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

# **DPR FORMS FOR GROUP 3B:**

APE Map Ref # 4-3B, 752 S. Atlantic Boulevard to APE Map Ref # 153-3B, 255 S. Hill Avenue

State of California - The Resources Agency Primary # **DEPARTMENT OF PARKS AND RECREATION** HRI# **Trinomial** PRIMARY RECORD NRHP Status Code 6Y, 6Z **Other Listings Review Code** Reviewer Date (Assigned by recorder) 752 S Atlantic Blvd \*Resource Name or #: Page 1 of 4 P1. Other Identifier: APE Map Ref # 4-3B \*P2. Location: Not for Publication X Unrestricted \*a. County Los Angeles and (P2b and P2c or P2d.) 1994 \*b. USGS 7.5' Quad: Los Angeles Date: Land Grant: SAN ANTONIO (LUGO) c. Address: 752 S Atlantic Blvd Zip: 90022 City: Los Angeles d. UTM: (Give more than one for large and/or linear resources) Zone: e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate): APN:6341040032 \*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries) Secondary Entrance: front, single door, transom lights Architectural Style: One-Part Commercial Block Construction: wood frame **Property Type:** commercial Siding/Sheathing: stucco: modern, W, altered: yes Retains integrity: medium, setting, location, workmanship, Siding/Sheathing: brick: skirting, W association, design, feeling Roof: flat, parapet Fenestration: aluminum, fixed, front Primary Entrance: front, single door, transom lights Plan: rectangular No. Stories: 1 \*P3b. Resource Attributes: (List attributes and codes) HP06 X Building Object Site District Element of District Other (Isolates, etc.) \*P4. Resources Present: Structure P5b. Description of photo: P5a. Photo or Drawing (Photo required for buildings, structures, and objects.) (View, data, accession #) View to the E, 09/10/13 \*P6. Date Constructed/Age and Sources: X Historic Prehistoric Both 1937 Assessor P7. Owner and Address: Goncuian, John and Biana L et al. 25450 Prado De Las Peras Calabasas, CA 91302 \*P8. Recorded by: Elisa Bechtel LSA Associates. Inc. 1500 Iowa Ave., Suite 200 Riverside, CA 92507 \*P9. Date Recorded: 09/21/2013 \*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 X Continuation Sheet X Building, Structure, and Object Record \*Attachments: None Location Map Sketch Map Archeological Record District Record Linear Feature 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                             |                                      |
| Page <u>2</u> of <u>4</u>   |   | *NRHP Status Code 6Y, 6Z             |
| *R  | esource Name or #: (Assigned by recorder) | 752 S Atlantic Blvd                  |
| B1. Historic Name:  |   |                                      |
| B2. Common Name:  |   |                                      |
| B3. Original Use: Commercial  | B4. Present Use:                          | Commercial                           |
| *B5. Architectural Style: One-Part Commerci   |   |                                      |
|   | e, alterations, and data of alterations)  |                                      |
| Year constructed: 1937 (See Continuation Sheet)   | ,   |                                      |
| ,   |   |                                      |
| *B7. Moved? X No Yes l  | Jnknown Date:                             | Original Location:                   |
| *B8. Related Features:  |   |                                      |
| None  |   |                                      |
|   |   |                                      |
| B9a. Architect: M. S. Sundberg  | b. Builder: (                             | arry Marshall                        |
| *B10. Significance: Area: Los Angeles   | Theme: Commercial Architec                | ture                                 |
|   |   |                                      |
| Period of Significance: 1937 (Discuss importance in terms of historical or archite)                             | Property Type: Commercial                 | Applicable Criteria: NA              |
|   |   |                                      |
| This commercial building does not appear eligible for<br>historical resource pursuant to the California Environ |   | s and does not appear to quanty as a |
| -   |   |                                      |
| (continued on next nage)  |   |                                      |
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| (commuca on next page)  |   |                                      |
|   | ributes and codes) HP06                   |                                      |
| B11. Additional Resource Attributes: (List at   | ributes and codes) <u>HP06</u>            |                                      |
| B11. Additional Resource Attributes: (List at   | ributes and codes) <u>HP06</u>            |                                      |
|   | ributes and codes) <u>HP06</u>            |                                      |
| B11. Additional Resource Attributes: (List at   | ributes and codes) <u>HP06</u>            |                                      |
| B11. Additional Resource Attributes: (List at   | tributes and codes) HP06                  | Hube Section 1                       |

(This space reserved for official comments.)

Terry Brejla

09/21/2013

\*B14. Evaluator:

\*Date of Evaluation:



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

| Primary # |  |
|-----------|--|
| HRI#      |  |
| Trinomial |  |

| Page $3$ of $4$ |                      | Resource Name or #: | (Assigned by recorder) | 752 S Atlantic Blvd |        |  |
|-----------------|----------------------|---------------------|------------------------|---------------------|--------|--|
| *Recorded By:   | LSA Associates, Inc. |                     | *Date: 09/21/2013      | X Continuation      | Update |  |

(continued):

Property Information: City directories indicate that this was the location of the Los Angeles County Probation Department between at least 1956 and 1962. The address is not listed in the 1965 or the 1973 directories; Polos Place occupied this location in 1969.

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, 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 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:

1937 permit to M.S.Sundberg to act as architect and use Garry Marshall (L.A.) to construct 2 room retail store of 14'x80' sq. ft. (final 10/18/1937)

1937 electric permit

1937 plumbing permit

1938 permit to M. S. Sundberg to act as architect and contractor to alter retail store and construct non-bearing partition.

1938 plumbing permit

1938 electric permit

1939 electric permit

1951 electric permit

1954 electric permit

1954 plumbing permit

1962 plumbing permit

1966 occupancy inspection for B.F.L. Sundberg to use structure as young adult night club with no liquor containers, holding 200-300 adults (canceled 4/17/1966)

1968 permit to Christian Adsen to use structure as a commercial building and install partitions (finalized 9/16/1968).

1968 plumbing permit

1968 occupancy inspection for usage as bar and billiards (finalized 3/5/1968)

1980 plumbing permit

1992 electrical permit for Frank Whitehead to install fixtures and outlets

1996 permit (finaled 1/19/96) for Frank H. Whitehead to construct an interior partition (non-bearing)

2014 building was red tagged (dated 1/8/14)

2014 letter from LA County Building and Safety (dated 1/8/14) mailed to Nuran and Mariana Deyirmencian issuing them a stop work notice. Violations include occupancy of structure without building official approval, electrical wiring without permit/approval, and plumbing without permit/approval

| State of California - The Resources A<br>DEPARTMENT OF PARKS AND REC  | REATION   | Primary #<br>HRI #   |        |  |  |
|---|---|--|--------|--|--|
| CONTINUATION SHEET  | Γ   | Trinomial  |        |  |  |
| Page <u>4</u> of <u>4</u>   | *Resource Name or #: (Assigned by recorder)   | 752 S Atlantic Blvd  |        |  |  |
| Recorded By: LSA Associates, Inc.   | * <b>Date:</b> 09/21/2013   | X_Continuation   | Update |  |  |
| (continued):  |   |  |        |  |  |
| B12 References  |   |  |        |  |  |
| Ancestry.com at http://www.ancestry.co<br>var. City Directories (Polk and The Los<br>Street Address Directory, Pacific Teleph<br>http://www.lapl.org/<br>City of Los Angeles<br>var. Building permits. On file at the Cit<br>Longstreth, Richard W. | and The Los Angeles Directory Company). Accessed March-June om/ s Angeles Directory Company). Accessed online in March-June hone and Telegraph digitized collection via the Los Angeles Publy of Los Angeles Department of Building and Safety.  Guide to American Commercial Architecture. AltaMira Press, W | 2014 through the Los Angeles City<br>blic Library online site at |        |  |  |

| State of California - The R<br>DEPARTMENT OF PARK<br>PRIMARY RECO  | S AND RECREATION   |                                     |                              |                      | Primary #<br>HRI #<br>Trinomial                       |  |                                    |
|--|--|-------------------------------------|------------------------------|----------------------|---|--|------------------------------------|
| . KIMAKI KEOO  |  |                                     |                              | NRHP Sta             | itus Code   | 6Y, 6Z   |                                    |
|  | Othe   | r Listings                          |                              |                      |   |  |                                    |
|  | Rev  | view Code                           | Reviewer                     | _                    |   | Date _   |                                    |
| Page $\underline{1}$ of $\underline{3}$  | *Resou   | rce Name or #: (A                   | ssigned by rec               | order) <u>723</u>    | S Atlantic B  | lvd  |                                    |
| P1. Other Identifier:  | APE Map Ref # 5-3B; Meg                                    | ga Cars                             |                              |                      |   |  |                                    |
|  | t for Publication  | X Unrestricted                      | _                            | Los Angeles          |   | and (P2b and P   | 2c or P2d.)                        |
| *b. USGS 7.5' Quad:  | Los Angeles  | Date:                               | 1994                         | Land Grant: SA       |   |  |                                    |
| c. Address: 723 S A  |  | lla                                 |                              |                      |   |  |                                    |
| d. UTM: (Give more th  | =  |                                     |                              |                      |   |  | mN                                 |
| e. Other Locational Da   | ita: (e.g., parcel #, direc<br>cribe resource and its majo |                                     |                              |                      |   |  | <u> </u>                           |
| P3a. Description: (Description: Architectural Style: One-I   |  | ir elements. Include desi           | gn, materials, cor           |                      |   | setting, location,   |                                    |
| Siding/Sheathing: stucco: Roof: flat, parapet Fenestration: metal, fixed, Primary Entrance: front, s Other notable features: av Plan: rectangular No. Stories: 1 | front, side  |                                     |                              | association, des     | ign, feeling  |  |                                    |
| P3b. Resource Attributes P4. Resources Present:  P5a. Photo or Drawing (F  | X Building St  | ructure Object                      | objects.)                    | District             | (View,  | Description of pl<br>data, accession<br>to the W, 09/10/13                             | #)<br>d/Age and                    |
|  |  |                                     |                              |                      | 1940 Asses *P7. C Goncu 17925 Encinc *P8. R Casey LSA | oglu, Sam Tr<br>Medley Dr<br>o, CA 91316<br>Decorded by:<br>Tibbet<br>Associates, Inc. |                                    |
| Historic Property Survey R EA 187900, EFIS 0700000  Attachments:None   | 191, 2014Location Map                                      | h Study, Los Angeles C Sketch Map X | ounty, California            | heet <u>X</u> Bui    | *P9. D *P10. * Intense  artment of Tr  Idding, Struc  | ansportation Distr   | 09/10/2013<br>(Describe)<br>ict 7, |
|  | ological Record  Art Record  Artifa                        | _District RecordPhoto               | _Linear Featur ograph Record | e Record<br>Other (L | _   | ation Record   |                                    |

| State of California - The Resources Agency  | 1  | Primary #                             |
|---|--|---------------------------------------|
| DEPARTMENT OF PARKS AND RECREAT   |  | HRI #                                 |
| BUILDING, STRUCTURE, A  | ND OBJECT RECORD   |                                       |
| Page $\underline{2}$ of $\underline{3}$   |  | *NRHP Status Code 6Y, 6Z              |
|   | *Resource Name or #: (Assigned by recorder)  | 723 S Atlantic Blvd                   |
| B1. Historic Name:  |  |                                       |
| B2. Common Name: Mega Cars  |  |                                       |
| B3. Original Use: Commercial  | B4. Present Use:   | Commercial                            |
| *B5. Architectural Style: One-Part Comn   | ercial Block   |                                       |
| *B6. Construction History: (Construction  | date, alterations, and data of alterations)  |                                       |
| Year constructed: 1940 (See Continuation Sheet)                                   |  |                                       |
|   |  |                                       |
| *B7. Moved? <u>X</u> No Yes   | Unknown Date: (  | Original Location:                    |
| B8. Related Features:   |  |                                       |
| None  |  |                                       |
|   |  |                                       |
| B9a. Architect: Unknown   | b. Builder: <u>U</u>   | Jnknown                               |
| *B10. Significance: Area: Los Angeles   | Theme: Commercial Architect  | ture                                  |
| Period of Significance: 1940  | Property Type: Commercial  | Applicable Criteria: NA               |
|   | rchitectural context as defined by theme, period, and ge   |                                       |
| This commercial building does not appear eligib                                   | e for listing in the National Register of Historic Places  | s and does not appear to qualify as a |
| historical resource pursuant to the California Env                                |  |                                       |
| (continued on next page)  |  |                                       |
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|   |  |                                       |
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|   |  |                                       |
|   |  |                                       |
| B11. Additional Resource Attributes: (Li  | st attributes and codes) <u>HP06</u>   |                                       |
|   | st attributes and codes) <u>HP06</u>   |                                       |
| B11. Additional Resource Attributes: (Li *B12. References: See Continuation Sheet | st attributes and codes) <u>HP06</u>   |                                       |
| *B12. References:   | st attributes and codes) <u>HP06</u>   | E OTH ST                              |
| *B12. References:   | st attributes and codes) HP06  |                                       |
| *B12. References: See Continuation Sheet  | st attributes and codes) HP06  |                                       |
| *B12. References:   | A STATE OF THE STA |                                       |
| *B12. References: See Continuation Sheet  | A STATE OF THE STA | A A A A A A A A A A A A A A A A A A A |

(This space reserved for official comments.)

\*Date of Evaluation:

09/10/2013



| DEPARTMENT OF PARKS AND RECREATION  CONTINUATION SHEET |                     | HRI#                     |                                |        |  |  |  |
|--|---------------------|--------------------------|--------------------------------|--------|--|--|--|
| Page <u>3</u> of <u>3</u>                              | Resource Name or #: | (Assigned by recorder)   | Trinomial  723 S Atlantic Blvd |        |  |  |  |
| *Recorded By: LSA Associates, Inc.                     |                     | <b>*Date:</b> 09/10/2013 | X Continuation                 | Update |  |  |  |

(continued):

State of California The Becauses Agency

LSA Associates, Inc.

Property Information: Built in 1940, this property was a medical office building between at least 1956 and 1969. Dr. Richard Zac is listed at this address in 1956 and 1960, after which Arnold Fox, D.O. operated a business between at least 1965 and 1969 (City Directory). No listing was noted in the 1973 City Directory.

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, 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 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:

1940 permit (finaled 6/20/40) for B.F. Hughes (owner) to connect plumbing to store (Contractor- Mike Rich)

1940 permit to E.W. Yerrion and Yerrion and Johnson to construct new concrete office (20'x40') with 3 rooms (finalized 3/22/1940)

1941 permit to Ben F. Hughes to use Ergant Yerrion as an architect and Yerricon and Johnson (Montebello) as contractors (final 10/4/1941)

1941 electric permit

1941 plumbing permit

1950 electric permit

1960 plumbing permit

1961 permit to B.F. Hughes to use A& A Masonry (Fullerton) to alter stone veneer on face of building (final 3/5/1961)

1961 electric permit

2000 electric permit issued to Aulisio Anthony Co-Tr for 200amp subpanel, outlets, and fixtures

2007 LA County Building and Safety Code Violation letter (dated 10/24/07) to Sam S. Goncuoglu issuing a stop work notice. Violations indicate alterations/additions without inspection, work on the structure without permits, occupancy of the structure without approval, and electric wiring without inspection/approval.

2008 permit (finaled 2/25/08) for Aulisio Anthony Co-Tr to remove portion of existing building (200 sq. ft.)

**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.

Longstreth, Richard W.

2000 The Buildings of Main Street, A Guide to American Commercial Architecture. AltaMira Press, Walnut Creek,

CA.



|  | The Resources Agency ARKS AND RECREATI CORD  |   |                |   |  | mary #<br>HRI #<br>inomial |                             |                             |         |
|--|--|---|----------------|---|--|----------------------------|-----------------------------|-----------------------------|---------|
|  |  | Other Listings  |                |   | NRHP Status  | s Code                     | 6Y, 6Z                      |                             |         |
|  |  | Review Code   |                | Reviewer                                |  |                            | Date                        |                             |         |
| Page 1 of 3                                | *R   | esource Name or #   |                | ned by reco                             | rder) 715 S A  | Atlantic E                 |                             |                             |         |
| <u> </u>                                   | 1 DE 14 DE 011 CON   |   | , -            |   | , <u> </u>   |                            |                             |                             |         |
| P1. Other Identifier: *P2. Location:       | APE Map Ref # 6-3E  Not for Publication  | 3; Krystal Beauty Salo  X Unrestrict  |                | ounty L                                 | os Angeles   |                            | and (DO) and D              | 0 PO - L \                  |         |
| *b. USGS 7.5' Qua                          |  |   | Date: 1994     | _                                       | Land Grant: SAN  | ANTON                      | and (P2b and P<br>IO (LUGO) | 2c or P2a.)                 |         |
| c. Address: 715                            |  |   |                |   | Los Angeles  | 111(101)                   | Zip: 9                      | 00022                       |         |
| d. UTM: (Give mo                           | re than one for large a  | nd/or linear resourc  | ces)           | Zone:                                   |  |                            |                             |                             | mN      |
| e. Other Location                          | al Data: (e.g., parcel #,  | directions to resou   | rce, elevation | n, etc., as a                           | ppropriate): APN:  | 5240018                    | 028                         |                             |         |
|  | (Describe resource and its   |   |                |   |  |                            |                             | )                           |         |
| Primary Entrance: fr                       | um, fixed, front, storefron<br>ront, storefront<br>es: parapet siding may be   |   |                | ·                                       | association, feeling   |                            |                             |                             |         |
| *P3b. Resource Attrib *P4. Resources Prese |  | s and codes) Structure  | HP06 Object    | Site                                    | District Ele   | ment of                    | District Of                 | ther (Isolates,             | , etc.) |
| I Ja. FIIOLO II DIAWI                      | Report of the second of the se | VIDEO TELE-VIDEO TUEVO CINTE-EN ESPAÑOL TÜBLOG STANTE TON UN MAGISLICA | C Loc          |   | POR M. BOOK SET CREAM COPPOSED CAMPOON CAMPO | *P8. F Casey LSA. 1500     | rehistoric                  | #) d/Age and oric Both ess: |         |
| *P11. Report Citation:                     | : (Cite survey report ar   |   | •              | , California,                           | California Departm   | *P10.                      |                             | 09/10/2013<br>(Describe)    | 3       |
| EA 187900, EFIS 070                        | 00000191, 2014   |   |                |   |  |                            |                             |                             |         |
|  | NoneLocation Ma<br>Archeological Record<br>Rock Art Record   | pSketch Ma<br>District Reco   |                | inuation She<br>ear Feature<br>h Record |  | illing Sta                 | ture, and Object            | Record                      |         |

| State of California - The Resources Ag         | ency                              |                                       | Primary #                                 |       |
|--|-----------------------------------|---------------------------------------|---|-------|
| DEPARTMENT OF PARKS AND RECRI                  | EATION                            |                                       | HRI#                                      |       |
| <b>BUILDING, STRUCTURE</b>                     | , AND OBJECT RE                   | CORD                                  |   |       |
| Page <u>2</u> of <u>3</u>                      |                                   |                                       | *NRHP Status Code 6Y, 6Z                  |       |
|  | *Resource Name or #:              | (Assigned by recorder)                | 715 S Atlantic Blvd                       |       |
| B1. Historic Name:                             |                                   |                                       |   |       |
| D2 Common Name:                                |                                   |                                       |   |       |
| P0 011 111 ~                                   |                                   | 54.5.411                              | Commercial                                |       |
|  | Commercial Block                  |                                       |   |       |
| • -  | ction date, alterations, and data | of alterations)                       |   |       |
| Year constructed: 1946 (See Continuation S     | heet)                             | ,                                     |   |       |
|  |                                   |                                       |   |       |
| *B7. Moved? <u>X</u> No Yes                    | Unknown Date                      | <b>):</b>                             | Original Location:                        |       |
| *B8. Related Features:                         |                                   |                                       |   |       |
| None   |                                   |                                       |   |       |
|  |                                   |                                       |   |       |
| B9a. Architect: Unknown                        |                                   | b. Builder: P                         | aul M.Bauer & Sons                        |       |
| *B10. Significance: Area: Los Ange             | les Theme                         | : Commercial Architec                 | ture                                      |       |
| Period of Significance: 1946                   | Property T                        | ype: Commercial                       | Applicable Criteria: NA                   |       |
|  |                                   |                                       | eographic scope. Also address integrity.) |       |
| This commercial building does not appear e     |                                   |                                       |   |       |
| historical resource pursuant to the California | -                                 | •                                     | 11 1 3                                    |       |
| (continued on next page)                       |                                   |                                       |   |       |
| (**************************************        |                                   |                                       |   |       |
|  |                                   |                                       |   |       |
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|  |                                   |                                       |   |       |
|  |                                   |                                       |   |       |
|  |                                   |                                       |   |       |
| B11. Additional Resource Attributes:           | (List attributes and codes)       | HP06                                  |   |       |
| *B12. References:                              |                                   |                                       |   |       |
| See Continuation Sheet                         |                                   |                                       |   |       |
|  |                                   |                                       | E6THST                                    | ] E   |
|  |                                   | N N N N N N N N N N N N N N N N N N N | A SECOND                                  | E 6TH |
| B13. Remarks:                                  |                                   |                                       |   |       |
| 2.0. Remarks.                                  |                                   |                                       | A A A A A A A A A A A A A A A A A A A     |       |

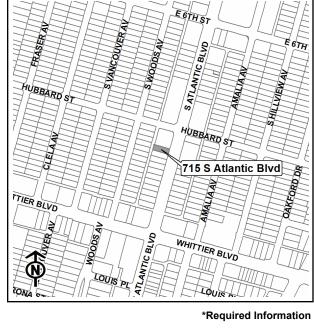
(This space reserved for official comments.)

Terry Brejla

09/10/2013

\*B14. Evaluator:

\*Date of Evaluation:



| State of California - The Resources Agenc |                     | Primary #              |                    |    |
|---|---------------------|------------------------|--------------------|----|
| DEPARTMENT OF PARKS AND RECREAT           | HRI #               |                        |                    |    |
| CONTINUATION SHEET                        |                     |                        | Trinomial _        |    |
| Page <u>3</u> of <u>3</u>                 | Resource Name or #: | (Assigned by recorder) | 715 S Atlantic Bly | rd |

**\*Date:** 09/10/2013

X Continuation

Update

(continued):

\*Recorded By:

Property Information: According to the City Directory research, by 1956 the Basore Bootery and Dr. Robert R. Basore occupied this location until at least 1960. The Complete Drafting Supplies company did business at this address between at least 1965 and 1969; this address is not listed in the 1973 directory.

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 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 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:

1946 plumbing permit (finaled 5/11/46) for Dr. R.A. Basore

LSA Associates, Inc.

1946 permit to R.A. Basore to use Paul M. Bauer and Son (L.A.) for new 7,200 sq. ft. 3 room, one-story plaster store (6/7/1946 final)

1953 electric permit

1953 permit to R.R. Basore to alter front of office for planters, no structural changes (finalized 2/11/1953)

1953 electric permit

1955 permit to R.R. Basore to use Al Bilyew to alter three store fronts with no structural changes (finalized 12/5/1955)

1955 electric permit

1958 electric permit

1958 plumbing permit

1965 plumbing permit

1986 permit (finaled 5/7/86) for Marco Rosas to receive a 12 hr. inspection (?)

1986 electrical permit issued to Internacional Realty (owner)

1988 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 Department of Building and Safety.

Longstreth, Richard W.

2000 The Buildings of Main Street, A Guide to American Commercial Architecture. AltaMira Press, Walnut Creek,

CA.



|  | - The Resources Agenc  |  |                       | Primary<br>HR  | 1.44  |                          |
|--|--|--|-----------------------|--|---|--------------------------|
| PRIMARY R                                | ECORD  |  |                       | Trinom   |   |                          |
|  |  |  |                       | NRHP Status Co   | de 6Y, 6Z   |                          |
|  |  | Other Listings                         |                       |  |   |                          |
|  |  | Review Code                            | Reviewe               | r  | Date  |                          |
| Page <u>1</u> of <u>4</u>                | *R   | esource Name or #:                     | (Assigned by red      | corder) 650 S Atlant   | tic Blvd  |                          |
| P1. Other Identifie                      | r: APE Map Ref # 8-3   | 3; Comfort Living                      |                       |  |   |                          |
| *P2. Location:                           | Not for Publication  | X Unrestricted                         | *a. County            | Los Angeles  | and (P2b and F  | P2c or P2d.)             |
| *b. USGS 7.5' Q                          | uad: Los Angeles   | Date                                   | e: <u>1994</u>        | Land Grant: SAN ANT  | ONIO (LUGO)   |                          |
| c. Address:                              | 650 S Atlantic Blvd  |  | City:                 | Los Angeles  | Zip: _  | 90022                    |
| ,  | more than one for large a  | ,                                      | _                     |  | <del></del>   | mN                       |
| e. Other Location                        | onal Data: (e.g., parcel #   |  |                       |  |   |                          |
| *P3a. Description:                       |  | · · · · · · · · · · · · · · · · · · ·  | design, materials, co | ondition, alterations, size, s   |   |                          |
|  | e: One-Part Commercial Blo   | ock                                    |                       | Retains integrity: mediassociation, design, feel   | , ,,  | workmanship,             |
| Siding/Sheathing: Roof: flat, parapet    | stucco, w  |  |                       | Alterations: altered roll  | C   |                          |
| Fenestration: alum                       |  |  |                       |  | 1   |                          |
| -  | : front, double doors, transo  | m lights                               |                       |  |   |                          |
| Plan: irregular No. Stories: 1           |  |  |                       |  |   |                          |
| Property Type: co                        | mmercial   |  |                       |  |   |                          |
|  |  |  |                       |  |   |                          |
|  |  |  |                       |  |   |                          |
| *P3b. Resource Att                       | ributes: (List attribute   | e and codes) UI                        | P06                   |  |   |                          |
| *P3b. Resource Att                       |  | · —                                    | iect Site             | District Elemen  | t of District O   | ther (Isolates, etc.)    |
|  |  | <u> </u>                               | ´ — -                 |  | _   | ,                        |
| P5a. Photo or Dra                        | wing (Photo required for   | buildings, structures, ar              | na objects.)          |  | <ul> <li>b. Description of period</li> <li>ew, data, accession</li> </ul> |                          |
|  |  |  |                       |  | /10/13  | ,                        |
|  |  |  |                       |  |   | -1/A                     |
|  |  |  |                       |  | 6. Date Constructe urces: X Hist  | •                        |
|  |  | _                                      |                       | Ť  | Prehistoric   | Both                     |
| 1  |  |  |                       | 10   | –<br>948  |                          |
|  | 4  |  | -                     | The same of the sa | ssessor   |                          |
|  | FirstGlobalMoney   | Comit                                  | ort Living            | widowing.  | 7. Owner and Addı   | ess.                     |
|  | 0  | 657.45                                 | Attantic files        |  | areli LLC et al.  |                          |
| 10                                       |  |  | -                     |  | 5450 Prado De Las Peras   | 3                        |
|  |  | -                                      | 652.5                 |  | alabasas, CA 91302  |                          |
|  |  |  |                       | *P   | B. Recorded by:   |                          |
|  |  |  |                       | To the second se | lisa Bechtel  |                          |
|  | The state of the s |  |                       |  | SA Associates, Inc.   |                          |
| No.                                      | ※  | ************************************** | - 86                  | THE RESERVE OF THE PARTY OF THE | 500 Iowa Ave., Suite  | 200                      |
|  |  | landament of the land                  |                       | R  | iverside, CA 92507  |                          |
| 7  |  |  |                       | The state of the s |   |                          |
|  |  |  |                       |  | 9. Date Recorded:   | 09/21/2013<br>(Describe) |
| And District of the last                 |  | TO STEED TO THE PARTY                  |                       | The second second second   | 10. Survey Type:  | (Describe)               |
| *P11. Report Citation                    | on: (Cite survey report a  | nd other sources or enter              | "none.")              | 11   |   |                          |
| Historic Property S<br>EA 187900, EFIS ( | Survey Report for the SR 71-0700000191, 2014   | ) North Study, Los Angele              | es County, Californi  | a, California Department o   | of Transportation Dist  | rict 7,                  |
| *Attachments:                            | None Location Ma   | ap Sketch Map                          | X Continuation S      | Sheet Y Ruilding S   | tructure, and Objec   | t Record                 |
| Attacimients.                            | <del></del>  | · — ·                                  |                       |  |   | . i cooiu                |
| _  | _Archeological Record  | District Record                        | Linear Featu          |  | Station Record  |                          |
|  | Rock Art Record  | Artifact Record P                      | hotograph Record      | Other (List):  |   |                          |

| State of California - The Resources Agenc         | y   | Primary #                          |
|---|---|------------------------------------|
| DEPARTMENT OF PARKS AND RECREAT                   | ION   | HRI#                               |
| BUILDING, STRUCTURE, A                            | AND OBJECT RECORD   |                                    |
| Page <u>2</u> of <u>4</u>                         |   | *NRHP Status Code 6Y, 6Z           |
|   | *Resource Name or #: (Assigned by recorder)   | 650 S Atlantic Blvd                |
| B1. Historic Name:                                |   |                                    |
| P2 Common Name:                                   |   |                                    |
|   | B4. Present Use:  | Commercial                         |
| *B5. Architectural Style: One-Part Com            |   |                                    |
| ·   | n date, alterations, and data of alterations)                                       |                                    |
| Year constructed: 1948 (See Continuation Sheet    | ,   |                                    |
| `   | ,   |                                    |
| *B7. Moved? <u>X</u> No Yes _                     | Unknown Date: C   | Original Location:                 |
| *B8. Related Features:                            |   |                                    |
| None  |   |                                    |
|   |   |                                    |
| B9a. Architect: Unknown                           | b. Builder: U   | nknown                             |
| *B10. Significance: Area: Los Angeles             | Theme: Commercial Architect   | ure                                |
| Period of Significance: 1948                      | Drawarty Tymas Cammaraial   | Applicable Oritoria: NA            |
|   | Property Type: Commercial architectural context as defined by theme, period, and ge | Applicable Criteria: NA            |
|   | ole for listing in the National Register of Historic Places                         |                                    |
| historical resource pursuant to the California En |   | and does not appear to quarry as a |
| (continued on next page)                          |   |                                    |
| (continued on next page)                          |   |                                    |
|   |   |                                    |
|   |   |                                    |
|   |   |                                    |
|   |   |                                    |
|   |   |                                    |
| B11. Additional Resource Attributes: (L           | ist attributes and codes) HP06  |                                    |
| *B12. References:                                 |   |                                    |
| See Continuation Sheet                            | 7/  |                                    |
|   | [7/   |                                    |
|   | ESTHST  | HASTINGST                          |
|   |   |                                    |
| B13. Remarks:                                     |   | E6THST                             |

\*B14. Evaluator: Terry Brejla
\*Date of Evaluation: 09/21/2013

(This space reserved for official comments.)

| State of California - The Resources Agency DEPARTMENT OF PARKS AND RECREATION CONTINUATION SHEET   |  |  | Primary #<br>HRI #<br>Trinomial  |  |               |
|--|--|--|--|--|---------------|
| Page <u>3</u> of <u>4</u>  | Resource Name or #:  | r#: (Assigned by recorder)650 S Atlantic Blvd  |  |  |               |
| Recorded By: LSA Associa   | ates, Inc.   | *Date: _0  | 9/21/2013  | X_Continuation   | Update        |
| (continued):   |  |  |  |  |               |
| Property Information: City dire (1960 and 1965) and the Latin S  | ctories indicate the following businesses of<br>Strip.   | occupied this addr   | ress during the hist   | oric period: Club Boom Boom  |               |
| catering to the swelling demand<br>(Longstreth 2000:54). Most offer<br>community thrived, the building<br>Early examples of the style are<br>roofline. By the 1920s, in subur<br>appealing to automobile traffic | I growth of Victorian communities, large I for services, these buildings could generen used as a retail store, the early One-pargs were often replaced with larger, more excharacterized by an orderly composition ban areas more decoration was incorporate (Longstreth 2000). In more well-to-do are the began to incorporate more decoration and the second control of the second c | ate income, yet the transfer of the transfer o | ey represented a cock building was, it is.  It is all references and limited in the compount of the compount o | omparatively small investment"<br>in a sense, a stake on the land. If the<br>ttle embellishment except near the<br>patible with their surroundings are<br>ment was preferred and the | he<br>e<br>nd |
| to the broad patterns of history.<br>historic-period. Online searches<br>to have had the potential to be i<br>with persons important in local,<br>construction, and property type                                | Criterion A, the building does not appear<br>Under Criterion B, city directories were a<br>were conducted for businesses associated<br>important in the local community. This resistate, or national history. Under Criterion<br>Research to date has not identified it as to<br>ory or prehistory of the area. In addition,   | reviewed for the nd with the propert search provided not C, this is a typic the work of a mass   | names of businesse<br>y for a period of fi<br>o evidence indicati<br>al example of a co<br>ter. Under Criterio   | s at this address during the<br>we years or more and/or that appe-<br>ng that the property is associated<br>mmon architectural style, method<br>in D, the building is not likely to  | ear           |
| B6. Construction History<br>Numerous permits have been is  | sued for this property. The most pertinent   | are listed below:  |  |  |               |
| 648 S Atlantic (Lot 301/302, Bl<br>1946 permit to Simeon Layona<br>building (expired 6/13/1946)<br>1948 electric permit  | ock, Tract 7192):<br>to use Charles Miller (Alhambra) and Pet  | er Whitehall (LA)  | ) as architect to add  | d new two story 50'x80' brick ret  | tail          |
|  | or Lazana (owner) to establish a plumbing  | g connection (Con  | tractor- Ehinger &   | Dunlap)  |               |
| 1954 plumbing permits  |  |  |  |  |               |
| 1955 electric permits<br>1955 plumbing permits   | do to use R. Herold as an architect (L.A.)   |  |  |  |               |

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

## CONTINUATION SHEET

| Primary # |  |
|-----------|--|
| HRI#      |  |
| Trinomial |  |

| Page <u>4</u> of <u>4</u> |                      | *Resource Name or #: (Assigned by recorder) | 650 S Atlantic Blvd |        |
|---------------------------|----------------------|---|---------------------|--------|
|                           |                      |   |                     |        |
| *Recorded By:             | LSA Associates, Inc. | * <b>Date:</b> 09/21/2013                   | X Continuation      | Update |

(continued):

1956 permit to Larry Alvarado to use Valley Heating Co. for forced air and heat (finalized 1/19/1956)

1956 occupancy inspection for L.T. Alvarado's cafe

1956 electric permits

1956 permit to Larry Alvarado to alter building for use of dancing and café (final 1/19/1956)

1958 permit for Robert Galando to use RP Rasoks as a contractor to add 300 sq. ft. one-story with rest room

1958 permit to L.T. Alvarado to use Pochochigeon Inc. (Pio Pico) to add 3 rooms, kitchen-office, and storage, (one-story 768 sq. ft.)

1958 plumbing permit

1958 electrical permit

1962 plumbing permit

1962 electrical permit

1964 permit to Simeon Layana touse Peter Whitehill (L.A.) and Dick Building Co. to construct two new 3,200 sq. ft., two room, one story, brick, retail stores (finalized 3/5/1964)

1969 electric permit

1969 permit to owner/contractor Manuel Hernandez to use Manuel Salido as architect to alter ceiling and interior partitioning

650 Atlantic Blvd (Lot 301, Tract 7192):

1938 permit (finaled 9/30/38) for Mr. Culbertson (owner) to establish a plumbing connection for a new building (Contractor- Mike Gabrich)

1990 permit (finaled 3/15/90) for Rafael Sanchez to add a dressing room and fix damaged back door

1990 electrical permit issued to Pacheco's Bar (owner)

 $2002\ permit\ (finaled\ 8/16/02)\ for\ Lucia\ I.\ and\ Gonzalo\ Perez\ (owners)\ to\ replace\ storefronts\ with\ new\ doors\ and\ windows$ 

(Applicant-Sahagun)

2002 electrical permit

2002 permit (finaled 9/16/02) for John Goncvian and Sylvia Lozohanyan (owners) to partition wall and (non-illuminated) form letter sign

2002 electrical permits issued to John Goncvian and Sylvia Lozohanyan for commercial meter upgrade, subpanels, and fixtures

2001 initial notice of substandard conditions (dated 10/11/01) mailed to Gonzalo and Lucia Perez Trust. Violations state premises contain inoperable, abandoned, etc. vehicles and junk.

## 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.

Longstreth, Richard W.

2000 The Buildings of Main Street, A Guide to American Commercial Architecture. AltaMira Press, Walnut Creek,

CA.

| State of California - The Resources Agency DEPARTMENT OF PARKS AND RECREATION  | Primary #<br>HRI #   |
|--|--|
| PRIMARY RECORD   | Trinomial  |
| PRIMARI RECORD   | NRHP Status Code 6Y, 6Z                                    |
| Other Listings   |  |
| Review Code Reviewe  | r Date   |
| Page 1 of 4 *Resource Name or #: (Assigned by red  | corder) 635 S Atlantic Blvd                                |
| <b>P1. Other Identifier:</b> APE Map Ref # 9-3B; Income Tax  |  |
| *P2. Location: 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 ANTONIO (LUGO)                             |
| c. Address: 635 S Atlantic Blvd 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   | s appropriate): <u>APN:5240017023</u>                      |
| *P3a. Description: (Describe resource and its major elements. Include design, materials, co  |  |
| Architectural Style: One-Part Commercial Block, modest   | Retains integrity: medium, setting, location, workmanship, |
| Siding/Sheathing: stucco: modern, All Visible  | association, design, feeling                               |
| Roof: flat, parapet Fenestration: metal, fixed, front, storefront  |  |
| Primary Entrance: front, storefront  |  |
| Other notable features: Roof-mounted billboard.  |  |
| Plan: rectangular  |  |
| No. Stories: 1 Property Type: commercial   |  |
| Property Type: Commercial  |  |
|  |  |
| *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:                                 |
| 1 3a. Thoto of Drawing (Frioto required for buildings, structures, and objects.)   | (View, data, accession #)                                  |
|  | View to the W, 09/10/13                                    |
| AVIT   | *P6. Date Constructed/Age and                              |
| PLAYE  | Sources: X Historic  |
| NEVER TOUCH ANYTHING NEVER LINE  | Prehistoric Both   |
| to marriado speciale EDISON  | 1939   |
| 003779   |  |
|  | Permit   |
| MEGA SERVICES INCOME TAX   | *P7. Owner and Address: Sanchez, Jesus and Olivia          |
| WHATEN STATES OF THE PARTY OF T | 12019 Hebe Ave   |
| OPEN TDAYS   | Norwalk, CA 90650  |
|  |  |
| 111,111  | *P8. Recorded by:  |
|  | Casey Tibbet LSA Associates, Inc.                          |
|  | 1500 Iowa Ave., Suite 200                                  |
|  | Riverside, CA 92507  |
|  |  |
|  | *P9. Date Recorded: 09/10/2013                             |
|  | *P10. Survey Type: (Describe)                              |
| *P11. Report Citation: (Cite survey report and other sources or enter "none.")   | Intensive  |
| Historic Property Survey Report for the SR 710 North Study, Los Angeles County, California   | a California Department of Transportation District 7       |
| EA 187900, EFIS 0700000191, 2014   | a, Camonna Department of Transportation District 7,        |
| *Attachments: None Location Map Sketch Map X Continuation S  | Sheet X Building, Structure, and Object Record             |
| Archeological Record District Record Linear Featu  |  |
| Rock Art Record Artifact Record Photograph Record  | _ •  |
|  |  |

| State of California - The Resources Age DEPARTMENT OF PARKS AND RECRE. |  | Primary #                              |
|--|--|--|
| BUILDING, STRUCTURE,   |  | HRI#                                   |
| Page 2 of 4  | AND OBJECT RESORD  | *NRHP Status Code 6Y, 6Z               |
| rage <u>2</u> 01 <u>4</u>  | *Resource Name or #: (Assigned by recorder)                  |  |
|  | resource name of w. ( toolghou by records)                   | oss s mante bra                        |
| B1. Historic Name:   |  |  |
| B2. Common Name:   |  |  |
| B3. Original Use: Commercial   | B4. Present Use:   | Commercial                             |
| *B5. Architectural Style: One-Part Co                                  | mmercial Block   |  |
| *B6. Construction History: (Construc                                   | tion date, alterations, and data of alterations)             |  |
| Year constructed: 1939   |  |  |
|  |  |  |
| *B7. Moved? <u>X</u> No Yes  | Unknown Date:  | Original Location:                     |
| *B8. Related Features:   |  |  |
| None   |  |  |
|  |  |  |
| B9a. Architect: Unknown  | b. Builder: <u>I</u>   | Unknown                                |
| *B10. Significance: Area: Los Angele                                   | Theme: Commercial Architect                                  | eture                                  |
| Period of Significance: 1939   | Property Type: Commercial                                    | Applicable Criteria: NA                |
|  | or architectural context as defined by theme, period, and g  |  |
| This commercial building does not appear eli                           | gible for listing in the National Register of Historic Place | es and does not appear to qualify as a |
| historical resource pursuant to the California                         |  | 11 1 3                                 |
| (continued on next page)   |  |  |
| (communed on next page)  |  |  |
|  |  |  |
|  |  |  |
|  |  |  |
|  |  |  |
|  |  |  |
| B11. Additional Resource Attributes:                                   | (List attributes and codes) HP06                             |  |
|  |  |  |
| *B12. References:  |  |  |
| *B12. References:  See Continuation Sheet                              | T  | 71                                     |
| *B12. References:  See Continuation Sheet                              |  | EAGLES 13                              |
|  |  | EAGLEST                                |
|  |  | FAGIEST 1                              |

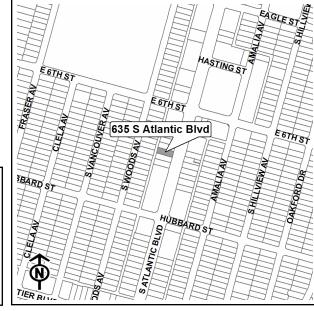
(This space reserved for official comments.)

Terry Brejla

09/10/2013

\*B14. Evaluator:

\*Date of Evaluation:



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

| Primary # |  |
|-----------|--|
| HRI#      |  |
| Trinomial |  |

| Page $3$ of $4$                    | Resource Name or #: | (Assigned by recorder) | 635 S Atlantic Blvd |
|------------------------------------|---------------------|------------------------|---------------------|
| *Recorded By: LSA Associates, Inc. |                     | *Date: 09/10/2013      | Update              |

(continued):

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.).

Property Information: City directories indicate the following businesses occupied this address during the historic period: Bon Salon and L.H. Sandberg Real Estate (1956 and 1960); Sandberg Real Estate (1962); Larry's Pawn Shop and Sandberg Real Estate (1965); Bilto, Inc. and M.C. Madsen (1969); and Reyes Maximo (1973).

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 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:

633 S Atlantic Blvd:

1939 plumbing permit

1940 permit (finaled 7/6/40) for Prznk (owner) to establish sewer connection to new building (Contractor- Mike Rich)

1948 electric permit

1965 permit to Tanner Sandberg for cutting open second building (635 S. Atlantic) and converting it to a store (final 1965)

1965 electric permit

1965 plumbing permit

1967 electric permit

1988 electrical permit issued to Mr. Omar Vazquez to install outlets and fixtures

1988 plumbing permit for Omar Vazquez to install a new lavatory and drain pipe

1988 business license (approved 4/29/88) for Omar and Maria Vazquez to operate Casa Blanc Night Club (Billiard Room)

1996 permit (finaled 2/30/96) for Juana Estevez (owner) to add two bathrooms and replace wood frame storefront (associated electrical, HVAC, and plumbing permits also issued for tenant improvements)

635 S Atlantic Blvd:

**Built 1939** 

Builder Alfred M. Downey

1939 permit to L.H. Sundberg to use Alfred M. Downey construction to build a new dwelling with 5 rooms and 2 stories (Final 4/5/1939) (629 S. Atlantic?)

1939 electric permit

1945 permit to L.H. Sundberg to add retail stores to existing residential (1/10/1945)

1967 electric permit

1968 occupancy approval for Adolph for Dance and Entertainment class (Longos business?) (approved 3/9/1968)

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

## **CONTINUATION SHEET**

| Primary # |  |
|-----------|--|
| HRI#      |  |
| Trinomial |  |

| Page <u>4</u> of <u>4</u>          | *Resource Name or #: (Assigned by recorder) | 635 S Atlantic Blvd |
|------------------------------------|---|---------------------|
| *Recorded By: LSA Associates, Inc. | * <b>Date:</b> <u>09/10/2013</u>            | Update              |

(continued):

1996 mechanical permit issued to Juana Estevez for air handling unit

1996 electric permits issued to Juana Estevez for sub panels

2004 electric permit issued to Juana Estevez for miscellaneous conduits (expired)

2004 permit (issued 5/3/04) for Jesus and Olivia Sanchez to return garage back to original use, remove partition wall, remove unpermitted electric and plumbing (2 garages) (expired)

2004 letter of violation from the LA County planning department (dated 2/9/04) mailed to Jesus and Olivia Sanchez. Violations include required garage conversion to living quarters and number of units has been increased without approval (did not correct violations) 2004 notice of violation and stop work notice (dated 3/19/04) issued to Jesus and Olivia Sanchez.

633 1/2 S Atlantic Blvd:

Builder Alfred M. Downey

 $* No \ Date \ permit \ to \ L.H. \ Sundberg \ to \ use \ A.W. \ Angel \ as \ an \ architect \ to \ build \ three \ retail \ store \ room \ (10'x14')$ 

1950 electric permit

1953 permit to Fanny Sundberg use Driver and Eddy construction to repair fire damage, paint sanatorium, install glass, and case two doors (Final 6/5/1953)

1953 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 <a href="http://www.lapl.org/">http://www.lapl.org/</a>

City of Los Angeles

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

Longstreth, Richard W.

2000 The Buildings of Main Street, A Guide to American Commercial Architecture. AltaMira Press, Walnut Creek,

CA.

| State of California - The Resources Ag DEPARTMENT OF PARKS AND RECR PRIMARY RECORD  | •  | Primar<br>HF<br>Trinon              | RI#  |
|---|--|-------------------------------------|--|
|   |  | NRHP Status Co                      | <b>de</b> _6Y, 6Z  |
|   | Other Listings                               |                                     | <b>-</b>   |
|   |  | d by recorder) 570 S Atlan          | Date   |
| Page $1$ of $3$   | *Resource Name or #: (Assigned               | by recorder) 370 S Atlan            | uc divu  |
| P1. Other Identifier: APE Map Ref   | # 10-3B; Atlantic Park and swimming pool     |                                     |  |
| *P2. Location: Not for Publica  | <del></del>                                  |                                     | and (P2b and P2c or P2d.)  |
| *b. USGS 7.5' Quad: Los Ange<br>c. Address: 570 S Atlantic Blvd   | les Date: 1994                               | City: Los Angeles                   | Zip: 90022   |
| d. UTM: (Give more than one for la  | rge and/or linear resources) Z               | one:                                | mE/  |
| •   | cel #, directions to resource, elevation,    |                                     |  |
|   | and its major elements. Include design, mate |                                     |  |
| Architectural Style: Spanish Eclectic Siding/Sheathing: stucco, All Visible Roof: side gable, low, terra cotta tile Fenestration: aluminum, fixed multi-pam Primary Entrance: front, double doors, a Plan: rectangular No. Stories: 1 Property Type: park | ed, front                                    |                                     | ium, setting, location, workmanship,   |
| *P4. Resource Attributes: (List attributes: *P4. Resources Present: X Build P5a. Photo or Drawing (Photo required)  |  | ) P5 (V) V                          | to of DistrictOther (Isolates, etc.  b. Description of photo: ew, data, accession #) iew to the E, 09/10/13  6. Date Constructed/Age and |
|   | ATLANTIC                                     | So — c P *p L 5                     | prehistoric Both irca 1938 ermit  7. Owner and Address: A County Park 00 W Temple St os Angeles, CA 90012                                |
|   |  | E<br>L<br>1                         | B. Recorded by: lisa Bechtel SA Associates, Inc. 500 Iowa Ave., Suite 200 iverside, CA 92507   |
| *P11. Report Citation: (Cite survey rep   | oort and other sources or enter "none.")     | *P                                  | 9. Date Recorded: 09/21/2013 10. Survey Type: (Describe) Intensive   |
| Historic Property Survey Report for the S<br>EA 187900, EFIS 0700000191, 2014   | R 710 North Study, Los Angeles County, C     | California, California Department o | of Transportation District 7,  |
| *Attachments:NoneLocationArcheological RecommendationRock Art Record  | · — · —                                      | r Feature RecordMilling             | tructure, and Object Record<br>g Station Record  |

| State of California - The Resources A  | · ·  | Primary #                                    |
|--|--|--|
| DEPARTMENT OF PARKS AND REC  |  | HRI#   |
| BUILDING, STRUCTUR   | E, AND OBJECT RECORD   |  |
| Page <u>2</u> of <u>3</u>  |  | *NRHP Status Code 6Y, 6Z                     |
|  | *Resource Name or #: (Assigned by recorde  | er) 570 S Atlantic Blvd                      |
| B1. Historic Name:   |  |  |
| B2. Common Name: Atlantic Park   |  |  |
| B3. Original Use: Park   | B4. Present Us   | e: Park                                      |
| *B5. Architectural Style: Spanish  | Eclectic   |  |
| Year constructed: circa 1938   | truction date, alterations, and data of alterations)                               |  |
| B8. Related Features:  None  | Unknown Date:  | Original Location:                           |
|  |  |  |
| B9a. Architect: Unknown  | b. Builder:  |  |
| B10. Significance: Area: Los Ang   | geles Theme: Park Development  |  |
| Period of Significance: Circa 1  | 940 Property Type: Park  | Applicable Criteria: NA                      |
| (Discuss importance in terms of historic   | cal or architectural context as defined by theme, period, and                      | d geographic scope. Also address integrity.) |
| This park does not appear eligible for listi<br>pursuant to the California Environmental | ng in the National Register of Historic Places and does not<br>Quality Act (CEQA). | appear to qualify as a historical resource   |
| (continued on next page)   |  |  |
|  |  |  |
|  |  |  |
|  |  |  |
| 311. Additional Resource Attributes:   | (List attributes and codes) HP13   |  |
| B12. References:   |  |  |
| See Continuation Sheet   |  | ESCUELA ST.                                  |

(This space reserved for official comments.)

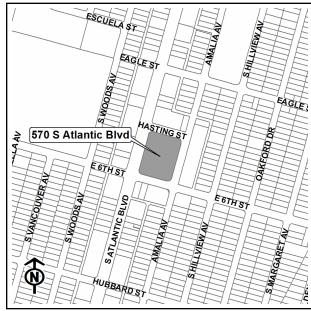
B13. Remarks:

\*B14. Evaluator:

\*Date of Evaluation:

Terry Brejla

09/21/2013



| characterized by low-pitched roof sheathed most often stucco wall cladding, an asymmet McAlester 1984).  Property Information: City Directories indicand Recreation and the Atlantic Park Pool.  Significance Evaluation. Under Criterion At the property is not associated with persons i example of an architectural style, method of  | Resource Name or #:  hibits characteristics of the Swith red tile, little or no eavertical façade, and may have attementated that between 1956 and 1 this building does not appear mportant in local, state, or no construction or property type above the ordinary. Under | panish Eclectic style. The Spanish Eclectic st<br>overhang, usually at least one prominent arch<br>French doors and wrought-iron accents (Harri<br>265 this location was the site of the Los Angel<br>or to be associated with important events in his<br>stional history. Under Criterion C, this is not a<br>e. Research to date has not identified it as the<br>Criterion D, the building is not likely to yield  | tic Blvd  C ContinuationUpdate  Update  yle is typically n over a door or window, s 2006; McAlester and  les Department of Parks  story. Under Criterion B, truly representative work of a master and the |
|--|--|--|---|
| Recorded By: LSA Associates, Inc.  (continued):  Architectural Context: The park building ex characterized by low-pitched roof sheathed most often stucco wall cladding, an asymmom McAlester 1984).  Property Information: City Directories indicand Recreation and the Atlantic Park Pool.  Significance Evaluation. Under Criterion A, the property is not associated with persons i example of an architectural style, method of observed level of workmanship does not rishistory or prehistory of the area. In addition B6. Construction History | hibits characteristics of the Swith red tile, little or no eavertical façade, and may have attended that between 1956 and 1 this building does not appear apportant in local, state, or not construction or property type above the ordinary. Under                        | *Date:09/21/2013X  spanish Eclectic style. The Spanish Eclectic style overhang, usually at least one prominent archerench doors and wrought-iron accents (Harrise) accents (Harrise) to be associated with important events in his tional history. Under Criterion C, this is not a e. Research to date has not identified it as the Criterion D, the building is not likely to yield  | tic Blvd  Continuation Update  yle is typically n over a door or window, s 2006; McAlester and  les Department of Parks  story. Under Criterion B, truly representative work of a master and the          |
| (continued):  Architectural Context: The park building ex characterized by low-pitched roof sheathed most often stucco wall cladding, an asymmet McAlester 1984).  Property Information: City Directories indicand Recreation and the Atlantic Park Pool.  Significance Evaluation. Under Criterion At the property is not associated with persons i example of an architectural style, method of observed level of workmanship does not rish history or prehistory of the area. In addition B6. Construction History                                  | hibits characteristics of the Swith red tile, little or no eavertical façade, and may have attended that between 1956 and 1 this building does not appear apportant in local, state, or not construction or property type above the ordinary. Under                        | *Date: 09/21/2013 X  spanish Eclectic style. The Spanish Eclectic style overhang, usually at least one prominent archerench doors and wrought-iron accents (Harrian 265 this location was the site of the Los Angeler to be associated with important events in his tional history. Under Criterion C, this is not at e. Research to date has not identified it as the Criterion D, the building is not likely to yield  | yle is typically n over a door or window, s 2006; McAlester and les Department of Parks story. Under Criterion B, truly representative work of a master and the   |
| (continued):  Architectural Context: The park building ex characterized by low-pitched roof sheathed most often stucco wall cladding, an asymmet McAlester 1984).  Property Information: City Directories indic and Recreation and the Atlantic Park Pool.  Significance Evaluation. Under Criterion A, the property is not associated with persons i example of an architectural style, method of observed level of workmanship does not rish history or prehistory of the area. In addition B6. Construction History                                 | with red tile, little or no eavertical façade, and may have attended that between 1956 and 1 this building does not appermportant in local, state, or no construction or property type above the ordinary. Under   | panish Eclectic style. The Spanish Eclectic style overhang, usually at least one prominent archerench doors and wrought-iron accents (Harri P65 this location was the site of the Los Angel ar to be associated with important events in his tional history. Under Criterion C, this is not a e. Research to date has not identified it as the Criterion D, the building is not likely to yield  | yle is typically n over a door or window, s 2006; McAlester and les Department of Parks story. Under Criterion B, truly representative work of a master and the   |
| Architectural Context: The park building ex characterized by low-pitched roof sheathed most often stucco wall cladding, an asymmet McAlester 1984).  Property Information: City Directories indicand Recreation and the Atlantic Park Pool.  Significance Evaluation. Under Criterion A. the property is not associated with persons i example of an architectural style, method of observed level of workmanship does not rishistory or prehistory of the area. In addition B6. Construction History  | with red tile, little or no eavertical façade, and may have attended that between 1956 and 1 this building does not appermportant in local, state, or no construction or property type above the ordinary. Under   | overhang, usually at least one prominent archerench doors and wrought-iron accents (Harri 2065 this location was the site of the Los Angel 2065 this location was the site of the Los An | n over a door or window, s 2006; McAlester and les Department of Parks story. Under Criterion B, truly representative work of a master and the  |
| characterized by low-pitched roof sheathed most often stucco wall cladding, an asymmet McAlester 1984).  Property Information: City Directories indicand Recreation and the Atlantic Park Pool.  Significance Evaluation. Under Criterion At the property is not associated with persons i example of an architectural style, method of observed level of workmanship does not rishistory or prehistory of the area. In addition B6. Construction History  | with red tile, little or no eavertical façade, and may have attended that between 1956 and 1 this building does not appermportant in local, state, or no construction or property type above the ordinary. Under   | overhang, usually at least one prominent archerench doors and wrought-iron accents (Harri 2065 this location was the site of the Los Angel 2065 this location was the site of the Los An | n over a door or window, s 2006; McAlester and les Department of Parks story. Under Criterion B, truly representative work of a master and the  |
| and Recreation and the Atlantic Park Pool.  Significance Evaluation. Under Criterion A. the property is not associated with persons i example of an architectural style, method of observed level of workmanship does not rishistory or prehistory of the area. In addition B6. Construction History   | this building does not appermportant in local, state, or n construction or property tyle above the ordinary. Under   | r to be associated with important events in his<br>ational history. Under Criterion C, this is not a<br>e. Research to date has not identified it as the<br>Criterion D, the building is not likely to yield   | story. Under Criterion B,<br>truly representative<br>work of a master and the   |
| the property is not associated with persons in example of an architectural style, method of observed level of workmanship does not rish history or prehistory of the area. In addition B6. Construction History  | mportant in local, state, or n<br>construction or property type<br>above the ordinary. Under   | ational history. Under Criterion C, this is not a<br>e. Research to date has not identified it as the<br>Criterion D, the building is not likely to yield  | truly representative work of a master and the   |
| •  |  | potential in the area.   | miormation about the  |
| rumerous permits have been issued for this   | property. The most pertiner  | t are listed below:  |   |
|  |  | umbing connections to structure (Contractor-<br>e existing roof layer and fix any rottensheathin   |   |
| B12. References<br>City Directories  |  |  |   |
|  | The Los Angeles Directory  | Company). Accessed March-June 2014 throug  | th online through   |
| var. City Directories (Polk and The Los An   |  | Accessed online in March-June 2014 through to via the Los Angeles Public Library online sit  |   |
| var. Building permits. On file at the City of Harris, Cyril M.   | Los Angeles Department of  | Building and Safety.   |   |
| 2006 Dictionary of Architecture and Constr<br>McAlester, Virginia and Lee McAlester  | ruction. McGraw-Hill, New  | Ýork.  |   |
| 1004 A Field Cuide to American Houses A  | Alfred A. Knopf, New York.   |  |   |



| PERAKTIMENT O                         | a - The Resources A<br>F PARKS AND REC   | -                 |                                     |                       | Prir                                       | nary#<br>HRI#  |  |                                      |
|---------------------------------------|--|-------------------|-------------------------------------|-----------------------|--|--|--|--------------------------------------|
| PRIMARY F                             | RECORD                                   |                   |                                     |                       | Triı                                       | nomial   |  |                                      |
|                                       |  |                   |                                     |                       | NRHP Status                                | Code   | 6Y, 6Z   |                                      |
|                                       |  | Other             | Listings                            |                       |  |  |  |                                      |
|                                       |  | Revie             | ew Code                             | Reviewe               | r  |  | Date   |                                      |
| Page <u>1</u> of <u>4</u>             | -  | *Resourc          | e Name or #:                        | (Assigned by red      | corder) 545 S A                            | tlantic Bl   | vd   |                                      |
| 1. Other Identifi                     | er: APE Map Re                           | f#11-3B; Atla     | ntic Automotive                     |                       |  |  |  |                                      |
| 2. Location:                          | Not for Public                           |                   | _ Unrestricted                      | -                     | Los Angeles                                |  | and (P2b and P   | 2c or P2d.)                          |
| *b. USGS 7.5' (                       |  | geles             | Date                                |                       | Land Grant: SAN                            | ANTONI   |  | 20000                                |
| -                                     | 545 S Atlantic Blvd                      |                   |                                     | City:                 | Los Angeles                                |  | Zip: _9  |                                      |
| `                                     | more than one for I                      | J                 | ,                                   | _                     | A DN /                                     |  | · · · · · · · · · · · · · · · · · · ·  | m                                    |
|                                       | tional Data: (e.g., pa                   |                   |                                     |                       |  |  |  |                                      |
| 3a. Description:                      |  | e and its major e | elements. Include                   | design, materials, co | ondition, alterations, siz                 |  |  |                                      |
| Architectural Sty<br>Siding/Sheathing |  |                   |                                     |                       | Retains integrity: h<br>workmanship, assoc | · ·  | <b>O</b> 7   | eriais,                              |
|                                       | precision block, E                       |                   |                                     |                       | Alterations: altered                       |  | -  |                                      |
|                                       | : brick: low-profile, E                  |                   |                                     |                       |  |  |  |                                      |
| Roof: flat, wide ea                   | aves<br>minum, fixed, front, si          | ide storefront    |                                     |                       |  |  |  |                                      |
|                                       | ce: front, storefront                    | ide, storemont    |                                     |                       |  |  |  |                                      |
| Plan: irregular                       |  |                   |                                     |                       |  |  |  |                                      |
| No. Stories: 1<br>Property Type: c    | ommarcial                                |                   |                                     |                       |  |  |  |                                      |
| Troperty Type. C                      | Offinicicial                             |                   |                                     |                       |  |  |  |                                      |
| 3b. Resource A                        |  | attributes and co | · —                                 | P06<br>ject Site      | District Eler                              | ment of [  | District O   | ther (Isolates, e                    |
| 25a Photo or Di                       | rawing (Photo requir                     |                   |                                     | ad objects )          |  | P5h D  | escription of p  | hoto:                                |
| Sa. 1 Hoto of Di                      | awing (i noto requi                      | ed for building   | js, structures, ar                  | id objects.)          |  | _  | data, accession  |                                      |
|                                       |  |                   |                                     |                       |  | View to  | the W, 09/10/13  | 3                                    |
|                                       |  |                   |                                     |                       |  | *P6. Da  | ate Constructe   | d/Age and                            |
|                                       |  |                   |                                     | year.                 |  | Source   |  | -                                    |
|                                       | A  |                   |                                     | 1                     |  |  |  |                                      |
|                                       |  |                   |                                     |                       |  | Pr   | ehistoric  | Both                                 |
| 3                                     |  |                   |                                     |                       |  | Pr   | ehistoric  | Both                                 |
| 1                                     | K  |                   | £ *                                 | T and do              |  |  |  | Both                                 |
|                                       |  |                   | 1.                                  | Γ                     |  | 1954<br>Permit   |  | _                                    |
|                                       |  |                   |                                     |                       |  | 1954 Permit *P7. Ov  | wner and Addr  | ess:                                 |
|                                       |  |                   |                                     |                       |  | 1954 Permit *P7. Ov Villaser 638 EI  | wner and Addr  | ess:                                 |
|                                       |  |                   |                                     |                       |  | 1954 Permit *P7. Ov Villaser 638 EI  | wner and Addr<br>nor, Arturo G and E<br>Vallencito Dr  | ess:                                 |
|                                       |  |                   |                                     |                       |  | 1954 Permit *P7. Or Villaser 638 El Walnut   | wner and Addr<br>nor, Arturo G and E<br>Vallencito Dr  | ess:                                 |
|                                       |  |                   |                                     |                       |  | 1954 Permit *P7. Or Villaser 638 El Walnut *P8. Re Casey   | wner and Addr<br>nor, Arturo G and E<br>Vallencito Dr<br>, CA 91789<br>ecorded by:<br>Tibbet   | ess:                                 |
|                                       |  |                   |                                     |                       |  | 1954 Permit *P7. Or Villaser 638 El ' Walnut. *P8. Re Casey LSA A  | wner and Addr<br>nor, Arturo G and E<br>Vallencito Dr<br>, CA 91789<br>ecorded by:<br>Tibbet<br>associates, Inc.   | ess:<br>Elsa                         |
|                                       |  |                   |                                     |                       |  | 1954 Permit *P7. Or Villaser 638 E1 ' Walnut. *P8. Re Casey LSA A 1500 Io  | wner and Addr<br>nor, Arturo G and E<br>Vallencito Dr<br>, CA 91789<br>ecorded by:<br>Tibbet   | ess:<br>Elsa                         |
|                                       |  |                   |                                     |                       |  | 1954 Permit *P7. Or Villaser 638 E1 ' Walnut. *P8. Re Casey LSA A 1500 Io  | wner and Addr<br>nor, Arturo G and E<br>Vallencito Dr<br>, CA 91789<br>ecorded by:<br>Tibbet<br>associates, Inc.<br>owa Ave., Suite 2  | ess:<br>Elsa                         |
|                                       |  |                   |                                     |                       |  | 1954 Permit *P7. Or Villaser 638 El ' Walnut.  *P8. R6 Casey LSA A 1500 Ic Rivers  | wner and Addr<br>nor, Arturo G and E<br>Vallencito Dr<br>, CA 91789<br>ecorded by:<br>Tibbet<br>associates, Inc.<br>owa Ave., Suite 2  | ess:<br>Elsa                         |
|                                       |  |                   |                                     |                       |  | 1954 Permit *P7. On Villaser 638 El ' Walnut.  *P8. Re Casey LSA A 1500 Ic Rivers  | wner and Addr<br>nor, Arturo G and E<br>Vallencito Dr<br>, CA 91789<br>ecorded by:<br>Tibbet<br>associates, Inc.<br>owa Ave., Suite 2<br>ide, CA 92507   | ess:<br>Elsa                         |
|                                       | ion. (Cito aurous                        | expert and others | SOURCES OF ORDER                    | 'rone ")              |  | 1954 Permit *P7. On Villaser 638 El ' Walnut.  *P8. Re Casey LSA A 1500 Ic Rivers  | wner and Addr<br>nor, Arturo G and E<br>Vallencito Dr<br>, CA 91789<br>ecorded by:<br>Tibbet<br>associates, Inc.<br>owa Ave., Suite 2<br>ide, CA 92507<br>ate Recorded:<br>Survey Type:        | ess:<br>Elsa<br>200<br>              |
|                                       | Survey Report for the                    | •                 | sources or enter 'Study, Los Angele | •                     | a, California Departme                     | *P8. ReCasey LSA A 1500 Ic Rivers  *P9. Da *P1. S Intensi  | wner and Addr<br>nor, Arturo G and E<br>Vallencito Dr<br>, CA 91789<br>ecorded by:<br>Tibbet<br>associates, Inc.<br>owa Ave., Suite 2<br>ide, CA 92507<br>ate Recorded:<br>Survey Type:        | ess: Elsa 200  09/10/2013 (Describe) |
| Historic Property<br>EA 187900, EFIS  | Survey Report for the 3 0700000191, 2014 | SR 710 North      | Study, Los Angele                   | es County, Californi  | •  | *P8. ReCasey LSA A 1500 Ic Rivers  *P9. Da *P10. S Intensi   | wner and Addr<br>nor, Arturo G and E<br>Vallencito Dr<br>, CA 91789<br>ecorded by:<br>Tibbet<br>associates, Inc.<br>owa Ave., Suite 2<br>ide, CA 92507<br>ate Recorded:<br>Survey Type:<br>ive | ess: Elsa 200  09/10/2013 (Describe) |
| Historic Property                     | Survey Report for the 3 0700000191, 2014 | SR 710 North      |                                     | •                     | Sheet <u>X</u> Building                    | *P8. Recasey LSA A 1500 Ic Rivers  *P9. Da *P10. S Intensional Control of Tracasey Casey Case Casey LSA A 1500 Ic Rivers | wner and Addr<br>nor, Arturo G and E<br>Vallencito Dr<br>, CA 91789<br>ecorded by:<br>Tibbet<br>associates, Inc.<br>owa Ave., Suite 2<br>ide, CA 92507<br>ate Recorded:<br>Survey Type:        | ess: Elsa 200  09/10/2013 (Describe) |

| State of California - The Resources Agenc         | -  | Primary #  |
|---|--|--|
| DEPARTMENT OF PARKS AND RECREAT                   |  | HRI#   |
| BUILDING, STRUCTURE, A                            | IND OBJECT RECORD  | WIDUR OLL COLL CV CZ   |
| Page <u>2</u> of <u>4</u>                         | *Danage Name and (Assigned by recorder)                    | *NRHP Status Code 6Y, 6Z   |
|   | *Resource Name or #: (Assigned by recorder)                | 545 S Atlantic Blvd  |
| B1. Historic Name:                                |  |  |
| B2. Common Name:                                  |  |  |
| B3. Original Use: Commercial                      | B4. Present Use:   | Commercial   |
| *B5. Architectural Style: Modern                  |  |  |
| *B6. Construction History: (Construction          | n date, alterations, and data of alterations)              |  |
| Year constructed: 1954 (See Continuation Sheet    |  |  |
|   |  |  |
| *B7. Moved? <u>X</u> No Yes                       | Unknown Date: 0  | Original Location:   |
| *B8. Related Features:                            |  |  |
| None  |  |  |
|   |  |  |
| B9a. Architect: H. B. Zook                        | b. Builder: U  |  |
| *B10. Significance: Area: Los Angeles             | Theme: Commercial Architect                                | ture   |
| Period of Significance: 1954                      | Property Type: Commercial                                  | Applicable Criteria: NA  |
| (Discuss importance in terms of historical or a   | architectural context as defined by theme, period, and ge  | eographic scope. Also address integrity.)  |
|   | le for listing in the National Register of Historic Places | s and does not appear to qualify as a  |
| historical resource pursuant to the California En | vironmental Quality Act (CEQA).                            |  |
| (continued on next page)                          |  |  |
|   |  |  |
|   |  |  |
|   |  |  |
|   |  |  |
|   |  |  |
|   |  |  |
|   |  |  |
| B11. Additional Resource Attributes: (L           | ist attributes and codes) <u>HP06</u>                      |  |
| *B12. References:                                 | ist attributes and codes) <u>HP06</u>                      |  |
|   | ist attributes and codes) <u>HP06</u>                      |  |
| *B12. References:                                 | ist attributes and codes) HP06                             | S ESCIELA S S  |
| *B12. References:                                 | ist attributes and codes) HP06                             | O ESCUEIA ST. CANANTOC BILVO   |
| *B12. References:  See Continuation Sheet         | ist attributes and codes) HP06                             | AMALIAN TO THE PROPERTY OF THE |
| *B12. References:                                 | ist attributes and codes) HP06                             | SS AT ANTIC BLVD   |

545 S Atlantic Blvd

E 6TH ST

Terry Brejla

09/10/2013

(This space reserved for official comments.)

\*Date of Evaluation:

| State of California - The Resources Agency |   |   | Primary # |            |  |
|--|---|---|-----------|------------|--|
| DEPARTMENT OF PARKS AND RECREATION         | N |   |           | HRI#       |  |
| CONTINUATION SHEET                         |   |   | Trinomial |            |  |
|  |   |   |           | _          |  |
| - 2 - 4                                    |   | _ | (A : 11 ) | 5.45 C A41 |  |

| Page $3$ of $4$                    | Resource Name or #: | (Assigned by recorder) | 545 S Atlantic Blvd |       |
|------------------------------------|---------------------|------------------------|---------------------|-------|
| *Recorded By: LSA Associates, Inc. |                     | *Date: 09/10/2013      | X_Continuation Uμ   | odate |

(continued):

Property Information: City directories indicate the following businesses occupied this address during the historic period: Boulevard Chevy(1956 and 1962); Prestige Oldsmobile (1965); East Side Motors (1969); and Atlantic Datsun (1973).

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 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:

#### 545 S Atlantic Blvd:

1949 application for building relocation by owner (M.L. Tucker). Proposed use of building: used car office (final 7/6/1949)

1952 application for building relocation by owner (M.L. Tucker). Moving and contracting services provided by West Coast and building contracting provided by owner. Previous use of structure was garage, but would be converted to store sheet metal. The structure was 17 sq. ft. and stucco. Previous address was 4425 Moorpark Way in North Hollywood

1952 application for building relocation. Previous address, 5100 E. Olympic Ave, owned by W.C. Seeger. Building contractor for the move was C.W. Duke and the moving contractor was Sete? The present use of the property was an abandoned car lot with the proposed use being a used car office with an 8'x12' show room (Final 9/1952)

1953 electric permit

1954 permit to M.L. Tucker to use H.B. Zook (Pasadena) as an architect to construct 6,800 sq. ft., 1.5 stories of auto dealer show room, offices, and parts

1954 permit to M.L. Tucker to construct new 1,420 sq. ft. 1 room, one-story stucco auto store (final 2/15/1954)

1954 permit to M.L. Tucker to build new 1,642 sq. ft. auto body shop and paint booth with stucco (finalized 5/20/1954)

1954 electric permit

1957 Permit to M.L. Tucker to construct 1,875 sq. t. one-tor auto repair stalls and general auto repairs (finalized 6/25/1957)

1957 permit to M.L. Tucker to repair 1,800 sq. ft.

1957 electric permit

1970 permit to Arthur Chandries to use Duff and Assoc. architectural services and Eugene Grabye as contractor to construct 3,600 sq. ft. parts storage and remodel existing structure (final 10/16/1970)

1970 plumbing permits

1970 electric permits

1970 HVAC permit

1970 sewer permit

1985 permit (finalized 8/28/85) for Angeles Body Shop to install a spray booth (an associated electric permit)

1993 permit (finalized 5/10/93) for Carlos Ortega to repair roof covering

1993 permit (finaled 11/16/93) for Carlos Ortega (owner) to remodel new bath and tenant improvements at existing dental office (and associated electric, sewage connection, HVAC, and plumbing permits for remodel)

1993 electric permit for Carlos and Eva Ortega to install air conditioning appliances

1996 electric permit issued to Kerk Patrick (owner) for installations for new restaurant

1996 grading permit (finalized 5/20/96) for Kerk Patrick to grade property

| State of California - The Resources Agency |
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| DEPARTMENT OF PARKS AND RECREATION         |
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| Primary # |  |
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| CONTINUATION SHEET  |  |                              |   | Trinomial   |        |
|---|--|------------------------------|---|---|--------|
| Page <u>4</u> of <u>4</u>   | *Resource Name or #:   | (Assigned                    | l by recorder)                                  | 545 S Atlantic Blvd   |        |
| *Recorded By: LSA Associates, Inc.  |  | _ *Date:                     | 09/10/2013                                      | X_Continuation  | Update |
| (continued):  |  |                              |   |   |        |
| 2003 permit (finaled 7/2/03) for Kerk Patrick t<br>2006 permit (issued 6/28/06) for Reza Abad to<br>glass (expired)   |  |                              |   |   | nd     |
| B12 References  |  |                              |   |   |        |
| City Directories var. Census and City Directories (Polk and Th Ancestry.com at http://www.ancestry.com/ var. City Directories (Polk and The Los Angel Street Address Directory, Pacific Telephone ar http://www.lapl.org/ City of Los Angeles var. Building permits. On file at the City of Lo Fletcher, Tom n.d. Essential Architecture – Mid-Century Mo architecture.com/STYLE/STY-066.htm. | les Directory Company). Accord Telegraph digitized collect os Angeles Department of Bu | essed online<br>tion via the | e in March-June 2<br>Los Angeles Pub<br>Safety. | 2014 through the Los Angeles City<br>lic Library online site at |        |
|   |  |                              |   |   |        |
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| State of California - The Resources Agency DEPARTMENT OF PARKS AND RECREATION  | Primary #<br>HRI #  |
|--|---|
| PRIMARY RECORD   | Trinomial   |
| TRIMART RESORD   | NRHP Status Code 2S2  |
| Other Listings   |   |
| Review Code Review Code  | iewer Date  |
| Page 1 of 3 *Resource Name or #: (Assigned b   | y recorder) 532 S Atlantic Blvd                                 |
| P1. Other Identifier: APE Map Ref # 12-3B; St. Alphonsus Church  |   |
| *P2. Location: Not for PublicationX_ Unrestricted*a. Count   | Los Angeles and (P2b and P2c or P2d.)                           |
| *b. USGS 7.5' Quad: <u>Los Angeles</u> <b>Date</b> : <u>1994</u>   | Land Grant: SAN ANTONIO (LUGO)                                  |
| c. Address: 532 S Atlantic Blvd  | ity: Los Angeles Zip: 90022                                     |
| d. UTM: (Give more than one for large and/or linear resources)   | e: mE/ mN   |
| e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc.   | c., as appropriate): APN:6341023011                             |
| *P3a. Description: (Describe resource and its major elements. Include design, material   | ls, condition, alterations, size, setting, and boundaries)      |
| Architectural Style: Spanish Eclectic, elements of   | Property Type: Church   |
| Siding/Sheathing: stucco: smooth, All Visible  | Retains integrity: high, setting, location, materials,          |
| Siding/Sheathing: brick: veneer, All Visible Roof: front gable, low, narrow eaves, terra cotta tile  | workmanship, association, design, feeling                       |
| Fenestration: metal, hopper, front, side   |   |
| Fenestration: metal, awning, front, side   |   |
| Fenestration: metal, fixed   |   |
| Fenestration: metal, double-hung Primary Entrance: front, double doors   |   |
| Plan: irregular  |   |
| No. Stories: 2   |   |
| *P3b. Resource Attributes: (List attributes and codes) HP16  |   |
| *P4. Resources Present: X Building Structure Object Site   | eDistrictElement of DistrictOther (Isolates, etc.)              |
| P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)   | P5b. Description of photo:                                      |
|  | (View, data, accession #)                                       |
| 1  | View to the SE, 09/10/13  |
| T  | *P6. Date Constructed/Age and                                   |
|  | Sources: X Historic   |
|  | Prehistoric Both  |
|  | 1951  |
|  | Assessor  |
|  | *P7. Owner and Address:   |
|  | Roman Catholic Archbishop Of L A                                |
| N-144  | 3424 Wilshire Blvd<br>Los Angeles, CA 90010                     |
|  | 205 Amgeles, CA 90010   |
|  | *P8. Recorded by:   |
|  | Elisa Bechtel   |
| 9 000  | LSA Associates, Inc.  |
|  | 1500 Iowa Ave., Suite 200                                       |
|  | Riverside, CA 92507   |
|  | 100 D. ( D. ( ) ( ) ( ) ( ) ( ) ( ) ( ) ( ) ( ) (               |
|  | *P9. Date Recorded: 09/21/2013<br>*P10. Survey Type: (Describe) |
| The state of the s | Intensive (Describe)  |
| *P11. Report Citation: (Cite survey report and other sources or enter "none.")   |   |
| Historic Property Survey Report for the SR 710 North Study, Los Angeles County, Cali EA 187900, EFIS 0700000191, 2014  | fornia, California Department of Transportation District 7,     |
| *Attachments: None Location Map Sketch Map X Continuat   | ion Sheet X Building, Structure, and Object Record              |
| <u> </u>   | eature Record Milling Station Record                            |
| <del></del>  | _ *   |
| Rock Art RecordArtifact RecordPhotograph Re  | cord Other (List):  |

| State of California - The Resources Agency                            | Primary #  |
|---|--|
| DEPARTMENT OF PARKS AND RECREATION                                    | HRI#   |
| <b>BUILDING, STRUCTURE, AND OBJE</b>                                  | CT RECORD  |
| Page $\underline{2}$ of $\underline{3}$                               | *NRHP Status Code 2S2  |
| *Resource Na  | ame or #: (Assigned by recorder) 532 S Atlantic Blvd   |
| B1. Historic Name:  |  |
| B2. Common Name: St. Alphonsus Church                                 |  |
| B3. Original Use: Church  | B4. Present Use: Church  |
| *B5. Architectural Style: Spanish Eclectic                            |  |
| *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: Albert C. Martin & Assoc.                             | b. Builder: Barrett and Ailp   |
| *B10. Significance: Area: Los Angeles                                 | Theme: Architecture  |
| Period of Significance: 1951 Pr                                       | roperty Type: Church Applicable Criteria: C  |
|   | ext as defined by theme, period, and geographic scope. Also address integrity.)  |
| This church appears to be eligible for listing in the National Regis  | ster of Historic Places at the local level of significance and is therefore a  |
| historical resource pursuant to the California Environmental Quali    | ity Act (CEQA).  |
| Sanborn Map Research: No information was found for this addres        | SS.  |
| Property Information: City Directories do not list this address until | il 1965, at which time it was the location of a Catholic Church between 1965   |
| and 1973.   | in 1905, at which this it was the location of a Camore Charen between 1905   |
| (continued on next page)  |  |
| (Communed on next page)   |  |
|   |  |
| B11. Additional Resource Attributes: (List attributes and c           | codes) HP16  |
| *B12. References:   |  |
| See Continuation Sheet  |  |
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|   | S S S S S S S S S S S S S S S S S S S  |
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\*Date of Evaluation: 09/21/2013

Terry Brejla

\*B14. Evaluator:

(This space reserved for official comments.)



| State of California - The Resources Agency DEPARTMENT OF PARKS AND RECREATION CONTINUATION SHEET |                     | Primary #                |                     |        |  |  |
|--|---------------------|--------------------------|---------------------|--------|--|--|
| Page <u>3</u> of <u>3</u>  | Resource Name or #: | (Assigned by recorder)   | 532 S Atlantic Blvd |        |  |  |
| *Recorded By: LSA Associates, Inc.   |                     | <b>*Date:</b> 09/21/2013 | X Continuation      | Update |  |  |

(continued):

Architect Information: The firm was established in 1909 by Albert C. Martin, Sr., who received his B.S. in Architectural Engineering in June 1902 from the University of Illinois. Albert C. Martin, Jr. joined the firm in 1936 upon graduating from USC with an A.B. in Architecture. J. Edward Martin, a licensed Civil Engineer, received a B.S. in Architectural Engineering from the University of Illinois in June 1939 and joined the firm that year. The firm has been practicing Architecture and Engineering continuously since 1909 and in that time has designed and supervised construction of thousands of buildings. The list includes many of the most notable buildings in Los Angeles, including Grauman's Million Dollar Theater (1918), Los Angeles City Hall (1925), May Company Wilshire Store (1939-47), Los Angeles Dept. of Water and Power Building (1963-64), Sunkist Headquarters Building (1969), Atlantic Richfield Plaza (1972), Saint Basil's Roman Catholic Church (1974), Security Pacific World Headquarters (1974), Wells Fargo Building (1979), Sherman Oaks Galleria (1980) and Sanwa Bank Plaza (1986-89). Their work has been predominantly institutional, civic, commercial and industrial. Works by this firm should be given consideration under Criterion C "works of a master".

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 church was built during the post-World War II period but 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 or institutions at this address during the historic period. Online searches were conducted for institutions 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 has yet to provide evidence indicating that the property is associated with persons important in local, state, or national history. Under Criterion C, this is a representative example of a locally important architectural style, method of construction, and property type and was designed by a regionally important architectural firm, whose works are considered important enough to qualify for recognition under this criterion. 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:

1936 permit (issued 8/12/36) for Catholic Bishop (owner) to allow Frank Owen (contractor) to lay a church foundation

1951 permit to Roman Catholic Arch Bishop of Los Angeles, CA to use Albert C. Martin (L.A.) and Assoc. as architect and Barrett and Ailp (L.A.) to construct new 14,000 sq. ft. concrete wall, 48 room, one-story, tile roof church (finalized 12/8/1951)

1971 electric permit to St. Alphonsus Church

1978 electric permit to St. Alphonus Church

1988 electrical permit issued to St. Alphonsus Church

1989 plumbing permit issued to the Catholic Archdiocese of LA for gas system outlets

1992 electrical permit issued to St. Alphonsus (?) Church

1999 permit (issued 2/11/99) for Catholic Archbishop of LA to re-roof (expired)

\*Majority of permits are for temporary use, safety, and electrical issued for amusement rides and generators used during the annual carnival

**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.

Gebhard, David and Robert Winter

1994 Los Angeles: An Architectural Guide.

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.

The American Institute of Architects (AIA) Historical Directory of American Architects

n.d. Accessed online July 2014



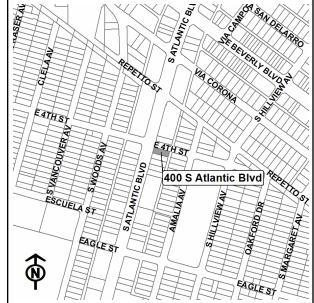
|  | The Resources Agency                                  | ON .                       |  | Primary #                                     |  |
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| PRIMARY RE   | ARKS AND RECREATI                                     | ON                         |  | HRI #<br>Trinomia                             |  |
| PRIMARIRE  | CORD  |                            |  | NRHP Status Code                              |  |
|  |   | Other Listings             |  |   |  |
|  |   | Review Code                | Reviewe  | r   | Date   |
| Page <u>1</u> of <u>3</u>  | *Re   | source Name or #:          | (Assigned by re                                | corder) 400 S Atlantic                        | Blvd   |
| P1. Other Identifier:  | APE Map Ref # 13-3                                    | B; Cycle Parts             |  |   |  |
| P2. Location:  | Not for Publication                                   | X Unrestricted             | *a. County                                     | Los Angeles                                   | and (P2b and P2c or P2d.)  |
| *b. USGS 7.5' Qua  | d: Los Angeles  | Date:                      | 1994   | Land Grant: SAN ANTO                          | NIO (LUGO)   |
| c. Address: 40   | 0 S Atlantic Blvd                                     |                            | City:  | Los Angeles                                   | Zip: 90022   |
| `  | ore than one for large ar                             | ,                          | Zone:  |   |  |
| e. Other Location  | al Data: (e.g., parcel #,                             | directions to resource, el | levation, etc., as                             | appropriate): APN:634100                      | 8021   |
|  |   | •                          | sign, materials, co                            | ondition, alterations, size, setti            | ,  |
|  | ront, storefront  : front, storefront                 |                            |  | design, feeling  Alterations: altered fenest  | a, setting, location, association, ration  |
| P5a. Photo or Drawi  | <u></u> -   | StructureObje              |  | (View<br>View                                 | Description of photo: , data, accession #) to the E, 09/10/13  Date Constructed/Age and                  |
|  | 4   | YCLE<br>DAV                | SPAIN CRUIS                                    | 1941<br>Asse<br>*P7.<br>Ques<br>764 I<br>Moni | Owner and Address: ada, Armando Cotr Findlay Ave ebello, CA 90640  Recorded by:                          |
|  |   |                            |  | LSA 1500 Rive *P9. *P10                       | Associates, Inc. Dowa Ave., Suite 200 rside, CA 92507  Date Recorded: 09/21/2013 Survey Type: (Describe) |
| P11. Report Citation<br>Historic Property Sur<br>EA 187900, EFIS 070 | vey Report for the SR 710                             |                            | County, Californ                               | a, California Department of T                 | Transportation District 7,   |
|  | NoneLocation Ma Archeological Record Rock Art Record/ | District Record            | Continuation S Linear Feature  otograph Record | ire RecordMilling S                           | cture, and Object Record<br>tation Record  |

| State of California - The Resources Agency   |  | Primary #  |  |  |
|--|--|--|--|--|
| BUILDING, STRUCTURE, A   |  | HRI #  |  |  |
| Page 2 of 3  | THE CECENT RECORD  | *NRHP Status Code 6Y, 6Z   |  |  |
| · — —  | *Resource Name or #: (Assigned by recorder)  | ) 400 S Atlantic Blvd  |  |  |
| D4. Historia Names   |  |  |  |  |
| DO Common Name:  |  |  |  |  |
|  | D4 Dragant Llag  |  |  |  |
| B3. Original Use: Commercial   | B4. Present Use  | : Commercial   |  |  |
| B5. Architectural Style: One-Part Com  |  |  |  |  |
| -  | on date, alterations, and data of alterations)   |  |  |  |
| Year constructed: 1941 (See Continuation Shee  | et)  |  |  |  |
|  |  |  |  |  |
| B7. Moved? X No Yes  | Unknown Date:  | Original Location:   |  |  |
| B8. Related Features:  |  |  |  |  |
| None   |  |  |  |  |
| B9a. Architect: Unknown  | b. Builder:  | Unknown  |  |  |
| B10. Significance: Area: Los Angeles   | <del></del>  |  |  |  |
|  |  |  |  |  |
| Period of Significance: 1941   | Property Type: Commercial  | Applicable Criteria: NA  |  |  |
|  | architectural context as defined by theme, period, and g   |  |  |  |
| This commercial building does not appear eligi<br>historical resource pursuant to the California E | ble for listing in the National Register of Historic Place   | es and does not appear to qualify as a   |  |  |
| mistorical resource pursuant to the Camornia E.  | invironmental Quanty Act (CEQA).   |  |  |  |
| (continued on next page)   |  |  |  |  |
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|  | List attributes and codes) HP06  |  |  |  |
| B12. References:   |  |  |  |  |
| See Continuation Sheet   | A STATE OF THE STA | The state of the s |  |  |
| B13 Remarks:   |  |  |  |  |

Bio. Romano.

**\*B14. Evaluator:** Terry Brejla **\*Date of Evaluation:** 09/21/2013

(This space reserved for official comments.)



| State of California - The Resources Agency |                        |                     |                       |
|--|------------------------|---------------------|-----------------------|
| DEPARTMENT OF PARKS AND RECREATION         |                        |                     |                       |
|  |                        | Trinomial           |                       |
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| Resource Name or #:                        | (Assigned by recorder) | 400 S Atlantic Blvd |                       |
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| Page <u>3</u> of <u>3</u> |                     | Resource Name or #: | (Assigned | by recorder) | 400 S Atlantic Biva |        |
|---------------------------|---------------------|---------------------|-----------|--------------|---------------------|--------|
| *Recorded By: L           | SA Associates, Inc. |                     | _ *Date:  | 09/21/2013   | X Continuation      | Update |

(continued):

Property Information: City directories indicate the following businesses occupied this address during the historic period: A. J. Lewis Triumph (1965 and 1969) and Cycle Parts (1973).

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, 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 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 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:

- \*Various permits for signs to motorcycle shops with no legible dates (Owners: Atlantic Yamaha and A.J. Lews)
- \*No date permit to Mrs. Ganity to repair structure
- 1941 permit to owner Robert C. ? for drug store? (finalized 7/4/1941)
- 1947 permit to contractor/owner A.J. Lews to alter and remove 21' wall and install windows and doors (finalized 1/2/1947)
- 1953 permit to Wilma Craig for Steam Sales to install boiler and vent (finalized 8/24/1953)

#### 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.

Longstreth, Richard W.

2000 The Buildings of Main Street, A Guide to American Commercial Architecture. AltaMira Press, Walnut Creek, CA.



|  | - The Resources Agenc  |                                 |                     | Primar                    |                         |                       |
|--|--|---------------------------------|---------------------|---------------------------|-------------------------|-----------------------|
|  | PARKS AND RECREAT  | ION                             |                     | Trinon                    |                         |                       |
| PRIMARY R  | ECORD  |                                 |                     | NRHP Status Co            | -                       |                       |
|  |  | Other Listings                  |                     | man otatao o              | 01,02                   |                       |
|  |  | Review Code                     | Reviewe             | er                        | Date                    |                       |
| Page <u>1</u> of <u>2</u>  | *F   | esource Name or #:              | (Assigned by re-    | corder) 256 S Atlan       | tic Blvd                |                       |
| P1. Other Identifie  | r: APE Map Ref # 14-:  | ВВ                              |                     |                           |                         |                       |
| *P2. Location:   | Not for Publication  | X Unrestricted                  | *a. County          | Los Angeles               | and (P2b and F          | P2c or P2d )          |
| *b. USGS 7.5' Q  | uad: Los Angeles   | Date                            | -                   | T01S, R12W, S32           | 4.14 (. 25 4.14 .       | 20 0. 1 20.)          |
| c. Address: 2  | 256 S Atlantic Blvd  |                                 | City:               | Los Angeles               | Zip: _                  | 90022                 |
| d. UTM: (Give r  | more than one for large a  | nd/or linear resources)         | Zone:               |                           | mE/                     | mN                    |
| e. Other Location  | onal Data: (e.g., parcel #   | directions to resource,         | elevation, etc., as | s appropriate): APN:5249  | 9031010                 |                       |
| *P3a. Description:   |  | s major elements. Include o     |                     |                           |                         | 3)                    |
| Architectural Style  | e: Two-Part Commercial Bl  | ock                             |                     | Retains integrity: med    | ium, setting, location, | workmanship,          |
|  | e: Art Deco, elements of   |                                 |                     | association, design, fee  | ling                    |                       |
| Siding/Sheathing: s Roof: flat   | stucco: modern, all visible  |                                 |                     |                           |                         |                       |
|  | inum, fixed, front, storefron  | nt                              |                     |                           |                         |                       |
| Primary Entrance:  |  | -                               |                     |                           |                         |                       |
| Plan: rectangular  |  |                                 |                     |                           |                         |                       |
| No. Stories: 2, 2 bu   | •  |                                 |                     |                           |                         |                       |
| Property Type: con   | mmerciai   |                                 |                     |                           |                         |                       |
|  |  |                                 |                     |                           |                         |                       |
| *P3b. Resource Attr  | ributes: (List attribute   | s and codes) HP                 | 206                 | 1                         |                         |                       |
| *P4. Resources Pre   | sent: X Building   | Structure Obj                   | ect Site            | District Elemer           | nt of District C        | ther (Isolates, etc.) |
| P5a Photo or Dra   | wing (Photo required for   | — — — — huildings structures an | ud objects )        | <br>P.                    | b. Description of p     | hoto:                 |
| T Sa. T Hoto of Dia  | wing (i noto required for  | bullulings, structures, an      | id objects.)        |                           | iew, data, accession    |                       |
|  |  |                                 |                     | 0.0                       | iew to the E, 09/10/13  | •                     |
| 1 1 1 1 1 1 1 1 1  |  |                                 | _                   |                           | 6. Date Constructe      |                       |
|  |  |                                 |                     |                           | ources: X His           | •                     |
|  |  |                                 |                     |                           | Prehistoric             | Both                  |
|  | P  |                                 |                     |                           | —<br>irca 1940          |                       |
|  | E  |                                 |                     |                           |                         |                       |
|  | P  |                                 |                     | *P                        | 7. Owner and Addi       | '0ee'                 |
|  | B  |                                 |                     |                           | ep Properties Inc       | c33.                  |
|  | 2  | THE RESERVE                     |                     | TREE .                    | 111 W Allegheny Ave     |                       |
| States, and the  | W S —PEP   | BOYSAUTO-                       | N                   | 8 P                       | hiladelphia, PA 19132   |                       |
|  |  |                                 | 2 100               | *D                        | 8. Recorded by:         |                       |
| - T  | THE PARTY OF THE P |                                 | # 1                 |                           | Elisa Bechtel           |                       |
|  |  |                                 |                     |                           | SA Associates, Inc.     |                       |
|  | 7  |                                 |                     |                           | 500 Iowa Ave., Suite    | 200                   |
| The state of the s |  |                                 | -                   | F                         | Riverside, CA 92507     |                       |
| 100/2  |  |                                 | 4                   |                           |                         |                       |
| 1/1  |  |                                 |                     |                           | 9. Date Recorded:       | 11/18/2013            |
| -  | Aller Help   | -                               |                     |                           | 10. Survey Type:        | (Describe)            |
| *P11. Report Citation  | n: (Cite survey report a   | nd other sources or enter "     | none.")             | I                         | ntensive                |                       |
| •  | urvey Report for the SR 71   | 0 North Study, Los Angele       | s County, Californi | ia, California Department | of Transportation Dist  | rict 7,               |
| 2.1 10/700, E113 0   | .,   |                                 |                     |                           |                         |                       |
| *Attachments:  | _NoneLocation M  | apSketch Map                    | Continuation S      | Sheet X Building, S       | tructure, and Objec     | t Record              |
|  | _Archeological Record  | District Record                 | Linear Featu        | ure RecordMilling         | g Station Record        |                       |
|  | Rock Art Record  | Artifact Record Pr              | notograph Record    | dOther (List):            |                         |                       |

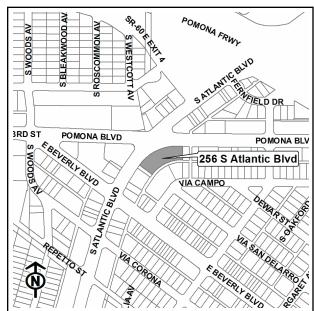
| State of California - The Resources Agency   | Primary #  |
|--|--|
| BUILDING, STRUCTURE, AND OBJECT RECORD   | HRI#   |
| Page 2 of 2  | *NRHP Status Code 6Y, 6Z   |
| *Resource Name or #: (Assigned by  |  |
|  |  |
| B1. Historic Name:   |  |
| B2. Common Name: Pep Boys  |  |
|  | sent Use: Commercial   |
| *B5. Architectural Style: Two-Part Commercial Block, Art Deco  |  |
| *B6. Construction History: (Construction date, alterations, and data of alterations)   |  |
| According to aerial photographs the Pep Boys building was constructed before 1948. (See C  | Continuation Sheet)  |
| No. 10 V. No. 11 Very 11 July 12 Parts   | O total Landon   |
| *B7. Moved? X No Yes Unknown Date:   | Original Location:   |
| *B8. Related Features:   |  |
| None   |  |
| DOs Assistants III I   | . II I   |
| ·  | uilder: Unknown  |
| *B10. Significance: Area: Los Angeles Theme: Commercia   | al Architecture  |
| Period of Significance: Circa 1940 Property Type: Commer   | rcial Applicable Criteria: NA  |
| (Discuss importance in terms of historical or architectural context as defined by theme, per   | riod, and geographic scope. Also address integrity.)   |
| This commercial building does not appear eligible for listing in the National Register of Hist   | toric Places and does not appear to qualify as a   |
| historical resource pursuant to the California Environmental Quality Act (CEQA).   |  |
| Sanborn Map Research: No information was found for this address.   |  |
| Pep Boys History: Pep Auto Supplies was started by Emanuel "Manny" Rosenfeld, Maurice  | "Moo" Strayes Moo Padayitz and Graham "Jook"   |
| Jackson in Philadelphia in 1921 (Anonymous n.d.). In 1923 Moe Strauss took a trip to Califo  |  |
| businesses. Shortly thereafter he commissioned the Manny, Moe, and Jack caricatures and P  | Pep Auto Supplies became Pep Boys. By the 1930s  |
| they had 40 stores in Philadelphia and in 1933 they opened stores in California (Ibid.). Durir Boys stocked merchandise unrelated to auto parts such as lawn mowers, work clothes, and b |  |
| From the 1940s through the mid-1980s the company continued to expand, adapting as neces  |  |
|  |  |
| B11. Additional Resource Attributes: (List attributes and codes) HP06  |  |
| B12. References:   |  |
| See Continuation Sheet   |  |
|  | A ONONA FRUT   |
|  | S B E E WOOD S S B E E WO S S B E WO S B E WO S S B |
| P12 Pomarka:   | No. 18 19 19 19 19 19 19 19 19 19 19 19 19 19  |
| B13. Remarks:  | TAN'IE   |

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11/18/2013

\*B14. Evaluator:

\*Date of Evaluation:



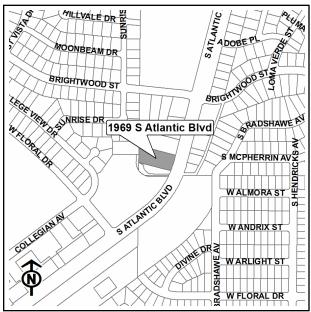
State of California - The Resources Agency Primary # **DEPARTMENT OF PARKS AND RECREATION** HRI# **Trinomial** PRIMARY RECORD NRHP Status Code 6Y, 6Z **Other Listings Review Code** Reviewer Date (Assigned by recorder) 1969 S Atlantic Blvd \*Resource Name or #: Page 1 of 3 P1. Other Identifier: APE Map Ref # 17-3B; Bank of America \*P2. Location: Not for Publication X Unrestricted \*a. County Los Angeles and (P2b and P2c or P2d.) 1994 \*b. USGS 7.5' Quad: Los Angeles Date: T01S, R12W, S33 c. Address: 1969 S Atlantic Blvd Zip: 91754 City: Monterey Park d. UTM: (Give more than one for large and/or linear resources) Zone: e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate): APN:5253010037 \*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries) Architectural Style: Modern, modest Plan: rectangular Architectural Style: Googie, elements of No. Stories: 1 Siding/Sheathing: stucco, E Property Type: commercial Siding/Sheathing: brick: painted, N, mosaic tiles above entry Retains integrity: medium, setting, location, materials, Roof: flat, parapet workmanship, association, feeling Fenestration: metal, fixed, front Alterations: altered ATMs in facade Primary Entrance: front, storefront Other notable features: wave-pattern canopy over entrance; ATMs in facade \*P3b. Resource Attributes: (List attributes and codes) HP06 X Building Object Site District Element of District Other (Isolates, etc.) \*P4. Resources Present: Structure P5b. Description of photo: P5a. Photo or Drawing (Photo required for buildings, structures, and objects.) (View, data, accession #) View to the W, 09/10/13 \*P6. Date Constructed/Age and Sources: X Historic Prehistoric Both 1963 Assessor P7. Owner and Address: Bottari Enterprises LLC 16308 Murphy Rd La Mirada, CA 90638 P8. Recorded by: Casey Tibbet LSA Associates, Inc. 1500 Iowa Ave., Suite 200 Riverside, CA 92507 \*P9. Date Recorded: 09/10/2013 \*P10. Survey Type: (Describe) Intensive \*P11. Report Citation: (Cite survey report and other sources or enter "none.") Historic Property Survey Report for the SR 710 North Study, Los Angeles County, California, California Department of Transportation District 7, EA 187900, EFIS 0700000191, 2014 X Continuation Sheet X Building, Structure, and Object Record \*Attachments: None Location Map Sketch Map Archeological Record District Record Linear Feature Record Milling Station Record Rock Art Record Artifact Record Photograph Record Other (List):

| State of California - The Res     | sources Agency        |                         |                        | Primary #                       |          |
|-----------------------------------|-----------------------|-------------------------|------------------------|---------------------------------|----------|
| DEPARTMENT OF PARKS               |                       |                         |                        | HRI#                            |          |
| BUILDING, STRU                    | CTURE, AND            | OBJECT RE               | CORD                   |                                 |          |
| Page <u>2</u> of <u>3</u>         |                       |                         |                        | *NRHP Status Code               | 6Y, 6Z   |
|                                   | *Res                  | source Name or #:       | (Assigned by recorder) | 1969 S Atlantic Blvd            |          |
| B1. Historic Name:                |                       |                         |                        |                                 |          |
| B2. Common Name: Ban              | ık of America         |                         |                        |                                 |          |
| B3. Original Use: Bank            |                       |                         | B4. Present Use        | : Bank                          |          |
| *B5. Architectural Style:         | Modern, Googie        |                         |                        |                                 |          |
| *B6. Construction History:        | (Construction date,   | alterations, and data o | of alterations)        |                                 |          |
| Year constructed: 1963 (See Co    | ontinuation Sheet)    |                         |                        |                                 |          |
|                                   |                       |                         |                        |                                 |          |
| *B7. Moved? X No                  | Yes Un                | nknown Date:            | i                      | Original Location:              |          |
| *B8. Related Features:            |                       |                         |                        |                                 |          |
| None                              |                       |                         |                        |                                 |          |
|                                   |                       |                         |                        |                                 |          |
| B9a. Architect: Robert J. C       | Gaudi                 |                         | b. Builder:            | Continental Service Co.         |          |
| *B10. Significance: Area          | Monterey Park         | Theme                   | : Commercial Archite   | cture                           |          |
| Period of Significance:           | 1963                  | Property Ty             | no: Bank               | Applicable Crite                | eria: NA |
| •                                 |                       |                         | •                      | geographic scope. Also addres   |          |
| This commercial building does     |                       |                         |                        |                                 | 0 7.     |
| historical resource pursuant to t |                       | -                       | -                      | es and does not appear to quan- | .,       |
| (continued on next page)          |                       |                         |                        |                                 |          |
| (continued on next page)          |                       |                         |                        |                                 |          |
|                                   |                       |                         |                        |                                 |          |
|                                   |                       |                         |                        |                                 |          |
|                                   |                       |                         |                        |                                 |          |
|                                   |                       |                         |                        |                                 |          |
|                                   |                       |                         |                        |                                 |          |
| B11. Additional Resource Att      | ributes: (List attrik | butes and codes)        | HP06                   |                                 |          |
| *P12 Poforonoss                   |                       | · <u>-</u>              |                        |                                 |          |
| *B12. References:                 |                       |                         |                        |                                 |          |
| See Continuation Sheet            |                       |                         |                        | ~                               |          |
|                                   |                       |                         | 75                     | MILLVALE DR C                   | ANTIC    |

B13. Remarks:

\*B14. Evaluator: Judith Marvin \*Date of Evaluation: 09/10/2013

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| State of Californi                                    | ia - The Resources Ager | псу                 |           |              | Primary #            |        |
|---|-------------------------|---------------------|-----------|--------------|----------------------|--------|
| DEPARTMENT OF PARKS AND RECREATION CONTINUATION SHEET |                         |                     |           |              | HRI #                |        |
|   |                         |                     | Trinomial |              |                      |        |
| Page <u>3</u> of <u>3</u>                             |                         | Resource Name or #: | (Assigned | by recorder) | 1969 S Atlantic Blvd |        |
| Recorded By:  | LSA Associates, Inc.    |                     | *Date:    | 09/10/2013   | X_Continuation       | Update |
| (continued):  |                         |                     |           |              |                      |        |

Property Information: This address was not listed in the City Directory between 1941 and 1973.

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. This building also features a Googie style accent in the "wavy" canopy above the main entrance.

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, 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 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. Research fails to document 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:

1963 permit (finaled 11/13/63) for Continental Service Co. (owner-builder)/ Robert J. Gaudi (arch/engineer) (Los Angeles) to construct new two-story brick Bank of America building (7,020 sq. ft.)

1963 permit for sewer connection (inspected 5/29/63)

1963 permit for pole sign

1971 permit (issued 4/30/71) for Bonfanti & Lawrence (arch/engineer) to install walk-up windows and related canopy for bank

1971 permit (finaled 10/12/71) for Bank of America (owner)/Bonfanti & Lawrence (arch/engineer)/R.J. Cenofile (contractor) to repair bomb damage in front and rear

1971 permit (finaled 10/12/71) for remodel to Bank of America building

1971 permit to relocate sign to different wall

1998 permit for tear-off and re-roof

2000 permit for illuminated wall signs and non-illuminated directional signs

2001 permit (submitted 8/3/01) for Full Circle Maintenance and Const. (contractor) to construct 3 landscape planters per DRB approval

2007 permit for two new wall signs for "Bank of America"

**B12 References** 

City Directories

var. Census and City Directories for Monterey Park (The Los Angeles Directory Company). Accessed March- June 2014 through online through Ancestry.com at http://www.ancestry.com/

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.essentialarchitecture.com/STYLE/STY-066.htm.



| State of Californi<br>DEPARTMENT C   |   |                                | ON                   |                     |                  |             | Primary #<br>HRI #                        |  |                          |
|--|---|--------------------------------|----------------------|---------------------|------------------|-------------|---|--|--------------------------|
| PRIMARY  | RECORI  | D                              |                      |                     |                  |             | Trinomia                                  | ·  |                          |
|  |   |                                |                      |                     |                  | NR          | HP Status Code                            | 6Y, 6Z   |                          |
|  |   |                                | Other Listings       |                     |                  |             |   |  |                          |
|  |   |                                | Review Code          |                     | Review           | -           |   | Date   |                          |
| Page 1 of 3  | _   | *Re                            | source Name or       | #: (A               | Assigned by re   | corder)     | 1900 S Atlanti                            | c Blvd   |                          |
| 21. Other Identif  | ier: APE  | Map Ref # 23-31                | B; Monterey Hills    | Medical D           | Dental Arts Buil | ding        |   |  |                          |
| 2. Location:   |   | r Publication                  | X Unrestric          |                     | *a. County       |             |   | _ <b>and</b> (P2b and F  | P2c or P2d.)             |
| *b. USGS 7.5' c. Address:  |   |                                |                      | Date:               | 1994 City:       | Montere     | R12W, S33                                 | Zip:   | 01754                    |
|  |   |                                | d/or linear resou    | roog)               |                  |             | zy raik                                   |  | 91734<br>ml              |
| ,  |   | ū                              | directions to reso   | ,                   |                  |             |   |  | ''''                     |
| 3a. Description  |   |                                |                      |                     |                  |             |   | ing, and boundaries  | -1                       |
| Architectural Sty<br>Siding/Sheathing<br>Siding/Sheathing<br>Roof: hipped, lov<br>Fenestration: me<br>Primary Entrane<br>Plan: irregular<br>No. Stories: 1<br>Property Type: o | g: stucco: mod<br>g: stone: venec<br>v<br>etal, casement,<br>ce: recessed | er, all visible                | ltered: yes          |                     |                  |             | integrity: mediur<br>ion, design, feeling | n, setting, location,  | workmanship,             |
| P5a. Photo or D  |   | X Building _ to required for b | uildings, structur   | Object<br>es, and o |                  | District    | P5b. (View View *P6. Sour                 | Description of p<br>v, data, accession<br>v to the E, 09/10/13<br>Date Constructe<br>ces: X His<br>Prehistoric | n #)<br>s<br>ed/Age and  |
|  |   |                                |                      |                     |                  |             | Tzer<br>1725<br>San                       | Owner and Adding, Stephen and Maria 5 S El Molino Ave Marino, CA 91108  Recorded by:                           |                          |
|  |   |                                |                      |                     |                  | 8           | LSA<br>150                                | a Bechtel<br>A Associates, Inc.<br>0 Iowa Ave., Suite<br>erside, CA 92507                                      | 200                      |
| 11. Report Cita  | tion: (Cite   |                                | d other sources or o |                     |                  | in Californ | *P10                                      | Date Recorded:  Survey Type: ensive  | 09/21/2013<br>(Describe) |
| -  | . C.,,,,,,,,, D   | mt for the CD 710              |                      |                     |                  | ia Californ | ia Department of                          | LIAUSDOLIAITOU DIST  | HCL /.                   |
| Historic Property<br>EA 187900, EFIS   | , ,   |                                | North Study, Los A   | Aligeies C          | ounty, Camom     | iu, cumom   | 1   | Trunsportation Dist  | ,                        |
| Historic Property  | , ,   |                                |                      | Č                   | Continuation     |             | X Building, Stru                          | ucture, and Objec  | ·                        |

| State of California - The Res                                     | • •                                     |                                       | Primary #   |              |
|---|---|---------------------------------------|---|--------------|
| DEPARTMENT OF PARKS A   | CTURE, AND OBJE                         | CT RECORD                             | HRI #   |              |
| Page 2 of 3   | STORE, AIRD OBOL                        | OT INECOME                            | *NRHP Status Code 6Y, 6Z  |              |
| <b>-</b> –  | *Resource Na                            | ame or #: (Assigned by recorder)      | ) 1900 S Atlantic Blvd  |              |
| B1. Historic Name:  |   |                                       |   |              |
| B2. Common Name:  |   |                                       |   |              |
| B3. Original Use: Office  |   |                                       | : Medical building  |              |
|   | Ranch                                   |                                       |   |              |
| B6. Construction History:   | (Construction date, alterations,        | and data of alterations)              |   |              |
| Year constructed: 1956 (See Con                                   | entinuation Sheet)                      |                                       |   |              |
|   |   |                                       |   |              |
| B7. Moved? X No   | Yes Unknown                             | Date:                                 | Original Location:  |              |
| B8. Related Features:   |   |                                       |   |              |
| None  |   |                                       |   |              |
|   |   |                                       |   |              |
| B9a. Architect: John C. Mo  |   | b. Builder:                           | John C. Moss (owner)  |              |
| B10. Significance: Area:  | Monterey Park                           | Theme: Commercial Archite             | cture   |              |
| Period of Significance:   | 1956 <b>Pr</b>                          | operty Type: Medical Building         | Applicable Criteria: NA   |              |
| (Discuss importance in terms                                      | s of historical or architectural contex | xt as defined by theme, period, and   | geographic scope. Also address integrity.)  |              |
|   |   | _                                     | es and does not appear to qualify as a  |              |
| historical resource pursuant to the                               | he California Environmental Quali       | ity Act (CEQA).                       |   |              |
| Property Information: City direct Medical-Dental Arts Building (1 |   | ousiness operated at the address duri | ng the historic-period: Monterey Hills  |              |
| (continued on next page)  |   |                                       |   |              |
|   |   |                                       |   |              |
|   |   |                                       |   |              |
|   |   |                                       |   |              |
| 311. Additional Resource Attri                                    | ibutes: (List attributes and c          | codes) HP06                           |   |              |
| B12. References:  | ibutes. (List attributes and t          | 111 00                                |   |              |
| See Continuation Sheet  |   |                                       |   |              |
| See Communion Sheet   |   | LENVIE                                | W TER B. C. S. C. | TS TO SEE ST |

B13. Remarks:

\*B14. Evaluator: Judith Marvin \*Date of Evaluation: 09/21/2013

(This space reserved for official comments.)



| State of California - The Resources Ag | ency               |                        | Primary #            |  |
|--|--------------------|------------------------|----------------------|--|
| DEPARTMENT OF PARKS AND RECRI          | EATION             |                        | HRI #                |  |
| <b>CONTINUATION SHEET</b>              |                    |                        | Trinomial            |  |
|  |                    |                        |                      |  |
| Page $3$ of $3$                        | Resource Name or # | (Assigned by recorder) | 1900 S Atlantic Blvd |  |

| Page $3$ of $3$             | Resource Name or #: | (Assigned by recorder) | 1900 S Atlantic Blvd |        |
|-----------------------------|---------------------|------------------------|----------------------|--------|
| *Recorded By: LSA Associate | es, Inc.            | *Date: 09/21/2013      | X Continuation       | Update |

(continued):

Architect Information: John C. Moss is listed as a member of AIA Texas from 1971-1975. No other information is available.

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 buildings 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 and commercial 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 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, 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 11/13/56) for John C. Moss (owner-builder) to construct 5 offices and a drug store (6000 sq. ft.)

1957 plumbing pipe inspection (owner-Moss)

1957 permit (issued 2/5/57) to install new sign on drug store

1961 permit (issued 8/29/61) to add a bath and 4 doors (owner and contractor names are not legible)

1965 permit for roof repair

1969 permit (finaled 8/4/69) for Luther and Danlin (contractors) to repair of fire damage to offices. Includes replacing studs, roof rafters, re-plastering, and roof repair (Owner- Dr. Eiser)

1984 permit (finaled 11/7/84) for Stephen Tzeng (owner)/Deko Contractor (contractor) to add a ground pole sign 2'x5'x6' (non-illuminated)

1984 permit (finaled 11/7/84) for Mr. Chen (owner)/Grand Gold Mine Corp. (contractor) to add 6'x'4'x7' monument sign with electrical illumination

1994 certificate of occupancy issued (10/17/94) to Mariam Tseng (owner) for medical office

1996 certificate of occupancy issued (1/29/96) to Drs. Stephan and Marian Tzeng (owners) for medical office

2008 certificate of occupancy issued (6/27/08) to Stephen Tzeng (owner) for Medical office

2011 certificate of occupancy issued (8/22/11) to Marian Tzeng M.D. (owner) for Dental office

2011 permit (submitted 7/22/11) for Carlos Meza (owner) to legalize partition wall

2011-2013 certificate of occupancy issued (4/10/13) to Carlos R. Meza M.D. (owner) for Professional (medical) office

### **B12 References**

City Directories

var. Census and City Directories for Monterey Park (The Los Angeles Directory Company). Accessed March- June 2014 through online through Ancestry.com at http://www.ancestry.com/

City of Monterey Park

var. Building permits. On file at the City of Monterey Park Building and Safety Department.

Hess, Alan

 $2004\ The\ Ranch\ House.$  Harry N. Abrams, Incorporated. New York.

The American Institute of Architects (AIA) Historical Directory of American Architects

n.d. Accessed online July 2014.



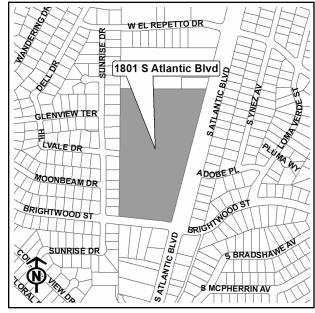
| State of California - The Resources Agency DEPARTMENT OF PARKS AND RECREATION  | Primary #  |
|--|--|
| PRIMARY RECORD   | HRI#   |
|  | Status Code 6Y, 6Z                               |
| Other Listings   | <u> </u>   |
| Review Code Reviewer   | Date   |
|  | 801 S Atlantic Blvd                              |
| <del>_</del> _   |  |
| P1. Other Identifier: APE Map Ref # 24-3B; Gas Company   |  |
| *P2. Location:Not for PublicationX Unrestricted *a. County Los Angeles<br>*b. USGS 7.5' Quad: Los Angeles Date: 1994 T01S, R12V  | and (P2b and P2c or P2d.)                        |
| *b. USGS 7.5' Quad: Los Angeles Date: 1994 T018, R12V  c. Address: 1801 S Atlantic Blvd City: Monterey Pa  |  |
|  | mE/ Zip: 91754 mE/ m                             |
| e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate):   |  |
| *P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alteration.)   |  |
|  | grity: high, setting, location, materials,       |
|  | o, association, design, feeling                  |
| Siding/Sheathing: stucco, All Visible, metal   |  |
| Roof: flat Fenestration: metal, fixed  |  |
| Other notable features: Secured facility, but appears to retain integrity.   |  |
| No. Stories: 4 buildings   |  |
| Property Type: industrial  |  |
|  |  |
|  |  |
| *P3b. Resource Attributes: (List attributes and codes) HP09  |  |
| *P4. Resources Present: X Building Structure Object Site District  | Element of District Other (Isolates, et          |
| P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)   | P5b. Description of photo:                       |
|  | (View, data, accession #)                        |
|  | View to the SW, 09/11/13                         |
|  | *P6. Date Constructed/Age and                    |
|  | Sources: X Historic                              |
| The state of the s | Prehistoric Both                                 |
|  | circa 1965                                       |
|  | Assessor   |
|  | *P7. Owner and Address:                          |
|  | So Countries Gas Co                              |
|  |  |
|  |  |
|  | *P8. Recorded by:                                |
|  | Casey Tibbet                                     |
|  | LSA Associates, Inc.                             |
|  | 1500 Iowa Ave., Suite 200<br>Riverside, CA 92507 |
|  | Riverside, CA 72507                              |
|  | *P9. Date Recorded: 09/11/2013                   |
|  | *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 De EA 187900, EFIS 0700000191, 2014   | epartment of Transportation District 7,          |
| *Attachments: None Location Map Sketch Map X Continuation Sheet X E  | Building, Structure, and Object Record           |
| Archeological Record District Record Linear Feature Record   | Milling Station Record                           |
| <del></del>  | (List):  |
| TOOK ALTROOM Althaut Nebolu Filolograph Nebolu Other   | (LIOU).  |

| State of California - The Resources Age        | -   | Primary #<br>HRI #                        |
|--|---|---|
| BUILDING, STRUCTURE,                           | , AND OBJECT RECORD   |   |
| Page <u>2</u> of <u>5</u>                      |   | *NRHP Status Code 6Y, 6Z                  |
|  | *Resource Name or #: (Assigned by record                    | ler) _ 1801 S Atlantic Blvd               |
| B1. Historic Name:                             |   |   |
| B2. Common Name: The Gas Compan                | IV  |   |
| B3. Original Use: Public Utililty              | B4. Present U   | se: Public Utililty                       |
| *B5. Architectural Style: Contempora           |   |   |
|  | ction date, alterations, and data of alterations)           |   |
| Year constructed: circa 1965 (See Continuati   | •   |   |
|  |   |   |
| *B7. Moved? <u>X</u> No Yes                    | Unknown Date:   | Original Location:                        |
| *B8. Related Features:                         |   |   |
| None   |   |   |
|  |   |   |
| B9a. Architect: Unknown                        | b. Builder:   | Unknown                                   |
| *B10. Significance: Area: Monterey l           | Park Theme: Commercial Arch                                 | itecture                                  |
| Period of Significance: circa 1965             | 5 <b>Property Type:</b> Public Utility                      | Applicable Criteria: NA                   |
|  | or architectural context as defined by theme, period, an    |   |
| This commercial building does not appear eli   | ligible for listing in the National Register of Historic Pl | laces 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) HP09                            |   |
|  |   |   |
| *B12. References:  See Continuation Sheet      |   |   |

B13. Remarks:

**\*B14. Evaluator:** Judith Marvin **\*Date of Evaluation:** 09/11/2013

(This space reserved for official comments.)



| State of California - The Resources Agenc DEPARTMENT OF PARKS AND RECREAT CONTINUATION SHEET | •                   |                        | Primary # _<br>HRI # _<br>Trinomial |      |
|--|---------------------|------------------------|-------------------------------------|------|
| Page <u>3</u> of <u>5</u>  | Resource Name or #: | (Assigned by recorder) | 1801 S Atlantic B                   | ilvd |

**\*Date:** 09/11/2013

X Continuation

Update

(continued):

\*Recorded By:

Property Information: This address was not listed in the City Directory between 1941 and 1973.

LSA Associates, Inc.

Architectural Context: Modern 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, 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:

1965 plumbing permit (finaled 5/3/65) for Southern Counties Gas Co. (owner) original building

1965 permit (finaled 5/3/65) for Beattie Metal Products (contractor)/Southern Counties Gas Co. (owner) to install stacks for 3 spray booths and 1 degreaser

1965 permit for 2 wall signs and a pole sign

1965 permit (submitted 8/5/65) for evaporative water cooler with vent through roof

1967 permit (submitted 5/26/67) for Paul Robinson Hunter (Arch/Engineer) to add office space to existing office facilities (addition total 2,240 sq. ft.)

1967 permit (finaled 12/1/67) for Oltman Construction (contractor)/Paul Robinson Hunter (Arch/Engineer) to repair awnings and install new partition for mail room

1970 permit (finaled 5/12/70) to install 100 linear ft. of partitions and new counters/cabinets

1970 permit to alter auditorium stage

1973 permit (finaled 1/5/73) for M.E. engineering Co. to remodel generator room and install 250 kW generator (with related electrical wiring)

1974 permit (finaled 3/4/74) for addition of new roof canopy over loading dock, building interior partitions, and revising fencing

1976 permit for Walter G Benedict (arch/engineer) to add new interior partitions and repairs in Building D

1978 permit (finaled 7/13/78) for Harold Levitoff (arch/engineer) to add non-bearing steel partition, and partition mezzanine of Building D

1979 permit (finaled 12/3/79) for Oltmans Construction Co. to add office space on 2nd floor inside existing warehouse

1976 permit to add new women's restroom and locker room in existing building

1980 permit to add photo dark room in existing building (266 sq. ft.)

1981 permit (finaled 12/22/81) for Oltman Construction (contractor) to remove glass door, and add turnstile and glass door for security

1982 permit issued to So. Cal. Gas Co. to use Grillias Pirc, Rosier, and Aluas as engineer and Oltman Construction Co. as contractor to install 4 new 15 ton gas chiller units outside of building (finalized 12/29/1982)

1983 permit issued to So. Cal. Gas to use Robert Nichols Inc. as contractor to re-roof 350 sq. ft. of computer building (finalized 8/29/1983)

1983 permit issued to So. Cal. Gas to use Wilson-Rotter as engineer and Oltman's Construction Co. Inc. as contractor to add a 20'x60' patio cover at canteen (finalized 10/28/1983)

1983 permit issued to So. Cal Gas Co. to use Abrahamn and Paglinssoth as architect and Oltman Construction as contractor to construct a storage building (10'x20') next to classroom (finalized 1/27/1984)

1984 permit issued to So. Cal. Gas to use Oltmans Construction Co. to add additional a/c unit to Zytron area with roof penetration (finalized 1/27/1984)

1985 permit to So. Cal. Gas Co. to use Wilson-Rotter and Assoc. as architect and Ottoman's Construction to enclose approx. 1,000 sq. ft. of warehouse building (room within room) (finalized 11/21/1985)

1985 permit issued to So. Cal. Gas Co. to use Bob Grossman as engineer, Woodford and Bernard as architects, and Oltman's Construction as contractor to add a utility building with A/C/ (shell

only) (finalized 10/15/1985)

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

# **CONTINUATION SHEET**

| Primary # |  |
|-----------|--|
| HRI#      |  |
| Trinomial |  |

| Page <u>4</u> of <u>5</u>          | *Resource Name or #: (Assigned by recorder) | 1801 S Atlantic Blvd |  |  |
|------------------------------------|---|----------------------|--|--|
| *Recorded By: LSA Associates, Inc. | *Date: 09/11/2013                           | Update               |  |  |

(continued):

1986 building permit issued to So. Cal. Gas Co. to use Woodford and Bernard as architect and Ottoman's Construction as contractor to add computer building addition with A/C mechanical building (7,950 sq. ft., one-story) (finalized 6/27/1986)

1986 permit to So. Cal. Gas to use Turpin and Rattan as engineer, Woodford and Bernard as architect, and Oltmans Construction as contractor to build a cogeneration facility in utility building (finalized 2/22/1989)

1987 permit issued to So. Cal Gas Co. to use Spencer and James as contractor to remove 10,000 gallon gas and 550 gallon wash oil tank and replace with 12,000 gallon gas tank (finalized 7/1/1987)

1987 permit issued to So. Cal. Gas Co. to use Berry Construction to do quake repair and x-bracing per approved plans (finalized 11/10/1987)

1988 permit issued to. Gas to use P.A. Kilpatrick as engineer and Oltmans Construction Co. as contractor to add jib cranes at roof of warehouse and computer buildings (finalized 3/22/1988)

1990 permit for Southern California Gas Co. to reinforce existing URM building with Berry Construction Inc. (finalized 11/28/1990)

1993 permit for So. Cal. Gas Co. to roof screen "A" Bldg, with Berry Construction Inc. (finalized 5/25/1993)

1993 permit issued to So. Cal. Gas. Co to remove existing roofing and install new (finalized 12/1/1993)

1993 permit issued to So. Cal. Gas to use Berry Construction Inc. to replace roof top a/c and add structural supports (finalized 5/24/2993)

1997 permit (submitted 6/2/97) for ATI Technologies (contractor/applicant) to remove partition walls, ceiling tiles, and flooring

1997 permit (submitted 8/8/97) for Earl Corporation (contractor)/ So. Cal. Gas Co. (owner) to construct new guard station and widen driveway/apron

2000 permit (submitted 4/5/00) for tenant improvement alterations to demo partition walls and expand mail sorting room

2002 permit (submitted 2/13/02) for Alap Assoc. (applicant) to extend non-bearing partition walls to ceiling, install sliding door, HVAC on roof with ne duct work and electrical (affected floor area: 5,000 sq. ft.)

2004 permit (submitted 8/19/04) to repair concrete swale

2004 permit (submitted 10/21/04) for Thomco Const. Inc. (contractor) tenant improvement alterations for office, steel studs, and replace drywall (873 sq. ft. affected area)

2005 permit (submitted 12/8/05) for tenant improvements for 28.613 sq. ft. portion of second floor for the "Gas Co." office space

2006 permit (submitted 5/22/06) for Thomco Construction Inc. (contractor) to demo common wall between warehouse and envelope insertion room. Also, construct new common wall in order to expand the insertion room by approximately 790 sq. ft.

2006 permit (submitted 8/23/06) for Acco Eng. (Applicant/Contractor) (Glendale, CA) to construct structural support for mechanical system

2006 permit (submitted 10/10/06) for Thomco Construction Inc. (contractor) to change door to larger size (6'x8' double door)

2007 electrical permit issued for subpanel relocation

2007 permit for new 9'x211' iron fence with a 24' gate

2007 permit (submitted 9/10/07) for Sempra Energy tenant improvements that include mechanical and electrical, new door, fire rated walls, and equipment pad

2007 permit (submitted 12/28/07) for Erickson-Hall Construction Co. (contractor) to construct reinforced opening in masonry wall on 2nd floor

2008 electrical, plumbing, and mechanical permits for Sempra Energy 1st floor and exterior for air-cool chiller project

2008 permit (submitted 2/26/08) for Thomco Construction Inc. (contactor) for tenant improvements for Sempra Energy's Disaster Recover Center (10/7/08 revision on mech.)

2008 permit (submitted 4/1/08) for Thomco Construction Inc. (contractor) new T-bar ceiling and electrical work for Sempra Energy data room 2008 permit for screening exterior air chiller

2008 electrical and mechanical permit for new cooling unit

2008 permit for air handling unit upgrade for "Sempra Energy"

2008 electrical and mechanical permits for cooling tower replacement

2009 permit for foundation for cooling tower replacement

2009 permit (submitted 2/20/09) for California Hazardous Services Inc. (contractor) to conduct gas Company/Sempra phase II

2009 permit (submitted 3/6/09) for Syska Hennessey group (applicant)/Gregory T. Sadowski (architect) (Santa Ana, CA)/Erickson-Hall Const.

Co. to replace existing air handler with new 25 ton unit, rework duct, stop condition warehouse area. Improved office distribution and cut opening for duct work in mezzanine floor (structural). Also, reefed new air handler.

2009 permit issued to replace 2 A/C chillers and electrical upgrade

2010 electrical and mechanical permits issued for booth and CRAC unit relocation

2010 permit (submitted 10/5/10) for Carri Construction (contractor) to remove 41 existing pole mounted yard lights and replace with 24 new pole mounted lights. Also includes 23 new building mounted lights and sewer line change out.

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

# CONTINUATION SHEET

| Primary # |  |
|-----------|--|
| HRI#      |  |
| Trinomial |  |

| Page <u>5</u> of <u>5</u>          | Resource Name or #: (Assigned by recorder) | 1801 S Atlantic Blvd |  |  |
|------------------------------------|--|----------------------|--|--|
| *Recorded By: LSA Associates, Inc. | * <b>Date:</b> 09/11/2013                  | Update               |  |  |

(continued):

2011 permit (submitted 2/1/11) for Meadows Sheet Metal &Air (contractor) to change out air handling unit on roof

2011 permit (submitted 2/4/11) for Louie Montrichok (applicant)/Steven Drucker (architect) (Culver City, CA)/Corporate Contractors Inc. (contractor) to construct tenant improvements for Sempra Energy (owner). Includes new bathrooms, offices, fax room, and ceiling. \*5/4/11 revision on ceiling soffit details.

2011 permit (submitted 4/6/11) for Swinterton builders (contractor) to construct tenant improvement generator project

2011 plumbing permit for replacement of Chilled water pump (Building B)

2011 HVAC permit to add supplemental air with new A/C (Building A)

2011 permit (submitted 11/17/11) for Tank Specialties Inc. (applicant/contractor) to construct footing for (2) 500 gallon day tanks and footing for light pole

2012 permit (submitted 2/6/12) for mechanical air handling units for Building A

2012 permit (submitted 4/3/12) for Gyzen & Associates/Jeffry Gyzen (applicant) to construct (phase 1) an addition to existing "data center" for building A. Plus, 1,133 sq. ft. of the tenant improvements in existing building. Also, includes onsite paving. Contractor was Thomco Construction Inc.

2012 electrical, plumbing, and mechanical permits associated with phase 1 tenant improvements

2012 permit (submitted 7/10/12) for Peterson Hydraulics to remove existing vehicle lift and install new vehicle lift

2013 permit (submitted 10/30/13) for Peterson Hydraulics/Daniel G. Peterson (applicant) (Owner: Sempra Energy) to remove and replace existing vehicle lift for Bldg. C (Contractor Peterson Hydraulics)

B12. References

City Directories

var. Census and City Directories for Monterey Park (The Los Angeles Directory Company). Accessed March- June 2014 through online through Ancestry.com at http://www.ancestry.com/

City of Monterey Park

var. Building permits. On file at the City of Monterey Park Building and Safety 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.



| State of Californ<br>DEPARTMENT<br>PRIMARY   | OF PARKS A  | ND RECREATION                      | DN   |         |                    |                    | Primary<br>HR<br>Trinom   | l#   |  |
|--|---|------------------------------------|--|---------|--------------------|--------------------|---|--|--|
|  |   |                                    | Other Listings                             |         |                    | NR                 | HP Status Cod   | de <u>6Y, 6Z</u>   |  |
|  |   | ,                                  | Review Code                                |         | Review             | or.                |   | Date   |  |
| Boss 1 of /  | 1   | *Re                                | source Name or                             | #-      | (Assigned by r     |                    | 1501 S Atlar  |  |  |
| Page 1 of 2  | <u>+                                     </u>                               | 140                                | source Hume of                             |         | ( looigilod by i   | 0001001)           | 1301 5 11111  | itic Bivu  |  |
| P1. Other Ident  |   | *                                  | 3; St. Thomas Aqui                         | nas Chu | urch               |                    |   |  |  |
| *P2. Location:   | <del></del>   | r Publication                      | X Unrestric                                |         | *a. County         | Los Ange           |   | <b>and</b> (P2b and  | P2c or P2d.)   |
| *b. USGS 7.5   | 1501 S Atla   | Los Angeles                        |  | Date:   | 1994<br>Citv       |                    | R12W, S33<br>ey Park  | Zin:   | 91754  |
|  |   |                                    | d/or linear resour                         | res)    |                    |                    | cy i aik  |  | 7175 <del>4</del>  |
| •  |   | ū                                  |  | ,       |                    |                    |   | 009148, 525300901  |  |
| *P3a. Descriptio   |   |                                    |  |         |                    |                    |   | etting, and boundarie  |  |
| Siding/Sheathin<br>Siding/Sheathin<br>Roof: front gab!<br>Roof: flat, steep<br>Fenestration: n<br>Primary Entra<br>Other notable if<br>Plan: irregular<br>No. Stories: 1 | ng: decorative ble, low, wide ear<br>netal, fixed, from<br>nce: front, doub | olock: accent, E ves  nt ole doors | is on APN 5253009                          | 010     |                    | Propert<br>Retains | ns: Non-Compatey Type: church integrity: medinal integrity: medinal inship, association | um, setting, location  | n, materials,  |
| *P3b. Resource   | A ttuibtoo.   | (List attributes                   | and codes)                                 | HP1     | <i>C</i>           |                    |   |  |  |
| PSa. PHOLOGIA  | Diawiling (Filo   | to required for the                | uildings, structure                        | as, and | objects.)          |                    | (Vie Vie *P6 Sou *P7 Ar 34 Lo *P8 Ca LS Ri *P9 *P1                                      | b. Description of ew, data, accession where the W, 09/11/6. Date Constructurces: X Himpership Himpe | ted/Age and storic Both Both Both Both Both Both Both Both |
| *P11. Report Cit<br>Historic Proper<br>EA 187900, EF   | ty Survey Repo  | rt for the SR 710                  | d other sources or e<br>North Study, Los A |         | •                  | nia, Californ      | iia Department o  | f Transportation Dis   | strict 7,  |
| *Attachments:  | None  | Location Ma                        | Sketch Ma                                  | ap _2   | X Continuation     | Sheet              | X Building, St  | ructure, and Obje  | ct Record  |
|  | Archeolo  | <br>gical Record                   | District Rec                               | ord     | <br>Linear Fea     | ture Recor         | d Milling   | Station Record   |  |
|  | Rock Art  | Record A                           | <br>Artifact Record                        | Pho     | —<br>otograph Reco | rd C               | ther (List):  |  |  |

| State of California - The Resources Ag  | ency   | Primary #   |
|---|--|---|
| DEPARTMENT OF PARKS AND RECRE   | -  | HRI#  |
| <b>BUILDING, STRUCTURE</b>  | , AND OBJECT RECORD  |   |
| Page <u>2</u> of <u>4</u>   |  | *NRHP Status Code 6Y, 6Z  |
|   | *Resource Name or #: (Assigned by recorder   | r) 1501 S Atlantic Blvd   |
| B1. Historic Name:  |  |   |
| B2. Common Name:  |  |   |
| B3. Original Use: Church  | B4. Present Use  | e: Church   |
| *B5. Architectural Style: California  |  |   |
|   | ction date, alterations, and data of alterations)  |   |
| Year constructed: 1962 (See Continuation S  |  |   |
| (3.5. 2.5   | ,  |   |
| *B7. Moved? X No Yes  | Unknown Date:  | Original Location:  |
| *B8. Related Features:  | _  |   |
| None  |  |   |
|   |  |   |
|   |  |   |
| B9a. Architect: Barker/Ott  | b. Builder:  | Clements Build Co.  |
|   |  | Clements Build Co.  |
| *B10. Significance: Area: Monterey  | Park Theme: Architecture   |   |
| Period of Significance: Monterey  1962  | Park Theme: Architecture  Property Type: Church  | Applicable Criteria: NA   |
| *B10. Significance: Area: Monterey  Period of Significance: 1962  (Discuss importance in terms of historical  | Park Theme: Architecture  Property Type: Church or architectural context as defined by theme, period, and  | Applicable Criteria: NA geographic scope. Also address integrity.)  |
| Period of Significance: 1962 (Discuss importance in terms of historical This church does not appear to meet the crit  | Park Theme: Architecture  Property Type: Church or architectural context as defined by theme, period, and eria for listing in the National Register of Historic Places             | Applicable Criteria: NA geographic scope. Also address integrity.)  |
| Period of Significance: 1962 (Discuss importance in terms of historical This church does not appear to meet the crit defined by the California Environmental Quantum Period (1962)  | Park Theme: Architecture  Property Type: Church or architectural context as defined by theme, period, and eria for listing in the National Register of Historic Places             | Applicable Criteria: NA geographic scope. Also address integrity.)  |
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| Period of Significance: 1962 (Discuss importance in terms of historical This church does not appear to meet the crit defined by the California Environmental Quantum Period (1962)  | Park Theme: Architecture  Property Type: Church or architectural context as defined by theme, period, and eria for listing in the National Register of Historic Places             | Applicable Criteria: NA geographic scope. Also address integrity.)  |
| Period of Significance: 1962 (Discuss importance in terms of historical This church does not appear to meet the crit defined by the California Environmental Quantum Period (1962)  | Park Theme: Architecture  Property Type: Church or architectural context as defined by theme, period, and eria for listing in the National Register of Historic Places             | Applicable Criteria: NA geographic scope. Also address integrity.)  |
| Period of Significance: 1962 (Discuss importance in terms of historical This church does not appear to meet the crit defined by the California Environmental Qui (continued on next page)   | Park Theme: Architecture  Property Type: Church  or architectural context as defined by theme, period, and eria for listing in the National Register of Historic Places ality Act. | Applicable Criteria: NA geographic scope. Also address integrity.)  |
| Period of Significance: 1962 (Discuss importance in terms of historical This church does not appear to meet the crit defined by the California Environmental Qui (continued on next page)   | Park Theme: Architecture  Property Type: Church or architectural context as defined by theme, period, and eria for listing in the National Register of Historic Places             | Applicable Criteria: NA geographic scope. Also address integrity.)  |
| Period of Significance: 1962 (Discuss importance in terms of historical This church does not appear to meet the crit defined by the California Environmental Qui (continued on next page)  B11. Additional Resource Attributes: *B12. References: | Park Theme: Architecture  Property Type: Church  or architectural context as defined by theme, period, and eria for listing in the National Register of Historic Places ality Act. | Applicable Criteria: NA geographic scope. Also address integrity.)  |
| Period of Significance: 1962 (Discuss importance in terms of historical This church does not appear to meet the crit defined by the California Environmental Quantum Period (1962)  | Park Theme: Architecture  Property Type: Church  or architectural context as defined by theme, period, and eria for listing in the National Register of Historic Places ality Act. | Applicable Criteria: NA geographic scope. Also address integrity.) or to qualify as a historical resources as |
| Period of Significance: 1962 (Discuss importance in terms of historical This church does not appear to meet the crit defined by the California Environmental Qui (continued on next page)  B11. Additional Resource Attributes: *B12. References: | Park Theme: Architecture  Property Type: Church  or architectural context as defined by theme, period, and eria for listing in the National Register of Historic Places ality Act. | Applicable Criteria: NA geographic scope. Also address integrity.) or to qualify as a historical resources as |
| Period of Significance: 1962 (Discuss importance in terms of historical This church does not appear to meet the crit defined by the California Environmental Qui (continued on next page)  B11. Additional Resource Attributes: *B12. References: | Park Theme: Architecture  Property Type: Church  or architectural context as defined by theme, period, and eria for listing in the National Register of Historic Places ality Act. | Applicable Criteria: NA geographic scope. Also address integrity.) or to qualify as a historical resources as |

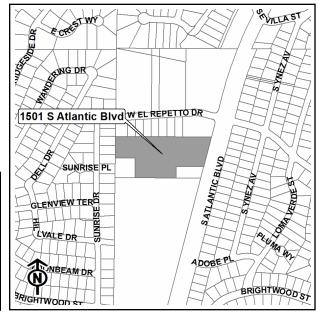
(This space reserved for official comments.)

\*B14. Evaluator:

\*Date of Evaluation:

Judith Marvin

09/11/2013



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

| Primary # |  |
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| Trinomial |  |

| Page <u>3</u> of <u>4</u>          | Resource Name or #: (Assigned by recorder) |                           | 1501 S Atlantic Blvd |  |  |
|------------------------------------|--|---------------------------|----------------------|--|--|
| *Recorded By: LSA Associates, Inc. |  | * <b>Date:</b> 09/11/2013 | Update               |  |  |

(continued):

Property Information: This address was not listed in the City Directory between 1941 and 1973.

Architect Information: The firm is the successor to M. L. Barker and G. Lawrence Ott, Architects. It filed articles of incorporation with the California Secretary of State in 1929 and dissolved on May 1, 1962 at the age of 52 years, two months. Merl Lee Barker (1888-1970) was a member of AIA Southern California Chapter from 1946 to until his death in 1970 and G. Lawrence Ott (1895-1975) was a member of AIA from 1946 until his death in 1975. Works attributed to the firm include Jefferson-Bellarmine High School, Burbank (1945); Saint Anthony's Roman Catholic Church, Long Beach (1952); Mt. Saint Mary's College, Los Angeles (1935-55); Queen of Angels Hospital, Los Angeles (1935-55) and Loyola University Chapel, Los Angeles (1954). The partnership designed numerous convents, rectories and elementary schools for the Roman Catholic Archdiocese of Los Angeles. Gebhard and Winter wrote of the Jefferson-Bellarmine complex: "...a facsimile of Independence Hall with a splendid facsimile of the Liberty Bell in the entrance hall under the tower. Three cheers for the architects and the priest who conceived of and for the church who endorsed this Fourth of July Celebration!"

Architectural Context: Modern 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 low-pitched roofs, 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 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. While the property is an example of the type of building Merl Lee Barker and G. Lawrence Ott were known for, it is not a particularly outstanding representation of their work. 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:

1961 permit (issued 5/3/61) for Roman Catholic Archbishop of LA (owner)/Barker/Ott (architect)(Los Angeles)/ Clements/Hully Co. (contractor) to construct a new building that would serve as an auditorium for future school (4,770 sq. ft.)

Illegible date- permit issued to the Roman Catholic Archbishop of LA (owner)/ Barker and Ott (architect) for the new construction and addition of a school and convent (School: 10,370 sq. ft.?/Convent: 7,800 sq. ft.?)

1962 permit (foundation finaled 7/23/62) for the Catholic Archbishop of LA (owner) and Barker/Ott (architect)/Clements Build Co. (contractor) to construct auditorium and school

1962 electrical permits issued to Roman Catholic Archbishop of LA (owner)

1962 permits for connection to sewer established

1974 permit for 3'x5' (6' high) sign and reader board for St. Thomas Aquinas Church

1984 permit (finaled 1/25/85) for the Roman Catholic Archbishop of LA (owner)/M.T. Patrick Construction (contractor) to construct the addition of a 10'x28' library (280 sq. ft.)

1998 permit to re-roof

2004 permit (submitted 8/2/04) for Roman Catholic Archbishop of LA (owner)/Sunway Builder (contractor) to legalize enclosed patio cover as 230 sq. ft. rumpus room (unconditioned space) (roof and slab existing)

2006 permit (submitted 9/26/06) for Roman Catholic Archbishop of LA (owner) to install glazing in aluminum frames on 2nd floor loft (RCIA dismissal room) and new handrail

2013 permit (submitted 12/16/13) for the Roman Catholic Archbishop of LA (owner) to construct a freestanding aluminum carport 22'x20' (Contractor- Advance Aluminum Awning Co.)

| State of California - The Resources Agency |
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| DEPARTMENT OF PARKS AND RECREATION         |
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| Primary # |  |
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| CONTINUATION SHEET  |   | Trinomial                       |
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| Page <u>4</u> of <u>4</u>   | *Resource Name or #: (Assigned by recorder)   | 1501 S Atlantic Blvd            |
| ecorded By: LSA Associates, Inc.                                  | * <b>Date:</b> 09/11/2013   | Update                          |
| (continued):  |   |                                 |
| through Ancestry.com at http://www.ancestry.city of Monterey Park | Ionterey Park Building and Safety Department.  etion. McGraw-Hill, New York.  red A. Knopf, New York. | March- June 2014 through online |

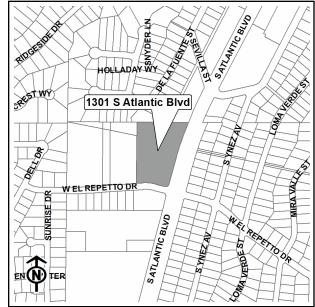
State of California - The Resources Agency Primary # **DEPARTMENT OF PARKS AND RECREATION** HRI# **Trinomial** PRIMARY RECORD NRHP Status Code 6Y, 6Z **Other Listings Review Code** Reviewer Date (Assigned by recorder) 1301 S Atlantic Blvd \*Resource Name or #: Page 1 of 3 P1. Other Identifier: APE Map Ref # 26-3B; Royal View Terrace \*P2. Location: Not for Publication X Unrestricted \*a. County Los Angeles and (P2b and P2c or P2d.) 1994 \*b. USGS 7.5' Quad: Los Angeles Date: T01S, R12W, S33 c. Address: 1301 S Atlantic Blvd Zip: 91754 City: Monterey Park d. UTM: (Give more than one for large and/or linear resources) Zone: e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate): APN:5253009045 \*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries) No. Stories: 3, 3 buildings, basement visible Architectural Style: Contemporary, elements of Siding/Sheathing: stucco, All Visible **Property Type:** residential Siding/Sheathing: decorative block: accent, All Visible Related: This property has numerous APNs Siding/Sheathing: decorative block: accent, E Retains integrity: medium, setting, location, workmanship, Roof: hipped, low, multiple rooflines, wide eaves association, design, feeling Fenestration: aluminum, horizontal sliding, front, side Alterations: altered fenestration Fenestration: vinyl, horizontal sliding, front, side Other notable features: recesed balconies; swimming pool; parking underneath Plan: rectangular (List attributes and codes) \*P3b. Resource Attributes: HP03 X Building Object Site District Element of District Other (Isolates, etc.) \*P4. Resources Present: Structure P5b. Description of photo: P5a. Photo or Drawing (Photo required for buildings, structures, and objects.) (View, data, accession #) View to the W, 09/11/13 \*P6. Date Constructed/Age and Sources: X Historic Prehistoric Both 1968 Assessor P7. Owner and Address: Kan, David and Betty PO Box 572 North Falmouth, MA 25560 \*P8. Recorded by: Casey Tibbet LSA Associates, Inc. 1500 Iowa Ave., Suite 200 Riverside, CA 92507 \*P9. Date Recorded: 09/11/2013 \*P10. Survey Type: (Describe) Intensive (Cite survey report and other sources or enter "none.") \*P11. Report Citation: Historic Property Survey Report for the SR 710 North Study, Los Angeles County, California, California Department of Transportation District 7, EA 187900, EFIS 0700000191, 2014 X Continuation Sheet X Building, Structure, and Object Record \*Attachments: None Location Map Sketch Map Archeological Record District Record Linear Feature Record Milling Station Record Rock Art Record Artifact Record Photograph Record Other (List):

| State of California - The Resources        | •  | Primary #                                 |
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| DEPARTMENT OF PARKS AND REC                |  | HRI #                                     |
| ·  | RE, AND OBJECT RECORD  |   |
| Page $\underline{2}$ of $\underline{3}$    |  | *NRHP Status Code 6Y, 6Z                  |
|  | *Resource Name or #: (Assigned by recorder)                        | 1301 S Atlantic Blvd                      |
| B1. Historic Name:                         |  |   |
| B2. Common Name:                           |  |   |
| B3. Original Use: Multiple-family r        | esidence B4. Present Use:  | Condominium                               |
| *B5. Architectural Style: Contem           | porary   |   |
| *B6. Construction History: (Cons           | struction date, alterations, and data of alterations)              |   |
| Year constructed: 1968 (See Continuation   | n Sheet)   |   |
|  |  |   |
| B7. Moved? X No Yes                        | s Unknown Date:  | Original Location:                        |
| B8. Related Features:                      |  |   |
| This property has numerous APNs            |  |   |
|  |  |   |
| B9a. Architect: Paul Toien                 | b. Builder: O  |   |
| B10. Significance: Area: Monte             | Theme: Residential Architectu                                      | ire                                       |
| Period of Significance: 1968               | Property Type: Multi-family Resid                                  | ential Applicable Criteria: NA            |
| (Discuss importance in terms of histor     | rical or architectural context as defined by theme, period, and go | eographic scope. Also address integrity.) |
|  | ppear eligible for listing in the National Register of Historic P  | laces and does not appear to qualify as a |
| historical resource pursuant to the Califo | rnia Environmental Quality Act (CEQA).                             |   |
| (continued on next page)                   |  |   |
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| B11. Additional Resource Attributes:       | (List attributes and codes) HP03                                   |   |
| B12. References:                           |  |   |
| See Continuation Sheet                     |  | \\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\    |
|  |  |   |

B13. Remarks:

\*B14. Evaluator: Judith Marvin \*Date of Evaluation: 09/11/2013

(This space reserved for official comments.)



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| CONTINUATION SHEET             | Trinomial           |                        |                    |     |
| Page <u>3</u> of <u>3</u>      | Resource Name or #: | (Assigned by recorder) | 1301 S Atlantic Bl | lvd |

| Page $3$ of $3$                    | Resource Name or #: | (Assigned by recorder)    | 1301 S Atlantic Blvd |        |
|------------------------------------|---------------------|---------------------------|----------------------|--------|
| *Recorded By: LSA Associates, Inc. |                     | * <b>Date:</b> 09/11/2013 | X_Continuation       | Update |

(continued):

State of California The Becauses Agency

Architectural Context: Modern 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). The style has also been used in the design of multi-story buildings.

Property Information: This address was not listed in the City Directory between 1941 and 1973.

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, 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:

1961 permit to install 10'x24' wall sign

1966 permit issued to Oscar Berk (owner)/Siegman (engineer)/Toien (architect) for the plan check of 120-unit dwelling (3 stories and total of 150,000 sq. ft.)

Undated building permit issued to Oscar Berk (owner/contractor)/Paul Toien (Los Angeles, CA) for 3 multi-family buildings (3-stories).

Building A= 55,000 sq. ft.; Building B= 55,000 sq. ft.; Building C=45,000 sq. ft.

1968 plumbing permits issued to Oscar Berk (owner) for original buildings

1969 permit (finaled 4/1/69) for H.M. Hansen (arch/engineer) to build a 25'x50' swimming pool and 14' diameter spa. Work done on behalf of Oscar Berk (owner)

1977 permit (finaled 718/77) for re-roof

1976 permit (finaled 9/28/76) for Jen M. Juul (owner) to remove sliding door and install 10'x4'6" window

1998 permit (submitted 6/3/98) for Patterson (contractor) to strengthen the existing GLB? (Owner- Linton Land & Development Inc.)

1998 permit for re-roofing of Buildings A-C (Owner- HOA: River View Terrace)

1998 permit (submitted 6/25/98) for J.P Service Inc. (Contractor) to seal existing openings in enclosed walkway wall stucco and paint to match existing color. Work was done on behalf of Linton Land & Development Inc. (owner)

2000 permit 9submitted 6/19/00) for Ichioka Kazuko (owner) to construct a non-bearing wall for interior remodel of condo #325-B

2008 permit (submitted 2/27/08) for Nana Lo (owner) to legalize electrical work in kitchen

2008 permit (submitted 9/26/08) for Western supreme Rooter (contractor) to repair sewer on property (Owner-Sun Li and Sharon J Cheien)

2011 permit (submitted 9/29/11) for legalization of shower and lavatory change out by owner builder owner-Hui Li)

2012 permit for new interior electric water heater

# B12. References

City Directories

var. Census and City Directories for Monterey Park (The Los Angeles Directory Company). Accessed March- June 2014 through online through Ancestry.com at http://www.ancestry.com/

City of Monterey Park

var. Building permits. On file at the City of Monterey Park Building and Safety 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.



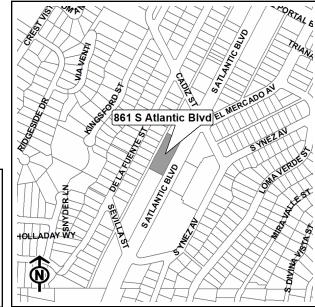
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| PRIMARY   | RECORL   | J                                     |                     |          |  | ND             | Trinomi<br>HP Status Cod                                       |   |                                      |
|   |  |                                       | Other Listings      |          |  | ININ           | ine Status Cou   | 01,02   |                                      |
|   |  |                                       | Review Code         |          | Revie  | wer            |  | Date  |                                      |
| Page 1 of 2   |  | *R4                                   | source Name o       |          | (Assigned by   |                | 861 S Atlanti  |   |                                      |
| Page <u>1</u> of <u>3</u>   |  |                                       |                     |          | (. 100.g.100 2)  |                |  | o Biya  |                                      |
| P1. Other Identi  |  | *                                     | 3; Family Dentistr  | •        | ** O   | T A            | 1  |   |                                      |
| *P2. Location:<br>*b. USGS 7.5'   |  | r Publication                         | X Unrestri          |          | *a. County   |                | R12W, S28  | <b>and</b> (P2b and   | P2c or P2d.)                         |
| c. Address:   | _  |                                       |                     |          | Cit  |                | ey Park  | Zip:  | 91754                                |
| d. UTM: (Giv  | e more than c  | one for large an                      | d/or linear resou   | urces)   | Zone:  |                |  |   | mN                                   |
| e. Other Loca   | ational Data: (  | (e.g., parcel #,                      | directions to res   | ource, e |  |                |  |   |                                      |
| *P3a. Description   |  |                                       |                     |          |  |                |  | tting, and boundarie  | es)                                  |
| Architectural St<br>Architectural St<br>Siding/Sheathin<br>Siding/Sheathin<br>Roof: flat, parap<br>Fenestration: all<br>Primary Entran<br>Other notable for<br>Plan: L-shaped<br>No. Stories: 1 | tyle: Googie, el<br>g: stucco, all vi<br>g: precision blo<br>et<br>uminum, fixed,<br>ice: front, store | isible ock, N front, storefront front | ated vertical accer | nts      |  | Retains        |  | rcial<br>setting, location, man, design, feeling  | aterials,                            |
| *P3b. Resource A  |  | (List attributes                      | •                   | HP(      |  | District       | Flomont  | of Diatriot   | Other (leelates, etc.)               |
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| *P11. Report Cita   |  |                                       | d other sources or  |          | •  |                |  | om  |                                      |
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| DEPARTMENT OF PARKS AND RECRE  |  | HRI#   |
| BUILDING, STRUCTURE  | AND OBJECT RECOR                             |  |
| Page 2 of 3  |  | *NRHP Status Code 6Y, 6Z   |
|  | *Resource Name or #: (Assign                 | ned by recorder) 861 S Atlantic Blvd   |
| B1. Historic Name:   |  |  |
| 20. Common Name:   |  |  |
| 33. Original Use: Commercial   | В  | 4. Present Use: Commercial   |
| 35. Architectural Style: Modern, Go                                      | oogie  |  |
| 36. Construction History: (Constru                                       | ction date, alterations, and data of alterat | ions)  |
| Year constructed: 1967 (See Continuation S                               | neet)  |  |
|  |  |  |
| 37. Moved? <u>X</u> No Yes   | Unknown Date:                                | Original Location:   |
| 38. Related Features:  |  |  |
| None   |  |  |
|  |  |  |
| 39a. Architect: Fidler & Fidler  |  | b. Builder: H. Lazoff  |
| 310. Significance: Area: Monterey  | Park Theme: Con                              | mmercial Architecture  |
| D. i. d. ( 0' ' ' ' ' 10/7   | December 7                                   | 2 11 Augusti Office NA   |
| Period of Significance: 1967  (Discuss importance in terms of historical | or architectural context as defined by the   | Commercial Applicable Criteria: NA eme, period, and geographic scope. Also address integrity.) |
|  |  |  |
| historical resource pursuant to the California                           |  | r of Historic Places and does not appear to qualify as a                                       |
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| (continued on next page)   |  |  |
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| 11. Additional Resource Attributes:                                      | (List attributes and codes) HP06             |  |
|  | (List attributes and codes) HP06             | )  |
| 312. References:   |  |  |
| See Continuation Sheet   |  |  |
|  |  |  |
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B13. Remarks:

**\*B14. Evaluator:** Judith Marvin **\*Date of Evaluation:** 09/11/2013

(This space reserved for official comments.)



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

| Primary # |  |
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| HRI#      |  |
| Trinomial |  |

| Page $3$ of $3$                    | Resource Name or #: | (Assigned by recorder)    | 861 S Atlantic Blvd |
|------------------------------------|---------------------|---------------------------|---------------------|
| *Recorded By: LSA Associates, Inc. |                     | * <b>Date:</b> 09/11/2013 | Update              |

(continued):

Property Information: This address was not listed in the City Directory between 1941 and 1973.

Architect Information: No information for a firm by this name was found. Allen Howard Fidler, AIA 1966-1975, Southern California Chapter is listed in 1970 at a Canoga Park address.

Architectural Context: This building exhibits 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

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, 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:

1966 building plan check by Turner Investments to use H. Lazoff (L.A.) as contractor and Herman Fidler (L.A.) to construct new office buildings (7,000 sq. ft.)

1967 plumbing heating and cooling permit

1968 plumbing, heating, and cooling application

1967 building permit to Turner Investments to use H. Lazoff (L.A.) a contractor and Fidler and Fidler (L.A.) as architects to construct new 7,000 sq. ft. office building with masonry and stucco (1/26/1967)

1977 plumbing, heating, and cooling permit

1977 plumbing, heating, and cooling permit

1977 permit for Johnston and Scheose? Co. to use Maxwell Starkman and Assoc. as architect (Beverly Hills) and Wier Casady Co. (L.A.) as contractor to add approx. 12,029 sq. ft. of building space, and refurbish 7,000 sq. ft. of existing building (finalized 3/10/1977)

2004 permit for refacing wall sign and pole sign

 $2004\ certificate\ of\ occupancy\ issued\ (12/3/04)\ to\ David\ Kwok\ (owner)\ for\ W.S.\ Adult\ Day\ Health\ Care/W.S.\ Group\ Corporation\ (business)$ 

2006 permit for new sign

2009 building alteration/repair permit for Procare Investments LLC to use Jose Luis Rodarte (Winnetka) to plaster over existing stone area on front of four building (approx.. 450 sq. ft.) with final color to match existing building color (submitted 8/13/2009)

## **B12 References**

City Directories

var. Census and City Directories for Monterey Park (The Los Angeles Directory Company). Accessed March- June 2014 through online through Ancestry.com at http://www.ancestry.com/

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 in July 2014.



State of California - The Resources Agency Primary # **DEPARTMENT OF PARKS AND RECREATION** HRI# **Trinomial** PRIMARY RECORD NRHP Status Code Other Listings **Review Code** Reviewer Date \*Resource Name or #: (Assigned by recorder) 823 S Atlantic Blvd Page 1 of 4 P1. Other Identifier: APE Map Ref # 28-3B \*P2. Location: 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, S28 c. Address: 823 S Atlantic Blvd City: Monterey Park Zip: 91754 d. UTM: (Give more than one for large and/or linear resources) Zone: mNmE/ e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate):  $\underline{APN:5253002033}$ (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries) \*P3a. Description: Architectural Style: Contemporary, Japanese-influenced Property Type: commercial Siding/Sheathing: Decorative concrete block, all visible Retains integrity: high, setting, location, materials, Roof: flat workmanship, association, design, feeling Fenestration: aluminum sliders with some transoms, front, side **Primary Entrance:** side (multiple), slab doors Other notable features: "floating" screens Plan: rectangular No. Stories: 2 \*P3b. Resource Attributes: (List attributes and codes) HP06 X Building \_\_\_Structure \*P4. Resources Present: Object Site \_\_\_ \_\_District \_\_\_Element of District \_\_\_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, 09/11/13 \*P6. Date Constructed/Age and Sources: X Historic Prehistoric Both 1961 P7. Owner and Address: Sk Properties LLC 20136 Pacific Coast Hwy Malibu, CA 90265 P8. Recorded by: Casey Tibbet (and Francesca Smith, Caltrans) LSA Associates, Inc. 1500 Iowa Ave., Suite 200 Riverside, CA 92507 \*P9. Date Recorded: 09/11/2013 \*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 Artifact Record Rock Art Record Photograph Record Other (List):

| DEPARTMENT OF PARKS AN                                    | urces Agency<br>ID RECREATION               | Primary #                      |
|---|---|--------------------------------|
|   | TURE, AND OBJECT RECORD                     | nki#                           |
| Page <u>2</u> of <u>4</u>                                 |   | *NRHP Status Code 2S2          |
|   | *Resource Name or #: (Assigned by recorder) | _823 S Atlantic Blvd           |
| B1. Historic Name: <u>Dr. Hen</u> B2. Common Name:        | ry K. Kawamoto Office                       |                                |
| B3. Original Use: Office                                  | B4. Present Use:                            | Office                         |
| *B5. Architectural Style:                                 | Contemporary, Japanese-influenced           |                                |
| Year constructed: 1961 (See Cont                          | tinuation Sheet)                            |                                |
| *B8. Related Features: None                               |   | riginal Location:  aul F. Cook |
| *B8. Related Features:  None  B9a. Architect: Thor Hesber | g b. Builder: Pa                            |                                |

HP06

\*B12. References:

See Continuation Sheet

B13. Remarks:

**\*B14. Evaluator:** Judith Marvin **\*Date of Evaluation:** 09/11/2013

B11. Additional Resource Attributes:

(This space reserved for official comments.)

(List attributes and codes)



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

| Primary # |  |
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| HRI#      |  |
| Trinomial |  |

| Page $3$ of $4$   | Resource Name or #: (A         | Assigned by recorder)   | 823 S Atlantic Blvd           |   |
|-------------------|--------------------------------|-------------------------|-------------------------------|---|
| *Recorded By: LSA | Associates, Inc. with Caltrans | *Date: 9/11/2013, 2/201 | 5 <u>X</u> ContinuationUpdate | - |

(continued):

Property Information: City directories indicate the following businesses occupied this address during the historic period: Edward Himino, Phys/J. C. Hershey, Phys./Robert L. Gray, Dentist/M.K. Kawamoto, Dentist/ I.S. Kuninobu, Dentist (1963).

Architectural Context: Modern 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, especially in commercial buildings.

Significance Evaluation: The subject property is not eligible under Criterion A, as it was not found to be associated with events that have made a significant contribution to the broad patterns of our history. Under Criterion B, the subject property is directly associated with the career of Henry K. Kawamoto, Jr., MD, DDS, a world-renowned maxiofacial surgeon. Dr. Kawamoto was responsible for its construction in 1961, and the subject property served as his primary office until 1981. He continues to own the building through a holding company. During his 20-year occupancy, Dr. Kawamoto received a medical degree from USC (1964), and most notably was the first Californian to study craniofacial surgery in Paris, France, under Paul Tessier, MD (1917-2008). Tessier is considered the inventor of that specialized medical field (*The Guardian*). In 1975, he became a part-time faculty member at UCLA, establishing a distinguished program in the specialty. After 1983, he devoted more time to UCLA and established offices on the west side. He achieved wide recognition for leading the surgical team that successfully separated South American conjoined twins in 2002, using techniques partially developed at the subject property. Dr. Kawamoto retired with an emeritus professorship in 2013. During his career, he focused on the field of pediatric cranio dismorphology, establishing the Kawamoto Classification System for Parry-Romberg Syndrome (1974) and the Craniofacial Fellowship at UCLA (1979). With Tessier and on his own, he designed several surgical instruments that continue to be widely used in the field. He held more than 50 visiting professorships, and was published in nearly 500 scientific and academic publications (Kawamoto resume, 2012). He has received too many awards to enumerate, among them Faculty of the Year (UCLA), Outstanding Achievement in Clinical Research, as well as other national, regional and local honors.

Under Criterion C, the building embodies distinctive characteristics of the Contemporary, Modern, Japanese-influenced architecture style. Those noteworthy characteristics include building's block form, its simple proportions, the straightforward plan and use of Shoji screen-like materials. The decorative concrete block, in scored stack bond creates an unassuming geometry for the composition. The use of landscaping in shaped bushes (ground floor) and less formal arrangements in the front and right sides integrates interior spaces with the outdoors, a common trait of the era. The slender, metal exposed stairwell and walkway embody a late expression of the modernist form-following-function axiom. The building's horizontal emphasis is punctuated by a flagpole at the front corner. Finally, the integrated use of decorative screens set outboard of large window expanses to diffuse light is a quiet expression of pride in Dr. Kawamoto's Japanese heritage. The project architect, Thor Hesberg (d. 2001), made a niche designing dental offices encouraging use of glass for natural lighting. He was published in a dental journal and was later featured in *Progressive Architecture* addressing effective ways to use glass in building design (Hesberg and 1965).

### **B6.** Construction History

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

1960 permit for Henry K. Kawamoto D.D.S. to ? (Studio City) as contractor and Thor Hesberg (L.A.) as architect to construct new, two-story, 96'4" x 31' 8" plaster and concrete building or 7 medical-dental suites (finalized 12/15/1960)

2011 building alteration/repair permit for Kawamoto Shizuko to use John Wiley Construction to replace existing screen wall and roof canopy with new screen wall and roof canopy as well as resurface second floor walking deck (submitted 1/12/2011)

| tate of California - The Resourc<br>EPARTMENT OF PARKS AND F<br>CONTINUATION SHE | RECREATION                      |   | Primary #                  |
|--|---------------------------------|---|----------------------------|
| age <u>4</u> of <u>4</u>   | *Resource Nam                   | ne or #: (Assigned by recorder) 823.5     | S Atlantic Blvd            |
| ecorded By: LSA Associates   | s, Inc. with Caltrans           | <b>Date:</b> 9/11/2013, 2/2015            | _X_ContinuationUpdate      |
| (continued):   |                                 |   |                            |
| B12 References   |                                 |   |                            |
| City Directories   | or Monterey Park (The Los Ange  | eles Directory Company). Accessed March-J | June 2014 through online   |
| through Ancestry.com at http://www   |                                 | nes Directory Company). Accessed March-   | valie 2014 through offinie |
| City of Monterey Park  | C' CM . D. I.D. 'II'            | 10.00                                     |                            |
| var. Building permits. On file at th Harris, Cyril M.                            | e City of Monterey Park Buildin | ig and Safety Department.                 |                            |
| 2006 Dictionary of Architecture an   | d Construction. McGraw-Hill, N  | New York.                                 |                            |
| Hesberg, Thor.   |                                 |   |                            |
| "Office Projects" Journal - Southe<br>Kawamoto, Henry K., Jr. Annotate           |                                 |   |                            |
| McAlester, Virginia and Lee McAle  | ester                           |   |                            |
| 1984 A Field Guide to American F   | *                               |   |                            |
| "Obituary: Paul Tessier, MD" The   | Guaraian. 27 August 2008, n.p.  |   |                            |
|  |                                 |   |                            |
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| State of California - The Resources Agency DEPARTMENT OF PARKS AND RECREATION  | Primary #<br>HRI #  |
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| PRIMARY RECORD   | Trinomial   |
| I KIMAKI KEOOKD  | NRHP Status Code 6Y, 6Z   |
| Other Listings   |   |
| Review Code Revi   | ewer Date   |
| Page 1 of 3 *Resource Name or #: (Assigned by  | y recorder) 826 S Atlantic Blvd   |
| P1. Other Identifier: APE Map Ref # 29-3B; Law Office of E. Lou  |   |
| *P2. Location: 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, S28   |
| c. Address: 826 S Atlantic Blvd C  | ity: Monterey Park Zip: 91754   |
| d. UTM: (Give more than one for large and/or linear resources)   | e: mE/mN  |
| e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc  | ., as appropriate): APN:5262002002  |
| *P3a. Description: (Describe resource and its major elements. Include design, material   |   |
| Architectural Style: Modern  | Porches: Partial, front   |
| Siding/Sheathing: stucco, All Visible, altered: yes  | Property Type: commercial   |
| Siding/Sheathing: concrete block, NW   | Retains integrity: medium, setting, location, workmanship,                |
| Siding/Sheathing: brick: skirting, NW, brick in decorative pattern Roof: flat  | design, feeling  Alterations: altered modern vinyl windows and doors, but |
| Fenestration: vinyl, fixed, front  | doesn't detract   |
| Primary Entrance: side, single door, alteration: yes   |   |
| Plan: irregular  |   |
| No. Stories: 1   |   |
|  |   |
| *P3b. Resource Attributes: (List attributes and codes) HP06  |   |
| *P4. Resources Present: X Building Structure Object Site   | e District Element of District Other (Isolates, etc.)                     |
| P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)   | P5b. Description of photo:  |
| Fig. Prioto of Drawing (Prioto required for buildings, structures, and objects.)   | (View, data, accession #)   |
| and the same of th | View to the E, 09/11/13   |
| A STATE OF THE PARTY OF THE PAR | *P6. Date Constructed/Age and   |
|  | Sources: X Historic   |
|  | Prehistoric Both  |
|  | 1968  |
| The state of the s | Permit  |
|  | *P7. Owner and Address:   |
|  | Lou Lam, Elizabeth Tr   |
|  |   |
|  |   |
| CECNOSTO   | 420 2 4 44  |
|  | *P8. Recorded by: Elisa Bechtel   |
|  | LSA Associates, Inc.  |
| * *  | 1500 Iowa Ave., Suite 200   |
|  | Riverside, CA 92507   |
|  |   |
|  | *P9. Date Recorded: 09/21/2013  |
|  | *P10. Survey Type: (Describe)   |
| *P11. Report Citation: (Cite survey report and other sources or enter "none.")   | Intensive   |
| Historic Property Survey Report for the SR 710 North Study, Los Angeles County, Calif  | fornia. California Department of Transportation District 7                |
| EA 187900, EFIS 0700000191, 2014   |   |
| *** New Leading Man Classes Man Y C  | on Chast V Duilding Chasters and Object Description                       |
| *Attachments:NoneLocation MapSketch MapX Continuati  |   |
| <u> </u>   | eature RecordMilling Station Record                                       |
| Rock Art RecordArtifact RecordPhotograph Re  | cord Other (List):  |

| State of California - The Resources Agenc  | у  | Primary #  |
|--|--|--|
| DEPARTMENT OF PARKS AND RECREAT  |  | HRI#   |
| BUILDING, STRUCTURE, A   | ND OBJECT RECORD   |  |
| Page $\underline{2}$ of $\underline{3}$  |  | *NRHP Status Code 6Y, 6Z   |
|  | *Resource Name or #: (Assigned by recorder)  | 826 S Atlantic Blvd  |
| B1. Historic Name:   |  |  |
| D2 Common Namo:  |  |  |
|  | B4. Present Use:   | Office   |
| *B5. Architectural Style: Modern   |  |  |
| *B6. Construction History: (Construction   | n date, alterations, and data of alterations)  |  |
| Year constructed: 1968 (See Continuation Sheet   | )  |  |
|  |  |  |
| *B7. Moved? <u>X</u> No Yes _  | Unknown Date: (  | Original Location:   |
| *B8. Related Features:   |  |  |
| None   |  |  |
| POo Architect: II M Hanson   | h Builder V  | / II. Haddwiak Co  |
| B9a. Architect: H.M. Hansen  | D. Dulluel. w  | V.H. Heddrick Co.  |
|  | Theme: Commercial Architect  | 7189   |
| *B10. Significance: Area: Monterey Park  | Theme: Commercial Architect  | ture   |
| *B10. Significance: Area: Monterey Park  Period of Significance: 1967  | Property Type: Office  | Applicable Criteria: NA  |
| *B10. Significance: Area: Monterey Park  Period of Significance: 1967  |  | Applicable Criteria: NA  |
| Period of Significance: Monterey Park  (Discuss importance in terms of historical or a   | Property Type: Office architectural context as defined by theme, period, and get   | Applicable Criteria: NA eographic scope. Also address integrity.)  |
| Period of Significance: 1967 (Discuss importance in terms of historical or a This commercial building does not appear eligible historical resource pursuant to the California En   | Property Type: Office architectural context as defined by theme, period, and get   | Applicable Criteria: NA eographic scope. Also address integrity.)  |
| Period of Significance: Monterey Park  (Discuss importance in terms of historical or a  This commercial building does not appear eligib  | Property Type: Office architectural context as defined by theme, period, and get   | Applicable Criteria: NA eographic scope. Also address integrity.)  |
| Period of Significance: 1967 (Discuss importance in terms of historical or a This commercial building does not appear eligible historical resource pursuant to the California En   | Property Type: Office architectural context as defined by theme, period, and get   | Applicable Criteria: NA eographic scope. Also address integrity.)  |
| Period of Significance: 1967 (Discuss importance in terms of historical or a This commercial building does not appear eligible historical resource pursuant to the California En   | Property Type: Office architectural context as defined by theme, period, and get   | Applicable Criteria: NA eographic scope. Also address integrity.)  |
| Period of Significance: 1967 (Discuss importance in terms of historical or a This commercial building does not appear eligible historical resource pursuant to the California En   | Property Type: Office architectural context as defined by theme, period, and get   | Applicable Criteria: NA eographic scope. Also address integrity.)  |
| Period of Significance: 1967 (Discuss importance in terms of historical or a This commercial building does not appear eligible historical resource pursuant to the California En   | Property Type: Office architectural context as defined by theme, period, and get   | Applicable Criteria: NA eographic scope. Also address integrity.)  |
| Period of Significance: 1967  (Discuss importance in terms of historical or a This commercial building does not appear eligible historical resource pursuant to the California En  | Property Type: Office architectural context as defined by theme, period, and get   | Applicable Criteria: NA eographic scope. Also address integrity.)  |
| Period of Significance: 1967 (Discuss importance in terms of historical or a This commercial building does not appear eligible historical resource pursuant to the California En (continued on next page)  | Property Type: Office architectural context as defined by theme, period, and get   | Applicable Criteria: NA eographic scope. Also address integrity.)  |
| Period of Significance: 1967 (Discuss importance in terms of historical or a This commercial building does not appear eligible historical resource pursuant to the California En (continued on next page)  | Property Type: Office architectural context as defined by theme, period, and ge ble for listing in the National Register of Historic Places vironmental Quality Act (CEQA).    | Applicable Criteria: NA eographic scope. Also address integrity.)  |
| Period of Significance: 1967 (Discuss importance in terms of historical or a This commercial building does not appear eligiblistorical resource pursuant to the California En (continued on next page)   | Property Type: Office architectural context as defined by theme, period, and ge ble for listing in the National Register of Historic Places vironmental Quality Act (CEQA).    | Applicable Criteria: NA eographic scope. Also address integrity.) s and does not appear to qualify as a  |
| Period of Significance: 1967 (Discuss importance in terms of historical or a This commercial building does not appear eligibhistorical resource pursuant to the California En (continued on next page)  B11. Additional Resource Attributes: (La*B12. References:                  | Property Type: Office architectural context as defined by theme, period, and geole for listing in the National Register of Historic Places vironmental Quality Act (CEQA).     | Applicable Criteria: NA reographic scope. Also address integrity.) s and does not appear to qualify as a |
| Period of Significance: 1967 (Discuss importance in terms of historical or a This commercial building does not appear eligibhistorical resource pursuant to the California En (continued on next page)  B11. Additional Resource Attributes: (La*B12. References:                  | Property Type: Office architectural context as defined by theme, period, and geole for listing in the National Register of Historic Places vironmental Quality Act (CEQA).     | Applicable Criteria: NA eographic scope. Also address integrity.) s and does not appear to qualify as a  |
| Period of Significance: 1967 (Discuss importance in terms of historical or a This commercial building does not appear eligib historical resource pursuant to the California En (continued on next page)  B11. Additional Resource Attributes: (Lattributes: See Continuation Sheet | Property Type: Office architectural context as defined by theme, period, and getallole for listing in the National Register of Historic Places vironmental Quality Act (CEQA). | Applicable Criteria: NA eographic scope. Also address integrity.) s and does not appear to qualify as a  |
| Period of Significance: 1967 (Discuss importance in terms of historical or a This commercial building does not appear eligibhistorical resource pursuant to the California En (continued on next page)  B11. Additional Resource Attributes: (La*B12. References:                  | Property Type: Office architectural context as defined by theme, period, and geole for listing in the National Register of Historic Places vironmental Quality Act (CEQA).     | Applicable Criteria: NA eographic scope. Also address integrity.) s and does not appear to qualify as a  |
| Period of Significance: 1967 (Discuss importance in terms of historical or a This commercial building does not appear eligib historical resource pursuant to the California En (continued on next page)  B11. Additional Resource Attributes: (Lattributes: See Continuation Sheet | Property Type: Office architectural context as defined by theme, period, and geole for listing in the National Register of Historic Places vironmental Quality Act (CEQA).     | Applicable Criteria: NA reographic scope. Also address integrity.) s and does not appear to qualify as a |

(This space reserved for official comments.)

\*Date of Evaluation:

09/21/2013



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

| Primary # |  |
|-----------|--|
| HRI#      |  |
| Trinomial |  |

| Page $3$ of $3$                    | Resource Name or #: | (Assigned by recorder)    | 826 S Atlantic Blvd |  |
|------------------------------------|---------------------|---------------------------|---------------------|--|
| *Recorded By: LSA Associates, Inc. |                     | * <b>Date:</b> 09/21/2013 | Update              |  |

(continued):

Property Information: This address was not listed in the City Directory between 1941 and 1973.

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, 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:

1967 electrical permit

1967 sewer inspection

1968 electrical permit

1968 plumbing, heating, and cooling permit

1968 heating and cooling permit

1968 building permit for Dr. Joseph P. Linden to use W.H. Heddrick Co. (San Gabriel) as contractor (finalized 1/31/1968)

1968 building permit for Dr. Joseph P. Linden to use J.H. Hedrick (San Gabriel) as contractor and H.M. Hansen as architect to construct new, two-story stucco medical office building (finalized 8/8/1957)

1988 permit (finaled 9/22/88) for Elizabeth Lou (owner)/JRC Cortech (contractor) to install 29' sliding

iron gate at garage at garage entrance, including (2) 3'x7' pedestrian gates

2007 building alteration/repair permit for Malcy United to use Henry Andronicos (Rancho Cucamonga) to change out 4 large front windows (no change in window opening size) (submitted 11/5/2007)

2009 certificate of occupancy issued (1/28/09) to Elizabeth Lou (owner) for a law office (business)

**B12** References

City Directories

var. Census and City Directories for Monterey Park (The Los Angeles Directory Company). Accessed March- June 2014 through online through Ancestry.com at http://www.ancestry.com/

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 July 2014.



| State of California - The Resources Agency   |  | Primary #  |                                       |
|--|--|--|---------------------------------------|
| DEPARTMENT OF PARKS AND RECREATION   |  | HRI#<br>Trinomial  |                                       |
| PRIMARY RECORD   |  | NRHP Status Code   | 6Y, 6Z                                |
| Ot   | her Listings                                 | Tittin Otatao Godo   | · · · · · · · · · · · · · · · · · · · |
|  | eview Code Reviewe                           | r  | Date                                  |
|  | ource Name or #: (Assigned by red            |  | <del></del>                           |
| . ugo <u>.                                     </u>  | , ,  |  |                                       |
| P1. Other Identifier: APE Map Ref # 30-3B;   |  | ·  |                                       |
| *P2. Location: Not for Publication  *b. USGS 7.5' Quad: Los Angeles  | X Unrestricted *a. County _ Date: 1994       |  | and (P2b and P2c or P2d.)             |
| *b. USGS 7.5' Quad: Los Angeles  c. Address: 820 S Atlantic Blvd   | <b>Date:</b> City:                           | T01S, R12W, S28  Monterey Park   | Zip: 91754                            |
| d. UTM: (Give more than one for large and/   |  | Withterey 1 ark  | mE/ mN                                |
| ,  | ,  |  |                                       |
| e. Other Locational Data: (e.g., parcel #, dir   |  |  |                                       |
| · · · · · · · · · · · · · · · · · · ·  | ajor elements. Include design, materials, co |  | ,                                     |
| Architectural Style: Modern Siding/Sheathing: stucco, All Visible  |  | Alterations: altered gate an   | setting, location, design, feeling    |
| Siding/Sheathing: brick: veneer, All Visible   |  | and the same and the same and  | a what was                            |
| Roof: flat   |  |  |                                       |
| Fenestration: aluminum, fixed, front   |  |  |                                       |
| Primary Entrance: side, single door Plan: irregular  |  |  |                                       |
| No. Stories: 1   |  |  |                                       |
| Property Type: commercial  |  |  |                                       |
|  |  |  |                                       |
|  |  |  |                                       |
| *P3b. Resource Attributes: (List attributes an   | · — — — — — — — — — — — — — — — — — — —      | District Flament of  | District Other (Inclutes sto)         |
| *P4. Resources Present: X Building   | Structure Object Site                        | DistrictElement of   | District Other (Isolates, etc.)       |
| P5a. Photo or Drawing (Photo required for buil   | dings, structures, and objects.)             |  | Description of photo:                 |
|  |  | Ι,   | data, accession #)                    |
| 5 (a)  |  | View   | to the E, 09/11/13                    |
|  |  | *Р6. С   | ate Constructed/Age and               |
|  |  | Source   |                                       |
| Ma control of the  |  | P  | rehistoric Both                       |
| The same of the sa |  | 1956   |                                       |
|  |  | Asses  | sor                                   |
|  |  | *P7. C   | Owner and Address:                    |
|  |  | The state of the s | , Lung H Tr                           |
|  | C F CLINI                                    | \$4.75.56.56.50.70.  | Camelia Dr<br>ıbra, CA 91801          |
|  |  |  | ,                                     |
|  | M M  | *P8. F   | Recorded by:                          |
|  |  | Elisa  | Bechtel                               |
|  | 1-1-1-1                                      | THE RESIDENCE OF THE PERSON NAMED IN COLUMN 2 IS NOT THE OWNER, THE PERSON NAMED IN COLUMN 2 IS NOT THE OWNER.   | Associates, Inc.                      |
|  |  |  | Iowa Ave., Suite 200                  |
|  |  | Kiver  | side, CA 92507                        |
|  |  |  | 00/01/00/2                            |
| CHANGE OF THE PARTY OF THE PART |  |  | Pate Recorded: 09/21/2013             |
|  |  | ^P10.  | Survey Type: (Describe)               |
| *P11. Report Citation: (Cite survey report and o   | ther sources or enter "none.")               | men  | ×2.1.4                                |
| Historic Property Survey Report for the SR 710 No<br>EA 187900, EFIS 0700000191, 2014  | orth Study, Los Angeles County, California   | a, California Department of Tr   | ansportation District 7,              |
| *Attachments: None Location Map  | Sketch Map X Continuation S                  | Sheet X Building Struc   | ture, and Object Record               |
| Archeological Record   | District Record Linear Featu                 |  | ation Record                          |
| <del></del>  | <del></del>                                  |  | ation Necolu                          |
| Rock Art RecordArti  | fact Record Photograph Record                | Other (List):  |                                       |

| State of California - The Resources Agency DEPARTMENT OF PARKS AND RECREATION   |  | Primary #                           |
|---|--|-------------------------------------|
| BUILDING, STRUCTURE, AND  | OBJECT RECORD  |                                     |
| Page <u>2</u> of <u>3</u>   |  | *NRHP Status Code 6Y, 6Z            |
| *Res  | source Name or #: (Assigned by recorder)   | 820 S Atlantic Blvd                 |
| B1. Historic Name:  |  |                                     |
| B2. Common Name:  |  |                                     |
| B3. Original Use: Office  | B4. Present Use:   | Office                              |
| *B5. Architectural Style: Modern  |  |                                     |
|   | alterations, and data of alterations)  |                                     |
| Year constructed: 1956 (See Continuation Sheet)   |  |                                     |
| *B7. Moved? $old X$ No Yes Unl  | known Date: O  | wising Location.                    |
| *B8. Related Features:  | known Date: O  | riginal Location:                   |
| None  |  |                                     |
| None  |  |                                     |
| B9a. Architect: Unknown   | b. Builder: Da   | aigh Construction Co.               |
| *B10. Significance: Area: Monterey Park   | Theme: Commercial Architectu   |                                     |
|   |  |                                     |
| Period of Significance: 1956  | Property Type: Office  | Applicable Criteria: NA             |
| (Discuss importance in terms of historical or architect   |  |                                     |
| This commercial building does not appear eligible for lis<br>historical resource pursuant to the California Environme |  | and does not appear to qualify as a |
| (continued on next page)  |  |                                     |
|   |  |                                     |
|   |  |                                     |
|   |  |                                     |
|   |  |                                     |
|   |  |                                     |
| B11. Additional Resource Attributes: (List attrib   | outes and codes) HP06  |                                     |
| *B12. References:   | <u>- 11 00</u>   |                                     |
| See Continuation Sheet  |  |                                     |
| See Community Sheet   |  | S FL PORTAL D S                     |
|   |  |                                     |
| B13. Remarks:   |  |                                     |
|   | THE STATE OF THE S |                                     |
| *B14. Evaluator: Judith Marvin  |  |                                     |
| *Date of Evaluation: 09/21/2013   | 8:   | 20 S Atlantic Blvd                  |

(This space reserved for official comments.)

DPR 523B (1/95) \*Required Information

\*Date of Evaluation:

09/21/2013

| State of California - The Resour<br>DEPARTMENT OF PARKS AND<br>CONTINUATION SH  | RECREATION  |  | Primary #   |
|---|---|--|---|
| Page 3 of 3   | Resource Name or #:   | (Assigned by recorde   |   |
| Recorded By: LSA Associate  |   | *Date: 09/21/201   |   |
| (continued):  |   |  | <u> </u>  |
| Property Information: City directed Dentist (1963).   | ories indicate the following businesses of  | ccupied this address durir   | ng the historic period: Harold Fetter, Jr.,   |
| an attempt to leave historic precedent international and Bauhaus moven. In addition, most Modern building   | dents behind. It combines Frank Lloyd V<br>nents and uses modern construction meth<br>gs incorporate modern appliances and in | Wright's principles of organods, such as post-and-benovations. The style is ch   | favor generally between 1930 and 1970 and is unic architecture with elements from the arm or concrete tilt-up designs (Fletcher n.d.). aracterized by clean simple geometric or e clerestory windows and geometric decorative |
| not more closely associated with<br>associated with this property was<br>Under Criterion C, this building i<br>Under Criterion D, the building is | or representative of this period than num<br>found, thus does not appear to be associ   | ated with any persons import type, not the work of a le history or prehistory of the work of a le history or prehistory of the work of a le history or prehistory of the work of a le history or prehistory of the work of the | during the post-World War II period and is rion B, no information regarding persons portant to local, state, or national history.  master, nor does it retain high artistic values. the area (which relates primarily to      |
| B6. Construction History<br>Numerous permits have been issu   | ned for this property. The most pertinent   | are listed below:  |   |
| building to be used as 2 suite prof<br>1956 plastering permit   | : James E. Anhalt to use Daigh Constructions and Session building (commercial building) (                                     |  | onstruct new, 16 room 2,450 sq. ft. stucco  |
| 1967 sign permit<br>1970 building permit to James Ar<br>1978 mechanical permit  | halt to use Dean Roofing Co. to reroof (  | (finalized 8/19/1970)  |   |
| 2002 certificate of occupancy issu  | ned (2/15/95) to Jerry Tzou, D.D.S. (busined (9/16/02) to Lung Chang (owner) for rmit for Chang Lung H & Shu C. to use        | r C.F. Clinic (business)   |   |
| Ancestry.com at http://www.ance<br>City of Monterey Park  |   | irectory Company). Acces   | ssed March- June 2014 through online through  |
| Fletcher, Tom   | the City of Monterey Park Building and  | Safety Department.   |   |



| State of California DEPARTMENT OF       | F PARKS A  | ND RECREATI       |                           |              |  |              | Primary<br>HRI<br>Trinomi  | #  |                      |
|---|--|-------------------|---------------------------|--------------|--|--------------|--|--|----------------------|
| PRIMARY F                               | RECORI   | ט                 |                           |              |  | N            | Trinomi  |  |                      |
|   |  |                   | Other Listings            |              |  | NK           | RHP Status Cod   | 01,0L  |                      |
|   |  |                   | Review Code               |              | Review   | er           |  | Date   |                      |
| Page 1 of 3                             |  | *R(               | esource Name or           | ·#: (        | Assigned by re   | -            | 601 S Atlanti  |  | -                    |
| Page <u>1</u> of <u>3</u>               |  | 1                 | Journe Hume of            | <i>"</i> . ( | , toolgined by te  | ,001401)     | 001 571114111  | C BIVG   |                      |
| P1. Other Identifie                     | ər: <u>APE</u>   | E Map Ref # 32-3  | B; Law Offices            |              |  |              |  |  |                      |
| P2. Location:                           |  | or Publication    | X Unrestri                | cted         | *a. County   | Los Ange     |  | <b>and</b> (P2b and                                      | P2c or P2d.)         |
| *b. USGS 7.5' C                         | -  |                   |                           | Date:        | 1994   |              | R12W, S28  | <b></b>  | 01754                |
| c. Address: _                           |  |                   |                           |              | City:  |              |  | Zip: _   |                      |
| •                                       |  | J                 | nd/or linear resou        | ,            | Zone:  |              | A DO 1 50 (1)  |  | mN                   |
|   |  |                   | directions to reso        |              |  |              |  |  |                      |
| P3a. Description:                       |  |                   | major elements. In        | clude de     | sign, materials, c   | 1            |  | tting, and boundarie                                     |                      |
| Architectural Styl<br>Siding/Sheathing: | _  | orary, modest     |                           |              |  | 1            | 0.0  | setting, location, man, design, feeling                  | aterials,            |
| Siding/Sheathing:                       |  | ock, E            |                           |              |  |              |  | i, design, reening                                       |                      |
| Siding/Sheathing:                       |  | rds, E            |                           |              |  |              |  |  |                      |
| Roof: flat, parapet Fenestration: met   |  | nt starafront     |                           |              |  |              |  |  |                      |
| Primary Entrance                        |  | *                 |                           |              |  |              |  |  |                      |
| Plan: L-shaped                          | ,  |                   |                           |              |  |              |  |  |                      |
| No. Stories: 1                          |  |                   |                           |              |  |              |  |  |                      |
| Property Type: co                       | mmercial   |                   |                           |              |  |              |  |  |                      |
| P3b. Resource At                        | tributos:  | (List attributes  | and codes)                | HP0e         | <u> </u>   |              |  |  |                      |
| P4. Resources Pr                        |  | X Building        | •                         | Objec        |  | District     | t Element  | of District (  | Other (Isolates, etc |
|   |  |                   |                           | _ ′          |  |              |  | _  | ,                    |
| P5a. Photo or Dra                       | awing (Phot  | to required for t | buildings, structur       | es, and      | objects.)  |              |  | <ul> <li>Description of<br/>w, data, accessic</li> </ul> | •                    |
|   |  |                   |                           |              |  |              |  | ew to the W, 09/11/                                      |                      |
|   |  |                   | F                         |              |  |              |  | Date Construct   |                      |
|   |  | ada dalah da      | 1                         |              |  |              |  | rces: X His  | •                    |
|   | 3  |                   |                           |              |  |              |  | Prehistoric  | Both                 |
| A Shirt                                 |  |                   |                           |              |  |              | 19   | -<br>62.   |                      |
|   |  |                   | Charles C                 |              | At .   | - 4          |  | sessor   |                      |
|   |  | 3                 |                           | St.          |  |              | AND THE OWNER, THE PARTY NAMED IN  | Owner and Add  | iress:               |
| AL U                                    |  | AND THE           | J. Ama                    |              |  | 1            | NEG .  | nd W International LI                                    |                      |
|   |  |                   |                           |              | - Special  |              | A I  | 38 Pewter Dr   | 01720                |
| sor-Destures                            | 10000  |                   |                           |              |  |              | Rai  | ncho Cucamonga, CA                                       | . 91/39              |
|   |  | £ -               |                           |              |  |              | *P8.   | Recorded by:   |                      |
| and a                                   |  |                   |                           |              | -  | A MA         | 131-1  | sey Tibbet   |                      |
| -                                       | -  | week ( strike     | - 90                      | Φ-           | The same of the sa | -            | Name and Address of the Owner, where the Owner, which the | A Associates, Inc.                                       |                      |
|   | of the latest and the |                   |                           | 200 1000     |  |              | The state of the s | 00 Iowa Ave., Suite                                      |                      |
|   |  |                   |                           |              |  | -            | Kr   | verside, CA 92507  |                      |
|   |  |                   |                           |              |  |              |  | Data December 1  | 00/11/2012           |
|   |  |                   |                           |              |  |              |  | . Date Recorded:   | (Describe)           |
| 257 85 8                                | 10 TO 10 TO 10   | 400 3163          |                           | Another St.  |  | 3 - 4 1 4 1  |  | 0. Survey Type:  | (Describe)           |
| P11. Report Citati                      | on: (Cite  | survey report an  | d other sources or        | enter "no    | one.")   |              | 1110   |  |                      |
| Historic Property EA 187900, EFIS       |  |                   | North Study, Los          | Angeles      | County, Californ   | ia, Californ | ia Department of   | Transportation Dis                                       | strict 7,            |
|   |  |                   |                           |              |  |              |  |  |                      |
| ŕ                                       | None   | Location Ma       | n Sketch M                | an S         | Continuation   | Sheet        | X Building St  | ructure, and Obie  | ct Record            |
| Attachments:                            | None   | Location Ma       | pSketch M<br>District Red | · —          | Continuation Linear Feat   |              |  | ructure, and Obje  | ct Record            |

State of California - The Resources Agency Primary # **DEPARTMENT OF PARKS AND RECREATION** HRI# BUILDING, STRUCTURE, AND OBJECT RECORD Page 2 of 3\*NRHP Status Code 6Y, 6Z \*Resource Name or #: (Assigned by recorder) 601 S Atlantic Blvd B1. Historic Name: B2. Common Name: B4. Present Use: Commercial B3. Original Use: Commercial \*B5. Architectural Style: Contemporary \*B6. Construction History: (Construction date, alterations, and data of alterations) Year constructed: 1962 (See Continuation Sheet) X No \_\_\_ Yes \*B7. Moved? Original Location: Unknown Date: \*B8. Related Features: None b. Builder: L.P. Demore B9a. Architect: Neil Johnson Area: Monterey Park \*B10. Significance: Theme: Commercial Architecture Property Type: Commercial Period of Significance: 1962 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). Property Information: City directories indicate the following businesses occupied this address during the historic period: Photography by Judi (1963).(continued on next page) B11. Additional Resource Attributes: (List attributes and codes) HP06 \*B12. References: See Continuation Sheet B13. Remarks:

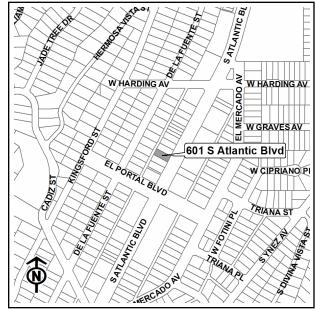
(This space reserved for official comments.)

\*B14. Evaluator:

\*Date of Evaluation:

Judith Marvin

09/11/2013



|  |           | - |
|--|-----------|---|
| CONTINUATION SHEET                         | Trinomial | _ |
| DEPARTMENT OF PARKS AND RECREATION         | HRI#      |   |
| State of California - The Resources Agency | Primary # |   |

| Page $\underline{3}$ of $\underline{3}$ |                      | Resource Name or #: | (Assigned by recorder)   | 601 S Atlantic Blvd |        |
|---|----------------------|---------------------|--------------------------|---------------------|--------|
| *Recorded By:                           | LSA Associates, Inc. |                     | <b>*Date:</b> 09/11/2013 | V. Continuation     | Undata |
| Recorded by.                            | LSA Associates, Inc. |                     | Date. 09/11/2013         | X_Continuation      | Update |

(continued):

Architecture Information: Neil Monroe Johnson (1925-1968) was a member of the AIA Southern California Chapter from 1957 until his death in 1968. He graduated with a B.A. in Architecture from the University of California in 1951 and went on to work as a draftsman for Jerome Armstrong, 1951-54; Herman O. Runnau, 1954-55 and J.A. McNeil, Co. 1955-57. He was an Associate at R.C. Quale, 1957-59 prior to starting his own firm in 1960. He was responsible for residential, commercial and industrial buildings or projects. His works include: Potter Aeronautical, Malibu (1956); Deutsch Molding, Banning (1958) and Courtesy Chevrolet, San Jose (1958) as an AA with R.C. Quale; and Harbor Chevrolet, Long Beach (1960) and Kamensky Residence, L.A. (1960) as architect.

Architectural Context: Modern 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 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:

1962 building permit to L. Bonti to use L.P. Demore (L.A.) as contractor and Neil Johnson (L.A.) to construct new store building (2,500 sq. ft.) (finalized ?1962)

1974 plumbing, heating, and cooling permit

1981 permit to Alonna DeAngelis to demolish 14'x18' shed (finalized 8/26/1981)

1986 permit (finaled 8/15/86) for Shao (owner)/Aign Artco (contractor) for a new single face illuminated front sign 2'x8'x8"

1994 certificate of occupancy issued (6/9/94) to Kon Leung (owner) for video sales and rental

1997 certificate of occupancy issued (6/17/97) to Leung Kon (owner) for administrative office

2005 certificate of occupancy issued (4/19/05) to Chi B. Leung (owner) for a photocopying & administrative office

2010 building permit to alter/repair issued to Sam X.J. Wu/Ping Zhang to use Uack Shao-Chun Chu DBA JC Construction to combine suites B and C, add partition with glass on top portion and door at suite C, add partition with glass in center (full height), & door #B (submitted 12/10/2010)

2011 permit to install channel letter sign

2011 certificate of occupancy issued (2/3/11) to Sam X.J. Wu (owner) for professional office (law)

B12. References

City Directories

var. Census and City Directories for Monterey Park (The Los Angeles Directory Company). Accessed March- June 2014 through online through Ancestry.com at http://www.ancestry.com/

City of Monterey Park

var. Building permits. On file at the City of Monterey Park Building and Safety 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.

The American Institute of Architects (AIA) Historical Directory of American Architects

n.d. Accessed online July 2014.



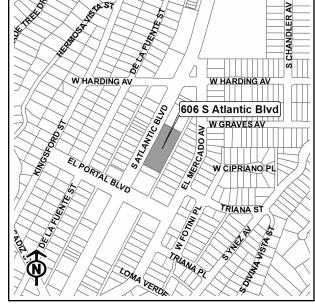
| State of Californi<br>DEPARTMENT C   |                |  | N  |                |                    |             | Prim.           | ary#<br>HRI# |                                  |                    |
|--|----------------|--|--|----------------|--------------------|-------------|-----------------|--------------|----------------------------------|--------------------|
| PRIMARY I  | _              |  |  |                |                    |             |                 | omial        |                                  |                    |
|  | (              | •  |  |                |                    | NR          | HP Status (     | Code         | 6Y, 6Z                           |                    |
|  |                | C  | ther Listings  |                |                    |             |                 |              |                                  |                    |
|  |                |  | Review Code  |                | Reviewe            | r           |                 |              | Date                             |                    |
| Page <u>1</u> of <u>4</u>  | _              | *Res   | source Name or #:  | (Ass           | igned by red       | corder)     | 606 S Atl       | antic B      | Blvd                             |                    |
| P1. Other Identif  | ier: APE       | Map Ref # 33-3B  | ; Good Shepherd Taiv   | wanese P       | resbyterian C      | hurch       |                 |              |                                  |                    |
| 2. Location:   |                | Publication  | X Unrestricted   |                | County _           |             |                 |              | and (P2b and F                   | P2c or P2d.)       |
| *b. USGS 7.5'  |                | Los Angeles  | Da   | ate:           | .994               |             | R12W, S28       |              | <b></b> -                        | 01554              |
| c. Address:  |                |  |  |                |                    | Montere     |                 |              | Zip: _                           |                    |
| ,  |                | · ·  | I/or linear resources  | ,              | Zone: _            |             | . A DAT 50      |              |                                  | m                  |
|  |                |  | irections to resource  |                |                    |             |                 |              |                                  |                    |
| 3a. Description  | •              |  | najor elements. Includ   | e design       | , materials, co    | 1           |                 |              | <u>.</u>                         | s)                 |
| Architectural Sty<br>Siding/Sheathing  | •              |  |  |                |                    |             | y Type: insti   |              | al, Church<br>setting, location, | association        |
| Siding/Sheathing   |                |  |  |                |                    | design, f   | 0.              | cuiuiii,     | setting, location,               | association,       |
| Siding/Sheathing   |                | batten, NW   |  |                |                    |             | ions: altered t | fenestra     | ation                            |                    |
| Roof: front gable  |                |  |  |                |                    |             |                 |              |                                  |                    |
| Roof: gable-on-hi<br>Fenestration: vir   |                | ling front side a  | Iteration: ves   |                |                    |             |                 |              |                                  |                    |
| Primary Entrand  |                | -  | itteration. yes  |                |                    |             |                 |              |                                  |                    |
| Plan: L-shaped   |                |  |  |                |                    |             |                 |              |                                  |                    |
| No. Stories: 2   |                |  |  |                |                    |             |                 |              |                                  |                    |
| Additions: Comp  |                | (List attributes a   |  |                |                    |             |                 |              |                                  |                    |
| P3b. Resource A P4. Resources P  | resent:        | X Building   | Structure C  | HP16<br>Object | Site _             | District    | _               |              | DistrictC                        | ther (Isolates, et |
| rsa. Prioto di Di  | rawing (Filoto | required for bu  | illdings, structures,  | and obje       | ecis.)             |             |                 |              | data, accession                  |                    |
| A CLAMA MA   |                | Ar.  |  |                |                    |             | 1               |              | to the NE, 09/11/                |                    |
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| Marie English  |                |  |  |                | -                  |             |                 | PR R         | Recorded by:                     |                    |
| CA settle  |                | The same of  |  |                | b                  | ALCOY TO    | 100             |              | Bechtel                          |                    |
|  |                |  |  |                |                    |             |                 |              | Associates, Inc.                 |                    |
|  |                | The state of   | 0.000  | 1              |                    |             |                 |              | Iowa Ave., Suite                 | 200                |
|  |                |  |  | 120            | 7                  |             |                 | River        | side, CA 92507                   |                    |
| 1  |                | A Commercial Commercia | A POST   | Wind A         | THE REAL PROPERTY. |             | Ka. An          |              |                                  |                    |
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|  | Sa             |  |  |                |                    | 700         |                 |              | Survey Type:                     | (Describe)         |
| 11. Report Citat   | tion: (Cite    | survey report and  | other sources or ente  | r "none.'      |                    |             |                 | Intens       | 2110                             |                    |
| Historic Property<br>EA 187900, EFIS   |                |  | North Study, Los Ango  | eles Cou       | nty, Californi     | a, Californ | ia Departmer    | nt of Tr     | ansportation Dist                | rict 7,            |
| ttachments:  | None           | Location Map   | Sketch Map   | X Co           | ontinuation S      | Sheet       | X Building,     | Struc        | ture, and Objec                  | t Record           |
| -  |                | — ·  |  |                |                    |             |                 | - C4-        | ation Decord                     |                    |
|  | Archeolog      | ical Record  | District Record  | L              | ₋inear Featu       | ire Record  | d Milli         | ng Sta       | ation Record                     |                    |

| State of California - The Resources Ag                                    | gency  | Primary #                                     |
|---|--|---|
| DEPARTMENT OF PARKS AND RECR  | · · ·  | HRI #   |
| BUILDING, STRUCTURE   | , AND OBJECT RECORD  |   |
| Page <u>2</u> of <u>4</u>   |  | *NRHP Status Code 6Y, 6Z                      |
|   | *Resource Name or #: (Assigned by recorde  | er) 606 S Atlantic Blvd                       |
| B1. Historic Name:  |  |   |
|   | Taiwanese Presbyterian Church  |   |
| B3. Original Use: Church  | B4. Present Us   | e: Church                                     |
| *B5. Architectural Style: Vernacula                                       |  | . <u></u>                                     |
|   | uction date, alterations, and data of alterations)   |   |
| Year constructed: 1955 (See Continuation S                                |  |   |
|   |  |   |
| *B7. Moved? X No Yes  | Unknown Date:  | Original Location:                            |
| *B8. Related Features:  |  |   |
| None  |  |   |
|   |  |   |
| B9a. Architect: Kenneth Wing  | b. Builder:  | Samuelson Bros.                               |
| *B10. Significance: Area: Monterey  | Park Theme: Architecture   |   |
|   |  |   |
| Period of Significance: 1955  (Discuss importance in terms of historical) | Property Type: Church  If or architectural context as defined by theme, period, and                      | Applicable Criteria: NA                       |
|   |  |   |
| as a historical resource pursuant to the Cali                             | t appear eligible for listing in the National Register of Hi<br>fornia Environmental Quality Act (CEQA). | istoric Places and does not appear to qualify |
| -   |  |   |
| (continued on next page)  |  |   |
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|   |  |   |
|   |  |   |
|   |  |   |
| B11. Additional Resource Attributes:                                      | (List attributes and codes) HP16   |   |
| *B12. References:   |  |   |
|   |  |   |
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|   |  |   |
|   |  |   |

B13. Remarks:

**\*B14. Evaluator:** Judith Marvin **\*Date of Evaluation:** 09/21/2013

(This space reserved for official comments.)



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

| Primary # |  |
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| Trinomial |  |

| Page <u>3</u> of <u>4</u>          | Resource Name or #: | (Assigned by recorder) | 606 S Atlantic Blvd |        |
|------------------------------------|---------------------|------------------------|---------------------|--------|
| *Recorded By: LSA Associates, Inc. |                     | *Date: _09/21/2013     | X_Continuation      | Update |

(continued):

Property Information: This address was not listed in the City Directory between 1941 and 1973.

Architectural Context: The A-frame was a trendy design that emerged in the 1950s and lasted through the 1970s. As erected, the sidewalls and roof-wall junctions are omitted; instead, the gable roof continues to ground level on two sides. Despite its physical flaws (i.e. awkward space, heating, lighting, and cooling problems), by the mid-1960s it had become a cultural icon and was incorporated into residences, commercial buildings, restaurants, and churches. The style became ubiquitous in modern post World War II churches in the suburbs and was used by virtually all major religious denominations of the period. It was seen as a successful match between the church and its associated suburban congregations, looking like a church while signaling a contemporary style.

Significance Evaluation. Under Criterion A, this A-Frame church building is one of numerous built during the 1950s-1970s period throughout California, and is not more closely associated with or representative of this period 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, the church is a typical example of a common resource type nor does it retain high artistic values. The church was designed by Long Beach architect, Kenneth Wing (1901-1986). Over the course of his career he designed numerous homes in the Virginia Country Club and Bixby Knolls area, as well as in Rolling Hills and Palos Verde Estates. He also designed civic and commercial buildings, including: the Guild House Shoes and Accessories Store, Pasadena City College, the Long Beach Arena, Long Beach City Hall/Library Complex, Long Beach Memorial Hospital, and the Pacific Terrace theater complex. (Online Archive of California 2009).

While designed by Wing, this property is not a representative example of his work, there being much more closely associated projects that also exhibit higher architectural and aesthetic integrity The church is therefore not eligible 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.

#### **B6.** Construction History

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

1955 permit to Good Shepherd Presbyterian Church to use Kenneth S. Wing (Long Beach) as architect to construct 2-room, 29'x50' one-story church (no final)

1955 building permit to Good Shepherd Presbyterian Church to use Samuelson Bros as contractor and Kenneth S. Wing as architect to construct new 2'x2' rest room (finalized 4/8/1955)

1957 building permit for Good Shepherd Presbyterian Church to add church building (Finalized 5/27/1957) (Plan Check Only)

1957 building permit for Good Shepherd Presbyterian Church to use Regat? Construction Inc. (Paramount) to construct new church (finalized 1/16/1958)

1959 building permit to Good Shepherd Presbyterian Church to use Malcolm R. Stanford (Monterey Park) as architect to install 600\$ bell in breezeway (no final)

1961 building permit to Good Shepherd Presbyterian Church to use K.S. Wing as architect to add 5,000 s. ft. 1 story addition to church (plan check, finalized 8/9/1961)

1961 building permit to Good Shepherd Presbyterian Church to use De More? Construction (Covina) and Kenneth Wing as architect to add to existing church (11/8/1961)

1966 building permit to Good Shepherd Presbyterian Church for plan check (finalized 3/8/1966)

2001 building permit for alteration/repair issued to Good Shepherd Presbyterian to change-out 3 HVAC units on roof with Chans Air-Conditioning (submitted 7/27/2001)

2010 building permit for alteration/repair issued to Good Shepherd Presbyterian for tear off and re-roof with Royal Roofing Co (Fullerton) (submitted 8/14/2010)

## B12. References

Buggein, Gretchen

The Rise and Fall of the Postwar A-Frame Church. Paper presented at the Institute of Advanced Study, University of Minnesota, Duluth. March 7, 2013.

City Directories

var. Census and City Directories for Monterey Park (The Los Angeles Directory Company). Accessed March- June 2014 through online through Ancestry.com at http://www.ancestry.com/

| State of California - The Resources Agency |
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| DEPARTMENT OF PARKS AND RECREATION         |
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| Primary # |  |
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| age <u>4</u> of <u>4</u>   | -   | *Resource Name or #: (          | Assigned           | by recorder) | 606 S Atlantic Blvd |        |  |  |
| ecorded By:  | LSA Associates, Inc.  |                                 | *Date:             | 09/21/2013   | X_Continuation      | Update |  |  |
| (continued):   |   |                                 |                    |              |                     |        |  |  |
| City of Monterey<br>var. Building per<br>McAlester, Virgn<br>2013 A Field Gui<br>Online Archive o<br>2009 "Finding A | rmits. On file at the City of Maia<br>ide to American Houses. Alf<br>f California | pers, 1901-1986," Accessed onli |                    |              |                     |        |  |  |
|  |   |                                 |                    |              |                     |        |  |  |
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| State of California - The Resources Agency DEPARTMENT OF PARKS AND RECREATION  | Primary #<br>HRI #   |                                       |
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| PRIMARY RECORD   | Trinomial  |                                       |
| PRIMART RECORD   | NRHP Status Code   | 6Y, 6Z                                |
| Other Listings   |  |                                       |
| Review Code F  | Reviewer   | Date                                  |
| Page 1 of 3 *Resource Name or #: (Assigne  | ed by recorder) 508 S Atlantic I   | Blvd                                  |
| P1. Other Identifier: APE Map Ref # 34-3B; Maxim Flowers and Gifts   |  |                                       |
| P2. Location: Not for Publication X Unrestricted *a. Co  | ounty Los Angeles  | and (P2b and P2c or P2d.)             |
| *b. USGS 7.5' Quad: Los Angeles Date: 1994   | •  | ( == == ( == == )                     |
| c. Address: 508 S Atlantic Blvd  | 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:5262001   | 1035                                  |
| <b>P3a. Description:</b> (Describe resource and its major elements. Include design, mat  | terials, condition, alterations, size, settir  | ng, and boundaries)                   |
| Architectural Style: Modern  |  | , setting, location, association,     |
| Siding/Sheathing: stucco, all visible  | design, feeling  Alterations: altered fenestr  |                                       |
| Roof: flat Fenestration: metal, fixed, storefront  | Atterations: aftered fellesti  | ation                                 |
| Fenestration: aluminum, fixed, storefront, alteration: yes   |  |                                       |
| Primary Entrance: storefront, multiple doors   |  |                                       |
| Plan: irregular No. Stories: 1   |  |                                       |
| Property Type: commercial  |  |                                       |
|  |  |                                       |
|  |  |                                       |
| P3b. Resource Attributes: (List attributes and codes) <u>HP06</u>  |  |                                       |
| P4. Resources Present: X Building Structure Object   | Site District Element of   | District 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, 09/11/13                    |
|  | *P6. I   | Date Constructed/Age and              |
|  | Source   |                                       |
| 5.M. A. T. S.T.  | F  | Prehistoric Both                      |
| MAYIM FI OWERS GIFT  | 1949   |                                       |
| TEL.(626)281-8323  | Asse   | ssor                                  |
|  |  | Owner and Address:                    |
|  |  | , Kahn and May F Trs<br>Highland Dr   |
| The state of the s | The state of the s | erey Park, CA 91754                   |
| Company II A   |  |                                       |
| PLA CHILDIAN CANADA  |  | Recorded by:                          |
|  |  | Bechtel                               |
|  | The second second  | Associates, Inc. Iowa Ave., Suite 200 |
|  |  | rside, CA 92507                       |
|  |  |                                       |
|  | *P9. I   | Date Recorded: 09/21/2013             |
|  | *P10.  | Survey Type: (Describe)               |
| Cito our round at the country was a standard at the country was a  | Inter  | sive                                  |
| P11. Report Citation: (Cite survey report and other sources or enter "none.")  Historia Proporty Survey Papert for the SP 710 North Study Les Angeles County A   | California California D  | ranguartation District 7              |
| Historic Property Survey Report for the SR 710 North Study, Los Angeles County, EA 187900, EFIS 0700000191, 2014   | Camornia, Cantornia Department of T  | ransportation District /,             |
| Attachments: None Location Map Sketch Map X Contin   | nuation Sheet X Building, Struc  | cture, and Object Record              |
|  | <del></del>  | ation Record                          |
| Rock Art Record Artifact Record Photograph   |  |                                       |
| — " " " " " " " " " " " " " " " " " " "  |  |                                       |

State of California - The Resources Agency Primary # **DEPARTMENT OF PARKS AND RECREATION** HRI# BUILDING, STRUCTURE, AND OBJECT RECORD Page 2 of 3\*NRHP Status Code 6Y, 6Z \*Resource Name or #: (Assigned by recorder) 508 S Atlantic Blvd B1. Historic Name: B2. Common Name: B4. Present Use: Commercial B3. Original Use: Commercial \*B5. Architectural Style: Modern \*B6. Construction History: (Construction date, alterations, and data of alterations) Year constructed: 1949 (See Continuation Sheet) X No Yes \*B7. Moved? **Original Location:** Unknown Date: \*B8. Related Features: None B9a. Architect: Unknown b. Builder: O.D. Heil Area: Monterey Park \*B10. Significance: Theme: Commercial Architecture Property Type: Commercial Period of Significance: 1949 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). Property Information: City directories indicate the following businesses occupied this address during the historic period: Mrs. Ruth Smith Beauty Shop/Adrian (a mechanic for Los Angeles Department of Water and Power) and Irma Wilson (1963). (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: 09/21/2013

(This space reserved for official comments.)



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

| Primary # |  |
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| Trinomial |  |

| Page $3$ of $3$                    | Resource Name or #: | (Assigned by recorder)     | 508 S Atlantic Blvd |         |
|------------------------------------|---------------------|----------------------------|---------------------|---------|
| *Recorded By: LSA Associates, Inc. |                     | * <b>Date</b> : 09/21/2013 | X Continuation      | _Update |

(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 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:

1949 building permit to Frank Babenicek to use O.D. Heil (El Monte) to construct 7,600 sq. f.t structure(finalized 2/8/1949) (508 and 508 ½ S. Atlantic)

1949 building permit to Frank Babenicek to use A.D. Heil as contractor to construct duplex (finalized 5/31/1949) (508 S. Atlantic A &B)

1949 permit to Frank Babenicek to act as contractor to add one rest room (300 sq. ft.) (508 S. Atlantic) (finalized 6/30/1949)

1950 building permit to Frank Babenick to act as contractor to construct new structure? Not legible

1950 building permit to Frank Babenick to act as contractor to construct new 15'x'20 stucco garage (finalized 7/17/1950)

1950 plastering permit

1960 building permit to Mr. and Mrs. Wilson to use Jonan Burns (Monterey Park) to add living 8'x24' (no final, issued 2/25/1960)

1977 permit to install double face illuminated sign

1977 building permit to Po-Phyun Shen to change door to window on south side of building (finalized 2/4/1977)

1978 electrical permit

1980 permit to Mrs. Quan to use Montebello Roofing Co. to re-roof existing building (finalized 6/18/1982)

1981 plan check not legible

1983 permit (finaled 6/18/82) for Mrs. Quan (owner)/Montebello Roofing Co. (contractor) to re-roof building

1984 permit (finaled 2/13/84) for Kang-Youn Huang (owner)/Oriental Sign Corp. (contractor) to install a roof sign (2'x5'x4)

1984 permit (finaled 11/31/84) for Mr. Cheng (owner)/Johnny J. Lin (contractor) to install a electrically illuminated roof sign (4'x10'x18")

1989 permit (finaled 5/15/89) for Amy's Salon (owner)/Sign Art Co. (contractor) to install one illuminated wall sign (12" high)

1994 certificate of occupancy issued (2/1/94) to Mr. Kahn Quan (owner) for offices (business)

1995 permit to install 2 metal signs on roof

1996 certificate of occupancy issued (7/25/96) to Kahn Quan (owner) for a laboratory (photo) (business)

1998 permit (finaled 2/12/98) for Super Image (owner)/Sign Art (contractor) to install one illuminated channel letter wall sign (14"x9')

2001 certificate of occupancy issued (6/19/01) to Kahn Quan (owner) for a florist (business)

2004 permit to install new illuminated wall sign (submitted 7/15/2004)

2004 certificate of occupancy issued (3/26/04) to May F. Quan (owner) for a administrative/professional office (business)

2012 certificate of occupancy issued (7/26/12) to Kahn Quan (owner) for a florist (business)

### **B12** References

City Directories

var. Census and City Directories for Monterey Park (The Los Angeles Directory Company). Accessed March- June 2014 through online through Ancestry.com at http://www.ancestry.com/

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:

 $http://www.essential\mbox{-}architecture.com/STYLE/STY-066.htm.$ 



| Other Listings Review Code Rev | DIMADV   | OF PARKS A  | ources Agency<br>ND RECREATIO                        | DN                     |                      |                         | rimary #<br>HRI #  |  |                          |
|--|--|---|--|------------------------|----------------------|-------------------------|--|--|--------------------------|
| Other Identifier:  Review Cobe Review Cope | KIIVIAKY   | RECORI  | D  |                        |                      |                         |  | - OL 63  |                          |
| Review Code  *Review Code  *Re |  |   | ,  | Other Listings         |                      | NRHP Stat               | us Code  | 6Y, 6Z   |                          |
| Tespource Name or #: (Assigned by recorder)  |  |   | ,  |                        | Pavio                | ***                     |  | Doto   |                          |
| 1. Other Identifier: APE Map Ref # 36-3B; Action Sales 2. Location: Not for Publication X Unrestricted 1-9. Sec. 1994  | 1  |   | *Do  |                        |                      | -                       | Atlantia E   |  |                          |
| 2. Location: Not for Publication X Unrestricted bate: 1994 10s Angeles and (P2b and P2c or P2d.)  4b. USGS 7.5 Quad: Los Angeles Date: 1994 1701S, R12W, S28 2 19154  d. UTM: (Give more than one for large and/or linear resources) Zone: mE/ me  |  |   |  |                        | (Assigned by         | 1ecoldel) <u>413 s</u>  | Auanuc E   | orva   |                          |
| **B. USGS 7.5 Quad: Los Angeles Date: 1994   Tots, R12W, S28   Montrory Park   Zip: 91754   C. Address: 415 S Arlantic Blvd   City   Montrory Park   Zip: 91754   C. Address: 415 S Arlantic Blvd   City   Montrory Park   Zip: 91754   C. Address: 415 S Arlantic Blvd   City   Montrory Park   Zip: 91754   C. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate): APN:5261018048   C. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate): APN:5261018048   C. Description: (Describer resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)  Architectural Style Mondro   Siding/Sharthing: stime: accent, All Visible   Roof: flat   Fensestration: stimminum, fixed, front, side, storefront   Primary Entrance: Mont, side, storefront   Primary Entrance: Mont, side, storefront   Primary Entrance: Mont, side, storefront   Primary Entrance: Hoan, side, storefront   Primary Entrance: Hoany canopy   Plan: rectangular   No. Stories: 1    City   Montro   City   Store   City   Store  |  |   | •  |                        | I *a County          | Los Angeles             |  | and (P2h and P   | 20 or P2d \              |
| c. Address: 415 S. Atlantic Blvd   |  |   |  |                        | •                    |                         |  | allu (FZD allu F   | 20 01 F2u.)              |
| e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate): APN:5261018048  3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)  Architectural Sylve: Modern Siding/Sheathing: stonce, All Visible Refs. flat Retains integrity: high, setting, location, materials, workmanship, association, design, feeling Retains integrity: high, setting, location, materials, workmanship, association, design, feeling Retains integrity: high, setting, location, materials, workmanship, association, design, feeling Retains integrity: high, setting, location, materials, workmanship, association, design, feeling Retains integrity: high, setting, location, materials, workmanship, association, design, feeling Retains integrity: high, setting, location, materials, workmanship, association, design, feeling Retains integrity: high, setting, location, materials, workmanship, association, design, feeling Retains integrity: high, setting, location, materials, workmanship, association, design, feeling Retains integrity: high, setting, location, materials, workmanship, association, design, feeling Retains integrity: high, setting, location, materials, workmanship, association, design, feeling Retains integrity: high, setting, location, materials, workmanship, association, design, feeling Retains integrity: high, setting, location, materials, workmanship, association, design, feeling Retains integrity: high, setting, location, materials, workmanship, association, design, feeling Retains integrity: high, setting, location, materials, workmanship, association, design, feeling Retains integrity: high, setting, location, materials, workmanship, association, design, feeling Retains integrity: high, setting, location, materials, workmanship, association, design, feeling Retains integrity: high, setting, location, materials, workmanship, association, design, feeling Retains integrity: high, setting, location, materials, workm | c. Address:  | _   |  |                        | City                 |                         |  | Zip: 9   | 91754                    |
| e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate): APN:5261018048  3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)  Architectural Sylve: Modern Siding/Sheathing: stonce, All Visible Refs. flat Retains integrity: high, setting, location, materials, workmanship, association, design, feeling Retains integrity: high, setting, location, materials, workmanship, association, design, feeling Retains integrity: high, setting, location, materials, workmanship, association, design, feeling Retains integrity: high, setting, location, materials, workmanship, association, design, feeling Retains integrity: high, setting, location, materials, workmanship, association, design, feeling Retains integrity: high, setting, location, materials, workmanship, association, design, feeling Retains integrity: high, setting, location, materials, workmanship, association, design, feeling Retains integrity: high, setting, location, materials, workmanship, association, design, feeling Retains integrity: high, setting, location, materials, workmanship, association, design, feeling Retains integrity: high, setting, location, materials, workmanship, association, design, feeling Retains integrity: high, setting, location, materials, workmanship, association, design, feeling Retains integrity: high, setting, location, materials, workmanship, association, design, feeling Retains integrity: high, setting, location, materials, workmanship, association, design, feeling Retains integrity: high, setting, location, materials, workmanship, association, design, feeling Retains integrity: high, setting, location, materials, workmanship, association, design, feeling Retains integrity: high, setting, location, materials, workmanship, association, design, feeling Retains integrity: high, setting, location, materials, workmanship, association, design, feeling Retains integrity: high, setting, location, materials, workm | d. UTM: (Giv   | e more than   | one for large and                                    | d/or linear resources  | s) Zone:             |                         |  | mE/  | m                        |
| Architectural Style: Modern Stiding/Sheathing: stone: accent, All Visible Stiding/Sheathing: stone: accent, All Visible Renestration: aluminum, fixed, front, side, storefront Other notable features: Heavy canopy Phan: rectangular No. Stories: 1  Bib. Resources Attributes:  X. Building Structure Object Site District Element of District Other (Isolates, et al., 2007)  A. Resources Present:  X. Building Structures, and objects.)  P5b. Description of photo:  (View, data, accession #)  View to the NW, 09/11/13  P6. Date Constructed/Age and Sources: Historic   | e. Other Loc   | ational Data:   | (e.g., parcel #, c                                   | lirections to resource | e, elevation, etc.,  |                         |  |  |                          |
| Skiding/Sheathing: stucco, All Visible Roof: flut Renestration: aluminum, fixed, front, side, storefront Primary Entrance: front, side, storefront Other notable features: Heavy canopy Plan: rectangular No. Stories: 1  3D. Resource Attributes:   |  |   |  |                        |                      |                         |  |  | )                        |
| 3B. Resource Attributes:  A Resource Present:  X Building  Structure  Object  Site  District  Element of District  Other (Isolates, 6)  P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)  P5b. Description of photo:  (View, data, accession #)  View to the NW, 09/11/13  P6. Date Constructed/Age and  Sources:  Yell-storic  Prehistoric  Both  1969  Assessor  P7. Owner and Address:  Magna Investment  P0 Box 382  Montrery Park, CA 91754  P8. Recorded by:  Casey Tibbet  LSA Associates, Inc.  1500 Iowa Ave., Suite 200  Riverside, CA 92507  P9. Date Recorded:  P190. Survey Type:  (Describe)  Intensive  11. Report Citation:  (Cite survey report and other sources or enter "none.")  Historic Property Survey Report for the SR 710 North Study, Los Angeles County, California, California Department of Transportation District 7,  EA 187900, EFIS 0700000191, 2014  **Recorded Structure, and Object Recorded S | Siding/Sheathin<br>Siding/Sheathin<br>Roof: flat<br>Fenestration: al<br>Primary Entran<br>Other notable fo<br>Plan: rectangula | ng: stucco, All 'ng: stone: accenduminum, fixed nce: front, side, features: Heavy | t, All Visible<br>, front, side, store<br>storefront | front                  |                      | Retains integrity       | : high, sett   | ing, location, mat   | erials,                  |
| Sources: X Historic Prehistoric Both  1969  Assessor  *P7. Owner and Address: Magna Investment PO Box 382 Monterey Park, CA 91754  *P8. Recorded by: Casey Tibbet LSA Associates, Inc. 1500 Iowa Ave., Suite 200 Riverside, CA 92507  *P9. Date Recorded: 09/11/2013  *P10. Survey Type: (Describe) Intensive  *Intensive  *In | . Resources F  | Present:  | X Building   | Structure O            | Object Site          | DistrictE               | P5b. [<br>(View,   | Description of p<br>data, accession<br>to the NW, 09/11/   | hoto:<br>#)              |
| Casey Tibbet LSA Associates, Inc. 1500 Iowa Ave., Suite 200 Riverside, CA 92507  *P9. Date Recorded:09/11/2013 *P10. Survey Type: (Describe) Intensive  11. Report Citation: (Cite survey report and other sources or enter "none.")  Historic Property Survey Report for the SR 710 North Study, Los Angeles County, California, California Department of Transportation District 7, EA 187900, EFIS 0700000191, 2014  ttachments:NoneLocation MapSketch MapX Continuation SheetX Building, Structure, and Object Record  |  | C(4)(4)(4)  |  |                        | ACTION               |                         | Source<br>P<br>1969<br>Asses                                 | es: X Hist rehistoric  | oric<br>Both             |
| *P10. Survey Type: (Describe) Intensive  11. Report Citation: (Cite survey report and other sources or enter "none.")  Historic Property Survey Report for the SR 710 North Study, Los Angeles County, California, California Department of Transportation District 7, EA 187900, EFIS 0700000191, 2014  ttachments:NoneLocation MapSketch MapX Continuation SheetX Building, Structure, and Object Record   | 7  |   |  |                        |                      | 0 Salve \$352           | PO Bo  | x 382  | ı                        |
| Intensive   | 777  |   |  |                        |                      | 10 days 214)            | *P8. F Casey LSA 1500 River                                  | ex 382<br>rey Park, CA 91754<br>Recorded by:<br>7 Tibbet<br>Associates, Inc.<br>Iowa Ave., Suite 2<br>side, CA 92507                             | 200                      |
| I1. Report Citation: (Cite survey report and other sources or enter "none.")  Historic Property Survey Report for the SR 710 North Study, Los Angeles County, California, California Department of Transportation District 7, EA 187900, EFIS 0700000191, 2014  Lachments:NoneLocation MapSketch MapX Continuation SheetX Building, Structure, and Object Record   | 77   |   |  |                        |                      | Section 3.33            | *P8. F<br>Casey<br>LSA.<br>1500<br>River                     | ex 382 rey Park, CA 91754 Recorded by: 7 Tibbet Associates, Inc. Iowa Ave., Suite 2 side, CA 92507   | 09/11/2013               |
|  |  |   |  |                        |                      | 10 Salar 3.14)          | *P8. F<br>Casey<br>LSA .<br>1500<br>River<br>*P9. D<br>*P10. | ex 382 rey Park, CA 91754 Recorded by: 'Tibbet Associates, Inc. Iowa Ave., Suite 2 side, CA 92507 Pate Recorded: Survey Type:                    | 09/11/2013               |
|  | Historic Propert   | y Survey Repo   | rt for the SR 710                                    |                        | ,                    | rnia, California Depart | *P8. F Casey LSA . 1500 River  *P9. D *P10. Intens           | ex 382 rey Park, CA 91754 Recorded by: 'Tibbet Associates, Inc. Iowa Ave., Suite 2 side, CA 92507 Pate Recorded: Survey Type: sive               | 09/11/2013<br>(Describe) |
| ACCIEDIONICAL RECOID DISCOCI RECOID LINEAL FEATURE RECOID WINDON STANDON MACOIN  | Historic Propert<br>EA 187900, EFI   | ry Survey Repo<br>IS 0700000191   | rt for the SR 710 1                                  | North Study, Los Ange  | eles County, Califor | •                       | *P8. R Casey LSA . 1500 River  *P9. D *P10. Intens           | rey Park, CA 91754  Recorded by:  Tibbet Associates, Inc. Iowa Ave., Suite 2 side, CA 92507  Pate Recorded: Survey Type: sive ansportation Distr | 09/11/2013<br>(Describe) |

State of California - The Resources Agency Primary # **DEPARTMENT OF PARKS AND RECREATION** HRI# BUILDING, STRUCTURE, AND OBJECT RECORD Page 2 of 3\*NRHP Status Code 6Y, 6Z \*Resource Name or #: (Assigned by recorder) 415 S Atlantic Blvd B1. Historic Name: B2. Common Name: B4. Present Use: Commercial B3. Original Use: Commercial \*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 Date: Original Location: Unknown \*B8. Related Features: None B9a. Architect: Russ Connors & Associates b. Builder: Laurel Development Co. Area: Monterey Park \*B10. Significance: Theme: Commercial Architecture Property Type: Commercial Period of Significance: 1969 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

\*B14. Evaluator: Judith Marvin
\*Date of Evaluation: 09/11/2013

(This space reserved for official comments.)

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| State of California - The Resources Agend | су                  |                        | Primary #           |  |
|---|---------------------|------------------------|---------------------|--|
| DEPARTMENT OF PARKS AND RECREAT           | ΓΙΟΝ                |                        | HRI#                |  |
| CONTINUATION SHEET                        |                     |                        | Trinomial           |  |
| Page <u>3</u> of <u>3</u>                 | Resource Name or #: | (Assigned by recorder) | 415 S Atlantic Blvd |  |

**\*Date:** 09/11/2013

X Continuation

Update

(continued):

\*Recorded By:

LSA Associates, Inc.

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: This address was not listed in the City Directory between 1941 and 1973.

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, 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:

1969 electrical permit

1969 electrical permit

1969 plumbing, heating, and cooling permit

1969 plumbing, heating, and cooling permit

1969 permit for 1 roof sign

1969 electrical permit

1969 permit for 2 sq. ft. walls signs

1969 plumbing, heating, and cooling permit

1969 building permit to Laurel Development Co. to act as contractor and use Russ Connors and Associates (Buena Park) to construct 19,272 sq. ground floor and 4,784 mezz. furniture retail store (finalized 6/3/1969) 1997 building alteration/repair permit for Magna Investment to d tenant improvements for action ale, 5,500 sq. ft. new office and H/C Ramp at south entrance (submitted 10/24/1987)

1987 permit (finaled 12/22/87) for R.B. Furniture (owner)/Lee Roofing (contractor) to re-roof

1992 certificate of occupancy issued (9/14/92) to Magna Investment-Nina Kuo (owner) for a furniture store (business)

1993 permit (finaled 1/29/93) for K.Y. Furniture (owner)/Sign Art Co. (contractor) to install a new set of illuminated channel letters wall sign and pole sign change

1998 combined plumbing, electrical, mechanical permits

1998 plumbing permit

1998 permit to reface wall sign

1998 certificate of occupancy issued (4/15/98) to Magna Investment (owner) for a restaurant equipment sales business

1999 certificate of occupancy issued (11/29/99) to Magna Investment (owner) for a restaurant equipment sales business

2002 building alteration/repair permit for Magna Investment to use Michael Choi Roofing (Montebello) to ear off and re-roof comm. building (submitted 11/13/2002)

2004 permit to install wall sign and reface exiting double face roof sign

2007 building alteration/repair permit for Magna Investment to use Newreal Inc. (Upland) as contractor to repair car-damaged block wall (submitted 9/20/2007)

**B12** References

City Directories

var. Census and City Directories for Monterey Park (The Los Angeles Directory Company). Accessed March- June 2014 through online through Ancestry.com at http://www.ancestry.com/

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.



|  | ia - The Resources<br>OF PARKS AND RI  |                    |                     |                     |                             | Primary #<br>HRI #  | #  |                                    |
|--|--|--------------------|---------------------|---------------------|-----------------------------|---|--|------------------------------------|
| PRIMARY F  | RECORD   |                    |                     |                     |                             | Trinomia  |  |                                    |
|  |  | Othe               | or Lietinge         |                     | N                           | IRHP Status Code  | 6Y, 6Z   |                                    |
|  |  |                    | er Listings         | D.                  |                             |   | Dete   |                                    |
|  |  |                    | view Code           |                     | eviewer                     | 72.4 W.E  | Date _   |                                    |
| Page <u>1</u> of <u>3</u>  | _  | ^Kesou             | rce Name or #:      | (Assigned           | d by recorder)              | 734 W Emerso  | on Ave   |                                    |
| 1. Other Identifi  | -  |                    | X Unrestricted      | *a. Cou             | mts. Lag An                 | malas   |  | - PO I )                           |
| 2. Location:  *b. USGS 7.5'  | Not for Pub<br>Quad: Los A   |                    |                     | a. Cou<br>ate: 1994 | <u> </u>                    | , R12W, S22   | _ <b>and</b> (P2b and P  | 2c or P2d.)                        |
|  | 734 W Emerson A  |                    |                     |                     |                             | erey Park   | Zip: 9   | 91754                              |
| d. UTM: (Give  | e more than one fo   | or large and/or    | linear resources    | s) Zo               | one:                        |   |  | m                                  |
| •  | ational Data: (e.g.,   | Ū                  |                     | •                   |                             |   |  |                                    |
| 3a. Description  |  |                    |                     |                     |                             | alterations, size, setti  |  | )                                  |
| Roof: hipped, low<br>Fenestration: wo<br>Fenestration: wo  | g: stucco, all visible<br>w, narrow eaves<br>ood, double-hung, fro<br>ood, fixed multi-pane<br>ce: front, single door  | ed, front          |                     |                     | Retair                      | rty Type: residentians integrity: high, senanship, association,           | etting, location, mat  | erials,                            |
| 4. Resources Poperation Property Proper | rawing (Photo requ   | _                  |                     | _                   | SiteDistri                  | P5b.<br>(View<br>View   | Description of p<br>v, data, accession<br>v to the S, 09/11/13   | #)                                 |
|  |  |                    |                     | M                   |                             | Sour  | Date Constructe  | •                                  |
|  | - 1  |                    |                     |                     | - 20                        | 1950  | Prehistoric  | Both                               |
|  |  |                    |                     |                     |                             | 1950<br>Asso<br>*P7.<br>Moli<br>734                                       | Prehistoric  | ess:<br>Of                         |
|  |  |                    |                     |                     |                             | 1956<br>Assac<br>*P7.<br>Molii<br>734 Mon<br>*P8.<br>Elisa<br>LSA<br>1500 | Prehistoric 6 essor Owner and Addr ina, Maria S Decd Est W Emerson Ave   | ess:<br>Of                         |
| 11. Report Citat   | tion: (Cite surve  | y report and other | er sources or enter | r "none.")          |                             | 1956 Assa *P7. Molii 734 ' Mon  *P8. Elisa LSA 1500 Rive  *P9. *P10       | Prehistoric 6 essor Owner and Addr ina, Maria S Decd Est W Emerson Ave tterey Park, CA 91754 Recorded by: a Bechtel A Associates, Inc. 0 Iowa Ave., Suite 2  | ess:<br>Of                         |
|  | tion: (Cite survey Survey Report for the Start of the Sta | the SR 710 Nort    |                     | ·                   | alifornia, California       | 1956 Assa *P7. Molii 734 ' Mon  *P8. Elisa LSA 1500 Rive  *P9. *P10 Inte  | Prehistoric 6 essor Owner and Addr ina, Maria S Decd Est W Emerson Ave tterey Park, CA 91754  Recorded by: a Bechtel A Associates, Inc. 0 Iowa Ave., Suite 2 erside, CA 92507  Date Recorded: b. Survey Type: ensive | ess: Of 200  09/21/2013 (Describe) |
| Historic Property  | S 0700000191, 2014   | the SR 710 Nort    |                     | eles County, C      | alifornia, California Sheet | 1956 Assa *P7. Molii 734 * Mon  *P8. Elisa LSA 1500 Rive  *P9. *P10 Inte  | Prehistoric 6 essor Owner and Addr ina, Maria S Decd Est W Emerson Ave tterey Park, CA 91754  Recorded by: a Bechtel A Associates, Inc. 0 Iowa Ave., Suite 2 erside, CA 92507  Date Recorded: b. Survey Type: ensive | ess: Of 200  09/21/2013 (Describe) |

| State of California - The Re                                    | esources Agency     | у                     |                |                         | Primary #                                       |            |      |
|---|---------------------|-----------------------|----------------|-------------------------|---|------------|------|
| DEPARTMENT OF PARKS   |                     |                       | OT DEO         | 000                     | HRI#  |            |      |
| BUILDING, STRU  | CTURE, A            | ND ORJE               | CIREC          | ORD                     | *************                                   | (V. (7     |      |
| Page $\underline{2}$ of $\underline{3}$                         |                     |                       | # /A           | :                       | *NRHP Status Code                               | 6Y, 6Z     |      |
|   |                     | *Resource Na          | me or #: (As   | ssigned by recorder)    | 734 W Emerson 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 a  | Iterations)             |   |            |      |
| Year constructed: 1956 (See C                                   | Continuation Sheet) | )                     |                |                         |   |            |      |
|   |                     |                       |                |                         |   |            |      |
| B7. Moved? X No   | Yes                 | Unknown               | Date: _        |                         | Original Location:                              |            |      |
| None  B9a. Architect: Unknown                                   |                     |                       |                | b. Builder:             | Southern Movers & Builder                       | s Inc.     |      |
| B10. Significance: Area   | a: Monterey Park    |                       | Theme:         | Residential Architect   | ture  |            |      |
| David of Cinnificance   | 1056                | D                     |                | . Circle Femile Dec     | -: J  | ultaula. N | AT A |
| Period of Significance:  (Discuss importance in terr            |                     |                       |                | : Single Family Res     | sidence Applicable C geographic scope. Also add | _          | NA   |
| This single-family residence d criteria. It does not qualify as | oes not appear to b | oe eligible for listi | ng in the Nati | ional Register of Histo | oric Places (National Registe                   | 0 , ,      |      |
| (continued on next page)  |                     |                       |                |                         |   |            |      |
|   |                     |                       |                |                         |   |            |      |
|   |                     |                       |                |                         |   |            |      |
|   |                     |                       |                |                         |   |            |      |
|   |                     |                       |                |                         |   |            |      |
|   |                     |                       |                |                         |   |            |      |
| 311. Additional Resource At                                     | tributes: (Li       | st attributes and co  | odes)          | HP02                    |   |            |      |
| B12. References:  | `                   |                       | •              |                         |   |            |      |
| See Continuation Sheet  |                     |                       |                | ·                       |   |            |      |
|   |                     |                       |                | =                       |   |            |      |

B13. Remarks:

\*B14. Evaluator: Judith Marvin \*Date of Evaluation: 09/21/2013

(This space reserved for official comments.)



| DEPARTMENT O              | a - The Resources Agen<br>F PARKS AND RECREA<br>TION SHEET | •                   |                        | Primary #<br>HRI #<br>Trinomial |
|---------------------------|--|---------------------|------------------------|---------------------------------|
| Page <u>3</u> of <u>3</u> |  | Resource Name or #: | (Assigned by recorder) | 734 W Emerson Ave               |
| *Recorded By:             | LSA Associates, Inc.                                       |                     | *Date: 09/21/2013      | X Continuation                  |

Update

(continued):

Property Information: This address was not listed in the City Directory between 1956 and 1973.

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 simple Ranch style residence 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, 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 building permit to J.A. Molina to use Southern Movers & Builders Inc. (Bell Gardens) as contractor to construct new, 6 room, one-story, 27'x 51'6" single family dwelling (finalized 10/24/1956)

1967 permit to Joseph A. Molina to use Rigid Manufacturing Company (L.A.) to re-roof house and garage (finalized 9/19/1967)

1983 permit to Maria Molina to use Rigid Manufacturing Company to re-roof with rigid prepared Class C Fire Retardant Material (finalized 9/15/1983)

1995 permit to Mary Molina to use Dr. Roof to reroof with 25 yr. fiber glass shingles over house and garage (finalized 1/18/1995)

**B12 References** 

City Directories

var. Census and City Directories for Monterey Park (The Los Angeles Directory Company). Accessed March-June 2014 through online through Ancestry.com at http://www.ancestry.com/

City of Monterey Park

var. Building permits. On file at the City of Monterey Park Building and Safety Department.

Hess, Alan

2004 The Ranch House. Harry N. Abrams, Incorporated. New York.



| PRIMARY  | _   | ources Agency<br>ND RECREATIO | ON   |          |               |                | Primary :<br>HRI   | #   |                                  |
|--|---|-------------------------------|--|----------|---------------|----------------|--|---|----------------------------------|
|  | RECORI  | כ                             |  |          |               |                | Trinomia   |   |                                  |
|  |   |                               |  |          |               | NRI            | IP Status Code   | e 6Y, 6Z  |                                  |
|  |   | (                             | Other Listings                                 |          |               |                |  |   |                                  |
|  |   |                               | Review Code                                    |          | Reviewe       |                |  | Date  |                                  |
| Page 1 of 4  | _   | *Re                           | source Name or #:                              | : (As    | ssigned by re | corder)        | 521 N Atlanti  | c Blvd  |                                  |
| 1. Other Identif   |   | •                             | B; Monterey Carwash                            |          |               |                |  |   |                                  |
| 2. Location:   |   | r Publication                 | X Unrestricte                                  |          |               | Los Angel      |  | <b>and</b> (P2b and F   | 2c or P2d.)                      |
| *b. USGS 7.5'<br>c. Address:   | _   | Los Angeles                   |  | Date: _  | 1994 City:    |                | 12W, S21   | Zip:  | 01754                            |
|  |   |                               | d/or linear resource                           | 20)      | Zone:         |                | y raik   |   | 91734<br>m                       |
| ,  |   | ŭ                             |  | ,        | -             |                |  |   | ''''                             |
| 3a. Description  |   |                               | directions to resource major elements. Inclu   |          |               |                |  |   | .\                               |
| Architectural Sty<br>Architectural Sty<br>Siding/Sheathing<br>Roof: mansard, st<br>Other notable fe<br>town and country<br>Plan: rectangular<br>No. Stories: 1<br>Property Type: o | yle: Spanish E g: stucco, E steep eatures: Arches / lights. | Eclectic, elements            | of<br>netal screens. Tall col                  | lumns w  | ith           |                | 0.0  | setting, location, mat<br>n, design, feeling  | erials,                          |
| 25a. Photo or D  | rawing (Photo   | o required for b              | uildings, structures                           | , and ob | ojects.)      |                | (View<br>View  | Description of p<br>w, data, accession<br>w to the W, 09/11/12  | n #)<br>3                        |
|  |   | he de world.                  |  |          |               |                | Soul   | Date Constructe rces: X Hist Prehistoric  | Ū                                |
|  |   |                               |  |          |               |                | 196<br>Ass<br>* <b>P7.</b><br>Ta,                              | rces: X Hist  | oric Both                        |
|  |   |                               |  |          |               |                | 196 Ass *P7. Ta, PO Bris *P8. Cas LS.                          | Prehistoric  To Sessor  Owner and Addr Tuong D Box 505  | Both                             |
| 11. Report Cita  | tion: (Cite   | survey report and             | d other sources or enti-                       | er "none | A             | 1/2013         | 196 Ass *P7. Ta, PO Bris  *P8. Cas LS. 150 Riv  *P9. *P10      | Prehistoric  Soft Sessor  Owner and Addr Tuong D Box 505 Sbane, CA 94005  Recorded by: Sey Tibbet A Associates, Inc. 100 Iowa Ave., Suite 1   | Both                             |
| •  | y Survey Repor  | rt for the SR 710             | d other sources or ent<br>North Study, Los Ang |          | e.")          |                | *P7. Ta, PO Bris  *P8. Cas LS. 150 Riv  *P9. *P10 Into         | Prehistoric  A Hist Prehistoric  A Sessor  Owner and Addr Tuong D Box 505 Sbane, CA 94005  Recorded by: Sey Tibbet A Associates, Inc. DO Iowa Ave., Suite increased, CA 92507  Date Recorded:  D. Survey Type: Ensive | Both  200  09/11/2013 (Describe) |
| Historic Property  | y Survey Repor  | rt for the SR 710             | North Study, Los Ang                           | geles Co | e.")          | ia, California | 196 Ass *P7. Ta, PO Bris  *P8. Cas LS. 150 Riv  *P9. *P10 Into | Prehistoric  A Hist Prehistoric  A Sessor  Owner and Addr Tuong D Box 505 Sbane, CA 94005  Recorded by: Sey Tibbet A Associates, Inc. DO Iowa Ave., Suite increased, CA 92507  Date Recorded:  D. Survey Type: Ensive | Both                             |

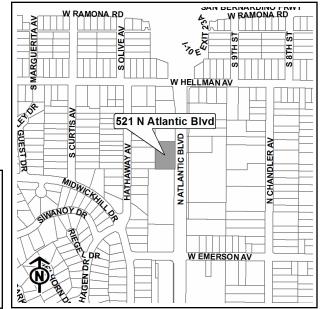
State of California - The Resources Agency Primary # **DEPARTMENT OF PARKS AND RECREATION** HRI# BUILDING, STRUCTURE, AND OBJECT RECORD Page 2 of 4 \*NRHP Status Code 6Y, 6Z 521 N Atlantic Blvd \*Resource Name or #: (Assigned by recorder) B1. Historic Name: B2. Common Name: B3. Original Use: Commercial B4. Present Use: Car Wash \*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 **Original Location:** Yes Unknown Date: \*B8. Related Features: None B9a. Architect: Bernard Perlin b. Builder: Besteel Co. Area: Monterey Park Theme: Commercial Architecture \*B10. Significance: Period of Significance: 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 Contemporary style commercial building with Spanish Eclectic elements was constructed in 1967. It 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: 09/11/2013

(This space reserved for official comments.)



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

| Primary # |  |
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| HRI#      |  |
| Trinomial |  |

| Page <u>3</u> of <u>4</u>          | Resource Name or #: | (Assigned by recorder) | 521 N Atlantic Blvd |  |
|------------------------------------|---------------------|------------------------|---------------------|--|
| *Recorded By: LSA Associates, Inc. |                     | *Date:09/11/2013       | Update              |  |

(continued):

Property Information: This address was not listed in the City Directory between 1967 and 1973.

Architect Information: Bernard Perlin was a professional engineer and a steel industry executive. In 1957 he was promoted to General Manager of the Steel Building Division of Calcor Corporation, "...the largest company in the world to specialize in the construction of steel service stations, garages, auto laundries, cafes, and other commercial buildings." Perlin advanced to Vice President of the Steel Building Division in 1958 and oversaw the construction of the Los Angeles City School District's first all-steel school a year later, Justice Street School in Canoga Park. By 1963 he was President of first Caine-Perlin Company, later Perlin-Boggio, specializing in the design and fabrication of steel components for the construction industry. Donald Wexler, AIA teamed with Perlin-Boggio on the Los Penasquitos Ranch project in San Diego County. This was a 10,000 unit residential community on 14,000 acres, built in phases and financed by FHA. Real Estate developer Irvin J. Kahn partnered with U.S. Steel, Rheem Manufacturing and Rohr Corp. for the project, which was to promote the use of steel. In 1968 Perlin-Boggio and Wexler together designed the "Style in Steel" house, a 4000 sq. ft. Modern home built on a golf course in Buena Park to promote the use of steel framing, siding and trim.

Architectural Context: Modern 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, 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:

1967 building permit to Robert E. Wilson Jr. to act as contractor and use Bernard Perlin (L.A.) to demolish existing building

1967 permit to Robert Wilson Jr.to use Besteel Co. (City of Industry) to construct new automatic car wash (finalized 7/6/1967)

1967 permit to install double-faced sign

1967 electric permit

1967 sewer connection permit

1967 electric permit

1967 plumbing permit

1968 electric permit

1989 permit (finaled 5/19/89) for Choi H. Won (owner-builder) to enclose existing open patio for waiting purposes only (330 sq. ft.)

1989 certificate of occupancy issued (5/24/89) to Choi H. Won (owner)

1994 certificate of occupancy issued (5/2/94) to Bih-Yu Lin (owner) for a car wash (business)

1998 certificate of occupancy issued (10/20/1998) to Tracy E. Talcove (owner) for a car wash (business)

2002 certificate of occupancy issued (9/16/02) to Monterey Park Car Wash Property, LLC (owner) for a car wash & accessory store

2004 certificate of occupancy issued (7/7/04) to Hildegard Merrill (owner) for a car wash (business)

2010 certificate of occupancy issued (2/10/10) to Tuong Duc Ta (owner) for a car wash (business)

| State of California - The Resources Agency |
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| DEPARTMENT OF PARKS AND RECREATION         |
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| Primary # |  |
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| DEPARTMENT OF PARKS AND RECREATION SHEET | ON .   | HRI #                           |        |
|--|--|---------------------------------|--------|
| Page <u>4</u> of <u>4</u>                | *Resource Name or #: (Assigned by recorder)  | 521 N Atlantic Blvd             |        |
| decorded By: LSA Associates, Inc.        | * <b>Date:</b> 09/11/2013  | X_Continuation                  | Update |
| (continued):                             |  |                                 |        |
| B12. References<br>City Directories      | onterey Park Building and Safety Department.  tion. McGraw-Hill, New York.  page F9.  ry 31, page 21.  January 25, page F20.  re Project. January 30, page N42.  case for Steel. January 28, page A12.  semead. April 8, page K23. | March- June 2014 through online |        |

|  | ia - The Resources Agend<br>OF PARKS AND RECREA   | -  |                     | Prir  | nary #<br>HRI #  |   |                          |
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| PRIMARY  | RECORD  |  |                     | Triı  | nomial   |   |                          |
|  |   |  |                     | NRHP Status   | Code 6   | Y, 6Z   |                          |
|  |   | Other Listings   |                     |   |  |   |                          |
|  |   | Review Code  | Reviewe             | er  |  | Date _  |                          |
| Page <u>1</u> of <u>3</u>  | *   | Resource Name or #:  | (Assigned by re     | corder) 621 N A   | Atlantic Blvo  | l   |                          |
| P1. Other Identi   | fier: APE Map Ref # 41  | -3B; Purrfect Auto Service   |                     |   |  |   |                          |
| *P2. Location:   | Not for Publication   | X Unrestricted   | *a. County          |   |  | <b>d</b> (P2b and P                           | 2c or P2d.)              |
| *b. USGS 7.5   |   | Date:  |                     | T01S, R12W, S21   |  |   |                          |
|  | 621 N Atlantic Blvd   |  | City:               |   |  |   |                          |
| `  | e more than one for large   | ,  | '-                  |   |  |   | mN                       |
|  | ational Data: (e.g., parcel #   |  |                     |   |  |   |                          |
| *P3a. Description  | •   | its major elements. Include de   | esign, materials, o | 1   |  | nd boundaries                                 | )                        |
| Siding/Sheathin<br>Siding/Sheathin<br>Siding/Sheathin<br>Roof: flat, parap<br>Fenestration: al<br>Primary Entran | g: vertical boards, All Visible<br>g: precision block, E<br>et<br>uminum, fixed, front, side, sto<br>ice: front, storefront<br>eatures: 4 repair bays |  |                     | Property Type: con<br>Retains integrity: It<br>workmanship, assoc | nigh, setting  |   | erials,                  |
| *P3b. Resource /<br>*P4. Resources F<br>P5a. Photo or D  |   |  | ect Site            | DistrictEler  | _  | etrict Of                                     |                          |
|  |   | A STATE OF THE STA |                     |   | *P6. Date Sources: Preh 1970 Assessor *P7. Owr Toung Du PO Box 50 Brisbane, *P8. Rec Casey Ti LSA Ass 1500 Iow | ner and Address or Ta 05 CA 94005  corded by: | d/Age and oric Both ess: |
| *P11. Report Cita  |   | and other sources or enter "r  | •                   | io Colifornio Donortro  | *P10. Sui<br>Intensive   |   | 09/11/2013<br>(Describe) |
|  | y Survey Report for the SR 7<br>IS 0700000191, 2014   | io notui siuay, Los Angeles  | County, Californ    | ia, Camornia Departmo   | ziii oi Trans  | portation Distr                               | ICt /,                   |
| *Attachments:  | NoneLocation N  | lapSketch Map  | X Continuation      | Sheet X Building  | g, Structure   | e, and Object                                 | Record                   |
|  | Archeological Record  | District Record  | <br>Linear Featu    | ure Record Mi   | Iling Statio   | n Record                                      |                          |
|  | Rock Art Record   | Artifact Record Ph   | otograph Record     | d Other (List):   |  |   |                          |

State of California - The Resources Agency Primary # **DEPARTMENT OF PARKS AND RECREATION** HRI# BUILDING, STRUCTURE, AND OBJECT RECORD Page 2 of 3\*NRHP Status Code 6Y, 6Z 621 N Atlantic Blvd \*Resource Name or #: (Assigned by recorder) 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: 1970 (See Continuation Sheet) \*B7. Moved? X No Original Location: Yes Unknown \*B8. Related Features: None B9a. Architect: Unknown b. Builder: Unknown Area: Monterey Park \*B10. Significance: Theme: Commercial Architecture Period of Significance: 1970 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: 09/11/2013

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| S CURIS OF THE STATE OF THE STA | 621 N Atlantic Blvd  GN AV  |

| DEPARTMENT OF  | a - The Resources Ag<br>F PARKS AND RECRI<br>TION SHEET  | •  |  |   |        |
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| Page <u>3</u> of <u>3</u>  |  | Resource Name or #:  | (Assigned by recorder)   | 621 N Atlantic Blvd   |        |
| Recorded By:   | LSA Associates, Inc.   |  | * <b>Date</b> : 09/11/2013   | X Continuation  | Update |
| (continued):   |  |  |  |   |        |
| Property Informat  | tion: This address was no  | ot listed in the City Directory be   | tween 1970 and 1973.   |   |        |
| an attempt to leav<br>International and<br>In addition, most             | e historic precedents bel<br>Bauhaus movements and<br>Modern buildings incorp                                      | nind. It combines Frank Lloyd V<br>d uses modern construction methorate modern appliances and in | Vright's principles of organic anods, such as post-and-beam on novations. The style is characteristics.                    | r generally between 1930 and 1970 a<br>architecture with elements from the<br>or concrete tilt-up designs (Fletcher n<br>terized by clean simple geometric or<br>restory windows and geometric decor- | .d.).  |
| not more closely associated with the Under Criterion C Under Criterion I | associated with or repres<br>nis property was found, to<br>this building is a typic<br>on the building is not like | entative of this period than num<br>hus does not appear to be associ                             | erous others. Under Criterion ated with any persons importate type, not the work of a masse history or prehistory of the a | ng the post-World War II period and B, no information regarding persons and to local, state, or national history. ter, nor does it retain high artistic val rea (which relates primarily to           |        |
| -  | s have been issued for the   | is property. The most pertinent<br>California for wall sign and re-fa                            |  |   |        |
| B12. References  |  |  |  |   |        |
| Ancestry.com at l<br>City of Monterey<br>var. Building per               | http://www.ancestry.com<br>Park  | -  |  | March- June 2014 through online thr   | rough  |
|  | chitecture – Mid-Century<br>/STYLE/STY-066.htm.  | y Modern. Accessed online in A   | ugust 2009 at: http://www.ess  | ential-   |        |
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| PRIMARY  | RECORD  |  |                      | Trinon              |  |
|  |   |  |                      | NRHP Status Co      | de 6Y, 6Z  |
|  |   | Other Listings   |                      |                     |  |
|  |   | Review Code  | Reviewe              | er                  | Date   |
| Page <u>1</u> of <u>3</u>  | _   | *Resource Name or #:                                       | (Assigned by re      | corder) 1100 W Gle  | endon Way  |
| P1. Other Identi   |   |  |                      |                     |  |
| *P2. Location:   | Not for Publicati   |  |                      |                     | and (P2b and P2c or P2d.)  |
| *b. USGS 7.5'  |   | s Date   |                      | T01S, R12W, S21     |  |
|  | 1100 W Glendon Way  |  |                      | •                   | Zip: 91803   |
| ,  | _   | e and/or linear resources)                                 | '-                   | <u> </u>            | mE/ mN   |
| e. Other Loca  *P3a. Description   |   | el #, directions to resource,                              |                      |                     |  |
|  | yle: Contemporary   | nd its major elements. Include                             | design, materials, o | 1                   | ium, setting, location, association,   |
| Siding/Sheathin<br>Siding/Sheathin<br>Roof: side gable<br>Fenestration: al | g: stucco, All Visible g: decorative block: accent low, narrow eaves uminum, vertical sliding, fi loe: front, single door |  |                      | design, feeling     | nuii, settiig, ioeattoii, associattoii,  |
| *P4. Resources F<br>P5a. Photo or D  | <del></del>   | gStructureOb. for buildings, structures, ar                | ject Site            | P5 (Vi              | other (Isolates, etc.)  b. Description of photo: iew, data, accession #)  0/11/13  6. Date Constructed/Age and |
|  |   |  |                      | 1 A **P** H 24      | Prehistoric Both  959 Assessor  7. Owner and Address: lendricks Villa Inc 623 N Figueroa St                    |
|  |   |  | 99.15                | *P; C L 1 R         | 8. Recorded by: Casey Tibbet SA Associates, Inc. 500 Iowa Ave., Suite 200 tiverside, CA 92507                  |
|  | y Survey Report for the SR  | rt and other sources or enter 1710 North Study, Los Angele | "none.")             | *P                  | 9. Date Recorded: 09/21/2013 10. Survey Type: (Describe) Intensive  of Transportation District 7,              |
| EA 187900, EFI   | S 0700000191, 2014  |  |                      |                     |  |
| *Attachments:  | None Location   | Map Sketch Map   | X Continuation       | Sheet X Building, S | tructure, and Object Record  |
|  | Archeological Reco  | · —  | <br>Linear Featu     |                     | g Station Record   |
|  | Rock Art Record   |  | hotograph Record     | <del></del>         |  |

State of California - The Resources Agency Primary # **DEPARTMENT OF PARKS AND RECREATION** HRI# BUILDING, STRUCTURE, AND OBJECT RECORD Page 2 of 3\*NRHP Status Code 6Y, 6Z \*Resource Name or #: (Assigned by recorder) 1100 W Glendon Way B1. Historic Name: B2. Common Name: B4. Present Use: Apartment B3. Original Use: Apartment \*B5. Architectural Style: Contemporary \*B6. Construction History: (Construction date, alterations, and data of alterations) Year constructed: 1959 (See Continuation Sheet) \*B7. Moved? X No **Original Location:** Yes Unknown Date: \*B8. Related Features: None B9a. Architect: Charles Allen Spencer b. Builder: J. H. Hendrick and Co. Area: Alhambra \*B10. Significance: Residential Architecture Theme: 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 complex 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: 09/21/2013

(This space reserved for official comments.)

|             | W NORWOOD PL   |   |
|-------------|--|---|
|             | ATLANTIC BLVD  |   |
| ENDON WY    | WGLENDON WY  1100 W Glendon Way  |   |
| SMARGUERITA | S OLIVE S OLIV |   |
| S           | VRAMONA RD N BERNARDINO FRWY   |   |
|             | I-10 W RAMONA RD   | Ι |

| State of California - The Resources Agency DEPARTMENT OF PARKS AND RECREATION CONTINUATION SHEET |                     |                        | Primary #<br>HRI #<br>Trinomial |  |
|--|---------------------|------------------------|---------------------------------|--|
| Page <u>3</u> of <u>3</u>  | Resource Name or #: | (Assigned by recorder) | 1100 W Glendon Way              |  |

**\*Date:** 09/21/2013

X Continuation

Update

(continued):

\*Recorded By:

LSA Associates, Inc.

Property Information: Since this building was not constructed until 1959 and the most recent City Directory available was 1956, no City Directory information was obtained.

Architect research: Charles Allan Spencer (1909-1996) was a Structural Engineer who worked for the Pasadena firm of Neptune and Thomas, Architects. The firm originated by Donald Neptune and Joseph Thomas in 1953 grew into a large practice headquartered in San Diego. Their works include many school buildings. Spencer is credited with the Sunnydale Elementary School in the San Francisco Unified School District (1954-55).

Architect Information: Charles Allan Spencer (1909-1996) was a Structural Engineer who worked for the Pasadena firm of Neptune and Thomas, Architects. The firm originated by Donald Neptune and Joseph Thomas in 1953 grew into a large practice headquartered in San Diego. Their works include many school buildings. Spencer is credited with the Sunnydale Elementary School in the San Francisco Unified School District (1954-55).

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, 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:

1960 permit #A9512 issued to Hendrick's Villa for a 20,682 square-foot, two-story, 104 room, 32 unit building with garages. Also, permits issued for an alteration/addition and a swimming pool.

1995 permit issued for repairs to the catwalk

2000 permit issued for repairs to the railings

2003 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/

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.

Pacific Coast Architecture Database

n.d. Accessed online July 20, 2014 at: https://digital.lib.washington.edu/architect/partners/4752/



| State of California - The Resources Ager<br>DEPARTMENT OF PARKS AND RECREA<br>PRIMARY RECORD   | -                                |                      | Primary #<br>HRI #<br>Trinomia<br>NRHP Status Code | #<br>   |
|--|----------------------------------|----------------------|--|---|
|  | Other Listings                   |                      | Man Status Sout                                    | 01,02   |
|  | Review Code                      | Reviewe              | r  | Date  |
| Page <u>1</u> of <u>3</u>  | *Resource Name or #:             | (Assigned by red     | corder) 1712 S Atlanti                             | c Blvd  |
| P1. Other Identifier: APE Map Ref # 4  | 3-3B                             |                      |  |   |
| *P2. Location: Not for Publication   | n X Unrestricted                 | *a. County           | Los Angeles  | _ and (P2b and P2c or P2d.)   |
| *b. USGS 7.5' Quad: Los Angeles  | Date:                            | 1994                 | T01S, R12W, S22                                    |   |
| c. Address: 1712 S Atlantic Blvd   |                                  | City:                | Alhambra   | Zip: <u>91803</u>   |
| d. UTM: (Give more than one for large  | ,                                | _                    |  |   |
| e. Other Locational Data: (e.g., parcel  |                                  |                      |  |   |
| *P3a. Description: (Describe resource and Architectural Style: Minimal Traditional   | d its major elements. Include de | esign, materials, co | Retains integrity: high, so                        |   |
| Siding/Sheathing: stucco: smooth, All Visib<br>Roof: hipped, low, narrow eaves<br>Fenestration: wood, double-hung, front, sid<br>Primary Entrance: side, single door<br>Plan: rectangular<br>No. Stories: 1<br>Property Type: residential  |                                  |                      | workmanship, association                           | , design, feeling   |
| *P3b. Resource Attributes: (List attributes: *P4. Resources Present: X Building P5a. Photo or Drawing (Photo required for the second se |                                  | ect Site             | P5b.   | of DistrictOther (Isolates, etc.)  Description of photo: v, data, accession #)  |
|  |                                  |                      | *P6. Sour  194  Ass *P7.  Tsai 7110                | Date Constructed/Age and rees: X Historic Prehistoric Both  O essor  Owner and Address: , Ming C and Lou M O Hollywood Blvd Angeles, CA 90046 |
|  |                                  |                      | Elis LSZ 150 Rive *P9.                             | Recorded by:  a Bechtel A Associates, Inc. 0 Iowa Ave., Suite 200 erside, CA 92507  Date Recorded: 09/21/2013  D. Survey Type: (Describe)     |
| *P11. Report Citation: (Cite survey repor  | t and other sources or enter "r  | none.")              | Inte   | ensive  |
| Historic Property Survey Report for the SR EA 187900, EFIS 0700000191, 2014  | 710 North Study, Los Angeles     | County, Californi    | a, California Department of                        | Transportation District 7,  |
| *Attachments: None Location  | Map Sketch Map                   | X Continuation S     | Sheet X Building Str                               | ucture, and Object Record   |
| Archeological Record   | · — · -                          | Linear Featu         |  | Station Record  |
| Rock Art Record  | <del></del>                      | otograph Record      |  |   |

| State of California - The Resources Agency   |  | Primary #                                      |
|--|--|--|
| DEPARTMENT OF PARKS AND RECREATION   | OD IEGT DECORD                               | HRI#   |
| BUILDING, STRUCTURE, AND   | OBJECT RECORD                                | WIDUD OLL COLL (V. 67                          |
| Page 2 of 3  | Accuracy Name on #1 (Accidenced by room      | *NRHP Status Code 6Y, 6Z                       |
| · Ku   | esource Name or #: (Assigned by reco         | rder) 1712 S Atlantic Blvd                     |
| 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)  |  |  |
|  |  |  |
| <u> </u>   | nknown Date:                                 | Original Location:                             |
| *B8. Related Features:   |  |  |
| None   |  |  |
| B9a. Architect: Unknown  | h Duilde                                     | Dr. I Marad                                    |
|  |  | Pr: J. Narod                                   |
| *B10. Significance: Area: Alhambra   | Theme: Residential Arch                      | intecture                                      |
| Period of Significance: circa 1940   | Property Type: Single Family                 |  |
| (Discuss importance in terms of historical or archite  | ectural context as defined by theme, period, | and geographic scope. Also address integrity.) |
| This single-family residence does not appear to be eliquiteria. It does not qualify as a historical resource pur |  | · · · · · · · · · · · · · · · · · · ·          |
| (continued on next page)   |  |  |
|  |  |  |
|  |  |  |
|  |  |  |
|  |  |  |
|  |  |  |
| D44 A 1 191  | Whater and and an Array                      |  |
| ,  | ributes and codes) HP03                      |  |
| *B12. References:  |  |  |
| See Continuation Sheet   | T <sub>+</sub>                               |  |
|  |  |  |
|  |  |  |

B13. Remarks:

\*B14. Evaluator: Eugene Heck \*Date of Evaluation: 09/21/2013

(This space reserved for official comments.)

| S CURTIS AV | 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 | S 7TH ST |
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| WNORWOODPL  | W NORWO                               |          |
| W GLENDON W |                                       | ON W     |
| N RAMONA RD | W RAMON                               | NA RI    |
| UP K.₹      | UP RR<br>SAN BERNARDINO FRWY          |          |

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

| Page $3$ of $3$                    | Resource Name or #: | (Assigned by recorder)   | 1712 S Atlantic Blvd |        |
|------------------------------------|---------------------|--------------------------|----------------------|--------|
| *Recorded By: LSA Associates, Inc. |                     | <b>*Date:</b> 09/21/2013 | X Continuation       | Update |

(continued):

Property Information: City directories indicate the following people lived at this address during the historic-period: Ray R. (a mechanic) and Isabel Rackliff (1943 and 1949); Shirley Berger, a clerk in/for Los Angeles County (1952); and Carl Erduce (1956). A search of Ancestry.com did not result in additional information about the Rackliff couple; the other short-term residents were not searched. No information for the architect or builder 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, 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. Under Criterion C, the building is a common style and type and does not embody distinctive characteristics, represent the work of a master, or possess high artistic values. Under Criterion D, the building is not likely to yield information important in history or prehistory.

#### **B6**. Construction History

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

1940 permit #29411 issued to Mary Shaffner for a 29 X 32 one-story, five room residence and garage, permit #29412 issued to Mary Shaffner for a 24 X 24, four room structure, and permits issued for electrical work, plastering, gas, plumbing, and fixtures

1945 permit issued to Mary Shaffner for a furnace

1954 permit issued to Mary Shaffner for electrical work

1955 permits issued to Mary Shaffner for a 16 X 20 bedroom and bathroom addition and plastering

1962 permit issued to Schaeftner for plumbing

1974 permit issued to Mr. A. Lui to re-roof the 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/

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.



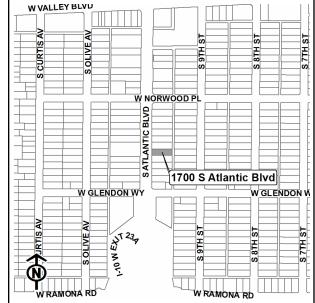
| State of Califor                 |   |  | <br>DN                                      |                       |   |              | Primary<br>HR  |                                   |                    |
|----------------------------------|---|--|---|-----------------------|---|--------------|--|-----------------------------------|--------------------|
| PRIMARY                          | _                                       |  |   |                       |   |              | Trinom   |                                   |                    |
|                                  |   |  |   |                       |   | NR           | HP Status Co   | de 6Y, 6Z                         |                    |
|                                  |   | (  | Other Listings _                            |                       |   |              |  |                                   |                    |
|                                  |   |  | Review Code _                               |                       | Review                                  | er           |  | Dat                               | te                 |
| Page <u>1</u> of _               | 3                                       | *Re  | source Name or                              | <b>#</b> : ( <i>F</i> | Assigned by re                          | ecorder)     | 1700 S Atla  | ntic Blvd                         |                    |
| P1. Other Ident                  | tifier: APE                             | Map Ref # 44-31                                    | 3   |                       |   |              |  |                                   |                    |
| P2. Location:                    |   | r Publication                                      | X_ Unrestrict                               |                       | *a. County                              | Los Ange     |  | <b>and</b> (P2b a                 | nd P2c or P2d.)    |
| *b. USGS 7.5                     | _                                       | Los Angeles  |   | Date:                 |   |              | R12W, S22  | Zin                               | o: 91803           |
|                                  | 1700 S Atlan                            |  | d/or linear recours                         | 200)                  |   | Amamo        | ıı a   |                                   | r. <u>91603</u>    |
| •                                |   | ŭ  | d/or linear resourc                         | ,                     | Zone:                                   |              | -4-\. A DNI-5357   |                                   | I                  |
| e. Other Loc<br>P3a. Descriptio  |   |  | directions to resoumajor elements. Inc      |                       |   |              |  |                                   | aria a)            |
| · -                              | Style: Neoclassic                       |  | major elements. Inc                         | iuue ues              | ign, materials, c                       |              | y Type: residen  |                                   | aries)             |
|                                  | ng: wood: clapb                         |  |   |                       |   |              |  | , setting, location,              | materials,         |
| _                                | able, steep, narro                      |  |   |                       |   | workma       | nship, association   | on, design, feeling               | ,                  |
|                                  | wood, double-hu                         | -  |   |                       |   |              |  | orative element, a                | ıltered            |
|                                  | wood, casement ince: front, singl       | multi-paned, side<br>e door                        |   |                       |   | storyboo     | ok-style shutters  |                                   |                    |
| Plan: rectangul                  | _                                       | c door   |   |                       |   |              |  |                                   |                    |
| No. Stories: 1                   |   |  |   |                       |   |              |  |                                   |                    |
| Porches: Partia                  | ıl, front                               |  |   |                       |   |              |  |                                   |                    |
|                                  |   |  |   |                       |   |              |  |                                   |                    |
| P3b. Resource                    | Attributes:                             | (List attributes                                   | and codes)                                  | HP03                  |   |              |  |                                   |                    |
| 4. Resources                     | Present:                                | Building   | Structure                                   | Object                | Site                                    | District     | Elemen   | t of District                     | Other (Isolates, e |
| P5a Photo or                     | Drawing (Photo                          | n required for b                                   | — —<br>uildings, structure                  | –<br>sando            | objects )                               |              | <br>P5   | b. Description                    | —<br>of photo:     |
| Toda: Trioto or                  | Diawing (Friot                          | o required for b                                   | ananigo, otraotare                          | o, and c              | all | , .          |  | ew, data, acces                   | •                  |
|                                  |   |  |   |                       |   |              |  | ew to the E, 09/1                 |                    |
|                                  |   |  |   |                       | SAN!                                    |              | *P4  | 6. Date Constru                   | icted/Age and      |
|                                  |   |  |   |                       |   | AND E        | 2.0  |                                   | Historic           |
|                                  |   |  |   |                       | *                                       |              | 15.4   | Prehistoric                       | Both               |
|                                  |   |  |   |                       |   |              | 19   |                                   | <del></del>        |
| 盖                                |   |  |   |                       |   | CH. A.       | A  | ssessor                           |                    |
| 4                                |   |  |   |                       |   | - 7          |  | 7. Owner and A                    | .ddress:           |
|                                  |   |  |   | SEE SEE               | -                                       |              | C  | abison, Nicanor Jr a              | nd Gloria          |
|                                  | 1100                                    |  |   |                       |   |              |  | 321 S 2Nd St<br>lhambra, CA 91801 |                    |
| 1                                | ton.                                    | and the  | <b>美田田</b> 東                                |                       |   |              | A  | mamora, en 91001                  |                    |
|                                  |   |  |   |                       |   |              | *P8  | 3. Recorded by                    | :                  |
|                                  |   |  |   |                       |   |              | A Company of the Comp | lisa Bechtel                      |                    |
|                                  |   |  | 011010                                      |                       | À. /                                    |              |  | SA Associates, In                 |                    |
|                                  |   |  | I SANGER                                    |                       |   | DI.          |  | 500 Iowa Ave., St                 |                    |
| THE RESERVE                      | municipal de la constanta               |  |   | 7                     | i 14                                    |              | K  | iverside, CA 925                  | 07                 |
|                                  | de la                                   |  |   |                       | 4                                       | THE CO.      |  |                                   |                    |
| TO SECURE OF SECURE              | aboth.                                  | A  | Service Control                             | A.                    | <b>建筑</b>                               |              |  | 9. Date Records                   |                    |
| A HOUSE                          | the same of the same of the same of the | A. E. E. A. C. | A C S                                       |                       |   |              |  | 10. Survey Type ntensive          | e. (Describe)      |
| 45.00                            |   |  |   |                       |   |              |  |                                   |                    |
| P11. Report Cit                  | tation: (Cite                           | survey report and                                  | d other sources or e                        | nter "nor             | ne.")                                   |              |  |                                   |                    |
| Historic Proper                  |   | t for the SR 710                                   | d other sources or el<br>North Study, Los A |                       | •                                       | ia, Californ |  |                                   | District 7,        |
| Historic Proper                  | rty Survey Repor                        | t for the SR 710                                   | North Study, Los A                          | ngeles C              | •                                       |              | ia Department o  | of Transportation l               |                    |
| Historic Proper<br>EA 187900, EF | rty Survey Repor                        | t for the SR 710<br>2014                           | North Study, Los A                          | ngeles C              | ounty, Californ                         | Sheet        | ia Department of $\underline{X}$ Building, S   |                                   | oject Record       |

State of California - The Resources Agency Primary # **DEPARTMENT OF PARKS AND RECREATION** HRI# BUILDING, STRUCTURE, AND OBJECT RECORD Page 2 of 3\*NRHP Status Code 6Y, 6Z 1700 S Atlantic Blvd \*Resource Name or #: (Assigned by recorder) B1. Historic Name: B2. Common Name: B3. Original Use: Multiple-family residence B4. Present Use: Multiple-family residence \*B5. Architectural Style: Neoclassical \*B6. Construction History: (Construction date, alterations, and data of alterations) Year constructed: 1923 (See Continuation Sheet) \*B7. Moved? X No Yes **Original Location:** Unknown Date: \*B8. Related Features: None B9a. Architect: Unknown b. Builder: Unknown Area: Alhambra \*B10. Significance: Residential Architecture Theme: **Property Type:** Multi-family Property Period of Significance: 1923 **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 W VALLEY BLVD

B13. Remarks:

\*B14. Evaluator: Eugene Heck \*Date of Evaluation: 09/21/2013

(This space reserved for official comments.)



| State of California - The Resource | es Agency           |                        | Primary #            |  |
|------------------------------------|---------------------|------------------------|----------------------|--|
| DEPARTMENT OF PARKS AND I          | RECREATION          |                        | HRI#                 |  |
| CONTINUATION SHE                   | ET                  |                        | Trinomial            |  |
| Page <u>3</u> of <u>3</u>          | Resource Name or #: | (Assigned by recorder) | 1700 S Atlantic Blvd |  |
|                                    |                     |                        |                      |  |

**\*Date:** 09/21/2013

X Continuation

Update

(continued):

\*Recorded By:

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).

Property Information: City directories indicate the following people lived at this address during the historic-period: William J. and Hattie Bosch (1930); H. J. White (1932); William W. (advertiser) and Margaret (1935). Edward B. (draftsman) and Margaret Rybolt (1937-1939); Clarence R. (salesman) and Wilma Drake(1941-1943); Mrs. E. M. Dalton (1949); Robert J. (supervisor for Continental Bakery in El Monte) and Lavon E. Fry were listed as occupants (1952); and Pastor W. J. Cravens and Doris L., of the First Baptist Church (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

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

1923 permit #7146 issued to Charles A. Dalton

LSA Associates, Inc.

1927 permit #12247 issued to Charles A. Dalton

1933 permit for a garage issued to J. Whitlaw

1943 permit issued to Mrs. Charles A. Dalton for asphalt shingles on house

1948 permit issued to E. M. Dalton for a furnace

1950 permit issued to Mrs. Elva M. Dalton for latch-thatch shingles on a one-story residence and garage

1952 permits issued to Elva M. Dalton for an 8 X 14 sun porch and to Dela Shmill(?) for electrical

1969 permits issued to J. C. Foster for a 5 foot high chain link fence in the side yard and to Jack W. Burgess for a furnace and to repair fire damage to a 24 X 40, five room house

1971 permit issued to John Foster for re-roof

1990 permit to remove chimney and seal firebox

2006 permit issued to Nick Cabison for re-roof

Date unclear - permit issued to Nick Cabison to sandblast exterior of residence and garage

# 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 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/



| State of Californ DEPARTMENT PRIMARY  | OF PARKS A  | ND RECREATION                 | DN  |           |                          | NRI           | Primary #<br>HRI #<br>Trinomial<br>HP Status Code  |   |                           |
|---|---|-------------------------------|---|-----------|--------------------------|---------------|--|---|---------------------------|
|   |   | (                             | Other Listings _                          |           |                          |               |  |   |                           |
|   |   |                               | Review Code _                             |           | Reviewe                  | er            |  | Date  |                           |
| Page $\underline{1}$ of $\underline{3}$   | _   | *Re                           | source Name or                            | #: (/     | Assigned by re           | ecorder)      | 1221 S Atlantic  | Blvd  |                           |
| P1. Other Identi  | fier: APE   | Map Ref # 46-3F               | 3   |           |                          |               |  |   |                           |
| P2. Location:   |   | or Publication                | X Unrestric                               | ted       | *a. County               | Los Angel     |  | and (P2b and F  | 2c or P2d.)               |
| *b. USGS 7.5  |   | Los Angeles                   |   | Date:     | 1994                     |               | .12W, S16  | 7:  | 21002                     |
| c. Address:   |   |                               |   |           | City:                    | -             |  | Zip: _  |                           |
| ,   |   | Ū                             | d/or linear resour                        | ,         | Zone:                    |               | . ADM.5250012  |   | mN                        |
| e. Other Loc<br>P3a. Description  |   |                               | directions to reso<br>major elements. Ind |           |                          |               |  |   | `                         |
| Architectural S<br>Siding/Sheathin<br>Roof: flat, no ea<br>Fenestration: al<br>Primary Entrar<br>Plan: circular<br>No. Stories: 2<br>Property Type: | g: stucco, All<br>ves<br>uminum, vertice: front, sing | Visible cal sliding, front, s | side                                      |           |                          |               | integrity: medium<br>on, design, feeling   |   | materials,                |
| P5a. Photo or D   | Drawing (Pho  | to required for b             | uildings, structure                       | es, and o | objects.)                |               | (View View *P6. I Source F 1960 Asse *P7. (View View View View *P7. (View View View View View View View View | Prehistoric   | d/Age and oric Both  ess: |
|   |   |                               |   |           |                          | 11/2012       | 769 S<br>Monte<br>*P8. I<br>Case<br>LSA<br>1500  | Russell Ave<br>erey Park, CA 9175.<br>Recorded by:<br>y Tibbet<br>Associates, Inc.<br>Iowa Ave., Suite<br>rside, CA 92507 | 5                         |
| _   | y Survey Repo   | ort for the SR 710            | I other sources or e                      |           | ne.")                    | ia, Californi | * <b>P10.</b> Inter  |   | 09/21/2013<br>(Describe)  |
| EA 187900. EFI  |   |                               |   |           |                          |               |  |   |                           |
| EA 187900, EFI  |   | •                             |   |           |                          |               |  |   | _                         |
| EA 187900, EFI  | None  | Location Map                  | Sketch Ma                                 | . —       | Continuation Linear Feat | _             | X Building, Struc  | cture, and Objec<br>ation Record  | t Record                  |

State of California - The Resources Agency Primary # **DEPARTMENT OF PARKS AND RECREATION** HRI# BUILDING, STRUCTURE, AND OBJECT RECORD Page 2 of 3\*NRHP Status Code 6Y, 6Z 1221 S Atlantic Blvd \*Resource Name or #: (Assigned by recorder) B1. Historic Name: B2. Common Name: B4. Present Use: Apartment B3. Original Use: Apartment \*B5. Architectural Style: Vernacular \*B6. Construction History: (Construction date, alterations, and data of alterations) Year constructed: 1960 (See Continuation Sheet) \*B7. Moved? X No Yes **Original Location:** Unknown Date: \*B8. Related Features: None B9a. Architect: Jose Conedo b. Builder: Relleum Construction Co Area: Alhambra \*B10. Significance: Theme: Residential Architecture Period of Significance: 1960 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 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: 09/21/2013

(This space reserved for official comments.)



| DEPARTMENT OF PARKS AND CONTINUATION SHI   |   |  | Primary #  |       |
|--|---|--|--|-------|
| Page 3 of 3  | Resource Name or #:   | (Assigned by recorder)   | Trinomial  1221 S Atlantic Blvd  |       |
| Recorded By: LSA Associate   | s, Inc.   | <b>*Date:</b> 09/21/2013   | X Continuation U   | pdate |
| (continued):   |   |  |  |       |
| apartment complex in 1961, at 144 information about this company constructed until 1960 and the monoincluding use of Ancestry.com, whave had the potential to be import with this property are significant in architectural style, method of constructed which work manship does not rise above of the area (which relates primaril B6. Construction History Numerous permits have been issue 1960 permits issued to Relleum C | riterion A, this complex is one of thousa<br>or representative of this period in than no<br>st recent City Directory available was 19<br>ere conducted for residents associated we<br>tant in the local community. This resear<br>n local, state, or national history. Under<br>struction, or property type. Research has<br>the ordinary. Under Criterion D, the buily<br>to archaeological sites). In addition, the<br>ed for this property. The most pertinent<br>construction Co. for plumbing and electric<br>construction Co. for 36 units and garages<br>eak and add doors to carports | isting of twenty multiple-familiands, if not millions, built during merous others. Under Criterio 1956, no City Directory information in the property for a period of the provided no evidence indic Criterion C, this is not a truly anot identified it as the work of lding is not likely to yield informere is no historic district poter are listed below: | ly single-story buildings. No other  ing the post-World War II period and is on B, since this building was not ation was obtained. Online searches, if five years or more and/or who appear to ating that any of the persons associated representative example of an if a master and the observed level of formation about the history or prehistory intial in the area. |       |
| References City of Alhambra Var. Building permits. On f City Directories   | ile at the City of Alhambra Building Div  |  | ough Ancestry.com at   |       |



| State of California DEPARTMENT O     |                                       |                              | ON   |  |                    |               | Primary<br>HR                       |  |                            |                          |
|--------------------------------------|---------------------------------------|------------------------------|--|--|--------------------|---------------|-------------------------------------|--|----------------------------|--------------------------|
| PRIMARY F                            | _                                     |                              |  |  |                    |               | Trinom                              |  |                            |                          |
|                                      |                                       |                              |  |  |                    | NR            | HP Status Co                        | de 6Y, 6Z                                |                            |                          |
|                                      |                                       | (                            | Other Listings _                           |  |                    |               |                                     |  |                            |                          |
|                                      |                                       |                              | Review Code _                              |  | Reviewe            | er            |                                     |  | Date _                     |                          |
| Page <u>1</u> of <u>3</u>            | _                                     | *Re                          | source Name or                             | #: (A  | ssigned by re      | corder)       | 700 S Atlant                        | tic Blvd                                 |                            |                          |
| P1. Other Identifi                   | ier: APE                              | Map Ref # 47-3E              | 3; 700 Thong Autor                         | motive   |                    |               |                                     |  |                            |                          |
| P2. Location:<br>*b. USGS 7.5'       |                                       | r Publication<br>Los Angeles | X Unrestric                                | ted<br>Date:   | *a. County<br>1994 | Los Angel     | 12W, S16                            | <b>and</b> (P2                           | b and P                    | 2c or P2d.)              |
| c. Address:                          | _                                     |                              |  | Date.  | City:              |               | •                                   |  | Zip: 9                     | 1803                     |
| -                                    |                                       |                              | d/or linear resour                         | res)   | Zone:              | - Timamo      |                                     | mE/                                      | p                          | mi                       |
| ,                                    |                                       | Ū                            | directions to reso                         | ,  |                    | annronris     | ote): APN:5350                      |  |                            |                          |
| 3a. Description:                     |                                       |                              | major elements. Inc                        |  |                    |               |                                     |  | ındaries                   | 1                        |
| Architectural Sty                    | ,                                     |                              | major elements. Inc                        | Jude desi  | gri, materiais, o  | 1             | Type: comme                         |  | indanes                    | )                        |
| Siding/Sheathing                     | •                                     |                              |  |  |                    | , ,           | integrity: high,                    |  | on, mat                    | erials,                  |
| Siding/Sheathing                     | g: brick: skirtin                     | g, All Visible               |  |  |                    | workman       | nship, association                  | on, design, feel                         | ling                       |                          |
| Roof: flat Fenestration: alu         | ıminum fiyad                          | front side                   |  |  |                    |               |                                     |  |                            |                          |
| Primary Entranc                      |                                       | ,                            |  |  |                    |               |                                     |  |                            |                          |
| Other notable fea                    |                                       |                              | ,  |  |                    |               |                                     |  |                            |                          |
| Plan: rectangular                    | •                                     |                              |  |  |                    |               |                                     |  |                            |                          |
| No. Stories: 1                       |                                       |                              |  |  |                    |               |                                     |  |                            |                          |
|                                      |                                       |                              |  |  |                    |               |                                     |  |                            |                          |
| 23b. Resource A                      | ttributes:                            | (List attributes             | and codes)                                 | HP06   |                    |               |                                     |  |                            |                          |
| 4. Resources Pr                      | resent:                               | X Building                   | Structure                                  | Object   | Site               | District      | Elemen                              | t of District                            | Ot                         | her (Isolates, et        |
| P5a. Photo or Dr                     | rawing (Photo                         |                              | — — —<br>uildinas structura                | —<br>es and d  | hiects )           |               | P5                                  | b. Description                           | on of n                    | hoto:                    |
| rsa. Filoto di Di                    | rawing (Friot                         | o required for b             | allalings, structure                       | ss, and c  | objects.)          |               |                                     | ew, data, acc                            | •                          |                          |
|                                      |                                       |                              |  |  |                    | 4             |                                     | ew to the S, 09                          |                            | ,                        |
|                                      |                                       |                              |  | 1  | 3                  | 1             |                                     | 6. Date Cons                             |                            | d/Ago and                |
|                                      |                                       |                              |  |  |                    | 1             |                                     |  | Histo                      | Ū                        |
|                                      |                                       |                              |  |  | 1                  | 100           |                                     | Prehistoric                              |                            | Both                     |
|                                      |                                       |                              |  |  |                    |               | 19                                  | <br>964                                  |                            |                          |
| 246                                  | 100                                   |                              | -  | - 6  | - 6                |               |                                     | ssessor                                  |                            |                          |
| 1                                    |                                       |                              |  | (del)  | COTTON             |               |                                     | 7. Owner and                             | d Addr                     | nee:                     |
|                                      |                                       | SULT                         |  |  |                    | 1             | nine .                              | uang, Yin Tung                           |                            |                          |
|                                      |                                       |                              |  | 100  |                    | 1             | 91                                  | 08 Rancho Real                           | l Rd                       |                          |
| No. of the last                      | 100                                   |                              |  | A. A.  | m D                | -             | Te                                  | emple City, CA                           | 91780                      |                          |
| THE P                                |                                       |                              |  | Sin .  | <b>100</b>         | 1             | *D(                                 | . Decembed                               | <b>.</b>                   |                          |
| R page 10 and                        |                                       |                              |  |  |                    |               |                                     | B. Recorded lisa Bechtel                 | by:                        |                          |
| 1                                    |                                       |                              |  |  | AUGEZ<br>Invelid   |               |                                     | SA Associates                            | Inc.                       |                          |
| THE REAL PROPERTY.                   |                                       |                              |  |  |                    |               |                                     | 500 Iowa Ave.                            | *                          | 200                      |
|                                      |                                       |                              |  |  |                    |               | R                                   | iverside, CA                             | 92507                      |                          |
|                                      |                                       |                              |  |  |                    |               |                                     |  |                            |                          |
|                                      |                                       |                              |  |  |                    |               |                                     |  |                            |                          |
|                                      |                                       |                              |  |  |                    |               | *P                                  | 9. Date Reco                             | orded:                     | 09/21/2013               |
|                                      |                                       |                              |  |  |                    |               | *P                                  | 10. Survey T                             |                            | 09/21/2013<br>(Describe) |
| PAT Papart Citat                     | tion: (Cite                           | Survey report and            | d other sources or e                       | enter "nor   | ne ")              |               | *P                                  |  |                            |                          |
| •                                    | Survey Repor                          | t for the SR 710             | d other sources or e<br>North Study, Los A |  | ,                  | ia, Californi | * <b>P</b>                          | 10. Survey Tyntensive                    | уре:                       | (Describe)               |
| Historic Property<br>EA 187900, EFIS | Survey Repor                          | t for the SR 710<br>2014     | North Study, Los A                         | Angeles C  | ounty, Californ    |               | *P<br>In<br>a Department of         | 10. Survey Tyntensive  of Transportation | <b>ype:</b><br>on Distr    | (Describe)               |
|                                      | Survey Repor<br>S 0700000191,<br>None | t for the SR 710             | North Study, Los A                         | Angeles C $\begin{array}{c} \text{Angeles C} \\ \text{Ap} & \underline{X} \end{array}$ | ,                  | Sheet         | *P In a Department of X Building, S | 10. Survey Tyntensive  of Transportation | ype:<br>on Distr<br>Object | (Describe)               |

| State of California - The Resources Agend        | cy  | Primary #                            |
|--|---|--------------------------------------|
| DEPARTMENT OF PARKS AND RECREAT                  | -   | HRI#                                 |
| BUILDING, STRUCTURE, A                           | AND OBJECT RECORD   |                                      |
| Page <u>2</u> of <u>3</u>                        |   | *NRHP Status Code 6Y, 6Z             |
|  | *Resource Name or #: (Assigned by recorder)   | 700 S Atlantic Blvd                  |
| B1. Historic Name:                               |   |                                      |
| B2. Common Name:                                 |   |                                      |
| B3. Original Use: Commercial                     | B4. Present Use:  | Commercial                           |
| *B5. Architectural Style: Vernacular             |   |                                      |
| *B6. Construction History: (Construction         | on date, alterations, and data of alterations)  |                                      |
| Year constructed: 1964 (See Continuation Shee    | t)  |                                      |
|  |   |                                      |
| *B7. Moved? X No Yes                             | Unknown Date: C   | Original Location:                   |
| *B8. Related Features:                           | _   |                                      |
| None   |   |                                      |
|  |   |                                      |
| B9a. Architect: Neil W. Evans                    | b. Builder: B   | esteel Company                       |
| *B10. Significance: Area: Alhambra               | Theme: Commercial Architect   |                                      |
| Period of Significance: 1964                     | Property Type: Commercial   | Applicable Criteria: NA              |
|  | architectural context as defined by theme, period, and ge   |                                      |
| This vernacular gas station does not appear to b | be eligible for listing in the National Register of Historic<br>ree pursuant to the California Environmental Quality Ac | Places (National Register) under any |
| (continued on next page)                         |   |                                      |
|  |   |                                      |
|  |   |                                      |
|  |   |                                      |
|  |   |                                      |
|  |   |                                      |
|  |   |                                      |
| ,  | List attributes and codes) HP06   |                                      |
| *B12. References:                                |   |                                      |
| (See Continuation Sheet)                         | 71111   |                                      |

B13. Remarks:

**\*B14. Evaluator:** Eugene Heck **\*Date of Evaluation:** 09/21/2013

(This space reserved for official comments.)



| tate of California - The Reson<br>EPARTMENT OF PARKS AN<br>CONTINUATION SH  | D RECREATION  |   | LIDL#   |        |
|---|---|---|---|--------|
| age <u>3</u> of <u>3</u>  | Resource Name or #:   | (Assigned by recorder)  | 700 S Atlantic Blvd   |        |
| ecorded By: LSA Associa   | ites, Inc.  | *Date: _09/21/2013  | X Continuation  | Update |
| (continued):  |   |   |   |        |
| Property Information: Since this Directory information was obtain   | building was not constructed until 1964 aned.   | and the most recent City Direc                                  | tory available was 1956, no City                                    |        |
| Architect and Builder Research:   | No information was found about either N   | Weil W. Evans, the architect, or                                | Besteel Company, the Builder.                                       |        |
| to the broad patterns of history. associated with a person importa  | Criterion A, the building does not appear<br>Under Criterion B, no information was fo<br>ant to local, state or national history. Unde<br>cs, represent the work of a master, or poss-<br>istory or prehistory.           | und pertaining to persons. The er Criterion C, the vernacular b | e property does not appear to be building is a common type and does | not    |
| 1964 permits issued for electrica<br>1965 permit #37016 issued to Pa  |   | ign<br>vice station and pump island o                           | **  |        |
| City Directories<br>var. Census and City Directorie<br>http://www.ancestry.com/<br>var. City of Alhambra (Los Ang | a file at the City of Alhambra Building Directory C<br>es (Polk and The Los Angeles Directory C<br>geles County, Calif.) City Directory. The<br>cos Angeles City Street Address Directory,<br>ite at http://www.lapl.org/ | ompany). Accessed online thr                                    | ny, Los Angeles, CA. Accessed onl                                   |        |
|   |   |   |   |        |
|   |   |   |   |        |
|   |   |   |   |        |
|   |   |   |   |        |
|   |   |   |   |        |
|   |   |   |   |        |
|   |   |   |   |        |



| State of California - The Resources Agency DEPARTMENT OF PARKS AND RECREATION PRIMARY RECORD |  | Primary #<br>HRI #<br>Trinomial  |  |
|--|--|--|--|
| Other  | Listings                               | NRHP Status Code   | 6Y, 6Z   |
|  | Listings                               |  | Dete   |
|  | ew Code Reviews                        |  | Date   |
| Page $\underline{1}$ of $\underline{3}$ *Resource  | ce Name or #: (Assigned by re          | /// w Main St  |  |
| P1. Other Identifier: APE Map Ref # 48-3B; Alh   | ambra Car Wash                         |  |  |
| *P2. Location: Not for PublicationX  | _ Unrestricted *a. County              | Los Angeles  | and (P2b and P2c or P2d.)                          |
| *b. USGS 7.5' Quad: Los Angeles  | Date:                                  | T01S, R12W, S10  |  |
| c. Address: 707 W Main St  | City:                                  | Alhambra   | Zip: 91801   |
| d. UTM: (Give more than one for large and/or li  | ,                                      |  | _ mE/ mN   |
| e. Other Locational Data: (e.g., parcel #, directi   |  |  |  |
| *P3a. Description: (Describe resource and its major Architectural Style: Modern              | elements. Include design, materials, c | 1  | g, and boundaries) setting, location, association, |
| Siding/Sheathing: stucco, All Visible  |  | design, feeling  | setting, rocation, association,                    |
| Siding/Sheathing: brick: veneer, All Visible   |  | Alterations: altered fenestra  | ation, altered brick veneer?                       |
| Roof: flat Fenestration: aluminum, fixed, front, side  |  |  |  |
| Plan: rectangular  |  |  |  |
| No. Stories: 1   |  |  |  |
| Property Type: commercial  |  |  |  |
|  |  |  |  |
|  |  |  |  |
| *P3b. Resource Attributes: (List attributes and co   | odes) <u>HP06</u>                      | ,  |  |
| *P4. Resources Present: X Building Str   | ucture Object Site                     | District Element of  | District Other (Isolates, etc.)                    |
| P5a. Photo or Drawing (Photo required for buildin  | gs, structures, and objects.)          | P5b. I   | Description of photo:                              |
|  |  | (View,   | data, accession #)                                 |
|  |  | View   | to the N, 09/11/13                                 |
|  |  | *Р6. С   | ate Constructed/Age and                            |
|  |  | Source   |  |
| De Charles   |  | P  | rehistoric Both                                    |
|  |  | 1966   |  |
|  |  | Asses  |  |
| A 0  | 1                                      |  | Owner and Address:                                 |
|  | ALHAM                                  | Villan   | uea, Gonzalo Co Tr et al.                          |
|  | CAR W                                  | SH   |  |
| and letter   |  |  |  |
|  |  |  | Recorded by:<br>Bechtel                            |
|  | **                                     |  | Associates, Inc.                                   |
| <b>经验的</b> 的知识的。这个是他的知识  | 位的性权。特点自己的                             |  | Iowa Ave., Suite 200                               |
|  |  | River  | side, CA 92507                                     |
|  |  | ADD LET STORY  |  |
|  |  | A STATE OF THE PARTY OF THE PAR | Pate Recorded: 09/21/2013                          |
|  |  | *P10.  | Survey Type: (Describe)                            |
| *P11. Report Citation: (Cite survey report and other   | sources or enter "none.")              | HICH   | J. 1 V   |
| Historic Property Survey Report for the SR 710 North EA 187900, EFIS 0700000191, 2014        | Study, Los Angeles County, Californ    | ia, California Department of Tr  | ansportation District 7,                           |
| *Attachments: None Location Map  | Sketch Map X Continuation              | Sheet X Building Struc   | ture, and Object Record                            |
| <u> </u>   | District Record Linear Feat            |  | ation Record                                       |
| <del>_</del>   | t Record Photograph Record             |  | Audit Noodia                                       |
| AIUIAC   | . Noodia i nologiapii Necolo           | O(I)GI (LISI)  |  |

| State of California - The Resou<br>DEPARTMENT OF PARKS ANI   | ID DECEMBER 1991  |
|--|---|
|  | TURE, AND OBJECT RECORD   |
| Page 2 of 3  | *NRHP Status Code _6Y, 6Z   |
|  | *Resource Name or #: (Assigned by recorder)707 W Main St  |
| 31. Historic Name:   |   |
|  | nbra Car Wash   |
| B3. Original Use: Commercia  |   |
| 35. Architectural Style:   | Modern  |
| 36. Construction History:  | (Construction date, alterations, and data of alterations)   |
| Year constructed: 1966 (See Conti  | tinuation Sheet)  |
|  |   |
|  |   |
| 37. Moved? <u>X</u> No   | Yes Unknown Date: Original Location:  |
| <del></del>  | Yes Unknown Date: Original Location:  |
| 38. Related Features:  | Yes Unknown Date: Original Location:  |
| 38. Related Features:  | Yes Unknown Date: Original Location:  |
| 38. Related Features:  None  39a. Architect: Roland Pierso   | on, AIA b. Builder: Kip Construction Co.  |
| 38. Related Features:  None  B9a. Architect: Roland Pierso   |   |
| 38. Related Features:  None  39a. Architect: Roland Pierso  310. Significance: Area:   | on, AIA b. Builder: Kip Construction Co.  |
| 38. Related Features:  None  39a. Architect: Roland Pierso  310. Significance: Area: 4   | on, AIA b. Builder: Kip Construction Co.  Alhambra Theme: Commercial Architecture   |
| 88. Related Features:  None  89a. Architect: Roland Pierso  810. Significance: Area: 4  Period of Significance: (Discuss importance in terms of  | on, AIA b. Builder: Kip Construction Co.  Alhambra Theme: Commercial Architecture  1966 Property Type: Commercial Applicable Criteria: NA of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)  |
| 38. Related Features:  None  B9a. Architect: Roland Pierso  310. Significance: Area: 4  Period of Significance: (Discuss importance in terms of this commercial building does not  | on, AIA b. Builder: <u>Kip Construction Co.</u> Alhambra Theme: Commercial Architecture  1966 Property Type: Commercial Applicable Criteria: <u>NA</u>  |
| 38. Related Features:  None  39a. Architect: Roland Pierso  310. Significance: Area: | on, AIA b. Builder: Kip Construction Co.  Alhambra Theme: Commercial Architecture  1966 Property Type: Commercial Applicable Criteria: NA of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.) of appear eligible for listing in the National Register of Historic Places and does not appear to qualify as a |
| 38. Related Features:  None  39a. Architect: Roland Pierso  310. Significance: Area: | on, AIA b. Builder: Kip Construction Co.  Alhambra Theme: Commercial Architecture  1966 Property Type: Commercial Applicable Criteria: NA of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.) of appear eligible for listing in the National Register of Historic Places and does not appear to qualify as a |
| 38. Related Features:  None  39a. Architect: Roland Pierso  310. Significance: Area: | on, AIA b. Builder: Kip Construction Co.  Alhambra Theme: Commercial Architecture  1966 Property Type: Commercial Applicable Criteria: NA of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.) of appear eligible for listing in the National Register of Historic Places and does not appear to qualify as a |
| 38. Related Features:  None  B9a. Architect: Roland Pierso  310. Significance: Area: 4  Period of Significance: (Discuss importance in terms of this commercial building does not  | on, AIA b. Builder: Kip Construction Co.  Alhambra Theme: Commercial Architecture  1966 Property Type: Commercial Applicable Criteria: NA of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.) of appear eligible for listing in the National Register of Historic Places and does not appear to qualify as a |
| 38. Related Features:  None  B9a. Architect: Roland Pierso  310. Significance: Area: | on, AIA b. Builder: Kip Construction Co.  Alhambra Theme: Commercial Architecture  1966 Property Type: Commercial Applicable Criteria: NA of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.) of appear eligible for listing in the National Register of Historic Places and does not appear to qualify as a |
| 38. Related Features:  None  B9a. Architect: Roland Pierso  310. Significance: Area: | on, AIA b. Builder: Kip Construction Co.  Alhambra Theme: Commercial Architecture  1966 Property Type: Commercial Applicable Criteria: NA of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.) of appear eligible for listing in the National Register of Historic Places and does not appear to qualify as a |

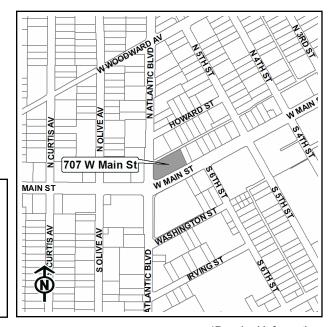
\*B12. References:

See Continuation Sheet

B13. Remarks:

**\*B14. Evaluator:** Eugene Heck **\*Date of Evaluation:** 09/21/2013

(This space reserved for official comments.)



| State of California - The Res<br>DEPARTMENT OF PARKS A<br>CONTINUATION S | AND RECREATION      |                        | Primary #<br>HRI #<br>Trinomial |        |  |  |  |
|--|---------------------|------------------------|---------------------------------|--------|--|--|--|
| Page <u>3</u> of <u>3</u>  | Resource Name or #: | (Assigned by recorder) | 707 W Main St                   |        |  |  |  |
| Recorded Bv: LSA Asso  | ociates Inc         | *Date: 09/21/2013      | X Continuation                  | Undate |  |  |  |

(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.

Architect and Builder research: Roland Decker Pierson (1923-1979) earned a B.A. in Architecture from UC Berkeley in 1950 and was a member of the AIA Southern California Chapter for twenty years, serving on various committees. He executed works for residential, commercial, industrial, recreational and mortuary structures. This included Foothill Drive-In Theater in Azuza and the Valley Center Car Wash (1961) located on Valley Boulevard between New and Garfield, a project similar to APE Map Ref #48-3B. Kip Construction, Inc. is a California corporation whose status is "dissolved" as of their June 29, 1964 filing, at which time the company age was 50 years, 1 month.

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, 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:

1966 permit #A42882 issued to Elvino Miali for a one-story, 194 X 41 masonry building with a composition roof. Permits also issued for a 1,225 square-foot wax and polish area and a gas station. Certificate of occupancy issued to Elvino Miali for a car wash.

1973 permit issued to Alhambra Car Wash for electrical work

1974 permit issued to Al Miali for an addition to install two 10,000 tanks at a car wash/service station

### 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.



| State of California - The Resources Agency DEPARTMENT OF PARKS AND RECREATION  | Primary #<br>HRI #   |  |
|--|--|--|
| PRIMARY RECORD   | Trinomial  |  |
| Other Listings   | NRHP Status Code   | 6Y, 6L, 6Z   |
| Review Code  | Reviewer   | Date   |
| <del></del>  | (Assigned by recorder) 1709 Garfield Av  | <del></del>  |
| <u> </u>   | 1707 Garleta 11  |  |
| P1. Other Identifier: APE Map Ref # 49-3B  |  |  |
| *P2. Location:Not for PublicationX Unrestricted  *b. USGS 7.5' Quad: Los Angeles Date:   |  | and (P2b and P2c or P2d.)                          |
| c. Address: 1709 Garfield Ave  | City: South Pasadena   | Zip: 91030   |
| d. UTM: (Give more than one for large and/or linear resources)   | Zone:  | mE/  |
| e. Other Locational Data: (e.g., parcel #, directions to resource, el  |  | <del> </del>                                       |
| P3a. Description: (Describe resource and its major elements. Include de  |  |  |
| Architectural Style: Colonial Revival, modest  | No. Stories: 1 ½   | ,  |
| Construction: wood frame   | Porches: Full-Width, front   |  |
| Siding/Sheathing: wood: clapboard, all visible Roof: side gable, medium  | Property Type: residential Retains integrity: high, setti  | ing location motorials                             |
| Fenestration: wood, fixed with double-hung end vents, front  | workmanship, association, de   |  |
| Primary Entrance: front, single door   | -  |  |
| Other notable features: vents in front gable dormers; classical columns on   | 1  |  |
| porch Plan: rectangular  |  |  |
| 2 American Santa   |  |  |
|  |  |  |
| P3b. Resource Attributes: (List attributes and codes) <u>HPC</u>   |  |  |
| *P4. Resources Present: X Building Structure Obje  | ectSiteDistrictElement of  | DistrictOther (Isolates, etc.)                     |
| P5a. Photo or Drawing (Photo required for buildings, structures, and   | objects.) P5b. [   | Description of photo:                              |
|  | (View,   | data, accession #)                                 |
| The supplies of the supplies o | Viewt  | to the W, 10/13/13                                 |
| TO WHEN THE PARTY OF THE PARTY  | *P6. D   | ate Constructed/Age and                            |
|  | Source   |  |
|  | Pi   | rehistoric Both                                    |
|  | 1925   |  |
|  | Assess   | sor  |
| A CONTRACTOR OF THE PARTY OF TH |  | wner and Address:                                  |
| A CONTRACTOR OF THE PARTY OF TH | The state of the s | A of Metropolitan Los Angeles<br>New Hampshire Ave |
| TO TO THE PARTY OF |  | ngeles, CA 90005                                   |
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|  |  | ecorded by:  |
|  | The state of the s | Tibbet, F. Smith, Caltrans                         |
|  | * 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1  | Associates, Inc. Iowa Ave., Suite 200              |
|  |  | side, CA 92507                                     |
|  |  |  |
|  | *P9. D   | ate Recorded: <u>11/15/2013, 2/20</u>              |
| AND THE STREET CO. LANS CO. LANS CO. LANS CO.  | *P10. S  | Survey Type: (Describe)                            |
| *P11. Report Citation: (Cite survey report and other sources or enter "n   | Intens   | sive   |
| Historic Property Survey Report for the SR 710 North Study, Los Angeles C  | •  | asportation  |
| District 7, EA 187900, EFIS 0700000191, 2014   | 5, 2, 2, 2, 2, 2, 2, 2, 2, 2, 2, 2, 2, 2,  | -r   |
| Manager None Leasting Manager Chatch Manager   | V. Continuation Chapt  | ture and Object Decemb                             |
|  |  | ture, and Object Record                            |
| Archeological RecordDistrict Record  |  | ation Record                                       |
| Rock Art RecordArtifact RecordPh   | otograph RecordOther (List):   |  |

State of California - The Resources Agency Primary # DEPARTMENT OF PARKS AND RECREATION BUILDING, STRUCTURE, AND OBJECT RECORD 6Y, 6L, 6Z Page  $\underline{2}$  of  $\underline{3}$ \*NRHP Status Code \*Resource Name or #: (Assigned by recorder) 1709 Garfield Ave B1. Historic Name: B2. Common Name: B3. Original Use: B4. Present Use: Single-family residence Single-family residence \*B5. Architectural Style: Colonial Revival \*B6. Construction History: (Construction date, alterations, and data of alterations) Year constructed: 1925 (See Continuation Sheet) X No \*B7. Moved? Yes Unknown Date: \_\_\_\_\_ Original Location: \*B8. Related Features: None B9a. Architect: Unknown b. Builder: B.G. Louks South Pasadena \*B10. Significance: Area: 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.) his 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 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." A 2002 survey conducted for the City identified this area as the La Senda/Garfield Grouping and gave it a Status Code of 5S3 (now 6L). It was noted that the

area retained a sense of place, but was not architecturally significant. During the current survey, it was determined that the area does not have the potential to be a historic district and the subject property would be an outlier, far from other properties.

(continued on next page)

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

### \*B12. References:

See Continuation Sheet

B13. Remarks:

\*B14. Evaluator: Terry Brejla \*Date of Evaluation: 11/15/2013

(This space reserved for official comments.)

| CARTER OF STREET |
|--|
| OAK ST  1709 Garfield Ave  C4M  THINTING TOWN R  TOWN  |
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| State of California - The Resources Agency DEPARTMENT OF PARKS AND RECREATION CONTINUATION SHEET              |   |  | Primary #<br>HRI #   |
|---|---|--|--|
|   |   |  | Trinomial  |
| Page <u>3</u> of <u>3</u>   |   | Resource Name or #   | #: (Assignedbyrecorder) <u>1709 Garfield Ave</u>   |
| Recorded By:  | LSA Associates, Inc.  |  | *Date:11/15/2013 X_ContinuationUpdate  |
| (continued):  |   |  |  |
| residential buildin<br>full-width front po<br>trapezoidal-shape<br>the southwestern of<br>located in a partia | ng. The building rests on a corch on the eastern, street-d parcel. A detached, sing corner of the parcel. It is cally built-out, mixed commential buildings with various. | concrete slab foundation an<br>facing façade. The building<br>e-story, wood-framed autor<br>overed by a wood shake roo<br>ercial and residential tract d | nue depicts a square-shaped, one-story, wood-framed, single-family and is covered by composition asphalt roofing. The building has a square street setback on a long, narrow 190-foot-by-50-foot, mobile garage is depicted behind of and to the west of the residence near of. No other buildings, structures, or objects are shown. The parcel is development containing various-sized, parcels with single-family and icipal boundary of South Pasadena and San Marino is located in the center |
|   |   | es that the following people<br>attington Jomes) and Marjori   | e lived at the address during the historic-period: Mary Tucker (1930 – rie Hall (1956).  |
| supported by pilas  |   | inlights or sidelights, a symi   | rized by an accentuated front door often with a decorative pediment imetrical façade, and multi-pane, double-hung windows frequently in  |
|   | ~   | ival style architecture including imple massing and studied a  | de use of classical features and language (e.g. pediments and columns), asymmetry.   |
| patterns of our his<br>Under Criterion C  | story. Under Criterion B, r<br>c, although the building real<br>t it does not appear to be t  | esearch has not found any a<br>ains integrity it is a typical o  | ociated with events that have made a significant contribution to the broad associations with persons significant in national, state, or local history. example of a common resource type, method of construction, and Criterion D, the building is not likely to yield information about the   |
| 1925 permit #502<br>1957 permit #372<br>1972 permit #445  | s have been issued for this<br>6 issued to Mary Tucker (<br>75 issued to Ann Anderso<br>6 issued to H.H. Stark (ov  | ner) to construct a storage s  | o details).<br>e existing porch into bedroom.  |
| Ancestry.com at h   | ttp://www.ancestry.com/   | mpany) and Polk City Direc   | ectories for South Pasadena. Accessed online in March-June 2014 through  |
| PCR Services Cor<br>2002 City of Sou<br>Planning Departn  | mits. On file at the City of<br>poration<br>th Pasadena Historic Reso<br>nent.  | South Pasadena Planning &<br>urces Survey Report, Phase  | & Building Department.  P. I. On file at the City of South Pasadena  |
| Sanborn-Perris M<br>1930 Pasadena, C  |   | ated 1951. Sanborn Map and   | d Publishing Company, Pelham, New York.  |



|                                    | a - The Resources A<br>F PARKS AND REC   | •                          |                |                    | Pri                                       | mary #<br>HRI # |                                |                    |
|------------------------------------|--|----------------------------|----------------|--------------------|---|-----------------|--------------------------------|--------------------|
| PRIMARY F                          | RECORD   |                            |                |                    |   | inomial         |                                |                    |
|                                    |  |                            |                |                    | NRHP Status                               | s Code          | 6Y, 6Z                         |                    |
|                                    |  | Other Listings             |                |                    |   |                 |                                |                    |
|                                    |  | Review Code                |                | Reviewe            | -   |                 | Date                           |                    |
| Page <u>1</u> of <u>3</u>          | -  | *Resource Name or          | r#: (As        | ssigned by re      | corder) <u>1709-1</u>                     | 1 Hunting       | gton Dr                        |                    |
| P1. Other Identifi                 |  |                            |                |                    |   |                 |                                |                    |
| 22. Location:                      | Not for Public   |                            |                |                    |   |                 | and (P2b and P                 | 2c or P2d.)        |
| *b. USGS 7.5' (                    |  | eles                       | Date: _        | 1994               | T01S, R12W, S9                            |                 | 7:n. (                         | 1020               |
| _                                  | 1709-11 Huntington I   |                            |                | City:              |   |                 | Zip: _9                        |                    |
| `                                  |  | rge and/or linear resou    | ,              | Zone:              | A DNI                                     |                 |                                | m                  |
|                                    |  | cel #, directions to reso  |                |                    |   |                 |                                |                    |
| 3a. Description:                   | •  | and its major elements. Ir | iclude desig   | n, materials, co   |   |                 | g, and boundaries              | )                  |
| •                                  | le: California Ranch<br>: stucco, All Visible  |                            |                |                    | Porches: Partial, fi<br>Property Type: re |                 |                                |                    |
| 9 9                                | : wood: board/batten, i  | I                          |                |                    | Retains integrity:                        |                 | ting, location, mat            | erials,            |
| Roof: hipped, low                  |  |                            |                |                    | workmanship, asso                         | ciation, d      | lesign, feeling                |                    |
|                                    | od, fixed multi-paned,   |                            |                |                    |   |                 |                                |                    |
|                                    | od, double-hung multi-<br>e: front, single door  | paned, front, side         |                |                    |   |                 |                                |                    |
| Plan: L-shaped                     | er from, single door   |                            |                |                    |   |                 |                                |                    |
| No. Stories: 2                     |  |                            |                |                    |   |                 |                                |                    |
|                                    |  |                            |                |                    |   |                 |                                |                    |
| 10h D                              | ttuilet  | tributes and codes)        | LIDO2          |                    |   |                 |                                |                    |
| 3b. Resource At<br>4. Resources Pr |  | •                          | HP03<br>Object | Site               | District Ele                              | ment of         | District O                     | ther (Isolates, et |
|                                    |  |                            | <b>—</b> ′     |                    |   |                 |                                | ,                  |
| <sup>2</sup> 5a. Photo or Dr       | awing (Photo require   | d for buildings, structur  | es, and ob     | ojects.)           |   | _               | Description of p               |                    |
| 1                                  | v 1  |                            |                | a market           |   |                 | data, accession                | #)                 |
| SAR SAR                            | CHI Y  | - To                       | 4              | - 25               |   |                 | to the S, 09/12/13             |                    |
| 7                                  |  | r a A                      |                | 36.73              | 4. 相种第二字                                  |                 | ate Constructe                 | Ū                  |
|                                    |  | PREATON TO                 |                | 100                |   | Source          | es: X Hist<br>rehistoric       | oric<br>Both       |
|                                    |  |                            |                |                    |   |                 | remsione                       | Botti              |
| 100                                |  |                            | 1              |                    | The second                                | 1955            |                                |                    |
| 13400                              | P. T. S.   |                            | 1 800          | NA.                |   | Asses           |                                |                    |
|                                    | A STATE OF THE STA |                            |                |                    |   | ' ' '           | wner and Addr                  | ess:               |
| 1                                  |  | A PARTY                    |                |                    | 100                                       | 1 -             | oy, Jeffery M<br>Huntington Dr |                    |
|                                    |  |                            |                | THE REAL PROPERTY. |   | S Pasa          | dena, CA 91030                 |                    |
|                                    |  |                            |                |                    |   |                 |                                |                    |
|                                    | CHARLES AND  | 10 m                       |                | 0                  |   |                 | Recorded by:                   |                    |
| LANE.                              |  |                            |                |                    |   |                 | Bechtel<br>Associates, Inc.    |                    |
|                                    |  |                            |                |                    |   |                 | Iowa Ave., Suite               | 200                |
|                                    | -  | 2110                       |                |                    |   |                 | side, CA 92507                 |                    |
| Trainer-                           |  | CONTRACTOR CONTRACTOR      |                | The state of       |   |                 |                                |                    |
| -                                  | The second secon | DATE .                     | -              | # 1773-S           |   | *P9. D          | ate Recorded:                  | 09/21/2013         |
|                                    |  |                            |                |                    |   | *P10.           | Survey Type:                   | (Describe)         |
| 144 Bonort 0:4-1                   | ion. (Cite survey re   | port and other sources or  | enter "nonc    | <u>'</u> '')       |   | ☐ Intens        | sive                           |                    |
| 111. Report Citati                 |  | SR 710 North Study, Los    |                | •                  | a California Danarte                      | nent of Tr      | ansportation Dist              | rict 7             |
|                                    | 0700000191, 2014   | 510 From Study, LOS        | Augeies CO     | unty, Callioitii   | а, Сашонна Дераңп                         | ioni OI II      | ansportation DISU              | ict /,             |
| ttachments:                        | NoneLocat  | on MapSketch M             | lap <u>X</u> C | Continuation S     | Sheet X Buildin                           | ng, Struc       | ture, and Object               | Record             |
| _                                  | Archeological Re   | cord District Rec          | cord           | Linear Featu       | re Record M                               | lilling Sta     | ation Record                   |                    |
| _                                  | Rock Art Record  | Artifact Record            | Photo          | –<br>graph Record  | d Other (List)                            | :               |                                |                    |

State of California - The Resources Agency Primary # **DEPARTMENT OF PARKS AND RECREATION** HRI# BUILDING, STRUCTURE, AND OBJECT RECORD Page 2 of 3\*NRHP Status Code 6Y, 6Z \*Resource Name or #: (Assigned by recorder) 1709-11 Huntington Dr B1. Historic Name: B2. Common Name: B4. Present Use: Apartment B3. Original Use: Apartment \*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 Original Location: Unknown Date: \*B8. Related Features: None b. Builder: Teresa Walker B9a. Architect: Unknown Area: South Pasadena \*B10. Significance: Theme: Residential Architecture

Property Type: Apartment

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).

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

(continued on next page)

Period of Significance:

1955

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

# \*B12. References:

See Continuation Sheet

B13. Remarks:

**\*B14. Evaluator:** Laura G. Carías **\*Date of Evaluation:** 09/21/2013

(This space reserved for official comments.)



Applicable Criteria:

NA

| State of California - The Resources Ag DEPARTMENT OF PARKS AND RECRE CONTINUATION SHEET | •                   |                        | Primary #<br>HRI #<br>Trinomial |
|---|---------------------|------------------------|---------------------------------|
| Page <u>3</u> of <u>3</u>   | Resource Name or #: | (Assigned by recorder) | 1709-11 Huntington I            |

| HRI#                 |   |
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| Trinomial            |   |
| 1709-11 Huntington D | • |

Update

X Continuation

| / / D       |    |
|-------------|----|
| (continued) | ١. |
|             |    |

\*Recorded By:

LSA Associates, Inc.

Property Information: City directories did not list this address until 1975, when Glenda Welsh and Alice Kevorkian were listed as residents.

**\*Date:** 09/21/2013

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 neighborhood 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. 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:

1955 permit issued to Ms. Teresa Walker to act as owner-builder to construct new 6 unit apartment (no garages) (finalized 5/23/1955)

1956 C.O. issued to Ray Oliphant as owner builder (finalized 1/13/1956)

1956 permit issued to Ms. Teresa Walker to use Robert Eelam to build 6 new carports and laundry room (finalized 5/5/1956)

1966 permit issued to Kerorkian to use West Coast Home Prot. for new aluminum patio cover (finalized 9/8/1966)

1983 permit issued to Alvin M. Galbreath to act as owner-builder to re-roof and repair (finalized 8/22/1983)

### 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.



|                                      | OF PARKS AND R   | s Agency<br>ECREATION |                      |                |                         |                       | Primary #  | !  |   |
|--------------------------------------|--|-----------------------|----------------------|----------------|-------------------------|-----------------------|--|--|---|
| PRIMARY                              | RECORD   |                       |                      |                |                         |                       | Trinomia   | -  |   |
|                                      |  | Oth                   | !:-:                 |                |                         | NRF                   | IP Status Code   | 6Y, 6Z   |   |
|                                      |  |                       | er Listings          |                | Davienne                |                       |  | Dete   |   |
|                                      |  |                       | view Code            | (100           | Reviewe                 |                       | 1656 Hantin et   | Date   |   |
| Page <u>1</u> of <u>3</u>            | _  |                       | irce Name or #:      | (AS            | signed by re            | corder)               | 1656 Huntingto   | on Dr  |   |
| 1. Other Identif                     | fier: <u>APE Map</u> Not for Pub   |                       | X Unrestricte        | .d *a          | . County                | Los Angels            | ac.  | and (DOb and D   | 20 D0d \  |
| 2. Location:<br>*b. USGS 7.5'        |  | Angeles               |                      |                | . <b>County</b><br>1994 | Los Angele<br>T01S, R |  | _ <b>and</b> (P2b and P  | <sup>2</sup> 2c or P2d.)                                      |
|                                      | 1656 Huntington I  |                       |                      | _              | City:                   |                       |  | Zip:   | 91030   |
|                                      | e more than one for  |                       | · linear resource    | es)            | Zone:                   |                       |  |  | m   |
| `                                    | ational Data: (e.g.,   | ū                     |                      | ,              | -                       |                       |  | _  |   |
| 3a. Description                      |  |                       |                      |                |                         |                       |  | ng, and boundaries   | 3)  |
| Architectural St<br>Siding/Sheathing | tyle: California Ranc<br>g: stucco, All Visible                              | ch                    |                      |                | ,,-                     | Retains is<br>workman | ntegrity: high, se<br>ship, association,   | etting, location, mat<br>design, feeling   |   |
| Fenestration: me                     | etal, fixed with caser<br>etal, casement, front,<br>ace: front, side, single | , side                | front, side          |                |                         | Alteratio             | ns: altered a/c wa   | all units  |   |
| 3b. Resource A 4. Resources P        |  | <u> </u>              | tructure             | HP03<br>Object | Site                    | District              | Element o  | of District O  | ther (Isolates, e   |
| Ja. PHOLO OF L                       | 3(   |                       | ings, structures,    | , and obj      | ects.)                  | ***                   | (View  | Description of p<br>y, data, accession<br>y to the SE, 09/12/1   | n #)  |
| 3a. P1000 01 L                       |  |                       | ings, structures,    | , and obj      | ects.)                  | *                     | (View<br>View<br>*P6.<br>Source  | v, data, accession v to the SE, 09/12/1  Date Constructe ces: X Hist Prehistoric   | n#)<br>3<br>d/Age and   |
| Ja. PIIOLO OI L                      |  |                       | ings, structures,    | , and obj      | ects.)                  | *                     | (View View *P6. Source 1950 Asset *P7. Hong  | v, data, accession v to the SE, 09/12/1  Date Constructe ces: X Hist Prehistoric ) essor  Owner and Addr g, Victor T Co Tr   | a #) 3 d/Age and coric Both                                   |
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| Ja. PHOLOGIL                         |  |                       | ings, structures,    | , and obj      | ects.)                  |                       | (View View View *P6. Source 1950 Asset *P7. Hong 1365 San I *P8. Elisz LSA 1500  | v, data, accession v to the SE, 09/12/1  Date Constructe ces: X Hist Prehistoric  cessor  Owner and Addr g, Victor T Co Tr Bellwood Rd   | n#) 3 d/Age and coric Both                                    |
| Ja. PHOLOGIL                         |  |                       | ings, structures,    | , and obj      | ects.)                  |                       | (View View View *P6. Source 1950 Asset *P7. Hong 1365 San I *P8. Elisa LSA 1500 Rive *P9.                              | A, data, accession A to the SE, 09/12/1  Date Constructe Ces: X Hist Prehistoric  Owner and Addr By Victor T Co Tr Bellwood Rd Marino, CA 91108  Recorded by: Bellwood Rd Associates, Inc. D Iowa Ave., Suite  | n#) 3 d/Age and coric Both                                    |
| 11. Report Cita Historic Property    |  | ey report and oth     | ner sources or enter | er "none.      | ")                      | ia, California        | (View View View *P6. Source *P7. Hong 1365 San I *P8. Elisa LSA 1500 Rive *P9. *P10 Inter                              | A, data, accession A to the SE, 09/12/1  Date Constructe Ces: X Hist Prehistoric  Owner and Addr By Victor T Co Tr Bellwood Rd Marino, CA 91108  Recorded by: A Bechtel A Associates, Inc. O Iowa Ave., Suite Existe, CA 92507  Date Recorded: Survey Type: Inside | 1#) 3 d/Age and coric Both  Pess:  200  09/21/2013 (Describe) |
| 11. Report Cita Historic Property    | tion: (Cite surve<br>y Survey Report for t<br>S 0700000191, 2014             | ey report and oth     | ner sources or enter | er "none.      | ")                      |                       | (View View View *P6. Sourd 1950 Asset *P7. Hong 1365 San I *P8. Elisa LSA 1500 Rive *P9. *P10 Internal Department of T | A, data, accession A to the SE, 09/12/1  Date Constructe Ces: X Hist Prehistoric  Owner and Addr By Victor T Co Tr Bellwood Rd Marino, CA 91108  Recorded by: A Bechtel A Associates, Inc. O Iowa Ave., Suite Existe, CA 92507  Date Recorded: Survey Type: Inside | 1#) 3 d/Age and toric Both  Pess:  200  09/21/2013 (Describe) |

State of California - The Resources Agency Primary # **DEPARTMENT OF PARKS AND RECREATION** HRI# BUILDING, STRUCTURE, AND OBJECT RECORD Page 2 of 3\*NRHP Status Code 6Y, 6Z 1656 Huntington Dr \*Resource Name or #: (Assigned by recorder) B1. Historic Name: B2. Common Name: B4. Present Use: Apartment B3. Original Use: Apartment \*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 Date: Original Location: Unknown \*B8. Related Features: None b. Builder: Charles Appling B9a. Architect: Unknown Area: South Pasadena \*B10. Significance: Theme: Residential Architecture Period of Significance: 1950 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 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: 09/21/2013

(This space reserved for official comments.)



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

| Primary # |  |
|-----------|--|
| HRI#      |  |
| Trinomial |  |

| Page <u>3</u> of <u>3</u>   | Resource Name or #: | (Assigned by recorder) | 1656 Huntington Dr |        |
|-----------------------------|---------------------|------------------------|--------------------|--------|
| *Recorded By: LSA Associate | es, Inc.            | *Date: _09/21/2013     | X_Continuation     | Update |

(continued):

Property Information: City Directory research noted that in 1952 the addresses of 1656-98 are the location of The Tropics Apartments. No residents were listed.

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. 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:

1950-52 permit #23677 issued to Chris Mowry (owner) and Charles Appling (builder) to construct 8-units, frame and stucco dwellings (1656).

1950-52 permit #23615 issued to Chris Mowry and Charles Appling to construct 8 units (1652 A/B/C/D and 1654 A/B/C/D).

1951 permit#23676 issued to Chris Mowry and Charles Appling to construct 14-unit frame and stucco dwellings (1672-1698).

1951 permit #24869 issued to Chris Mowry and Dakon Engineering Company (contractor) to install a swimming pool (1652).

1968 permit #5488 issued to Fusiwara (owner) and Duralite Magnesite Company to tear out and replace magnesite from the stairway (1654).

1969 permits #7951/7952/7953 issued to Stewart Avery (owner) and Stone Roofing to reroof.

1974 permit #7655 issued to Melnyk Property Manager (owner) and J.L. Cunningham (contractor) to reroof (1652).

1976 permit #141 issued to A. H. Andrews Termite Company (contractor) to raise mud sill on existing carport.

1980 permit #531 issued to C. Hong (owner) and Pacific Installers to install air conditioner through the wall (1658).

1986 permit #3252 issued to Cambo Hong (owner) and Angeles CIR Roofing to reroof with fiberglass shingles (1656-1690).

## 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.



| State of Californi   | OF PARKS A                         | ND RECREATION          | ON              |            |                    |              | Primary :<br>HRI :         | #  |                          |
|--|------------------------------------|------------------------|-----------------|------------|--------------------|--------------|----------------------------|--|--------------------------|
| PRIMARY  | KECORI                             | ט                      |                 |            |                    | ND           | Trinomia<br>HP Status Code |  |                          |
|  |                                    |                        | Other Listings  | i          |                    | NK           | iir Sialus COO             | 01, UL   |                          |
|  |                                    |                        | Review Code     | -          | Review             | er           |                            | Date   |                          |
| Page 1 of 3  |                                    | *Re                    | source Name     | or #: (    | Assigned by re     | ecorder)     | 1499 Hunting               | ton Dr   |                          |
| P1. Other Identif  |                                    | Map Ref # 52-31        | B. Dilbeck Real | Estate     |                    |              |                            |  |                          |
| 2. Location:   |                                    | r Publication          | X Unres         |            | *a. County         | Los Ange     | les                        | _ <b>and</b> (P2b and F  | 2c or P2d.)              |
| *b. USGS 7.5'  | Quad: _                            | Los Angeles            |                 | _ Date:    | 1994               |              | R12W, S9                   |  |                          |
| c. Address:  |                                    |                        |                 |            | City:              | South P      | asadena                    | Zip: _   | 91030                    |
| `  |                                    | one for large an       |                 | ,          | Zone:              |              |                            |  | mi                       |
|  |                                    |                        |                 |            |                    |              | ate): <u>APN:53190</u>     |  |                          |
| 3a. Description  Architectural St  | •                                  |                        | major elements  | Include de | sign, materials, o |              |                            | ting, and boundaries<br>tration, altered entra   | *                        |
| Siding/Sheathing<br>Roof: flat<br>Fenestration: alu<br>Primary Entrano<br>Plan: rectangular<br>No. Stories: 4<br>Property Type: o<br>Retains integrity | uminum, fixed,<br>ce: front, store | , front, side<br>front | tion, feeling   |            |                    |              |                            |  |                          |
| 3b. Resource A   | Attributes:                        | (List attributes       | and codes)      | HP0        | 7                  |              |                            |  |                          |
| P4. Resources P  | resent:                            | $_{\rm X}$ Building    | Structure       | Objec      | ct Site            | District     | Element                    | of District O  | ther (Isolates, etc      |
|  |                                    |                        |                 |            |                    |              | *P8. Elis LS. 150          | w, data, accession w to the S, 09/12/13  Date Constructe rces: X Hist Prehistoric  7  essor  Owner and Addr 703 LLC E Thousand Oaks Blv usand Oaks, CA 9136  Recorded by: a Bechtel A Associates, Inc. 0 Iowa Ave., Suite erside, CA 92507 | d/Age and oric Both ess: |
|  | tion: (Cite                        | survey report and      |                 |            | ·                  | nia Californ | * <b>P10</b> Inte          | Date Recorded:  D. Survey Type: ensive  Transportation Dist  |                          |
| P11. Report Cita<br>Historic Property<br>EA 187900, EFIS   |                                    |                        | North Study, Lo | os Angeles | county, Camon      | na, Camoin   |                            | Trunsportation Disc  | ,                        |
| Historic Property  |                                    |                        | •               |            | Continuation       |              | •                          | ucture, and Objec  |                          |

| State of California - The Resources Agenc   |   | Primary #   |
|---|---|---|
| BUILDING, STRUCTURE, A  |   | HRI#  |
| Page <u>2</u> of <u>3</u>   |   | *NRHP Status Code 6Y, 6Z  |
|   | *Resource Name or #: (Assigned by recorder)   | 1499 Huntington Dr  |
| B1. Historic Name: Bank of Pasadena   |   |   |
| B2. Common Name: Dilbeck Real Estate  |   |   |
| B3. Original Use: Office building   | B4. Present Use:  | Office building   |
| *B5. Architectural Style: New Formalism   |   | - Office outland  |
|   | date, alterations, and data of alterations)   |   |
| Year constructed: 1967 No pertinent building pe   |   |   |
|   |   |   |
| *B7. Moved? X No Yes  | Unknown Date: O   | riginal Location:   |
| *B8. Related Features:  |   |   |
| None  |   |   |
|   |   |   |
|   |   |   |
| B9a Architect: Ragnar C Ovale & Associa   | tes h Builder: Ch   | anen Construction Co  |
| B9a. Architect: Ragnar C. Qvale & Associa   |   | nanen Construction Co.  |
| 2 1 2 1   |   | nanen Construction Co.  |
| Period of Significance: Area: South Pasaden   | a Theme: Architecture  Property Type: Office  | Applicable Criteria: NA   |
| Period of Significance: Area: South Pasaden   | a Theme: Architecture   | Applicable Criteria: NA   |
| *B10. Significance: Area: South Pasaden  Period of Significance: 1967  (Discuss importance in terms of historical or a  This property is not eligible for listing in the Nat  | a Theme: Architecture  Property Type: Office  | Applicable Criteria: NA ographic scope. Also address integrity.) the California Register of Historical                        |
| *B10. Significance: Area: South Pasaden  Period of Significance: 1967  (Discuss importance in terms of historical or a  This property is not eligible for listing in the Nat  | Property Type: Office  criticetural context as defined by theme, period, and ged ional Register of Historic Places (National Register) or   | Applicable Criteria: NA ographic scope. Also address integrity.) the California Register of Historical                        |
| Period of Significance: 1967  (Discuss importance in terms of historical or a This property is not eligible for listing in the Nat Resources (California Register), and is not a historical content.  | Property Type: Office  criticetural context as defined by theme, period, and ged ional Register of Historic Places (National Register) or   | Applicable Criteria: NA ographic scope. Also address integrity.) the California Register of Historical                        |
| Period of Significance: 1967  (Discuss importance in terms of historical or a This property is not eligible for listing in the Nat Resources (California Register), and is not a historical content.  | Property Type: Office  criticetural context as defined by theme, period, and ged ional Register of Historic Places (National Register) or   | Applicable Criteria: NA ographic scope. Also address integrity.) the California Register of Historical                        |
| Period of Significance: 1967  (Discuss importance in terms of historical or a This property is not eligible for listing in the Nat Resources (California Register), and is not a historical content.  | Property Type: Office  criticetural context as defined by theme, period, and ged ional Register of Historic Places (National Register) or   | Applicable Criteria: NA ographic scope. Also address integrity.) the California Register of Historical                        |
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| *B10. Significance: Area: South Pasaden  Period of Significance: 1967  (Discuss importance in terms of historical or a  This property is not eligible for listing in the Nat Resources (California Register), and is not a hist                                   | Property Type: Office  criticetural context as defined by theme, period, and ged ional Register of Historic Places (National Register) or   | Applicable Criteria: NA ographic scope. Also address integrity.) the California Register of Historical                        |
| Period of Significance: 1967  (Discuss importance in terms of historical or a This property is not eligible for listing in the Nat Resources (California Register), and is not a historical california Register).   | Property Type: Office  criticatural context as defined by theme, period, and ged ional Register of Historic Places (National Register) or   | Applicable Criteria: NA ographic scope. Also address integrity.) the California Register of Historical                        |
| Period of Significance: 1967  (Discuss importance in terms of historical or a This property is not eligible for listing in the Nat Resources (California Register), and is not a hist (continued on next page)  | Property Type: Office  criticatural context as defined by theme, period, and ged ional Register of Historic Places (National Register) or   | Applicable Criteria: NA ographic scope. Also address integrity.) the California Register of Historical                        |
| Period of Significance: 1967  (Discuss importance in terms of historical or a This property is not eligible for listing in the Nat Resources (California Register), and is not a hist (continued on next page)  | Theme: Architecture  Property Type: Office  Inchitectural context as defined by theme, period, and ged ional Register of Historic Places (National Register) or orical resource pursuant to the California Environmenta | Applicable Criteria: NA ographic scope. Also address integrity.) the California Register of Historical                        |
| Period of Significance: 1967  (Discuss importance in terms of historical or a This property is not eligible for listing in the Nat Resources (California Register), and is not a hist (continued on next page)  | Theme: Architecture  Property Type: Office  Inchitectural context as defined by theme, period, and ged ional Register of Historic Places (National Register) or orical resource pursuant to the California Environmenta | Applicable Criteria:  Ographic scope. Also address integrity.)  the California Register of Historical  Il Quality Act (CEQA). |
| Period of Significance: 1967 (Discuss importance in terms of historical or a This property is not eligible for listing in the Nat Resources (California Register), and is not a hist (continued on next page)  B11. Additional Resource Attributes: (Little 1981) | Theme: Architecture  Property Type: Office  Inchitectural context as defined by theme, period, and ged ional Register of Historic Places (National Register) or orical resource pursuant to the California Environmenta | Applicable Criteria: NA ographic scope. Also address integrity.) the California Register of Historical                        |
| Period of Significance: 1967 (Discuss importance in terms of historical or a This property is not eligible for listing in the Nat Resources (California Register), and is not a hist (continued on next page)  B11. Additional Resource Attributes: (Little 1981) | Theme: Architecture  Property Type: Office  Inchitectural context as defined by theme, period, and ged ional Register of Historic Places (National Register) or orical resource pursuant to the California Environmenta | Applicable Criteria:  Ographic scope. Also address integrity.)  the California Register of Historical  Il Quality Act (CEQA). |
| Period of Significance: 1967 (Discuss importance in terms of historical or a This property is not eligible for listing in the Nat Resources (California Register), and is not a hist (continued on next page)  B11. Additional Resource Attributes: (Little 1981) | Theme: Architecture  Property Type: Office  Inchitectural context as defined by theme, period, and ged ional Register of Historic Places (National Register) or orical resource pursuant to the California Environmenta | Applicable Criteria:  Ographic scope. Also address integrity.)  the California Register of Historical  Il Quality Act (CEQA). |

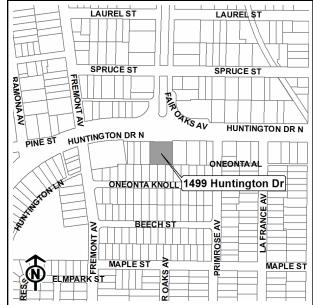
(This space reserved for official comments.)

Laura G. Carías

09/21/2013

\*B14. Evaluator:

\*Date of Evaluation:



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

| Primary # |  |
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| HRI#      |  |
| Trinomial |  |

| CONTINUATION SHEET                       |  |  |  |  |  | HRI# Trinomial  |  |  |   |  |  |
|--|--|--|--|--|--|---|--|--|---|--|--|
| Page 3 of 3         Resource Name or #:  |  |  |  |  | : (Assigned  | d by recorder)  | 1499 Hun   | 99 Huntington Dr                         |   |  |  |
| ssoc                                     | sociate  | , Inc.   |  |  | *Date:   | 09/21/2013  |  | X Continuation                           | _   | Update                                     |  |
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| malis<br>dward<br>tal v<br>slabs<br>cons | nalism r<br>ward Di<br>tal volui<br>slabs an<br>conserva | evived a<br>arell Sto<br>mes, wh<br>d cast co<br>tism of | sense of clone, Philip Clich were of oncrete or not the United | classical arrangeme<br>C. Johnson, and M.<br>ften set apart from<br>metal screens. Arch<br>I States in the 1950: | ent and ornamer<br>inoru Yamasak<br>its surrounding<br>hitectural Histo<br>ls: "in a society | ntation long disca<br>i, the style used a<br>gs pedestal-like ra<br>rian Marcus Whi<br>that aspired to cu | arded by most<br>abstracted classised pavilion<br>ffen credits t<br>alture it flatte | red the spectator wit                    | nism.<br>arches<br>ntation                                    | ,  |  |
| con                                      | conserv  | ative so   | ciety it sug   | gested that old for  | ms need only b   | e restyled to f   | fit tl<br>duri   | fit them for new during the post-V       | fit them for new needs."  during the post-World War II period | during the post-World War II period and is |  |

not more closely associated with or representative of this period in than numerous others. Under Criteria B/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 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. Criteria C/3, this building has been altered (windows and entrance) and is not a representative example of the New Formalism style of architecture. While architect, Ragnar C. Qvale (1915-2001) was a successful businessman and noted local architect, work that better represented his varied career includes Hughes Laboratories (Malibu), remodel of Wilshire Country Club and the original Sahara hotel (Las Vegas). 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 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.

**B12 References** 

"Bank Branch First in City in 50 Years" Los Angeles Times 9 July, 1967: N14.

City Directories

var. Census (The Los Angeles Directory Company) and Polk City Directories for South Pasadena. Accessed online in McLellan, Dennis. Los Angeles Times "Ragnar Qvale, 86; Actor, Led Architectural Firm" 2 October, 2001:n.p.

March-June 2014 through Ancestry.com at http://www.ancestry.com/.

Whiffen, Marcus.

1992 American Architecture Since 1780: A Guide to Styles (Revised Edition). Cambridge: MIT Press.



State of California - The Resources Agency Primary # **DEPARTMENT OF PARKS AND RECREATION** HRI# **Trinomial** PRIMARY RECORD NRHP Status Code 6Y, 6Z **Other Listings Review Code** Reviewer Date (Assigned by recorder) \*Resource Name or #: 1520 Spruce St Page 1 of 3 P1. Other Identifier: APE Map Ref # 53-3B \*P2. Location: Not for Publication X Unrestricted \*a. County Los Angeles and (P2b and P2c or P2d.) 1994 \*b. USGS 7.5' Quad: Los Angeles Date: T01S, R12W, S9 Zip: 91030 c. Address: 1520 Spruce St City: South Pasadena d. UTM: (Give more than one for large and/or linear resources) Zone: e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate): APN:5319007040 \*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries) Architectural Style: Contemporary Plan: L-shaped Siding/Sheathing: stucco, All Visible No. Stories: 2, 2 buildings Siding/Sheathing: decorative block: accent, All Visible Property Type: residential Siding/Sheathing: wood: accent, All Visible **Related:** This property has numerous APNs. Roof: flat Retains integrity: high, setting, location, materials, Fenestration: aluminum, horizontal sliding, front, side workmanship, association, design, feeling Fenestration: aluminum, fixed with double-hung end vents, side Fenestration: aluminum, double-hung, side Other notable features: several louvered windows and sliding glass doors; recessed balconies; parking underneath \*P3b. Resource Attributes: (List attributes and codes) HP03 X Building Object Site District Element of District Other (Isolates, etc.) \*P4. Resources Present: Structure P5b. Description of photo: P5a. Photo or Drawing (Photo required for buildings, structures, and objects.) (View, data, accession #) View to the N, 09/12/13 \*P6. Date Constructed/Age and Sources: X Historic Prehistoric Both 1962 Assessor P7. Owner and Address: Kuo, Mark Y 1520 Spruce St South Pasadena, CA 91030 \*P8. Recorded by: Casey Tibbet LSA Associates, Inc. 1500 Iowa Ave., Suite 200 Riverside, CA 92507 \*P9. Date Recorded: 09/12/2013 \*P10. Survey Type: (Describe) Intensive \*P11. Report Citation: (Cite survey report and other sources or enter "none.") Historic Property Survey Report for the SR 710 North Study, Los Angeles County, California, California Department of Transportation District 7, EA 187900, EFIS 0700000191, 2014 X Continuation Sheet X Building, Structure, and Object Record \*Attachments: None Location Map Sketch Map Archeological Record District Record Linear Feature 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 Page 2 of 3\*NRHP Status Code 6Y, 6Z \*Resource Name or #: (Assigned by recorder) 1520 Spruce St B1. Historic Name: B2. Common Name: B3. Original Use: Multi-family residential B4. Present Use: Condominiums \*B5. Architectural Style: Contemporary \*B6. Construction History: (Construction date, alterations, and data of alterations) Year constructed: 1962 (See Continuation Sheet) \*B7. Moved? **Original Location:** X No Unknown Date: \*B8. Related Features: This property has numerous APNs. B9a. Architect: Unknown b. Builder: Unknown Area: South Pasadena \*B10. Significance: Residential Architecture Theme: **Property Type:** Multi-family Property Period of Significance: 1962 Applicable Criteria: NA (Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.) This multi-family property 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:** 09/12/2013

(This space reserved for official comments.)



| DEPARTMENT OF             | F PARKS AND RECREATION SHEET | •                   |                           | HRI #          |        |
|---------------------------|------------------------------|---------------------|---------------------------|----------------|--------|
| Page <u>3</u> of <u>3</u> |                              | Resource Name or #: | (Assigned by recorder)    | 1520 Spruce St |        |
| Recorded By:              | LSA Associates, Inc.         |                     | * <b>Date:</b> 09/12/2013 | X Continuation | Update |

(continued):

State of California The Becauses Agency

Property information: No historic city directory information was found for this property.

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:

1961 permit #47799 issued to Fair Oaks Spruce Corporation to demolish a single family residence.

1961 permit # 47493 issued to owner Coldwater Corporation for a 12-unit apartment building with 25-space subterranean parking lot.

1962 permit issued to Fair Oaks Spruce Corporatin and Perry and Association for a swimming pool.

1963 permit #53422 issued to owner J. E. Jackson and Bryant Air Conditioning to install air conditioning.

2003 permit #10602 issued to Fair Oaks Spruce Corporation and Dunham and Myers 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 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.



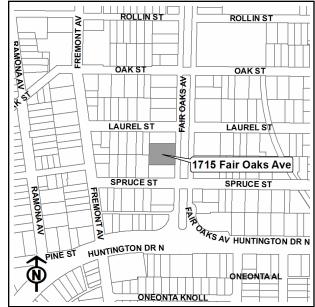
State of California - The Resources Agency Primary # **DEPARTMENT OF PARKS AND RECREATION** HRI# **Trinomial** PRIMARY RECORD NRHP Status Code 6Y, 6Z Other Listings **Review Code** Reviewer Date (Assigned by recorder) 1715 Fair Oaks Ave \*Resource Name or #: Page 1 of 3 P1. Other Identifier: APE Map Ref # 54-3B \*P2. Location: **Not for Publication** X Unrestricted \*a. County Los Angeles and (P2b and P2c or P2d.) 1994 \*b. USGS 7.5' Quad: Los Angeles Date: T01S, R12W, S4 City: Zip: 91030 c. Address: 1715 Fair Oaks Ave South Pasadena d. UTM: (Give more than one for large and/or linear resources) Zone: e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate): APN:5319007061 \*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries) Architectural Style: Contemporary No. Stories: 2 Siding/Sheathing: stucco, All Visible **Property Type:** residential Siding/Sheathing: stone: accent, E Related: This property has numerous APNs **Siding/Sheathing:** wood: board/batten, E Retains integrity: high, setting, location, materials, Roof: hipped, low, wide eaves workmanship, association, design, feeling Fenestration: aluminum, fixed with sliding end vents, front, side Fenestration: aluminum, horizontal sliding, front, side Primary Entrance: front, single door Other notable features: wrought-iron railings and accents Plan: irregular \*P3b. Resource Attributes: (List attributes and codes) HP03 Object Site District Element of District Other (Isolates, etc.) \*P4. Resources Present: X Building Structure P5b. Description of photo: P5a. Photo or Drawing (Photo required for buildings, structures, and objects.) (View, data, accession #) View to the W, 09/12/13 \*P6. Date Constructed/Age and Sources: X Historic Prehistoric Both 1958 Assessor P7. Owner and Address: Watts, Melva F 1715 Fair Oaks Ave South Pasadena, CA 91030 \*P8. Recorded by: Casey Tibbet LSA Associates, Inc. 1500 Iowa Ave., Suite 200 Riverside, CA 92507 \*P9. Date Recorded: 09/12/2013 \*P10. Survey Type: (Describe) Intensive (Cite survey report and other sources or enter "none.") \*P11. Report Citation: Historic Property Survey Report for the SR 710 North Study, Los Angeles County, California, California Department of Transportation District 7, EA 187900, EFIS 0700000191, 2014 X Continuation Sheet X Building, Structure, and Object Record \*Attachments: None Location Map Sketch Map Archeological Record District Record Linear Feature 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 Page 2 of 3\*NRHP Status Code 6Y, 6Z \*Resource Name or #: (Assigned by recorder) 1715 Fair Oaks Ave B1. Historic Name: B2. Common Name: B3. Original Use: Multi-family residential B4. Present Use: Condominium \*B5. Architectural Style: Contemporary \*B6. Construction History: (Construction date, alterations, and data of alterations) Year constructed: 1958 \*B7. Moved? **Original Location:** X No Yes Unknown \*B8. Related Features: This property has numerous APNs B9a. Architect: Unknown b. Builder: Unknown Area: South Pasadena \*B10. Significance: Residential Architecture Theme: **Property Type:** Multi-family Property Period of Significance: 1958 Applicable Criteria: NA (Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.) This multi-family 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: 09/12/2013

(This space reserved for official comments.)



| State of California - The Res<br>DEPARTMENT OF PARKS A<br>CONTINUATION S   | ND RECREATION  |   |  | Primary #<br>HRI #<br>Trinomial   |  |
|--|--|---|--|---|--|
| age <u>3</u> of <u>3</u>   | Resource Name or   | #: (Assigned  | by recorder)   | 1715 Fair Oaks Ave  |  |
| Recorded By: LSA Associ  | ciates, Inc.   | *Date:  | 09/12/2013   | X_Continuation  | Update   |
| (continued):   |  |   |  |   |  |
| Property Information: City dis   | rectories did not list any residents for thi   | is apartment comp   | olex.  |   |  |
| continuing into the 1970s (Mo 1984; Harris 2006). The flat rethis subtype does not maintain brick cladding that give it son and Prairie styles (Ibid.). It of decks, or patios that serve to be frequently appear in the gable.  Significance Evaluation. Undenot more closely associated with enames of people who lived residents associated with the promunity. This research pronational history. Under Criter Research to date has not identifications. | mporary style buildings are typically are eAlester and McAlester 1984). It is ofter oof type is influenced by the Internation in the stark white exterior walls of the earner traditional references (McAlester and iten has wide eaves, exposed beams, from the outside inside (Harris 2006). Or ends. Both subtypes are usually one-stored er Criterion A, this building is one of the with or representative of this period in the dat this address during the historic-period property for a period of five years or most ovided no evidence indicating that any object of the period of the start and the | an split into two ground style and, like to rlier style but instal McAlester 1984) and facing gables when entable feature ory, but two-story cousands, if not min an numerous other od. Online searched and/or who apper the persons associate of an architecture received. | bups by roof typ<br>hat style, has lit<br>ead, incorporate<br>. The gable roof<br>ith heavy suppo<br>e of this subtype<br>examples are no<br>llions, built duri<br>its. Under Criteri<br>es, including use<br>ear to have had<br>ciated with this<br>iral style, metho<br>ilding is not like | e, flat or gable (McAlester and McA the or no decorative detailing. However the various combinations of wood, stort is subtype is influenced by the Crafter ring piers, and sometimes balconies is the roughly trapezoidal windows of uncommon.  In the post-World War II period and on B, city directories were reviewed of Ancestry.com, were conducted for the potential to be important in the I property are significant in local, stated of construction, or property type. | ver, ne, or nan s, that l is for or ocal e, or |
| City Directories   |  |   |  |   |  |
| var. Census (The Los Angele<br>Ancestry.com at http://www.a<br>Harris, Cyril M.  | es Directory Company) and Polk City Di<br>ancestry.com/<br>ure and Construction. McGraw-Hill, Ne   |   | h Pasadena. Acc  | eessed online in March-June 2014 th   | rough  |
| McAlester, Virginia and Lee 1<br>1984 A Field Guide to Ameri   | McAlester<br>ican Houses. Alfred A. Knopf, New Yor   | rk.   |  |   |  |
|  |  |   |  |   |  |
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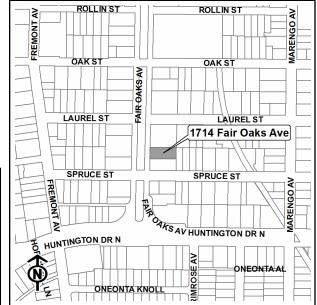
| DEPARTMENT OF PARKS AND RECREATION  PRIMARY RECORD  Other Listings  HRI#  NRHP Status Code   |   |
|--|---|
| NRHP Status Code   |   |
|  |   |
| ·  | 01, 02, 02                                    |
| Review Code Reviewer   | Date  |
|  |   |
|  |   |
| P1. Other Identifier: APE Map Ref # 55-3B  P2. Location: Not for Publication X Unrestricted *a. County Los Angeles   | and (D0) and D0 an D0d)                       |
| P2. Location:         Not for Publication         X Unrestricted         *a. County         Los Angeles           *b. USGS 7.5' Quad:         Los Angeles         T01S, R12W, S9   | and (P2b and P2c or P2d.)                     |
| c. Address: 1714 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:5320008   |   |
|  |   |
| P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting Architectural Style: French Eclectic, elements of, modest Retains integrity: high  | ng, and boundaries)                           |
| Siding/Sheathing: stucco, all visible  |   |
|  |   |
| Roof: hipped, steep, multiple rooflines, narrow eaves  |   |
| Fenestration: wood, double-hung multi-paned, front Fenestration: wood, casement multi-paned, front   |   |
| Primary Entrance: front, single door   |   |
| Plan: irregular  |   |
| No. Stories: 2   |   |
| Property Type: residential   |   |
| Property Type: residential   |   |
|  |   |
| P3b. Resource Attributes: (List attributes and codes) HP03   |   |
| P4. Resources Present: X Building Structure Object Site District Element of  | f District Other (Isolates, etc.              |
| 3( 3, ,  | Description of photo:<br>, data, accession #) |
| View   | to the E, 09/12/13                            |
| *P6. !   | Date Constructed/Age and                      |
| Source   | •   |
|  | Prehistoric Both                              |
|  |   |
| 1940   |   |
| Asse   | ssor  |
| *P7.   | Owner and Address:                            |
|  | s, Consuelo Tr                                |
|  | -,  |
|  |   |
|  |   |
| *P8 !  | Recorded by:                                  |
|  | Bechtel                                       |
|  | Associates, Inc.                              |
|  | lowa Ave., Suite 200                          |
|  | rside, CA 92507                               |
| RIVE   | 18ide, CA 92307                               |
|  |   |
|  | Date Recorded: 09/21/2013                     |
| *P9. I   | Survey Type: (Describe)                       |
|  |   |
| *P10.  | nsive   |
| *P10. Inter  *P11. Report Citation: (Cite survey report and other sources or enter "none.")  |   |
| *P10. Inter  P11. Report Citation: (Cite survey report and other sources or enter "none.")  Historic Property Survey Report for the SR 710 North Study, Los Angeles County, California, California Department of T   |   |
| *P10.  P11. Report Citation: (Cite survey report and other sources or enter "none.")   |   |
| P11. Report Citation: (Cite survey report and other sources or enter "none.")  Historic Property Survey Report for the SR 710 North Study, Los Angeles County, California, California Department of T EA 187900, EFIS 07000000191, 2014  | ransportation District 7,                     |
| P11. Report Citation: (Cite survey report and other sources or enter "none.")  Historic Property Survey Report for the SR 710 North Study, Los Angeles County, California, California Department of T EA 187900, EFIS 0700000191, 2014  Attachments:NoneLocation MapSketch MapX Continuation SheetX Building, Structure County | ransportation District 7,                     |
| P11. Report Citation: (Cite survey report and other sources or enter "none.")  Historic Property Survey Report for the SR 710 North Study, Los Angeles County, California, California Department of T EA 187900, EFIS 0700000191, 2014  Attachments:NoneLocation MapSketch MapX_Continuation SheetX_Building, Structure County | ransportation District 7,                     |

State of California - The Resources Agency Primary # **DEPARTMENT OF PARKS AND RECREATION** HRI# BUILDING, STRUCTURE, AND OBJECT RECORD 6Y, 6L, 6Z Page 2 of 3\*NRHP Status Code \*Resource Name or #: (Assigned by recorder) 1714 Fair Oaks Ave B1. Historic Name: B2. Common Name: B4. Present Use: Single-family residence B3. Original Use: Single-family residence \*B5. Architectural Style: French Eclectic \*B6. Construction History: (Construction date, alterations, and data of alterations) Year constructed: 1940 (See Continuation Sheet) \*B7. Moved? X No Original Location: Unknown Date: \*B8. Related Features: None B9a. Architect: Unkown b. Builder: Ronnie Myers (owner) South Pasadena Residential Architecture \*B10. Significance: Theme: Property Type: Single Family Residence Applicable Criteria: Period of Significance: 1924 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 individually eligible for listing in the National Register of Historic Places (National Register) or the California Register of Historical Resources (California Register). It does not contribute to the significance of a historic district. It is listed in the City of South Pasadena's Cultural Heritage Inventories (2001 and 2002) 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: Terry Brejla \*Date of Evaluation: 09/21/2013

(This space reserved for official comments.)



| State of California - The Resources | s Agency            |                        | Primary #          |  |
|-------------------------------------|---------------------|------------------------|--------------------|--|
| DEPARTMENT OF PARKS AND RE          | CREATION            |                        | HRI#               |  |
| CONTINUATION SHEE                   | ΕT                  |                        | Trinomial          |  |
| Page <u>3</u> of <u>3</u>           | Resource Name or #: | (Assigned by recorder) | 1714 Fair Oaks Ave |  |
|                                     |                     |                        |                    |  |

**\*Date:** 09/21/2013

X Continuation

Update

#### (continued):

\*Recorded By:

LSA Associates, Inc.

Sanborn Map Research: The 1951 Sanborn map for 1714 Fair Oaks Avenue depicts one, two-story, L-shaped multi-unit residential building, one two-story, rectangular-shaped multi-unit residential building with an attached, wrap-around garage, and one single-story, wood-framed automobile garage located east of and behind the residences near the eastern boundary of the 200-foot-by-80-foot rectangular parcel. The residential buildings are of wood-frame construction and are covered by wood shake roofing. No other buildings, structures, or objects are shown. The parcel is located in a mixed residential area containing single-family tract and custom homes and dense residential housing such as apartments, duplexes on assorted-sized parcels with various street setbacks. A segment of the Pacific Electric Railway located in the median of Fair Oaks Avenue is located west of the parcel. A segment of the Pasadena Branch Line of the Southern Pacific Railroad is located one-half block east of the parcel.

Property Information: City directory indicates that the property was an apartment complex in the historic-period (1940 – 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 is not associated with any significant events in history. 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 is not 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 (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:

1940 permit #8794 issued to Ronnie and Ella Myers for a new 6-unit apartments and 15-garages.

1950 permit #23452 issued to Ronnie Myers to construct a single carport.

1954 permit #30261 issued to Ronnie Myers for an addition to Apartment #6

1961 permit issued to Ronnie Myers and CW Arnold to install 6 motor air conditioners.

1965 permit #58366 issued to Ronnie Myers and Montebello Roofing to re-roof the apartment house.

1967 a plumbing permit (# unreadable) issued to Ronnie Myers for water heater.

1975 permit # (unreadable) issued to Bryant Property Management to remove/repair the existing and replace roof with hot asphalt.

1988 permits #8367 and 8368 issued to G. Olmos (owner) and AAA Conditioned Air for air conditioner installation.

1989 permit #7843 issued to G. Olmos (owner) to construct a concrete block fence.

1989 permit #9231 issued to G. Olmos (owner) and Cynthia Bennett for an additional bathroom.

1989 permits #8113/9233/9232 issued to G. Olmos (owner) and Cynthia Bennett for bathroom fixtures and tub.

2000 permit #5295 issued to Connie Olmos (owner) and T&U Roofing to reroof over existing 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.



| State of Californ DEPARTMENT                           | OF PARKS A   | ND RECREATION                     | ON  |                   |  |             |                      | RI#                                  |   |                          |
|--|--|-----------------------------------|---|-------------------|--|-------------|----------------------|--------------------------------------|---|--------------------------|
| PRIMARY  | RECOR  | D                                 |   |                   |  |             | Trino                |                                      |   |                          |
|  |  | ,                                 | Other Listings                                |                   |  | NR          | RHP Status C         | ode                                  | 6Y, 6Z  |                          |
|  |  | `                                 | Review Code                                   |                   | Reviewe  | ar .        |                      |                                      | Date  |                          |
|  |  | *Po                               | source Name or #:                             | . (^              | ssigned by re  |             | 1700-04 Fa           | oir Ool                              |   |                          |
| Page <u>1</u> of <u>3</u>                              |  |                                   |   | . (A              | issigned by re   | coluel)     | 1700-04 F            | ali Oal                              | KS AVE  |                          |
| P1. Other Ident<br>P2. Location:                       |  | Map Ref # 56-3E<br>or Publication | X Unrestricte                                 | ad :              | *a. County   | Los Ange    | eles                 |                                      | and (P2b and F  | P2c or P2d )             |
| *b. USGS 7.5   |  |                                   |   | Date:             | 1994   |             | R12W, S4             |                                      | aliu (FZD aliu F  | 2C 01 F2u.)              |
| c. Address:  | 1700-04 Fai  | r Oaks Ave                        |   |                   | City:  | South P     | Pasadena             |                                      | Zip:  | 91030                    |
| d. UTM: (Giv   | e more than  | one for large an                  | d/or linear resource                          | es)               | Zone:  |             |                      |                                      | mE/   | m <b>l</b>               |
| e. Other Loc   | ational Data:  | (e.g., parcel #, o                | directions to resour                          | ce, ele           | vation, etc., as   | appropri    | ate): <u>APN:532</u> | 200080                               | )24   | _                        |
| P3a. Descriptio  |  |                                   | major elements. Inclu                         |                   |  |             |                      |                                      |   | )                        |
| Siding/Sheathir<br>Roof: hipped, lo<br>Fenestration: w | eg: stucco, all vow, narrow eaver<br>rood, casement<br>nce: single doo |                                   | ıt, side                                      |                   |  | design,     | feeling              |                                      | setting, location,  | •                        |
| P4. Resources P5a. Photo or I                          |  | X Building _to required for b     | Structure<br>uildings, structures             | Object<br>, and o |  | District    | P<br>(\<br>'\<br>*F  | 5b. D<br>/iew,<br>/iew t             | pescription of p<br>data, accession<br>to the E, 09/12/13<br>ate Constructe | n#)<br>d/Age and         |
|  |  |                                   |   |                   |  |             | *F                   | 1939 Assess  P7. O Eggert, 1121 H    | ehistoric   | Both                     |
|  |  |                                   |   |                   |  | ara v       | *                    | Elisa I<br>LSA A<br>1500 I<br>Rivers | Bechtel Associates, Inc. owa Ave., Suite ide, CA 92507  ate Recorded:       | 09/21/2013<br>(Describe) |
|  | 16   | · 电电子                             |   |                   | A STATE OF THE STA | ALC: NO     | OF STORY             | Intens                               | Survey Type:  | (Describe)               |
| P11. Report Cita                                       | y Survey Repo  | rt for the SR 710                 | d other sources or ent<br>North Study, Los An |                   | •  | a, Californ |                      |                                      |   | rict 7,                  |
| EA 187900, EF  |  |                                   |   |                   |  |             |                      |                                      |   |                          |
| •  |  | Location Mar                      | Sketch Man                                    | X                 | Continuation S   | Sheet       | X Building           | Struct                               | ure, and Ohied  | Record                   |
| EA 187900, EF  | None   | Location Mar                      | Sketch Map                                    |                   | Continuation S   |             |                      |                                      | ure, and Objection Record   | Record                   |

State of California - The Resources Agency Primary # **DEPARTMENT OF PARKS AND RECREATION** HRI# BUILDING, STRUCTURE, AND OBJECT RECORD Page 2 of 3\*NRHP Status Code 6Y, 6Z \*Resource Name or #: (Assigned by recorder) 1700-04 Fair Oaks Ave B1. Historic Name: B2. Common Name: B4. Present Use: Apartment B3. Original Use: Apartment \*B5. Architectural Style: International \*B6. Construction History: (Construction date, alterations, and data of alterations) Year constructed: 1939 (See Continuation Sheet)  ${\bf X}$  No Yes \*B7. Moved? **Original Location:** Unknown Date: \*B8. Related Features: None b. Builder: Glenn Doughty B9a. Architect: Unknown Area: South Pasadena \*B10. Significance: Theme: Residential Architecture Period of Significance: 1939 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). (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: 09/21/2013

(This space reserved for official comments.)



| State of California - The Reso<br>DEPARTMENT OF PARKS AI   |  |  | Primary #<br>HRI #  |        |
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| CONTINUATION S   | HEET   |  | Trinomial   |        |
| age <u>3</u> of <u>3</u>   | Resource Name or #:  | (Assigned by recorder)   | 1700-04 Fair Oaks Ave   |        |
| ecorded By: LSA Assoc  | iates, Inc.  | *Date: 09/21/2013  | X Continuation  | Update |
| (continued):   |  |  |   |        |
| Huntington Palms Apartments  Architectural Context. This ap  | rectory research noted that between the year. The 1962 directory does not list this addre  | ss; the 1975 edition listed Cat<br>the International style. This s   | hy Hemphell. tyle is relatively rare, and often   |        |
| the outer wall; smooth, unorna windows are frequently used, a  | characteristics include flat roofs, mostly we<br>mented wall surfaces with no decorative de<br>as are long ribbons of windows, sometimes<br>th large, blank expanses of exterior wall (M   | tailing at doors or windows; a wrapping around building cor  | nd asymmetrical facades. Metal casement<br>ners. Where interior spaces do not require   |        |
| contribution to the broad patter<br>during the historic period. Onl<br>of five years or more and/or w<br>indicating that any of the person<br>representative example of an a | r Criterion A, the apartment buildings do no<br>rns of history. Under Criterion B, city direct<br>ine searches, including use of Ancestry.com<br>ho appear to have had the potential to be im<br>ons associated with this property are signific<br>rehitectural style, method of construction, of<br>building is not likely to yield information a | tories were reviewed for the name, were conducted for residents aportant in the local communities and in local, state, or national or property type. Research to describe the control of t | ames of people who lived at this address associated with the property for a perior y. This research provided no evidence history. Under Criterion C, this is not a ate has not identified it as the work of a |        |
| historic district potential in the   |  | toout the mistory or premistory  | or the area. In addition, there is no   |        |
| =  | ssued for this property. The most pertinent of Myers & Schissler (owners) and Glenn D  |  | 2-story apartment house and a 20-car  |        |
| 1940 permit #8691 issued to M  | yers & Schissler (owners) and Glenn Dough<br>Myers & Schissler (owners) and D. O. Worle<br>Frank Higgins and John Brewer (owners/bu  | ey to erect a retaining wall on  | rear property line.   |        |
| B12 References<br>City Directories   |  |  |   |        |
| Ancestry.com at http://www.ar<br>City of South Pasadena  | •  |  | essed online in March-June 2014 througl   | h      |
| McAlester, Virginia and Lee N  | at the City of South Pasadena Planning & E<br>AcAlester<br>can Houses. Alfred A. Knopf, New York.  | Building Department.   |   |        |
|  |  |  |   |        |
|  |  |  |   |        |
|  |  |  |   |        |
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| State of California - The Resources Agency DEPARTMENT OF PARKS AND RECREATION PRIMARY RECORD   | Primary #<br>HRI #<br>Trinomial  |
|--|--|
| Other Listings   | NRHP Status Code 6Y, 6Z  |
| Review Code Reviewe  | r Date   |
| Page 1 of 3 *Resource Name or #: (Assigned by rec  | _ <del></del>  |
| • — —  |  |
| P1. Other Identifier:       APE Map Ref # 57-3B; Fair Laurel Apartments         *P2. Location:       Not for Publication       X       Unrestricted       *a. County         *b. USGS 7.5' Quad:       Los Angeles       Date:       1994         c. Address:       1509 Laurel St       City:         d. UTM: (Give more than one for large and/or linear resources)       Zone:                              | Los Angeles         and         (P2b and P2c or P2d.)           T01S, R12W, S4         Zip: 91030           mE/         mN   |
| e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as   |  |
| *P3a. Description: (Describe resource and its major elements. Include design, materials, co  |  |
| Architectural Style: Streamline Moderne, elements of Siding/Sheathing: stucco, All Visible Roof: hipped, low Fenestration: wood, double-hung multi-paned, front, side, some with window a/c units Fenestration: wood, casement multi-paned, front, side, includes curved bay windows at corners Primary Entrance: front Other notable features: rounded eaves at corners; full-width balconies 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) HP03  |  |
| P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)   | P5b. Description of photo:  (View, data, accession #)  View to the S, 09/12/13  *P6. Date Constructed/Age and Sources: X Historic Prehistoric Both  1948  Assessor  *P7. Owner and Address: San Marino Properties Fund 1219 Chelten Way S Pasadena, CA 91030  *P8. Recorded by: Casey Tibbet LSA Associates, Inc. 1500 Iowa Ave., Suite 200 Riverside, CA 92507  *P9. Date Recorded: 09/12/2013  *P10. Survey Type: (Describe) Intensive |
| *P11. Report Citation: (Cite survey report and other sources or enter "none.")  Historic Property Survey Report for the SR 710 North Study, Los Angeles County, California EA 187900, EFIS 0700000191, 2014  | a, California Department of Transportation District 7,   |
| *Attachments:NoneLocation MapSketch MapX Continuation SArcheological RecordDistrict RecordLinear FeatuRock Art RecordArtifact RecordPhotograph Record  | re RecordMilling Station Record  |

State of California - The Resources Agency Primary # **DEPARTMENT OF PARKS AND RECREATION** HRI# BUILDING, STRUCTURE, AND OBJECT RECORD Page 2 of 3\*NRHP Status Code 6Y, 6Z \*Resource Name or #: (Assigned by recorder) 1509 Laurel St B1. Historic Name: B2. Common Name: Fair Laurel Apartments B4. Present Use: Apartment B3. Original Use: Apartment \*B5. Architectural Style: Streamline Moderne \*B6. Construction History: (Construction date, alterations, and data of alterations) Year constructed: 1948 (See Continuation Sheet) \*B7. Moved? X No **Original Location:** Unknown Date: \*B8. Related Features: None b. Builder: <u>Unknown</u> B9a. Architect: Unknown Area: South Pasadena \*B10. Significance: Residential Architecture Theme: Period of Significance: 1948 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 multi-family property 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

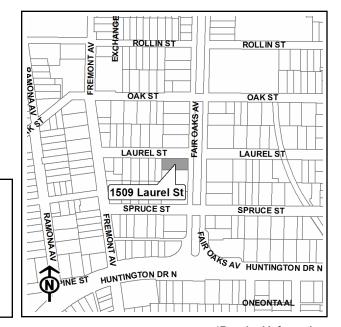
## \*B12. References:

See Continuation Sheet

B13. Remarks:

**\*B14. Evaluator:** Laura G. Carías **\*Date of Evaluation:** 09/12/2013

(This space reserved for official comments.)



| Page 3 of 3 Resource Name or #: (Assigned by recorder) 1509 Laurel St  Recorded By: LSA Associates, Inc. *Date: 09/12/2013 X Continuation Update  (continued):  Property Information: Built in 1948, this property was listed in the City Directory of 1952 as the Fair Laurel Apartments, with an address range of 1509-1537. No individual residents are listed.  Architectural Context. The Streamline Moderne style gained popularity in the 1930s. It developed from the earlier Art Deco style and the streamlined industral 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 industral 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 index lester 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) 1984:465-466). 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) 1984:465-466). 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 on times in the walls (McAlester and McAlester) 1984:465-466). The Streamline McAlester 1984 is addressed to the smooth of the surface of the smooth of | DEPARTMENT O  | a - The Resources Ag<br>F PARKS AND RECRI  |  |   | ·   |                                |
|--|---|--|--|---|---|--------------------------------|
| (continued):  Property Information: Built in 1948, this property was listed in the City Directory of 1952 as the Fair Laurel Apartments, with an address range of 1509-1537. No individual residents are listed.  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).  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, conv., were conducted for residents 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 events that have made a significant contribution to the broad patterns of history 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 ri |   | TION OTILLT  | Posource Name or #:  | (Assigned by recorder)  |   |                                |
| Property Information: Built in 1948, this property was listed in the City Directory of 1952 as the Fair Laurel Apartments, with an address range of 1509-1537. No individual residents are listed.  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).  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 likely to yield information about the history or prehistory 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  |   | I CA Associates Inc  | Resource Name of #.  |   |   | Undata                         |
| Property Information: Built in 1948, this property was listed in the City Directory of 1952 as the Fair Laurel Apartments, with an address range of 1509-1537. No individual residents are listed.  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).  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 |   | LSA Associates, IIIC.  |  |   | X_CONTINUATION  | Opuale                         |
| 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).  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:  1999 permit to Gladys Manson to act  | (continued):  |  |  |   |   |                                |
| 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).  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:  1999 permit issued to Goodyear Clyde to use Weatherrite Roofing for tear-off and re-roof 1966 permit to Gladys Manson to use Howard L. Randoll Co. Inc. to re-roof (finalized |   |  |  | irectory of 1952 as the Fair La   | aurel Apartments, with an address ra  | ange                           |
| 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 permit issued to Goodyear Clyde to use Weatherrite Roofing for tear-off and re-roof 1966 permit to Gladys Manson to use Howard L. Randoll Co. Inc. to re-roof (finalized 12/27/1966)  1966 permit to Gladys Manson to act as owner-builder to repair 3 sq. ft. of exterior plaster (finalized 12/27/1966)  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  | streamlined indus<br>give the feeling the<br>Streamline Mode  | strial designs for ships, a<br>hat air streams could mo<br>rne style is typically cha  | irplanes, and automobiles. The s<br>we smoothly over them, thus the<br>racterized by smooth wall surface   | mooth surfaces, curved corner<br>y were streamlined (McAleste<br>es, a horizontal emphasis, an  | rs, and horizontal emphasis of the st<br>r and McAlester 1984:465-466). Th<br>asymmetrical façade, a flat roof ofte   | ne                             |
| Numerous permits have been issued for this property. The most pertinent are listed below:  1999 permit issued to Goodyear Clyde to use Weatherrite Roofing for tear-off and re-roof 1966 permit to Gladys Manson to use Howard L. Randoll Co. Inc. to re-roof (finalized 12/27/1966) 1966 permit to Gladys Manson to act as owner-builder to repair 3 sq. ft. of exterior plaster (finalized 12/27/1966)  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   | to the broad patte<br>historic-period. C<br>years or more and<br>with this property<br>Criterion C, this i<br>identified it as the<br>not likely to yield | erns of history. Under Crionline searches, including door who appear to have was found. The propert is not a truly representative work of a master and the information about the h | terion B, city directories were reguse of Ancestry.com, were conhad the potential to be importantly does not appear to be associated we example of an architectural size observed level of workmanships. | eviewed for the names of peop<br>ducted for residents associate<br>in the local community. No in<br>ed with a person important to<br>tayle, method of construction of<br>the does not rise above the ordi | ole who lived at this address during<br>d with the property for a period of f<br>information regarding persons associated, state or national history. Under<br>property type. Research to date hat<br>nary. Under Criterion D, the building | the  ĭve iated er is not ng is |
| 1966 permit to Gladys Manson to use Howard L. Randoll Co. Inc. to re-roof (finalized 12/27/1966) 1966 permit to Gladys Manson to act as owner-builder to repair 3 sq. ft. of exterior plaster (finalized 12/27/1966)  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   |   | •  | nis property. The most pertinent   | are listed below:   |   |                                |
| 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   | 1966 permit to G  | ladys Manson to use Ho   | ward L. Randoll Co. Inc. to re-ro  | oof (finalized 12/27/1966)  | /27/1966)   |                                |
| 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  | B12. References   |  |  |   |   |                                |
| var. Building permits. On file at the City of South Pasadena Planning & Building Department.  McAlester, Virginia and Lee McAlester  | var. Census (The<br>Ancestry.com at 1   | http://www.ancestry.com  |  |   | essed online in March-June 2014 th  | rough                          |
|  | var. Building per   | mits. On file at the City  | of South Pasadena Planning & I   | Building Department.  |   |                                |
|  |   |  | . Alfred A. Knopf, New York.   |   |   |                                |
|  |   |  |  |   |   |                                |
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|  |   |  |  |   |   |                                |
|  |   |  |  |   |   |                                |
|  |   |  |  |   |   |                                |



| State of Californ DEPARTMENT OF PRIMARY  | OF PARKS A   | ND RECREATION                                    | ON                   |              |                          |               | Prima<br>F<br>Trino                   | IRI#  |   |                       |           |
|--|--|--|----------------------|--------------|--------------------------|---------------|---------------------------------------|---|---|-----------------------|-----------|
|  |  |  | •4                   |              |                          | NR            | HP Status C                           | 6Y,   | 6L, 6Z  |                       |           |
|  |  |  | Other Listings       |              | Davien                   |               |                                       |   | Dete  |                       |           |
|  |  |  | Review Code          |              |                          |               | 1540 X                                |   | Date  |                       |           |
| Page <u>1</u> of <u>3</u>  | _  | *Re  | source Name or       | ·#: (A       | ssigned by re            | ecoraer)      | 1540 Laur                             | el St   |   |                       |           |
| P1. Other Identif  | fier: APE  | E Map Ref # 58-31                                | 3                    |              |                          |               |                                       |   |   |                       |           |
| *P2. Location:   |  | or Publication                                   | X Unrestri           |              | *a. County               |               |                                       | and   | (P2b and F  | P2c or P2d.)          |           |
| *b. USGS 7.5'  | -  |  |                      | Date:        | 1994                     |               | R12W, S4                              |   |   |                       |           |
| c. Address:  |  |  |                      |              | City:                    |               |                                       |   |   |                       |           |
| ,  |  | ŭ  | d/or linear resou    | ,            |                          |               |                                       |   |   |                       | _ mN      |
|  |  |  | directions to reso   |              |                          |               |                                       |   |   |                       |           |
| *P3a. Description  |  |  | major elements. In   | clude desi   | gn, materials, c         |               |                                       |   | boundaries  | s)                    |           |
| Architectural St<br>Siding/Sheathin  |  | -  |                      |              |                          |               | ries: 2, 2 build<br>y Type: resid     | U   |   |                       |           |
| Siding/Sheathin<br>Roof: hipped, lov<br>Fenestration: all<br>Fenestration: all | g: wood: acce<br>w, wide eaves<br>uminum, fixed<br>uminum, horiz<br>eatures: louve | I with sliding end<br>contal sliding, from       | vents, front, side   | ning wall; a | a/c                      | Retains       | integrity: hig<br>nship, associa      | gh, setting, lo   | cation, des   | ign, material:        | S,        |
|  |  |  |                      |              |                          |               |                                       |   |   |                       |           |
| *P3b. Resource A *P4. Resources F P5a. Photo or D                              | Present:   | (List attributes  X Building  to required for be | Structure            | Object       |                          | District      |                                       | ent of Distric  |   | ther (Isolate         | es, etc.) |
| 1 34. 1 11010 01 12  | rawing (i no   | to required for a                                | allalings, structur  | C3, and 0    | bjects.)                 |               |                                       | View, data,   |   |                       |           |
|  | 20 A 10 DAY 15   |  |                      |              | - I WARREN               |               |                                       | View to the N   |   |                       |           |
|  |  |  |                      |              |                          |               | * 5                                   | P6. Date Conces: Prehistor 1961 Assessor P7. Owner Utley, Robert PO Box 7029 Pasadena, CA P8. Record Casey Tibbe LSA Association 1500 Iowa A Riverside, C | onstructe  X Historic  and Addic C 91109  led by: et ates, Inc. Ave., Suite | d/Age and toric Both  |           |
| *P11. Report Cita<br>Historic Property<br>EA 187900, EFI                       | y Survey Repo  | ort for the SR 710                               | d other sources or o |              | ·                        | nia, Californ | 9                                     | *P9. Date Ro<br>*P10. Surve<br>Intensive<br>t of Transpor   | у Туре:   | 09/12/20<br>(Describe |           |
| *Attachments:  | None Archeolo  | Location Ma<br>ogical Record<br>RecordA          | Sketch MDistrict Red | cord _       | Continuation Linear Feat | ure Record    | X Building, $M$ Milling, ther (List): | Structure, a  | -   | t Record              |           |

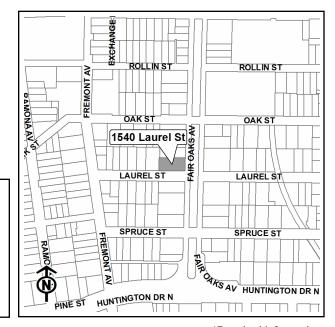
State of California - The Resources Agency Primary # DEPARTMENT OF PARKS AND RECREATION HRI# BUILDING, STRUCTURE, AND OBJECT RECORD 6Y, 6L, 6Z Page 2 of 3\*NRHP Status Code \*Resource Name or #: (Assigned by recorder) 1540 Laurel St B1. Historic Name: B2. Common Name: B4. Present Use: Multi-family property B3. Original Use: Multi-family property \*B5. Architectural Style: Contemporary \*B6. Construction History: (Construction date, alterations, and data of alterations) Year constructed: 1961 \*B7. Moved? **Original Location:** X No Unknown Date: \*B8. Related Features: None B9a. Architect: Unknown b. Builder: Unknown South Pasadena Residential Architecture \*B10. Significance: Theme: **Property Type:** Multi-family Property Period of Significance: 1961 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 and is not a historical resource pursuant to the California Environmental Quality Act (CEQA). The arroyo stone wall related to this property is listed in the City of South Pasadena's Cultural Heritage Inventories (June 2014) with a California Historical Resources (CHR) 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." The property is within the Oak/Laurel Historic District, but the building was completed in 1961, after the close of the period of significance for that 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: 09/12/2013

(This space reserved for official comments.)



| State of California - The Resources A DEPARTMENT OF PARKS AND REC  |   |  | Primary #  |       |
|--|---|--|--|-------|
| CONTINUATION SHEET   |   |  | HRI #<br>Trinomial   |       |
| Page <u>3</u> of <u>3</u>  | Resource Name or #:   | (Assigned by recorder)   | 1540 Laurel St   |       |
| Recorded By: LSA Associates, Inc.  | ).  | * <b>Date</b> : 09/12/2013   | <u>X</u> Continuation Սր   | pdate |
| (continued):   |   |  |  |       |
| Sanborn Map Research: No information   | n was found for this address.   |  |  |       |
| Property Information: This property is   | listed in city directories in 1975 as   | an apartment complex.  |  |       |
| continuing into the 1970s (McAlester a 1984; Harris 2006). The flat roof type i this subtype does not maintain the stark brick cladding that give it some tradition and Prairie styles (Ibid.). It often has we decks, or patios that serve to bring the offrequently appear in the gable ends. Both Significance Evaluation. Under Criteric history. No information regarding personal important to local, state or national hist example of an architectural style, methobserved level of workmanship does not history or prehistory of the area (which National Register of Historic Places and not evaluated under the local ordinance of No information was found regarding the or California Register eligibility.  B12 References City Directories Var. Census (The Los Angeles Directo Ancestry.com at http://www.ancestry.charris, Cyril M. 2006 Dictionary of Architecture and Company of Architecture and Company of Architecture and Company of Architecture and Company of Services Corporation 2002 City of South Pasadena Historic Planning Department. | is influenced by the International structure with the earlier onal references (McAlester and McAlester and Structure and the early one associated with this property was tory and therefore not eligible under the property depends of construction or property type. It is above the ordinary. Under Calester and a historical resource as defined as not a historical resource as defined as the remnant of arroyo stone retaining and Polk City Director of Construction. McGraw-Hill, New York. | yle and, like that style, has little of style but instead, incorporates van Alester 1984). The gable roof subcing gables with heavy supporting otable feature of this subtype is the but two-story examples are not used by 1960s and was not directly assonated as found. The property does not a ractive raction B. Under Criterion C, Research to date has not identification D, the building is not like sites). This multi-family properties in CEQA. It is not a contribution of the sites of th | or no decorative detailing. However, rious combinations of wood, stone, or otype is influenced by the Craftsman g piers, and sometimes balconies, ne roughly trapezoidal windows that accommon.  Total with significant events in appear to be associated with a person this is not a truly representative ed it as the work of a master and the ely to yield information about the y is not eligible for listing in the ator to a larger historic district. It was are individual consideration for National ed online in March-June 2014 through |       |



| State of California - The Resources Agency DEPARTMENT OF PARKS AND RECREATION PRIMARY RECORD                            | Primary #<br>HRI #<br>Trinomial  |
|---|--|
|   | NRHP Status Code 6Y, 6Z  |
| Other Listings  |  |
| Review Code Rev   | viewer Date  |
| Page 1 of 3 *Resource Name or #: (Assigned  | by recorder) 1616 Fair Oaks Ave  |
| P1. Other Identifier: APE Map Ref # 59-3B   |  |
| *P2. Location: Not for Publication X Unrestricted *a. Coun  | ty Los Angeles and (P2b and P2c or P2d.)   |
| *b. USGS 7.5' Quad: Los Angeles Date: 1994  | T01S, R12W, S4   |
| c. Address: 1616 Fair Oaks Ave  | City: South Pasadena Zip: 91030  |
| d. UTM: (Give more than one for large and/or linear resources)  |  |
| e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, et  |  |
| *P3a. Description: (Describe resource and its major elements. Include design, materi                                    |  |
| Architectural Style: Colonial Revival, elements of  | Retains integrity: high, setting, location, materials,   |
| Siding/Sheathing: stucco, all visible   | workmanship, association, design, feeling  |
| Siding/Sheathing: wood: accent, W   | Alterations: altered decorative element  |
| Roof: hipped, low, narrow eaves Fenestration: wood, double-hung multi-paned, front, side                                |  |
| Primary Entrance: front, side, single door, multiple doors  |  |
| Plan: irregular   |  |
| No. Stories: 2  |  |
| Property Type: residential Related: Single-story residence located to east rear.  |  |
| Related. Single-story residence located to east real.   |  |
| *P3b. Resource Attributes: (List attributes and codes) HP03   |  |
| *P4. Resources Present: X Building Structure Object Si  | te District Element of District Other (Isolates, etc.)   |
|   | View to the E, 09/12/13  *P6. Date Constructed/Age and Sources: X_ Historic Prehistoric Both  1939  Assessor  *P7. Owner and Address: Mortimer Co 1420 San Marino Ave San Marino, CA 91108  *P8. Recorded by: Elisa Bechtel LSA Associates, Inc. 1500 Iowa Ave., Suite 200 Riverside, CA 92507 |
|   | *P9. Date Recorded: 09/21/2013<br>*P10. Survey Type: (Describe)  |
| *P11. Report Citation: (Cite survey report and other sources or enter "none.")  | Intensive (Describe)   |
| Historic Property Survey Report for the SR 710 North Study, Los Angeles County, Cal<br>EA 187900, EFIS 0700000191, 2014 | lifornia, California Department of Transportation District 7,  |
| *Attachments: None Location Map Sketch Map X Continua   | ation Sheet X Building, Structure, and Object Record   |
| <u> </u>  | Feature Record Milling Station Record  |
| <del></del>   | <u> </u>   |
| Rock Art RecordArtifact RecordPhotograph R  | ecord Other (List):  |

State of California - The Resources Agency Primary # **DEPARTMENT OF PARKS AND RECREATION** HRI# BUILDING, STRUCTURE, AND OBJECT RECORD Page 2 of 3\*NRHP Status Code 6Y, 6Z \*Resource Name or #: (Assigned by recorder) 1616 Fair Oaks Ave B1. Historic Name: B2. Common Name: B4. Present Use: Apartment B3. Original Use: Apartment \*B5. Architectural Style: Colonial Revival \*B6. Construction History: (Construction date, alterations, and data of alterations) Year constructed: 1939 (See Continuation Sheet) \*B7. Moved? Original Location: X No Unknown Date: \*B8. Related Features: Single-story residence located to east rear. b. Builder: Ernest B. Coyle B9a. Architect: Unknown Area: South Pasadena \*B10. Significance: Theme: Residential Architecture Period of Significance: 1939 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 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 BANK ST **BANK ST** 

B13. Remarks:

\*B14. Evaluator: Terry Brejla \*Date of Evaluation: 09/21/2013

(This space reserved for official comments.)



| (continued):  Property information: City Directory research (1943 through 1975) lists this as the Fair Oaks Villa Apartments. No residents were listed.  Architectural Context: This apartment complex exhibits some characteristics 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 apartment 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 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:  1946 permit #8311 issued to Wendell Mortimer (owner) and Ernest B. Coyle (contractor) to construct a 2-story, 18 -unit frame and stucco apartment house.  1952 permit #2526 issued to Wendell Mortimer and Monarch Roofing to reroof the apartments.  1968 permit #2536 issued to Mr. Mortimer and Monarch |         |
|--|---------|
| Recorded By: LSA Associates, Inc.   *Date: 09/21/2013 X Continuation (continued):  Property information: City Directory research (1943 through 1975) lists this as the Fair Oaks Villa Apartments. No residents were listed.  Architectural Context: This apartment complex exhibits some characteristics 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 apartment 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 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:  1946 permit #2816 sisued to Wendell Mortimer and Monarch Roofing to reroof the apartments.  1952 permit #2816 sisued to Wendell Mortimer and Monarch Roofing to reroof the apartments.  1968 permit #2816 sisued to Wendell Mortimer  |         |
| Recorded By: LSA Associates, Inc. *Date: 09/21/2013 X_Continuation (continued):  Property information: City Directory research (1943 through 1975) lists this as the Fair Oaks Villa Apartments. No residents were listed.  Architectural Context: This apartment complex exhibits some characteristics 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 apartment 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. In 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: 1946 permit #3311 issued to Wendell Mortimer and Monarch Roofing to reroof the apartments. 1948 permit #2316 issued to Mr. Mortimer and Monarch Roofing to reroof the apartments. 1948 permit #236 issued to Mr. Mortimer and Monarch Roofi |         |
| (continued):  Property information: City Directory research (1943 through 1975) lists this as the Fair Oaks Villa Apartments. No residents were listed.  Architectural Context: This apartment complex exhibits some characteristics 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 apartment 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 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:  1946 permit #8311 issued to Wendell Mortimer and Monarch Roofing to reroof the apartments.  1952 permit #28168 issued to Wendell Mortimer and Monarch Roofing to reroof with composition shingles.  2004 permit #11130 issued to Mr. Mortimer and Monarch Roofing to reroof with composition shingles.  20 |         |
| Property information: City Directory research (1943 through 1975) lists this as the Fair Oaks Villa Apartments. No residents were listed.  Architectural Context: This apartment complex exhibits some characteristics 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 apartment 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 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:  1946 permit #8311 issued to Wendell Mortimer (owner) and Ernest B. Coyle (contractor) to construct a 2-story, 18 -unit frame and stucco apartment house.  1952 permit #28168 issued to Wendell Mortimer and Monarch Roofing to reroof the apartments.  1968 permit #8236 issued to Mr. Mortimer and Monarch Roofing to r | _Update |
| Architectural Context: This apartment complex exhibits some characteristics 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 apartment 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, on attoinal 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:  1946 permit #8311 issued to Wendell Mortimer (owner) and Ernest B. Coyle (contractor) to construct a 2-story, 18 -unit frame and stucco apartment house.  1952 permit #28168 issued to Wrn. Mortimer and Monarch Roofing to reroof the apartments.  1968 permit #28168 issued to Mr. Mortimer and Monarch Roofing to reroof with composition shingles.  2004 permit #11130 issued to Mr. Mortimer and J.W. Roofing to reroof apartments.  B12. References  City Dir |         |
| 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 apartment 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 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 permit #311 issued to Wendell Mortimer (owner) and Ernest B. Coyle (contractor) to construct a 2-story, 18 -unit frame and stucco apartment house.  1942 permit #28168 issued to Wendell Mortimer and Monarch Roofing to reroof the apartments.  1952 permit #28168 issued to Mr. Mortimer and Monarch Roofing to reroof with composition shingles.  2004 permit #1130 issued to Mr. Mortimer and J.W. Roofing to reroof apartments.  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 permit |         |
| 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:  1946 permit #8311 issued to Wendell Mortimer (owner) and Ernest B. Coyle (contractor) to construct a 2-story, 18 -unit frame and stucco apartment house.  1952 permit #28168 issued to Wendell Mortimer and Monarch Roofing to reroof the apartments.  1968 permit #5236 issued to Mr. Mortimer and Monarch Roofing to reroof with composition shingles.  2004 permit #11130 issued to Mr. Mortimer and J.W. Roofing to reroof apartments.  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.  | ,       |
| Numerous permits have been issued for this property. The most pertinent are listed below:  1946 permit #8311 issued to Wendell Mortimer (owner) and Ernest B. Coyle (contractor) to construct a 2-story, 18 -unit frame and stucco apartment house.  1952 permit #28168 issued to Wendell Mortimer and Monarch Roofing to reroof the apartments.  1968 permit #5236 issued to Mr. Mortimer and Monarch Roofing to reroof with composition shingles.  2004 permit #11130 issued to Mr. Mortimer and J.W. Roofing to reroof apartments.  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.   |         |
| 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.   |         |



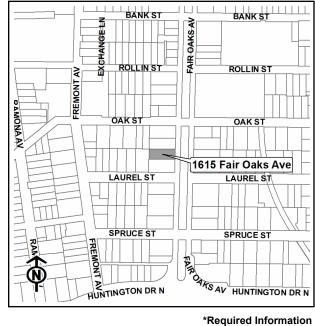
| State of California - The Resources Agency DEPARTMENT OF PARKS AND RECREATION PRIMARY RECORD |   |  |                     | imary #<br>HRI #                        |             |  |                       |
|--|---|--|---------------------|---|-------------|--|-----------------------|
| PRIMART  | RECORD  |  |                     | NRHP Statu                              |             | 6Y, 6Z                                 |                       |
|  |   | Other Listings   |                     | Titali Otata                            | 0 0000      |  |                       |
|  |   | Review Code  | Review              | er                                      |             | Date                                   |                       |
| Page <u>1</u> of <u>3</u>  | *F  | Resource Name or #:  | (Assigned by re     | ecorder) 1615 F                         | air Oaks    | Ave                                    |                       |
| P1. Other Identi   | ifier: APE Map Ref # 60-  | 3B   |                     |   |             |  |                       |
| *P2. Location:   | Not for Publication   | X Unrestricted   | *a. County          | Los Angeles                             |             | and (P2b and P                         | 2c or P2d.)           |
| *b. USGS 7.5   | 'Quad: Los Angeles  | Date:  | 1994                | T01S, R12W, S4                          |             | ·                                      |                       |
| c. Address:  | 1615 Fair Oaks Ave  |  | City:               | South Pasadena                          |             | Zip: _9                                | 91030                 |
| d. UTM: (Giv   | e more than one for large a   | and/or linear resources)   | Zone:               |   |             | _ mE/                                  | mN                    |
| e. Other Loc   | ational Data: (e.g., parcel #   | , directions to resource, e  | elevation, etc., a  | s appropriate): <u>APN</u>              | :5319006    | 005                                    |                       |
| *P3a. Description  | n: (Describe resource and i   | s major elements. Include de   | esign, materials, c | condition, alterations, s               | ize, settin | g, and boundaries                      | )                     |
|  | tyle: Colonial Revival, elemer  | ts of  |                     | Property Type: re                       |             |  |                       |
| 1 8  | <ul><li>ig: stucco, All Visible</li><li>le, medium, multiple rooflines.</li></ul> | narrow eaves   |                     | Retains integrity:<br>workmanship, asso |             | · .                                    | materials,            |
|  | ood, double-hung multi-paned  |  |                     | working, uss                            | ociuuon, i  | cemig                                  |                       |
| ,  | nce: front, single door   |  |                     |   |             |  |                       |
| Other notable for doors; stone retains: L-shaped   | eatures: a/c units in some wal ining wall   | ls; shutters; security screens   | over                |   |             |  |                       |
| No. Stories: 2, 2  | 2 buildings   |  |                     |   |             |  |                       |
|  |   |  |                     |   |             |  |                       |
|  |   |  |                     |   |             |  |                       |
| *P3b. Resource   | ,   | es and codes) HPC  |                     | 5                                       |             | D                                      |                       |
| *P4. Resources I   | Present: X Building   | StructureObje  | ect Site            | District _X_Ele                         | ement of    | District O                             | ther (Isolates, etc.) |
| P5a. Photo or D  | Drawing (Photo required for   | buildings, structures, and   | d objects.)         |   |             | Description of p<br>data, accession    |                       |
|  |   |  |                     |   | View        | to the NW, 09/12/                      | 13                    |
|  |   |  |                     |   | *P6. D      | oate Constructed es: X History         | •                     |
|  |   |  |                     |   | P           | rehistoric                             | Both                  |
|  | **  |  |                     |   | 1948        |  |                       |
|  |   |  |                     |   | Asses       | ssor                                   |                       |
|  |   |  |                     |   | *P7. C      | Owner and Addr                         | ess:                  |
|  |   |  |                     |   |             | John and Margaret                      | Trs Et                |
|  |   |  |                     |   |             | Valley Blvd<br>ngeles, CA 90032        |                       |
| 100  | 8 L G G   |  |                     |   | 1           |  |                       |
| 4  |   |  |                     |   | *P8. F      | Recorded by:                           |                       |
|  |   |  |                     |   | 11 -        | Tibbet                                 |                       |
|  |   |  |                     |   | 88          | Associates, Inc.<br>Iowa Ave., Suite 2 | 200                   |
|  |   | Control of the last of the las |                     |   | 22          | side, CA 92507                         | 200                   |
|  |   |  |                     |   | 15          |  |                       |
| No.  |   |  | -                   |   | *P9. D      | ate Recorded:                          | 09/12/2013            |
|  |   |  |                     |   | 12          | Survey Type:                           | (Describe)            |
| *D44 D4 24 611   | (Cito curvou roport c   | nd other sources or enter "r   | none "\             |   | Inten       |  |                       |
| -  | y Survey Report for the SR 71 IS 0700000191, 2014                                 |  | •                   | ia, California Departr                  | nent of Tr  | ansportation Distr                     | ict 7,                |
| •  | •   | 6  |                     | 01 1                                    | <b>.</b>    |  |                       |
| *Attachments:  | NoneLocation M  | · — · -  | X Continuation      | ·                                       | •           | ture, and Object                       | Record                |
|  | Archeological Record  | District Record  | Linear Feat         |   | •           | ation Record                           |                       |
|  | Rock Art Record   | Artifact Record Ph   | otograph Recor      | d Other (List                           | ):          |  |                       |

| State of California - The Resort   |  | Primary<br>HR  |   |
|--|--|--|---|
|  | TURE, AND OBJECT RECOR   |  | · #   |
| Page 2 of 3  | ,  | *NRHP Statu  | s Code 6Y, 6Z                                       |
| <u> </u>   | *Resource Name or #: (Assign   | ed by recorder) 1615 Fair Oak                        | s Ave   |
| B1. Historic Name:   |  |  |   |
| B2. Common Name:   |  |  |   |
| B3. Original Use: Apartment  |  | Present Use: Apartment                               |   |
|  | olonial Revival  | <u></u>  |   |
| *B6. Construction History:   | (Construction date, alterations, and data of alterat   | ons)   |   |
| Year constructed: 1948 (See Cont.  |  | ,  |   |
| ·  | ,  |  |   |
| *B7. Moved? X No   | Yes Unknown Date:  | Original Locatio                                     | n:  |
| *B8. Related Features:   |  |  | ·   |
|  |  |  |   |
| None   |  |  |   |
|  |  |  |   |
|  |  | b. Builder: Walter Fain                              |   |
| None  B9a. Architect: Unknown  | South Pasadena Theme: Res  | b. Builder: <u>Walter Fain</u> idential Architecture |   |
| None  B9a. Architect: Unknown  *B10. Significance: Area:   |  | idential Architecture                                | cable Criteria · NA                                 |
| None  B9a. Architect: Unknown  *B10. Significance: Area:  Period of Significance:  | South Pasadena Theme: Res  1948 Property Type: A   | idential Architecture                                | <b>cable Criteria:</b> NA  Also address integrity.) |
| None  B9a. Architect: Unknown  *B10. Significance: Area:  Period of Significance: (Discuss importance in terms of  | 1948 Property Type: _A f historical or architectural context as defined by the   | Applime, period, and geographic scope.               | Also address integrity.)                            |
| None  B9a. Architect: Unknown  *B10. Significance: Area:  Period of Significance: (Discuss importance in terms of this apartment building does not a second content of the secon | 1948 Property Type: _A   | Applime, period, and geographic scope.               | Also address integrity.)                            |
| None  B9a. Architect: Unknown  *B10. Significance: Area:  Period of Significance: (Discuss importance in terms of this apartment building does not a historical resource pursuant to the   | Property Type:A  in this torical or architectural context as defined by the ppear eligible for listing in the National Register of | Applime, period, and geographic scope.               | Also address integrity.)                            |
| None  B9a. Architect: Unknown  *B10. Significance: Area:  Period of Significance: (Discuss importance in terms of this apartment building does not a second content of the secon | Property Type:A  in this torical or architectural context as defined by the ppear eligible for listing in the National Register of | Applime, period, and geographic scope.               | Also address integrity.)                            |
| None  B9a. Architect: Unknown  *B10. Significance: Area:  Period of Significance: (Discuss importance in terms of this apartment building does not a historical resource pursuant to the   | Property Type:A  in this torical or architectural context as defined by the ppear eligible for listing in the National Register of | Applime, period, and geographic scope.               | Also address integrity.)                            |
| None  B9a. Architect: Unknown  *B10. Significance: Area:  Period of Significance: (Discuss importance in terms of this apartment building does not a historical resource pursuant to the   | Property Type:A  in this torical or architectural context as defined by the ppear eligible for listing in the National Register of | Applime, period, and geographic scope.               | Also address integrity.)                            |
| None  B9a. Architect: Unknown  *B10. Significance: Area:  Period of Significance: (Discuss importance in terms of this apartment building does not a historical resource pursuant to the   | Property Type:A  in this torical or architectural context as defined by the ppear eligible for listing in the National Register of | Applime, period, and geographic scope.               | Also address integrity.)                            |
| None  B9a. Architect: Unknown  *B10. Significance: Area:  Period of Significance: (Discuss importance in terms of this apartment building does not a historical resource pursuant to the   | Property Type:A  in this torical or architectural context as defined by the ppear eligible for listing in the National Register of | Applime, period, and geographic scope.               | Also address integrity.)                            |
| None  B9a. Architect: Unknown  *B10. Significance: Area:  Period of Significance: (Discuss importance in terms of this apartment building does not a historical resource pursuant to the   | Property Type:A  in this torical or architectural context as defined by the ppear eligible for listing in the National Register of | Applime, period, and geographic scope.               | Also address integrity.)                            |
| None  B9a. Architect: Unknown  *B10. Significance: Area:  Period of Significance: (Discuss importance in terms of this apartment building does not a historical resource pursuant to the   | Property Type:   | Applime, period, and geographic scope.               | Also address integrity.)                            |
| B9a. Architect: Unknown  *B10. Significance: Area:  Period of Significance: (Discuss importance in terms of this apartment building does not a historical resource pursuant to the (continued on next page)  | Property Type:   | Applime, period, and geographic scope.               | Also address integrity.)                            |

B13. Remarks:

**\*B14. Evaluator:** Terry Brejla **\*Date of Evaluation:** 09/12/2013

(This space reserved for official comments.)



| DEPARTMENT OF PARKS AN CONTINUATION SI  |   | Primary #   |  |        |  |  |
|---|---|---|--|--------|--|--|
| Page <u>3</u> of <u>3</u>   | Resource Name or #:   | (Assigned by recorder)  | 1615 Fair Oaks Ave   |        |  |  |
| Recorded By: LSA Associa  | ates, Inc.  | * <b>Date:</b> 09/12/2013   | X Continuation   | Update |  |  |
| (continued):  |   |   |  |        |  |  |
|   | ectories indicate the following people lived (1966); and Sherbourne Berry (1975).   | at this address during the histo  | ric period: Blanche Ford Williams  |        |  |  |
|   | onial Revival style is typically characterized or columns, fanlights or sidelights, a symmand McAlester 1984).  | -   | •  |        |  |  |
| years or more and/or who appea<br>that any of the persons associate<br>representative example of an ar<br>master. Under Criterion D, the  | s, including use of Ancestry.com, were cor<br>ar to have had the potential to be important<br>ted with this property are significant in loca<br>rehitectural style, method of construction, of<br>building is not likely to yield information a<br>on, there is no historic district potential in the   | t in the local community. This<br>al, state, or national history. Ur<br>or property type. Research to de<br>about the history or prehistory   | esearch provided no evidence indication der Criterion C, this is not a te has not identified it as the work of a |        |  |  |
|   |   |   |  |        |  |  |
| 1948 permit #18679 issued to E with garages.  | ssued for this property. The most pertinent<br>Blanche Williams (owner) and Walter Fain   | (contractor) to construct a 4-u   |  | ·х     |  |  |
| Numerous permits have been is<br>1948 permit #18679 issued to E<br>with garages.<br>1973 permit issued to Jenkins (c<br>1973 permit #5328 issued to Jenkins)  | Blanche Williams (owner) and Walter Fain<br>(owner) and Acorn Roofing (contractor) to<br>enkins and A&B Air Conditioning (contractor)   | (contractor) to construct a 4-u<br>remove existing stone and repl<br>tor) to install a new air condition  | ace with new.  | x      |  |  |
| Numerous permits have been is 1948 permit #18679 issued to E with garages. 1973 permit issued to Jenkins (contemporary permit #5328 issued to Jenkins (contemporary permit #576 issued to Jam 1988 permit issued to The Bryan   | Blanche Williams (owner) and Walter Fain (owner) and Acorn Roofing (contractor) to  | remove existing stone and repl<br>tor) to install a new air condition<br>intractor) to reroof.<br>truction to repair earthquake da  | ace with new. ner on the rear roof.  | x      |  |  |
| Numerous permits have been is 1948 permit #18679 issued to E with garages. 1973 permit issued to Jenkins (1973 permit #5328 issued to Jentins (1979 permit #576 issued to Jan 1988 permit issued to The Bryat 1995 permit #17294 issued to B B 12. References City Directories  | Blanche Williams (owner) and Walter Fain (owner) and Acorn Roofing (contractor) to enkins and A&B Air Conditioning (contractor) are Taylor (owner) and Taylor Roofing (contract Company (owners) and Feel Safe Consister & Brook (owners) and David Buckt   | remove existing stone and replator) to install a new air condition tractor) to reroof. truction to repair earthquake deall (contractor) to reroof.  | ace with new. ner on the rear roof. mage.  |        |  |  |
| Numerous permits have been is 1948 permit #18679 issued to E with garages. 1973 permit issued to Jenkins (contemporary permit #5328 issued to Jenting 1979 permit #576 issued to Jam 1988 permit issued to The Bryat 1995 permit #17294 issued to I B12. References City Directories  | Blanche Williams (owner) and Walter Fain (owner) and Acorn Roofing (contractor) to enkins and A&B Air Conditioning (contractor) enes Taylor (owner) and Taylor Roofing (contractor) enes Taylor (owners) and Feel Safe Constant Company (owners) and Feel Safe Constant Company (owners) and David Buckton Directory Company) and Polk City Directory | remove existing stone and replator) to install a new air condition tractor) to reroof. truction to repair earthquake deall (contractor) to reroof.  | ace with new. ner on the rear roof. mage.  |        |  |  |
| Numerous permits have been is 1948 permit #18679 issued to E with garages. 1973 permit issued to Jenkins (contemporary permit #5328 issued to Jenting 1979 permit #576 issued to Jam 1988 permit issued to The Bryat 1995 permit #17294 issued to Italian Black References City Directories var. Census (The Los Angeles Ancestry.com at http://www.an City of South Pasadena var. Building permits. On file a Harris, Cyril M. | Blanche Williams (owner) and Walter Fain (owner) and Acorn Roofing (contractor) to enkins and A&B Air Conditioning (contractor) enes Taylor (owner) and Taylor Roofing (contractor) enes Taylor (owners) and Feel Safe Constant Company (owners) and Feel Safe Constant Company (owners) and David Buckton Directory Company) and Polk City Directory | remove existing stone and replace tor) to install a new air condition to repair earthquake dancel (contractor) to repair earthquake dancel (contractor) to reroof.  The contractor of the responsible of the contractor of the responsible of the contractor of the responsible of the | ace with new. ner on the rear roof. mage.  |        |  |  |



| State of California - The Resources A  |  |                               | Primary #   |  |
|--|--|-------------------------------|---|--|
| PRIMARY RECORD   |  |                               | Trinomia  |  |
|  |  |                               | NRHP Status Code  | 6Y, 6Z                                     |
|  | Other Listings   |                               |   |  |
|  | Review Code  | Reviewe                       | r   | Date                                       |
| Page <u>1</u> of <u>3</u>  | *Resource Name or #:   | (Assigned by re-              | corder) 1612 Fair Oaks  |  |
| P1. Other Identifier: APE Map Re   | f#62-3B  |                               |   |  |
| *P2. Location: Not for Public  | ation X Unrestricted   | *a. County                    |   | and (P2b and P2c or P2d.)                  |
| *b. USGS 7.5' Quad: Los Ang  | geles Date:  |                               | T01S, R12W, S4  |  |
| c. Address: 1612 Fair Oaks Ave   |  | City:                         | South Pasadena  | Zip: 91030                                 |
| d. UTM: (Give more than one for I  | ,  | -                             |   |  |
| e. Other Locational Data: (e.g., pa  |  |                               |   |  |
|  | e and its major elements. Include de   | esign, materials, co          |   |  |
| Architectural Style: Ranch, elements o<br>Siding/Sheathing: stucco, all visible<br>Siding/Sheathing: stone: veneer, W  | f  |                               | Retains integrity: high, se workmanship, association,   |  |
| Roof: hipped, low, wide eaves  |  |                               |   |  |
| Fenestration: metal, casement multi-pa   | ned, front, side   |                               |   |  |
| Primary Entrance: side, rear, single do  | =  |                               |   |  |
| Other notable features: decorative con Plan: irregular   | crete block screen   |                               |   |  |
| No. Stories: 2   |  |                               |   |  |
| Property Type: residential   |  |                               |   |  |
|  |  |                               |   |  |
| ,  | ttributes and codes) HP0   |                               |   |  |
| *P4. Resources Present: X Buil   | ding Structure Obje  | ect Site                      | DistrictElement o   | f District Other (Isolates, etc.)          |
| P5a. Photo or Drawing (Photo require   | ed for buildings, structures, and  | d objects.)                   |   | Description of photo:                      |
|  |  |                               | (View   | , data, accession #)                       |
|  |  |                               | View  | to the E, 09/12/13                         |
|  | A CONTRACTOR OF THE PARTY OF TH | Carl Const                    | *P6.  | Date Constructed/Age and                   |
|  |  |                               | Sour  |  |
|  |  | 1/1/4                         |   | Prehistoric Both                           |
| A STATE OF THE STA |  | SAME OF                       | 1959  | )  |
| The second second  |  |                               | Asse  | essor                                      |
|  |  |                               | *P7.  | Owner and Address:                         |
|  |  |                               | AND CONTRACTOR OF THE PARTY OF | imer Co                                    |
|  |  |                               | CONTRACTOR OF THE PARTY OF THE | San Marino Ave<br>Marino, CA 91108         |
|  |  | 200                           |   |  |
|  |  |                               | *P8.  | Recorded by:                               |
|  |  | I FR                          | STATE OF THE PERSON NAMED IN  | a Bechtel                                  |
|  |  |                               |   | Associates, Inc.                           |
|  |  |                               |   | O Iowa Ave., Suite 200<br>erside, CA 92507 |
|  |  |                               |   | 75.000                                     |
|  |  |                               | *DQ   | <b>Date Recorded:</b> 09/21/2013           |
|  |  |                               |   | . Survey Type: (Describe)                  |
|  |  | The second name of the second |   | nsive                                      |
|  | eport and other sources or enter "r  | •                             |   |  |
| Historic Property Survey Report for the EA 187900, EFIS 0700000191, 2014   | SR 710 North Study, Los Angeles  | s County, Californi           | a, California Department of T   | ransportation District 7,                  |
| *Attachments: None Local   | ion Map Sketch Map   | X Continuation S              | Sheet X Building, Stru  | cture, and Object Record                   |
| Archeological Re   | · <del>-</del> · -   | —<br>Linear Featu             | <del></del>   | tation Record                              |
| Rock Art Record  |  | —<br>otograph Record          |   |  |

State of California - The Resources Agency Primary # **DEPARTMENT OF PARKS AND RECREATION** HRI# BUILDING, STRUCTURE, AND OBJECT RECORD Page 2 of 3\*NRHP Status Code 6Y, 6Z \*Resource Name or #: (Assigned by recorder) 1612 Fair Oaks Ave B1. Historic Name: B2. Common Name: B3. Original Use: Multiple-family property B4. Present Use: Multiple-family property \*B5. Architectural Style: Ranch \*B6. Construction History: (Construction date, alterations, and data of alterations) Year constructed: 1959 (See Continuation Sheet) \*B7. Moved? X No Original Location: Yes Unknown \*B8. Related Features: None b. Builder: <u>Unknown</u> B9a. Architect: Unknown South Pasadena \*B10. Significance: Residential Architecture Theme: 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 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: Terry Brejla \*Date of Evaluation: 09/21/2013

(This space reserved for official comments.)

| BANK ST                 | BANKST             |
|-------------------------|--------------------|
| NOLLIN ST               | POLLINGT           |
|                         | ROLLINST           |
| FREMONT                 |                    |
|                         |                    |
| OAKST                   | OAKST              |
|                         |                    |
|                         | 1612 Fair Oaks Ave |
| FAIR OAKS AV            |                    |
| LAUREL ST     LAUREL ST | LAUREL\ST >        |
|                         |                    |
|                         | MARKINGS AV        |
| SPRUCE ST               | SPRUCE ST          |
| FREMONT AV.             | S CANCE ALV        |

| State of California - The Resources Agency |                      |                     |           |              |                |             |
|--|----------------------|---------------------|-----------|--------------|----------------|-------------|
| DEPARTMENT OF PARKS AND RECREATION         |                      |                     |           | HRI#         |                |             |
| CONTINUATION SHEET Trinomial               |                      |                     |           |              |                |             |
|  |                      |                     |           |              |                | •           |
| Page $3$ of $3$                            |                      | Resource Name or #: | (Assigned | by recorder) | 1612 Fair Oaks | Ave         |
|  |                      |                     |           |              |                |             |
| *Recorded By:                              | LSA Associates, Inc. |                     | *Date:    | 09/21/2013   | X_Cc           | ontinuation |
|  |                      |                     |           |              |                |             |

Update

(continued):

Property information: The 1962 City Directory listed this location as apartments. No residents were listed.

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 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 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. 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 #42909 issued to Mr. Mortimer (owner) and John Sanchez (contractor) for a driveway and sidewalk (1612).

1959 permit #41558 issued to Wendel Mortimer and C. H. Swain (contractor) to construct a carport for the 12-unit apartment building (1610).

1960 permit #42026 issued to The Mortimer Company and Williamburk Company (contractors) for 12 forced air units (1612).

1968 permit #6284 issued to The Mortimer Company and Monarch Roofing to reroof (1612).

### 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.



| State of Californ DEPARTMENT (   |               |                              | N                         |            |   |                | Primary #<br>HRI # |                                    |                          |
|--|---------------|------------------------------|---------------------------|------------|---|----------------|--------------------|------------------------------------|--------------------------|
| PRIMARY  | RECORD        | )                            |                           |            |   |                | Trinomial          | ' <u>-</u>                         | -                        |
|  |               |                              |                           |            |   | NRHI           | P Status Code      | 6Y, 6L, 6Z                         |                          |
|  |               |                              | ther Listings             |            |   |                |                    |                                    |                          |
|  |               |                              | Review Code               |            | Reviewe   |                |                    | Date                               |                          |
| Page <u>1</u> of <u>4</u>  | _             | *Res                         | ource Name or #:          | (As        | ssigned by re   | corder)        | 1600 Fair Oaks     | Ave                                |                          |
| 21. Other Identif  | fier: APE     | Map Ref # 63-3B              |                           |            |   |                |                    |                                    |                          |
| 2. Location:   |               | Publication                  | X Unrestricte             |            |   | Los Angeles    |                    | and (P2b and F                     | <sup>2</sup> 2c or P2d.) |
| *b. USGS 7.5'<br>c. Address:   |               | Los Angeles                  |                           | oate: _    | 1994 City:  | T01S, R1       | •                  | Zip:                               | 01030                    |
|  |               |                              | /or linear resource       | ) ()       |   |                |                    |                                    | 91030<br>m               |
| `  |               | ŭ                            | rections to resour        | ,          |   |                | -\· Δ PN·532000    | <del></del>                        | '''                      |
| e. Other Loca  |               |                              | najor elements. Inclu     |            |   |                |                    |                                    | ·)                       |
| Architectural St   | •             |                              | lajor elements. Inclu     | ue uesig   | ii, iiialeiiais, U  | 1              | Partial, front     | ig, and boundanes                  | »)                       |
| Siding/Sheathing   |               |                              |                           |            |   |                | Type: residential  |                                    |                          |
| Roof: front gable  |               | *                            | ile                       |            |   |                |                    | tting, location, ass               | ociation,                |
| <b>Roof:</b> side gable, <b>Fenestration:</b> wo   |               |                              |                           |            |   | design, fee    | eling              |                                    |                          |
| Primary Entran   |               |                              |                           |            |   |                |                    |                                    |                          |
| Other notable fe   |               |                              |                           |            |   |                |                    |                                    |                          |
| Plan: irregular  |               |                              |                           |            |   |                |                    |                                    |                          |
| No. Stories: 2   |               |                              |                           |            |   |                |                    |                                    |                          |
|  |               |                              |                           |            |   |                |                    |                                    |                          |
| 3b. Resource A   |               | (List attributes a           | *                         | HP03       | 0.1   | D: 1: 1        |                    | (D: 1: 1 O                         |                          |
| 4. Resources P   |               | X Building                   | _                         | Object     | Site  | District       | Element of         |                                    | ther (Isolates, e        |
| P5a. Photo or D  | rawing (Photo | required for bu              | ildings, structures       | , and ob   | jects.)   |                |                    | Description of p                   |                          |
|  |               |                              | .3                        |            |   |                | 84                 | , data, accessior                  |                          |
|  |               |                              |                           |            |   | WELL TO        | View               | to the E, 09/12/13                 |                          |
| 786  | The A         |                              | 910                       | N. X       | 200   |                |                    | Date Constructe                    | •                        |
| 7  | A             |                              | and A                     | Alexander  | ALC:  |                | Source             |                                    |                          |
| A State  |               | 1                            |                           |            |   |                |                    | Prehistoric                        | Both                     |
|  |               |                              |                           |            |   |                | 1924               |                                    |                          |
|  |               |                              | # 1                       |            |   | ly .           | Asse               |                                    |                          |
|  |               |                              |                           |            | - Ph  | Charles and    |                    | Owner and Addi                     | ess:                     |
|  |               |                              |                           | W 16       |   |                |                    | e, Joseph E Co Tr<br>Fair Oaks Ave |                          |
|  | 是 表           |                              | illilin s                 |            | * 10  | TEN            | South              | Pasadena, CA 9103                  | 30                       |
|  |               |                              | muut .                    |            |   | 301            |                    |                                    |                          |
|  |               |                              |                           |            |   |                | - S                | Recorded by:                       |                          |
|  |               |                              |                           |            |   |                |                    | Bechtel<br>Associates, Inc.        |                          |
| The same of the sa | AND I         |                              |                           |            |   |                |                    | Iowa Ave., Suite                   | 200                      |
|  |               |                              |                           |            |   |                | Rive               | rside, CA 92507                    |                          |
| Manager Street, or   | VD            |                              | ***                       |            |   |                |                    |                                    |                          |
|  |               |                              | Committee to the second   | CAPPED COM | CONTRACTOR OF THE PARTY OF THE |                | *P9. I             | Date Recorded:                     | 09/21/2013               |
|  |               |                              |                           |            |   |                | *P10.              | Survey Type:                       | (Describe)               |
| 11. Report Cita  | tion: (Cite:  | survey report and            | other sources or ent      | er "none   | e.")  |                | Inter              | nsive                              |                          |
| -  | Survey Repor  | t for the SR 710 N           | North Study, Los An       |            | •   | ia, California | Department of T    | ransportation Dist                 | rict 7,                  |
| ŕ  |               |                              | Olyadala Maya             | v. c       |   |                |                    |                                    |                          |
| ttachmente:  | None          | Location Man                 | Sketch Ivian              | χı         | Continuation  | Sheet V        | Building Stru      | cture, and Ohiec                   | t Record                 |
| ttachments:  | None          | _Location Map<br>ical Record | Sketch Map District Recor |            | Continuation :<br>Linear Featu  |                | _                  | cture, and Objec<br>ation Record   | t Record                 |

State of California - The Resources Agency Primary # **DEPARTMENT OF PARKS AND RECREATION** HRI# BUILDING, STRUCTURE, AND OBJECT RECORD \*NRHP Status Code 6Y, 6L, 6Z Page 2 of 4\*Resource Name or #: (Assigned by recorder) 1600 Fair Oaks Ave B1. Historic Name: B2. Common Name: B4. Present Use: Multi-family property B3. Original Use: Multi-family property \*B5. Architectural Style: Spanish Colonial Revival \*B6. Construction History: (Construction date, alterations, and data of alterations) Year constructed: 1924 (See Continuation Sheet) \*B7. Moved? **Original Location:** X No Unknown Date: \*B8. Related Features: None B9a. Architect: Unknown b. Builder: Monte A. Probst South Pasadena Residential Architecture; Residential Development \*B10. Significance: Theme: Property Type: Multi-family Residential Applicable Criteria: Period of Significance: 1924 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 designation." The 2002 survey update listed it with CHR Status Code of 5S3. The Inventory also notes the cobblestone wall. 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 June 2014 Inventory has two entries for this property: one each for the building and cobblestone wall. Both are listed as 5S3 (see above). (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: 09/21/2013

(This space reserved for official comments.)



| CONTINUATION SHEET |                     |                        | Trinomial          |  |
|--------------------|---------------------|------------------------|--------------------|--|
| Page $3$ of $4$    | Resource Name or #: | (Assigned by recorder) | 1600 Fair Oaks Ave |  |

| Page $\frac{3}{}$ of $\frac{4}{}$  | Resource Name or #: | (Assigned by recorder) | 1600 Fair Oaks Ave           |  |
|------------------------------------|---------------------|------------------------|------------------------------|--|
| *Recorded By: LSA Associates, Inc. |                     | *Date: 09/21/2013      | <u>X_</u> ContinuationUpdate |  |

(continued):

Sanborn Map Research: The 1951 Sanborn map for 1600 Fair Oaks Avenue (also addressed as 1602, 1604, and 1606 Fair Oaks Avenue on Sanborn map) depicts one irregularly-shaped, one and two-story, wood-framed, multi-family residential building with multiple flats. The building rests on a concrete slab foundation, has an asymmetrical layout, and is covered by fire-resistant roofing (likely tile) roof. Wood-framed interior partitions divide the building into three sections. The building is located with a deep street setback on a 130-foot-by-80-foot rectangular parcel. A detached, single-story, wood-framed automobile garage is depicted to the east rear of the residence near the southeastern corner of the parcel. It is covered by a composition shingle roof. No other buildings, structures, or objects are shown. South Pasadena Junior High School is depicted north of and across Oak Street from the parcel. The parcel is located in a mixed residential area containing single-family tract and custom homes and dense residential housing such as apartments, duplexes on assorted-sized parcels with various street setbacks. A segment of the Pacific Electric Railway located in the median of Fair Oaks Avenue is located east of the parcel.

Property Information: City directory indicates that the following people lived at the address during the historic-period: Monte (a contractor) and Grace Probst (1926 – 1930); Dr. Arthur Clark and Dr. Earll Kinzer, dentists (1937 – 1940); Raymond M. (an electrical maintenance man) and Edith Heaney (1952 – 1956); and D. S. Bronson (1975).

Architectural Context: Beginning in the 1890s, the Mission Revival style gained wide popularity with the Panama Pacific Exposition in 1915 and continued through the 1920s and 1930s with the romantic nostalgia for the Hispanic culture of the time. It was seen both in commercial and residential architecture. Built of brick or stucco, with colonnades, arches, pillars, tile roofs, decorative tilework, flooring, and metalwork may be seen, along with Mission-like bell towers in some institutional examples. In rural areas, elements of this style continued to be built to the 1950s (McAlester and McAlester 1984:409-410).

Significance Evaluation. Under Criterion A, this building dates to a minor boom period in South Pasadena, but does not appear to be representative of that event or associated with other 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 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 Register or the California Register, separately or as a contributor to a historic district. 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:

1924 permit #4431 issued to Grace Probst (owner) to construct a new house (1600).

1926 permit #5562 issued to M. A. Probst (owner) to add a bedroom (1600).

1932 permit #495 issued to Grace Probst (owner) for alterations (no details) 1600.

1941 permit #10467 issued to Dr. Arthur Clark (owner) and Henry Bertch (contractor) for alterations to the medical building (1604).

1948 permit #19163 issued to Mr. Heaney to change stairway to servants' quarters.

1949 permit # 20474 issued to Mrs. Ruth Heaney (owner) and Andy Carlson (contractor) for alterations (1600).

1952 permit #27954 issued to R. M. Heaney (owner) to extend the garage.

1957 permit #38116 issued to Treadway (owner) to install a gravity heater.

1982 permit # 895 issued to Ann Reese (owner) and Howard Sandol (contractor) to reroof 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

| State of California - The Resources Agency |
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| DEPARTMENT OF PARKS AND RECREATION         |
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| Primary # |  |
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|   | F PARKS AND RECREAT   | TION  |  | HRI #              |        |
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| CONTINUA  | TION SHEET  |   |  | Trinomial          |        |
| Page <u>4</u> of <u>4</u>   | -   | *Resource Name or #:  | (Assigned by recorder)                           | 1600 Fair Oaks Ave |        |
| Recorded By:  | LSA Associates, Inc.  |   | *Date: 09/21/2013                                | X_Continuation     | Update |
| (continued):  |   |   |  |                    |        |
| PCR Services Co<br>2002 City of Sou<br>Planning Departi<br>Sanborn-Perris M<br>1930 Pasadena, C<br>Snider, Debbie<br>2011 9 Architect | on the Pasadena Historic Resourt<br>ment.<br>Iap Co., Ltd.<br>California: Volume 6. Update<br>ural Elements of Spanish Re | ed 1951. Sanborn Map and Purvival Style. Accessed online in /9-Architectural-Elements-of- | blishing Company, Pelham,<br>n February 2014 at: |                    |        |
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| State of California - The Resources Agency DEPARTMENT OF PARKS AND RECREATION PRIMARY RECORD   | Primary #<br>HRI #<br>Trinomial   |   |
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|  | NRHP Status Code  | 6Y, 6L, 6Z  |
| Other Listings   |   |   |
| Review Code Reviewer   | -   | Date  |
| Page 1 of 3 *Resource Name or #: (Assigned by reco   | order) 1515 Oak St  |   |
| P1. Other Identifier: APE Map Ref # 64-3B  |   |   |
| *P2. Location: Not for PublicationX_ Unrestricted *a. County   |   | and (P2b and P2c or P2d.)   |
| *b. USGS 7.5' Quad: Los Angeles Date: 1994   | T01S, R12W, S4  |   |
| c. Address: 1515 Oak 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   |   |   |
| *P3a. Description: (Describe resource and its major elements. Include design, materials, cor<br>Architectural Style: Contemporary  | No. Stories: 2  | g, and boundaries)  |
| Siding/Sheathing: stucco, all visible Roof: flat, multiple rooflines Fenestration: aluminum, horizontal sliding, front, side Fenestration: vinyl, fixed with sliding end vents, front Primary Entrance: front Other notable features: projecting balconies; arched entry feature; cobblestone wall Plan: irregular | Property Type: residential Retains integrity: medium Alterations: altered fenestra                        | ation   |
| *P3b. Resource Attributes: (List attributes and codes) HP03  |   |   |
| P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)   | (View, View)  *P6. E Source P 1964 Asses *P7. C Gutier 1515 G S Pasa  *P8. R Casey LSA 1500 River  *P9. D | sor  Dwner and Address: rez, Ricardo Dak St dena, CA 91030  Recorded by: r Tibbet Associates, Inc. Iowa Ave., Suite 200 side, CA 92507  Date Recorded: 09/12/2013 |
|  | * <b>P10.</b> Intens  | Survey Type: (Describe)   |
| *P11. Report Citation: (Cite survey report and other sources or enter "none.")  Historic Property Survey Report for the SR 710 North Study, Los Angeles County, California EA 187900, EFIS 07000000191, 2014   | , California Department of Tr   | ansportation District 7,  |
| *Attachments:NoneLocation MapSketch MapX Continuation SIArcheological RecordDistrict RecordLinear FeaturRock Art RecordArtifact RecordPhotograph Record  | <del></del>   | ture, and Object Record<br>ation Record   |

| State of California - The R DEPARTMENT OF PARKS   | S AND RECREATION HRI#  |
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| BUILDING, STRU  | JCTURE, AND OBJECT RECORD  |
| Page $2$ of $3$   | *NRHP Status Code 6Y, 6L, 6Z   |
|   | *Resource Name or #: (Assigned by recorder)1515 Oak St   |
| B1. Historic Name:  |  |
| B2. Common Name:  |  |
| B3. Original Use: Multi-  | -family residence B4. Present Use: Multi-family residence  |
| B5. Architectural Style:  | Contemporary   |
| B6. Construction History:   | (Construction date, alterations, and data of alterations)  |
| Year constructed: 1964 (See   | Continuation Sheet)  |
| B8. Related Features: None  | Yes Unknown Date: Original Location:   |
|   |  |
| None  B9a. Architect: Unknown   | n b. Builder: Charles Dunlap, Inc.   |
| None  B9a. Architect: Unknown   | b. Builder: <u>Charles Dunlap, Inc.</u> Pa: South Pasadena Theme: Residential Architecture   |
| None  B9a. Architect: <u>Unknown</u> B10. Significance: Are  Period of Significance   | b. Builder: <u>Charles Dunlap, Inc.</u> Pa: South Pasadena Theme: Residential Architecture   |
| B9a. Architect: Unknown B10. Significance: Are Period of Significance (Discuss importance in ter This property is not eligible for  | b. Builder: Charles Dunlap, Inc.  Theme: Residential Architecture  1964 Property Type: Multi-family Property Applicable Criteria: NA   |
| None  B9a. Architect: Unknown B10. Significance: Are  Period of Significance (Discuss importance in ter  This property is not eligible for Resources (California Register)  | b. Builder: Charles Dunlap, Inc.  Theme: Residential Architecture  1964 Property Type: Multi-family Property Applicable Criteria: NA  Thems of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)  For listing in the National Register of Historic Places (National Register) or the California Register of Historical er), individually or as a contributor to a larger historic district. It was not evaluated under the local ordinance.  |
| None  B9a. Architect: Unknown B10. Significance: Are  Period of Significance (Discuss importance in ter This property is not eligible for Resources (California Register  The cobblestone wall related Historical Resources (CHR) S   | b. Builder: Charles Dunlap, Inc.  Theme: Residential Architecture  1964  |
| B9a. Architect: Unknown B10. Significance: Are Period of Significance (Discuss importance in ter This property is not eligible for Resources (California Register The cobblestone wall related Historical Resources (CHR) SOHP published the list of rev  | b. Builder: Charles Dunlap, Inc.  Theme: Residential Architecture  Hoa: 1964 Property Type: Multi-family Property Applicable Criteria: NA many of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)  For listing in the National Register of Historic Places (National Register) or the California Register of Historical er), individually or as a contributor to a larger historic district. It was not evaluated under the local ordinance.  To this property is listed in the City of South Pasadena's Cultural Heritage Inventory (2001) with a California Status Code of 6. In the 2002 survey update and 2014 Inventory it has CHR Status Code of 5S3. In December 2003, ised CHR Status Codes. Status Code 5S3 is now 6L "determined ineligible for local listing or designation through |
| B9a. Architect: Unknown B10. Significance: Are Period of Significance (Discuss importance in ter This property is not eligible for Resources (California Register The cobblestone wall related Historical Resources (CHR) SOHP published the list of rev  | b. Builder: Charles Dunlap, Inc.  Theme: Residential Architecture  1964  |
| None  B9a. Architect:Unknown  B10. Significance: Are  Period of Significance (Discuss importance in ter  This property is not eligible for Resources (California Register  The cobblestone wall related Historical Resources (CHR) SOHP published the list of rev                                       | b. Builder: Charles Dunlap, Inc.  Theme: Residential Architecture  Hoa: 1964 Property Type: Multi-family Property Applicable Criteria: NA many of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)  For listing in the National Register of Historic Places (National Register) or the California Register of Historical er), individually or as a contributor to a larger historic district. It was not evaluated under the local ordinance.  To this property is listed in the City of South Pasadena's Cultural Heritage Inventory (2001) with a California Status Code of 6. In the 2002 survey update and 2014 Inventory it has CHR Status Code of 5S3. In December 2003, ised CHR Status Codes. Status Code 5S3 is now 6L "determined ineligible for local listing or designation through |
| B9a. Architect: Unknown B10. Significance: Are Period of Significance (Discuss importance in ter This property is not eligible for Resources (California Register The cobblestone wall related Historical Resources (CHR) SOHP published the list of revolucal government review processors             | b. Builder: Charles Dunlap, Inc.  Theme: Residential Architecture  Hoa: 1964 Property Type: Multi-family Property Applicable Criteria: NA many of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)  For listing in the National Register of Historic Places (National Register) or the California Register of Historical er), individually or as a contributor to a larger historic district. It was not evaluated under the local ordinance.  To this property is listed in the City of South Pasadena's Cultural Heritage Inventory (2001) with a California Status Code of 6. In the 2002 survey update and 2014 Inventory it has CHR Status Code of 5S3. In December 2003, ised CHR Status Codes. Status Code 5S3 is now 6L "determined ineligible for local listing or designation through |
| None  B9a. Architect: Unknown  B10. Significance: Are  Period of Significance (Discuss importance in ter  This property is not eligible for Resources (California Register  The cobblestone wall related Historical Resources (CHR) SOHP published the list of revolucial government review processors. | b. Builder: Charles Dunlap, Inc.  Theme: Residential Architecture  Hoa: 1964 Property Type: Multi-family Property Applicable Criteria: NA many of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)  For listing in the National Register of Historic Places (National Register) or the California Register of Historical er), individually or as a contributor to a larger historic district. It was not evaluated under the local ordinance.  To this property is listed in the City of South Pasadena's Cultural Heritage Inventory (2001) with a California Status Code of 6. In the 2002 survey update and 2014 Inventory it has CHR Status Code of 5S3. In December 2003, ised CHR Status Codes. Status Code 5S3 is now 6L "determined ineligible for local listing or designation through |

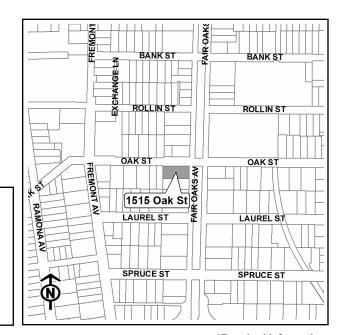
\*B12. References:

See Continuation Sheet

B13. Remarks:

**\*B14. Evaluator:** Laura G. Carías **\*Date of Evaluation:** 09/12/2013

(This space reserved for official comments.)



| State of California - The Resources Agency | Primary # |
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| DEPARTMENT OF PARKS AND RECREATION         | HRI#      |
| CONTINUATION SHEET                         | Trinomial |
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| Page $3$ of $3$                 | Resource Name or #: | (Assigned by recorder) | 1515 Oak St    |        |
|---------------------------------|---------------------|------------------------|----------------|--------|
| *Recorded By: LSA Associates, I | nc.                 | *Date: 09/12/2013      | X_Continuation | Update |

(continued):

Sanborn Map Research: No information was found for this address.

Property Information: This property is listed as an apartment complex in city directories.

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 dates to the mid-1960s and 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 is not associated with a person important to local, state or national history. Under Criterion C, this altered property 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). It is not a contributor to a larger historic district.

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:

1965 permit #54283 issued to Charles Dunlap, Inc., (owner/builder) to construct a 14-unit apartment.

1965 permit #57085 issued to Charles Dunlap and Piping Engineers (contractor) to install 3 air conditioning units.

1968 permit #4535 issued to Mrs. Moore (owner) and Crown Awning to install aluminum awnings.

1973 permit #5463 issued to Louis Fletcher (owner) and Air-Tro to install a combination heater air conditioner.

1973 permit #5697 issued to Louis Fletcher and McCallum Roofing to reroof top section only.

1974 permit #7392 issued to Louis Fletcher and McCallum Roofing to reroof with crushed rock.

1982 permit #590 issued to Mrs. McGraw (owner) and Alhambra Roofing to reroof the lower and upper sections with hot asphalt.

1992 permit #12655 issued to The Oaks HOA and Air-Tro to change out the air conditioner.

1995 permit #17429 issued to The Oaks HOA and Royal Roof to reroof

2008 permit #23095 issued to Sally Kirby (owner) and Royal Roofing to replace aluminum windows.

2012 permit #29997 issued to Valarie Vallas (owner) and R&T Construction to repair the stucco.

#### 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.



State of California - The Resources Agency Primary # **DEPARTMENT OF PARKS AND RECREATION** HRI# **Trinomial** PRIMARY RECORD NRHP Status Code 2S2, 5S1 **Other Listings Review Code** Reviewer Date (Assigned by recorder) 1500 Fair Oaks Ave \*Resource Name or #: Page 1 of 5 P1. Other Identifier: APE Map Ref # 65-3B; South Pasadena Middle School \*P2. Location: **Not for Publication** X Unrestricted \*a. County Los Angeles and (P2b and P2c or P2d.) 1994 \*b. USGS 7.5' Quad: Los Angeles Date: T01S, R12W, S4 City: Zip: 91030 c. Address: 1500 Fair Oaks Ave South Pasadena d. UTM: (Give more than one for large and/or linear resources) Zone: e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate): APN:5320006901 \*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries) Architectural Style: Romanesque, elements of No. Stories: 2 Siding/Sheathing: stucco, all visible Property Type: institutional, Educational Siding/Sheathing: brick: veneer, all visible Retains integrity: high, setting, location, materials, Roof: front gable, low, multiple rooflines, narrow eaves, terra cotta tile workmanship, association, design, feeling Alterations: altered fenestration, altered other modern Fenestration: wood, casement multi-paned, front, side Fenestration: aluminum, fixed, side, alteration: yes buildings Primary Entrance: side, single door, multiple doors Plan: irregular \*P3b. Resource Attributes: (List attributes and codes) HP15 X Building Structure Object Site District Element of District Other (Isolates, etc.) \*P4. Resources Present: P5b. Description of photo: P5a. Photo or Drawing (Photo required for buildings, structures, and objects.) (View, data, accession #) View to the E, 09/12/13 \*P6. Date Constructed/Age and Sources: X Historic Prehistoric Both 1928 \*P7. Owner and Address: So Pasadena Unified School Dist \*P8. Recorded by: Elisa Bechtel LSA Associates. Inc. 1500 Iowa Ave., Suite 200 Riverside, CA 92507 \*P9. Date Recorded: 09/21/2013 \*P10. Survey Type: (Describe) Intensive (Cite survey report and other sources or enter "none.") \*P11. Report Citation: Historic Property Survey Report for the SR 710 North Study, Los Angeles County, California, California Department of Transportation District 7, EA 187900, EFIS 0700000191, 2014 X Continuation Sheet X Building, Structure, and Object Record \*Attachments: None Location Map Sketch Map Archeological Record District Record Linear Feature 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 \*NRHP Status Code 2S2, 5S1 Page 2 of 5 \*Resource Name or #: (Assigned by recorder) 1500 Fair Oaks Ave B1. Historic Name: South Pasadena Junior High School B2. Common Name: South Pasadena Middle School B3. Original Use: School B4. Present Use: School \*B5. Architectural Style: Romanesque \*B6. Construction History: (Construction date, alterations, and data of alterations) Constructed in 1928 as South Pasadena Junior High School. Significant murals added in 1938 by Millard Sheets and Lucille Lloyd. \*B7. Moved? X No Unknown Original Location: \*B8. Related Features: various new buildings added over time, but retains overall integrity B9a. Architect: Marsh, Smith and Powell b. Builder: Unknown Area: South Pasadena Architecture and Fine Arts \*B10. Significance: Theme: Period of Significance: 1928-1964 Property Type: School Applicable Criteria: (Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.) This school complex is eligible for listing in the National Register of Historic Places and the California Register of Historical Resources (California Register). Is a presumptive historical resource as defined in the California Environmental Quality Act (CEQA). It was not evaluated under the local ordinance. It is listed in the South Pasadena's Cultural Heritage Inventory (June 2014) with California Historical Resources (CHR) Status Code, 5S1, " eligible for local listing only-contributor to district listed or eligible under possible local ordinance." The property is listed in the California office of Historic Preservation-prepared Historic Property Data File for Los Angeles County as CHR Status Code 7R, "not evaluated" (2004). (continued on next page) B11. Additional Resource Attributes: (List attributes and codes) HP15

\*B12. References:

See Continuation Sheet

B13. Remarks:

\*B14. Evaluator: Terry Brejla \*Date of Evaluation: 09/21/2013

(This space reserved for official comments.)

| LYNDON ST   | TANDON ST NAME OF STREET O |
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| _ BANK ST   | BANKST W   |
| Z SAMOO     |  |
| <del></del> | 1500 Fair Oaks Ave.  |
| ROLLINST    | ROLLINST   |
|             |  |
| OAKST       | OAKST  |
|             |  |
|             |  |
| LAUREL ST   |  |
| LAUREL ST   | LAURELST   |
| LAUREL ST   | MARENGO AV   |
| SPRUCEST    | SPRUCE ST  |

| DEPARTMENT OF PARKS AND RECREA     | ATION | HRI#                     |                    |        |  |
|------------------------------------|-------|--------------------------|--------------------|--------|--|
| Page 3 of 5 Resource Name or #:    |       | (Assigned by recorder)   | 1500 Fair Oaks Ave |        |  |
| *Recorded By: LSA Associates, Inc. |       | <b>*Date:</b> 09/21/2013 | X Continuation     | Update |  |

Primary #

(continued):

State of California - The Resources Agency

Sanborn Map Research: The 1951 Sanborn map for 1500 Fair Oaks Avenue depicts the South Pasadena Junior High School. The school campus covers the entire block (City Block No. 6488) and the Sanborn Map indicates that it was built in 1928. The school is depicted containing three buildings, a roughly symmetrical, H-shaped, one and two-story main building with a combination office space and auditorium flanked by two-story wings for classrooms. The two other buildings are compressor a two-story manual arts building and a one and two-story gymnasium building with a full basement. The buildings are constructed of reinforced concrete and steel trussed roofs covered with incombustible roofing, likely tiles. The surrounding area is predominantly mixed residential with a segment of the Southern Pacific Railroad's Pasadena Branch line along the eastern parcel boundary line. A segment of the Pacific Electric Railway right of way is shown in the center of Fair Oaks Avenue fronting the school.

Property Information: City directories indicate the following institution occupied this address during the historic period: South Pasadena High School (1930, 1933).

Architectural Context: Romanesque Revival style architecture was popular from mid 1800s until the early twentieth century, particularly for public buildings and imposing mansions. H.H. Richardson set a trend in the U.S., even posthumously because of his widely published work and building guides. Character-defining features include heavy masonry construction and pronounced round arches. Most have towers, thick columns and detail with intricate patterns that balance its otherwise masculine appearance. Because it conveyed permanence and solemnity, the style was widely used for churches, university buildings, prisons, and other public buildings.

March, Smith & Powell was comprised of architects Norman Foote Marsh, David D. Smith, and Herbert James Powell. Senior partner, Marsh was a resident of South Pasadena. A contemporary depiction of his work aptly describes the subject property: "his designs are known for their simple purity of outline and their splendid atmosphere of dignified strength and stability" (Guinn). Their firm was closely associated with the University of Southern California (USC), and hired many former students who became noted architects, including Thornton M. Abell, William F. Cody, and Whitney R. Smith. Some of their other known works in South Pasadena (unless otherwise noted) include: Carver Elementary School (Los Angeles 1947), Congregational Church (Los Angeles 1928), George Bush Memorial Garden, Hollywood High School Science Building (1935), Pier Ave School (Hermosa Beach), Suva Street School (Bell Gardens), Corona del Mar High School (1947), Roosevelt School (Santa Monica), South Pasadena Public Library (1930), Taper Hall at USC (1935) and USC Master Plan (1950), Upland Methodist Church #2 and Upland Elementary School #2 (Upland).

Significance Evaluation. South Pasadena Middle School is eligible for listing in the National and California Registers under Criterion C and 3, and is therefore a historical resource pursuant to CEQA, Under Criteria A/1, although the campus is associated with the development of education in South Pasadena, the current school buildings are not in and of themselves representative of public education in the city. Under Criteria B/2, neither the school nor the individual buildings are known to be associated with persons important in national, state, or local history. Under Criteria C/3, the main campus buildings are fine examples of Romanseque Revival style and they are the work of Marsh, Smith & Powell, considered masters of educational building types. Interior murals including "Madonna of the Covered Wagon" at the proscenium arch by Lucille Lloyd (1942-1941) and "The Harbor, The City, and The Farm," three frescoes by Millard Sheets (1907-1989) possess high artistic values. Other buildings completed after 1964 are non-contributors. Under Criteria D/4, the property has not yielded, nor is it expected to yield, information important in prehistory or history. The school campus retains integrity of location, setting, design, materials, workmanship, feeling, and association sufficiently to convey its period of significance and geographic scope. It was not evaluated under the local ordinance. There is no National Register or California Register historic district in the area.

**B12** References

City Directories

var. Census (The Los Angeles Directory Company) and Polk City Directories for South Pasadena. Accessed online in Guinn J M

1915, A History Of California And An Extended History Of Los Angeles And Environs: Also Containing Biographies Of Well-Known Citizens Of The Past And Present. Los Angeles: Historic Record Co., 1915.

March-June 2014 through Ancestry.com at http://www.ancestry.com/.

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

## **CONTINUATION SHEET**

| Primary # _ |  |
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| HRI#_       |  |
| Trinomial   |  |

| Page 4       | of       | 5                   | *Resource Name or #: (A | ssigned by recorder) | 1500 | Fair Oaks Ave |        |
|--------------|----------|---------------------|-------------------------|----------------------|------|---------------|--------|
| *Recorded by | <u>_</u> | SA Associates, Inc. | *Date:                  | 09/21/2013           | Χ    | Continuation  | Update |

## **B12 References (continued)**

Sanborn-Perris Map Co., Ltd.

1930 Pasadena, California: Volume 6. Including South Pasadena. 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

South Pasadena Middle School

1975 Our History. Accessed online in November 2013 at: http://spms.spusd.net/cms/page\_view? d=x&piid=&vpid=1341583220789

P5a. Photographs (continued)



Northern building, view to the east (September 2013)



Middle building, view to the southeast (September 2013)



Southern building, view to the east (September 2013)



Entrance on Oak Street, view to the north (Google 2015)

See Continuation Sheet

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

CONTINUATION SHEET

HRI#

Trinomial

| Page 5 of 5      | *Resource Na     | me or #: (A | ssigned by recorder) | 1500 | Fair Oaks Ave |        |
|------------------|------------------|-------------|----------------------|------|---------------|--------|
| *Recorded by LSA | Associates, Inc. | *Date:      | 09/21/2013           | Χ    | Continuation  | Update |

# P5a. Photographs (continued)



Rear building, view to the southwest (Google 2015)



Aerial View (Google 2015)



| State of California - The Resour  | • •   |   | 1101.4   |                   |
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| PRIMARY RECORD  |   | NRHP St                                 | atus Code 6Y, 6Z   |                   |
|   | Other Listings  |   | <u> </u>   |                   |
|   | Review Code   | Reviewer                                | Dat  | e                 |
| Page <u>1</u> of <u>3</u>   | *Resource Name or #: (  | Assigned by recorder)152                | 5 Fair Oaks Ave  |                   |
| P1. Other Identifier: APE M   | ap Ref # 66-3B; Law Offices   |   |  |                   |
| *P2. Location: Not for F  | Publication X Unrestricted os Angeles Date:   | *a. County Los Angeles 1994 T01S, R12W, |  | nd P2c or P2d.)   |
| c. Address: 1525 Fair Oaks  |   | City: South Pasaden                     |  | 91030             |
| d. UTM: (Give more than on  | e for large and/or linear resources)  | Zone:                                   | mE/  | mN                |
| e. Other Locational Data: (e.   | g., parcel #, directions to resource, el  | ' <u></u> -                             | <u> </u>   |                   |
|   | source and its major elements. Include de   |   |  | ries)             |
| Architectural Style: Colonial Re Architectural Style: Art Deco, el Siding/Sheathing: stucco, All Vis Roof: hipped, medium, multiple r Fenestration: wood, double-hung Primary Entrance: front, distinct Other notable features: art deco Plan: L-shaped No. Stories: 1, 2 buildings | ements of, modest<br>sible<br>cooflines, narrow eaves<br>multi-paned, front, side<br>cive entry | Property Type<br>Retains integr         | trance: side, single door<br>commercial<br>ity: high, setting, location,<br>association, design, feeling   | materials,        |
| P5a. Photo or Drawing (Photo  | required for buildings, structures, and   | objects.)                               | P5b. Description of (View, data, access View to the NW, 10, *P6. Date Constru  | sion #)<br>/11/13 |
| OIL S   |   |   | Prehistoric  1940  Assessor  *P7. Owner and Admarthe, Mary F Co Tr 685 Bellefontaine St Pasadena, CA 91105  *P8. Recorded by: Casey Tibbet LSA Associates, Inc 1500 Iowa Ave., Su Riverside, CA 9250 | c.<br>ite 200     |
| *P11. Report Citation: (Cite su   | report and other sources or enter "nc   | one.")                                  | *P9. Date Recorde *P10. Survey Type Intensive  |                   |
| Historic Property Survey Report 1<br>EA 187900, EFIS 0700000191, 2  | For the SR 710 North Study, Los Angeles 0014  | County, California, California Depa     | artment of Transportation I  | District 7,       |
| *Attachments:None<br>Archeologic<br>Rock Art Re   | cal RecordDistrict Record   | Continuation Sheet X Bui                | lding, Structure, and Ob _Milling Station Record .ist):  | ject Record       |

State of California - The Resources Agency Primary # **DEPARTMENT OF PARKS AND RECREATION** HRI# BUILDING, STRUCTURE, AND OBJECT RECORD Page 2 of 3\*NRHP Status Code 6Y, 6Z 1525 Fair Oaks Ave \*Resource Name or #: (Assigned by recorder) B1. Historic Name: B2. Common Name: B4. Present Use: Office building B3. Original Use: Office building \*B5. Architectural Style: Colonial Revival, Art Deco \*B6. Construction History: (Construction date, alterations, and data of alterations) Year constructed: 1940 (See Continuation Sheet) X No Yes \*B7. Moved? Original Location: Unknown Date: \*B8. Related Features: None b. Builder: C. K. Farl B9a. Architect: Unknown Area: South Pasadena \*B10. Significance: Theme: Commercial Architecture Period of Significance: 1940 Property Type: Office 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 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 LYNDONSI

B13. Remarks:

\*B14. Evaluator: Terry Brejla \*Date of Evaluation: 09/12/2013

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| DEPARTMENT OF PARKS AND RECREA | •                   |                        | Primary # _<br>HRI # _ |    |
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| CONTINUATION SHEET             |                     |                        | Trinomial _            |    |
| Page <u>3</u> of <u>3</u>      | Resource Name or #: | (Assigned by recorder) | 1525 Fair Oaks A       | ve |

| Page <u>3</u> of <u>3</u> | Resource I         | Name or #: (Assigned by I | recorder) 1525 Fair Oaks A | ave              |
|---------------------------|--------------------|---------------------------|----------------------------|------------------|
| *Recorded By: LS          | A Associates, Inc. | *Date: _ 09               | <u>X</u> Co                | ntinuationUpdate |

(continued):

Property Information: City directories indicate the following businesses occupied this address during the historic period: Medico-Dental Office/Esther Nelson, MD/ W. E. Balmatt, DDS/ Harold Gary, DDS (1943 and 1946); Jerome Kerney Fisher, Dermatology (1952 and 1956) with J.C. Merrill, DDS (1956); Dr. O. W. Hostetter/ J. C. Merrill, DDS (1962), and J. W. Fletcher, laboratory (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). Art Deco architecture emerged out of the 1925 Paris Expo 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. This building exhibits only a single decorative element—the canopy over the main entry; the building overall is constructed in a vernacular Colonial Revival style.

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 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 modest example of the Colonial Revival style, which was popular in California during the 1920s and 1930s, with elements of the Art Deco style. While the building retains high integrity, it is not an exceptional or representative example of the styles. 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:

1940 permit #8934 issued to D. D. Adams (owner) and C. K. Farl (contractor) to construct a medical building.

1971 permit #1478 issued to Mrs. W.P. Brown (owner) and Air-Tro (contractor) to install heating and air conditioning.

1995 permit #2596 issued to Wes Fletcher (owner) and W. L. Farley (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

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.



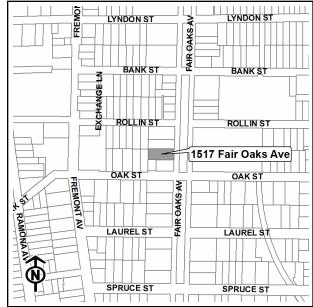
|   | - The Resources Agend<br>PARKS AND RECREA                  | •  |                            | Prima<br>H           | IDI #   |                          |
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| PRIMARY R   | ECORD  |  |                            | Trino                |   |                          |
|   |  |  |                            | NRHP Status C        | ode 6Y, 6Z  |                          |
|   |  | Other Listings   |                            |                      |   |                          |
|   |  | Review Code  | Review                     | er                   | Date  |                          |
| Page <u>1</u> of <u>4</u>   | *  | Resource Name or #:  | (Assigned by re            | ecorder) 1517 Fair   | Oaks Ave  |                          |
| P1. Other Identifie   | APE Map Ref # 67   | -3B  |                            |                      |   |                          |
| 2. Location:  | Not for Publication  | X Unrestricted   | *a. County                 | Los Angeles          | <b>and</b> (P2b and F   | 2c or P2d.)              |
| *b. USGS 7.5' C   |  | Date:  |                            | T01S, R12W, S4       |   |                          |
| _   | 1517 Fair Oaks Ave   |  | City:                      | South Pasadena       | Zip:  |                          |
| •   | ū  | and/or linear resources)                                     | Zone:                      |                      | mE/   | mN                       |
|   | , • ,  | t, directions to resource, e                                 |                            |                      |   |                          |
| 3a. Description:  |  | ts major elements. Include de                                | esign, materials, o        | 1                    |   |                          |
| Siding/Sheathing:<br>Roof: flat, wide ea<br>Fenestration: alum<br>along full-width ba | ninum, fixed, front, side, sto                             | orefront, full-height windows                                | 5                          | workmanship, associa | h, setting, location, mat<br>tion, design, feeling  | eriais,                  |
| Plan: rectangular<br>No. Stories: 1<br>Property Type: co                              | ommercial  |  |                            |                      |   |                          |
| P3b. Resource Att   | esent: X Building  | es and codes)  Structure  Object  buildings, structures, and | ect Site                   | P                    | ent of DistrictO  5b. Description of p  View, data, accession   |                          |
|   |  |  |                            | ,                    | View to the W, 09/12/1  | 3                        |
|   |  |  |                            | *I                   | P6. Date Constructe cources: X Hist Prehistoric 1964 Assessor P7. Owner and Addr Powers, James R Tr  P8. Recorded by: Casey Tibbet LSA Associates, Inc. 1500 Iowa Ave., Suite Riverside, CA 92507 | oric Both ess:           |
| P11. Report Citati<br>Historic Property S<br>EA 187900, EFIS                          | Survey Report for the SR 71                                | and other sources or enter "r<br>0 North Study, Los Angeles  | ·                          | *                    | P9. Date Recorded: P10. Survey Type: Intensive of Transportation Dist   | 09/12/2013<br>(Describe) |
| Attachments: _  | NoneLocation M<br>_Archeological Record<br>Rock Art Record | District Record  | X Continuation Linear Feat | ure RecordMillir     | Structure, and Objec  | t Record                 |

State of California - The Resources Agency Primary # **DEPARTMENT OF PARKS AND RECREATION** HRI# BUILDING, STRUCTURE, AND OBJECT RECORD Page 2 of 4 \*NRHP Status Code 6Y, 6Z \*Resource Name or #: (Assigned by recorder) 1517 Fair Oaks 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: 1964 (See Continuation Sheet) \*B7. Moved? X No Yes **Original Location:** Unknown Date: \*B8. Related Features: None B9a. Architect: Smith & Williams b. Builder: Shepard Morgan Area: South Pasadena \*B10. Significance: 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). (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: 09/12/2013

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| DEPARTMENT OF PARKS AND RECREA | •                   |                        | HRI #              |  |
|--------------------------------|---------------------|------------------------|--------------------|--|
| CONTINUATION SHEET             |                     |                        | Trinomial          |  |
| Page <u>3</u> of <u>4</u>      | Resource Name or #: | (Assigned by recorder) | 1517 Fair Oaks Ave |  |

**\*Date:** 09/12/2013

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X Continuation

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(continued):

\*Recorded By:

State of California - The Resources Agency

LSA Associates, Inc.

Property Information: Since this building was not constructed until 1964 and the most recent City Directory available that listed business names was not until 1975, no City Directory information was obtained.

Architectural Context: Contemporary Modern 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 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. Building permits listed Whitney Smith and Wayne Williams as owners. Following in the footsteps of the "Old Masters," R.M. Schindler, Richard J. Neutra, and Lloyd Wright, Whitney R. Smith (1911-2002) and Wayne R. Williams (1919-2007) are considered part of a new generation of young Modernists that emerged during the mid-1930s (Gebhard and Winter 1985:22). Also among this group were A. Quincy Jones and John Lautner (Gebhard and Winter 1985:22). After both graduated with bachelor degrees in architecture from the University of Southern California, Smith and Williams formed a partnership in 1949 (Online Archive of California 2009). During the firm's 24 years, Smith and Williams produced numerous award-winning architectural projects, including private residences, educational buildings, religious buildings, community buildings, recreational facilities, commercial buildings, and parks (ibid.). The architects dissolved their partnership in 1973 and continued practicing individually (ibid.). Some of the firms notable buildings include: the Blaisdell Medical Building (1952), the Japanese-influenced Crowell House (1952), and the Friend Paper Company (1965) in Pasadena, the Sale House (1949) and the Clark House (1950) in Beverly Hills, the Dean of Students House at Occidental College (1959), 1414 Fair Oaks Building in South Pasadena (1959), the Sunset Canyon Recreation Facility at UCLA (1964), the Teahouse at Descanso Gardens (1966), and the Williams House on Mount Washington (1948). (Gebhard and Winter 1985). Under Criterion C, this is not a representative example of an architectural style, method of construction, or property type. While this property was designed by Smith and Williams, it is not a representative example of their work, there being much more closely associated projects with the architectural firm. The property is therefore not 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.

#### **B6.** Construction History

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

1964 permit #54229 issued to Smith and Williams (owners) and Jones Excavating (contractor) to demo a duplex and associated building.
1964 permit #54229 issued to Bedell, Ogg, Smith and Williams (owners) and Shepard Morgan (contractor) to construct an office building and semi-subterranean parking lot.

1965 permit #56624 issued to Smith and Williams (owners) and Whittier Young Company (contractor) to install an air conditioner.

1966 permit #2086 issued to Smith and Williams and Shepard Morgan to add to the northwest front of the building.

1967 permit # 2403 issued to Whitney and Smith (owners) to construct a storage structure.

1983 permit #4539 issued to Whitney and Smith to install an air conditioner on the roof.

1986 permit #2959 issued to Smith and Williams and Whitney Smitch (architect) to install a veneer.

1999 permit #3729 issued to James Powers (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.

Harris, Cyril M.

2006 Dictionary of Architecture and Construction. McGraw-Hill, New York.

| tate of California - The Resource EPARTMENT OF PARKS AND R CONTINUATION SHE  | ECREATION  | Primary #                   |                    |        |  |
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| age <u>4</u> of <u>4</u>   | *Resource Name or #:   | (Assigned by recorder)      | 1517 Fair Oaks Ave |        |  |
| ecorded By: LSA Associates,  | Inc.   | *Date: <u>09/12/2013</u>    | X_Continuation     | Update |  |
| (continued):   |  |                             |                    |        |  |
| McAlester, Virginia and Lee McAle<br>1984 A Field Guide to American H<br>Online Archive of California<br>2009 "Finding Aid for the Smith a<br>http://www.oac.cdlib.org/findaid/ark | ouses. Alfred A. Knopf, New York.  nd Williams records, circa 1936-circa 1 | 987," Accessed online in No | vember 2014 at:    |        |  |
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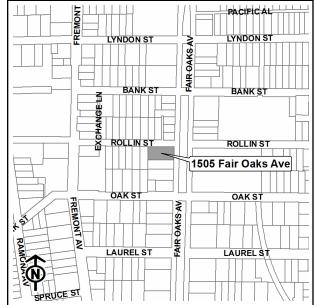
State of California - The Resources Agency Primary # **DEPARTMENT OF PARKS AND RECREATION** HRI# **Trinomial** PRIMARY RECORD NRHP Status Code 6Y, 6Z **Other Listings Review Code** Reviewer Date (Assigned by recorder) \*Resource Name or #: 1505 Fair Oaks Ave Page 1 of 3 P1. Other Identifier: APE Map Ref # 68-3B; Fairway Apartments \*P2. Location: **Not for Publication** X Unrestricted \*a. County Los Angeles and (P2b and P2c or P2d.) 1994 \*b. USGS 7.5' Quad: Los Angeles Date: T01S, R12W, S4 Zip: 91030 c. Address: 1505 Fair Oaks Ave City: South Pasadena d. UTM: (Give more than one for large and/or linear resources) Zone: e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate): APN:5319005021 \*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries) Architectural Style: Ranch Plan: L-shaped Siding/Sheathing: stucco, All Visible No. Stories: 2, 2 buildings Siding/Sheathing: vertical boards, E Property Type: residential **Roof:** hipped, low, narrow eaves Retains integrity: medium, setting, location, materials, workmanship, association, feeling Fenestration: aluminum, fixed with casement end vents, front, side Fenestration: aluminum, awning, side Fenestration: aluminum, horizontal sliding, front Primary Entrance: front, recessed Other notable features: a/c units in walls \*P3b. Resource Attributes: (List attributes and codes) HP03 X Building Object Site District Element of District Other (Isolates, etc.) \*P4. Resources Present: Structure P5b. Description of photo: P5a. Photo or Drawing (Photo required for buildings, structures, and objects.) (View, data, accession #) View to the W, 09/12/13 \*P6. Date Constructed/Age and Sources: X Historic Prehistoric Both 1950 Assessor P7. Owner and Address: Missakian, Michael Co Tr 1200 Wellington Ave Pasadena, CA 91103 P8. Recorded by: Casey Tibbet LSA Associates, Inc. 1500 Iowa Ave., Suite 200 Riverside, CA 92507 \*P9. Date Recorded: 09/12/2013 \*P10. Survey Type: (Describe) Intensive \*P11. Report Citation: (Cite survey report and other sources or enter "none.") Historic Property Survey Report for the SR 710 North Study, Los Angeles County, California, California Department of Transportation District 7, EA 187900, EFIS 0700000191, 2014 X Continuation Sheet X Building, Structure, and Object Record \*Attachments: None Location Map Sketch Map Archeological Record District Record Linear Feature 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 Page 2 of 3\*NRHP Status Code 6Y, 6Z \*Resource Name or #: (Assigned by recorder) 1505 Fair Oaks Ave B1. Historic Name: B2. Common Name: B4. Present Use: Apartment B3. Original Use: Apartment \*B5. Architectural Style: Ranch \*B6. Construction History: (Construction date, alterations, and data of alterations) Year constructed: 1950 (See Continuation Sheet) \*B7. Moved? X No Yes Original Location: Unknown Date: \*B8. Related Features: None b. Builder: G.C. Brenson B9a. Architect: Unknown Area: South Pasadena \*B10. Significance: Theme: Residential Architecture Period of Significance: 1950 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 multi-family 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: 09/12/2013

(This space reserved for official comments.)



| State of California - The Resources Agence DEPARTMENT OF PARKS AND RECREAT  CONTINUATION SHEET | ID RECREATION HRI#  |                        |                               |        |
|--|---------------------|------------------------|-------------------------------|--------|
| Page <u>3</u> of <u>3</u>  | Resource Name or #: | (Assigned by recorder) | Trinomial  1505 Fair Oaks Ave |        |
| Recorded By: LSA Associates, Inc.  |                     | *Date: 09/12/2013      | X Continuation                | Update |

(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). The style was also widely adapted for use in multi-family residential and commercial architecture. Character-defining features of California Ranch-style include: a one-story configuration, though two-story adaptations are also seen; 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 buildings have been constructed throughout the nation in this style, the structure 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. 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 new building permit issued to Maxid Tangarian to use G.C. Brenson as contractor to build new apartment building (finalized 3/17/1950)

1970 building permit issued to Man Tanjarian to re-roof using Lytle Roofing Co. (finalized 8/2519/70)

1980 building permit issued to Tom Markey to use A&S Roofing to re-roof (finalized 2/1/1980)

1994 permit issued to Joe Zaronian to use West American Roofing to re-roof (expired 7/21/1994)

1998 permit issued to Joe Zeronian to use West American Roofing tore -roof and remove rock roof (expired 5/1/1998)

2003 permit issued to Washington Mutual Bank to use Faciliter as architect and contractor to replace rear entrance (finalized 5/30/2003)

#### 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.

Hess, Alan

2004 The Ranch House. Harry N. Abrams, Incorporated. New York.



| State of California - The Resources Agency DEPARTMENT OF PARKS AND RECREATION PRIMARY RECORD   | Primary #<br>HRI #<br>Trinomial  |
|--|--|
|  | NRHP Status Code 6Y, 6Z  |
| Other Listings   |  |
| Review Code  | Reviewer Date  |
| Page 1 of 3 *Resource Name or #:   | (Assigned by recorder) 1425 Fair Oaks Ave  |
| P1. Other Identifier: APE Map Ref # 69-3B  |  |
| *P2. Location: Not for Publication X Unrestricted  | *a. County Los Angeles and (P2b and P2c or P2d.)   |
| *b. USGS 7.5' Quad: Los Angeles Date:  |  |
| c. Address: 1425 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, e   | elevation, etc., as appropriate): APN:5319004037   |
|  | esign, materials, condition, alterations, size, setting, and boundaries)                         |
| Architectural Style: Spanish Eclectic  | Porches: Partial, front  |
| Siding/Sheathing: stucco, All Visible  | Property Type: residential   |
| Roof: flat, parapet Fenestration: wood, fixed with double-hung end vents, front  | Retains integrity: high, setting, location, materials, workmanship, association, design, feeling |
| Fenestration: wood, fixed with double-hing chd vents, front  Fenestration: wood, double-hung, front, side  | workmanship, association, design, recting  |
| Primary Entrance: front, recessed  |  |
| Other notable features: arched entry   |  |
| Plan: irregular No. Stories: 1   |  |
| No. Stories. 1   |  |
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| *P3b. Resource Attributes: (List attributes and codes) HP0   | 3  |
| *P4. Resources Present: X Building Structure Obje  | ctSiteDistrictElement of DistrictOther (Isolates, etc.)  |
| P5a. Photo or Drawing (Photo required for buildings, structures, and   | d objects.) P5b. Description of photo:   |
|  | (View, data, accession #)  |
|  | View to the NW, 09/12/13   |
|  | *P6. Date Constructed/Age and  |
| 14 . W   | Sources: X Historic  |
|  | Prehistoric Both   |
|  | 1923   |
|  | Assessor   |
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|  | Rusk, Fred M and Virginia M  |
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| 427  | 125  |
|  | *P8. Recorded by:  |
| 不可能的 T   | Casey Tibbet   |
|  | LSA Associates, Inc.   |
|  | 1500 Iowa Ave., Suite 200  |
| The second secon | Riverside, CA 92507  |
|  |  |
|  | *P9. Date Recorded: 09/12/2013   |
|  | *P10. Survey Type: (Describe) Intensive  |
| *P11. Report Citation: (Cite survey report and other sources or enter "n   |  |
| Historic Property Survey Report for the SR 710 North Study, Los Angeles EA 187900, EFIS 0700000191, 2014   | County, California, California Department of Transportation District 7,                          |
| *Attachments: None Location Map Sketch Map   | X Continuation Sheet X Building, Structure, and Object Record                                    |
|  | <u> </u>   |
| Archeological RecordDistrict Record  | Linear Feature RecordMilling Station Record  |
| Rock Art RecordArtifact RecordPho  | otograph RecordOther (List):   |

State of California - The Resources Agency Primary # **DEPARTMENT OF PARKS AND RECREATION** HRI# BUILDING, STRUCTURE, AND OBJECT RECORD Page 2 of 3\*NRHP Status Code 6Y, 6Z 1425 Fair Oaks Ave \*Resource Name or #: (Assigned by recorder) B1. Historic Name: B2. Common Name: B3. Original Use: Multi-family property B4. Present Use: Multi-family property \*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 **Original Location:** Unknown \*B8. Related Features: None B9a. Architect: Unknown b. Builder: Monte Probst South Pasadena \*B10. Significance: Residential Architecture Theme: 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 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: 09/12/2013

(This space reserved for official comments.)

| LEEWONT AVAILABLE OF THE WOOD AND A STREET OF THE STREET O | MOUN      | LS NODINST         |
|--|-----------|--------------------|
|  | LYNDON ST | ₹ LYNDON ST        |
|  | BANKST    | BANKST             |
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| 1  |           | 1]]]               |
| 6  |           |                    |
| 漢  |           |                    |
| EXCHANGETIN  |           | 1425 Fair Oaks Ave |
|  | ROLLIN ST | ROLLINST           |
|  |           |                    |
| _  | OAKST     | OAK ST             |
| FREMONT AV   |           | LAURELST           |
| [ (N)  | LAUNEL    | LAUREL S           |
| MONA A   |           |                    |

| DEPARTMENT C  | ia - The Resources A<br>OF PARKS AND RECF<br>ATION SHEET   |   |  | Primary #<br>HRI #<br>Trinomial  |                     |
|---|--|---|--|--|---------------------|
| Page <u>3</u> of <u>3</u>   |  | Resource Name or #:   | (Assigned by recorder)   | 1425 Fair Oaks Ave   |                     |
| Recorded By:  | LSA Associates, Inc.   |   | *Date: 09/12/2013  | X_Continuation   | Update              |
| (continued):  |  |   |  |  |                     |
| J. Bellinger (193   | 60); vacant in1933 and 1<br>ns, widow of Thomas (co  | 934; Mrs. Gladys D. Tussing (a to   | elephone operator; 1938); vaca   | oric period: Earl W. (a dentist) and M<br>nt in 1943; Frederick Wagner (1948)<br>56); William and Elenor Farr (1962)   | );                  |
| examples are als  | o seen, little or no eave  | ctic style is typically characterize<br>overhang, usually at least one pro<br>rench doors and wrought-iron acc  | minent arch over a door or win   | ndow, most often stucco wall claddin   | ıg,                 |
| to the broad patt<br>historic-period. (years or more ar<br>that any of the p<br>of a common are | erns of history. Under C<br>Online searches, including<br>Id/or who appear to have<br>ersons associated with the<br>chitectural style, method<br>building is not likely to | riterion B, city directories were rengues of Ancestry.com, were conhad the potential to be important its property are significant in local of construction, and property type | eviewed for the names of peop<br>iducted for residents associated<br>t in the local community. This<br>al, state, or national history. Ur<br>e. Research to date has not ide | hat have made a significant contribute who lived at this address during the with the property for a period of five research provided no evidence indicated criterion C, this is a typical example it as the work of a master. Un addition, there is no historic district | re<br>ating<br>mple |
| B6. Construction  | •  | his property. The most pertinent  | are listed below:  |  |                     |
| 1973 permit to C<br>1981 permit to E  | Cannon to use Acorn Roc<br>Eiler to use A&S Roofing  | ner builder to construct new hous<br>of to re-roof (finalized 8/2/1973)<br>g to re-roof (finalized 4/9/1981)<br>o and lath work (finalized 3/9/198                            | -  | nd garage 16'X16'0 (Finalized 3/2/19   | 923)                |
| Ancestry.com at<br>City of South Pa<br>var. Building pe   | e Los Angeles Directory<br>http://www.ancestry.co<br>sadena<br>ermits. On file at the City   |   | Building Department. Harris, C   | essed online in March-June 2014 thro   | ough                |
| McAlester, Virg   | inia and Lee McAlester   | s. Alfred A. Knopf, New York.   | UK.  |  |                     |
|   |  |   |  |  |                     |
|   |  |   |  |  |                     |
|   |  |   |  |  |                     |



| DEPARIMENT   |   | urces Agency<br>ND RECREATIO                             | N  |                         |                      | ı                            | Primary #<br>HRI #                                |  |                          |
|--|---|--|--|-------------------------|----------------------|------------------------------|---|--|--------------------------|
| PRIMARY  | RECOR   | )  |  |                         |                      |                              | Trinomial   |  |                          |
|  |   |  |  |                         |                      | NRHP Sta                     | tus Code  | 6Y, 6Z   |                          |
|  |   |  | ther Listings                                  |                         |                      |                              |   |  |                          |
|  |   |  | Review Code                                    |                         | Reviewer             |                              |   | Date   |                          |
| Page <u>1</u> of <u>3</u>                                | _   | *Res   | ource Name or #:                               | (Assign                 | ed by rec            | order) <u>1421</u>           | Fair Oaks   | Ave  |                          |
| P1. Other Identif  |   | Map Ref # 70-3B  |  |                         |                      |                              |   |  |                          |
| P2. Location:<br>*b. USGS 7.5'                           |   | r Publication Los Angeles                                | X Unrestricted                                 | d *a. Co<br>ate: 1994   |                      | Los Angeles<br>T01S, R12W, S |   | and (P2b and P   | 2c or P2d.)              |
| c. Address:  | _   | ~~~~   |  | 177                     | City:                | South Pasadena               |   | Zip: 9   | 91030                    |
|  |   |  | or linear resources                            | s)                      | Zone:                | South 1 doubles              |   |  | mN                       |
| •  |   | · ·  | rections to resourc                            | ,                       | _                    |                              |   | <del>-</del>   | ''''                     |
| 3a. Description  |   |  | najor elements. Includ                         |                         |                      |                              |   |  | )                        |
| Architectural St. Siding/Sheathing Roof: flat, parape    | tyle: Spanish E   | clectic  |  | <u></u>                 |                      |                              | y: medium,  | setting, location,   | •                        |
| Fenestration: wo   | ood, fixed with<br>nce: front, single<br>eatures: entry r | double-hung end<br>e door, side lights<br>nay be altered | vents, front                                   |                         |                      |                              |   |  |                          |
| P3b. Resource A P4. Resources P P5a. Photo or D          | Present:  | (List attributes a X Building                            | · · · · · · -                                  | HP03 Dbject and objects | Site                 | DistrictE                    | Element of  | DistrictO  | ther (Isolates, etc      |
|  |   |  |  |                         |                      |                              | *P6. © SourceP1921 Asses                          | rehistoric   | d/Age and                |
|  |   |  |  |                         |                      |                              | *P8. F Casey LSA. 1500                            | Denny Hilldale Dr hada, CA 91011  Recorded by: Tibbet Associates, Inc. Iowa Ave., Suite 2 side, CA 92507                                 |                          |
|  |   |  |  |                         |                      | 09/12/20                     | *P8. F Casey LSA. 1500 River  *P9. D *P10.        | Penny Hilldale Dr Hada, CA 91011 Recorded by: Tibbet Associates, Inc. Howa Ave., Suite 2 Side, CA 92507 Pate Recorded: Survey Type:      |                          |
| P11. Report Cita<br>Historic Property<br>EA 187900, EFIS | y Survey Repor  | t for the SR 710 N                                       | other sources or ente<br>North Study, Los Ange | •                       | California           |                              | *P8. F Casey LSA 1500 River  *P9. D *P10. Intens  | Denny Hilldale Dr Hada, CA 91011 Recorded by: Tibbet Associates, Inc. Howa Ave., Suite 2 Side, CA 92507 Pate Recorded: Survey Type: Sive | 09/12/2013<br>(Describe) |
| Historic Property  | y Survey Repor  | t for the SR 710 N                                       |  | eles County,            | California nuation S | , California Depai           | *P8. F Casey LSA 1500 River  *P9. D *P10. Intense | Recorded by: Tibbet Associates, Inc. Iowa Ave., Suite 2 side, CA 92507 Rate Recorded: Survey Type: sive                                  | 09/12/2013<br>(Describe) |

State of California - The Resources Agency Primary # **DEPARTMENT OF PARKS AND RECREATION** HRI# BUILDING, STRUCTURE, AND OBJECT RECORD Page 2 of 3\*NRHP Status Code 6Y, 6Z \*Resource Name or #: (Assigned by recorder) 1421 Fair Oaks 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: 1921 (See Continuation Sheet) \*B7. Moved? X No Original Location: Yes Unknown \*B8. Related Features: None B9a. Architect: Unknown b. Builder: Monte Probst Area: South Pasadena \*B10. Significance: Residential Architecture Theme: 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 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: 09/12/2013

(This space reserved for official comments.)

| MONTEREY RD                              | MOUNI    | 7 <b>€</b> 1   |
|--|----------|--|
| EWON I                                   | DON ST   | PACIFIC AL  PACIFI |
|  | BANK ST  |  |
|  | BANKSI   | BANK ST  |
| RX R |          | 1421 Fair Oaks Ave   |
|  | OLLIN ST | ROLLIN ST  |
|  |          |  |
| DA TOP                                   | KST      | OAK ST   |
| FREMONT AV                               | RELST    | A LAUREL ST  |

| DEPARTMENT OF PARKS AND RECREAT |                     | Primary #<br>HRI #     |                    |  |
|---------------------------------|---------------------|------------------------|--------------------|--|
| CONTINUATION SHEET              |                     | Trinomial              |                    |  |
| Page <u>3</u> of <u>3</u>       | Resource Name or #: | (Assigned by recorder) | 1421 Fair Oaks Ave |  |

**\*Date:** 09/12/2013

X Continuation

Update

(continued):

\*Recorded By:

LSA Associates, Inc.

Property Information: City directories indicate the following people lived at this duplex address during the historic period: Roy O. (proprietor of Black & White Cleaners and Dryer) and Mary M. Scott (1926); Ms. Willa E. Ballard (Principal of the Marengo Avenue School; 1926-1930); James R. (a mechanical engineer) and Gladys K. Irvine (1933); Clifton E. (a US Customs agent) and Sally Clouse (1938); Milo M (US appraiser) and Dixie Muller (1940); Scott and Katherine E. Simmons (1943); Albert Goldstein in 1946; and F. O. Schwensen and his wife Ann (1952 and 1956); and James and Suzanne McGeehee in 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 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:

Work ticket from V&M Restoration North to replace 167.5 sq. ft. plaster in a bedroom affected by a fire and a window as well as stucco around exterior

- 1921 permit issued to Grace Probst to construct a new building as owner-builder (finalized 1/17/1921)
- 1925 permit issued to Miss Ballard to use Chas Christiansen to build an addition including one room, kitchen, bath, and sun porch (finalized 5/22/1925)
- 1925 permit issued to Miss Ballard to use Christiansen as a contractor to build a new building (finalized 5/22/1925)
- 1933 permit issued for C.E. Stoney to make building repairs (finalized 6/24/1933)
- 1934 permit issued to Mollen S. to use C.E. Stoney to erect double garage and add to garage (finalized 4/12/1939)
- 1937 building repair permit issued to W.E. Ballard to use Ansell Co. for termite repairs (finalized 11/11/1937)
- 1939 permit issued to Ballard to use C.E. Stoney to add to the existing building (finalized 8/26/19390
- 1963 permit issued to Mary Morgan to use Cool Awning Co. to install aluminum awnings and windows (finalized 8/14/1963)
- 1972 permit issued to Concetta Realty (Manager) to use Acom Roof Co. to re-roof (finalized 10/4/1972)
- 1982 permit issued to A&S Roofing Co. to re-roof
- 1997 permit issued to Concetta Realty to make building repairs after a fire (expired, issued 6/3/1997)
- B12. References
- City of South Pasadena
- var. Building permits. On file at the City of South Pasadena Planning & Building Department.
- 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/

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 Resource DEPARTMENT OF PARKS AND I PRIMARY RECORD   | •                                   | -        |                             |               | Primary #<br>HRI #<br>Trinomial<br>NRHP Status Code   |                   | #<br>al             |       |
|---|-------------------------------------|----------|-----------------------------|---------------|---|-------------------|---------------------|-------|
|   | Other Listings                      |          |                             | 14141         | ii Otatus Goac  | 01,02             |                     |       |
|   | Review Code                         |          | Reviewe                     | r             |   | Date              |                     |       |
| Page <u>1</u> of <u>3</u>   | *Resource Name or #                 | #: (/    | Assigned by re              | corder)       | 1415 Fair Oaks  | Ave               |                     |       |
| P1. Other Identifier: APE Map   | Ref # 71-3B                         |          |                             |               |   |                   |                     |       |
| *P2. Location: Not for Pu   | blication X Unrestrict              | ted      | *a. County                  | Los Angel     |   | and (P2b and P    | 2c or P2d.)         |       |
|   |                                     | Date:    | 1994                        |               | 12W, S4   |                   |                     |       |
| c. Address: 1415 Fair Oaks A  |                                     |          | City:                       | South Pa      |   | Zip: _9           |                     |       |
| d. UTM: (Give more than one   | · ·                                 | ,        | Zone: _                     |               |   |                   | I                   | mΝ    |
| e. Other Locational Data: (e.g.   |                                     |          |                             |               |   |                   |                     |       |
| *P3a. Description: (Describe resordance Architectural Style: Spanish Eclect   | ource and its major elements. Incl. | lude des | sign, materials, co         | 1             | rations, size, settin<br>ntegrity: medium,  | <u> </u>          | •                   |       |
| Siding/Sheathing: stucco: textured, Roof: flat, parapet Fenestration: wood, casement mult Fenestration: wood, double-hung, f Primary Entrance: front, recessed Plan: U-shaped No. Stories: 1 Property Type: residential | i-paned, front, arched              |          |                             | associatio    | on, design, feeling   |                   |                     |       |
| *P3b. Resource Attributes: (L   | ist attributes and codes)           | HP03     |                             |               |   |                   |                     |       |
| ,   | Building Structure                  | Objec    |                             | District      | Element of  | District O        | ther (Isolates, o   | etc.) |
|   |                                     |          |                             | /12/201       | View* *P6. E Source P 1922 Asses *P7. C Lai, Si 1610 S Alham  *P8. F Casey LSA 1500 River  *P9. E | rehistoric        | d/Age and oric Both |       |
| *D44 Dance 21 11 10 10 10 10 10 10 10 10 10 10 10 10  | ov raport and other severes         | otor "== |                             |               | Inten   |                   | /                   |       |
| *P11. Report Citation: (Cite surv<br>Historic Property Survey Report for<br>EA 187900, EFIS 0700000191, 201   | •                                   |          | ,                           | a, California | a Department of Tr  | ansportation Dist | rict 7,             |       |
| *Attachments:NoneL<br>Archeologica<br>Rock Art Rec  |                                     | ord _    | Continuation S Linear Featu | re Record     | X_Building, StrucMilling Sta  | ture, and Object  | Record              |       |

State of California - The Resources Agency Primary # **DEPARTMENT OF PARKS AND RECREATION** HRI# BUILDING, STRUCTURE, AND OBJECT RECORD Page 2 of 3\*NRHP Status Code 6Y, 6Z \*Resource Name or #: (Assigned by recorder) 1415 Fair Oaks Ave B1. Historic Name: B2. Common Name: B3. Original Use: Multiple-family property B4. Present Use: Multiple-family property \*B5. Architectural Style: Spanish Eclectic \*B6. Construction History: (Construction date, alterations, and data of alterations) Year constructed: 1922 (See Continuation Sheet) \*B7. Moved? X No Yes **Original Location:** Unknown \*B8. Related Features: None B9a. Architect: Unknown b. Builder: Monte Probst South Pasadena \*B10. Significance: Residential Architecture Theme: 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: 09/12/2013

(This space reserved for official comments.)

| TO OUNT LEE CON TO THE COUNTY LEE COUNTY LE CO | MONTEREY RD  PACIFIC AL  LYNDON ST |
|--|------------------------------------|
| BANKST   | BANKST                             |
| ROLLINST   | 1415 Fair Oaks Ave                 |
| OAKST  | OAK ST  LAUREL ST                  |

| State of California - The Res  | • •  |  | Primary #   |       |
|--|--|--|---|-------|
| DEPARTMENT OF PARKS A<br>CONTINUATION S  |  |  | HRI#  |       |
|  |  |  | Trinomial   |       |
| Page <u>3</u> of <u>3</u>  | Resource Name or #:  | (Assigned by recorder)   | 1415 Fair Oaks Ave  |       |
| Recorded By: LSA Associ  | ciates, Inc.   | *Date: 09/12/2013  | U   | odate |
| (continued):   |  |  |   |       |
| Property Information: City div<br>Vinton (a supervisor) and Oliv   | rectories indicate the following people lived we Jackman (1962-1975).  | at this address during the histo   | ric period: C. A. Rabe (1956) and   |       |
| examples are also seen, little   | nanish Eclectic style is typically characterized<br>or no eave overhang, usually at least one promay have French doors and wrought-iron acc  | minent arch over a door or win   | dow, most often stucco wall cladding,   |       |
| to the broad patterns of historichistoric-period. Online search years or more and/or who app that any of the persons associated a common architectural sty | er Criterion A, the residence does not appear y. Under Criterion B, city directories were re es, including use of Ancestry.com, were con ear to have had the potential to be important ated with this property are significant in locale, method of construction, and property type t likely to yield information about the history  | eviewed for the names of peopl<br>ducted for residents associated<br>in the local community. This i<br>l, state, or national history. Un<br>e. Research to date has not iden | e who lived at this address during the with the property for a period of five esearch provided no evidence indicating der Criterion C, this is a typical example titified it as the work of a master. Under |       |
| 1922 permit #3220 issued to !  | issued for this property. The most pertinent a M. Probst (owner/builder) to construct an 8-r McLellam (owner) and Acorn Roof (contract   | oom dwelling and garage.   |   |       |
| B12. References<br>City Directories<br>var. Census (The Los Angele<br>Ancestry.com at http://www.a<br>City of South Pasadena                               | s Directory Company) and Polk City Directoncestry.com/   | ories for South Pasadena. Acce   | ssed online in March-June 2014 through  |       |
| Harris, Cyril M.<br>2006 Dictionary of Architect   | at the City of South Pasadena Planning & Eure and Construction. McGraw-Hill, New York Address of the Address of | • •  |   |       |
| McAlester, Virginia and Lee 1984 A Field Guide to Ameri  | McAlester can Houses. Alfred A. Knopf, New York.   |  |   |       |
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| State of California - The Resources Agency   | Primary #                            |   |
|--|--------------------------------------|---|
| DEPARTMENT OF PARKS AND RECREATION   | HRI#                                 |   |
| PRIMARY RECORD   | Trinomial                            | 262 561   |
| Other Listings   | NRHP Status Code                     | 282, 381  |
| Review Code Review   | er                                   | Date  |
|  |                                      |   |
| Page 1 of 5 *Resource Name or #: (Assigned by re   | 1414 I all Oaks                      | 1110  |
| P1. Other Identifier: APE Map Ref # 72-3B; Fair Oaks Professional Group  |                                      |   |
| *P2. Location: Not for PublicationX Unrestricted *a. County  | Los Angeles                          | and (P2b and P2c or P2d.)                         |
| *b. USGS 7.5' Quad: Los Angeles Date: 1994   | T01S, R12W, S4                       |   |
| c. Address: 1414 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., a  | s appropriate): APN:5320005          | 023   |
| *P3a. Description: (Describe resource and its major elements. Include design, materials, or  | condition, alterations, size, settin | g, and boundaries)                                |
| Architectural Style: Modern, Post-and-Beam   | Retains integrity: high, set         | <u> </u>  |
| Construction: unknown  | workmanship, association, d          | lesign, feeling                                   |
| Siding/Sheathing: other, all visible, concrete Roof: flat  |                                      |   |
| Fenestration: aluminum, fixed, front, side   |                                      |   |
| Primary Entrance: side, double doors   |                                      |   |
| Plan: irregular No. Stories: 2   |                                      |   |
| Property Type: commercial  |                                      |   |
|  |                                      |   |
|  |                                      |   |
| *P3b. Resource Attributes: (List attributes and codes) HP06  |                                      |   |
| *P4. Resources Present: X Building Structure Object Site   | DistrictElement of                   | District Other (Isolates, etc.)                   |
| P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)   | P5b. I                               | Description of photo:                             |
|  | (View,                               | data, accession #)                                |
|  | View                                 | to the E, 09/12/13                                |
|  | *P6. D                               | Date Constructed/Age and                          |
|  | Source                               | es: X Historic                                    |
|  | P                                    | rehistoric Both                                   |
|  | 1958                                 |   |
|  | Asses                                | ssor  |
|  | *P7. C                               | Owner and Address:                                |
|  | Fair O                               | aks Professional Group Inc                        |
|  |                                      |   |
|  |                                      |   |
|  | *P8. F                               | Recorded by:                                      |
|  | Elisa                                | Bechtel   |
|  |                                      | Associates, Inc.                                  |
|  |                                      | Iowa Ave., Suite 200<br>side, CA 92507            |
| A STATE OF THE PARTY OF THE PAR | Kivei                                | side, CA 72307                                    |
|  | *D0 D                                | Pate Recorded: 09/21/2013                         |
|  |                                      | Oate Recorded: 09/21/2013 Survey Type: (Describe) |
|  | Inten                                | , , ,   |
| *P11. Report Citation: (Cite survey report and other sources or enter "none.")   |                                      |   |
| Historic Property Survey Report for the SR 710 North Study, Los Angeles County, Californ EA 187900, EFIS 0700000191, 2014  | nia, California Department of Tr     | ransportation District 7,                         |
| *Attachments: None Location Map Sketch Map X Continuation  | Sheet X Building, Struc              | ture, and Object Record                           |
| Archeological Record District Record Linear Feat   |                                      | ation Record                                      |
| Rock Art Record Artifact Record Photograph Record  | <del></del> -                        | 2   |
|  | uOlliei (List)                       |   |

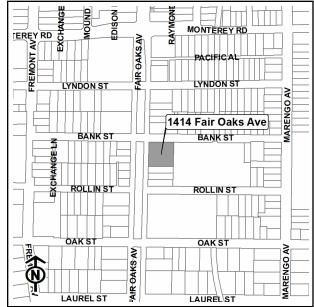
State of California - The Resources Agency Primary # DEPARTMENT OF PARKS AND RECREATION HRI# BUILDING, STRUCTURE, AND OBJECT RECORD Page 2 of 5\*NRHP Status Code 2S2, 5S1 \*Resource Name or #: (Assigned by recorder) 1414 Fair Oaks Ave B1. Historic Name: 1414 Fair Oaks Building Fair Oaks Professional Group B2. Common Name: B4. Present Use: medical office building B3. Original Use: medical office building \*B5. Architectural Style: Modern, Post and Beam \*B6. Construction History: (Construction date, alterations, and data of alterations) Year constructed: 1959 (See Continuation Sheet) \*B7. Moved? **Original Location:** X No Unknown Date: \*B8. Related Features: lanscape designed by Ekbo, Dean & Associates B9a. Architect: Smith and Willilams (Gebhard and Winter 1977) b. Builder: Ted Tyler Construction (1958); Shepard and Morgan (1969) Area: South Pasadena Theme: Commercial Architecture \*B10. Significance: Property Type: Commercial Period of Significance: Applicable Criteria: (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 the California Register of Historical Resources (California Register). It is a presumptive historical resource as defined in the California Environmental Quality Act (CEQA). It was not evaluated under the local ordinance. It is listed in the South Pasadena's Cultural Heritage Inventory (June 2014) with California Historical Resources (CHR) Status Code, 5S1, "eligible for local listing only-contributor to district listed or eligible under possible local ordinance." The property is listed in the California office of Historic Preservation-prepared Historic Property Data File for Los Angeles County as CHR Status Code 7R, "not evaluated" (2004). (continued on next page) B11. Additional Resource Attributes: (List attributes and codes) HP06 \*B12. References:

See Continuation Sheet

B13. Remarks:

\*B14. Evaluator: Terry Breila \*Date of Evaluation: 09/21/2013

(This space reserved for official comments.)



| State of California - The Resources Agent DEPARTMENT OF PARKS AND RECREATION SHEET | TION                |                        | Primary #<br>HRI #<br>Trinomial |  |
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| Page _3_ of _5_  | Resource Name or #: | (Assigned by recorder) | 1414 Fair Oaks Ave              |  |

| Page <u>3</u> of <u>5</u> | Resource Name or #: | (Assigned by record | ler) 1414 Fair Oaks Ave |        |
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| Recorded By: LSA Ass      | ociates, Inc.       | *Date: 09/21/20     | X Continuation          | Update |

(continued):

Sanborn Map Research: No information was found for this address.

Property Information: City directory research indicates that this address was the location of an office building during the historic-period (1960 to 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.

Whitney Smith and Wayne R. "Bud" Williams, who comprised the Pasadena architecture firm, Smith & Williams (1949-1973), did not believe that the use of numerous materials made a better design. They were part of the architecture movement that explored the ideal form of California living. With these ideas, they contributed greatly to the emergence of post-World War II modernist architecture in and around Pasadena and the Los Angeles area. In 1971, the Pasadena Chapter of the American Institute of Architects gave Smith & Williams a Triennial Honor Award for their work. Their award-winning body of work is composed of private residences, schools, community buildings, and recreational facilities, including the Descanso Gardens Japanese Tea House, the Children's Chapel of the Pasadena Neighborhood Church.

In Gebhard and Winter's An Architectural Guidebook to Los Angeles, the authors call the property "A building as a suncreen, with gardens and enclosed spaces underneath" (2003). In this project, the lines between indoors and out of doors are blurred, cleverly interwining the two. Rooms with large windows facing shaded gardens feel like they could be outside. Similarly, outdoor rooms are created by intersecting exterior walls, with benches and pierced screens. The effect was enhanced by the use of simple, illuminated, suspended globe lamps on both sides.

The integrated landscape was designed by Ekbo, Dean & Williams. Garrett Ekbo (1910-2000), Francis Dean and Edward A. Williams were in partnership for six years after 1958. Ekbo had published Landscape for Living in 1950. The book was considered a seminal work shaping the future Postwar landscape design. Also in 1958, the firm designed the landscape for Case Study House #20, in Altadena for iconic graphic designer and film maker, Saul Bass. When Donald Austin became partner in 1964, Eckbo, Dean, Austin and Williams (later EDAW) incorporated. The firm was acquired by AECOM in 2005.

Significance Evaluation. Under Criteria A/1, this building is loosely associated with the broad pattern of post-World War II planned suburban development and growth because it was constructed in 1958, but there is no direct association of this building with significant events. Under Criteria B/2, research has not found any associations with persons significant in national, state, or local history. Under Criteria C/3, the building and its landscape retain important features of the Modern Post-and-Beam style. It is a representative example of that style, the method of construction, small suburban office building, and is the work of both master architects and landscape architects. 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 is eligible for listing in the National and California Registers, is thus 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:

1958 permit issued to Hilles Sedell to use Ted Tyler Construction to construct 4 suites of offices (finalized 2/13/1958)

1964 HVAC permit to Smith and Williams to use Bryant Heating and A.C to install two, 2-ton A/C units on roof (finalized 3/23/1964

1966 permit issued to Smith and Williams to use Sheperd & Morgan to install miscellaneous canopies & toilet (finalized 12/28/1966)

1969 permit issued to Smith and Williams to use Sheperd and Morgan to construct 1 story office building of 3,200 sq. ft. (finalized 7/2/1969)

1969 permit issued to Smith and Williams to use Shepard and Morgan for construction of one story building (finalized 2/4/1969)

1983 permit issued to Richard Stone to use Ted Tyler Corp. as contractor and Joe Brown as engineer to extend existing roof to enclose 2nd floor balcony (finalized 6/27/1983)

1983 permit issued to Richard Stone to use Ted Tyler Corp. for tenant and site improvements to buildings 2,3,4,&6 (finalized 1/18/1983)

1983 permit issued to Richard Stone to use Stewart Romberger & James as architect and Ted Tyler (changed to Mission Builders) as contractors for a tenant improvement to suite #1 of filling in roof area and walls (950 sq. ft.; (finalized 2/28/1984)

2003 permit issued to Daum Real Estate Management Co. to use All Year Roofing to re-roof (finalized 2/26/2003)

2005 permit issued to Vincenti Tsoi to use James Wallard to tear-off and re-roof (finalized 11/21/2005)

| State of California - The Resources Agency |
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| DEPARTMENT OF PARKS AND RECREATION         |
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| Page <u>4</u> of <u>5</u>  |  | *Resource Name or #:              | (Assigned by recorder)   | 1414 Fair Oaks Ave |        |
| *Recorded By:  | LSA Associates, Inc.   |                                   | *Date: 09/21/2013  | XContinuation      | Update |
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| through Ancestry City of South Parvar. Building pe Fletcher, Tom n.d. Essential Anhttp://www.esser Gebhard, David, 1977 A Guide to PCR Services Co | com at http://www.ancestry.sadena<br>rmits. On file at the City of Sorchitecture – Mid-Century Montial-architecture.com/STYLE and Robert Winter of Architecture in Los Angeles proporation with Pasadena Historic Resources. | com/. outh Pasadena Planning & Bu | ilding Department.<br>ust 2009 at:<br>rine Smith, Inc., Santa Barb | ·                  |        |

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

# **CONTINUATION SHEET**

| Primary # _ |  |
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| Page | 5 | of | 5 | *Resource Name or #: (Assigned by recorder) | 1414 Fair Oaks Ave |
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\*Recorded by LSA Associates, Inc. \*Date: 09/21/2013 X Continuation Update

P5a. Photographs (continued)



Southern elevation, view to the northeast (February 2015)



Western elevation, view to the northeast (February 2015)



Northern elevations, view to the southeast (February 2015)



Entrance on Bank Street, view to the southwest (February 2015)



Northern and western elevations, view to the southeast (February 2015)



Northern and western elevations, view to the southeast (February Northern elevation, view to the southeast (February 2015)

See Continuation Sheet



| PRIMARY RECORD  Other Listings Review Code  |                |
|---|----------------|
| Page   1 of 3   Resource Name or #:   (Assigned by recorder)   1411 Fair Oaks Ave   P2c of the Location   Los Angeles   APE Map Ref # 73-3B   |                |
| Page 1 of 3 *Resource Name or #: (Assigned by recorder) 1411 Fair Oaks Ave  P1. Other Identifier: APE Map Ref # 73-3B  P2. Location: Not for Publication X Unrestricted *a. County Los Angeles and (P2b and P2c or *b. USG\$ 7.5* Quad: Los Angeles Date: 1994 TO1S, R12W, S4  c. Address: 1411 Fair Oaks Ave City: South Pasadena Zip: 9103  d. UTM: (Give more than one for large and/or linear resources) Zone: mE/ e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate): APN:5319004022  *P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)  Architectural Style: Spanish Eelectic, modest Construction: wood frame Siding/Sheathing: stucco, all visible Roof: flat, parapet Fenestration: wood, casement, front, arranged in pairs, Pent roofs with terra cotta tile over pairs of casement windows Primary Entrance: front, multiple doors Plan: rectangular No. Stories: 1  **P3b. Resource Attributes: (List attributes and codes) HIPO3  P44. Resources Present: X Building Structure Object Site District Element of District Other P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)  **P5b. Description of photo View to the W, 09/12/13  **P6b. Date Constructed/Age ***  **P6b. Date Constructed/Age ***  **P6c. Date Constructed/Age ***  **P6c. Date Constructed/Age ***  **P6c. Date Constructed/Age ***  **P1. Structure Constructed/Age ***  **P6c. Date Constructed/Age ***  **P6 |                |
| Page 1 of 3 *Resource Name or #: (Assigned by recorder) 1411 Fair Oaks Ave  P1. Other Identifier: APE Map Ref # 73-318  P2. Location: Not for Publication X Unrestricted *a. County 1018, R12W, S4  *b. USGS 7.5' Quad: Los Angeles Date: 1994 T018, R12W, S4  c. Address: 1411 Fair Oaks Ave City: South Pasadena Zip: 9103  d. UTM: (Give more than one for large and/or linear resources) Zone: mE/  e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate): APN:5319004022  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, all visible Reof: flat, parapet Fenestration: wood, casement, front, arranged in pairs, Pent roofs with terra cotta tile over pairs of casement windows Primary Entrance: front, multiple doors Plan: rectangular No. Stories: 1  P3b. Resource Attributes: (List attributes and codes) P4c. Resources Present: X Building Structure Object Site District Element of District Other P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)  P7b. Description of phote (View, data, accession #) View to the W, 09/12/13  *P6. Date Constructed/Age  *P6b. Date Constructed/Age  *P6b. Date Constructed/Age  *P7c. Date Constructed/Age  *P7c. Date Constructed/Age  |                |
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| Assessor  |                |
| *P7. Owner and Address:   | i              |
| Perez, Jorge A Co Tr  | •              |
| PO Box 632  |                |
| Sierra Madre, CA 91025  |                |
| *P8. Recorded by:   |                |
| Casey Tibbet  |                |
| LSA Associates, Inc.  |                |
| 1500 Iowa Ave., Suite 200   |                |
| Riverside, CA 92507   |                |
| 09/12/2013  |                |
|   | 09/15/2013     |
| *P10. Survey Type: (D<br>Intensive  | escribe)       |
| P11. Report Citation: (Cite survey report and other sources or enter "none.")   |                |
| Historic Property Survey Report for the SR 710 North Study, Los Angeles County, California, California Department of Transportation District 7 EA 187900, EFIS 0700000191, 2014   |                |
| Attachments: None Location Map Sketch Map X Continuation Sheet X Building, Structure, and Object Re   | ,              |
| Archeological Record District Record Linear Feature 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 6Y, 6L, 6Z Page 2 of 3\*NRHP Status Code \*Resource Name or #: (Assigned by recorder) 1411 Fair Oaks Ave B1. Historic Name: B2. Common Name: B4. Present Use: Multi-family residence B3. Original Use: \*B5. Architectural Style: Spanish Eclectic \*B6. Construction History: (Construction date, alterations, and data of alterations) Year constructed: 1921 (See Continuation Sheet) \*B7. Moved? X No **Original Location:** Unknown Date: \*B8. Related Features: None B9a. Architect: Unknown b. Builder: Guy Martin South Pasadena Residential Architecture \*B10. Significance: Theme: **Property Type:** Multi-family Property Period of Significance: 1921 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 2002 update to the City of South Pasadena's Cultural Heritage Inventory (2001) 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) HP03 \*B12. References: See Continuation Sheet

B13. Remarks:

**\*B14. Evaluator:** Terry Brejla **\*Date of Evaluation:** 09/15/2013

(This space reserved for official comments.)



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

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| Page <u>3</u> of <u>3</u> |                     | Resource Name or #: | ce Name or #: (Assigned by recorder) |            | 1411 Fair Oaks Ave |        |  |  |
|---------------------------|---------------------|---------------------|--------------------------------------|------------|--------------------|--------|--|--|
| *Recorded By: LS          | SA Associates, Inc. |                     | *Date:                               | 09/15/2013 | X Continuation     | Update |  |  |

(continued):

Sanborn Map Research: The 1951 Sanborn map for 1411 Fair Oaks Avenue (also addressed as 1413 and 1413½ A, 1413½ B, and 1413½ C Fair Oaks Avenue on Sanborn map) depicts one rectangular-shaped, single-story, wood-framed, multi-family residential duplex and one rectangular-shaped, two-story, wood-framed, multi-family residential duplex containing 3 flats behind it. Both buildings rest on concrete slab foundations, have symmetrical layouts, and are covered by composition roofs. A wood-framed exterior staircase to the upper story of the rear, two-story building is centrally located on the east, street-facing façade. Wood-framed interior partitions divide each building. The residences are located with shallow street setback on the narrow, 150-foot-by-50-foot rectangular parcel. No other buildings, structures, or objects are shown. A blind alley, Fair Oaks Place, dead-ends into the center of the parcel's southern boundary line. The parcel is located in a mixed commercial and residential area containing small business such as clinics and medical labs with dense residential housing such as apartments, duplexes, and single family homes interspersed on assorted-sized parcels with various street setbacks. A segment of the Pacific Electric Railway located in the median of Fair Oaks Avenue is located south of the parcel.

Property Information: City directory indicates that the following people lived at the address during the historic-period: C. G. Denton (1926); Rudolph (sales manager) and Helen Jones (1937); Alfred (salesman) and Opal Holmgren (1940); Robert (a salesman) and Miriam Pratt (1952); Lillian Moutray (1956); and Laura Higgins (1975).

Architectural Context: The Spanish Eclectic style is typically characterized by low-pitched roof sheathed with terra cotta tile though some flat-roofed examples are seen, 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 however, it is not particularly representative of that period. Under Criterion B, research has not found any associations with persons significant in national, state, or local history. Under Criterion C, the building has sustained minor alterations, but retains characteristics of the Spanish Eclectic style. However, it is a typical example of a common resource type, method of construction, and property type, and 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. 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 does not contribute to the significance of a larger National or California Register-eligible historic district.

### **B6.** Construction History

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

1921 permit #2880 issued to Guy Martin (owner/builder) to construct a 8-room double residence and garage. (1411 and 1413)

1933 permit #765 issued to C. D. Smith (owner/builder) fir 3-apartments and 4- garages. (1411)

1946 permit # 14639 issued to J. A. Hulbert (owner) to use day labor to add a dining room (1413).

1967 permit #1740 issued to Whitney Smith (owner) and Virgin Roof (contractor) to re-roof the apartment and shed roof.

1973 permit #4773 issued to Whitney Smith (owner) and Virgin Roof (contractor) to re-roof the tri-plex.

1988 permit #675 issued to Bryant Companies (owner) and Stevens Roofing (contractor) to 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.

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.

Sanborn-Perris Map Co., Ltd.

1930 Pasadena, California: Volume 6. Updated 1951. Sanborn Map and Publishing Company, Pelham, New York.



| State of California - The DEPARTMENT OF PAR   | KS AND RECREATION  | ON                                   |                     | Primary #<br>HRI #  |                              |
|---|--|--------------------------------------|---------------------|---|------------------------------|
| PRIMARY REC   | ORD  |                                      |                     | Trinomial   |                              |
|   | ,  | Othor Liatings                       |                     | NRHP Status Code  | 6Y, 6Z                       |
|   | `  | Other Listings                       | Reviewe             |   | Dete                         |
|   | *D-  | Review Code                          | _                   | ·   | Date                         |
| Page <u>1</u> of <u>3</u>   | "Re  | source Name or #:                    | (Assigned by re     | corder) 1407 Fair Oaks  | Ave                          |
| P1. Other Identifier:   | APE Map Ref # 74-3E  | 3                                    |                     |   |                              |
| *P2. Location:  | 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, S4  |                              |
| c. Address: 1407  | Fair Oaks Ave  |                                      | City:               | South Pasadena  | Zip: 91030                   |
| d. UTM: (Give more  | than one for large an  | d/or linear resources)               | Zone:               |   | mE/ m                        |
| e. Other Locational I   | Data: (e.g., parcel #, o   | directions to resource, e            | elevation, etc., as | s appropriate): APN:5319004   | 1021                         |
| *P3a. Description: (De  | escribe resource and its   | major elements. Include de           | esign, materials, o | ondition, alterations, size, settir                                     | ng, and boundaries)          |
| Siding/Sheathing: wood<br>Roof: hip and gable, stee<br>Fenestration: wood, dou<br>Primary Entrance: from<br>Other notable features:<br>Plan: irregular<br>No. Stories: 1<br>Property Type: resident | p, narrow eaves<br>able-hung multi-paned, f<br>t, single door<br>modern door | ront                                 |                     | association, design, feeling  |                              |
|   |  |                                      |                     |   |                              |
| *P3b. Resource Attribut<br>*P4. Resources Present   |  | and codes) <u>HP0</u> Structure Obje |                     | District Element of   | District Other (Isolates, et |
|   |  |                                      |                     | *P8. I Case LSA 1500  | Prehistoric Both             |
| EA 187900, EFIS 07000 *Attachments:Noi  | Report for the SR 710<br>000191, 2014  |                                      | ·                   | *P10. Inter ia, California Department of T  Sheet X Building, Structure |                              |
|   | -  |                                      | otograph Record     |   |                              |

State of California - The Resources Agency Primary # **DEPARTMENT OF PARKS AND RECREATION** HRI# BUILDING, STRUCTURE, AND OBJECT RECORD Page 2 of 3\*NRHP Status Code 6Y, 6Z \*Resource Name or #: (Assigned by recorder) 1407 Fair Oaks 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: 1922 (See Continuation Sheet) \*B7. Moved? X No **Original Location:** Yes Unknown \*B8. Related Features: None B9a. Architect: Unknown b. Builder: Unknown South Pasadena \*B10. Significance: Residential Architecture Theme: 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 Continuation Sheet

B13. Remarks:

\*B14. Evaluator: Terry Brejla \*Date of Evaluation: 09/12/2013

(This space reserved for official comments.)

| MONTEREY RD MONTER | MOUND MOUND             | TAHR DAKS AV       |
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| <u> </u>   | LYNDON ST               | LYNDON ST          |
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| L  | _ BANKST                |                    |
|  | Z DANK 31               | BANK ST            |
|  | #                       |                    |
|  | ROLLIN ST               | 1407 Fair Oaks Ave |
|  | <b>∄</b>       <b>∦</b> |                    |
| <b>│</b>   | <b>₹</b>                |                    |
|  | ROLLINST                | ROLLIN ST          |
|  |                         |                    |
|  |                         |                    |
|  | OAKST                   | OAK ST             |
| FREMONT AV   | LAURELST                | LAURFIST           |

| State of California - The Resou<br>DEPARTMENT OF PARKS AND   |  |  | Primary #<br>HRI #   |                           |
|--|--|--|--|---------------------------|
| CONTINUATION SH  | EET  |  | Trinomial  |                           |
| Page <u>3</u> of <u>3</u>  | Resource Name or #:  | (Assigned by recorder)   | 1407 Fair Oaks Ave   |                           |
| Recorded By: LSA Associate   | es, Inc.   | *Date: 09/12/2013  | X_Continuation   | Update                    |
| (continued):   |  |  |  |                           |
|  | ories indicate the following people lived<br>Company) and Laura M. Hadley (1926-19   |  | ric period: Walter J. (President of th   | ne                        |
|  | nial Revival style is typically characterize<br>columns, fanlights or sidelights, a symmo<br>d McAlester 1984).  | -  | *  |                           |
| to the broad patterns of history. Unistoric-period. Online searches, years or more and/or who appear that any of the persons associated of a common architectural style, | Criterion A, the residence does not appear Under Criterion B, city directories were reincluding use of Ancestry.com, were conto have had the potential to be important with this property are significant in local method of construction, and property typ kely to yield information about the history  | eviewed for the names of peopleducted for residents associated tin the local community. This rall, state, or national history. Unce. Research to date has not idea | e who lived at this address during the with the property for a period of five search provided no evidence indicated criterion C, this is a typical exantified it as the work of a master. Un | ne<br>ve<br>ating<br>mple |
| 1921 permit #2975 issued to H. E<br>1935 permit #2083 issued to Mrs<br>1973 permit #5692 issued to Leo   | need for this property. The most pertinent and B. Prudden (owner) for day labor to constant and the context an | ruct a 5-room residence and ga<br>and workshop.<br>mpany (contractor) to re-roof t   | he garage and adjacent paint shed.   |                           |
| Ancestry.com at http://www.ance<br>City of South Pasadena  |  |  | ssed online in March-June 2014 thr   | ough                      |
| Harris, Cyril<br>2006 Dictionary of Architecture<br>McAlester, Virginia and Lee McA  | the City of South Pasadena Planning & E<br>and Construction. McGraw-Hill, New Y-<br>Alester<br>h Houses. Alfred A. Knopf, New York.  |  |  |                           |
|  |  |  |  |                           |
|  |  |  |  |                           |
|  |  |  |  |                           |
|  |  |  |  |                           |



| State of Californi DEPARTMENT C  |   |  | I                     |              |                  |               | Prima:<br>Hi   | ry#_<br>RI#_     |                                       |                     |
|--|---|--|-----------------------|--------------|------------------|---------------|--|------------------|---------------------------------------|---------------------|
| PRIMARY  | RECORD                                    |  |                       |              |                  |               | Trinor   | mial _           |                                       |                     |
|  |   |  |                       |              |                  | NR            | HP Status Co   | ode _            | 6Y, 6L, 6Z                            |                     |
|  |   | Ot   | her Listings          |              |                  |               |  |                  |                                       |                     |
|  |   | R  | eview Code            |              | Reviewe          | er            |  |                  | Date                                  |                     |
| Page <u>1</u> of <u>3</u>  | _   | *Reso  | ource Name or #:      | (Ass         | signed by re     | corder)       | 1401 Fair (  | Oaks A           | ve                                    |                     |
| P1. Other Identif  | fier: APE Ma                              | p Ref # 75-3B  |                       |              |                  |               |  |                  |                                       |                     |
| P2. Location:  |   | ublication   | X Unrestricted        |              |                  | Los Angel     |  | a                | nd (P2b and F                         | 2c or P2d.)         |
| *b. USGS 7.5'  | 1401 Fair Oaks                            | Ava  | Da                    | ate:         | 1994<br>City:    |               | R12W, S4<br>asadena  |                  | Zin: (                                | 01020               |
|  |   |  | or linear recourses   | ٥١           |                  |               |  |                  | Zip: _ <u></u>                        |                     |
| •  |   | ū  | or linear resources   | ,            | Zone:            |               | -4-). A DNI-521  |                  | · · · · · · · · · · · · · · · · · · · | mi                  |
|  |   |  | ections to resourc    |              |                  |               |  |                  |                                       | `                   |
| 3a. Description  | yle: Spanish Ecled                        |  | ajor elements. Includ | ie design    | i, materiais, co | 1             | y Type: comm   |                  | and boundaries                        | )                   |
|  | g: stucco, all visib                      |  |                       |              |                  | 1 - '         |  |                  | etting, location,                     | design, feeling     |
| , ,  | w, exposed rafter t                       |  | ile                   |              |                  |               | ons: altered fe  |                  | -                                     | 8 , 8               |
|  | ood, fixed, front, s                      |  |                       |              |                  |               |  |                  |                                       |                     |
|  | uminum, horizonta<br>ce: front, single do | •  | lteration: yes        |              |                  |               |  |                  |                                       |                     |
| Plan: irregular  | ce. Iront, single ut                      | JOI  |                       |              |                  |               |  |                  |                                       |                     |
| No. Stories: 1   |   |  |                       |              |                  |               |  |                  |                                       |                     |
| Porches: Partial,  | front                                     |  |                       |              |                  |               |  |                  |                                       |                     |
|  |   |  |                       |              |                  |               |  |                  |                                       |                     |
| 23b. Resource A  | Attributos: (                             | List attributes ar   | id codes)             | HP06         |                  |               |  |                  |                                       |                     |
| 24. Resources P  |   |  | · -                   | Object       | Site             | District      | Eleme  | nt of D          | District O                            | ther (Isolates, etc |
|  |   |  |                       | ,            |                  |               |  |                  |                                       | •                   |
| P5a. Photo or D  | rawing (Photo re                          | equirea for bui  | dings, structures,    | and obj      | ects.)           |               |  |                  | escription of plata, accession        |                     |
| A STATE OF THE STA | 7   | <b>阿里斯斯</b>  |                       |              |                  |               | CR (856)   |                  | the W, 09/12/13                       |                     |
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|  |   | £.   |                       |              |                  |               |  | · · ·<br>1933    |                                       |                     |
| -  |   | *****  |                       |              |                  |               |  |                  |                                       |                     |
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| -  | 700                                       | 4  |                       |              |                  |               |  |                  | vner and Addr<br>c, Clarence L Co T   |                     |
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|  | L Hay                                     | 1.00   | 1.40                  |              |                  |               | 5  | S Pasade         | ena, CA 91030                         |                     |
|  |   |  | Lauf West             |              | (A) (A)          |               | 72   |                  |                                       |                     |
|  |   | The state of the s |                       |              |                  |               | A BOOK   |                  | corded by:                            |                     |
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|  |   | 1  |                       |              |                  |               | ALC: NO PER STATE OF THE PER STATE OF TH |                  | wa Ave., Suite                        | 200                 |
|  |   |  |                       | 2 4          |                  |               | 1  | Riversi          | de, CA 92507                          |                     |
|  |   |  | AND THE RESERVE       | THE STATE OF | 09/1             | 2/2013        | 20   |                  |                                       |                     |
|  |   |  |                       | 10           | LIE VE           | The second    | *  | P9. Da           | te Recorded:                          | 09/15/2013          |
| Val. 24  |   |  |                       |              |                  |               | *F   | P10. S           | urvey Type:                           | (Describe)          |
| P11. Report Cita   | tion: (Cite sur                           | vev report and o   | ther sources or ente  | r "none      | ")               |               |  | Intensi          | ve                                    |                     |
| Historic Property  | Survey Report fo                          | or the SR 710 No   | orth Study, Los Ang   |              | •                | ia, Californi | ia Department  | of Trai          | nsportation Dist                      | rict 7,             |
| EA 187900, EFI   | S 0700000191, 20                          | 14   |                       |              |                  |               |  |                  |                                       |                     |
| Attachments:   | NoneL                                     | ocation Map  | Sketch Map            | <u>X</u> C   | ontinuation S    | Sheet         | X Building, S  | Structu          | ire, and Object                       | Record              |
|  | Archeologica                              | al Record  | District Record       | d!           | Linear Featu     | ire Record    | lMillin  | g Stat           | ion Record                            |                     |
|  | Rock Art Re                               | cord Art   | fact Record           | Photog       | raph Record      | d Of          | ther (List):   |                  |                                       |                     |

State of California - The Resources Agency Primary # **DEPARTMENT OF PARKS AND RECREATION** HRI# BUILDING, STRUCTURE, AND OBJECT RECORD 6Y, 6L, 6Z Page 2 of 3\*NRHP Status Code \*Resource Name or #: (Assigned by recorder) 1401 Fair Oaks Ave B1. Historic Name: B2. Common Name: B4. Present Use: Single-family residence B3. Original Use: Single-family residence \*B5. Architectural Style: Spanish Eclectic \*B6. Construction History: (Construction date, alterations, and data of alterations) Year constructed: 1933 (See Continuation Sheet) \*B7. Moved? X No Original Location: Unknown Date: \*B8. Related Features: None B9a. Architect: Unknown b. Builder: Earl Sprague South Pasadena Residential Architecture \*B10. Significance: Theme: Property Type: Single Family Residence Applicable Criteria: Period of Significance: 1933 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 and the 2002 survey update lists it with a 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) HP06

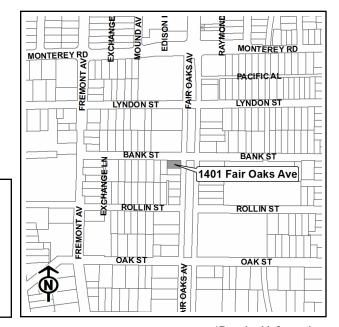
# \*B12. References:

See Continuation Sheet

B13. Remarks:

**\*B14. Evaluator:** Terry Brejla **\*Date of Evaluation:** 09/15/2013

(This space reserved for official comments.)



| DEPARTMENT OF PARKS AND RECREATION  CONTINUATION SHEET |                      |                     |           | HRI #  Trinomial |                    |        |  |  |  |  |
|--|----------------------|---------------------|-----------|------------------|--------------------|--------|--|--|--|--|
| Page <u>3</u> of <u>3</u>                              |                      | Resource Name or #: | (Assigned | by recorder)     | 1401 Fair Oaks Ave |        |  |  |  |  |
| Recorded By:   | LSA Associates, Inc. |                     | *Date:    | 09/15/2013       | X Continuation     | Update |  |  |  |  |

Drimon, #

(continued):

State of California - The Resources Agency

Sanborn Map Research: The 1951 Sanborn map for 1401 Fair Oaks Avenue depicts a single story, rectangular-shaped, wood-framed building covered with in fire-resistant roofing (likely tiles). The building has a moderate setback on the 100-foot-by-70-foot rectangular parcel. The Sanborn map indicates that this building is used as a "Clinic." No other buildings, structures, or objects are depicted. The parcel is located in a mixed commercial and residential area containing small businesses such as clinics and medical labs with dense residential housing such as apartments, duplexes, and single family homes interspersed on variously sized parcels with non-uniform street setbacks. A segment of the Pacific Electric Railway located in the median of Fair Oaks Avenue is located east of the parcel.

Property Information: City directory indicates that this property has been the location of medical and dental offices between 1937 and 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 the Depression era, however, it is not particularly representative of that period. Under Criterion B, research has not found any associations with persons significant in national, state, or local history. Under Criterion C, the building has sustained alterations, but retains essential characteristics of the Spanish Eclectic style. However, it is not a representative example of that style or a method of construction or a property type and 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). 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 #4420 issued to R. E. Jarvis (owner) and Earl Sprague (contractor) to construct a four-plex family unit with garages at rear.

1933 permit # 694 issued to Robert Jarvis (owner/builder) for a professional building (at 1515 1/2 Bank Street).

1940 permit #8459 issued to R. E. Jarvis (owner) to use day labor to add a room to the medical building.

1945 permit #12942 issued to R. E. Jarvis (owner) and George Whitney (contractor) to re-roof.

1955 permit #34444 issued to R. Jarvis (owner) and Monarch Roofing (contractor) to re-roof a portion of the building

2000 permit #5746 issued to Clarence Hancock (owner) and Wadthraite Roofing (contractor) to 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.

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.



| DEPARTMENT OF  |  | ources Agency<br>ND RECREATI   |                   |              |                   |              | Prima<br>H           | ary#<br>IRI#   |  |                             |
|--|--|--|-------------------|--------------|-------------------|--------------|----------------------|--|--|-----------------------------|
| PRIMARY F  | RECORI   | D  |                   |              |                   |              | Trino                | _  |  |                             |
|  |  |  |                   |              |                   | NR           | RHP Status C         | ode _  | 6Y, 6Z   |                             |
|  |  |  | Other Listings    |              |                   |              |                      |  |  |                             |
|  |  |  | Review Code       |              | Reviewe           | er           |                      |  | Date   |                             |
| age <u>1</u> of <u>3</u>   |  | *Re  | source Name       | or #: (/     | Assigned by re    | corder)      | _1318 Fair           | Oaks A   | ve   |                             |
| 1. Other Identific   | er: APE  | Map Ref # 76-3   | B; George McDo    | onald and A  | ssociates         |              |                      |  |  |                             |
| 2. Location:   |  | r Publication  | X_ Unrest         |              | *a. County        | Los Ange     |                      | a  | <b>nd</b> (P2b and F   | P2c or P2d.)                |
| *b. USGS 7.5' (c. Address:   | _  | Los Angeles  |                   | _ Date:      | City:             |              | R12W, S4<br>Pasadena |  | Zip:   | 91030                       |
| d. UTM: (Give  |  |  | nd/or linear reso | ources)      | Zone:             |              | asaucha              |  | Zip: _<br>mE/  | 71030<br>r                  |
| e. Other Locat   |  | ū  |                   | ,            |                   |              |                      |  | -  | '                           |
| e. Other Locat   |  | resource and its   |                   |              |                   |              |                      |  |  | -\                          |
| Architectural Sty<br>Siding/Sheathing<br>Roof: flat<br>Fenestration: woo<br>Fenestration: met<br>Primary Entranc | le: Modern, e<br>: brick: venee<br>od, fixed, fron<br>tal, awning, s | elements of<br>er, All Visible<br>nt<br>ide  | major olomonia.   | mode dec     | ygr, materiale, e | 1            | integrity: me        |  | etting, location,  | *                           |
| Plan: rectangular<br>No. Stories: 1<br>Porches: Partial, f<br>Property Type: co                                  | ront   |  |                   |              |                   |              |                      |  |  |                             |
| 3b. Resource At  | ttributes:   | (List attributes   | and codes)        | HP06         | i                 | 1            |                      |  |  |                             |
| 4. Resources Pr  | esent:   | X Building   | Structure         | Objec        | t Site            | District     | tEleme               | ent of D   | DistrictC  | ther (Isolates, e           |
| 5a. Photo or Dr  | awing (Phot  | to required for t  | uildings, struct  | ures, and    | objects.)         |              | F                    | 25b. De  | escription of p  | hoto:                       |
|  | Die  |  |                   |              |                   |              | *                    | Pf. Das<br>Sources<br>1947<br>Assessor<br>P7. Ow<br>McDona<br>227 Oak<br>S Pasado<br>P8. Re<br>Elisa B<br>LSA A<br>1500 Io | or where and Adding the control of t | ed/Age and toric Both ress: |
| and seeking the  | L. A. P. Laker   | CO STATE OF THE ST | and the second    | or optor "po |                   | 1.000        |                      |  | te Recorded:<br>urvey Type:<br>ve  |                             |
| 11. Report Citati<br>Historic Property<br>EA 187900, EFIS  | Survey Repo  |  |                   |              | •                 | ia, Californ | iia Departmen        | t of Trai  | nsportation Dist   | rict 7,                     |
| Historic Property  | Survey Repo  | rt for the SR 710  | North Study, Lo   | os Angeles ( | •                 |              | •                    |  | nsportation Dist   |                             |

State of California - The Resources Agency Primary # **DEPARTMENT OF PARKS AND RECREATION** HRI# BUILDING, STRUCTURE, AND OBJECT RECORD Page 2 of 3\*NRHP Status Code 6Y, 6Z 1318 Fair Oaks Ave \*Resource Name or #: (Assigned by recorder) B1. Historic Name: B2. Common Name: B4. Present Use: Office B3. Original Use: Office \*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 **Original Location:** Unknown \*B8. Related Features: None b. Builder: Henri Gauthey B9a. Architect: Unknown Area: South Pasadena \*B10. Significance: Theme: Commercial Architecture Period of Significance: 1947 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 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: 09/21/2013

(This space reserved for official comments.)

| MOUND AV<br>MOUND AV<br>EDISON IN | FAIR OAKS AV RAYMOND LIN OAS ABJEINT AV AND OSN BERENTENG |
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|                                   | PACIFIC AL  |
| LYNDON ST                         | LYNDON ST   |
|                                   | 1318 Fair Oaks Ave  |
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| A ROLLINST                        | OS AV   |
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| OAKST                             | OAK ST ≥  |
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| DEPARTMENT O   | iia - The Resources Agei<br>DF PARKS AND RECREA<br>ATION SHEET   | •  |  |  | Primary #<br>HRI #<br>Trinomial  |                                      |
|--|--|--|--|--|--|--------------------------------------|
| Page <u>3</u> of <u>3</u>  |  | Resource Name or #:  | (Assigned  | by recorder)   | 1318 Fair Oaks Ave   |                                      |
| Recorded By:   | LSA Associates, Inc.   |  | *Date:   | 09/21/2013   | X_Continuation   | Update                               |
| (continued):   |  |  |  |  |  |                                      |
| organic lines an accents. This most significance Evento the broad path historic-period. The broad have had the with persons improvements of the construction, and accents the same accent to the broad path is to the broad path in the broad path is to the broad path in the broad path is to the broad path in the broad path in the broad path is to the broad path in the broad | d typically incorporates con<br>odest building includes som<br>aluation. Under Criterion A<br>terns of history. Under Crite<br>Online searches were condu<br>potential to be important in<br>portant in local, state, or nat<br>d property type. Research to | crete, metal, and glass. Some of the elements of the Modern style of the building does not appear the rion B, city directories were reacted for businesses associated the local community. This rescional history. Under Criterion | to be associate eviewed for the lawith the properties of the control of the contr | ed with events the names of businerty for a period d no evidence in pical example of naster. Under Criater of the control of t | terized by clean simple geometric festory windows and geometric fe | ribution at appear ociated method of |
| 1948 permit # 1<br>1966 permit #59<br>decorative sun s   | nits have been issued for this 7009 issued to Drs. Harry (o  | r. George Hoffman (owner) an<br>ng.  | ontractor) to c<br>ad Crown Sign   | onstruct a comm<br>and Neon and C  | nercial building and ground sign<br>G. W. Bertch to install a sign and   |                                      |
| 1983 permit issu   |  | xtend the existing driveway ar   |  |  | grade parking lot.   |                                      |

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

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



| State of California - The Resources Ager<br>DEPARTMENT OF PARKS AND RECREA   | •                            |                                |                     | Primary #<br>HRI #  |   |                               |
|--|------------------------------|--------------------------------|---------------------|---|---|-------------------------------|
| PRIMARY RECORD   |                              |                                | NRHP                | Trinomial Status Code   | 6Y, 6Z  |                               |
|  | Other Listings               |                                |                     |   | - 01,02   |                               |
|  | Review Code                  | Review                         | ver                 |   | Date  |                               |
| Page <u>1</u> of <u>3</u>  | *Resource Name or #:         | (Assigned by re                | ecorder) <u>1</u>   | 220 Fair Oaks   | Ave   |                               |
| P1. Other Identifier: APE Map Ref # 7  | 7-3B; Marco's Collision Co   | enter                          |                     |   |   |                               |
| P2. Location: Not for Publication  | on X Unrestricted            | *a. County                     | Los Angeles         |   | and (P2b and F  | P2c or P2d.)                  |
| *b. USGS 7.5' Quad: Los Angeles  | Da                           | ite: 1994                      |                     |   | AL (GARFIAS)  |                               |
| c. Address: 1220 Fair Oaks Ave   |                              | City                           | : South Pasad       | ena   | Zip: _  | 91030                         |
| d. UTM: (Give more than one for large  |                              |                                |                     |   | _ mE/   | mN                            |
| e. Other Locational Data: (e.g., parcel  |                              |                                |                     |   |   |                               |
| P3a. Description: (Describe resource and Architectural Style: Vernacular   | d its major elements. Includ | e design, materials,           | condition, alterati | ons, size, settin   | g, and boundaries   | 3)                            |
| Siding/Sheathing: stucco, S, corrugated me Roof: flat No. Stories: 1 Property Type: commercial These structure used for working on cars. |                              | e bays                         |                     |   |   |                               |
| ,  | g X Structure C              | HP06  bject Site and objects.) | District            | (View,  | District O  Description of p data, accession to the E, 03/03/14 | n #)                          |
|  |                              |                                |                     | Sourc ——P 1928 Asses *P7. C Sherle 412 E Alhan  *P8. F Elisa LSA 1500 | Prehistoric   | Both  Both  Pess:  Porgia Trs |
| P11. Report Citation: (Cite survey repor<br>Historic Property Survey Report for the SR   | t and other sources or enter | r "none.")                     |                     |   |   |                               |

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
BUILDING, STRUCTURE, AND OBJECT RECORD

\*\*NRHP Status Code 6Y, 6Z

\*Resource Name or #: (Assigned by recorder)

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: 1928 (See Co | ntinuation Sheet)   |
| *B7. Moved? <u>X</u> No        | Yes Unknown Date: Original Location:  |
| *B8. Related Features:         |   |
| None                           |   |
| B9a. Architect: Unknown        | b. Builder: Jean DeWerthemer (owner)  |
| *B10. Significance: Area:      | South Pasadena Theme: Commercial Architecture   |
| Period of Significance:        | 1928 Property Type: Commercial Applicable Criteria: NA  |
| (Discuss importance in terms   | s of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)  |
| _                              | not appear eligible for listing in the National Register of Historic Places and does not appear to qualify as a ne California Environmental Quality Act (CEQA). |
| (continued on next page)       |   |
|                                |   |

HP06

\*B12. References:

B13. Remarks:

**\*B14. Evaluator:** Terry Brejla **\*Date of Evaluation:** 09/21/2013

B11. Additional Resource Attributes:

(This space reserved for official comments.)

(List attributes and codes)

| XLEY ST OXLE  XLEY ST OXLE  AV J OX OX  AV J OX | EY ST Q OXLEY  WARRENGO OWN  WARRENGO OWN  WARRENGO OWN  WONTEREY RD |
|---|--|
| LYNDON ST   | 1220 Fair Oaks Ave   |
| BANKST  | BANK ST WAR  |
| ROLLIN ST   | ROLLIN ST  |

| State of California - The Resources Agency DEPARTMENT OF PARKS AND RECREATION CONTINUATION SHEET   |   |  |  | Primary #<br>HRI #<br>Trinomial   |                  |  |
|--|---|--|--|---|------------------|--|
| Page <u>3</u> of <u>3</u>  | Resource Name or #:   | (Assigned  | by recorder)   | der) _ 1220 Fair Oaks Ave   |                  |  |
| Recorded By: LSA Associ  | ates, Inc.  | *Date:   | 09/21/2013   | X_Continuation  | Update           |  |
| (continued):   |   |  |  |   |                  |  |
| Station and the H. S. Ford Auto  | ectories indicate the following businesses of<br>Dectories (1930); Benagh Service Station (19<br>(1943); B&K Super service (1946); D&K S  | 934); Benagh                                     | Service Station  | and Glen Cooper Garage (1938 and  | ice              |  |
| to the broad patterns of history<br>historic-period. Online searche<br>to have had the potential to be<br>with persons important in local<br>of construction, or property type | r Criterion A, the building does not appear to Under Criterion B, city directories were rest were conducted for businesses associated important in the local community. This rest, state, or national history. Under Criterion be. Research to date has not identified it as to tory or prehistory of the area (which relates | with the property of the work of a the work of a | ne names of businerty for a period do evidence in a representative master. Under C | nesses at this address during the<br>of five years or more and/or that app<br>dicating that the property is associated<br>example of an architectural style, me<br>driterion D, the building is not likely to | ear<br>d<br>thod |  |
| B6. Construction History   |   |  |  |   |                  |  |
| •  | ssued for this property. The most pertinent   | are listed belo                                  | ow:  |   |                  |  |
| 1948 permit #18698 issued to 1<br>1966 permit #46168 issued to 2   | can DeWerthemer (owner/builder) to constr<br>Vessey (owner) for day labor to install a me<br>Fom Sherlock Motors (owner) and Temple<br>larco's Auto Body (owner) and Nichols Aw   | etal sign on w<br>City Sign and                  | ood supports.<br>l Neon (contract  |   |                  |  |
| B12. References<br>City Directories  |   |  |  |   |                  |  |
| Ancestry.com at http://www.ar<br>City of South Pasadena  |   |  |  | essed online in March-June 2014 thro  | ough             |  |
| var. Building permits. On file   | at the City of South Pasadena Planning & E  | Building Depa                                    | artment.   |   |                  |  |
|  |   |  |  |   |                  |  |
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| State of Californ<br>DEPARTMENT (                       |  |   | ON .                  |                           |                  |              | Prima<br>H    | ry#<br>RI#                             |   |                    |
|---|--|---|-----------------------|---------------------------|------------------|--------------|---------------|--|---|--------------------|
| PRIMARY   |  |   |                       |                           |                  |              | Trino         |  |   |                    |
|   |  |   |                       |                           |                  | NR           | HP Status C   | ode                                    | 6Y, 6L, 6Z  |                    |
|   |  | C   | Other Listings        |                           |                  |              |               |  |   |                    |
|   |  |   | Review Code           |                           | Reviewe          | er           |               |  | Date  |                    |
| Page <u>1</u> of <u>3</u>                               | _  | *Re:  | source Name or #:     | (A                        | ssigned by re    | corder)      | 1134 Fair (   | Oaks .                                 | Ave   |                    |
| 21. Other Identi  | fier: APE  | Map Ref # 78-3B   | ; Tina Nails          |                           |                  |              |               |  |   |                    |
| 2. Location:  |  | r Publication   | X Unrestricte         |                           | *a. County       | Los Ange     |               |  | and (P2b and F  | P2c or P2d.)       |
| *b. USGS 7.5'   | _  | Los Angeles   |                       | Date:                     | 1994             |              |               | SCU <i>i</i>                           | AL (GARFIAS)  | 01020              |
| c. Address:   |  |   |                       | >                         | City:            |              | asadena       |  | Zip: _  |                    |
| •   |  | ŭ   | d/or linear resource  | ,                         | Zone:            |              | . A DNI-521   |  |   | r                  |
|   |  |   | lirections to resour  |                           |                  |              |               |  |   | `                  |
| 3a. Description   | `  | clectic, elements   | major elements. Inclu | de desi                   | gn, materials, c | 1            |               |  | g, and boundaries   | •                  |
|   | g: stucco, all v<br>narrow eaves,<br>uminum, fixed<br>etal, fixed multi<br>ice: front, store | isible, decorative<br>terra cotta tile<br>front, storefront<br>ti-paned, side |                       |                           |                  | Alterati     | ο .           | ,                                      | ation, altered entr   |                    |
| P3b. Resource A P4. Resources F P5a. Photo or D         | Present:   | X Building _<br>o required for bu   | Structure             | HP06<br>Object<br>, and o |                  | District     | P (\          | <b>5b. [</b><br>/iew,<br>√iew t        | Description of p<br>data, accession<br>to the E, 09/12/13             | n #)<br>ed/Age and |
| 200   | anast<br>M   | TINA  | NAILS -               | Salon                     |                  |              | *F            | —————————————————————————————————————— | sor  Dwner and Addition, Onic Tr  Venus Dr ngeles, CA 90046           | Both               |
| <b>56</b> !   |  |   |                       |                           |                  |              |               | Elisa<br>LSA<br>1500<br>River          | Recorded by: Bechtel Associates, Inc. Iowa Ave., Suite side, CA 92507 | 200 09/21/2013     |
| 30  |  |   |                       |                           |                  | <b>Ø</b>     |               |  | Pate Recorded:<br>Survey Type:  | (Describe)         |
|   |  | 7   |                       |                           |                  |              |               | Intens                                 |   | •                  |
| P11. Report Cita<br>Historic Property<br>EA 187900, EFI | y Survey Repor   | rt for the SR 710 l   | other sources or ent  |                           | ,                | ia, Californ | ia Department | of Tr                                  | ansportation Dist   | rict 7,            |
| ttachments:   | None   | Location Map  | Sketch Map            | X                         | Continuation     | Sheet        | X Buildina    | Struc                                  | ture, and Objec   | t Record           |
|   |  | eccation map<br>gical Record  | District Recor        |                           | Linear Feat      | -            |               |  | ation Record  |                    |
|   |  |   |                       | _                         | _                |              |               | 5                                      |   |                    |

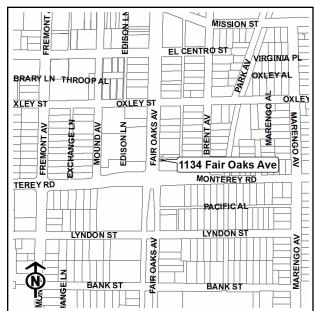
State of California - The Resources Agency Primary # DEPARTMENT OF PARKS AND RECREATION HRI# BUILDING, STRUCTURE, AND OBJECT RECORD \*NRHP Status Code 6Y, 6L, 6Z Page 2 of 3\*Resource Name or #: (Assigned by recorder) 1134 Fair Oaks Ave B1. Historic Name: B2. Common Name: Tina Nails B3. Original Use: B4. Present Use: Commercial (nail salon) \*B5. Architectural Style: Spanish Eclectic \*B6. Construction History: (Construction date, alterations, and data of alterations) Year constructed: 1936 (See Continuation Sheet) \*B7. Moved? X No Unknown Date: Original Location: \*B8. Related Features: None B9a. Architect: Unknown b. Builder: Unknown South Pasadena Commercial Architecture; Commercial Development \*B10. Significance: Theme: Property Type: Commercial Period of Significance: 1936 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 2002 update to the City of South Pasadena's Cultural Heritage Inventory (2001) with a California Historical Resources (CHR) Status Code of 5D3. The property is within the 1100 Block Fair Oaks Historic District, which the 2002 survey assigned CHR 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) HP06 \*B12. References:

See Continuation Sheet

B13. Remarks:

\*B14. Evaluator: Terry Brejla \*Date of Evaluation: 09/21/2013

(This space reserved for official comments.)



\*Required Information DPR 523B (1/95)

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

| Primary # |  |
|-----------|--|
| HRI#      |  |
| Trinomial |  |

| Page <u>3</u> of <u>3</u> |                     | Resource Name or #: | (Assigned by recorder) |            | 1134 Fair Oaks Ave |        |  |
|---------------------------|---------------------|---------------------|------------------------|------------|--------------------|--------|--|
| *Recorded By: <u>L</u>    | SA Associates, Inc. |                     | *Date:                 | 09/21/2013 | X_Continuation     | Update |  |

(continued):

Sanborn Map Research: The 1951 Sanborn map for 1134 Fair Oaks Avenue depicts a one-story, rectangular-shaped, wood-framed, commercial building covered with composition asphalt roofing. The building has a moderate street setback on a narrow, 150-foot-by-50-foot rectangular parcel. The Sanborn map indicates that this parcel is used for automobile parking. The Sanborn map indicates that an "Office" is located at this address. The surrounding area is predominately mixed residential to the east with commercial activity along Fair Oaks Avenue suggesting a blue-collar neighborhood. A segment of the Southern Pacific's Pasadena Branch railroad line is located one and half blocks east of the parcel.

Property Information: City directory indicates that the following people lived and businesses operated at the address during the historic-period: G. B. Pettingill (1926); Seiberts Health Institute (1930 – 1933); Dr. Clifford M. Hughes (1937 – 1952); Dolly's Records (1956 – 1960); and Ruth Huntington Knitting (1975).

Architectural Context: The building exhibits some characteristics of Spanish Eclectic style. 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, and most often stucco wall cladding (Harris 2006; McAlester and McAlester 1984).

Significance Evaluation. Under Criterion A, this building dates to the Depression era, however, it is not particularly representative of that period. Under Criterion B, research has not found any associations with persons significant in national, state, or local history. Under Criterion C, the building has sustained minor alterations and is not a representative example of a style, method of construction, or a property type, and 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). This property is not separately eligible for listing in the National or California Registers. It does not contribute to the significance of a larger National or California Register-eligible 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:

1951 permit #26633 issued to Dolly Good (renter) and Guarantee Neon (contractor) for a single face neon sign.

1995 permit #017643 issued to Tina Nails (renter) and First Sign Company (contractor) for one wall sign.

1967 permit to re-roof.

1976 permit for installation projecting sign.

### 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   | Primary #   |
|--|---|
| DEPARTMENT OF PARKS AND RECREATION   | HRI#  |
| PRIMARY RECORD   | Trinomial   |
| Other Listings   | NRHP Status Code 6Y, 6L, 6Z                                     |
| Review Code Review   | ewer Date   |
| Page 1 of 3 *Resource Name or #: (Assigned by  |   |
|  | ,   |
| P1. Other Identifier: APE Map Ref # 79-3B; My Escape  *P2. Location: Not for Publication X Unrestricted *a. County   | Los Angeles   |
| *P2. Location: Not for PublicationX Unrestricted *a. County *b. USGS 7.5' Quad: Los Angeles Date: 1994   |   |
|  | ty: South Pasadena Zip: 91030                                   |
| d. UTM: (Give more than one for large and/or linear resources)  Zone   |   |
| e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc.   |   |
| *P3a. Description: (Describe resource and its major elements. Include design, materials  |   |
| Architectural Style: Spanish Eclectic  | Property Type: commercial                                       |
| Construction: unknown  | Retains integrity: low, setting, location, association, feeling |
| Siding/Sheathing: stucco, all visible  | Alterations: altered roof, altered fenestration, altered        |
| Roof: side gable, low, terra cotta tile Fenestration: aluminum, fixed, front, storefront   | decorative element  |
| Primary Entrance: front, storefront, single door   |   |
| Other notable features: 1945 facade alterations according to permits   |   |
| Plan: rectangular  |   |
| No. Stories: 1   |   |
|  |   |
|  |   |
| *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 #)                                       |
| Back Backers and   | View to the E, 09/12/13   |
|  | *P6. Date Constructed/Age and                                   |
|  | Sources: X Historic   |
| MACACCACCACCACCACCACCACCACCACCACCACCACCA   | Prehistoric Both  |
|  | 1936  |
|  |   |
|  | Assessor  |
| SKIN CARE MY ESCAPE MAKEUP   | *P7. Owner and Address:   |
| The second secon | Yee, Peter And Tina U<br>708 Abbot Ave                          |
|  | San Gabriel, CA 91776   |
|  |   |
|  | *P8. Recorded by:   |
|  | Elisa Bechtel   |
|  | LSA Associates, Inc.  |
|  | 1500 Iowa Ave., Suite 200                                       |
|  | Riverside, CA 92507   |
|  |   |
|  | *P9. Date Recorded: 09/21/2013                                  |
|  | *P10. Survey Type: (Describe)                                   |
| Cito and all all and all and all all all and all all all all all all all all all al  | Intensive   |
| *P11. Report Citation: (Cite survey report and other sources or enter "none.")   |   |
| Historic Property Survey Report for the SR 710 North Study, Los Angeles County, Califo EA 187900, EFIS 0700000191, 2014  | ornia, California Department of Transportation District 7,      |
| *Attachments: None Location Map Sketch Map X Continuation  | on Sheet X Building, Structure, and Object Record               |
| <u> </u>   | eature Record Milling Station Record                            |
| <del></del>  | <u> </u>  |
| Rock Art RecordArtifact RecordPhotograph Rec   | ord Other (List):   |

State of California - The Resources Agency Primary # **DEPARTMENT OF PARKS AND RECREATION** HRI# BUILDING, STRUCTURE, AND OBJECT RECORD \*NRHP Status Code 6Y, 6L, 6Z Page 2 of 3\*Resource Name or #: (Assigned by recorder) 1132 Fair Oaks Ave B1. Historic Name: B2. Common Name: My Escape B3. Original Use: B4. Present Use: Commercial (skin care) \*B5. Architectural Style: Spanish Eclectic \*B6. Construction History: (Construction date, alterations, and data of alterations) Year constructed: 1936 (See Continuation Sheet) \*B7. Moved? X No Unknown Original Location: \*B8. Related Features: None B9a. Architect: Unknown b. Builder: L.J. Mygatt South Pasadena Commercial Architecture; Commercial Development \*B10. Significance: Theme: Property Type: Commercial Period of Significance: 1936 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 2002 update to the City of South Pasadena's Cultural Heritage Inventory (2001) with a California Historical Resources (CHR) Status Code of 5D3. The property is within the 1100 Block Fair Oaks Historic District, which the 2002 survey update indicates as CHR Status Code of 5S3. In December 2003, OHP published the list of revised CHR Status Codes. Status Code 5S3 and 5D3 are 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:** Terry Brejla **\*Date of Evaluation:** 09/21/2013

(This space reserved for official comments.)

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|---|--|
|   | MONTEREY RD  |
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| DEPARTMENT OF PARKS AND RECREATION         | HRI#      |  |
| CONTINUATION SHEET                         | Trinomial |  |
|  |           |  |

| Page <u>3</u> of <u>3</u> | Resource Name or #: | (Assigned by recorder)   | 1132 Fair Oaks Ave |        |
|---------------------------|---------------------|--------------------------|--------------------|--------|
| *Recorded By: LSA Associa | ates, Inc.          | <b>*Date:</b> 09/21/2013 | X Continuation     | Update |

(continued):

Sanborn Map Research: The 1951 Sanborn map for 1132 Fair Oaks Avenue depicts a one-story, rectangular-shaped, wood-framed, commercial building covered with composition asphalt roofing. The building has a moderate street setback on a narrow, 150-foot-by-50-foot rectangular parcel. The Sanborn map indicates that this parcel is used for automobile parking. The Sanborn map does not indicate the type of business at this address. The surrounding area is predominately mixed residential to the east with commercial activity along Fair Oaks Avenue suggesting a blue-collar neighborhood. A segment of the Southern Pacific's Pasadena Branch railroad line is located one and half blocks east of the parcel.

Property Information: City directory indicates that the following people lived and businesses operated at the address during the historic-period: Cora A. White (1926 - 1930); Mrs. Estelle Maldanafo (1933); Filley Mortgage (1937 – 1940); French Cleaners and Dyers (1952 – 1956); Nearly New Shop (1960); and Angie's Beauty Shop (1975).

Architectural Context: The building exhibits characteristics of Spanish Eclectic style. 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, and most often stucco wall cladding (Harris 2006; McAlester and McAlester 1984).

Significance Evaluation. Under Criterion A, this building dates to the Depression era, however, it is not particularly representative of that period. Under Criterion B, research has not found any associations with persons significant in national, state, or local history. Under Criterion C, the building has sustained minor alterations and is not a representative example of a style, method of construction, or a property type, and 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). 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:

1132 Fair Oaks(N 15 Ft. of S. 24 Ft. of W. 30 Ft. of Lot 4, Block D, Raymond Villa Tract #1):

1945 permit (finaled 10/19/45) for H.H. Holloway (owner)/Day Labor (contractor) to change storefront and make alterations

1975 certificate of occupancy for store building

2007 permit for interior tenant improvements to beauty salon (4,500 sq. ft.) (no change in occupancy or use)

2010 permit to re-roof

1132-34-36-38 Fair Oaks:

1936 permit (1/11/36) for L.J. Mygatt (contractor)/Filley and Church (owner) to erect store buildings

1132-1134 Fair Oaks:

1983 permit to re-roof

1134 Fair Oaks (S 15 Ft. of N 26 Ft. of W 30 Ft. of Lot 3, Block D, Raymond Villa Tract #1):

1967 permit to re-roof

1976 permit for installation projecting sign

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 Primary # **DEPARTMENT OF PARKS AND RECREATION** HRI# **Trinomial** PRIMARY RECORD NRHP Status Code 6Y, 6L, 6Z **Other Listings Review Code** Reviewer Date (Assigned by recorder) 1118 Fair Oaks Ave \*Resource Name or #: Page 1 of 5 P1. Other Identifier: APE Map Ref # 80-3B \*P2. Location: Not for Publication X Unrestricted \*a. County Los Angeles and (P2b and P2c or P2d.) 1994 \*b. USGS 7.5' Quad: Los Angeles Date: Land Grant: SAN PASCUAL (GARFIAS) City: Zip: 91030 c. Address: 1118 Fair Oaks Ave South Pasadena d. UTM: (Give more than one for large and/or linear resources) Zone: e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate): APN:5318016023, 1118-1130 Fair Oaks Ave \*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries) Architectural Style: Spanish Eclectic, elements of, modest **Property Type:** commercial Construction: unknown Retains integrity: low, setting, location, association Siding/Sheathing: stucco: modern, all visible Alterations: altered plan, altered fenestration, altered **Roof:** side gable, low, narrow eaves entrances Fenestration: aluminum, fixed, front, storefront, alteration: yes Primary Entrance: front, single door Plan: rectangular No. Stories: 2 Secondary Entrance: front, storefront, multiple doors, transom lights \*P3b. Resource Attributes: (List attributes and codes) HP06 Structure Object Site District Element of District Other (Isolates, etc.) \*P4. Resources Present: X Building P5b. Description of photo: P5a. Photo or Drawing (Photo required for buildings, structures, and objects.) (View, data, accession #) View to the E, 09/12/13 \*P6. Date Constructed/Age and Sources: X Historic Prehistoric Both 1923 Assessor P7. Owner and Address: South Pasadena Masonic Assn 1126 Fair Oaks Ave S Pasadena, CA 91030 \*P8. Recorded by: Elisa Bechtel LSA Associates. Inc. 1500 Iowa Ave., Suite 200 Riverside, CA 92507 \*P9. Date Recorded: 09/21/2013 \*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 X Continuation Sheet X Building, Structure, and Object Record None Location Map Sketch Map \*Attachments: Archeological Record District Record Linear Feature 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 \*NRHP Status Code 6Y, 6L, 6Z Page 2 of 5\*Resource Name or #: (Assigned by recorder) 1118 Fair Oaks Ave B1. Historic Name: Masonic Temple B2. Common Name: B3. Original Use: B4. Present Use: Commercial \*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 Unknown Original Location: \*B8. Related Features: None B9a. Architect: Unknown b. Builder: Unknown South Pasadena Commercial Architecture; Commercial Development \*B10. Significance: Theme: Period of Significance: 1923 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 Inventory (2001) and the 2002 survey update with California Historical Resources (CHR) Status Codes 5B5. The property is within the 1100 Block Fair Oaks Historic District, which was assigned CHR Status Code 5S3, not eligible for local designation. 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."

During the field survey for the current project it was observed that this resource has been significantly altered.

(continued on next page)

B11. Additional Resource Attributes: (List attributes and codes) <u>HP06</u>

## \*B12. References:

See Continuation Sheet

B13. Remarks:

**\*B14. Evaluator:** Terry Brejla **\*Date of Evaluation:** 09/21/2013

(This space reserved for official comments.)

| MOUNDAV  | MISSION ST   |   |
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| DEPARTMENT OF PARKS AND RECREATION         |
| CONTINUATION SHEET                         |

| Primary # |  |
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| Page $3$ of $5$              | Resource Name or #: | (Assigned by recorder) | 1118 Fair Oaks Ave |        |
|------------------------------|---------------------|------------------------|--------------------|--------|
| *Recorded By: LSA Associates | s, Inc.             | *Date: 09/21/2013      | X_Continuation     | Update |

(continued):

Sanborn Map Research: The 1951 Sanborn map depicts this address as apart of APN 5318-016-024/1114 Fair Oaks Avenue (also addressed as 1114½, and 1116 Fair Oaks Avenue on Sanborn map), which is depicted as a mixed commercial and residential parcel. The parcel contains one, three-part, single-story commercial building and one two-story, multi-unit residential building with flanking single-story wings which is accessed via a central driveway between the far left commercial spaces. The commercial buildings are single-story, rest on a concrete foundation and are covered by composition asphalt roofing. Collectively they contain space for three businesses (unlabeled on Sanborn map). There is one detached, single story, rectangular, wood-framed building located east of and behind the centrally located single-family residence at the northwestern corner of the narrow, 150-foot-by-50-foot rectangular parcel. It is covered by a wood-shake roof and used as an automobile garage. The one-and two-story rectangular shaped, multi-family residential building is behind the commercial buildings fronting the street. The surrounding area is predominantly mixed residential with some commercial activity along Fair Oaks Avenue suggesting a blue-collar neighborhood. A segment of the Southern Pacific's Pasadena Branch railroad line is located one and half blocks east of the parcel.

Property Information: City directory indicates that the following people lived and businesses operated at the address during the historic-period: Herbert N. Capps (1933); Bonita Beauty Shop (1937 – 1956); Stella Leobo Beauty Shop and Taylor's Barber Shop (1960); and Mission Realty/Taylor Brothers Barber Shop (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, however, it is not particularly representative of that period. Under Criterion B, research has not found any associations with persons significant in national, state, or local history. Under Criterion C, the building has undergone significant alterations to its plan, fenestration, and entrances, but retains essential characteristics of the Spanish Eclectic style. As an altered building, it is not a representative example of that style or method of construction or a property type, and is 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. This property is not individually eligible for listing in the National or California Registers. It was not evaluated under the local ordinance. It does not contribute to the significance of a larger National or California Register-eligible historic district.

#### **B6.** Construction History

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

## 1118 Fair Oaks:

1935 permit to Masonic Association to use L.J. Mygatt a contractor to make alteration (finalized 8/13/1931)

1973 certificate of occupancy issued to Mission Realty and Investments Inc.

1977 certificate of occupancy for office building (masonic temple)

1980 permit to Jens J. Cathin to act a contractor to build 8'h dividing wall

1988 permit for elevator addition to existing Masonic Lodge

1989 elevator alteration

2011 provision of toilet room to meet federal and state standards

## 1120 Fair Oaks:

1929 permit to C.M. Church (owner) to use Geo F. Warner (contractor) to...? No description (finalized 6/17/1929)

1929 permit to C.M. Church to use Geo F. Warner as contractor to erect steel building (12'x41')

## 1118-1120 Fair Oaks:

1931 permit to Masonic Association (owner) to use Radio Electric (contractor) to make alterations (finalized 8/13/1931)

#### 1120-1130 Fair Oaks:

1930 permit to Masonic Association to use R.S. Martin as contractor (no description)

1930 permit to South Pasadena Masonic Association (owner) to use R.S. Martin (contractor) to erect Masonic Temple

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

# **CONTINUATION SHEET**

| Primary # |  |
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| HRI#      |  |
| Trinomial |  |

| CONTINU                          | ATION SHEET  |                              |                     |                      | Trinomial                       |        |
|----------------------------------|--|------------------------------|---------------------|----------------------|---------------------------------|--------|
| Page <u>4</u> of <u>:</u>        | 5  | *Resource Name o             | or#: (Assigned      | by recorder) _       | 1118 Fair Oaks Ave              |        |
| *Recorded By:                    | LSA Associates, Inc.   |                              | *Date:              | 09/21/2013           | X Continuation                  | Update |
| (continued):                     |  |                              |                     |                      |                                 |        |
| 1122-1128 Fair<br>1922 permit to | Oaks:<br>R.E. Austin to act as owner-b                         | uilder to construct buildin  | g                   |                      |                                 |        |
| 1122 Fair Oaks                   | i:   |                              |                     |                      |                                 |        |
|                                  | John W. Clark as owner build                                   | ler to construct interior of | fice (finalized 10  | /20/1949)            |                                 |        |
| 1950 building p                  | permit for Snyder and Fletche                                  | r to act as owner-builder a  | nd sub contract     | W.M. Burck           |                                 |        |
|                                  | ooms and 160,000 BTU AF ur                                     |                              | 116-1130)           |                      |                                 |        |
|                                  | e of occupancy issued to Miss                                  |                              |                     |                      |                                 |        |
| 19/5 certificate                 | e of occupancy issued to Hele                                  | n E. Simmons, Attorney       |                     |                      |                                 |        |
| 1124 Fair Oaks                   | :<br>:   |                              |                     |                      |                                 |        |
| 1929 permit to                   | R.R. Jones to use C.C. Johnson                                 | on and Son as contractor to  | o make alteration   | ns (finalized        |                                 |        |
| 7/3/1929)                        |  |                              |                     |                      |                                 |        |
| 1941 permit to                   | Fletcher & Snyder to use L.J.                                  | Mygatt as contractor to m    | nake alteration ar  | nd repairs           |                                 |        |
| 1126 Fair Oaks                   | :  |                              |                     |                      |                                 |        |
|                                  | Masonic Temple to use La To                                    | ourette Co. as contractor to | replace entranc     | e doors with         |                                 |        |
| tempered glass                   |  | 24 4 1 4 2                   |                     |                      |                                 |        |
| -                                | improve fire escape and replar<br>Masonic Temple Association   |                              | O" to top of win    | dayy sill and to     |                                 |        |
| -                                | ows (finalized 2/3/1972)                                       | i (owner-builder) to add i   | o to top of which   | low sill and to      |                                 |        |
| -                                | Masonic Temple to remodel to                                   | Front of building using Rol  | bert L. Bowman      | as contractor        |                                 |        |
| (finalized 12/1                  | /  |                              |                     |                      |                                 |        |
| 1986 permit for                  | r re-roofing flat portions (80 s                               | q. ft.)                      |                     |                      |                                 |        |
|                                  |  | -                            | From SE Corner of   | of Lot 3 Block D the | en W to E Line of Fair Oaks Ave |        |
|                                  | ine 10 Ft, Lot 4, Block D, Ra<br>Oscar Schooning and Masoni    |                              | buildars to alter   | stora room           |                                 |        |
| (finalized 3/3/1                 |  | c Temple to act as owner     | builders to after   | Store room           |                                 |        |
| · ·                              | Masonic Association (owner)                                    | to use D.G. Pike (contrac    | tor) to install ne  | on signs             |                                 |        |
| 1931 permit to                   | Masonic Association to act as                                  | owner-builder to make al     | Iteration (finalize | ed 3/3/1931)         |                                 |        |
| 1936 permit to                   |  |                              |                     |                      |                                 |        |
|                                  | Jack Carr to act as owner-bui<br>Ivan and Hilda Layda to allow |                              |                     |                      |                                 |        |
| *                                | -rated suspended ceiling, and                                  |                              |                     | i-rateu              |                                 |        |
| F                                |  | [                            |                     |                      |                                 |        |
| 1128 ½ Fair Oa                   |  |                              |                     |                      |                                 |        |
| 1                                | install neon sign  |                              |                     | .: <i>(E.</i> 1:1    |                                 |        |
| 9/1946)                          | Vincent to use Goyle Blesse                                    | is contractor to make an ii  | i-building afterat  | ion (manzed          |                                 |        |
|                                  | Vincent's Pastry Shop to use                                   | C.W. Cox as contractor to    | install 15'x6' al   | luminum              |                                 |        |
| awning                           |  |                              |                     |                      |                                 |        |
| 1973 to install j                |  |                              |                     |                      |                                 |        |
|                                  | e of occupancy issued to Fidel                                 | Pontrelli Comm. Office       |                     |                      |                                 |        |
| 1130 Fair Oaks                   | ::<br>E.H. Brooks to act as owner-l                            | ouilder to partition of dark | room                |                      |                                 |        |
| -                                | r projecting wall sign (15 sq. 1                               |                              |                     |                      |                                 |        |
| -                                | Mr. Harry Inouye to allow lea                                  |                              | r to construct sto  | rage room to rear o  | f office area                   |        |
| 1975 permit to                   | install 3'x5' D/F sign   |                              |                     |                      |                                 |        |

| PARTMENT OF PARKS AND RECREA  | icy<br>TION  |                |        |  |  |  |
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| ONTINUATION SHEET  Trinomial  |  |                |        |  |  |  |
| ge <u>5</u> of <u>5</u>   |  |                |        |  |  |  |
| corded By: LSA Associates, Inc.   | *Date: 09/21/2013  | X_Continuation | Update |  |  |  |
| continued):   |  |                |        |  |  |  |
| through Ancestry.com at http://www.ancestr<br>City of South Pasadena<br>var. Building permits. On file at the City of<br>Harris, Cyril<br>2006 Dictionary of Architecture and Construction<br>McAlester, Virginia and Lee McAlester<br>1984 A Field Guide to American Houses. A<br>PCR Services Corporation | South Pasadena Planning & Building Department.  action. McGraw-Hill, New York. |                |        |  |  |  |



| DEPARTMENT O                         | ia - The Resources Agency<br>DF PARKS AND RECREATION   | Primary #  |
|--------------------------------------|--|--|
| PRIMARY F                            | RECORD   | Trinomial  |
|                                      | Other Lietinus   | NRHP Status Code 6Y, 6L, 6Z  |
|                                      | Other Listings   |  |
|                                      |  | Date   |
| Page <u>1</u> of <u>3</u>            | *Resource Name or #: (Assigned by recorde  | er) 1114 Fair Oaks Ave   |
| P1. Other Identifi                   | ier: APE Map Ref # 81-3B   |  |
| P2. Location:                        |  | Angeles and (P2b and P2c or P2d.)  |
| *b. USGS 7.5'                        |  | and Grant: SAN PASCUAL (GARFIAS)   |
| _                                    |  | outh Pasadena Zip: 91030   |
| `                                    |  | mE/mt  |
|                                      | ational Data: (e.g., parcel #, directions to resource, elevation, etc., as app   |  |
| 23a. Description:                    |  | tains integrity: medium, setting, location, association,   |
| Construction: un                     |  | eling  |
| Siding/Sheathing                     |  | terations: altered fenestration, altered decorative element  |
| Roof: flat, parape                   |  |  |
|                                      | ood, fixed multi-paned, front, bay ce: front, single door  |  |
| Plan: rectangular                    | -  |  |
| No. Stories: 1                       |  |  |
| Property Type: c                     | commercial   |  |
|                                      |  |  |
| P4. Resources Pr<br>P5a. Photo or Dr | resent: X Building Structure Object Site Discrete Teacher Site Discrete Site Discrete Site Discrete Site Site Dis | P5b. Description of photo:  (View, data, accession #)  View to the E, 09/12/13  *P6. Date Constructed/Age and Sources:  Prehistoric Both |
|                                      |  | 1921 Assessor *P7. Owner and Address: Swiacki, Leszek And Jolanta And 1114 Fair Oaks Ave S Pasadena, CA 91030                            |
|                                      |  | *P8. Recorded by: Elisa Bechtel LSA Associates, Inc. 1500 Iowa Ave., Suite 200 Riverside, CA 92507                                       |
| -                                    |  | *P9. Date Recorded: 09/21/2013 *P10. Survey Type: (Describe) Intensive   |
|                                      | tion: (Cite survey report and other sources or enter "none.")  y Survey Report for the SR 710 North Study, Los Angeles County, California, Cal S 0700000191, 2014  | lifornia Department of Transportation District 7,  |
| Attachments:                         | None Location Map Sketch Map X Continuation Sheet  | t X Building, Structure, and Object Record   |
| _                                    | Archeological Record District Record Linear Feature Re   |  |
| -                                    | 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 6Y, 6L, 6Z \*NRHP Status Code Page 2 of 3\*Resource Name or #: (Assigned by recorder) 1114 Fair Oaks Ave B1. Historic Name: B2. Common Name: B4. Present Use: Commercial B3. Original Use: \*B5. Architectural Style: French Eclectic \*B6. Construction History: (Construction date, alterations, and data of alterations) Year constructed: 1921 (See Continuation Sheet) \*B7. Moved? X No **Original Location:** Unknown Date: \*B8. Related Features: None B9a. Architect: Unknown b. Builder: Glen Doughty South Pasadena Theme: Commercial Architecture; Commercial Development \*B10. Significance: Period of Significance: 1921 **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 2002 update to the City of South Pasadena's Cultural Heritage Inventory (2001) with a California Historical Resources (CHR)

It is listed in the 2002 update to the City of South Pasadena's Cultural Heritage Inventory (2001) with a California Historical Resources (CHR) Status Code of 5D3. The property is within the 1100 Block Fair Oaks Historic District, which was found not eligible for local designation in 2002. 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

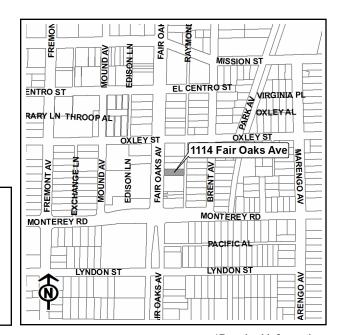
## \*B12. References:

See Continuation Sheet

B13. Remarks:

**\*B14. Evaluator:** Terry Brejla **\*Date of Evaluation:** 09/21/2013

(This space reserved for official comments.)



| State of California - The Resources Agency DEPARTMENT OF PARKS AND RECREATION CONTINUATION SHEET |                     |                        | Primary #          |      |  |  |
|--|---------------------|------------------------|--------------------|------|--|--|
|  |                     | HRI #                  |                    | HRI# |  |  |
|  |                     |                        |                    |      |  |  |
| Page <u>3</u> of <u>3</u>  | Resource Name or #: | (Assigned by recorder) | 1114 Fair Oaks Ave |      |  |  |

**\*Date:** 09/21/2013

X Continuation

Update

(continued):

\*Recorded By:

LSA Associates, Inc.

Sanborn Map Research: The 1951 Sanborn map for 1114 Fair Oaks Avenue (also addressed as 1114½, and 1116 Fair Oaks Avenue on Sanborn map) depicts a mixed commercial and residential parcel. The parcel contains one, three-part, single-story commercial building and one two-story, multi-unit residential building with flanking single-story wings which is accessed via a central driveway between the far left commercial spaces. The commercial buildings are single-story, rest on a concrete foundation and are covered by composition asphalt roofing. Collectively they contain space for three businesses (unlabeled on Sanborn map). There is one detached, single story, rectangular, wood-framed building located east of and behind the centrally located single-family residence at the northwestern corner of the narrow, 150-foot-by-50-foot rectangular parcel. It is covered by a wood-shake roof and used as an automobile garage. The one-and two-story rectangular shaped, multi-family residential building is behind the commercial buildings fronting the street. The surrounding area is predominately mixed residential with some commercial activity along Fair Oaks Avenue suggesting a blue-collar neighborhood. A segment of the Southern Pacific's Pasadena Branch railroad line is located one and half blocks east of the parcel.

Property Information: City directory indicates that the following people lived and businesses operated at the address during the historic-period: Helen Knox (1926); Herbert (a dentist) and Elenor Capps (1930); Fred Wagner (1937); Fred Wagner/ Snyder, Cloyd, and Fletcher Attorneys (1940); Book Worm Books/Fred Wagner/Filley Mortgage (1952); Book Worm Books (1956); South Pasadena Real Estate (1960); and Nano-Noel Beauty Shop (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, however, it is not particularly representative of that period. Under Criterion B, research has not found any associations with persons significant in national, state, or local history. Under Criterion C, although the building has some of the character-defining features of the French Eclectic 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 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:

1937 permit #4060 issued to owner Filley Mortgage and contractor Glen Doughty to construct a one-story store and office building.

1945 permit #13397 issued to Louis Filley and contractor Davis & Kensder for a one-story brick store building (1114 1/2).

1967 permit #1618 issued to Mrs. Filley and Coast Roof to reroof.

1973 permit #4781 issued to Mrs. FIlley and Stone 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/

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.

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  | rimary #  |
|--|---|
|  | rinomial  |
| NRHP Statu   | us Code 6Y, 6Z                                    |
| Other Listings   |   |
| Review Code Reviewer   | Date  |
| Page   1   of   4     *Resource Name or #:   (Assigned by recorder)   1108 lb  | Fair Oaks Ave                                     |
| P1. Other Identifier: APE Map Ref # 82-3B; Bryant Properties   |   |
| P2. Location: Not for Publication X Unrestricted *a. CountyLos Angeles   | <b>and</b> (P2b and P2c or P2d.)                  |
| <u></u>  | N PASCUAL (GARFIAS)                               |
| c. Address: 1108 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   |   |
| P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, s  | ,   |
| ·  | : medium, setting, location, association,         |
| Architectural Style: Spanish Eclectic, elements of feeling   | 1 . 1.  |
| Siding/Sheathing: stucco, all visible  Alterations: alter  | ed siding   |
| Roof: shed, low, narrow eaves, terra cotta tile  |   |
| Fenestration: wood, fixed, storefront  |   |
| Primary Entrance: front, storefront  |   |
| Plan: rectangular No. Stories: 2   |   |
| Property Type: commercial  |   |
| Troperty Type. commercial  |   |
|  |   |
| TOOL D. ALL II. ( list attributes and order). INDOC  |   |
| P3b. Resource Attributes: (List attributes and codes) HP06   |   |
| P4. Resources Present: X Building Structure Object Site District El  | ement of District Other (Isolates, etc.)          |
| P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)   | P5b. Description of photo:                        |
| 1 3a. 1 Hoto of Drawing (1 Hoto required for buildings, structures, and objects.)  | (View, data, accession #)                         |
|  | T'  |
|  | View to the E, 09/12/13                           |
|  | *P6. Date Constructed/Age and                     |
| 7  | Sources: X Historic                               |
|  | Prehistoric Both                                  |
|  | _   |
|  | 1923  |
| and the second s | Permit  |
|  | *P7. Owner and Address:                           |
|  | Bryant, David W                                   |
|  | Bryant, Bavia W                                   |
|  |   |
| The same of the sa |   |
|  | *P8. Recorded by:                                 |
|  | •   |
|  | Elisa Bechtel                                     |
| BRYANT PROPERTLY C RAINBOW JEWELRY   | LSA Associates, Inc.<br>1500 Iowa Ave., Suite 200 |
|  |   |
|  | Riverside, CA 92507                               |
|  |   |
|  | *P9. Date Recorded: 09/21/2013                    |
|  | *P10. Survey Type: (Describe)                     |
|  | Intensive (Sesonise)                              |
| P11. Report Citation: (Cite survey report and other sources or enter "none.")  | Intelligive                                       |
| Historic Property Survey Report for the SR 710 North Study, Los Angeles County, California, California Departi   | ment of Transportation District 7                 |
|  | ment of Transportation District /,                |
| EA 187900, EFIS 0700000191, 2014   |   |
| *Attachments: None Location Map Sketch Map X Continuation Sheet X Buildi   | ng Structure and Object Booord                    |
| <u> </u>   | ng, Structure, and Object Record                  |
| Archeological RecordDistrict RecordLinear Feature RecordN  | Milling Station Record                            |
| Rock Art Record Artifact Record Photograph Record Other (List  | t):   |
|  | ,   |

State of California - The Resources Agency Primary # **DEPARTMENT OF PARKS AND RECREATION** HRI# BUILDING, STRUCTURE, AND OBJECT RECORD Page 2 of 4 \*NRHP Status Code 6Y, 6Z \*Resource Name or #: (Assigned by recorder) 1108 Fair Oaks Ave B1. Historic Name: B2. Common Name: B4. Present Use: Commercial B3. Original Use: Commercial \*B5. Architectural Style: Two-Part Commercial Block, Spanish Eclectic \*B6. Construction History: (Construction date, alterations, and data of alterations) Year constructed: 1923 (See Continuation Sheet)  ${\bf X}$  No Yes \*B7. Moved? **Original Location:** Unknown Date: \*B8. Related Features: None B9a. Architect: Unknown b. Builder: L.J. Mygatt Area: South Pasadena \*B10. Significance: Theme: Commercial Architecture Period of Significance: 1923 **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: 09/21/2013

(This space reserved for official comments.)



| State of California - The Resources Agency |                     | Primary #<br>HRI #<br>Trinomial |                    |  |
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| DEPARTMENT OF PARKS AND RECREAT            |                     |                                 |                    |  |
| CONTINUATION SHEET                         |                     |                                 |                    |  |
|  |                     |                                 | 1100 7 : 0 1 . 1   |  |
| Page <u>3</u> of <u>4</u>                  | Resource Name or #: | (Assigned by recorder)          | 1108 Fair Oaks Ave |  |

**\*Date:** 09/21/2013

X Continuation

Update

(continued):

\*Recorded By:

LSA Associates, Inc.

Property Information: City directories indicate the following businesses occupied this address during the historic period: Record Publishing Company (1926) and South Pasadena Foothill Review (1930-1962).

Architectural Context. This Two-Part Commercial Block building exhibits elements of the Spanish Eclectic style, principally the low-pitched roof sheathed with red tile, little or no eave overhang, and stucco wall cladding (Harris 2006; McAlester and McAlester 1984). The most common style used from the 1850s to the 1950s for small two- to four-story commercial buildings is the Two-Part Commercial Block (Longstreth 2000). This style, which has its roots in Roman times, "is characterized by a horizontal division into two distinct zones" that reflects different uses (Longstreth 2000:24). Public uses, such as shops, offices, or lobbies are found on the ground floor with non-public or limited access uses, including residences, storage facilities, and meeting rooms, above. These buildings are typically simple with few surface or other details to suggest their period (Longstreth 2000:35). However, during the Victorian era (roughly 1850s-1890s) buildings constructed in this style sometimes included ornate features such as accentuated cornices, windows with decorative surrounds or caps, large portions of the wall surface covered with decorative patterns in stone, wood, brick, or cast or stamped iron, and/or differing vertical treatments on the sides (Longstreth 2000). A variety of roof types may also be found during this period.

By the 1920s, a growing array of building materials made more variations in design possible. These included mass produced stone facing, art stone, brick in various colors and textures, concrete block, terra cotta, and stucco. Of these stucco is the most widespread especially in southern California where there is an affinity for the Mediterranean styles. In late 1920s and the 1930s, the style incorporated some of the design elements and materials found in the Streamline Moderne and/or Art Deco styles including the horizontal emphasis, smooth wall surfaces, decorative banding, long stretches of windows, and Vitrolite and Carrara Glass (Longstreth 2000:49). By the 1940s, the designs became more reserved and practical.

Regardless of period, common characteristics are a pronounced division between upper and lower zones and retail storefronts with large display windows.

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 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:

1106-10 Fair Oaks:

1958 permit to install 3 signs (5'x14' each)

1960 permit (6/20/60) for Don C. Hosner (contractor)/Fred M. Rolens (owner) to repair fire damage to commercial building

1960 fire department memo indicating extensive fire damage

1106 Fair Oaks:

1922 building permit (4/11/22) for E.O. Wickizer (owner-builder)

1923 permit (issued 3/2/23) for E.O. Scokeys? (owner-builder) to erect 3 stores

1925 permit (finaled 12/4/25) for W.W. Cottle (owner)/L.J. Mygatt (contractor) to build addition for printing shop (Security Savings Bank)

1934 permit (5/18/34) for Fred M. Rollins (owner)/Henry Bertch (contractor) to make general building alterations

1949 permit for E.D. Lunden (contractor)/YMCA Bldg. (owner- Rollins) to make alterations and repair roof/roof drain

1981 certificate of occupancy for offices

1997 certificate of occupancy for retail

1108 Fair Oaks (Raymond Villa Tract #1, Block D, Lot 9):

1931 permit to re-roof

1935 permit (9/26/35) for Fred M. Rollins (owner)/L.J. Mygatt (contractor) (no description)

1940 permit to re-roof

1944 permit to re-roof

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

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| CONTINUAT   |   |  |   |                   |  |        |
| Page <u>4</u> of <u>4</u>   |   | *Resource Name or #:   | (Assigned                                       | by recorder)      | 1108 Fair Oaks Ave   |        |
| Recorded By: <u>I</u>   | SA Associates, Inc.   |  | *Date:  | 09/21/2013        | X Continuation   | Update |
| (continued):  |   |  |   |                   |  |        |
| 1958 permit (4/30/58<br>1964 mechanical per<br>1971 permit (11/30/7<br>1971 permit for proje<br>1972 permit to re-roc<br>1972 permit (finaled<br>1974 permit (finaled<br>2008 certificate of oc<br>2012 permit to re-roc<br>1110 Fair Oaks:<br>1958 permit (finaled | mit (finaled 12/9/64) to in 1) for Chae Druten (owner cting sign (5'x5') of 6/1/72) for J. Adamson (c 10/16/74) for David W. Becupancy for real estate of f | fice (owner-builder) to re-set fro   | ct wood stud<br>) to install fr<br>se up 2 open | partitions and so | in 11'x10' opening at rear<br>with concrete block and install door |        |
| through Ancestry.coi<br>City of South Pasade<br>var. Building permit<br>Harris, Cyril M.<br>2006 Dictionary of A<br>Longstreth, Richard<br>2000 The Buildings<br>CA.<br>McAlester, Virginia   | n at http://www.ancestry.coma<br>na<br>s. On file at the City of So<br>Architecture and Construct<br>W.<br>of Main Street, A Guide to                       | com/ outh Pasadena Planning & Bo tion. McGraw-Hill, New Yo o American Commercial Arc | uilding Depark.                                 | rtment.           | essed online in March-June 2014  'alnut Creek,                     |        |
|   |   |  |   |                   |  |        |

| State of California - The Resources Agency DEPARTMENT OF PARKS AND RECREATI   |  | Primary #<br>HRI #                        |  |
|---|--|---|--|
| PRIMARY RECORD  |  | Trinomial                                 |  |
| FRIMARI RECORD  |  | NRHP Status Code                          | 6Y, 6L, 6Z   |
|   | Other Listings   |   |  |
|   | Review Code Review   | er  | Date   |
| Page <u>1</u> of <u>4</u> *R  | esource Name or #: (Assigned by re   | ecorder) 1100 Fair Oaks                   | Ave  |
| P1. Other Identifier: APE Map Ref # 83-3  | В  |   |  |
| *P2. Location: Not for Publication  | X Unrestricted *a. County  | Los Angeles                               | and (P2b and P2c or P2d.)  |
| *b. USGS 7.5' Quad: Los Angeles   | <b>Date</b> : 1994   | Land Grant: SAN PASCU                     | AL (GARFIAS)   |
| c. Address: 1100 Fair Oaks Ave  | City:  | South Pasadena                            | Zip: 91030   |
| d. UTM: (Give more than one for large a   | ,  |   | mE/ mN   |
| e. Other Locational Data: (e.g., parcel #,  | directions to resource, elevation, etc., a   | s appropriate): APN:5318016               | 5027, 1100-1104 Fair Oaks Ave  |
| *P3a. Description: (Describe resource and its   | s major elements. Include design, materials, o   | condition, alterations, size, settir      | ng, and boundaries)  |
| Architectural Style: Art Deco Siding/Sheathing: stucco: modern, All Visible, Roof: flat, parapet Fenestration: aluminum, fixed, front, side, stor Primary Entrance: storefront Plan: rectangular No. Stories: 1 Property Type: commercial |  | Retains integrity: medium design, feeling | , setting, location, association,  |
| *P4. Resources Present: X Building P5a. Photo or Drawing (Photo required for I  | StructureObjectSite buildings, structures, and objects.)                                       | (View<br>View                             | Description of photo: , data, accession #) to the E, 09/12/13 Date Constructed/Age and |
| BU  | DEKBUSTA   | F1933 Perm *P7. ( Karag 1540              | Prehistoric Both   |
| SALE  | P.O. Manager   | Elisa<br>LSA<br>1500                      | Recorded by: Bechtel Associates, Inc. Iowa Ave., Suite 200 rside, CA 92507             |
| Historic Property Survey Report for the SR 710  | nd other sources or enter "none.")  North Study, Los Angeles County, Californ                  | *P10.                                     |  |
| *Attachments:NoneLocation MaArcheological Record Rock Art Record  | npSketch Map _X Continuation<br>District RecordLinear Feat<br>Artifact Record Photograph Recor | ure RecordMilling St                      | cture, and Object Record<br>ation Record   |

State of California - The Resources Agency Primary # **DEPARTMENT OF PARKS AND RECREATION** HRI# BUILDING, STRUCTURE, AND OBJECT RECORD \*NRHP Status Code 6Y, 6L, 6Z Page 2 of 4\*Resource Name or #: (Assigned by recorder) 1100 Fair Oaks Ave B1. Historic Name: B2. Common Name: B4. Present Use: Commercial B3. Original Use: \*B5. Architectural Style: Art Deco \*B6. Construction History: (Construction date, alterations, and data of alterations) Year constructed: 1933 (See Continuation Sheet) \*B7. Moved? X No Unknown Original Location: \*B8. Related Features: None B9a. Architect: Unknown b. Builder: L.G. Mygatt South Pasadena Commercial Architecture; Commercial Development \*B10. Significance: Theme: Period of Significance: 1933 **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 2002 update to the City of South Pasadena's Cultural Heritage Inventory with a California Historical Resources (CHR) Status Code of 5S3. The property is part of the 1100 Block Fair Oaks Historic District, an area that was found not eligible for local designation in 2002. 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. Addi | litional Resource Attributes: | (List attributes and codes) | HP06 |
|-----------|-------------------------------|-----------------------------|------|

## \*B12. References:

See Continuation Sheet

B13. Remarks:

\*B14. Evaluator: Terry Brejla \*Date of Evaluation: 09/21/2013

(This space reserved for official comments.)

| CENTRAL  AND ST  ENTRO ST  RARY LNTHROOF AL  OXLEY | MISSION ST  EL CENTRO ST  OXLEYAL |
|--|-----------------------------------|
| MONTEREY RD  MONTEREY RD  MONTEREY RD  MONTEREY RD | A TOO Fair Oaks Ave               |
| NONTEREY RU  | PACIFIC AL  LYNDON ST  OO  UII    |

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

1956 permit to install flat wall sign

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| CONTINUA   | TION SHEET  |  |   | Trinomial  |        |
| Page <u>3</u> of <u>4</u>  |   | Resource Name or #:  | (Assigned by recorder)  | 1100 Fair Oaks Ave   |        |
| Recorded By:   | LSA Associates, Inc.  |  | *Date: 09/21/2013   | X Continuation   | Update |
| (continued):   |   |  |   |  |        |
| ister).  |   |  |   |  |        |
| Sanborn Map Res  | earch: Sanborn map shows  | a vacant lot at this location.   |   |  |        |
| Property Informat<br>Refining Corporat   |   | es that the following business   | operated at the address during  | g the historic-period: Quaker State Oil  |        |
| organic and tradition celebrated by Art chevrons, sunburs  | ional styles such as Craftsr<br>Deco architecture is exempts, and stylized floral design  | nan, Beaux-Arts, and period r<br>plified by clean, geometric ma<br>ns. The extent of ornament o  | revival styles. The forward-re-<br>assing and ornamentation con<br>n Art Deco-styled buildings v  | purposeful rejection of earlier, more aching embrace of the machine age sisting of bold zigzags, streamlines, aried from rich and ornate to the merest used for commercial buildings.  |        |
| association of this<br>in national, state,<br>the style, a metho-<br>building is not lik<br>California Registe | building with significant of<br>or local history. Under Crid<br>d of construction, or a propely<br>to yield information abors separately or as a contri | events in history. Under Crites<br>terion C, the building displays<br>terty type, does not appear to<br>out the history or prehistory of | rion B, research has not found<br>s some Art Deco characteristi<br>be the work of a master and h<br>of the area. This property is n<br>ict. It does not contribute to the | uth Pasadena, but there is no specific lany associations with persons significances, but is not a representative example of as been altered. Under Criterion D, the ot eligible for listing in the National or ne significance of a larger National or | t      |
| B6. Construction Numerous permits  | •   | property. The most pertinent   | are listed below:   |  |        |
| 1100 Fair Oaks:  |   |  |   |  |        |
|  |   | g of existing building into office to completely remodel build   |   |  |        |
| -  | ion Co. as contractor   | o. to completely remodel bulk  | anig into offices using   |  |        |
|  | eport of building erection  |  |   |  |        |
| 1968 permit to re-   |   |  |   |  |        |
| 1985 permit to re-   |   |  |   |  |        |
|  | f occupancy for office build  | ding<br>Masonry as contractor to rem   | odel (evnired)  |  |        |
| -  | _   | Karl Claesson as architect an  |   |  |        |
| -  |   | ng partition (issued 4/20/1990   | =   |  |        |
| 1990 permit to Bl  | ockbuster Video to use Suj  | perior Electrical Advert. as co  | ontractor to install 2  |  |        |
|  | nel letter wall sign, and 1 p   |  | 20)   |  |        |
|  |   | kbuster Video (issued 7/3/199  | 90)   |  |        |
| 2002 permit to re-<br>2005 permit to ins   | stall channel letter signs  |  |   |  |        |
| -  | ovements to 6670 sq. ft. (fir   | nalized 7/17/1990)   |   |  |        |
| 1104 Fair Oaks:  |   |  | 1.71  |  |        |
| -  | -   | gatt a contractor to erect stor  | -   |  |        |
| (finalized 7/10/19   | -   | arpenter Building Co. a contra   | actor to remodel storemont  |  |        |
|  |   | lel existing retail grocery stor   | e (finalized 1/22/1951)   |  |        |
|  | •   | R. and R.S. Byerly as contrac  | *   |  |        |
| 5 offices, confere   | ence room, 12 work assemb   | oly rooms, and one toilet roon   | 1   |  |        |

| State of California - The Resources Agency |
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| DEPARTMENT OF PARKS AND RECREATION         |
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| CONTINUATION SHEET  | ATION  | HRI #              |        |
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| Page <u>4</u> of <u>4</u>   | *Resource Name or #: (Assigned by recorder)  | 1100 Fair Oaks Ave |        |
| Recorded By: LSA Associates, Inc.   | * <b>Date:</b> 09/21/2013  | X_Continuation     | Update |
| (continued):  |  |                    |        |
| through Ancestry.com at http://www.ancestr<br>City of South Pasadena<br>var. Building permits. On file at the City of<br>Kidney, Walter C.<br>1974 The Architecture of Choice: Eclecticis<br>PCR Services Corporation<br>2002 City of South Pasadena Historic Resor<br>Planning Department.<br>Sanborn-Perris Map Co., Ltd.<br>1930 Pasadena, California: Volume 6. Upda<br>Whiffen, Marcus and Frederick Koeper. | ompany) and Polk City Directories for South Pasadena. Accory.com/  South Pasadena Planning & Building Department.  sm in America 1880-1930. New York: George Brazillier.  urces Survey Report, Phase I. On file at the City of South Pated 1951. Sanborn Map and Publishing Company, Pelham, 260-1976. Cambridge: MIT Press. Second Edition. | ısadena            |        |

State of California - The Resources Agency Primary # **DEPARTMENT OF PARKS AND RECREATION** HRI# Trinomial PRIMARY RECORD NRHP Status Code 6Y, 6Z **Other Listings Review Code** Reviewer Date (Assigned by recorder) 1020 Fair Oaks Ave \*Resource Name or #: Page 1 of 4 P1. Other Identifier: APE Map Ref # 84-3B; Edmond Thompson Antiques X Unrestricted Not for Publication \*a. County Los Angeles and (P2b and P2c or P2d.) 1994 \*b. USGS 7.5' Quad: Los Angeles Date: Land Grant: SAN PASCUAL (GARFIAS) Zip: 91030 c. Address: 1020 Fair Oaks Ave City: South Pasadena d. UTM: (Give more than one for large and/or linear resources) Zone: e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate): APN:5318015001 \*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries) Porches: Full-Width, front Architectural Style: Neoclassical Siding/Sheathing: stucco, all visible, altered: yes Property Type: commercial Roof: hip and gable, steep, wide eaves Retains integrity: medium, setting, location, materials, Fenestration: wood, fixed, front, side workmanship Alterations: altered entrances, altered residence converted Primary Entrance: front, alteration: yes Other notable features: Second floor recessed balconies. Projecting balcony to a commercial use above main entrance is accessed by French doors. Plan: irregular No. Stories: 2 \*P3b. Resource Attributes: (List attributes and codes) HP06, HP02 Object Site District Element of District Other (Isolates, etc.) \*P4. Resources Present: X Building Structure P5b. Description of photo: P5a. Photo or Drawing (Photo required for buildings, structures, and objects.) (View, data, accession #) View to the E, 03/03/14 \*P6. Date Constructed/Age and Sources: X Historic Prehistoric Both 1917 Assessor \*P7. Owner and Address: 1020 Fair Oaks Ltd 1108 Fair Oaks Ave S Pasadena, CA 91030 \*P8. Recorded by: Elisa Bechtel LSA Associates. Inc. 1500 Iowa Ave., Suite 200 Riverside, CA 92507 \*P9. Date Recorded: 09/21/2013 \*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 X Continuation Sheet X Building, Structure, and Object Record \*Attachments: None Location Map Sketch Map Archeological Record District Record Linear Feature Record Milling Station Record Rock Art Record Artifact Record Photograph Record Other (List):

| State of California - The Resources Ag   | •  | Primary #   |
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| DEPARTMENT OF PARKS AND RECRI  | , AND OBJECT RECORD  | HRI#  |
| Page 2 of 4  | , AND OBOLOT RECORD  | *NRHP Status Code 6Y, 6Z  |
|  | *Resource Name or #: (Assigned by recorder)  | 1020 Fair Oaks Ave  |
| 31. Historic Name:   |  |   |
| 20. O N  |  |   |
| •  | nce B4. Present Use:   | Commercial  |
| 35. Architectural Style: Neoclassic  | al   |   |
| <b>86. Construction History:</b> (Constru  | iction date, alterations, and data of alterations)   |   |
| Year constructed: 1917 (See Continuation S   | heet)  |   |
| 9a. Architect: Unknown   | <b>b. Builder</b> : U  | nknown  |
| 310. Significance: Area: South Pas   | adena Theme: Residential Architectu  | re  |
| 310. Significance: Area: South Las   |  |   |
|  | Property Type: Residential   | Applicable Criteria: NA   |
| Period of Significance: 1917   | Property Type: Residential  I or architectural context as defined by theme, period, and ge                                     | Applicable Criteria: NA eographic scope. Also address integrity.)                 |
| Period of Significance: 1917 (Discuss importance in terms of historical)   | · · · ·  | eographic scope. Also address integrity.)   |
| Period of Significance: 1917 (Discuss importance in terms of historica This residence, which has been converted in   | l or architectural context as defined by theme, period, and ge   | eographic scope. Also address integrity.) ne National Register of Historic Places |
| Period of Significance: 1917 (Discuss importance in terms of historica This residence, which has been converted in and does not appear to qualify as a historica | I or architectural context as defined by theme, period, and gento commercial uses, does not appear eligible for listing in the | eographic scope. Also address integrity.) ne National Register of Historic Places |
| Period of Significance: 1917 (Discuss importance in terms of historica This residence, which has been converted in and does not appear to qualify as a historica | I or architectural context as defined by theme, period, and gento commercial uses, does not appear eligible for listing in the | eographic scope. Also address integrity.) ne National Register of Historic Places |
| Period of Significance: 1917 (Discuss importance in terms of historica This residence, which has been converted in and does not appear to qualify as a historica | I or architectural context as defined by theme, period, and gento commercial uses, does not appear eligible for listing in the | eographic scope. Also address integrity.) ne National Register of Historic Places |
| Period of Significance: 1917 (Discuss importance in terms of historica This residence, which has been converted in and does not appear to qualify as a historica | I or architectural context as defined by theme, period, and gento commercial uses, does not appear eligible for listing in the | eographic scope. Also address integrity.) ne National Register of Historic Places |
| Period of Significance: 1917 (Discuss importance in terms of historica This residence, which has been converted in   | I or architectural context as defined by theme, period, and gento commercial uses, does not appear eligible for listing in the | eographic scope. Also address integrity.) ne National Register of Historic Places |
| Period of Significance: 1917 (Discuss importance in terms of historica This residence, which has been converted in and does not appear to qualify as a historica | I or architectural context as defined by theme, period, and gento commercial uses, does not appear eligible for listing in the | eographic scope. Also address integrity.) ne National Register of Historic Places |
| Period of Significance: 1917 (Discuss importance in terms of historica This residence, which has been converted in nd does not appear to qualify as a historical | I or architectural context as defined by theme, period, and gento commercial uses, does not appear eligible for listing in the | eographic scope. Also address integrity.) ne National Register of Historic Places |

B11. Additional Resource Attributes: (List attributes and codes) HP06, HP02

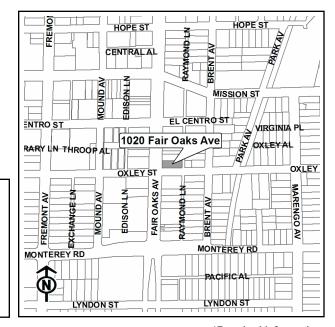
## \*B12. References:

See Continuation Sheet

B13. Remarks:

**\*B14. Evaluator:** Terry Brejla **\*Date of Evaluation:** 09/21/2013

(This space reserved for official comments.)



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

| Primary # |  |
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| HRI#      |  |
| Trinomial |  |

| Page <u>3</u> of <u>4</u> |                      | Resource Name or #: | (Assigned by re | corder) | 1020 Fair Oaks Ave |        |
|---------------------------|----------------------|---------------------|-----------------|---------|--------------------|--------|
| *Recorded By:             | LSA Associates, Inc. |                     | *Date: 09/2     | 21/2013 | X Continuation     | Update |

(continued):

Property Information: City directories indicate the following residents and businesses occupied this address during the historic-period: William W. (a real estate broker) and Lela M. Reesink (1926-1946); Mrs. Doris H. White (1946); Samuel, Mattie, Mark N. (an engineer), and Mary Worthington (1956); Beauty Counselors (1962); and Maryann Fashions (1975).

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, full-height entry with lower full-width porch, classical columns, and rectangular windows with wide casings (Chattel Architecture, Planning & Preservation, Inc. 2012; McAlester and McAlester 1984:343).

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. This research provided no evidence indicating that the property is associated with persons important in local, state, or national history. Under Criterion C, a typical example of a fairly common architectural style (Neoclassical), method of construction, and property type. Research to date has not identified it as the work of a master, and it has been altered, impacting its integrity of materials, design, and association. 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:

## 1020 Fair Oaks:

1948 permit to Stratton to use Tirrill & Tirrill construction to alter existing building (finalized 11/16/1948)

1948 permit to W.O. Garbe Co. as contractor to alter existing building (finalized 6/7/1949)

1963 permit to Stratton (owner) to allow Laura Bartley to erect sign (shadow box, 40"x 54"x4")

1974 certificate of occupancy for office building issued to Anna M. Dobrovodsky

1977 certificate of occupancy issued for suite of rooms to Stratton Building

1980 certificate of occupancy issued for nail salon

1984 certificate of occupancy issued for commercial use

1986 certificate of occupancy issued for A New Creation Hair and Nail Salon

1993 permit to reroof

1998 certificate of occupancy for hair salon

2010 permit issued to Bryant Property Management to use LG Construction as contractor to close 5 windows, drywall insulation, and stucco to match (finalized 11/19/2010)

#### 1026 Fair Oaks:

1965 permit to G.G. Stratton to use Russell L. Petrie as contractor to repair broken concrete front porch and provide 2 pier supports for 2nd story porch (finalized 12/22/1965) 2001 permit to Bryant Companies to use Michael DiGiolo (contractor) to repair porch and balcony (finalized 3/16/2001)

1020-1026 Fair Oaks:

1936 permit to use J.H. Eagle Co. (owner) to re-roof 1961 permit to re-roof

| tate of California - The FEPARTMENT OF PARK  | S AND RECREATION   |                        |                   | HRI #                         |        |
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| age <u>4</u> of <u>4</u>   |  | rce Name or #: (Assi   | gned by recorder) | Trinomial  1020 Fair Oaks Ave |        |
|  | ssociates, Inc.  |                        | ate: 09/21/2013   | X Continuation                | Update |
| (continued):   |  |                        | 03/21/2013        |                               |        |
| B12. References<br>Chattel Architecture, Planr<br>2012 Residential Historic<br>Whittier City Hall.<br>City Directories<br>var. Census (The Los Ang | Resources Survey. Prepared fo geles Directory Company) and I |                        |                   |                               | 4      |
| through Ancestry.com at h<br>City of South Pasadena<br>var Building permits On   | ttp://www.ancestry.com/ file at the City of South Pasade     | na Plannino & Buildino | Department        |                               |        |
| var. Building permits. On  | The at the City of South I asade                             | na i ianning & Bunding | Берагинене.       |                               |        |
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| State of California - The Resources Agency DEPARTMENT OF PARKS AND RECREATION  | Primary #  |
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| PRIMARY RECORD   | Trinomial  |
| TRIMART RECORD   | NRHP Status Code 6Y, 6L, 6Z                            |
| Other Listings   |  |
| Review Code Reviewer   | Date   |
| Page 1 of 4 *Resource Name or #: (Assigned by recon  |  |
| P1. Other Identifier: APE Map Ref # 86-3B  |  |
| P2. Location: Not for Publication X Unrestricted *a. County Lo   | os Angeles and (P2b and P2c or P2d.)                   |
| *b. USGS 7.5' Quad: Los Angeles Date: 1994   | Land Grant: SAN PASCUAL (GARFIAS)                      |
| c. Address: 1016 Fair Oaks Ave City: 2   | 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 ap  | opropriate): <u>APN:5318015002</u>                     |
| P3a. Description: (Describe resource and its major elements. Include design, materials, condi  |  |
|  | Retains integrity: high, setting, location, materials, |
|  | workmanship, association, design, feeling              |
| Siding/Sheathing: brick: veneer, all visible Roof: hipped, low, narrow eaves   |  |
| Fenestration: metal, casement multi-paned, front   |  |
| Primary Entrance: front, double doors  |  |
| Plan: rectangular  |  |
| No. Stories: 1 Property Type: commercial   |  |
| Troperty Type: commercial  |  |
|  |  |
| 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, 09/12/13                                |
| 秦 赤 一种   | *P6. Date Constructed/Age and                          |
|  | Sources: X Historic                                    |
|  | Prehistoric Both                                       |
|  | 1938   |
|  | Permit   |
|  | *P7. Owner and Address:                                |
|  | Small, Faye A Tr                                       |
|  | PO Box 598<br>Montrose, CA 91021                       |
|  |  |
| The Market of the Control of the Con | *P8. Recorded by:                                      |
|  | Elisa Bechtel  |
|  | LSA Associates, Inc.<br>1500 Iowa Ave., Suite 200      |
|  | Riverside, CA 92507                                    |
|  |  |
|  | *P9. Date Recorded: 09/21/2013                         |
|  | *P10. Survey Type: (Describe)                          |
|  | Intensive  |
| P11. Report Citation: (Cite survey report and other sources or enter "none.")  | 0 t/0 t/0 t/0 t/0 t/0 t/0 t/0 t/0 t/0 t/               |
| Historic Property Survey Report for the SR 710 North Study, Los Angeles County, California, C EA 187900, EFIS 0700000191, 2014   | California Department of Transportation District 7,    |
| Attachments: None Location Map Sketch Map X Continuation She   | eet X Building, Structure, and Object Record           |
| Archeological Record District Record Linear Feature  | <del></del>  |
| <u> </u>   | _ *  |
| Rock Art RecordArtifact RecordPhotograph Record  | Other (List):  |

State of California - The Resources Agency Primary # **DEPARTMENT OF PARKS AND RECREATION** HRI# BUILDING, STRUCTURE, AND OBJECT RECORD \*NRHP Status Code 6Y, 6L, 6Z Page 2 of 4\*Resource Name or #: (Assigned by recorder) 1016 Fair Oaks Ave B1. Historic Name: B2. Common Name: B3. Original Use: Commercial B4. Present Use: Commercial \*B5. Architectural Style: Colonial Revival \*B6. Construction History: (Construction date, alterations, and data of alterations) Year constructed: 1938 (See Continuation Sheet) \*B7. Moved? X No Unknown **Original Location:** \*B8. Related Features: None b. Builder: John R. Small DDS (owner-builder) B9a. Architect: Unknown South Pasadena Commercial Architecture; Commercial Development \*B10. Significance: Theme: Property Type: Commercial Period of Significance: 1938 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 2002 update to the City of South Pasadena's Cultural Heritage Inventory (2001 and 2014) with a California Historical Resources (CHR) Status Code of 5D3. The property is in the 1000 Block Fair Oaks Historic District, which the survey update assigned CHR Status Code 5S3. 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:** Judith Marvin **\*Date of Evaluation:** 09/21/2013

(This space reserved for official comments.)

| HOPEST & A A A A A A A A A A A A A A A A A A                         |                                   |
|--|-----------------------------------|
| CENTRALAL OLIVINA MISSIO   | N ST                              |
| RARY LN THROOP AL OXLEY ST   | VIRGINIA PL<br>S OXLEYAL<br>LEYST |
| FAIR OAKS AV   | ARENGO AV                         |
| MONTEREY RD  MONTEREY  PACIFIC 2  IVADON ST.  IVADON ST.  IVADON ST. |                                   |

| State of California - The Resources Agen | су                    |                        | Primary #         |    |
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| DEPARTMENT OF PARKS AND RECREA           | TION                  |                        | HRI#              |    |
| CONTINUATION SHEET                       |                       |                        | Trinomial _       |    |
| Page 3 of 4                              | Resource Name or #:   | (Assigned by recorder) | 1016 Fair Oaks Av | re |
| . <del> </del>                           | rtocouros rturno or m | (g,                    | -                 |    |

**\*Date:** 09/21/2013

X Continuation

Update

(continued):

\*Recorded By:

LSA Associates, Inc.

Sanborn Map Research: The 1951 Sanborn map for 1016 Fair Oaks Avenue (also addressed as 1016A, 1016B, and 1018 Fair Oaks Avenue on Sanborn map) depicts a mixed commercial and residential parcel. The parcel contains two commercial buildings and one rectangular-shaped, single-family residential building which is accessed via a central driveway between the two, square-shaped single-story commercial buildings. The commercial buildings are single-story, rest on a concrete foundation and are covered by fire-resistant roofing (likely tiles). Collectively they contain space for two businesses (unlabeled on Sanborn map). There is one detached, single story, rectangular, wood-framed building located east of and behind the centrally located single-family residence at the northeastern corner of the narrow, 150-foot-by-50-foot rectangular parcel. It is covered by a wood-shake roof and used as an automobile garage. The single-story rectangular shaped residential building is behind the commercial buildings fronting the street. A partial-width front porch is located at the center of the western, street-facing façade. The surrounding area is predominately mixed residential with some commercial activity along Fair Oaks Avenue suggesting a blue-collar neighborhood.

Property Information: City directory indicates that the following people lived and businesses operated at the address during the historic-period: Floyd L. Hanes, an osteopath (1930); Mrs. F. B. Reeves, a chiropractor (1930); Minnie Elliott (1933); Robert (a physician and surgeon) and Sarah Reid (1940); Mrs. Harmon (a dressmaker)/Dr. Dunbar, dentist/Dr. Van Horn, osteopath (1952); and John Robert and Gladys Reid/ Dr. Dunbar/ Dr. Van Horn (1956 – 1960). The property was listed as apartments in 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, by 1930 the city of South Pasadena was nearly built out. This modest commercial building represents in-fill development in South Pasadena during a difficult economic period, but is not particularly representative of that period. Under Criterion B, research has not found any associations with persons significant in national, state, or local history. Under Criterion C, although the building has some of the character-defining features of the Colonial Revival style it is not an outstanding example of that style. In addition, it does not appear to be 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 separately or as a contributor to a National or California Register-eligible historic district. It was not evaluated under the local ordinance.

#### **B6.** Construction History

Numerous permits have been issued for this property. Although people lived and businesses operated at this location as early as 1932 according to city directories, the commercial building adjacent to Fair Oaks was constructed in 1938. The most pertinent permits are listed below:

1932 permits for Minnie J. Elliot (owner-builder) to construct a stepping porch and interior alterations

1941 permit (finaled 9/22/41) for Dr. Robert Reid (owner)/L.T. Mygatt (contractor) to add one room and make interior alterations

1943 permit to re-roof

1954 permit for Dr. J. R. Reid (owner)/John W. Lytle Corp. (contractor) to shingle west side of rear house (demolished 8/11/75)

1954 permit to re-roof garage

1964 permit (finaled 12/18/64) for Gladys T. Reid (owner)/Geo W. Bertch (contractor) to add to 2 existing single office buildings

1964 permit to re-roof

1966 permit for Mrs. Reid (owner)/Benedict & Benedict Inc. (contractor) to install 1 day/night Duo Pack (inspector's note: Within sight on roof. Ok.)

1975 demolition permit (finaled 8/11/75) for Green bros. (contractor)/Dr. Small (owner) to demolish a frame residence used as an office building

1976 permit for John R. Small DDS (owner-builder) to construct an addition of 1,300 sq. ft. and to modernize medical/dental offices

1976 HVAC permit for new Duo Pack installation on new roof

1984 certificate of occupancy for professional/medical-dental building (single story brick commercial building) (Dr. John R. Small DDS)

1986 certificate of occupancy for Fair Oaks Chiropractic Center

1987 permit for new 3'x4' sign

1989 permit to re-roof

2011 permit to re-roof

1016 Fair Oaks (South Building):

1938 permit (7/25/38) for Dr. J. Robert Reid (owner)/ L.J.Mygatt (contractor) to erect a dental office

1016 Fair Oaks (North Building):

1938 permit (7/22/38) for Dr. J. Robert Reid (owner)/ L.J.Mygatt (contractor) to erect a dental office

| State of California - The Resources Agency |
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| DEPARTMENT OF PARKS AND RECREATION         |
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| Primary # |  |
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| Page 4 of 4 *Resource Name or #: (Assigned by recorder) 1016 Fair Oaks Ave  |        |
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| ecorded By: LSA Associates, Inc. *Date: 09/21/2013 X Continuation   | Update |
| (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. 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 Historie 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  |   | • •   | ON   |                |   |  | Primary #                              |   |                      |
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| PRIMARY F  | _   |   | 514  |                |   |  | Trinomia                               |   |                      |
| IXIMAIXII  | LOOKE   |   |  |                |   | NRH  | IP Status Code                         | 6Y, 6Z  |                      |
|  |   |   | Other Listings                               |                |   |  |  |   |                      |
|  |   |   | Review Code                                  |                | Reviewe                                   | er   |  | Date  |                      |
| Page 1 of 4  |   | *Re   | source Name or                               | ·#: (A         | ssigned by re                             | corder)  | 1013 Fair Oak                          | s Ave   |                      |
| P1. Other Identifi   | _   | Man Ref # 87-3                              | B; B&H Bicycles                              |                |   |  |  |   |                      |
| P2. Location:  |   | Publication                                 | X Unrestri                                   | cted           | *a. County                                | Los Angele   | es                                     | _ <b>and</b> (P2b and I   | P2c or P2d.)         |
| *b. USGS 7.5' (  | Quad:I  | Los Angeles                                 |  | Date:          | 1994                                      | _Land Gra  | ant: SAN PASC                          | UAL (GARFIAS)   |                      |
| c. Address: _  | 1013 Fair Oal   | ks Ave                                      |  |                | City:                                     | South Pa   | sadena                                 | Zip: _  | 91030                |
| d. UTM: (Give  | more than o   | ne for large ar                             | ıd/or linear resou                           | rces)          | Zone:                                     |  |  | mE/   | mN                   |
| e. Other Locat   | tional Data: (e   | e.g., parcel #,                             | directions to reso                           | ource, ele     | vation, etc., as                          | s appropriat   | te): <u>APN:53150</u> 0                | 03042   |                      |
| P3a. Description:  |   |   |  |                |   |  |  | ing, and boundarie  | s)                   |
| Architectural Sty<br>Architectural Sty<br>Siding/Sheathing<br>Siding/Sheathing<br>Roof: flat, parapet<br>Fenestration: alu<br>Primary Entranc<br>Plan: rectangular | vle: Modern, el<br>:: stucco, E<br>:: brick: accent,<br>t<br>minum, fixed,<br>:e: front, storef | ements of E front, storefront               |  |                |   |  | ntegrity: high, s<br>ship, association | etting, location, ma<br>, design, feeling   | terials,             |
| No. Stories: 1   |   |   |  |                |   |  |  |   |                      |
| Property Type: c   | ommercial   |   |  |                |   |  |  |   |                      |
| *P3b. Resource At<br>*P4. Resources Pr<br>P5a. Photo or Dr   | resent:   | (List attributes  X Building required for b | Structure                                    | HP06<br>Object |   | District   |  | of DistrictC  Description of p  | Other (Isolates, etc |
|  | S. S. Sanger  | į   |  |                |   |  | Viev<br>* <b>P6.</b>                   | v, data, accession v to the W, 09/12/1  Date Constructe ces: X His Prehistoric            | 3<br>ed/Age and      |
|  | 31CYCL1   | S   |  |                | Maine                                     | , the state of the | * <b>P7.</b> Aok 135                   | essor  Owner and Add i, Katsuo  Warwick Pl th Pasadena, CA 910.                           |                      |
|  | COMM  | OPEN  |  |                | (445)                                     | A HOUR Crains  | Cas<br>LSA<br>150                      | Recorded by:<br>ey Tibbet<br>A Associates, Inc.<br>0 Iowa Ave., Suite<br>erside, CA 92507 | 200                  |
| P11. Report Citat  |   |   | d other sources or                           |                | •   | ia California  | * <b>P10</b> Inte                      | Date Recorded:  D. Survey Type: ensive  Transportation Dist                               | (Describe)           |
| EA 187900, EFIS  |   |   | Study, LOS                                   |                |   | ,  | . Department of                        | Dorumon Dist  |                      |
| *Attachments: _<br>-<br>-  | None Archeolog Rock Art F   | _Location Ma<br>ical Record<br>Record/      | pSketch M<br>District Red<br>Artifact Record | cord _         | Continuation : _Linear Featuograph Record | ure Record   |  | ucture, and Objec   | ct Record            |

State of California - The Resources Agency Primary # **DEPARTMENT OF PARKS AND RECREATION** HRI# BUILDING, STRUCTURE, AND OBJECT RECORD Page 2 of 4 \*NRHP Status Code 6Y, 6Z 1013 Fair Oaks Ave \*Resource Name or #: (Assigned by recorder) 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: 1956 (See Continuation Sheet) \*B7. Moved? X No Original Location: Yes Unknown \*B8. Related Features: None B9a. Architect: Unknown b. Builder: Willens and Bertisch Co. South Pasadena \*B10. Significance: 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: 09/12/2013

(This space reserved for official comments.)

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

| Primary # |  |
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| HRI#      |  |
| Trinomial |  |

| Page <u>3</u> of <u>4</u>          | Resource Name or #: | (Assigned by recorder) | 1013 Fair Oaks Ave |  |
|------------------------------------|---------------------|------------------------|--------------------|--|
| *Recorded By: LSA Associates, Inc. |                     | *Date: 09/12/2013      | Update             |  |

(continued):

Property Information: City directories indicate the South Pasadena Cafeteria occupied this address from 1962 until 1975.

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. It appears that in 1955 a permit was issued to demolish a house and garage at 1015 Fair Oaks. Subsequently, in 1956, permits were issued for the construction of a three unit commercial building (1013-1015-1017 Fair Oaks). The most pertinent permits for are listed below:

#### 1013-1015-1017 Fair Oaks:

1956 permit (finaled 2/7/56) for Emanuel Furst (owner)/ Willens and Bertisch Co. (contractor) for a new store building with 3 stores 1956 permit for Emanuel Furst (owner)/ A.O. Deeds (contractor) to create an approximately 300 sq. ft. sidewalk in the parkway

#### 1015-1017 Fair Oaks:

1956 certificate of occupancy for 3 stores (owner-Emanuel Furst)

1013 Fair Oaks(S 40.4 Ft. of Lot 10 and N 14.6 Ft of Lot 11, Block C, Raymond Villa Tract #1):

1956 permit for sign

1960 permit for the installation of a sign (18 sq. ft.)

1960 permit (finaled 8/22/60) for Emanuel Furst (owner)/Leasee (contractor) to add one 8ft partition (18' long) and one 5ft partition (18' long)

1975 certificate of occupancy for single story restaurant

1975 permit for 1 3'x5' projection illuminated sign

1976-1985 certificates of occupancy for commercial building

1977 certificate of occupancy for commercial building

1979 permit for partition for bathroom

1979 certificate of occupancy for commercial property

1980 certificate of occupancy for A.I. Restaurant

1986 permit (issued 11/4/86) for Katsuo Aoki (owner)/Mark Edwards (architect) to alter building for retail take out (1200 sq. ft.) and remodel existing restaurant (1200 sq. ft.)

1987 permit (finaled 1/8/87) for Bob Hernandez Construction Co (contractor)/Mark Edwards (arch/engineer)/Aoki Katsomu (owner) to add and alter the interior of the building (expand interior facilities with approved plans)

1989 permit (finaled 6/27/88) for Ichiko Aoki (owner)/D.F.H. Construction (contractor)/Mark Edwards (arch) alteration of employee break room (within existing square feet)

2002 permit (finaled 3/6/02) to install one set of reverse illuminated channel letters

2011 permit (finaled 1/19/12) for Ichiko Masuda (owner)/Sunao Hosokawa (contractor) to add bar counter, conduct ADA compliance tenant improvements, and add walk in cooler

1015 Fair Oaks:

1955 demolition permit (issued 8/15/55) for Emanuel Furst (owner)/Teal Wrecking Co (Contractor) to demolish house and garage

1956 permit for Daniel Conilo (owner) to install 3 trash basins

1969 permit to remove old vertical sign and install new projecting sign (26 sq. ft.)

1969 permit to install new ground sign at rear of building (24 sq. ft.)

| State of California - The Resources Agency | Pri |
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| DEPARTMENT OF PARKS AND RECREATION         |     |
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| Primary # |  |
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|   | F PARKS AND RECREAT<br>ATION SHEET  | TION  |                             | HRI#                                  |        |
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| CONTINUA  | TION SILLI  |   |                             | Trinomial                             |        |
| Page <u>4</u> of <u>4</u>                                     | -   | *Resource Name or #:                            | (Assigned by recorder)      | 1013 Fair Oaks Ave                    |        |
| Recorded By:  | LSA Associates, Inc.  |   | *Date: 09/12/2013           | XContinuation                         | Update |
| (continued):  |   |   |                             |                                       |        |
| 1966 permit for si<br>1977 certificate o<br>2003 permit (fina | the installation for metal letter<br>ingle face wall sign (24 sq. ff<br>occupancy for commercial<br>led 11/19/03) for Katsuo Ao<br>3 small rooms for retail store | t.)<br>building<br>ki (owner)/Walter and Rachel | Zooi (designer)/DTL Builde  | ers (contractor) for the construction | of     |
| B12. References<br>City Directories                           | Las Amarlas Dinastana Cam   | and Ball, City Discotori                        | f C4h D J A                 | essed online in March-June 2014       |        |
|   | .com at http://www.ancestry   |   | es foi south Pasadena. Acce | ssed online in March-June 2014        |        |
|   |   | outh Pasadena Planning & Bu                     | ilding Department.          |                                       |        |
|   |   |   |                             |                                       |        |
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|   |   |   |                             |                                       |        |

| State of California - The Resource                                     | • •   |                      | Primary #<br>HRI #  |                                   |
|--|---|----------------------|---|-----------------------------------|
| PRIMARY RECORD   |   |                      | Trinomial   |                                   |
|  |   |                      | NRHP Status Code  | 6Y, 6L, 6Z                        |
|  | Other Listings  |                      |   |                                   |
|  | Review Code   | Reviewe              | r   | Date                              |
| Page <u>1</u> of <u>3</u>  | *Resource Name or #:  | (Assigned by re-     | corder) 1009 Fair Oaks                                    | Ave                               |
| P1. Other Identifier: APE Map  | Ref # 88-3B; B. Lee Salon   |                      |   |                                   |
| *P2. Location: Not for Pu  |   | *a. County           |   | and (P2b and P2c or P2d.)         |
|  | Angeles Date:   |                      | Land Grant: SAN PASCU                                     |                                   |
| c. Address: 1009 Fair Oaks A   |   | City:                | South Pasadena  | <del></del>                       |
| •  | for large and/or linear resources)  | <del>-</del>         | ADM 5215002   |                                   |
|  | , parcel #, directions to resource, e   |                      |   |                                   |
| *P3a. Description: (Describe reso<br>Architectural Style: Commercial V | urce and its major elements. Include de   | esign, materials, co | 1   |                                   |
| Architectural Style: Modern, eleme                                     |   |                      | Secondary Entrance: front Property Type: commercia        |                                   |
| Construction: unknown  |   |                      |   | , setting, location, association, |
| Siding/Sheathing: stucco, E  |   |                      | feeling   |                                   |
| Siding/Sheathing: brick: veneer, E Roof: flat, parapet                 |   |                      | Alterations: altered facade                               |                                   |
| Fenestration: aluminum, fixed, from                                    | t, storefront   |                      |   |                                   |
| Primary Entrance: front, storefron                                     |   |                      |   |                                   |
| Plan: rectangular No. Stories: 1                                       |   |                      |   |                                   |
| 1101 20011031 1  |   |                      |   |                                   |
| *P3b. Resource Attributes: (L  | ist attributes and codes) HP0   | 06                   | <u> </u>  |                                   |
| *P4. Resources Present: $\chi$   | Building Structure Obje   | ct Site              | District Element of                                       | District Other (Isolates, etc.)   |
| 8544   |   |                      | View  *P6. If Source  ——————————————————————————————————— | Prehistoric Both                  |
| · · · · · · · · · · · · · · · · · · ·                                  | ey report and other sources or enter "n<br>the SR 710 North Study, Los Angeles<br>4 | •                    | *P10.   |                                   |
| *Attachments:NoneLo  | · — · –   | X_Continuation S     |   | cture, and Object Record          |
| Rock Art Rec   | ordArtifact RecordPho   | otograph Record      | Other (List):   |                                   |

| State of California - The Resources Agency   | Primary #                              |
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| DEPARTMENT OF PARKS AND RECREATION   | HRI#                                   |
| BUILDING, STRUCTURE, AND OBJECT RECORD   |  |
| Page <u>2</u> of <u>3</u>  | *NRHP Status Code 6Y, 6L, 6Z           |
| *Resource Name or #: (Assigned by recorder)  | 1009 Fair Oaks Ave                     |
| B1. Historic Name:   |  |
| B2. Common Name:   |  |
| B3. Original Use: Commercial B4. Present Use:  | Commercial                             |
| *B5. Architectural Style: Commercial Vernacular, Modern  |  |
| *B6. Construction History: (Construction date, alterations, and data of alterations)   |  |
| Constructed in 1927. (See Continuation Sheet)  |  |
|  |  |
| B7. Moved? X No Yes Unknown Date: C  | Original Location:                     |
| B8. Related Features:  |  |
| None   |  |
|  |  |
| B9a. Architect: Unknown b. Builder: W  | V. P. Ross                             |
| *B10. Significance: Area: South Pasadena Theme: Commercial Architectu  | ure                                    |
| 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 ge  |  |
| This property is not eligible for listing in the National Register of Historic Places (National Register) or   | 3 7 7                                  |
| Resources (California Register), individually or as a contributor to a larger historic district. It was not ex   |  |
|  | · W. · · · ID · · · · (CVD) 0          |
| It is listed in the 2002 update to the City of South Pasadena's Cultural Heritage Inventory with a Califor Code of 5D3. The property is in the 1000 Block Fair Oaks Historic District, which the 2002 survey updates the contract of the contr | ` /                                    |
| not eligible for local designation. In December 2003, OHP published the list of revised CHR Status Cod   | les. Status Codes 5S3 and 5D3 are now  |
| 6L "determined ineligible for local listing or designation through local government review process; may planning."   | warrant special consideration in local |
| pranning.  |  |
| (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:** 09/15/2013

(This space reserved for official comments.)

| IOPE ST &  | HOPE ST. A. |
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| MISSION ST   |   |
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| DEPARTMENT OF PARKS AND RECREATION  CONTINUATION SHEET |                     |                        | HRI# Trinomial     |          |
|--|---------------------|------------------------|--------------------|----------|
| Page <u>3</u> of <u>3</u>                              | Resource Name or #: | (Assigned by recorder) | 1009 Fair Oaks Ave |          |
| Recorded By: LSA Associates, Inc.                      |                     | *Date:09/15/2013       | X_Continuation     | u Update |
| (continued):   |                     |                        |                    |          |

Sanborn Map Research: The 1951 Sanborn map for 1009 Fair Oaks Avenue (also 1005 and 1011 Fair Oaks Avenue on Sanborn map) depicts a single story, rectangular-shaped, three-part commercial retail building of reinforced masonry and covered with a flat, wooden truss roof sheathed in composition asphalt roofing. The building's setback is at the sidewalk on the long, narrow, 170-foot-by-60-foot rectangular parcel. No other buildings, structures, or objects are depicted. The Sanborn map does not list the types of businesses occupying the building. The surrounding area is a mixture of mostly multiple-family residential to the west with commercial properties fronting Fair Oaks Avenue and Mission Street. The residential properties are varied in size and density and contain single and multiple-family residential buildings and courtyard apartments, with various setbacks on variously-sized parcels.

Property Information: City directory indicates that the following people lived or businesses operated at the address during the historic-period: H. W. Wright (1926); Mary Clark Florist (1930); Ardell's Dress Shop (1937 - 1940); House of Maynard/Kamel's Kandy Kitchen (1952); Sher-Vic Deli (1956); and L&H Laundromat (1960 – 1975).

Significance Evaluation. Under Criterion A, by 1930 the city was nearly built out. This altered building represents in-fill development in South Pasadena during a difficult economic period. However, it has sustained alterations and does not convey its association with that period. Under Criterion B, research has not found any associations with persons significant in national, state, or local history. Under Criterion C, this building has sustained alterations and is not a representative example of a style, method of construction, or a 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 (which relates primarily to archaeological sites). It does not contribute to the significance of a larger National or California Register-eligible historic district and is not separately eleigible. It was not evaluated under the local ordinance.

#### **B6**. Construction History

State of California The Becauses Agency

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

1927 permit issued to L. Shapiro (owner) and W. P. Ross (contractor) to construct store buildings.

1950 permit issued to Walldop (owner) and Geddes and Ray E. Steele (contractors) to remodel the fronts of three stores and install a neon sign.

1955 permit issued to owner/builder McBride to construct two temporary walls.

1977 permit issued to owner Mel Green and contractor Steven Roofing to reroof.

1978 permit issued to owner Charm Paint Company and contractor Hub Signs to install one wall sign.

2002 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.



|  | The Resources Agency   | Primary #   |   |
|--|--|---|---|
| _  | ARKS AND RECREATION  | HRI#  |   |
| PRIMARY RE                                   | CORD   | Trinomial   |   |
|  | Other Listings   | NRHP Status Code  | 6Y, 6Z                                  |
|  | Review Code Review   | ver   | Date                                    |
| Page <u>1</u> of <u>3</u>                    | *Resource Name or #: (Assigned by r  |   | Ave                                     |
| P1. Other Identifier:                        | APE Map Ref # 89-3B; W. J. Filley Building   |   |   |
| *P2. Location:                               | Not for Publication X Unrestricted *a. County  | Los Angeles   | and (P2b and P2c or P2d.)               |
| *b. USGS 7.5' Qua                            | <u> </u>   | Land Grant: SAN PASCU   | ,                                       |
| c. Address: _ 100                            | 05 Fair Oaks Ave City  | South Pasadena  | Zip: 91030                              |
| d. UTM: (Give mo                             | ore than one for large and/or linear resources) Zone:  |   | mE/mN                                   |
| e. Other Location                            | al Data: (e.g., parcel #, directions to resource, elevation, etc., a   | as appropriate): APN:531500   | 3040                                    |
|  | (Describe resource and its major elements. Include design, materials,  |   |   |
| Architectural Style: (                       | One-Part Commercial Block  | Plan: rectangular   |   |
|  | Spanish Eclectic, elements of  | No. Stories: 1  |   |
| Siding/Sheathing: stu<br>Roof: flat, parapet | acco: textured, E  | Property Type: commerci   | al<br>ated concrete below windows       |
| Fenestration: metal, f                       | fixed, front, storefront   | _   | , setting, location, materials,         |
|  | ront, storefront, recessed   | workmanship, association,   | feeling                                 |
|  | es: Permits indicate the following alterations: removal of   |   |   |
|  | ng terrace and base at the entrance of 1005 ½) (1950), 05 ½) (1952), and seismic retrofit (1990).  |   |   |
|  |  |   |   |
|  |  |   |   |
| *P3b. Resource Attrib                        | outes: (List attributes and codes) HP06  |   |   |
| *P4. Resources Prese                         | ent: X Building Structure Object Site  | District Element or   | District Other (Isolates, etc.          |
| P5a. Photo or Drawi                          | ng (Photo required for buildings, structures, and objects.)  | P5b.  | Description of photo:                   |
|  |  | (View   | , data, accession #)                    |
|  |  | 09/12   | /13                                     |
|  |  | *P6.  | Date Constructed/Age and                |
| ± Mar  |  | Source  | es: X Historic                          |
| 225  |  | F   | Prehistoric Both                        |
| <b>177</b>                                   | anning and the second  | 1922  |   |
| diani  | manus Millian III III III III III III III III III I  | Perm  | iit                                     |
|  | MAJA PILLIEV BLOG  | *P7.  | Owner and Address:                      |
| - FEEDERS                                    |  |   | nks, Richard D                          |
| All t  |  |   | Montecito Ave<br>Madre, CA 91024        |
|  |  | H. T  |   |
| 1/111  |  | *P8.  | Recorded by:                            |
|  |  | CONTRACTOR OF THE PARTY OF THE | y Tibbet                                |
|  |  | A. T. C.  | Associates, Inc.                        |
|  |  |   | Iowa Ave., Suite 200<br>rside, CA 92507 |
|  | CAN CONTRACT OF THE CONTRACT O | Kive  | isiuc, CA 92507                         |
|  | 1  | *D0   | Date Recorded: 09/12/2013               |
|  |  |   | Survey Type: (Describe)                 |
|  |  |   | isive                                   |
| *P11. Report Citation:                       |  |   |   |
| Historic Property Sur<br>EA 187900, EFIS 070 | vey Report for the SR 710 North Study, Los Angeles County, Califor 00000191, 2014  | nia, California Department of T   | ransportation District 7,               |
| *Attachments:                                | None Location Map Sketch Map X Continuation  | Sheet X Ruilding Stru   | cture, and Object Record                |
| <del>-</del>                                 | _ ' _ ' _  |   | •                                       |
|  |  |   | ation Record                            |
| F  | Rock Art RecordArtifact RecordPhotograph Reco  | ord Other (List):   |   |

State of California - The Resources Agency Primary # **DEPARTMENT OF PARKS AND RECREATION** HRI# BUILDING, STRUCTURE, AND OBJECT RECORD Page 2 of 3\*NRHP Status Code 6Y, 6Z 1005 Fair Oaks Ave \*Resource Name or #: (Assigned by recorder) B1. Historic Name: B2. Common Name: B4. Present Use: Commercial B3. Original Use: Commercial \*B5. Architectural Style: One-Part Commercial Block, Spanish Eclectic \*B6. Construction History: (Construction date, alterations, and data of alterations) Year constructed: 1922 (See Continuation Sheet) \*B7. Moved? Original Location: X No Unknown \*B8. Related Features: awnings; color treated concrete below windows B9a. Architect: Unknown b. Builder: W. J. Filley (owner/builder) South Pasadena \*B10. Significance: Theme: Commercial Architecture Period of Significance: 1922 **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: 09/12/2013

(This space reserved for official comments.)

| IOPEST HOPE  |   |
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| - CENTRO ST  | MISSION ST  EL CENTRO ST  VIRGINIA  OXLEYAL  1005 Fair Oaks Ave |
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| State of California - The Resources A | gency               |                        | Primary #          |   |
|---------------------------------------|---------------------|------------------------|--------------------|---|
| DEPARTMENT OF PARKS AND RECR          | EATION              | HRI #                  |                    |   |
| CONTINUATION SHEET                    |                     |                        | Trinomial          |   |
| Page <u>3</u> of <u>3</u>             | Resource Name or #: | (Assigned by recorder) | 1005 Fair Oaks Ave | e |
|                                       |                     |                        |                    |   |

**\*Date:** 09/12/2013

X Continuation

Update

(continued):

\*Recorded By:

LSA Associates, Inc.

Property Information: City directories indicate the following businesses occupied this address during the historic-period: Trimball and MacKeller (1934); B.F. Whitley Men's Furnishings (1938); Stoops Men's Shop (1940-1946); Hornaday's Department Store (1952); 1962 and 1975, Beneficial Finance (1962-1977); and the South Pasadena Journal (1975-1977).

Architectural Context: The One-Part Commercial Block is a one-story structure with a simple box or rectangular plan and a Spanish Eclectic 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, 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 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:

1921 permit #2843 issued to W. J. Filley and contractor Mr. McMullen for a garage (1005/1007).

1922 permit #3489 issued to owner/builder W. J. Filley to erect an office building.

1927 permit #5706 issued to W. J. Filley and contractor A. E. Finley to construct a building (1005/1007).

1950 permit #22792 issued to Mr. Filley and contractor R. E. Steele to remove the face of the overhang terrace and base at the entrance. (1005 ½)

1950 permit #23090 issued to W. J. Filley and contractor Fred Geddes for a sign.

1952 permit #26746 issued to owner/builder F. J. Albrecht to lower the ceiling (1005 ½).

1960 permit #45079 issued to owner Robert Filley and Monarch Roofing to reroof.

1990 permit #9269 issued to Robert Filley and architect Kariott's and contractor Eagle Builders for seismic retrofit.

1993 permit #13839 issued to Robert Filley and contractor R. J. Hagberg 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.

Longstreth, Richard W.

2000 The Buildings of Main Street, A Guide to American Commercial Architecture. AltaMira Press, Walnut Creek, CA.



| State of California - The Re DEPARTMENT OF PARKS   | AND RECREATION   |                         | Primary :<br>HRI :   | #  |
|--|--|-------------------------|--|--|
| PRIMARY RECOF  | ₹D   |                         | Trinomia   |  |
|  | Other Listings   |                         | NRHP Status Code   | 6Y, 6Z                                       |
|  | Review Code  | Review                  | · · · · · · · · · · · · · · · · · · ·  | Date   |
| )  | *Resource Name or #  |                         | -  |  |
| Page <u>1</u> of <u>3</u>  |  | , ,                     |  | SAVC   |
|  | PE Map Ref # 90-3B; Wells Fargo Bank<br>for Publication X Unrestricted   |                         | Los Angeles  | and (P2b and P2c or P2d.)                    |
| *b. USGS 7.5' Quad:  | <del></del>  | Date: 1994              | Land Grant: SAN PASC   | _  |
| c. Address: 1000 Fair  | Oaks Ave   | City                    | : South Pasadena   | Zip: 91030                                   |
| d. UTM: (Give more that  | n one for large and/or linear resourc  | ces) Zone:              |  | mE/m   |
| e. Other Locational Data   | a: (e.g., parcel #, directions to resou  | rce, elevation, etc., a | as appropriate): APN:53180   | 15006  |
|  | be resource and its major elements. Incli  |                         |  |  |
| Architectural Style: Modern Construction: unknown  | 1  | -                       | Property Type: commerce Alterations: altered facad   | e, altered fenestration, altered             |
| Siding/Sheathing: stucco, all  | visible, altered: yes  |                         | decorative element, altere   | , ,  |
| Roof: flat, parapet  | ·  |                         |  |  |
|  | ed, front, storefront, alteration: yes orefront, double doors, alteration: yes   |                         |  |  |
| •  | orefront, double doors, afteration: yes mits indicate that a new bank building w   | /as                     |  |  |
| constructed in 1949 and remo   | e  |                         |  |  |
| No. Stories: 2   |  |                         |  |  |
|  |  |                         |  |  |
| 3b. Resource Attributes:   | (List attributes and codes)  | HP07                    |  |  |
| 4. Resources Present:  | X Building Structure   | Object Site             | District Element   | of District Other (Isolates, e               |
| <sup>2</sup> 5a. Photo or Drawing (Ph  | oto required for buildings, structures   | s. and objects.)        | P5b.   | Description of photo:                        |
| 3,   |  | -, <b>,</b> ,           | (Vie   | v, data, accession #)                        |
|  |  |                         | View   | w to the E, 09/12/13                         |
| 2  | ALCOHOLD TO SERVICE  |                         | *P6.   | Date Constructed/Age and                     |
|  | ** Y / **  |                         | Sour   | rces: X Historic                             |
|  | 636W-77  | a                       | - W-24   | Prehistoric Both                             |
|  | College Consuces com   | 201                     | 194  | 9  |
|  | WEBSTS DARGO   | R. W.                   | Per  | mit  |
|  |  | 1 2 2 2                 | *P7.   | Owner and Address:                           |
| 5  |  | Wash                    | The state of the s | ls Fargo Bank<br>Box 2609                    |
| 1  |  | 744-2                   | COPPERING MICH. MANAGEMENT   | sbad, CA 92018                               |
| DA .   |  |                         |  |  |
| Mile III   |  |                         | *P8.   | Recorded by:                                 |
|  | THE REAL PROPERTY.   |                         |  | sa Bechtel                                   |
| To the state of th | The same of the sa | The same                | Charles and the charles are the charles and the charles are th | A Associates, Inc.<br>0 Iowa Ave., Suite 200 |
| The second of the  |  |                         | A CONTRACTOR OF THE PARTY OF TH | erside, CA 92507                             |
|  |  |                         |  | •  |
|  |  |                         | *P9.   | <b>Date Recorded:</b> 09/21/2013             |
|  |  |                         |  | ). Survey Type: (Describe)                   |
|  | Manager and a day  | ton Hoon - IIV          |  | ensive                                       |
|  | ite survey report and other sources or en<br>port for the SR 710 North Study, Los Ar   | ·                       | nia, California Department of  | Transportation District 7,                   |
| EA 187900, EFIS 070000019  | •  |                         | •  | - *  |
| ttachments:None  | Location MapSketch Map   | p X Continuation        | Sheet X Building, Str  | ucture, and Object Record                    |
| Archeo   | logical Record District Reco   | ord Linear Fea          | ture Record Milling S  | Station Record                               |
| Rock A   | rt Record Artifact Record  | Photograph Reco         | rd Other (List):   |  |

| State of California - The Res                          | • •                                      |  | Primary #   |
|--|--|--|---|
| DEPARTMENT OF PARKS                                    |  |  | HRI#  |
| BUILDING, STRU   | CTURE, AND OBJEC                         | TRECORD  |   |
| Page $2$ of $3$  |  |  | *NRHP Status Code 6Y, 6Z  |
|  | *Resource Nam                            | ne or #: (Assigned by recorder)                      | 1000 Fair Oaks Ave  |
| B1. Historic Name:                                     |  |  |   |
| B2. Common Name: Wel                                   | lls Fargo Bank                           |  |   |
| B3. Original Use:                                      |  | B4. Present Use:                                     | Bank  |
| B5. Architectural Style:                               | Modern                                   |  |   |
| B6. Construction History:                              | (Construction date, alterations, ar      | and data of alterations)                             |   |
| New bank building built in 194                         | 9. (See Continuation Sheet)              | ,  |   |
| -  |  |  |   |
| B9a. Architect: <u>Unknown</u> B10. Significance: Area | : South Pasadena                         |  | S. L. Mitchell (1926); William C. Crowell (1949)<br>eture; Commercial Development     |
| Desired of Olemina                                     | 1040                                     | and Torrest D. I.                                    | Analtanta Officia   |
| Period of Significance:  (Discuss importance in term   | ·  | perty Type: Bank as defined by theme, period, and gr | Applicable Criteria: NA   |
|  | building does not appear to meet the c   | , , , , ,  |   |
|  | ster) or the California Register of Hist |  |   |
| It is listed in the 2002 and date to                   | - th - City -f Cth Dt'- Ct               | 1 Hit It (2/1/2001                                   | Luna 2014) with a California Winterial  |
| •  | •  | •  | nd June 2014) with a California Historical ct, which the 2002 survey update indicates |
|  | and is ineligible for local designation  | n. In December 2003, OHP publishe                    | ed the list of revised CHR Status Codes.  |
| Status Code 5S3 is now 6L.                             |  |  |   |
| (continued on next page)                               |  |  |   |
| (continued on next page)                               |  |  |   |
| (continued on next page)                               |  |  |   |
| (continued on next page)                               |  |  |   |
| 311. Additional Resource Att                           | ributes: (List attributes and cod        | des) <u>HP07</u>                                     |   |
|  | ributes: (List attributes and cod        | des) <u>HP07</u>                                     |   |

B13. Remarks:

\*B14. Evaluator: Judith Marvin \*Date of Evaluation: 09/21/2013

(This space reserved for official comments.)



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

| Primary # |  |
|-----------|--|
| HRI#      |  |
| Trinomial |  |

| Page $3$ of $3$ |                      | Resource Name or #: | (Assigned by recorder) | 1000 Fair Oaks Ave |        |
|-----------------|----------------------|---------------------|------------------------|--------------------|--------|
| *Recorded By:   | LSA Associates, Inc. |                     | *Date: 09/21/2013      | X Continuation     | Update |

(continued):

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 Historica Places (National Register) and California Register of Historical Resources (California Register).

Property Information: City directory indicates that the following businesses operated at the address during the historic-period: Hogg Motor Company (1930); White Motor Company (1933); Mac Donalds and Stevens (1937); Holly Heating and Manufacturing Company (1940); and First Federal Savings (1952 – 1975).

Architectural Context: This Mid-Century Modern style building evidently subsumed an earlier structure, but there is no evidence of its architectural style; the façade appears to have been added in the early 1950s. The Mid-Century Modern style achieved global popularity after World War II, and was the dominant style for institutional and corporate buildings, eschewing traditional form and detail. The style is characterized by cubic forms, exposed exterior supporting beams and other structural members, with straight horizontal and vertical lines. Protruding horizontal plates are often featured, while the flat-roofed subtype is a derivation of the earlier International style, Large windows bring natural light into the structure.

Significance Evaluation. Under Criterion A, this altered commercial building dates to a minor boom period in South Pasadena. However, it has sustained alterations and does not convey its association with that period. Under Criterion B, research has not found any associations with persons significant in national, state, or local history. Under Criterion C, this building has sustained major alterations and is not a representative example of its style, method of construction, or a 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 (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 #5498 issued to owner Edgar Bowman and contractor S. L. Mitchell to construct a new building.

1936 permit #3292 issued to owner South Pasadena Motors and contractor Sam Goodman to erect a sign.

1943 permits #12039 and 12164 issued to owner Holly Heating to use day labor to open a new doorway on El Centro and repair a fountain.

1944 permit #12534 issued to Holly Heating and contractor Ray Gerhart to add to the brick building.

1946 permit issued to owner Campbell Motor Company and contractor Wyper Sign to hang a neon sign.

1949 permit issued to owner First Federal Savings and Loan and contractor William C. Crowell for a new office building.

1949 permit #22213 issued to owner First Federal Savings and Loan and Wyper Sign for a new sign.

1950 permit # 23527 issued to owner First Trust and Sign and contractor Henry Gauthey to remodel the roof truss and mezzanine.

1952 permit #27812 issued to First Federal Savings and Loan and John Lytle to reroof.

1955 permit #33600 issued to First Federal Savings and Loan and contractor R. E. Salway to re-stucco the existing surface of the building.

1961 permit #47481 issued to First Federal Savings and Henry Gauthey to remodel the bank building.

1965 permit #First Federal Savings and National Neon Sign for a double faced Time& Temperature sign.

## 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.

Gleye, Paul, in Collaboration with the Los Angeles Conservancy, Julius Shulman, and Bruce Boehner

1981 The Architecture of Los Angeles. Rosebud Books, Los Angeles.

PCR Services Corporation

2002 City of South Pasadena Historic Resources Survey Report, Phase I. On file at the City of South Pasadena Planning Department.



|                                      | ia - The Resources Ager<br>OF PARKS AND RECRE      | •   |  |   | RI#  |         |
|--------------------------------------|--|---|--|---|--|---------|
| PRIMARY                              | RECORD   |   |  | Trinon  | -  |         |
|                                      |  | Other Lietings  |  | NRHP Status Co  | ode 6Y, 6Z   |         |
|                                      |  | Other Listings  | B  |   | D-4-   |         |
|                                      |  | Review Code   | Review   |   | Date   |         |
| Page <u>1</u> of <u>3</u>            | _  | *Resource Name or #:  | (Assigned by re                                  | ecorder) 923 Fair Oa  | ks Ave   |         |
| 1. Other Identif                     |  | 1-3B; Bank of America   |  |   |  |         |
| 2. Location:                         | Not for Publication                                |   |  | Los Angeles   | and (P2b and P2c or P2d.)  |         |
| *b. USGS 7.5'                        | Quad: Los Angeles 923 Fair Oaks Ave                | Da  | ate: <u>1994</u><br>City:                        | Land Grant: SAN PAS South Pasadena  |  |         |
|                                      | e more than one for large                          | and/or linear recourses   |  | South Fasauena  | Zip: <u>91030</u>  | mľ      |
| •                                    | ŭ  |   | ,  |   |  | _ ''''  |
|                                      | ational Data: (e.g., parcel                        |   |  |   |  |         |
| 3a. Description                      | yle: Contemporary                                  | d its major elements. Includ  | e design, materials, d                           | No. Stories: 1  | setting, and boundaries)   |         |
|                                      | g: brick: veneer, All Visible                      |   |  | Property Type: comme  | ercial   |         |
| 0                                    | g: stucco, All Visible                             |   |  |   | ium, setting, location, workmansh  | ip,     |
| Roof: flat, parape                   |  | _   |  | association, feeling  |  |         |
|                                      | uminum, fixed, front, side, s                      | torefront   |  |   |  |         |
| -                                    | ce: front, storefront eatures: flat canopy over en | trance: ATM addition: enti  | rance may  |   |  |         |
| be altered                           |  | , uddition, onti  |  |   |  |         |
| Plan: square                         |  |   |  |   |  |         |
|                                      |  |   |  |   |  |         |
|                                      |  |   |  |   |  |         |
| 3b. Resource A                       | ,  | · -   | HP06   |   |  |         |
| 4. Resources P                       | Present: $X$ Building                              | g Structure C   | Object Site                                      | DistrictElemer  | nt of District Other (Isolat   | es, etc |
| <sup>2</sup> 5a. Photo or D          | rawing (Photo required f                           | or buildings, structures,   | and objects.)                                    | P5  | b. Description of photo:   |         |
|                                      |  |   |  | (V  | iew, data, accession #)  |         |
|                                      |  |   |  | V   | iew to the W, 09/12/13   |         |
|                                      |  |   |  | *P  | 6. Date Constructed/Age and  |         |
|                                      |  |   |  |   | ources: X Historic   |         |
|                                      |  |   |  |   | Prehistoric Both   |         |
|                                      |  | and the second  |  | 1   |  |         |
| late land                            |  | NAME OF THE PARTY |  | 4   | 969  |         |
|                                      |  |   |  | +   |  |         |
|                                      |  |   |  | A   | assessor   |         |
| THE RESERVE THE PERSON NAMED IN      | •  |   | • 173  | *P  | Assessor  7. Owner and Address:  |         |
|                                      |  |   | Employ Pamerica                                  | *P  | assessor   |         |
|                                      |  |   | Banksi fanerica                                  | *P  | Assessor  7. Owner and Address: Bank Of America  |         |
|                                      |  |   | Bankoffanerica                                   | # <b>P</b>  | 7. Owner and Address: Bank Of America 01 N Tryon St Charlotte, NC 28255  |         |
|                                      |  |   | Early of Early of                                | *P  | 7. Owner and Address: Bank Of America 01 N Tryon St Charlotte, NC 28255  8. Recorded by:   |         |
|                                      |  |   | Earlier University                               | *P  | Assessor  7. Owner and Address: Bank Of America 01 N Tryon St Charlotte, NC 28255  8. Recorded by: Casey Tibbet  |         |
|                                      |  |   | Surfice Enterior                                 | *P  | Assessor  7. Owner and Address: Bank Of America 101 N Tryon St Charlotte, NC 28255  8. Recorded by: Casey Tibbet SA Associates, Inc.   |         |
|                                      |  |   | Bankol Janorica                                  | *P  | Assessor  7. Owner and Address: Bank Of America 01 N Tryon St Charlotte, NC 28255  8. Recorded by: Casey Tibbet SA Associates, Inc. 500 Iowa Ave., Suite 200   |         |
|                                      |  |   | Early of Darrerica                               | *P  | Assessor  7. Owner and Address: Bank Of America 101 N Tryon St Charlotte, NC 28255  8. Recorded by: Casey Tibbet SA Associates, Inc.   |         |
|                                      |  |   | Bank of Innerica                                 | *P  | Assessor  7. Owner and Address: Bank Of America 101 N Tryon St Charlotte, NC 28255  8. Recorded by: Casey Tibbet SA Associates, Inc. 500 Iowa Ave., Suite 200 Riverside, CA 92507  |         |
|                                      |  |   | Brankst Larreries                                | *P  | Assessor  7. Owner and Address: Jank Of America 101 N Tryon St Charlotte, NC 28255  8. Recorded by: Lasey Tibbet LSA Associates, Inc. 500 Iowa Ave., Suite 200 Etiverside, CA 92507  P9. Date Recorded:  09/12/2   | 2013    |
|                                      |  |   | Santa Santa Caracter                             | *P  *F  *P  *P  *P  *P  *P  *P  | Assessor  7. Owner and Address: Bank Of America 01 N Tryon St Charlotte, NC 28255  8. Recorded by: Casey Tibbet Associates, Inc. 500 Iowa Ave., Suite 200 Civerside, CA 92507  P9. Date Recorded: 10. Survey Type: (Describe                                       | 2013    |
| 11. Report Cita                      | tion: (Cite survey repor                           | t and other sources or enter  |  | *P  *F  *P  *P  *P  *P  *P  *P  | Assessor  7. Owner and Address: Jank Of America 101 N Tryon St Charlotte, NC 28255  8. Recorded by: Lasey Tibbet LSA Associates, Inc. 500 Iowa Ave., Suite 200 Etiverside, CA 92507  P9. Date Recorded:  09/12/2   | 2013    |
|                                      |  |   | r "none.")                                       | *P  C  I  R  *F   | Assessor  7. Owner and Address: Bank Of America 01 N Tryon St Charlotte, NC 28255  8. Recorded by: Casey Tibbet Associates, Inc. 500 Iowa Ave., Suite 200 Civerside, CA 92507  P9. Date Recorded: 10. Survey Type: (Describe                                       | 2013    |
| Historic Property                    | y Survey Report for the SR                         | 710 North Study, Los Ange   | r "none.")                                       | *P  C  I  R  *F  I  C  I  I  R  *F  I  I  I  R  *F  I  I  I  R  *F  I  I  I  I  R  I  I  I  I  I  I  I  I | Assessor  7. Owner and Address: Bank Of America 01 N Tryon St Charlotte, NC 28255  8. Recorded by: Casey Tibbet Associates, Inc. 500 Iowa Ave., Suite 200 Eliverside, CA 92507  P9. Date Recorded: 10. Survey Type: (Describeration)                               | 2013    |
| Historic Property<br>EA 187900, EFIS | y Survey Report for the SR<br>S 0700000191, 2014   | 710 North Study, Los Ango MapSketch Map   | r "none.") eles County, Californ  X Continuation | *P  *P  *P  *P  *P  *I  *I  *I  *I  *I  | Assessor  7. Owner and Address: Bank Of America 01 N Tryon St Charlotte, NC 28255  8. Recorded by: Casey Tibbet Associates, Inc. 500 Iowa Ave., Suite 200 Civerside, CA 92507  P9. Date Recorded: 10. Survey Type: 10. Survey Type: 10. Transportation District 7, | 2013    |

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

| Primary # |  |
|-----------|--|
| HRI#      |  |

MONTEREY RD

| BOILDING, CTROOTS                       | INE, AND OBCEOUR                        | LOOKB                        |   |  |
|---|---|------------------------------|---|--|
| Page $2$ of $3$                         |   |                              | *NRHP Status Code 6Y, 6                 | Z  |
|   | *Resource Name or #                     | t: (Assigned by recorder     | r) 923 Fair Oaks Ave                    |  |
| B1. Historic Name:                      |   |                              |   |  |
| B2. Common Name:                        |   |                              |   |  |
| B3. Original Use: Commercial            |   | B4. Present Use              | e: Bank                                 |  |
| *B5. Architectural Style: Cont          | emporary                                |                              |   |  |
| *B6. Construction History: (C           | onstruction date, alterations, and data | a of alterations)            |   |  |
| Year constructed: 1969 (See Continua    | tion Sheet)                             |                              |   |  |
| *B7. Moved? <u>X</u> No                 | Yes Unknown Da                          | te:                          | Original Location:                      |  |
| *B8. Related Features:                  |   |                              |   |  |
| None                                    |   |                              |   |  |
|   |   |                              |   |  |
| B9a. Architect: Unknown                 |   | b. Builder:                  | Unknown                                 |  |
| *B10. Significance: Area: Sou           | th Pasadena Then                        | ne: Commercial Archite       | ecture                                  |  |
| Period of Significance: 196             | 9 Property                              | Type: Bank                   | Applicable Criteria:                    | NA   |
|   |   | ·                            | geographic scope. Also address integr   |  |
| This commercial building does not ap    | pear eligible for listing in the Nation | al Register of Historic Plac | ces and does not appear to qualify as a |  |
| historical resource pursuant to the Cal | ifornia Environmental Quality Act (     | CEQA).                       |   |  |
| (continued on next mage)                |   |                              |   |  |
| (continued on next page)                |   |                              |   |  |
|   |   |                              |   |  |
|   |   |                              |   |  |
|   |   |                              |   |  |
|   |   |                              |   |  |
|   |   |                              |   |  |
| B11. Additional Resource Attributes     | s: (List attributes and codes)          | HP06                         |   |  |
| *B12. References:                       | (Liot diffibutes and souss)             | 111 00                       |   |  |
| See Continuation Sheet                  |   |                              |   |  |
| see Continuation Sheet                  |   | _/_                          | MAGNOLIA STO                            |  |
|   |   |                              | MAGNOLIA STO                            |  |
|   |   |                              | FAIR                                    |  |
| B13. Remarks:                           |   | IOPE S                       |   | HOPE ST  |
|   |   |                              | CENTRALAL                               | MACOND TO THE PART OF THE PART |
| *B14. Evaluator: Judith Marvin          |   | MISSI                        |   | SKENT OF   |
| *Date of Evaluation: 09/12/2013         |   | MISSI                        |   | MISSION ST   |
| 0,7,12,2013                             |   |                              | THOSIGN 923                             | B Fair Oaks Ave  |
|   |   |                              | IRO ST                                  | VIRGINIA   |
| (This space reserve                     | ed for official comments.)              |                              | IBRARY LN THROOP AL                     | SOXLEY AL  |
|   |   |                              |   | OXLEY ST O   |
|   |   |                              | ÖXLEY ST                                | OXLEY ST   |
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| Page 3 of 3 Resource Name or #: (Assigned by recorder) 923 Fair Oaks Ave    Page 3 of 3 Resource Name or #: (Assigned by recorder) 923 Fair Oaks Ave   Page 6  | Resource Name or #: (Assigned by recorder)  Page 3 of 3 Resource Name or #: (Assigned by recorder)  Page 3 of 3 Resource Name or #: (Assigned by recorder)  Page: 09/12/2013 X Continuation Update  (continued):  Property Information: No historical city directory information was available for this property.  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 sphi into two groups by roof type, flat or gable (McAlester and McAlester 1984). It is often sphi into two groups by roof type, flat or gable (McAlester and McAlester 1984). The table page of the cardier 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 induced by the Craffsman and Prairie styles (bid.). It often has wide caves, exposed beams, front-facing gables with heavy supporting piers, and sometimes balconics, decks, or paties that serve to bring the outside inside (Haris 2006). One notable feature of this subtype is the rought 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 businesses at this address during the historic-period. Online searches were conducted for businesses are duel 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 the property for a period of five years or more and/or that appear to have had the  | Corded By: LSA Associates, Inc.  [Continued]:  Property Information: No historical city directory information was available for Architectural Context: Contemporary style buildings are typically architect-decontinuing into the 1970s (McAlester and McAlester 1984). It is often split int 1984; Harris 2006). The flat roof type is influenced by the International style at this subtype does not maintain the stark white exterior walls of the earlier style brick cladding that give it some traditional references (McAlester and McAlestand Prairie styles (Ibid.). It often has wide eaves, exposed beams, front-facing decks, or patios that serve to bring the outside inside (Harris 2006). One notab frequently appear in the gable ends. Both subtypes are usually one-story, but to Significance Evaluation. Under Criterion A, this building is one of thousands, not more closely associated with or representative of this period in than numer the names of businesses at this address during the historic-period. Online searce a period of five years or more and/or that appear to have had the potential to be evidence indicating that the property is associated with persons important in lore representative example of an architectural style, method of construction, or promaster. Under Criterion D, the building is not likely to yield information about archaeological sites). In addition, there is no historic district potential in the archaeological sites). In addition, there is no historic district potential in the archaeological sites but a style of the property of the prop | or this property.  It is groups by roof type and, like that style, has like that style, has like that style, has like but instead, incorporate ter 1984). The gable roof gables with heavy supposed feature of this subtype two-story examples are not if not millions, built dur rous others. Under Criter these were conducted for the important in the local cocal, state, or national his operty type. Research to the history or prehistory ea.                 | a favor beginning, and the post-William B, city directions associated by the post-William B, city directions associated businesses assommunity. The tory, Under C date has not id  | Daks Ave  X Continuation  ing around 1950 and le (McAlester and McAlester and Sometimes balconies by trapezoidal windows world War II period and rectories were reviewed sociated with the propeople is research provided in Criterion C, this is not a dentified it as the work | UpdateUpdate Alester ever, one, or sman es, is that d is d for erty for no a c of a |
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This research provided no evidence indicating that the property is associated with presons 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 like | Architectural Context: Contemporary style buildings are typically architect-de continuing into the 1970s (McAlester and McAlester 1984). It is often split int 1984; Harris 2006). The flat roof type is influenced by the International style a this subtype does not maintain the stark white exterior walls of the earlier style brick cladding that give it some traditional references (McAlester and McAlest and Prairie styles (Ibid.). It often has wide eaves, exposed beams, front-facing decks, or patios that serve to bring the outside inside (Harris 2006). One notab frequently appear in the gable ends. 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Census (The Los Angeles Directory Company) and Polk City Directories Ancestry.com at http://www.ancestry.com/  | esigned and began to gair<br>to two groups by roof typ<br>and, like that style, has li-<br>e but instead, incorporate<br>ter 1984). The gable roo<br>gables with heavy suppo-<br>ele feature of this subtype<br>two-story examples are no-<br>if not millions, built dur<br>rous others. Under Criter<br>ches were conducted for<br>e important in the local of<br>local, state, or national his<br>operty type. Research to<br>to the history or prehistor-<br>tea. | te, flat or gable the or no deco<br>s various com<br>f subtype is information of subtype is information of subtype is information of the roughly of uncommon.  Ing the post-With the post-With the subtype in the post-With the post-Wit | le (McAlester and McAlester and McAlester and McAlester and McAlester and McAlester and sometimes of wood, stond sometimes balconies by trapezoidal windows.  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| 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, incompares 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 (Bid.). 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 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, th | 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 caves, 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 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 nationalistory. 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, t | continuing into the 1970s (McAlester and McAlester 1984). It is often split int 1984; Harris 2006). The flat roof type is influenced by the International style a this subtype does not maintain the stark white exterior walls of the earlier style brick cladding that give it some traditional references (McAlester and McAlestand Prairie styles (Ibid.). It often has wide eaves, exposed beams, front-facing decks, or patios that serve to bring the outside inside (Harris 2006). One notab frequently appear in the gable ends. Both subtypes are usually one-story, but to Significance Evaluation. Under Criterion A, this building is one of thousands, not more closely associated with or representative of this period in than numer the names of businesses at this address during the historic-period. Online search a period of five years or more and/or that appear to have had the potential to be evidence indicating that the property is associated with persons important in low representative example of an architectural style, method of construction, or promaster. Under Criterion D, the building is not likely to yield information about archaeological sites). In addition, there is no historic district potential in the analysis of the construction History 2009 permit #23415 issued to Bank of America and Jenny Hodges and Coast Start Directories  City Directories  Var. Census (The Los Angeles Directory Company) and Polk City Directories Ancestry.com at http://www.ancestry.com/  | to two groups by roof type and, like that style, has like but instead, incorporate ter 1984). The gable roof gables with heavy supposed feature of this subtype two-story examples are not if not millions, built duration to the conducted for the important in the local cocal, state, or national his operty type. Research to to the history or prehistory ea.   | te, flat or gable the or no deco<br>s various com<br>f subtype is information of subtype is information of subtype is information of the roughly of uncommon.  Ing the post-With the post-With the subtype in the post-With the post-Wit | le (McAlester and McAlester and McAlester and McAlester and McAlester and McAlester and sometimes of wood, stond sometimes balconies by trapezoidal windows.  World War II period and rectories were reviewed sociated with the proper his research provided in Criterion C, this is not a dentified it as the work  | ever, one, or sman ss, s that  d is d for erty for no a s of a                      |
| 2009 permit #23415 issued to Bank of America and Jenny Hodges and Coast Sign to remove the existing sign and replace it with a wall sign.  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  | 2009 permit #23415 issued to Bank of America and Jenny Hodges and Coast Sign to remove the existing sign and replace it with a wall sign.  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  | 2009 permit #23415 issued to Bank of America and Jenny Hodges and Coast S B12 References City Directories var. Census (The Los Angeles Directory Company) and Polk City Directories Ancestry.com at http://www.ancestry.com/   | lian to romave the ai-ti   |  |  |   |
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| 2006 Dictionary of Architecture and Construction. McGraw-Hill, New York. McAlester, Virginia and Lee McAlester   | 2006 Dictionary of Architecture and Construction. McGraw-Hill, New York. McAlester, Virginia and Lee McAlester   |  |  | cessed online i  | in March-June 2014 th  | nrough  |
| 1984 A Field Guide to American Houses. Alfred A. Knopf, New York.  |  | 2006 Dictionary of Architecture and Construction. McGraw-Hill, New York. McAlester, Virginia and Lee McAlester   |  |  |  |   |
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State of California - The Resources Agency Primary # **DEPARTMENT OF PARKS AND RECREATION** HRI# PRIMARY RECORD **Trinomial** NRHP Status Code 6Y, 6Z Other Listings **Review Code** Reviewer Date (Assigned by recorder) \*Resource Name or #: 921 Fair Oaks Ave Page 1 of 3 P1. Other Identifier: APE Map Ref # 92-3B; Luchas Comfort Footwear \*P2. Location: **Not for Publication** X Unrestricted \*a. County Los Angeles and (P2b and P2c or P2d.) 1994 \*b. USGS 7.5' Quad: Los Angeles Date: Land Grant: SAN PASCUAL (GARFIAS) Zip: 91030 c. Address: 921 Fair Oaks Ave City: South Pasadena d. UTM: (Give more than one for large and/or linear resources) Zone: mΝ e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate): APN:5315003056 \*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries) Architectural Style: One-Part Commercial Block Plan: rectangular Siding/Sheathing: stucco, E No. Stories: 1 Siding/Sheathing: brick: accent, E Property Type: commercial Roof: flat, parapet Retains integrity: medium, setting, location, workmanship, Fenestration: wood, fixed, front, storefront association, feeling Primary Entrance: front, storefront, double doors, transom lights, recessed Other notable features: Permits indicate that various alterations have been made including replacing the original storefront doors with aluminum-framed glass doors (1965), replacement of a window with a door (1968), and replacement of the brick storefront with tile (1996). \*P3b. Resource Attributes: (List attributes and codes) HP06 X Building Structure Object Site District Element of District Other (Isolates, etc.) \*P4. Resources Present: P5b. Description of photo: P5a. Photo or Drawing (Photo required for buildings, structures, and objects.) (View, data, accession #) View to the W, 09/12/13 \*P6. Date Constructed/Age and Sources: X Historic Prehistoric Both 1945 Permit \*P7. Owner and Address: Wiltrout, Lucia O Tr 9701 La Canada Way Sunland, CA 91040 \*P8. Recorded by: Casey Tibbet LSA Associates, Inc. 1500 Iowa Ave., Suite 200 Riverside, CA 92507 \*P9. Date Recorded: 09/12/2013 \*P10. Survey Type: (Describe) Intensive (Cite survey report and other sources or enter "none.") \*P11. Report Citation: Historic Property Survey Report for the SR 710 North Study, Los Angeles County, California, California Department of Transportation District 7, EA 187900, EFIS 0700000191, 2014 X Continuation Sheet X Building, Structure, and Object Record \*Attachments: None Location Map Sketch Map Archeological Record District Record Linear Feature 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 Page 2 of 3\*NRHP Status Code 6Y, 6Z \*Resource Name or #: (Assigned by recorder) 921 Fair Oaks Ave 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: 1945 (See Continuation Sheet) \*B7. Moved? X No **Original Location:** Yes Unknown \*B8. Related Features: None B9a. Architect: Unknown b. Builder: W. J. Crowell Company Area: South Pasadena \*B10. Significance: Theme: Commercial Architecture Period of Significance: 1945 **Property Type:** Commercial Applicable Criteria: NA

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).

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

(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:** 09/12/2013

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| CONTINUATION SHEET                       |                     |                        | Trinomial         |   |
|  |                     |                        |                   |   |
| Page $3$ of $3$                          | Resource Name or #: | (Assigned by recorder) | 921 Fair Oaks Ave | ; |
|  |                     |                        |                   |   |

(continued):

\*Recorded By:

LSA Associates, Inc.

Property Information: City directories indicate the following businesses occupied this address during the historic period: Cornet's 5&10 (1946); Cornet Stores (1952 through 1962); and Swan Stationers (1975).

**\*Date:** 09/12/2013

X Continuation

Update

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 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 any particular architectural style, method of construction, or property type, as it has been significantly altered with a modern façade and brick wainscoting. 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 #6244 issued to owner/builder E. K. Potter and Home & Garden to install a steel toilet at rear of property.

1945 permit #14008 issued to owner Cornet 5&10&25 cent store and contractor W. J. Crowell Company to use day labor to construct a one-story store.

1959 permit #42200 issued to Cornet's and Monarch Roofing for roof repairs.

1963 permit #52576 issued to owner Walter Geissler and Swan's Office Supply to erect a flag pole.

1965 permit #58662 issued to Walter Geissler and Aegean Glass to replace the front doors with aluminum and glass doors.

1968 permit #5645 issued to Swan's Office Supply and QRS Corporation to install an illuminated wall sign.

1968 permit #1940 issued to Swan's Office Supply to reroof building.

1968 permit #5391 issued to Swan's Office Supply and Wopschall Construction to remove a window and replace it with a door.

1996 permit #18560 issued to Fletcher Swan and R. Page Roofing to remove and replace roof.

1996 permits #18772 and 24079 issued to owner Lucia Wiltrout to increase the wall height to 16' and to replace the brick store front with tile and replace the aluminum door and window with wood.

**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.



| State of California - The Resources Agency  | Primary #  |
|---|--|
| DEPARTMENT OF PARKS AND RECREATION  | HRI #<br>Trinomial   |
| PRIMARY RECORD  |  |
| Other Listings  | Status Code 6Y, 6Z   |
| · · · · · · · · · · · · · · · · · · ·   | B.d.   |
| Review Code Reviewer  | Date   |
| Page 1 of 3 *Resource Name or #: (Assigned by recorder)   | 919 Fair Oaks Ave  |
| P1. Other Identifier: APE Map Ref # 93-3B; Speers TV  |  |
| P2. Location: Not for PublicationX_ Unrestricted*a. CountyLos Angeles   | and (P2b and P2c or P2d.)  |
| *b. USGS 7.5' Quad: Los Angeles Date: 1994 Land Gran  | :: SAN PASCUAL (GARFIAS)   |
| c. Address: 919 Fair Oaks Ave City: South Pasac   | dena Zip: 91030  |
| d. UTM: (Give more than one for large and/or linear resources)  Zone:   | mE/ mt   |
| e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate)                                       | : <u>APN:5315003055</u>  |
| P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alteration)                            | ions, size, setting, and boundaries)   |
| Architectural Style: One-Part Commercial Block Plan: rectar   | gular  |
| Siding/Sheathing: concrete block, E No. Stories   | 1  |
|   | ype: commercial  |
| ' <u> </u>  | egrity: medium, setting, location, workmanship,  |
| Fenestration: aluminum, fixed, front, storefront Primary Entrance: front, storefront association,   | design, feeling  |
| Other notable features: Permits indicate that several alterations have been   |  |
| made to the building over the years, including store front alterations (1942),  |  |
| refacing of the store front with pumice (1959), and installation of new steps and   |  |
| handrails (1962).   |  |
|   |  |
| 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:   |
| Tod. Those of Braining (Those required for ballange, endotates, and especie.)   | (View, data, accession #)  |
|   | View to the W, 09/12/13  |
|   | , and the second |
|   | *P6. Date Constructed/Age and  |
|   | Sources: X Historic  |
|   | Prehistoric Both   |
| Speers  | circa 1920   |
| A CONTRACTOR V  |  |
|   | *P7. Owner and Address:  |
|   | Speers, Joanne   |
|   | 1825 Garden Hwy<br>Sacramento, CA 95833  |
|   | Sacramento, CA 93833   |
| MARINE BLOME TORRING 919  | *D0 Decembed by:   |
| 293   | *P8. Recorded by: Casey Tibbet   |
|   | LSA Associates, Inc.   |
|   | 1500 Iowa Ave., Suite 200  |
| CHAINS CONFESION MINIMA   | Riverside, CA 92507  |
|   |  |
|   | *P9. Date Recorded: 09/12/2013   |
|   | *P10. Survey Type: (Describe)  |
|   | Intensive (Describe)   |
| P11. Report Citation: (Cite survey report and other sources or enter "none.")   | Intelligite  |
| Historic Property Survey Report for the SR 710 North Study, Los Angeles County, California, California E EA 187900, EFIS 0700000191, 2014 | Department of Transportation District 7,   |
| Attachments: None Location Map Sketch Map X Continuation Sheet X  | Building, Structure, and Object Record   |
| Archeological Record District Record Linear Feature Record  | Milling Station Record   |
| <u> </u>  |  |
| Rock Art RecordArtifact RecordPhotograph RecordOthe   | r (List):  |

State of California - The Resources Agency Primary # **DEPARTMENT OF PARKS AND RECREATION** HRI# BUILDING, STRUCTURE, AND OBJECT RECORD Page 2 of 3\*NRHP Status Code 6Y, 6Z 919 Fair Oaks Ave \*Resource Name or #: (Assigned by recorder) 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: circa 1920 (See Continuation Sheet) \*B7. Moved? X No Yes **Original Location:** Unknown Date: \*B8. Related Features: None B9a. Architect: Unknown b. Builder: Unknown Area: South Pasadena \*B10. Significance: Theme: Commercial Architecture Period of Significance: circa 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:

See Continuation Sheet

B13. Remarks:

\*B14. Evaluator: Judith Marvin \*Date of Evaluation: 09/12/2013

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| State of California - The Resources Agency DEPARTMENT OF PARKS AND RECREATION CONTINUATION SHEET |                     |                          | Primary #<br>HRI #<br>Trinomial |        |
|--|---------------------|--------------------------|---------------------------------|--------|
| Page <u>3</u> of <u>3</u>  | Resource Name or #: | (Assigned by recorder)   | 919 Fair Oaks Ave               |        |
| *Recorded By: LSA Associates. Inc.   |                     | <b>*Date:</b> 09/12/2013 | X Continuation                  | Update |

**\*Date:** 09/12/2013

X Continuation

(continued):

State of California - The Resources Agency

LSA Associates, Inc.

Property Information: City directories indicate the following businesses occupied this address during the historic period: S. P. Florist (1926); S. P. Florist and Fruit Market (1930); N. Kamei Vegetable Stand (1933 and 1934); S. Horita Vegetable Stand (1938 and 1940); Macy's Photo Shop from at least 1943 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.).

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 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. It is also lacking in integrity, with alterations to the façade. 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 permit #5451 issued to owner Mr. Shapiro and contractor H. E. Allen for alterations and repairs.

1942 permit # 11429 issued to owner Elma Atkinson and contractor Ray Gerhart for 'store front'.

1951 permit #13504 issued to E. J. Macy to use day labor to install a mezzanine floor.

1951 permit #25173 issued to E. J. Macy and Guarantee Signs to install a neon sign.

1952 permit #32947 issued to Macy Photo Shop and Alfonson Marketing Company to install aluminum awning.

1953 permit #32947 issued to Macy Photo Shop to reface shelving and install a sliding door and remove a partition.

1959 permit # 42584 issued to Macy Photo Shop and Permastone of Los Angeles to reface the store front with pumice.

1962 permit #50091 issued to Macy Photo Shop for the owner to revise the existing window showcase.

1962 permit # 50635 issued to Macy Photo Shop for owner to install new steps from the parking lot and add handrails.

1962 permits #50697 and 50615 issued to Macy Photo Shop and Wyper Sign & Neon and G. W. Cox & Son to install a sign and relocate two others and to install a canvas awing in the front of the store as well as move the aluminum awning to the rear of the store.

1966 permit #59850 issued to Macy Photo Shop and Crown Sign to install projecting plastic signage.

## **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.



| State of California - The Resources Agency P DEPARTMENT OF PARKS AND RECREATION  | rimary #  |
|--|---|
|  | rinomial  |
| NRHP State   | · · ·   |
| Other Listings   | 01,02   |
| Review Code Reviewer   | Date  |
|  |   |
| <u> </u>   | air Oaks Ave  |
| P1. Other Identifier: APE Map Ref # 94-3B; Chuck's Appliance 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 Land Grant: SAI   | N PASCUAL (GARFIAS)   |
| c. Address: 917 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): API   | N:5315003054  |
| P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations,  | size, setting, and boundaries)                                  |
| Architectural Style: One-Part Commercial Block Property Type: o  | commercial  |
| Siding/Sheathing: brick: veneer, E Related: "Thomp   | son" is written in the floor at the entry.                      |
|  | : medium, setting, location, workmanship,                       |
| Roof: flat, parapet  Fenestration: metal, fixed, front, storefront  association, designment  ass | n, feeling  |
| Primary Entrance: front, storefront  |   |
| Other notable features: Permits indicate that alterations were made to the   |   |
| building facade in 1953.   |   |
| Plan: rectangular  |   |
| No. Stories: 1   |   |
|  |   |
| P3b. Resource Attributes: (List attributes and codes) HP06   | 0, 0, 0, 0, 0, 0, 0, 0, 0, 0, 0, 0, 0, 0                        |
| P4. Resources Present: X Building Structure Object Site District E   | lement of District 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, 09/12/13   |
|  | *P6. Date Constructed/Age and                                   |
|  | Sources: X Historic   |
| SEUTH PARABERA   | Prehistoric Both  |
| GHUCKS   | 1924  |
| SALES PARTS HERAINS  | Permit  |
|  | *P7. Owner and Address:   |
|  | Fraser, Scott E Tr  |
|  | 4558 Indiana Ave  |
|  | La Canada Flt, CA 91011   |
| 9 917 FAIR OAKS AVENUE   |   |
| A STATE OF THE STA | *P8. Recorded by:   |
| Description of the latest and the la | Casey Tibbet  |
|  | LSA Associates, Inc.<br>1500 Iowa Ave., Suite 200               |
|  | Riverside, CA 92507   |
|  | 147015146, 617 52507  |
|  | *D0 Date Described: 00/10/2012                                  |
|  | *P9. Date Recorded: 09/12/2013<br>*P10. Survey Type: (Describe) |
|  | *P10. Survey Type: (Describe) Intensive                         |
| P11. Report Citation: (Cite survey report and other sources or enter "none.")  | intensive   |
| Historic Property Survey Report for the SR 710 North Study, Los Angeles County, California, California Depart EA 187900, EFIS 0700000191, 2014   | ment of Transportation District 7,                              |
|  | ing, Structure, and Object Record                               |
|  | Milling Station Record  |
| <u> </u>   | . •   |
| Rock Art RecordArtifact RecordPhotograph RecordOther (Lis  | υ   |

State of California - The Resources Agency Primary # **DEPARTMENT OF PARKS AND RECREATION** HRI# BUILDING, STRUCTURE, AND OBJECT RECORD Page 2 of 3\*NRHP Status Code 6Y, 6Z \*Resource Name or #: (Assigned by recorder) 917 Fair Oaks Ave 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: 1924 (See Continuation Sheet) \*B7. Moved? Original Location: X No Unknown \*B8. Related Features: "Thompson" is written in the floor at the entry. b. Builder: A. V. PerkinsonB9a. Architect: Unknown South Pasadena \*B10. Significance: Theme: Commercial Architecture Period of Significance: 1924 **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: 09/12/2013

(This space reserved for official comments.)

| OPEST A HOPEST HOPEST HOPEST HOPEST WINDSION ST  |        |
|--|--------|
| MISSION ST WISSION ST 917 Fair Oaks Ave  | _<br>[ |
| - CENTRO ST  LIBRARY LN THROOP AL XXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXX  |        |
| EXCHANGE LIN TS AND THE BRENT AV STATISO |        |

| DEPARTMENT OF PARKS AND RECREAT | •                   |                        | Primary #<br>HRI # |  |
|---------------------------------|---------------------|------------------------|--------------------|--|
| CONTINUATION SHEET              |                     |                        | Trinomial          |  |
| Page <u>3</u> of <u>3</u>       | Resource Name or #: | (Assigned by recorder) | 917 Fair Oaks Ave  |  |

**\*Date:** 09/12/2013

X Continuation

Update

(continued):

\*Recorded By:

LSA Associates, Inc.

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.).

Property Information: City directories indicate the following businesses occupied this address during the historic period: Electrical Service Shop/Mrs. Esther Chapman Art/S.L. Goodman Signs (1926); Zelma Beauty Shop/ A. J. Tisdale, barber/Ericksons Cigar Haus (1930); Tisdal Barber Shop/Zelma Beauty Shop (1933); Tisdale Barber Shop/Holmes Cigar Stand/Kurl-Art Beauty Shop (1934); Natural Food Shop (1938 and 1940); Finegan's Natural Food Shop (1943 and 1946); Shattuck's Natural Foods (1952). By 1956, this was the location of B, Thomas Jewelers; followed by H. A. Jewelers between at least 1962 and 1975.

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 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:

1924 permit#4819 issued to owner S. Shapiro and contractor A. V. Perkinson to construct a three-unit store.

1930 permit #6538 issued to owner E. L. Atkinson and contractor E. D. Wyman for termite repair.

1926 permit #5331 issued to owner Piggly Wiggly and contractor Pat Woods, no details.

1935 permit #2275 issued to owner/builder E. L. Atkinson for alterations.

1936 permit #3404 issued to owner Finnegan to erect a sign.

1953 permit #27889 issued to owner Bruce Thompson and contractor Ray Steele for alterations to the store front.

# 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.



| State of California - The Resources Agend DEPARTMENT OF PARKS AND RECREA   | -  |  | Primary #<br>HRI #                                       |   |
|--|--|--|--|---|
| PRIMARY RECORD   |  |  | Trinomia<br>NRHP Status Code                             |   |
|  | Other Listings   |  | NKHF Status Code   | 01,02   |
|  | Review Code  | Reviewer                                   | r  | Date  |
| Page <u>1</u> of <u>3</u> *  | Resource Name or #: (/   | Assigned by rec                            | eorder) 820 Fair Oaks                                    | Ave   |
| P1. Other Identifier: APE Map Ref # 95   | -3B; Comerca Bank  |  |  |   |
| P2. Location: 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 PASCU                                    |   |
| c. Address: 820 Fair Oaks Ave  |  | City:                                      | South Pasadena   | Zip: _91030   |
| d. UTM: (Give more than one for large  | ,  | Zone: _                                    |  |   |
| e. Other Locational Data: (e.g., parcel #  |  |  |  |   |
| *P3a. Description: (Describe resource and Architectural Style: Neoclassical  | its major elements. Include des                                    | ign, materials, co                         |  | ng, and boundaries)  1, setting, location, workmanship,                                       |
| Siding/Sheathing: stone: veneer, All Visible Roof: flat, parapet Fenestration: wood, fixed, front, side, alterati Primary Entrance: front, double doors Plan: irregular No. Stories: 2 Property Type: commercial | on: yes  |  | association, design, feeling Alterations: altered fenest | 5   |
| ,  | es and codes) HP06 Structure Object r buildings, structures, and c | t Site _                                   | (View<br>View  | Description of photo:  y, data, accession #)  y to the E, 09/12/13  Date Constructed/Age and  |
|  |  |  | 1922<br>Asso<br>*P7.<br>Gano<br>885 5                    | Prehistoric Both 2 essor  Owner and Address: lell, Ruth Tr 5 Orange Grove Blvd dena, CA 91105 |
|  |  |  | Elisa<br>LSA<br>1500<br>Rive                             | Recorded by:  a Bechtel  Associates, Inc.  Dowa Ave., Suite 200  erside, CA 92507             |
|  |  | 7  | And the second   | Date Recorded: 09/21/2013  Survey Type: (Describe)  |
| Cito ouncer  | and other sources or onter "no                                     | ao ")                                      | Inte   | nsive   |
| *P11. Report Citation: (Cite survey report a<br>Historic Property Survey Report for the SR 7<br>EA 187900, EFIS 0700000191, 2014   | and other sources or enter "nor 10 North Study, Los Angeles C      | •  | a, California Department of T                            | Fransportation District 7,  |
|  |  |  |  |   |
| *Attachments:NoneLocation NArcheological Record Rock Art Record  | District Record  | Continuation S Linear Featur ograph Record |  | cture, and Object Record<br>tation Record   |

State of California - The Resources Agency Primary # **DEPARTMENT OF PARKS AND RECREATION** HRI# BUILDING, STRUCTURE, AND OBJECT RECORD Page 2 of 3\*NRHP Status Code 6Y, 6Z \*Resource Name or #: (Assigned by recorder) 820 Fair Oaks Ave B1. Historic Name: B2. Common Name: Comerca Bank B3. Original Use: Bank B4. Present Use: Bank \*B5. Architectural Style: Neoclassical \*B6. Construction History: (Construction date, alterations, and data of alterations) Year constructed: 1922, reconstructed 2010 \*B7. Moved? X No **Original Location:** Unknown \*B8. Related Features: None B9a. Architect: Unknown b. Builder: Unknown South Pasadena \*B10. Significance: Commercial Architecture Theme: Period of Significance: 1922 Property Type: Bank 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 is not 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 under 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:** 09/21/2013

(This space reserved for official comments.)

| GREVELIA ST  | GREVELIA ST                |
|--|----------------------------|
| GREVELIA ST  |                            |
| MAGNOLIA ST<br>MAGNOLIA ST<br>MAGNOL |                            |
| MAGNOLIA ST  |                            |
| HOPE ST HOPE   | ST                         |
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| CENTRALAL 200 Fair Oa  |                            |
|  |                            |
| REMONT AVERTICAL MANAGEMENT AV   |                            |
|  | VIRGINIA PL                |
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| OXLEY ST WE COXLEY ST  | ¥ \$                       |
|  | MARENGO A                  |
|  | MARREN<br>MARREN<br>AV OÐN |

| continued):  Property Information: Although this property was built in 1922, the city directory research did not indicate any listing for this address during the years of 1926 and 1962; by 1975 this was the location of Kane Toys.  Architectural Context. This building 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, carly 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. The style was also applied to commercial buildings. Character-defining features of the Neoclassical style include rectangular plans, pyramidal or hipped roof, full-width or partial-width, or Di-Center porch under the principal roof, classical columns, and rectangular windows with wide casings (Chattel Architecture, Planning & Preservation, Inc. 2012).  Significance Evaluation. Under Criteria A/1, the building 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 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 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. The building exterior was reconstruction 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 Nationa | State of California - The Res<br>DEPARTMENT OF PARKS A<br>CONTINUATION S   | AND RECREATION   |  | Total control   |                             |
|--|--|--|--|---|-----------------------------|
| Property Information: Although this property was built in 1922, the city directory research did not indicate any listing for this address during the years of 1926 and 1962; by 1975 this was the location of Kane Toys.  Architectural Context. This building 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. The style was also applied to commercial buildings. 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 easings (Chattel Architecture, Planning & Preservation, Inc. 2012).  Significance Evaluation. Under Criteria A/1, the building 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 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 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. The building exterior was reconstructed in 2010, approximating its original design. Under Criteria C/3, while it is an fine example of the Neoclassical style, it is a reconstruction. 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 l | Page <u>3</u> of <u>3</u>  | Resource Name or #:  | (Assigned by recorder)   | 820 Fair Oaks Ave   |                             |
| Property Information: Although this property was built in 1922, the city directory research did not indicate any listing for this address during the years of 1926 and 1962; by 1975 this was the location of Kane Toys.  Architectural Context. This building 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. The style was also applied to commercial buildings. 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 Criteria A/1, the building 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 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 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. The building exterior was reconstructed in 2010, approximating its original design. Under Criteria C/3, while it is an fine example of the Neoclassical style, it is a reconstruction. 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 l | Recorded By: LSA Asso  | ciates, Inc.   | *Date: 09/21/2013  | X_Continuation  | Update                      |
| years of 1926 and 1962; by 1975 this was the location of Kane Toys.  Architectural Context. This building 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 eelectic 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. The style was also applied to commercial buildings. 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 Criteria A/1, the building 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 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 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. The building exterior was reconstructed in 2010, approximating its original design. Under Criteria C/3, while it is an fine example of the Neoclassical style, it is a reconstructed in 2010, approximating its original design. Under Criteria C/3, while it is fine example of the Neoclassical style, it is a reconstruction. 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 t | (continued):   |  |  |   |                             |
| 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. The style was also applied to commercial buildings. 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 Criteria A/1, the building 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 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 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. The building exterior was reconstructed in 2010, approximating its original design. Under Criteria C/3, while it is an fine example of the Neoclassical style, it is a reconstruction. 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.  B12 References  Chattel Architecture, Planning & Preservation, Inc.  2012 Residential Historic Resources Survey. Prep | * *  |  | irectory research did not indica   | ate any listing for this address during   | g the                       |
| Ancestry.com at http://www.ancestry.com/.  | Georgian, Adam, early Classi from about 1900 to 1920 and the Neoclassical style include roof, classical columns, and r Significance Evaluation. Und to the broad patterns of histor historic-period. Online search to be important in the local colocal, state, or national history is an fine example of the Neohistory or prehistory of the ar or the California Register, and district in the area. It was not B12 References  Chattel Architecture, Plannin 2012 Residential Historic Rewhittier City Hall. City Directories var. Census (The Los Angele | cal Revival, and Greek Revival traditions. N again from 1925 to the 1950s. The style was rectangular plans, pyramidal or hipped roof ectangular windows with wide casings (Chat er Criteria A/1, the building does not appear y. Under Criteria B/2, city directories were ruse were conducted for businesses associated ommunity. This research provided no evidency. The building exterior was reconstructed in classical style, it is a reconstruction. Under Cea (which relates primarily to archaeological dis not a historical resource pursuant to CEC evaluated under the local ordinance. | eoclassical cottages, and some also applied to commercial but, full-width or partial-width, and tel Architecture, Planning & P to be associated with events the eviewed for the names of busing with the property for a period cele indicating that the property (2010, approximating its original criterian D/4, the building is not sites). This property is not eligible. There is no National Registriction. | larger homes, were especially populidings. Character-defining features a off-center porch under the principal reservation, Inc. 2012).  That have made a significant contribution esses at this address during the of five years or more and/or that applies associated with persons important and design. Under Criteria C/3, whill likely to yield information about the gible for listing in the National Register or California Register historic division, | of il tion pear t in e it e |
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|  |  |  |  |   |                             |



| State of California - The Resources Age DEPARTMENT OF PARKS AND RECRE PRIMARY RECORD   | •  |  | Primary #<br>HRI #<br>Trinomial   |   |
|--|--|--|---|---|
| PRIMARI RECURD   |  | N                                      |   | 6Y, 6L, 6Z  |
|  | Other Listings   |  |   |   |
|  | Review Code  | Reviewer                               |   | Date  |
| Page <u>1</u> of <u>4</u>  | *Resource Name or #: (A  | assigned by recorder)                  | 1520 Mission S  | i .   |
| P1. Other Identifier: APE Map Ref # 9  | 96-3B  |  |   |   |
| *P2. Location: Not for Publication   | on X Unrestricted  | *a. County Los Ang                     | geles   | and (P2b and P2c or P2d.)   |
| *b. USGS 7.5' Quad: Los Angele   | S Date:  | 1994 Land                              | Grant: SAN PASCU  | AL (GARFIAS)  |
| c. Address: 1520 Mission St  |  | City: South                            | Pasadena  | Zip: 91030  |
| d. UTM: (Give more than one for larg   | •  | Zone:                                  |   | _ mE/ n   |
| e. Other Locational Data: (e.g., parce   |  |  |   |   |
|  | d its major elements. Include desi                                   |  |   |   |
| Architectural Style: One-Part Commercial Construction: unknown Siding/Sheathing: stucco, all visible Roof: flat, parapet Fenestration: aluminum, fixed, front, side, Primary Entrance: front, double doors Plan: rectangular   |  |  | is integrity: high, set ation, design, feeling  | ting, location, workmanship,  |
| No. Stories: 1   |  |  |   |   |
| Property Type: commercial  |  |  |   |   |
|  |  |  |   |   |
| *P4. Resources Present:  Yes. Photo or Drawing (Photo required)  *P5a. Photo or Drawing (Photo required)   |  |  | P5b. I (View, View View *P6. E Source F 1913 Asses *P7. C Kamp 1065 Pasad *P8. F Casey LSA 1500 | Description of photo: data, accession #) to the NW, 09/12/13 Date Constructed/Age and es: X Historic Prehistoric Both |
|  |  |  | *P9. [  | Date Recorded: 09/14/2013   |
| That I have a construction of the construction | rt and other courses as enter "                                      | no ")                                  |   | Survey Type: (Describe)   |
| *P11. Report Citation: (Cite survey report Historic Property Survey Report for the SR EA 187900, EFIS 0700000191, 2014   | rt and other sources or enter "nor<br>710 North Study, Los Angeles C |  | mia Department of Tr  | ransportation District 7,   |
| *Attachments:NoneLocationArcheological RecordRock Art Record   | dDistrict Record   | Continuation Sheet Linear Feature Reco |   | eture, and Object Record  |

State of California - The Resources Agency Primary # **DEPARTMENT OF PARKS AND RECREATION** HRI# BUILDING, STRUCTURE, AND OBJECT RECORD \*NRHP Status Code 6Y, 6L, 6Z Page 2 of 4\*Resource Name or #: (Assigned by recorder) 1520 Mission St B1. Historic Name: B2. Common Name: B3. Original Use: Commercial B4. Present Use: Commercial \*B5. Architectural Style: One-Part Commercial Block, Art Deco \*B6. Construction History: (Construction date, alterations, and data of alterations) Constructed in 1913 (See Continuation Sheet) \*B7. Moved? X No Unknown Original Location: \*B8. Related Features: None B9a. Architect: Unknown b. Builder: Unknown South Pasadena Commercial Architecture; Commercial Development \*B10. Significance: Theme: Period of Significance: 1913 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 building is listed in the City of South Pasadena's Cultural Heritage Inventory (2001 and 2014) and in the 2002 survey update with California Historical Resources Status Code of 5D3 (now 6L). The property is in the 1500 Block Mission Historic District, which was identified in the 2002 survey as ineligible for local designation. In December 2003, OHP published the list of revised CHR Status Codes. Status Codes 5S3 and 5D3 are 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:** 09/14/2013

(This space reserved for official comments.)

| ADENA FRWY   | PASADENA FRVV  |
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| SR-110 N EXIT 31B<br>GREVELIA S  | GREVELIA   |
| GREVELIAS OF THE PROPERTY OF T | FAIR OAKS AV BRENT AV PALERMOLLN   |
| HOPE ST  | HOPE ST  |
| MISSION ST   | RAYMC  |
| 1520 Mission St  | MISSION ST   |
| To ZU MISSION ST   |  |
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| State of California - The Resources Agency Primary # DEPARTMENT OF PARKS AND RECREATION HRI # |                     |                        | Primary # _<br>HRI # _ |  |
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| CONTINUATION SHEET  |                     |                        | Trinomial _            |  |
| Page <u>3</u> of <u>4</u>   | Resource Name or #: | (Assigned by recorder) | 1520 Mission St        |  |

**\*Date:** 09/14/2013

X Continuation

Update

(continued):

\*Recorded By:

LSA Associates, Inc.

Sanborn Map Research: The 1951 Sanborn map for 1520 Mission Street depicts one, single story, rectangular, wood-framed, commercial duplex with no street setback on a narrow, 50-foot-by-25-foot rectangular parcel. The building rests on a concrete slab foundation, has a symmetrical layout, and is covered by fire-resistant roofing (likely tiles). No other buildings, structures, or objects are shown. The parcel is located in a densely populated area. The area is predominately light-commercial/retail in nature with many small shops and stores. Examples include restaurants, paint store, municipal offices, automobile repair and detailing services, and a bowling alley. The property is accessed from the north via Central Alley which runs the full length of the block.

Property Information: City directory indicates that the following businesses operated at the address during the historic-period: S.P. Barber Shop (1926); Jepsons Barber Shop (1930); Mission Shoe Shop (1933 – 1960); and Riela Custom Trailers (1975).

Architectural Context: The One-Part Commercial Block type 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 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 is not 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 is not eligible for listing in the National or 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 issued to Clark to use Bertech and McDowell to alter building (finalized 9/29/1926)

1929 permit issued to A.C. Ong to alter store front using Weber Show Case (finalized 3/6/1929)

1930 permit issued to Clark Rutherford to act as owner-builder to make alterations

1937 permit issued to Raymond Drug Store to use Cooperative Sign Co. to erect sign (finalized 2/1/1937)

1939 permit issued to Raymond Pharmacy to use Western Union as contractor to erect sign (finalized6/5/1939)

1940 permit issued to Clark Rutherford to use L.J. Mygatt to remodel interior and exterior (finalized 8/14/1940)

 $1947\ permit\ is sued\ to\ M.G.A.\ Albaron\ to\ use\ day\ labor\ to\ alter\ building\ (finalized\ 3/3/1947)$ 

1949 permit issued to Peterson (Old Gaskill Pharmacy) to use Richard Askew as contractor for alterations (finalized 7/19/1949)

1949 permit issued to Peterson Drugs to use Co-Operative Sign Co. to construct 3 signs (finalized 12/5/1949)

1950 permit issued to Fair Oaks Pharmacy to use Crown Sign & Neon Co. to install 1 single-faced sign on front of building (finalized 9/14/1950)

1950 permit issued to Kremer-Cherniak to use Arco Neon Sign Co. to install neon signs (finalized 10/2/1953)1953 permit issued to Chuck Craig to act as owner-builder to remove partition and close in front (finalized 10/22/1953)

1952 permit issued to Charles Craig to use Air Flow Aluminum Awning to install a collapsible awning (finalized 10/1/1952)

1952 permit to C. Craig to use Lee Southard to add to front of building (Finalized 10/2/1952)

1960 permit issued to Fair Oaks Pharmacy to use AIr Flow Aluminum Awnings to install 6 awnings on commercial building

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

| Primary # |  |
|-----------|--|
| HRI#      |  |
| Trinomial |  |

| Page <u>4</u> of <u>4</u>          | *Resource Name or #: (Assigned by recorder) | 1520 Mission St |  |
|------------------------------------|---|-----------------|--|
| *Recorded By: LSA Associates, Inc. | * <b>Date:</b> 09/14/2013                   | Update          |  |

(continued):

1960 permit to Helen Dow to use Monarch Roofing to re-roof (finalized 7/17/1960)

1968 permit to Helen Down to use Monarch Roofing and Insulating to re-roof (Finalized 11/20/1968)

1975 occupied by J. Carl Boles for barber shop

1980 owned by Leon Rakowski and occupied by Leonard Marcella and Robert Samori for barber shop

1983 owned by Leon Rakowski and occupied by Castle Photography (Daniel Castle)

1985 owned by Leon Rakowski and occupied by Antranik Karaminassian for a store

1989 owned by Leon Rakowski for retail stores

1994 owned by Helena Martin with Miller Petti as occupant for retail on consignment

1991 owned by Leon Rawkowski and occupied by Daniel Castle for baby clothing retail store

1994 owned by Kampczyk, Margin, and Kwircinski for retail stores

1996 owned by Helina Martin, Daniela Kamczyak, and Teresa Kwincinski and occupied by Marilyn Morris for retail gift store/Mission Oaks Collection

1997 occupied by Joe Ortega for hair Salon

2003 owned by Helina Martin and occupied by Rachelle Diaz Ordaz for hair salon

1985 permit issued to Castle Photo to use Ferrell's Electrical to install a 8'x12' illuminated wall sign (finalized 1/29/1985)

1986 permit issued to Leo Rakowski to act as owner-builder to re-roof (no final)

1989 permit to Leon Rakowski to use Landani and Assoc. Inc. as architect and Vandani Construction Co. Inc. to rehabilitate earthquake damage (finalized 5/16/1989)

1996 permit issued to Kim Properties and Halina Martin to use Massie Roofing Co. Inc. to remove all roof and re-roof (finalized 10/17/1996)

1995 permit issued to Kwincinski, Martin, and Kamczyak to use Edwards Builders and Designers for Cosmetic Coure? for Sigmond Square washers (expired 1995)

2011 permit issued to Mr. Martin to use All Seasons Home Improvement to re-roof over existing roof (finalized 12/1/2011)

## 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.

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.

Sanborn-Perris Map Co., Ltd.

1930 Pasadena, California: Volume 6. Updated 1951. Sanborn Map and Publishing Company, Pelham, New York.

| DEPARTMENT OF P   | The Resources Agency   |   |  |                           | Primary #<br>HRI #<br>Trinomial  |  |                          |
|---|--|---|--|---------------------------|--|--|--------------------------|
| PRIMARY RE  | CORD   |   |  | NRH                       | P Status Code  | 2S2  |                          |
|   |  | Other Listings  |  |                           |  |  |                          |
|   |  | Review Code   | Revi                                     | ewer                      |  | Date   |                          |
| Page <u>1</u> of <u>4</u>   | *R   | esource Name or #:  | (Assigned b                              | y recorder)               | 800 Fair Oaks A  | ve   |                          |
| P1. Other Identifier:   | APE Man Ref# 97-3  | B; Fair Hope Building,  | South Pasadena                           | Masonic Lodge             |  |  |                          |
| *P2. Location:  | Not for Publication  | X Unrestricted  |  |                           | ·s   | and (P2b and F   | P2c or P2d.)             |
| *b. USGS 7.5' Qua   |  |   | ate: 1994                                |                           | nt: SAN PASCU  | •  |                          |
| c. Address: 80  | 0 Fair Oaks Ave  |   | C  | ity: South Pas            | sadena   | Zip:   | 91030                    |
| ,   | ore than one for large a   |   | ,  |                           |  | _ mE/  | mN                       |
| e. Other Location   | al Data: (e.g., parcel #,  | directions to resource  | e, elevation, etc                        | ., as appropriat          | e): <u>APN:5318014</u>   | 009  |                          |
| *P3a. Description:  | (Describe resource and its   | •   | le design, materia                       | i                         | ations, size, settin<br>loor primary façad   |  |                          |
| truss hip and flat roof<br>west) elevations are d<br>capitals. Each bay con<br>smaller square windo<br>consists primarily of g<br>replacement windows | style. A three story brick scapped by a parapet with ivided into four bays with attains a tall multi-pane win won the third. On the pringlazed storefronts, recessed. The west façade is finish above and below the pilastons. | cornice. The primary (r<br>attached pilasters with<br>adow in the second stor<br>nary elevations, the firs<br>d openings, and some<br>ed in glazed brick, and | north and Doric y and a t story includes | commercia<br>retail/resta | vas converted fror<br>al enterprises. It was<br>nurant uses on the<br>d and third floors i | vas finally convert<br>ground floor, and   | ted to                   |
| P5a. Photo or Draw  | ing (Photo required for I  | buildings, structures,  | and objects.)                            |                           | (View,<br>View<br>*P6. E<br>Sourc  | rehistoric   | n #)<br>d/Age and        |
|   |  |   |  |                           | Fair H 716 M S Pasa *P8. F Elisa   | Owner and Addr<br>lope Llc<br>lission St<br>Idena, CA 91030<br>Recorded by:<br>Bechtel<br>Associates, Inc. | ess:                     |
|   |  |   |  |                           | 1500<br>River<br>*P9. E<br>*P10.   | Iowa Ave., Suite side, CA 92507  Date Recorded: Survey Type:   | 09/21/2013<br>(Describe) |
| *P11. Report Citation Historic Property Sur EA 187900, EFIS 07  | vey Report for the SR 710  | d other sources or ente<br>North Study, Los Ang   | •  | fornia, California        | Inten Department of Tr   |  | rict 7,                  |
|   | NoneLocation Ma<br>Archeological Record<br>Rock Art Record   | pSketch Map<br>District Record<br>Artifact Record   | X Continuat Linear F Photograph Re       | eature Record             | Building, Struc Milling State  Mer (List):   | ture, and Objec<br>ation Record  | t Record                 |

| State of California - The Res  | ources Agency   | Primary #   |
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| DEPARTMENT OF PARKS A  | ND RECREATION   | HRI#  |
| BUILDING, STRUC  | CTURE, AND OBJECT RECORD  |   |
| Page <u>2</u> of <u>4</u>  |   | *NRHP Status Code 2S2   |
|  | *Resource Name or #: (Assigned by recorder)   | 800 Fair Oaks Ave   |
| B1. Historic Name: L.M. B  | ourton Autos, and Adohr Creamery Corporation, South Pasadena Mason  | nic Lodge   |
| B2. Common Name: Fair I  | Hope Building   |   |
| B3. Original Use: Commer   | cial (1st floor); Masonic Hall (2nd floor) B4. Present Use:   | Commercial (1st floor); offices (2nd floor)   |
| B5. Architectural Style:   | Classical Revival, Neoclassical   |   |
| B6. Construction History:  | (Construction date, alterations, and data of alterations)   |   |
| Year constructed: 1911   |   |   |
| First floor façade altered in 1940   | ), north elevation sandblasted in 1964, other alterations in 1980s (See C   | Continuation Sheet)   |
| B7. Moved? X No  | Yes Unknown Date: 0   | Original Location:  |
| B8. Related Features:  |   |   |
|  |   |   |
| None   |   |   |
| None   |   |   |
| None  B9a. Architect: Unknown  | b. Builder: <u>U</u>  | <sup>J</sup> nknown   |
|  | ~   | Inknown<br>ture; Commercial Development   |
| B9a. Architect: <u>Unknown</u> B10. Significance: Area:  | South Pasadena Theme: Commercial Architect  | ture; Commercial Development  |
| B9a. Architect: <u>Unknown</u> B10. Significance: Area:  Period of Significance:   | ~   | ture; Commercial Development  Applicable Criteria: A, C   |
| B9a. Architect: Unknown  B10. Significance: Area:  Period of Significance:  (Discuss importance in terms   | South Pasadena Theme: Commercial Architect  1911 Property Type: Commercial of historical or architectural context as defined by theme, period, and get  | Applicable Criteria: A, C eographic scope. Also address integrity.)   |
| B9a. Architect: Unknown  B10. Significance: Area:  Period of Significance: (Discuss importance in terms  This 1911 commercial building a   | South Pasadena Theme: Commercial Architect  1911 Property Type: Commercial  | Applicable Criteria: A, C eographic scope. Also address integrity.)   |
| B9a. Architect: Unknown  B10. Significance: Area:  Period of Significance: (Discuss importance in terms  This 1911 commercial building a (National Register) and the Calif   | South Pasadena  Theme: Commercial Architect  1911  Property Type: Commercial  of historical or architectural context as defined by theme, period, and ge appears to meet the criteria to be individually eligible for listing in the fornia Register of Historical Resources (California Register).   | Applicable Criteria: A, C eographic scope. Also address integrity.)  National Register of Historic Places   |
| B9a. Architect: Unknown  B10. Significance: Area:  Period of Significance: (Discuss importance in terms  This 1911 commercial building a (National Register) and the Calif   | South Pasadena  Theme: Commercial Architect  1911  Property Type: Commercial  of historical or architectural context as defined by theme, period, and go  appears to meet the criteria to be individually eligible for listing in the fornia Register of Historical Resources (California Register).  the City of South Pasadena's Cultural Heritage Inventory (2/1/2001 and  | Applicable Criteria: A, C eographic scope. Also address integrity.)  National Register of Historic Places  d June 2014) with a California Historical  |
| B9a. Architect: Unknown  B10. Significance: Area:  Period of Significance: (Discuss importance in terms  This 1911 commercial building and (National Register) and the Calificant is listed in the 2002 update to Resources (CHR) Status Code of   | South Pasadena  Theme: Commercial Architect  1911  Property Type: Commercial  of historical or architectural context as defined by theme, period, and ge appears to meet the criteria to be individually eligible for listing in the fornia Register of Historical Resources (California Register).   | Applicable Criteria: A, C eographic scope. Also address integrity.)  National Register of Historic Places  d June 2014) with a California Historical ne local ordinance, as part of this study it |
| B9a. Architect: Unknown  B10. Significance: Area:  Period of Significance: (Discuss importance in terms  This 1911 commercial building and (National Register) and the Calificant is listed in the 2002 update to Resources (CHR) Status Code of   | South Pasadena  Theme: Commercial Architect  1911  Property Type: Commercial  of historical or architectural context as defined by theme, period, and go  appears to meet the criteria to be individually eligible for listing in the fornia Register of Historical Resources (California Register).  the City of South Pasadena's Cultural Heritage Inventory (2/1/2001 and f 5S1. Since the residence appears to have only been evaluated under the   | Applicable Criteria: A, C eographic scope. Also address integrity.)  National Register of Historic Places  d June 2014) with a California Historical ne local ordinance, as part of this study it |
| B9a. Architect: Unknown  B10. Significance: Area:  Period of Significance: (Discuss importance in terms  This 1911 commercial building and (National Register) and the Calificant It is listed in the 2002 update to Resources (CHR) Status Code of is being evaluated for listing in the control of the control o | South Pasadena  Theme: Commercial Architect  1911  Property Type: Commercial  of historical or architectural context as defined by theme, period, and go  appears to meet the criteria to be individually eligible for listing in the fornia Register of Historical Resources (California Register).  the City of South Pasadena's Cultural Heritage Inventory (2/1/2001 and f 5S1. Since the residence appears to have only been evaluated under the   | Applicable Criteria: A, C eographic scope. Also address integrity.)  National Register of Historic Places  d June 2014) with a California Historical ne local ordinance, as part of this study it |
| B9a. Architect: Unknown  B10. Significance: Area:  Period of Significance: (Discuss importance in terms  This 1911 commercial building and (National Register) and the California Resources (CHR) Status Code of is being evaluated for listing in the (California Register).  | South Pasadena  Theme: Commercial Architect  1911  Property Type: Commercial  of historical or architectural context as defined by theme, period, and go  appears to meet the criteria to be individually eligible for listing in the fornia Register of Historical Resources (California Register).  the City of South Pasadena's Cultural Heritage Inventory (2/1/2001 and f 5S1. Since the residence appears to have only been evaluated under the   | Applicable Criteria: A, C eographic scope. Also address integrity.)  National Register of Historic Places  d June 2014) with a California Historical ne local ordinance, as part of this study it |
| B9a. Architect: Unknown  B10. Significance: Area:  Period of Significance: (Discuss importance in terms  This 1911 commercial building and (National Register) and the California Resources (CHR) Status Code of is being evaluated for listing in the (California Register).  | South Pasadena  Theme: Commercial Architect  1911  Property Type: Commercial  of historical or architectural context as defined by theme, period, and go  appears to meet the criteria to be individually eligible for listing in the fornia Register of Historical Resources (California Register).  the City of South Pasadena's Cultural Heritage Inventory (2/1/2001 and f 5S1. Since the residence appears to have only been evaluated under the   | Applicable Criteria: A, C eographic scope. Also address integrity.)  National Register of Historic Places  d June 2014) with a California Historical ne local ordinance, as part of this study it |
| B9a. Architect: Unknown  B10. Significance: Area:  Period of Significance: (Discuss importance in terms  This 1911 commercial building and (National Register) and the California Resources (CHR) Status Code of is being evaluated for listing in the (California Register).  | South Pasadena  Theme: Commercial Architect  1911  Property Type: Commercial  of historical or architectural context as defined by theme, period, and get appears to meet the criteria to be individually eligible for listing in the fornia Register of Historical Resources (California Register).  the City of South Pasadena's Cultural Heritage Inventory (2/1/2001 and f 5S1. Since the residence appears to have only been evaluated under the he National Register of Historic Places (National Register) and Califor | Applicable Criteria: A, C eographic scope. Also address integrity.)  National Register of Historic Places  d June 2014) with a California Historical ne local ordinance, as part of this study it |
| B9a. Architect: Unknown  B10. Significance: Area:  Period of Significance: (Discuss importance in terms  This 1911 commercial building at (National Register) and the Calificant in the 2002 update to Resources (CHR) Status Code of is being evaluated for listing in the (California Register).  (continued on next page)   | South Pasadena  Theme: Commercial Architect  1911  Property Type: Commercial  of historical or architectural context as defined by theme, period, and get appears to meet the criteria to be individually eligible for listing in the fornia Register of Historical Resources (California Register).  the City of South Pasadena's Cultural Heritage Inventory (2/1/2001 and f 5S1. Since the residence appears to have only been evaluated under the he National Register of Historic Places (National Register) and Califor | Applicable Criteria: A, C eographic scope. Also address integrity.)  National Register of Historic Places  d June 2014) with a California Historical ne local ordinance, as part of this study it |

B13. Remarks:

\*B14. Evaluator: Judith Marvin \*Date of Evaluation: 09/21/2013

(This space reserved for official comments.)



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

| Primary # |  |
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| HRI#      |  |
| Trinomial |  |

| Page $3$ of $4$      | Resource Name or #: | (Assigned | by recorder) | 800 Fair Oaks Ave |        |  |
|----------------------|---------------------|-----------|--------------|-------------------|--------|--|
| *Recorded By: LSA As | sociates, Inc.      | *Date:    | 09/21/2013   | X_Continuation    | Update |  |

(continued):

Sanborn Map Research: The 1951 Sanborn map for 800 Fair Oaks Avenue depicts one, single story, rectangular, commercial storage facility and bowling alley with no street setback on a narrow, 125-foot-by-75-foot rectangular parcel. The building rests on a concrete slab foundation, has a symmetrical layout, and is covered by fire-resistant roofing (likely tiles). No other buildings, structures, or objects are shown. The parcel is located in a dense. The area is predominately light-commercial/retail in nature with many small shops and stores. Examples include restaurants, paint store, municipal offices, automobile repair and detailing services, and several single family residential buildings to the west and northwest. The property is accessed from the north via Central Alley which runs the full length of the block.

Architectural Context. This building is an example of the Classical Revival, also known as 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. The style was also applied to commercial buildings. Character-defining features of the Neoclassical style include rectangular plans, symmetrical facades dominated by full-height porches with roofs supported by classical columns, typically with Ionic or Corinthian capitals. Roofs are usually pyramidal or hipped, with cornices and frieze bands. Windows are rectangular, multi-pane, with wide casings. Doorways commonly have elaborate, decorative surrounds (Chattel Architecture, Planning & Preservation, Inc. 2012; McAlester & McAlester 1984).

As stated in the City of South Pasadena Resolution No. 6910, designating the Fair Hope Building (named for the two streets on which it sits) as a South Pasadena Cultural Heritage Landmark (No. 49), the Fair Hope Building is one of the few remaining early 20th century structures in South Pasadena's Fair Oaks corridor. Built in 1911, it was one of the largest and most significant commercial buildings erected on what was then called Palermo Avenue. Originally the ground floor was used as the South Pasadena Garage, the Recording Publishing Company, and a retail dairy depot (Ahohr Creamery). The South Pasadena Masonic Lodge occupied the second floor.

The stretch of Palermo Avenue between Monterey Road and State Street sported a mix of fine homes and commercial structures. Over the ensuing 15 years, before Fair Oaks Avenue was designated a segment of U.S. Highway 66, many commercial buildings were erected in the district. Most were one and two-story structures with retail stores and automobile dealerships and services on the first floor and offices or residences on the second. Theatres and other entertainment establishments were also included in the streetscape.

Under Criterion A/1, the Fair Hope Building is associated with the development of the Fair Oaks corridor, a significant event in the early 1900s expansion of South Pasadena and exemplifies "a particular architectural style of an era of history of the city." Under Criterion B/2, the building does not appear to be associated with any persons important in history. Under Criterion C/3, the Fair Hope building incorporates characteristic elements of the Classical Revival style as applied to commercial buildings in the first decades of the 20th century (flat roof with parapet, brick construction, Doric pilasters, and recessed fenestration). The Classical Revival style building, with its white glazed brick primary façade and Doric pilasters on front and north facades, is unique to the South Pasadena area, and possesses the high artistic values of its style. The building retains its integrity of location, design, materials, workmanship to a remarkable degree, although its setting, feeling and association have been altered by intrusion of more recent buildings. All other examples of this architectural type that were built in the early 20th century in South Pasadena have been far too altered to convey their sense of time and place. Under Criterion D/4, the building is not likely to yield information about the history or prehistory of the area.

## **B6**. Construction History

This property was built in 1911, prior to the City required-permit era. No builder information is available, no permits prior to 1929. Numerous permits have been issued for this property. The most pertinent are listed below:

1929 permit #6303 issued to owner/builder Adorh Creamer for alterations (no details).

1936 permit #3756 issued to Adohr Creamer to use day labor for alterations (no details).

1940 permit #9503 issued to owner/builder Nick Notterman for a new store front.

1941 permit #9708 issued to owner Macy and Pasadena Neon Company for a neon sign.

1941 permit #10735 issued to Nick Notterman and contractor A. T. Murray for building alterations (no details).

1941 permit issued to Nick Notterman and Pasadena Neon Company for a neon sign.

1945 permit #13850 issued to owner/builder Duke Adams for a sign.

1949 permit #22358 issued to owner Crystal Television and contractor Jimmie Quirk Signs for three signs.

1953 permit #29762 issued to owner Union Oil and contractor Myers Brothers for a wall and parking lot.

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

| DEPARTMEN  | NT OF   | a - The Resources Agen<br>F PARKS AND RECREA<br>TION SHEET  | _   |   |  | Primary #  |            |
|--|---|---|---|---|--|--|------------|
| Page <u>4</u> of   | 4   |   | *Resource Name or #:  | (Assigned   | by recorder)   | 800 Fair Oaks Ave  |            |
| Recorded B   | y:  | LSA Associates, Inc.  |   | *Date:  | 09/21/2013   | X_Continuation   | Update     |
| 1962 permit<br>1963 permit<br>1964 permit<br>1984 permit<br>sidewalk<br>B12. Reference<br>City of Sout<br>2006 Resolo<br>800-802 Fai<br>var. Buildin<br>McAlester, Variable Alester, Varia | #338<br>#500<br>#518<br># 116<br>#918<br>nces<br>h Pasa<br>ution a<br>r Oak<br>g pen<br>Virgin<br>A Field | 47 issued to owner Sam Go 10 issued to owner Sam Go 57 issued to contractor Rog issued to owner Buchanan adena No. 6910, A Resolution of s Avenue as a Cultural Her mits. On file at the City of inia, and Lee McAlester d Guide to American House ap Co., Ltd. | entz and contractor Williams Wildman and contractor W. C. Joildman and contractor Ted Tyle ers to sandblast the brick exteriand Associates to demolish the the City Council of the City of itage Landmark (Landmark No South Pasadena Planning & Butes. Alfred A. Knopf, New York ted 1951. Sanborn Map and Pull 1951. Sanborn Map and Pull 1951. | hnson Roof<br>er to repair to<br>ior.<br>e façade and<br>South Pasa<br>. 49). On fil<br>ilding Depa | ing to reroof.  the building (no of the building) in the building (no of the building) in the building (no of the building) in the building in | details)  to construct a red canopy at th  Designating the Fair-Hope Bu artment, City of South Pasader | uilding at |

| State of California - The Re                            |  |                           | Primary<br>HRI   |  |  |  |
|---|--|---------------------------|--|--|--|--|
| PRIMARY RECO  | RD   |                           | Trinomia   |  |  |  |
|   | <del>-</del>   |                           | NRHP Status Cod  | e 6Y, 6Z   |  |  |
|   | Other Listings   |                           |  |  |  |  |
|   | Review Code  | Reviewe                   | r  | Date   |  |  |
| Page <u>1</u> of <u>3</u>                               | *Resource Name or #:   | (Assigned by red          | corder) 725 Fair Oaks  | s Ave  |  |  |
| P1. Other Identifier: Al                                | PE Map Ref # 98-3B; pet store  |                           |  |  |  |  |
| *P2. Location: Not                                      | for Publication X Unrestricted   | d *a. County <sub>_</sub> |  | <b>and</b> (P2b and P2c or P2d.)                 |  |  |
| *b. USGS 7.5' Quad:                                     |  | ate: 1994                 | Land Grant: SAN PASC   |  |  |  |
| c. Address: 725 Fair C                                  |  |                           |  | Zip: 91030                                       |  |  |
| •   | n one for large and/or linear resource   |                           |  |  |  |  |
|   | a: (e.g., parcel #, directions to resource   |                           |  |  |  |  |
| - ` `   | be resource and its major elements. Include  | de design, materials, co  | 1  | ting, and boundaries)                            |  |  |
| Architectural Style: Modern                             | n<br>I visible, painted concrete block   |                           | No. Stories: 1 Property Type: commerce   |  |  |  |
| Roof: flat, parapet                                     | i visible, painted concrete block  |                           |  | m, setting, location, materials,                 |  |  |
| Fenestration: wood, fixed, f                            | ront   |                           | workmanship, association   |  |  |  |
| Primary Entrance: front, sto                            |  |                           |  |  |  |  |
|   | cording to permits there have been various luding installation of an aluminum awning   |                           |  |  |  |  |
| -   | 63), cutting a door through the frame wall   | -                         |  |  |  |  |
| and installation of additional                          | awnings (2002),  |                           |  |  |  |  |
| Plan: rectangular                                       |  |                           |  |  |  |  |
| *P3b. Resource Attributes:                              | (List attributes and codes)  | HP06                      |  |  |  |  |
| P4. Resources Present:                                  | · · · · · · · · · · · · · · · · · · ·  | Object Site               | District Element   | of District Other (Isolates, etc.                |  |  |
|   |  | <i>'</i> — -              | <u> </u>   |  |  |  |
| P5a. Photo or Drawing (Pr                               | oto required for buildings, structures,  | and objects.)             |  | . Description of photo:<br>w, data, accession #) |  |  |
|   | 3  |                           |  | 12/13  |  |  |
|   |  |                           | (5) No. 10   |  |  |  |
|   |  |                           |  | Date Constructed/Age and rces: X Historic        |  |  |
|   |  |                           |  | Prehistoric Both                                 |  |  |
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|   |  |                           |  | sessor   |  |  |
|   |  |                           |  | Owner and Address:                               |  |  |
|   |  |                           | Control of the Contro | roaks Hope Properties                            |  |  |
|   | 100000000000000000000000000000000000000  | to.                       | PO   | Box 5315   |  |  |
|   | The second second  | -1                        | Pali   | m Springs, CA 92262                              |  |  |
|   | The Property of the Control of the C | 1                         | *P8  | Recorded by:                                     |  |  |
| PUPPIES DE PE   | T'S DELIGHT CONTINUES  | LEASE DOG TRAINING        | CONTRACTOR DE  | sey Tibbet                                       |  |  |
|   |  | (Mint                     |  | A Associates, Inc.                               |  |  |
|   |  |                           | POLICE CONTRACT  | 00 Iowa Ave., Suite 200                          |  |  |
|   |  |                           | Riv  | verside, CA 92507                                |  |  |
|   |  | 8                         |  |  |  |  |
|   |  |                           | Contract of the last of the la | Date Recorded: 09/12/2013                        |  |  |
|   |  |                           |  | 0. Survey Type: (Describe)                       |  |  |
| *P11. Report Citation: (C                               | ite survey report and other sources or ente  | er "none.")               | Int  | ensive   |  |  |
| Historic Property Survey Re<br>EA 187900, EFIS 07000001 | port for the SR 710 North Study, Los Ang<br>91, 2014   | geles County, Californi   | a, California Department of  | Transportation District 7,                       |  |  |
| *Attachments: None                                      | Location Map Sketch Map  | X Continuation S          | Sheet - X Ruilding Str   | ucture, and Object Record                        |  |  |
|   |  |                           |  | •  |  |  |
|   | _  |                           |  | Station Record                                   |  |  |
| ROCK A  | rt RecordArtifact Record   | _Photograph Record        | dOther (List):   |  |  |  |

State of California - The Resources Agency Primary # **DEPARTMENT OF PARKS AND RECREATION** HRI# BUILDING, STRUCTURE, AND OBJECT RECORD Page 2 of 3\*NRHP Status Code 6Y, 6Z \*Resource Name or #: (Assigned by recorder) 725 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: 1962 (See Continuation Sheet) \*B7. Moved? X No Original Location: Yes Unknown \*B8. Related Features: None b. Builder: <u>Unknown</u> B9a. Architect: Unknown South Pasadena \*B10. Significance: Commercial Architecture Theme: Period of Significance: 1962 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)

HP06

\*B12. References:

See Continuation Sheet

B11. Additional Resource Attributes:

B13. Remarks:

\*B14. Evaluator: Judith Marvin
\*Date of Evaluation: 09/12/2013

(This space reserved for official comments.)

(List attributes and codes)

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| State of California - The Resources Agency DEPARTMENT OF PARKS AND RECREATION CONTINUATION SHEET   |  | Primary #<br>HRI #<br>Trinomial   |
|--|--|---|
| Page 3 of 3 Resource Name or #:  | (Assigned by recorder)   | 725 Fair Oaks Ave   |
| Recorded By: LSA Associates, Inc.  | *Date: 09/12/2013  | Update  |
| (continued):   |  |   |
| Property Information: No historic city directory information was available   | for this property.   |   |
| organic lines and typically incorporates concrete, metal, and glass. Some caccents.  Significance Evaluation. Under Criterion A, this building is one of thousand not more closely associated with or representative of this period in than nut the names of businesses at this address during the historic-period. Online saperiod of five years or more and/or that appear to have had the potential the evidence indicating that the property is associated with persons important is significant example of its architectural style, method of construction, or pro-   | nds, if not millions, built duri<br>umerous others. Under Criteri<br>tearches were conducted for l<br>to be important in the local c<br>in local, state, or national his | ng the post-World War II period and is on B, city directories were reviewed for pusinesses associated with the property for community. This research provided no tory. Under Criterion C, this is not a |
| master. Under Criterion D, the building is not likely to yield information al archaeological sites). In addition, there is no historic district potential in the   | bout the history or prehistory   |   |
| B6. Construction History<br>Numerous permits have been issued for this property. The most pertinent a  | are listed below:  |   |
| 1963 permit #51794 issued to Frank Alderman and Robert Lindsay and Geceased 5/17/63; to be removed 5/31/63)  |  |   |
| 1963 permit #53094 issued to Frank Alderman and Pasadena Awning to er 1967 permit #2872 issued to Frank Alderman and contractor George Bierto 2002 permit #7501 issued to owners Pet's Delight and contractor David Lo 2005 permit #13317 issued to owner Dave Chandler and Roof Toppers to be contracted to the contractor David Lo 2005 permit #13317 issued to owner Dave Chandler and Roof Toppers to be contracted to the contractor David Lo 2005 permit #13317 issued to owner Dave Chandler and Roof Toppers to be contracted to the contractor David Lo 2005 permit #13317 issued to owner Dave Chandler and Roof Toppers to be contracted to the contractor David Lo 2005 permit #13317 issued to owner Dave Chandler and Roof Toppers to be contracted to the contractor David Lo 2005 permit #13317 issued to owner Dave Chandler and Roof Toppers to be contracted to the contractor David Lo 2005 permit #13317 issued to owner Dave Chandler and Roof Toppers to be contracted to the contractor David Lo 2005 permit #13317 issued to owner Dave Chandler and Roof Toppers to be contracted to the contractor David Lo 2005 permit #13317 issued to owner Dave Chandler and Roof Toppers to be contracted to the contractor David Lo 2005 permit #13317 issued to owner Dave Chandler and Roof Toppers to be contracted to the contractor David Lo 2005 permit #13317 issued to owner Dave Chandler and Roof Toppers to be contracted to the contractor David Lo 2005 permit #13317 issued to owner Dave Chandler and Roof Toppers to be contracted to the contractor David Lo 2005 permit #13317 issued to owner Dave Chandler and Roof Toppers to be contracted to the contractor David Lo 2005 permit #13317 issued to owner Dave Chandler and Roof Toppers to be contracted to the contractor David Lo 2005 permit #13317 issued to owner Dave Chandler and Roof Toppers to be contracted to the contractor David Lo 2005 permit #13317 issued to owner Dave Chandler and Roof Toppers to be contracted to the contractor David Da | ch to cut a door through the fopez for awning installation.  | · ·   |
| B12 References   |  |   |
| City Directories var. Census (The Los Angeles Directory Company) and Polk City Directo Ancestry.com at http://www.ancestry.com/ City of South Pasadena   | ories for South Pasadena. Acc  | sessed online in March-June 2014 through  |
| var. Building permits. On file at the City of South Pasadena Planning & B Fletcher, Tom  | Building Department.   |   |
| n.d. Essential Architecture – Mid-Century Modern. Accessed online in Au  | agust 2009 at: http://www.ess  | sential-  |

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 Primary # **DEPARTMENT OF PARKS AND RECREATION** HRI# Trinomial PRIMARY RECORD NRHP Status Code 6Y, 6L, 6Z **Other Listings Review Code** Reviewer Date (Assigned by recorder) \*Resource Name or #: 513 Fair Oaks Ave Page 1 of 3 P1. Other Identifier: APE Map Ref # 99-3B \*P2. Location: Not for Publication X Unrestricted \*a. County Los Angeles and (P2b and P2c or P2d.) 1994 \*b. USGS 7.5' Quad: Los Angeles Date: Land Grant: SAN PASCUAL (GARFIAS) c. Address: 513 Fair Oaks Ave City: Zip: 91030 South Pasadena d. UTM: (Give more than one for large and/or linear resources) Zone: e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate): APN:5317019005 \*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries) Architectural Style: Mediterranean Revival Porches: Partial, front Construction: unknown **Property Type:** residential Retains integrity: high, setting, location, workmanship, **Siding/Sheathing:** stucco: textured, all visible **Roof:** side gable, low, exposed rafter tails, terra cotta tile association, design, feeling Fenestration: wood, casement multi-paned, front, side, arranged in pairs, Flanked by decorative shutters Primary Entrance: front, double doors Plan: rectangular No. Stories: 2 \*P3b. Resource Attributes: (List attributes and codes) HP03 X Building Structure Object Site District X Element of District Other (Isolates, etc.) \*P4. Resources Present: P5b. Description of photo: P5a. Photo or Drawing (Photo required for buildings, structures, and objects.) (View, data, accession #) View to the SW, 09/16/13 \*P6. Date Constructed/Age and Sources: X Historic Prehistoric Both 1928 Assessor P7. Owner and Address: Hittner, Paul And Nancy Trs 2305 S Los Robles Ave San Marino, CA 91108 \*P8. Recorded by: Casey Tibbet LSA Associates, Inc. 1500 Iowa Ave., Suite 200 Riverside, CA 92507 \*P9. Date Recorded: 09/13/2013 \*P10. Survey Type: (Describe) Intensive (Cite survey report and other sources or enter "none.") \*P11. Report Citation: Historic Property Survey Report for the SR 710 North Study, Los Angeles County, California, California Department of Transportation District 7, EA 187900, EFIS 0700000191, 2014 X Continuation Sheet X Building, Structure, and Object Record \*Attachments: None Location Map Sketch Map Archeological Record District Record Linear Feature 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 Page 2 of 3\*NRHP Status Code 6Y, 6L, 6Z \*Resource Name or #: (Assigned by recorder) 513 Fair Oaks Ave B1. Historic Name: B2. Common Name: B3. Original Use: Mulit-family residence B4. Present Use: Mulit-family residence \*B5. Architectural Style: Mediterranean Revival \*B6. Construction History: (Construction date, alterations, and data of alterations) Constructed in 1928 (See Continuation Sheet) \*B7. Moved? X No Original Location: Unknown Date: \*B8. Related Features:

B9a. Architect: Unknown b. Builder: H. F. Jones

\*B10. Significance: Area: South Pasadena Theme: Residential Architecture

Period of Significance: 1928 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)

None

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

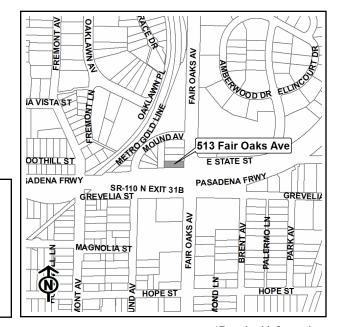
## \*B12. References:

See Continuation Sheet

B13. Remarks:

**\*B14. Evaluator:** Judith Marvin **\*Date of Evaluation:** 09/13/2013

(This space reserved for official comments.)



| DEPARTMENT O              | a - The Resources Agen<br>F PARKS AND RECREA<br>TION SHEET | •                   |           |              | Primary #<br>HRI #<br>Trinomial |   |
|---------------------------|--|---------------------|-----------|--------------|---------------------------------|---|
| Page <u>3</u> of <u>3</u> |  | Resource Name or #: | (Assigned | by recorder) | 513 Fair Oaks Ave               |   |
| *Recorded By:             | LSA Associates, Inc.                                       |                     | *Date:    | 09/13/2013   | X_Continuatio                   | n |
| (continued):              |  |                     |           |              |                                 |   |

Update

It is listed in the City of South Pasadena's Cultural Heritage Inventories (2001 and 2014) and the 2002 survey update with California Historical Resources (CHR) Status Code 5D3. In December 2003, OHP published the list of revised CHR Status Codes. Status Code 5D3 is now 6L "determined ineligible for local listing or designation through local government review process; may warrant special consideration in local planning." It is in the Spanish Apartment Cluster, which was identified in the 2002 survey and determined not locally eligible. During the current study, it was noted that the building is one of three adjacent apartment buildings of similar style and vintage. However, that is a common occurrence and not a large enough grouping to warrant further consideration as a district.

Sanborn Map Research: The 1951 Sanborn map for 513 Fair Oaks Avenue depicts a rectangular-shaped, two-story, wood-framed, 12-unit apartment building and a rectangular-shaped, single-story, wood-framed, garage building. The apartment building and one detached, square-shaped garage are covered with fire-resistant (likely tile) roofing. These buildings rest on concrete perimeter foundations, have a symmetrical layout, and are sited with a shallow street setback to create an open inner courtyard on the narrow, 150-foot-by-150-foot square parcel. The Sanborn map depicts this building on the same parcel as 505 and 509 Fair Oaks Avenue. 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.

Significance Evaluation. Under Criterion A, this building dates to the end of a minor boom period in South Pasadena, but is not 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 multi-family residence retains integrity of type, period and method, but is only a modest interpretation of the Mediterranean Revival style and not an outstanding example. 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:

1928 permit #6057 issued to owner Alfred T. Murray and contractor H. F. Jones for 'new'; no details.

1938 permit #6551 issued to owner Strassberg and contractor Home Roof and Insulation, no details.

1944 permit #12301 issued to owner I. C. Eaves and Brunsfield Roof Company to reroof.

1969 permit #7689 issued to owner Breet Hoof and contractor McCullom Roofing to reroof.

 $1998\ permit\ \#2473\ issued\ to\ owner\ William\ Brietkreutz\ and\ contractor\ Phillip\ Hague\ to\ remove\ fire-damaged\ garage.$ 

1999 permit issued to William Brietkreutz and Phillip Hague to replace garage.

1999 permit issued to owner Carol Pangburn and contractor Arevelo & Ors for seismic bolting.

**B12 References** 

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 Primary # **DEPARTMENT OF PARKS AND RECREATION** HRI# Trinomial PRIMARY RECORD NRHP Status Code 6Y, 6L, 6Z **Other Listings Review Code** Reviewer Date (Assigned by recorder) \*Resource Name or #: 509 Fair Oaks Ave Page 1 of 3 P1. Other Identifier: APE Map Ref # 100-3B \*P2. Location: Not for Publication X Unrestricted \*a. County Los Angeles and (P2b and P2c or P2d.) 1994 \*b. USGS 7.5' Quad: Los Angeles Date: Land Grant: SAN PASCUAL (GARFIAS) City: Zip: 91030 c. Address: 509 Fair Oaks Ave South Pasadena d. UTM: (Give more than one for large and/or linear resources) Zone: e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate): APN:5317019004 \*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries) Architectural Style: Mediterranean Revival **Property Type:** residential Construction: unknown Retains integrity: high, setting, location, workmanship, Siding/Sheathing: stucco: textured, all visible association, design, feeling Roof: hipped, low, exposed rafter tails, terra cotta tile Alterations: altered A/C wall units Fenestration: wood, casement multi-paned, front, side, arranged in pairs Primary Entrance: front, double doors Plan: rectangular No. Stories: 2 Porches: Partial, front \*P3b. Resource Attributes: (List attributes and codes) HP03 X Building Structure Object Site District X Element of District Other (Isolates, etc.) \*P4. Resources Present: P5b. Description of photo: P5a. Photo or Drawing (Photo required for buildings, structures, and objects.) (View, data, accession #) View to the W, 09/16/13 \*P6. Date Constructed/Age and Sources: X Historic Prehistoric Both 1927 Assessor P7. Owner and Address: Bodhi Properties Llc 500 E Del Mar Blvd Pasadena, CA 91101 \*P8. Recorded by: Casey Tibbet LSA Associates, Inc. 1500 Iowa Ave., Suite 200 Riverside, CA 92507 \*P9. Date Recorded: 09/13/2013 \*P10. Survey Type: (Describe) Intensive (Cite survey report and other sources or enter "none.") \*P11. Report Citation: Historic Property Survey Report for the SR 710 North Study, Los Angeles County, California, California Department of Transportation District 7, EA 187900, EFIS 0700000191, 2014 X Continuation Sheet X Building, Structure, and Object Record \*Attachments: None Location Map Sketch Map Archeological Record District Record Linear Feature 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 Page 2 of 3\*NRHP Status Code 6Y, 6L, 6Z \*Resource Name or #: (Assigned by recorder) 509 Fair Oaks Ave B1. Historic Name: B2. Common Name: B3. Original Use: Multi-family residence B4. Present Use: Multi-family residence \*B5. Architectural Style: Mediterranean Revival \*B6. Construction History: (Construction date, alterations, and data of alterations) Constructed in 1927 (See Continuation Sheet) \*B7. Moved? X No Original Location: Unknown \*B8. Related Features: None B9a. Architect: Unknown b. Builder: A. Murray South Pasadena \*B10. Significance: Residential Architecture Theme: Period of Significance: 1927 **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) invidividually or as a contributor to a historic district. (continued on next page) (List attributes and codes) HP03

B11. Additional Resource Attributes:

# \*B12. References:

See Continuation Sheet

B13. Remarks:

\*B14. Evaluator: Judith Marvin \*Date of Evaluation: 09/13/2013

(This space reserved for official comments.)

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| OOTHILL ST  PASADENA FRWY  OOTHILL ST  PASADENA FRWY   | <i>n</i> ¹<br>   |
| PASADENA FRWY SR-110 N EXIT 31B GREVELIA ST GREVE  |                  |
| MAGNOLIA ST HOPE ST HO | - 7/7            |

| DEPARTMENT O              | rnia - The Resources Agency Primary # OF PARKS AND RECREATION HRI # IATION SHEET Trinomial |                     |           |              | HRI#                                   |        |
|---------------------------|--|---------------------|-----------|--------------|--|--------|
| Page <u>3</u> of <u>3</u> |  | Resource Name or #: | (Assigned | by recorder) | 509 Fair Oaks Ave                      |        |
| *Recorded By:             | LSA Associates, Inc.   |                     | *Date:    | 09/13/2013   | X Continuation                         | Update |
| (continued):              |  |                     |           |              |  |        |
|                           | •  | •                   |           | ·            | curvey update with California Historic | cal    |

Resources (CHR) Status Code 5D3. In December 2003, OHP published the list of revised CHR Status Codes. Status Code 5D3 is now 6L "determined ineligible for local listing or designation through local government review process; may warrant special consideration in local planning." It is in the Spanish Apartment Cluster, which was identified in the 2002 survey and determined not locally eligible. During the current study, it was noted that the building is one of three adjacent apartment buildings of similar style and vintage. However, that is a common occurrence and not a large enough grouping to warrant further consideration as a district.

Sanborn Map Research: The 1951 Sanborn map for 509 Fair Oaks Avenue depicts a rectangular-shaped, two-story, wood-framed, 12-unit apartment building and a rectangular-shaped, single-story, wood-framed, garage building. The apartment building and one detached, square-shaped garage are covered with fire-resistant (likely tile) roofing. These buildings rest on concrete perimeter foundations, have a symmetrical layout, and are sited with a shallow street setback to create an open inner courtyard on the narrow, 150-foot-by-150-foot square parcel. The Sanborn map depicts this building on the same parcel as 505 and 513 Fair Oaks Avenue. 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.

Significance Evaluation. Under Criterion A, this building dates to the end of 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 residence retains its integrity of type, period and method of construction, but is not an outstanding example of the Mediterranean style. 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:

 $1927\ permit\ \#5774\ issued\ to\ owner\ J.\ E.\ Fillmore\ and\ contractor\ A.\ Murray\ to\ construct\ an\ apartment\ house.$ 

1987 permit #2017 issued to owner John Devereaux and Virgin Roofing to remove and replace three roofs.

2010 permit #26693 issued to John Devereaux and contractor Craig Boatman for seismic bolting.

#### **B12 References**

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 Californi DEPARTMENT C                           |               |  | N   |         |                  |                     | Primary #<br>HRI #        |                                    |                     |
|---|---------------|--|---|---------|------------------|---------------------|---------------------------|------------------------------------|---------------------|
| PRIMARY I   | _             | , 1120112, 1110  | .•  |         |                  |                     | Trinomial                 |                                    |                     |
|   |               |  |   |         |                  | NRF                 | IP Status Code            | 6Y, 6L, 6Z                         |                     |
|   |               | 0  | ther Listings                                 |         |                  |                     |                           |                                    |                     |
|   |               | İ  | Review Code                                   |         | Reviewe          | er                  |                           | Date                               |                     |
| Page <u>1</u> of <u>3</u>                                 | _             | *Res   | ource Name or #:                              | (A      | ssigned by re    | corder)             | 505 Fair Oaks             | Ave                                |                     |
| P1. Other Identif   | ier: APE M    | ap Ref# 101-3I   | 3   |         |                  |                     |                           |                                    |                     |
| P2. Location:   | Not for F     | Publication  | X Unrestricte                                 | d       | *a. County       | Los Angele          | es                        | and (P2b and F                     | P2c or P2d.)        |
| *b. USGS 7.5'   |               |  | D   | ate:    | 1994             |                     | ant: SAN PASCU            |                                    |                     |
| -   | 505 Fair Oaks |  |   |         |                  | South Pa            |                           | Zip: _                             |                     |
| •   |               | ū  | or linear resource                            | ,       |                  |                     | 1 DV 501501               |                                    | ml                  |
|   |               |  | rections to resource                          |         |                  |                     |                           |                                    |                     |
| P3a. Description  | •             |  | najor elements. Inclu                         | de desi | gn, materials, c | 1                   |                           | ng, and boundaries                 | s)                  |
| Architectural Sty   |               | an Revival   |   |         |                  | Porches:<br>Chimney | Partial, front            |                                    |                     |
| Siding/Sheathing  |               | d, all visible   |   |         |                  |                     | Type: residential         | I                                  |                     |
| Roof: side gable,   |               |  |   |         |                  |                     | 0,0                       | tting, location, ma                | terials,            |
| Fenestration: wo  | ,             | ulti-paned, front  | , side, arranged in pa                        | iirs,   |                  | workman             | ship, association,        | design, feeling                    |                     |
| Primary Entrance  |               | doors  |   |         |                  |                     |                           |                                    |                     |
| Plan: rectangular   |               |  |   |         |                  |                     |                           |                                    |                     |
| No. Stories: 2  |               |  |   |         |                  |                     |                           |                                    |                     |
|   |               |  |   |         |                  |                     |                           |                                    |                     |
| 23b. Resource A   | ttributes:    | (List attributes a   | ind codes)                                    | HP03    |                  |                     |                           |                                    |                     |
| 4. Resources P  | resent:       | $\chi$ Building  | Structure                                     | Object  | Site             | District            | Element o                 | f District O                       | ther (Isolates, etc |
| P5a. Photo or D   | rawing (Photo | — —<br>reauired for bu   | ildings, structures,                          | and o   | biects.)         |                     | — P5b.                    | Description of p                   | hoto:               |
| l dai i iloto di Di                                       | 9 (           |  | al de     |         |                  |                     |                           | , data, accessior                  |                     |
|   |               |  |   | a Salas |                  | 1.450               | View                      | to the W, 09/16/1                  | 3                   |
|   |               |  | 1 300   |         |                  |                     | *P6.                      | Date Constructe                    | d/Age and           |
|   | CON           |  | A STATE OF                                    |         |                  |                     | Source                    | ces: X Hist                        | toric               |
|   | un            | mmi  | STATE OF                                      | 0.7     | 19               |                     |                           | Prehistoric                        | Both                |
|   | "T I WALL     | a marata a la   |   |         |                  |                     | 1928                      | 3                                  |                     |
|   |               |  |   |         | 7/2              | 9-17                | Asse                      | essor                              |                     |
|   |               |  |   |         | 20               |                     | *P7.                      | Owner and Addı                     | ess:                |
|   |               |  |   |         |                  |                     |                           | i Properties Llc                   |                     |
|   |               |  | -   |         |                  |                     |                           | E Del Mar Blvd<br>lena, CA 91101   |                     |
|   | 13            |  |   |         | Sec. 1           | -                   |                           | ,                                  |                     |
|   |               |  | The second                                    | 101     | -                |                     | *P8.                      | Recorded by:                       |                     |
|   |               |  |   | -       |                  |                     |                           | y Tibbet                           |                     |
|   | 4 1 1         | Maria .  |   |         | 1                | -                   | <b>I</b>                  | Associates, Inc.  Iowa Ave., Suite | 200                 |
|   | . 28          |  |   |         |                  | NE                  |                           | rside, CA 92507                    | 200                 |
|   |               | No. of the last of |   |         |                  |                     |                           | ,                                  |                     |
|   | 2000          |  | NI NI   |         | -                | 14                  | * <b>P9</b> .             | Date Recorded:                     | 09/13/2013          |
|   | - Part - C    |  | Service of the service of                     |         | and the second   | Table 1             |                           | Survey Type:                       | (Describe)          |
|   | (0:1-         | In (O) ( ropo -t   | other seures an and                           | or "    | ıo.")            |                     | Inter                     | nsive                              |                     |
| P11. Report Citat<br>Historic Property<br>EA 187900, EFIS | Survey Report | for the SR 710 N   | other sources or ente<br>North Study, Los Ang |         |                  | ia, California      | a Department of T         | ransportation Dist                 | rict 7,             |
| Attachments:  | None          | Location Map   | Sketch Map                                    | v       | Continuation     | Sheet               | X Ruilding Stru           | cture, and Objec                   | t Record            |
| anacimients:  |               | •  |   |         |                  | _                   |                           | _                                  | LINGUUIU            |
|   | Archeologic   | ai Record  | District Recor                                | u _     | _Linear Feat     |                     | willing Si<br>her (List): | tation Record                      |                     |

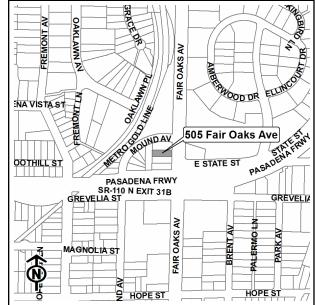
| State of California - The Resour          | ces Agency  | Primary #   |
|---|---|---|
| DEPARTMENT OF PARKS AND                   |   | HRI#  |
| BUILDING, STRUCT                          | URE, AND OBJECT REC                               | ORD   |
| Page <u>2</u> of <u>3</u>                 |   | *NRHP Status Code 6Y, 6L, 6Z                                  |
|   | *Resource Name or #: (Ass                         | signed by recorder) 505 Fair Oaks Ave                         |
| B1. Historic Name:                        |   |   |
| B2. Common Name:                          |   |   |
| B3. Original Use: Multi-family            | residence   | B4. Present Use: Multi-family residence                       |
| B5. Architectural Style: Me               | diterranean Revival                               |   |
| B6. Construction History:                 | Construction date, alterations, and data of alt   | erations)   |
| Constructed in 1928. (See Continua        | tion Sheet)                                       |   |
|   |   |   |
| B7. Moved? $X$ No                         | Yes Unknown Date:                                 | Original Location:  |
| 38. Related Features:                     |   |   |
| None                                      |   |   |
|   |   |   |
| B9a. Architect: Unknown                   |   | b. Builder: H. F. Jones                                       |
| 310. Significance: Area: $\frac{So}{2}$   | outh Pasadena Theme:                              | Residential Architecture                                      |
| Period of Significance: 19                | 928 Property Type:                                | Multi-family Property Applicable Criteria: NA                 |
| (Discuss importance in terms of I         | nistorical or architectural context as defined by | theme, period, and geographic scope. Also address integrity.) |
| This building is not eligible for listing | ng in the National Register of Historic Places    | (National Register) or the California Register of Historical  |
| Resources (California Register) indi      | vidually or as a contributor to a historic distr  | ct.   |
| (continued on next page)                  |   |   |
| (continued on next page)                  |   |   |
|   |   |   |
|   |   |   |
|   |   |   |
|   |   |   |
|   |   |   |
|   |   |   |
| 11. Additional Resource Attribut          | es: (List attributes and codes) H                 | P03   |
| 111. Additional Resource Attribut         | es: (List attributes and codes) H                 | P03   |

See Continuation Sheet

B13. Remarks:

\*B14. Evaluator: Judith Marvin \*Date of Evaluation: 09/13/2013

(This space reserved for official comments.)



| DEPARTMENT OF                     | a - The Resources Agency<br>F PARKS AND RECREATIO<br>TION SHEET  | N .   |                  |                                  | Primary #<br>HRI #<br>Trinomial             |                                 |        |
|-----------------------------------|--|---|------------------|----------------------------------|---|---------------------------------|--------|
| Page <u>3</u> of <u>3</u>         | 1  | Resource Name or #:                                     | (Assigned        | by recorder)                     | 505 Fair Oaks A                             | ve                              |        |
| Recorded By:                      | LSA Associates, Inc.   |   | *Date:           | 09/13/2013                       | X_Cc  | ontinuation                     | Update |
| (continued):                      |  |   |                  |                                  |   |                                 |        |
| Resources (CHR) "determined ineli | City of South Pasadena's Cultur<br>Status Code 5D3. In Decembe<br>gible for local listing or design<br>the Spanish Apartment Cluster | er 2003, OHP published th<br>ation through local govern | e list of revise | ed CHR Status Coprocess; may wan | odes. Status Code :<br>rrant special consid | 5D3 is now 6L deration in local |        |

Sanborn Map Research: The 1951 Sanborn map for 505 Fair Oaks Avenue depicts a rectangular-shaped, two-story, wood-framed, 12-unit apartment building and a rectangular-shaped, single-story, wood-framed, garage building. The apartment building and one detached, square-shaped garage are covered with fire-resistant (likely tile) roofing. These buildings rest on concrete perimeter foundations, have a symmetrical layout, and are sited with a shallow street setback to create an open inner courtyard on the narrow, 150-foot-by-150-foot square parcel. The Sanborn map depicts this building on the same parcel as 509 and 513 Fair Oaks Avenue. 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.

study, it was noted that the building is one of three adjacent apartment buildings of similar style and vintage. However, that is a common

Significance Evaluation. Under Criterion A, this building dates to the end of 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 residence retains integrity, but is only a modest interpretation of the Mediterranean Revival style and not an outstanding example. In addition, it does not appear to be the work of a master, nor does it possess any outstanding 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 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:

occurrence and not a large enough grouping to warrant further consideration as a district.

1928 permit #6056 issued to owner Alfred Murray and contractor H. F. Jones to construct a new house/apartment building.

1960 permit # 60226 issued to owner Frank Colet and Virgin Roof to reroof two apartments.

1968 permit #5237 issued to owner Frank Colet and Monarch Roofing to reroof with composition.

1994 permit #16490 issued to owner Dori Devereaux and Cal-Seismics for foundation bolting.

2013 permit #31567 issued to owner Fernandez to install solar panels.

#### 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.



State of California - The Resources Agency Primary # **DEPARTMENT OF PARKS AND RECREATION** HRI# Trinomial PRIMARY RECORD NRHP Status Code 6Y, 6L, 6Z **Other Listings Review Code** Reviewer Date (Assigned by recorder) 501 Fair Oaks Ave \*Resource Name or #: Page 1 of 3 P1. Other Identifier: APE Map Ref # 102-3B \*P2. Location: Not for Publication X Unrestricted \*a. County Los Angeles and (P2b and P2c or P2d.) 1994 \*b. USGS 7.5' Quad: Los Angeles Date: Land Grant: SAN PASCUAL (GARFIAS) City: Zip: 91030 c. Address: 501 Fair Oaks Ave South Pasadena d. UTM: (Give more than one for large and/or linear resources) Zone: e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate): APN:5317019002 \*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries) Architectural Style: Craftsman No. Stories: 2 Porches: Full-Width, front Construction: wood frame Siding/Sheathing: wood: clapboard, all visible Property Type: commercial **Siding/Sheathing:** wood: shingles, E Retains integrity: high, setting, location, materials, Roof: side gable, medium, wide eaves workmanship, design, feeling Fenestration: wood, fixed, front Alterations: altered setting, altered Association (was Fenestration: wood, double-hung, side residential, now used as commercial) Fenestration: wood, casement, side Primary Entrance: front, single door Plan: rectangular \*P3b. Resource Attributes: (List attributes and codes) HP02 X Building Structure Object Site District Element of District Other (Isolates, etc.) \*P4. Resources Present: P5b. Description of photo: P5a. Photo or Drawing (Photo required for buildings, structures, and objects.) (View, data, accession #) View to the W, 09/16/13 \*P6. Date Constructed/Age and Sources: X Historic Prehistoric Both 1909 Assessor P7. Owner and Address: Bennett, Cynthia F Tr 645 Bradford St Pasadena, CA 91105 \*P8. Recorded by: Casey Tibbet LSA Associates, Inc. 1500 Iowa Ave., Suite 200 Riverside, CA 92507 \*P9. Date Recorded: 09/13/2013 \*P10. Survey Type: (Describe) Intensive \*P11. Report Citation: (Cite survey report and other sources or enter "none.") Historic Property Survey Report for the SR 710 North Study, Los Angeles County, California, California Department of Transportation District 7, EA 187900, EFIS 0700000191, 2014 X Continuation Sheet X Building, Structure, and Object Record \*Attachments: None Location Map Sketch Map Archeological Record District Record Linear Feature Record Milling Station Record Rock Art Record Artifact Record Photograph Record Other (List):

| State of California - The Resources Agenderate of California - The Resources - The Re | <u></u>   |
|--|---|
| BUILDING, STRUCTURE, A   | 11101#  |
| Page 2 of 3  | *NRHP Status Code _6Y, 6L, 6Z   |
|  | *Resource Name or #: (Assigned by recorder) 501 Fair Oaks Ave   |
| B1. Historic Name:   |   |
| B2. Common Name:   |   |
| B3. Original Use: Single-family residence  | B4. Present Use: commercial   |
| B5. Architectural Style: Craftsman   |   |
| B6. Construction History: (Construction  | n date, alterations, and data of alterations)   |
| Year constructed: 1909 (See Continuation Shee  | t)  |
| 8. Related Features:   | Unknown Date: Original Location:  |
| B8. Related Features: None   | Unknown Date: Original Location:  b. Builder: Unknown   |
| B8. Related Features:  None  B9a. Architect: Unknown   | b. Builder: Unknown   |
| B8. Related Features:  None  B9a. Architect: Unknown  B10. Significance: Area: South Pasade  | b. Builder: Unknown   |
| B8. Related Features:  None  B9a. Architect: Unknown  B10. Significance: Area: South Pasade  Period of Significance: 1909  | b. Builder: <u>Unknown</u> na Theme: Residential Architecture   |
| B8. Related Features:  None  B9a. Architect: Unknown  B10. Significance: Area: South Pasade  Period of Significance: 1909  (Discuss importance in terms of historical or   | b. Builder: <u>Unknown</u> na Theme: Residential Architecture Property Type: <u>Multi-family Property</u> Applicable Criteria: No   |
| B8. Related Features:  None  B9a. Architect: Unknown  B10. Significance: Area: South Pasade  Period of Significance: 1909  (Discuss importance in terms of historical or  This property is not eligible for listing in the Na  | b. Builder: Unknown  Theme: Residential Architecture  Property Type: Multi-family Property Applicable Criteria: National Architectural context as defined by theme, period, and geographic scope. Also address integrity.)  |
| B8. Related Features:  None  B9a. Architect: Unknown  B10. Significance: Area: South Pasade  Period of Significance: 1909  (Discuss importance in terms of historical or This property is not eligible for listing in the Na Resources (California Register), individually or  | b. Builder: Unknown  Theme: Residential Architecture  Property Type: Multi-family Property Applicable Criteria: National Register of Historic Places (National Register) or the California Register of Historical   |
| B9a. Architect: Unknown B10. Significance: Area: South Pasade  Period of Significance: 1909 (Discuss importance in terms of historical or This property is not eligible for listing in the Na Resources (California Register), individually or It is listed in the City of South Pasadena's Cultr Status Code 5S3. In December 2003, OHP pub.  | b. Builder: Unknown  Theme: Residential Architecture  Property Type: Multi-family Property Applicable Criteria: National Register of Historical Register of Historical as a contributor to a larger historic district. It was not evaluated under the local ordinance.  Applicable Criteria: National Register of Historical Register of Historical as a contributor to a larger historic district. It was not evaluated under the local ordinance.  Applicable Criteria: National Register of Historical Register of Historical as a contributor to a larger historic district. It was not evaluated under the local ordinance.  Applicable Criteria: National Register of Historical Resources (CHR) ished the list of revised CHR Status Codes. Status Code 5S3 is now 6L "determined ineligible for |
| B8. Related Features:  None  B9a. Architect: Unknown  B10. Significance: Area: South Pasade  Period of Significance: 1909  (Discuss importance in terms of historical or  This property is not eligible for listing in the Na Resources (California Register), individually of  It is listed in the City of South Pasadena's Cultus Status Code 5S3. In December 2003, OHP pub.  | b. Builder: Unknown  Theme: Residential Architecture  Property Type: Multi-family Property Applicable Criteria: National Register of Historical Places (National Register) or the California Register of Historical as a contributor to a larger historic district. It was not evaluated under the local ordinance.  Applicable Criteria: National Register of Historical Register of Historical rate as a contributor to a larger historic district. It was not evaluated under the local ordinance.  Applicable Criteria: National Register of Historical Register of Historical Register of Historical rate as a contributor to a larger historic district. It was not evaluated under the local ordinance.  |
| B8. Related Features:  None  B9a. Architect: Unknown  B10. Significance: Area: South Pasade  Period of Significance: 1909  (Discuss importance in terms of historical or  This property is not eligible for listing in the Na Resources (California Register), individually or  It is listed in the City of South Pasadena's Cultus Status Code 5S3. In December 2003, OHP pub.  | b. Builder: Unknown  Theme: Residential Architecture  Property Type: Multi-family Property Applicable Criteria: National Register of Historical Register of Historical as a contributor to a larger historic district. It was not evaluated under the local ordinance.  Applicable Criteria: National Register of Historical Register of Historical as a contributor to a larger historic district. It was not evaluated under the local ordinance.  Applicable Criteria: National Register of Historical Register of Historical as a contributor to a larger historic district. It was not evaluated under the local ordinance.  Applicable Criteria: National Register of Historical Resources (CHR) ished the list of revised CHR Status Codes. Status Code 5S3 is now 6L "determined ineligible for |

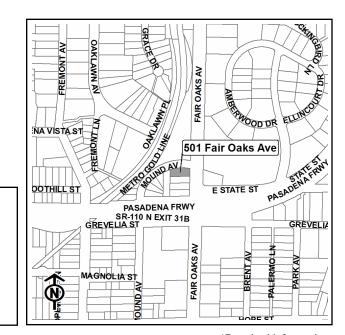
\*B12. References:

See Continuation Sheet

B13. Remarks:

**\*B14. Evaluator:** Judith Marvin **\*Date of Evaluation:** 09/13/2013

(This space reserved for official comments.)



| DEPARTMENT OF PARKS AND RECREAT | •                   |                        | Primary #<br>HRI # |  |
|---------------------------------|---------------------|------------------------|--------------------|--|
| CONTINUATION SHEET              |                     |                        | Trinomial          |  |
| Page <u>3</u> of <u>3</u>       | Resource Name or #: | (Assigned by recorder) | 501 Fair Oaks Ave  |  |

**\*Date:** 09/13/2013

X Continuation

Update

(continued):

\*Recorded By:

LSA Associates, Inc.

Sanborn Map Research: The 1951 Sanborn map for 501 Fair Oaks Avenue depicts a rectangular-shaped, two-story, wood-framed, 2-unit apartment building and a square-shaped, single-story, wood-framed, garage building. The apartment building and one detached, square-shaped garage are covered with wood-shingle roofing. These buildings rest on concrete perimeter foundations, have an asymmetrical layout, and are sited with a shallow street setback near the southern parcel boundary line of the narrow and mildly curved, 150-foot-by-60-foot rectangular parcel. 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 indicates that the following people lived at the address during the historic-period: D. C. Warden (1930); Glen (a steel foreman) and Cora Jakobsen (1933 – 1937); Mrs. Laura Brenner (1940); John (a driver for South Pasadena Cab Company) and Olive Currey (1952); Ercel (a mechanic) and Audie Bartley (1956); and Walter (a shipping clerk) and Josephine Wise (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, gabled 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, research did not reveal any direct associations with persons significant in national, state, or local history. Under Criterion C, this residence retains integrity, is a clear example of the Craftsman style, embodies certain characteristics of its type, period and method of construction. It is not the work of a master, however, and does not 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 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:

1943 permit #12222 issued to owner G. A. Morgan to use day labor to add upstairs apartments.

1943 permit #12197 issued to owner Morgan to use day labor to reroof and for alterations.

1986 permit #3832 issued to owner Cynthia Bennett, Architect to convert the residence into a business.

1987 permit #4087 issued to Cynthia Bennet to install a handicap rail.

1993 permit #14986 issued to Cynthia Bennet to remove roof and replace with tile.

## 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.



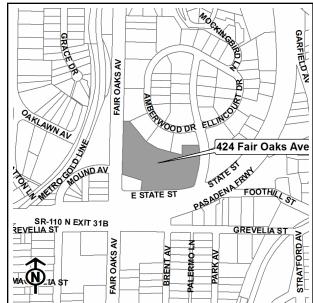
State of California - The Resources Agency Primary # **DEPARTMENT OF PARKS AND RECREATION** HRI# **Trinomial** PRIMARY RECORD NRHP Status Code 6Y, 6Z Other Listings **Review Code** Reviewer Date (Assigned by recorder) \*Resource Name or #: 424 Fair Oaks Ave Page 1 of 3 **P1. Other Identifier:** APE Map Ref # 103-3B; Carmine's Restaurant and Bar \*P2. Location: **Not for Publication** X Unrestricted \*a. County Los Angeles and (P2b and P2c or P2d.) 1994 \*b. USGS 7.5' Quad: Los Angeles Date: Land Grant: SAN PASCUAL (GARFIAS) Zip: 91030 c. Address: 424 Fair Oaks Ave City: South Pasadena d. UTM: (Give more than one for large and/or linear resources) Zone: e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate): APN:5317020031 \*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries) Architectural Style: California Ranch No. Stories: 1 Construction: brick Porches: Partial Siding/Sheathing: brick, all visible Property Type: commercial **Roof:** hipped, low, terra cotta tile Retains integrity: medium, setting, location, materials, workmanship, association, feeling Fenestration: wood, fixed, front, side, rear Primary Entrance: double doors Other notable features: 1994 addition of patio, bathrooms, soundwall, and skylights Plan: T-shaped \*P3b. Resource Attributes: (List attributes and codes) HP06 X Building Structure Object Site District  $\boldsymbol{X}$  Element of District Other (Isolates, etc.) \*P4. Resources Present: P5b. Description of photo: P5a. Photo or Drawing (Photo required for buildings, structures, and objects.) (View, data, accession #) View to the NE, 09/18/13 \*P6. Date Constructed/Age and Sources: X Historic Prehistoric Both 1963 Permit P7. Owner and Address: Young Properties 3407 Ocean View Blvd Glendale, CA 91208 \*P8. Recorded by: Elisa Bechtel LSA Associates. Inc. 1500 Iowa Ave., Suite 200 Riverside, CA 92507 \*P9. Date Recorded: 09/21/2013 \*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 X Continuation Sheet X Building, Structure, and Object Record \*Attachments: None Location Map Sketch Map Archeological Record District Record Linear Feature Record Milling Station Record Rock Art Record Artifact Record Photograph Record Other (List):

| State of California - The Resources Agenc            | ey   | Primary #                               |
|--|--|---|
| DEPARTMENT OF PARKS AND RECREAT                      |  | HRI#                                    |
| BUILDING, STRUCTURE, A                               | AND OBJECT RECORD  |   |
| Page <u>2</u> of <u>3</u>                            |  | *NRHP Status Code 6Y, 6Z                |
|  | *Resource Name or #: (Assigned by recorder)                | 424 Fair Oaks Ave                       |
| B1. Historic Name:                                   |  |   |
| B2. Common Name:                                     |  |   |
| B3. Original Use: Restaurant                         | B4. Present Use:   | Restaurant                              |
| B5. Architectural Style: California Rand             | ch   |   |
| B6. Construction History: (Construction              | n date, alterations, and data of alterations)              |   |
| Year constructed: 1963 (See Continuation Sheet       |  |   |
|  |  |   |
| B7. Moved? <u>X</u> No Yes _                         | Unknown Date: C  | Original Location:                      |
| B8. Related Features:                                |  |   |
| None   |  |   |
|  |  |   |
| B9a. Architect: Hawkins and Lindsey                  | b. Builder: U  | nknown                                  |
| B10. Significance: Area: South Pasaden               | Theme: Commercial Architect                                | ure                                     |
| Period of Significance: 1963                         | Property Type: Restaurant                                  | Applicable Criteria: NA                 |
|  | architectural context as defined by theme, period, and ge  |   |
| This commercial building is not eligible for listing | ng in the National Register of Historic Places (National   | Register) or the California Register of |
|  | is not a historical resource pursuant to the California En |   |
| (continued on next page)                             |  |   |
| (tallianta ell anni page)                            |  |   |
|  |  |   |
|  |  |   |
|  |  |   |
|  |  |   |
|  |  |   |
| 311. Additional Resource Attributes: (L              | ist attributes and codes) HP06                             |   |
| B12. References:                                     |  |   |
| See Continuation Sheet                               | <u> </u>   |   |
|  |  |   |

B13. Remarks:

\*B14. Evaluator: Judith Marvin \*Date of Evaluation: 09/21/2013

(This space reserved for official comments.)



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

| Primary # |  |
|-----------|--|
| HRI#      |  |
| Trinomial |  |

| Page <u>3</u> of <u>3</u> |                      | Resource Name or #: | (Assigned | by recorder) | 424 Fair Oaks Ave |        |
|---------------------------|----------------------|---------------------|-----------|--------------|-------------------|--------|
| *Recorded By:             | LSA Associates, Inc. |                     | *Date:    | 09/21/2013   | X Continuation    | Update |
| (ti                       |                      |                     |           |              |                   |        |

(continued):

Property Information: No historic city directory information was available for this property.

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. 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. Decorative features include scalloped vergeboards, false cupolas and dovecotes, and extended gable eaves. 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 Criteria A/1, 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 Criteria B/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 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 Criteria C/3, this is a common example of the Ranch style as it was designed for commercial buildings, 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). 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:

1963 permit #51643 issued to (owners) Murphy-Burns-Baker and Hawkins and Lindsey (architects) to construct a restaurant.

1963 permit #? issued to (owners) Murphy-Burns-Baker and contractor Crown Sign and Neon to install one sign fixture.

1989 permit #10238 issued to Hank Yost (owner of California Banquet) and RJM Signs (contractor) for electrical signs.

1993 permit #15123 issue to Cal Banquet Corp (owner) and DLD Roofing to remove and replace roof.

1994 permit #15518 issued to Fritz Burns Foundation (owner) and Neyna Design (architect) and Bruce Snapper (contractor) for a patio, baths, sound wall, and skylights.

1995 permit #25891 issued to David Yost (owner) and Electrical Advertising (contractor) for a new sign.

**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.



| State of California - The Resources Agen DEPARTMENT OF PARKS AND RECREA  | •  |  | Tri                            | mary #<br>HRI #<br>nomial   |  |                 |
|--|--|--|--------------------------------|---|--|-----------------|
|  | Other Listings   |  | NRHP Status                    | Code  | 6Y, 6Z   |                 |
|  | Review Code  | Reviewe                                  | ar                             |   | Date   |                 |
| Page 1 of 2  | <del></del>  | (Assigned by re                          |                                | r Oaks A  |  |                 |
| Page <u>1</u> of <u>3</u>  | resource name of ".  | ( looigilod by lo                        | <u> </u>                       | Ouns 21   | <del>, , , , , , , , , , , , , , , , , , , </del>                                  |                 |
| P1. Other Identifier: APE Map Ref # 10   |  |  |                                |   |  |                 |
| P2. Location: Not for Publication  |  | *a. County                               | Los Angeles                    |   | and (P2b and P   | 2c or P2d.)     |
| *b. USGS 7.5' Quad: Los Angeles  | Date:  | 1994 City:                               | Land Grant: SAN South Pasadena | PASCUA  |  | 11020           |
| c. Address: 245 Fair Oaks Ave d. UTM: (Give more than one for large  | and/or linear resources)                                       | Zone:                                    | South Fasadella                |   | Zip: _9<br>  |                 |
| e. Other Locational Data: (e.g., parcel  | ,  |  | appropriately APN:             | 53170180  | -  | mN              |
|  | its major elements. Include de                                 |  |                                |   |  | <b>.</b>        |
| Architectural Style: Ranch   | its major elements. Include de                                 | sign, materials, o                       | Retains integrity:             |   |  |                 |
| Siding/Sheathing: stucco, All Visible Roof: hipped, low Fenestration: aluminum, horizontal sliding, Primary Entrance: front, storefront Plan: rectangular No. Stories: 1 Property Type: commercial | front, side, arranged in ribbons                               | ;  | workmanship, assoc             | 0 /   | · .  | ,               |
| P5a. Photo or Drawing (Photo required fo   | or buildings, structures, and                                  | objects.)                                |                                | (View,  | Description of pidata, accession of the W, 09/16/13  ate Constructed St. X History | #)<br>d/Age and |
|  |  |  |                                | Pr 1958 Assess *P7. O Cooper 835 Ho Pasade  *P8. R Casey LSA A 1500 I | rehistoric   | Both            |
|  |  |  |                                | *P9. D  | ate Recorded:  | 09/16/2013      |
| (2)  | and allows a second allows                                     | W  |                                |   | Survey Type:   | (Describe)      |
| P11. Report Citation: (Cite survey report<br>Historic Property Survey Report for the SR 7<br>EA 187900, EFIS 0700000191, 2014  | and other sources or enter "no<br>'10 North Study, Los Angeles | ·  | ia, California Departm         | ent of Tra  | ansportation Distr   | ict 7,          |
| Attachments:NoneLocation IArcheological RecordRock Art Record  | District Record  | Continuation Linear Featuotograph Record | ure RecordM                    | Iling Sta   | ture, and Object   | Record          |

| State of California - The Resources Ag  | •  | Primary #   |
|---|--|---|
| DEPARTMENT OF PARKS AND RECRI   |  | HRI #   |
| •   | , AND OBJECT RECORD  | *NRHP Status Code 6Y, 6Z  |
| Page 2 of 3   | *Resource Name or #: (Assigned by recorder)  | 245 Fair Oaks Ave   |
|   | Resource Name of #. (Assigned by recorder)   | 243 Fall Oaks Ave   |
| 31. Historic Name:  |  |   |
| 32. Common Name:  |  |   |
| 33. Original Use: Commercial  | B4. Present Use:   | Commercial  |
| 5. Architectural Style: Ranch   |  |   |
| <b>66. Construction History:</b> (Constru   | ction date, alterations, and data of alterations)  |   |
| Year constructed: 1958 (See Continuation S  | heet)  |   |
| 8. Related Features:  | Unknown Date: C  | Original Location:  |
| 88. Related Features:  None  Bya. Architect: Unknown  | b. Builder: U  | nknown  |
| 8. Related Features:  None  9a. Architect: Unknown  10. Significance: Area: South Pas   | b. Builder: <u>U</u> adena <b>Theme:</b> Commercial Architect  | nknown<br>ure   |
| 8. Related Features: None  9a. Architect: <u>Unknown</u> 10. Significance: Area: South Pas  Period of Significance: 1958  | b. Builder: U  | nknown<br>ure Applicable Criteria: NA   |
| 88. Related Features:  None  89a. Architect: Unknown  810. Significance: Area: South Pas  Period of Significance: 1958  (Discuss importance in terms of historica | b. Builder: U adena Theme: Commercial Architect Property Type: Commercial I or architectural context as defined by theme, period, and ge | nknown ure  Applicable Criteria: NA rographic scope. Also address integrity.) |

See Continuation Sheet

B13. Remarks:

\*B14. Evaluator: Judith Marvin \*Date of Evaluation: 09/16/2013

(This space reserved for official comments.)



| State of California - The Resources Agency DEPARTMENT OF PARKS AND RECREATION CONTINUATION SHEET |                     |                        | Primary #<br>HRI #<br>Trinomial |        |
|--|---------------------|------------------------|---------------------------------|--------|
| Page <u>3</u> of <u>3</u>  | Resource Name or #: | (Assigned by recorder) | 245 Fair Oaks Ave               |        |
| Recorded By: LSA Associates,   | Inc.                | *Date: 09/16/2013      | _X_Continuation                 | Update |
| (continued):   |                     |                        |                                 |        |

Property Information: Built in 1958, the City Directory research indicates that this was the location of Keck-Craig Associate (manufacturer of industrial machinery, medical devices, home appliances, sporting goods, tools, and commercial articles) between at least 1952 and 1975.

Architectural Context: Between 1945 and 1970, residential construction in southern California was dominated by the 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 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. Decorative features include scalloped vergeboards, false cupolas and dovecotes, and extended gable eaves. 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 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

No permits on file, only a letter to the South Pasadena building official dates 1/31/2005 regarding 'public way' for the MTA light rail on the adjacent property.

**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.

2004 The Ranch House. Harry N. Abrams, Incorporated. New York.



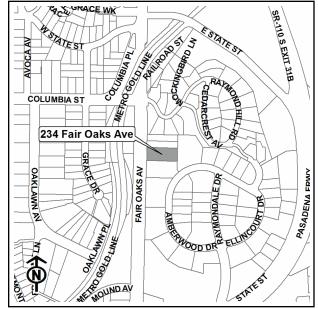
| PRIMARY F  |                                      |   |                        |                | HRI #<br>Trinomial  |                   |                          |
|--|--------------------------------------|---|------------------------|----------------|---|-------------------|--------------------------|
|  | KECORD                               |   |                        | NRI            | HP Status Code  | 6Y 6Z             |                          |
|  |                                      | Other Listings  |                        | Ma             | ii otatas ocac  | 01,02             |                          |
|  |                                      | Review Code   | Reviewe                | er             |   | Date              |                          |
| Page <u>1</u> of <u>3</u>                          |                                      | *Resource Name or #:  | (Assigned by re        | corder)        | 234 Fair Oaks A   |                   |                          |
| P1. Other Identific                                | er: APE Map Ref#                     | 106-3B  |                        |                |   |                   |                          |
| P2. Location:                                      | Not for Publicati                    | on X Unrestricted   | *a. County             | Los Angel      | es  | and (P2b and P    | 2c or P2d.)              |
| *b. USGS 7.5' 0                                    | Quad: Los Angele                     | es Da   | te: <u>1994</u>        | Land Gr        | ant: SAN PASCUA   | AL (GARFIAS)      |                          |
| c. Address: _                                      | 234 Fair Oaks Ave                    |   | City:                  | South Pa       | ısadena   | Zip: _            | 91030                    |
| •  | •                                    | e and/or linear resources                                     |                        |                |   | <del>-</del>      | mN                       |
| e. Other Locat                                     | ional Data: (e.g., parce             | el #, directions to resource                                  | e, elevation, etc., a  | s appropria    | te): <u>APN:5317023</u>   | 006               |                          |
| P3a. Description:                                  | (Describe resource a                 | nd its major elements. Include                                | e design, materials, c | ondition, alte | erations, size, settin  | g, and boundaries | s)                       |
| Plan: rectangular No. Stories: 2 Property Type: re | wide eaves al, fixed with casement e | nd vents, front, side naterials, workmanship, associ          | ciation,               |                |   |                   |                          |
| P3b. Resource At                                   |                                      | outes and codes) I  | HP03                   |                |   |                   |                          |
| P5a. Photo or Dra                                  | awing (Photo required                | for buildings, structures, a                                  | and objects.)          |                | (View, View)  *P6. E Source P 1950 Asses *P7. C Jeffrie 2255 C San M  *P8. F Elisa LSA 1500 River | rehistoric        | d/Age and oric Both ess: |
|  |                                      |   |                        | -              | *P10.   | Survey Type:      | (Describe)               |
|  | (City                                | and address as a second of                                    | Hanna II)              |                | Inten   |                   | ,                        |
|  |                                      | ort and other sources or enter<br>2 710 North Study, Los Ange | •                      | ia, California | a Department of Tr  | ansportation Dist | rict 7,                  |
| 'Attachments:                                      | None Location                        | n Map Sketch Map  | X Continuation         | Sheet          | X Building, Struc   | ture, and Ohieo   | t Record                 |
|  |                                      | · — ·   |                        |                |   | -                 |                          |
|  | Archeological Reco                   | rd District Record  | Linear Feat            | Ire Record     | Milling Str   | ation Record      |                          |

| State of California - The Resources Agency DEPARTMENT OF PARKS AND RECREATION |                    |                   |                           |                  | Primary #<br>HRI #     |                               |                |
|---|--------------------|-------------------|---------------------------|------------------|------------------------|-------------------------------|----------------|
| BUILDING  | i, STRU(           | CTURE,            | AND OBJE                  | CT REC           | ORD                    |                               |                |
| age <u>2</u> of <u>3</u>  | <u> </u>           |                   |                           |                  |                        | *NRHP Status Code             | 6Y, 6Z         |
|   |                    |                   | *Resource Na              | ıme or #: (Ass   | signed by recorder)    | 234 Fair Oaks Ave             |                |
| Historic Nar  | me <sup>.</sup>    |                   |                           |                  |                        |                               |                |
| 2. Common N   | -                  |                   |                           |                  |                        |                               |                |
| 3. Original Use   | e: Apartme         |                   |                           |                  | B4. Present Use:       | Apartment building            |                |
| 5. Architectura   | al Style:          | California Ra     | ınch                      |                  |                        |                               |                |
| 6. Construction   | on History:        | (Constructi       | ion date, alterations,    | and data of alto | erations)              |                               |                |
| ear constructed:  | : 1950 (See Co     | ontinuation She   | et)                       |                  |                        |                               |                |
|   |                    |                   |                           |                  |                        |                               |                |
| 7. Moved?   | $\underline{X}$ No | Yes               | Unknown                   | Date:            |                        | Original Location:            |                |
| 8. Related Fea  | ıtures:            |                   |                           |                  |                        |                               |                |
| Vone  |                    |                   |                           |                  |                        |                               |                |
|   |                    |                   |                           |                  |                        |                               |                |
| 9a. Architect:  | Unknown            |                   |                           |                  | b. Builder: M          | Ierton H. Baker (owner/buile  | der)           |
| 10. Significan  | ce: Area:          | : South Pasad     | ena                       | _ Theme:         | Residential Architectu | re                            |                |
| Period of Sig   | gnificance:        | 1950              | Pro                       | operty Type:     | Apartment              | Applicable Cri                | teria: NA      |
| (Discuss impo   | rtance in terms    | s of historical o | r architectural contex    | xt as defined by | theme, period, and ge  | ographic scope. Also addre    | ss integrity.) |
| -   | -                  |                   | -                         | -                |                        | and does not appear to qualif | ỳ as a         |
| istorical resourc   | e pursuant to t    | he California E   | Environmental Quali       | ty Act (CEQA)    | ).                     |                               |                |
| continued on nex  | ct page)           |                   |                           |                  |                        |                               |                |
|   |                    |                   |                           |                  |                        |                               |                |
|   |                    |                   |                           |                  |                        |                               |                |
|   |                    |                   |                           |                  |                        |                               |                |
|   |                    |                   |                           |                  |                        |                               |                |
|   |                    |                   |                           |                  |                        |                               |                |
| 4 A.J.J   | D A44              |                   | /l :at attailstaa a.a.l a | daa) TI          | D02                    |                               |                |
| Additional F     Beforence  |                    | ibutes:           | (List attributes and c    | oues) <u>H</u>   | P03                    |                               |                |
| 12. Reference   | 5:                 |                   |                           |                  |                        |                               |                |
| 1 Ot' '.  | C14                |                   |                           |                  |                        |                               |                |
| See Continuation  | Sheet              |                   |                           |                  | 1                      | C GRACE WK                    |                |

B13. Remarks:

**\*B14. Evaluator:** Judith Marvin **\*Date of Evaluation:** 09/21/2013

(This space reserved for official comments.)



| State of California - The Resources Agency DEPARTMENT OF PARKS AND RECREATION CONTINUATION SHEET |   |  | Primary #<br>HRI #<br>Trinomial                        |  |  |  |        |
|--|---|--|--|--|--|--|--------|
| Page <u>3</u> of <u>3</u>  | Resource  | Name or #:   | (Assigned  | by recorder)   | 234 Fair Oaks A  | ve   |        |
| *Recorded By:  | LSA Associates, Inc.  |  | *Date:   | 09/21/2013   | <u>X_</u> Cc   | ontinuation  | Update |
| (continued):   |   |  |  |  |  |  |        |
| Property Informa   | ation: Built in 1950, the City Directory rese   | arch lists this                                    | property also a  | s the Palm Gard  | len Apartments bet   | ween 1952 and 19   | 975.   |
| version of the Rathis style borrow lifestyle (Hess 2   | ontext: Between 1945 and 1970, residential anch house that was popularized in Califorried elements of vernacular ranch houses, the 1004:17). Character-defining features of Cal an L or U shape that creates backyard priva | iia. Mixing his<br>e Usonian hou<br>ifornia Ranch- | storic preceden<br>use, and the Pra<br>style residence | t with a thoroug<br>irie and Moderr<br>es include: a one | hly modern approad<br>a styles and emphas<br>e-story configuration | ch to construction<br>ized an informal<br>n; a sprawling lay | out,   |
| · · · · · · · · · · · · · · · · · · ·  | o siding, often in combination; wood-frame acade, often flanked by narrower windows;  | U  |  |  |  | , ,  |        |

Significance Evaluation. Under Criterion A, this complex 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, a typical example of the California Ranch architectural style as it was designed for apartment complexes, 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.

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

## **B6**. Construction History

individually significant for its architecture.

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

1950 permit #23420 issued to owner/builder Merton H. Baker to construct a 10-unti apartment complex.

1986 permit #8726 issued to R. Jeffries (owner) and O'Leary (contractor) to remove damaged balcony, install two windows and patch stucco

**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.



| State of California - The Resources Agency DEPARTMENT OF PARKS AND RECREATION PRIMARY RECORD   |  | Primary #<br>HRI #<br>Trinomial  |                                    |
|--|--|--|------------------------------------|
|  |  | NRHP Status Code   | 6Y, 6Z                             |
|  | er Listings  |  |                                    |
|  | view Code Reviewer   |  | Date                               |
| Page 1 of 3 *Resou   | rce Name or #: (Assigned by rec  | order) 230 Fair Oaks A   | ve                                 |
| P1. Other Identifier: APE Map Ref # 107-3B   |  |  |                                    |
| *b. USGS 7.5' Quad: Los Angeles  | Date: 1994   | Land Grant: SAN PASCUA   |                                    |
| c. Address: 230 Fair Oaks Ave  d. UTM: (Give more than one for large and/or  |  | South Pasadena   | Zip: 91030 mN                      |
| e. Other Locational Data: (e.g., parcel #, direc   | · —  | appropriate): APN:53170230   | <del></del>                        |
|  | or elements. Include design, materials, co   |  |                                    |
| Architectural Style: California Ranch Siding/Sheathing: stucco, All Visible Siding/Sheathing: wood: accent, W Roof: hipped, low, wide eaves Fenestration: metal, fixed with casement end vents, Primary Entrance: side, single door, multiple doors Plan: irregular No. Stories: 2, 4 buildings Property Type: residential | *  | Retains integrity: high, sett<br>workmanship, association, de                                  |                                    |
| *P3b. Resource Attributes: (List attributes and *P4. Resources Present: X Building St  | tructure Object Site   | DistrictElement of P5b. D  | DistrictOther (Isolates, etc.)     |
|  |  | View to *P6. D Source Pr 1950 Assess *P7. O Fair Oa PO Boa Los An  *P8. R Elisa H LSA A 1500 I | rehistoric Both                    |
| *P11. Report Citation: (Cite survey report and other Historic Property Survey Report for the SR 710 Nort EA 187900, EFIS 0700000191, 2014  | er sources or enter "none.")<br>h Study, Los Angeles County, California            | *P10. \$<br>Intens   |                                    |
| *Attachments:NoneLocation MapArcheological RecordRock Art RecordArtifa   | Sketch MapX Continuation SDistrict RecordLinear Featur act RecordPhotograph Record |  | ure, and Object Record tion Record |

State of California - The Resources Agency Primary # **DEPARTMENT OF PARKS AND RECREATION** HRI# BUILDING, STRUCTURE, AND OBJECT RECORD Page 2 of 3\*NRHP Status Code 6Y, 6Z \*Resource Name or #: (Assigned by recorder) 230 Fair Oaks Ave B1. Historic Name: B2. Common Name: B4. Present Use: Apartment building B3. Original Use: Apartment building \*B5. Architectural Style: California Ranch \*B6. Construction History: (Construction date, alterations, and data of alterations) Year constructed: 1950 \*B7. Moved? X No Date: Original Location: Yes Unknown \*B8. Related Features: None B9a. Architect: Unknown b. Builder: William Mowry (owner/builder) Area: South Pasadena \*B10. Significance: Theme: Residential Development Period of Significance: 1950 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 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:** Judith Marvin **\*Date of Evaluation:** 09/21/2013

(This space reserved for official comments.)



| State of California - The Resour<br>DEPARTMENT OF PARKS AND  | Primary #<br>HRI #   |  |  |   |  |                                |
|--|--|--|--|---|--|--------------------------------|
| CONTINUATION SHI   | EET  |  |  | Trinor  | nial   |                                |
| Page <u>3</u> of <u>3</u>  | Resource Name or #:  | (Assigned  | by recorder)   | 230 Fair O  | aks Ave  |                                |
| Recorded By: LSA Associate   | s, Inc.  | *Date:   | 09/21/2013   |   | Continuation   | Update                         |
| (continued):   |  |  |  |   |  |                                |
| Property Information: Built in 195   | 50, the City Directory research lists this   | property also  | as the Palm Terra  | ce Apartmen   | ts between 1952 and 19   | 975.                           |
| often laid out in an L or U shape the brick, and stucco siding, often in a window in the façade, often flank false cupolas and dovecotes, exter vertical-slider windows instead of nation in this style, the residence individually significant for its archaecter individually significant fo | or-defining features of California Ranch- hat creates backyard privacy; low-pitche combination; wood-frame double-hung we ded by narrower windows; and an attache hated gable eaves, and turned porch supp wood-framed double-hung windows. B must retain a high degree of architectura hitecture.  riterion A, this complex is one of million of this period in than numerous others. U ring the historic-period. Online searche period of five years or more and/or who ded no evidence indicating that any of the C, a typical example of the California Ra cossess high artistic values Under Crite elates primarily to archaeological sites).  ed for this property. The most pertinent her/builder William Mowry (no details). | ed hip, gable, windows, ofte ed two-car gar- orts. Later exa ecause million I integrity and ans built during Under Criterion es, including us appear to have persons associanch architectrion D, the bu In addition, the are listed below windows and the state of the st | or gable-on-hip r<br>n with multiple li<br>age. Decorative f<br>amples of the sty<br>ns of residences h<br>I be an excellent<br>g the post-World<br>n B, city director<br>ase of Ancestry.co<br>we had the potentic<br>ciated with this p<br>ural style as it was<br>illding is not likeliere is no historic | oof with wide ghts or diame eatures include incorporate lave been correpresentation.  War II periodics were review, were contained to be imported to be imported to be imported to yet o yield information. | e eaves; a variety of woond-panes; a large picture de scalloped vergeboard e aluminum-framed astructed throughout the nof the style in order to all and is not more closely ewed for the names of ducted for residents retant in the local gnificant in local, state, or apartment complexes formation about the history and properties. | od, ure ds, e b be y  or , not |
| B12 References   |  |  |  |   |  |                                |
| City Directories   | rectory Company) and Polk City Directorstry.com/   | ories for Soutl  | h Pasadena. Acce   | ssed online in  | n March-June 2014 thro   | ough                           |



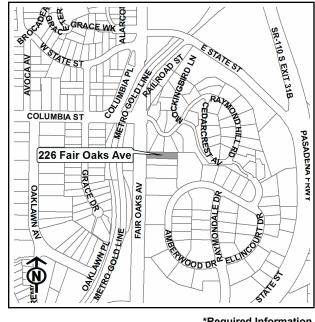
|   | F PARKS AND RI   |   |  |                        |                 | Primary #<br>HRI # |                                       |                    |
|---|--|---|--|------------------------|-----------------|--------------------|---------------------------------------|--------------------|
| PRIMARY F                                 | RECORD   |   |  |                        | •               | Trinomial          | - OL 67                               |                    |
|   |  | Oth 1 !-4!  |  |                        | NRHP            | Status Code        | 6Y, 6Z                                |                    |
|   |  | Other Listing                                     | -  | Davilanna              |                 |                    | Data                                  |                    |
|   |  | Review Coo  | -  | Reviews Assigned by re |                 | 226 Fair Oalsa A   | Date                                  |                    |
| Page <u>1</u> of <u>3</u>                 | _  | *Resource Nam                                     | ie or #: (   | Assigned by re         | corder) _       | 226 Fair Oaks A    | ive                                   |                    |
| P1. Other Identifi<br>P2. Location:       | ier: <u>APE Map l</u> Not for Pub  |   | etricted   | *a. County             | Los Angeles     |                    | and (DOb and D                        | IOo or DOd \       |
| *b. USGS 7.5' (                           | <del></del>  | ngeles  | Date:  | 1994                   |                 | t: SAN PASCUA      | <b>and</b> (P2b and P<br>AL (GARFIAS) | 20 of P20.)        |
|   | 226 Fair Oaks Ave  | <i>y</i>  |  | City:                  |                 |                    | Zip:                                  | 91030              |
| d. UTM: (Give                             | more than one fo   | r large and/or linear re                          | esources)  | Zone:                  |                 |                    |                                       | m                  |
| e. Other Locat                            | tional Data: (e.g.,  | parcel #, directions to                           | resource, ele  | evation, etc., as      |                 |                    |                                       |                    |
| 3a. Description:                          |  | ce and its major elemen                           |  |                        |                 |                    |                                       | )                  |
| Architectural Sty                         | vle: California Ranc   | 1   |  |                        | Retains into    | egrity: medium,    | setting, location,                    | workmanship,       |
|   | : stucco, All Visible  |   |  |                        |                 | design, feeling    |                                       |                    |
| <b>Siding/Sheathing Roof:</b> hipped, low | · · · · · · · · · · · · · · · · · · ·  |   |  |                        | Alterations     | : altered decorat  | tive element, alter                   | ed entry arch      |
|   |  | ent end vents, front, side                        | e  |                        |                 |                    |                                       |                    |
| •   | ee: side, single door,   | multiple doors                                    |  |                        |                 |                    |                                       |                    |
| Plan: irregular                           |  |   |  |                        |                 |                    |                                       |                    |
| No. Stories: 2, 4 b<br>Property Type: re  | -  |   |  |                        |                 |                    |                                       |                    |
| Troperty Types I                          | osidennia:   |   |  |                        |                 |                    |                                       |                    |
|   |  |   |  |                        |                 |                    |                                       |                    |
| 3b. Resource At                           | ttributes: (Lis  | attributes and codes)                             | HP03   | 1                      |                 |                    |                                       |                    |
| 4. Resources Pr                           | resent: XB   | uilding Structure                                 | Objec  | t Site                 | District        | Element of         | District O                            | ther (Isolates, et |
| P5a. Photo or Dr                          | rawing (Photo requ   | ired for buildings, stru                          | ictures, and   | objects.)              |                 |                    | Description of p                      |                    |
|   |  |   |  |                        |                 | (View,             | data, accession                       | 1#)                |
|   |  |   |  |                        |                 | View               | to the E, 09/18/13                    |                    |
| * .                                       |  |   |  |                        |                 | *P6. [             | Date Constructe                       | d/Age and          |
| 11  | The state of the s | and a   |  |                        |                 | Sourc              |                                       |                    |
|   |  | ZW.   |  |                        |                 | P                  | rehistoric                            | Both               |
|   | A X  |   |  |                        | 1               | 1950               |                                       |                    |
|   |  |   | A.   |                        | The state of    | Asses              | ssor                                  |                    |
|   |  |   | THE  | A A                    |                 |                    | Owner and Addr                        | ess:               |
|   | TRI  |   |  |                        |                 |                    | aks Garden LLC<br>ox 86611            |                    |
|   |  |   | The state of the s | TAIL.                  |                 |                    | ngeles, CA 90086                      |                    |
|   |  | THE RESERVE                                       |  |                        | 1               |                    |                                       |                    |
|   |  |   |  |                        |                 |                    | Recorded by:                          |                    |
|   |  |   |  |                        |                 |                    | Bechtel<br>Associates, Inc.           |                    |
| <b>P</b>                                  |  | ***   | - 1 1  | 5 55                   | -               |                    | Iowa Ave., Suite                      | 200                |
|   |  | Market Commission                                 |  |                        |                 |                    | side, CA 92507                        |                    |
|   | 1  |   |  |                        |                 |                    |                                       |                    |
|   |  |   |  |                        |                 | *P9. D             | ate Recorded:                         | 09/21/2013         |
| -   |  |   |  |                        |                 | *P10.              | Survey Type:                          | (Describe)         |
| 144 Popert Cit-t                          | ion. (Cite survey  | report and other source                           | s or enter "no   | ine ")                 |                 | Inten              | sive                                  |                    |
| 11. Report Citat                          |  | report and other source<br>ne SR 710 North Study, |  | •                      | ia California F | enartment of T     | ansportation Diet                     | rict 7             |
|   | 5 0700000191, 2014   | ic ore / to moral study,                          | Los Aligeies (   | Jounny, Camoill        | iu, Camolilla L | oparunent 01 11    | ansportation Dist                     | iot /,             |
| ttachments:                               | NoneLoc  | ation MapSketo                                    | ch Map X   | Continuation S         | Sheet X         | Building, Struc    | ture, and Object                      | Record             |
| _   | Archeological F  | Record District                                   | Record   | -<br>Linear Featu      | ure Record      | Milling Sta        | ation Record                          |                    |
| _   | Rock Art Reco  | d Artifact Reco                                   | rd Pho   | —<br>tograph Record    | d Othe          | er (List):         |                                       |                    |

| State of California - The Resources Age  | псу   | Primary #   |
|--|---|---|
| DEPARTMENT OF PARKS AND RECREA   |   | HRI#  |
| BUILDING, STRUCTURE,   | AND OBJECT RECORD   |   |
| Page <u>2</u> of <u>3</u>  |   | *NRHP Status Code 6Y, 6Z  |
|  | *Resource Name or #: (Assigned by recorder)   | 226 Fair Oaks Ave   |
| B1. Historic Name:   |   |   |
| 32. Common Name:   |   |   |
| B3. Original Use: Apartment building   | B4. Present Use:  | Apartment building  |
| 35. Architectural Style: California R  | anch  |   |
| 36. Construction History: (Construc  | tion date, alterations, and data of alterations)  |   |
| Year constructed: 1950   |   |   |
|  |   |   |
| None   |   |   |
| 39a. Architect: <u>Unknown</u>   | b. Builder: <u>U</u> b. Builder: <u>U</u>   |   |
| 39a. Architect: <u>Unknown</u> 310. Significance: Area: South Pasar  | dena Theme: Residential Architect   | ure   |
| 39a. Architect: Unknown 310. Significance: Area: South Pasac Period of Significance: 1950  | <del></del>   | ure Applicable Criteria: NA                                       |
| B9a. Architect: Unknown  B10. Significance: Area: South Pasar  Period of Significance: 1950  (Discuss importance in terms of historical of the parameter)  This apartment complex does not appear eliginates.                            | Property Type: Apartment or architectural context as defined by theme, period, and g ble for listing in the National Register of Historic Places                                    | Applicable Criteria: NA eographic scope. Also address integrity.) |
| 39a. Architect: Unknown  310. Significance: Area: South Pasar  Period of Significance: 1950  (Discuss importance in terms of historical of the complex does not appear eliging historical resource pursuant to the California            | Property Type: Apartment or architectural context as defined by theme, period, and g ble for listing in the National Register of Historic Places                                    | Applicable Criteria: NA eographic scope. Also address integrity.) |
| Period of Significance: 1950 (Discuss importance in terms of historical of significance) appear eliging historical resource pursuant to the California   | Property Type: Apartment or architectural context as defined by theme, period, and g ble for listing in the National Register of Historic Places                                    | Applicable Criteria: NA eographic scope. Also address integrity.) |
| 39a. Architect: Unknown 310. Significance: Area: South Pasar  Period of Significance: 1950  (Discuss importance in terms of historical of this apartment complex does not appear eliginal historical resource pursuant to the California | Property Type: Apartment or architectural context as defined by theme, period, and g ble for listing in the National Register of Historic Places                                    | Applicable Criteria: NA eographic scope. Also address integrity.) |
| Period of Significance: 1950 (Discuss importance in terms of historical of significance) appear eliging historical resource pursuant to the California   | Property Type: Apartment or architectural context as defined by theme, period, and g ble for listing in the National Register of Historic Places                                    | Applicable Criteria: NA eographic scope. Also address integrity.) |
| 39a. Architect: Unknown 310. Significance: Area: South Pasar  Period of Significance: 1950  (Discuss importance in terms of historical of this apartment complex does not appear eliginal historical resource pursuant to the California | Property Type: Apartment or architectural context as defined by theme, period, and g ble for listing in the National Register of Historic Places                                    | Applicable Criteria: NA eographic scope. Also address integrity.) |
| 39a. Architect: Unknown  310. Significance: Area: South Pasar  Period of Significance: 1950  (Discuss importance in terms of historical of the complex does not appear eliging historical resource pursuant to the California            | Property Type: Apartment or architectural context as defined by theme, period, and g ble for listing in the National Register of Historic Places                                    | Applicable Criteria: NA eographic scope. Also address integrity.) |
| Period of Significance: 1950 (Discuss importance in terms of historical of this apartment complex does not appear eliging historical resource pursuant to the California (continued on next page)  | Property Type: Apartment or architectural context as defined by theme, period, and go ble for listing in the National Register of Historic Places Environmental Quality Act (CEQA). | Applicable Criteria: NA eographic scope. Also address integrity.) |
| B9a. Architect: Unknown  310. Significance: Area: South Pasar  Period of Significance: 1950  (Discuss importance in terms of historical of the California distorical resource pursuant to the California                                 | Property Type: Apartment or architectural context as defined by theme, period, and g ble for listing in the National Register of Historic Places                                    | Applicable Criteria: NA eographic scope. Also address integrity.) |

B13. Remarks:

\*B14. Evaluator: Judith Marvin \*Date of Evaluation: 09/21/2013

(This space reserved for official comments.)



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

| Primary # |  |
|-----------|--|
| HRI#      |  |
| Trinomial |  |

| Page $3$ of $3$            | Resource Name or #: | Resource Name or #: (Assigned by recorder) |            |                | 226 Fair Oaks Ave |  |  |
|----------------------------|---------------------|--|------------|----------------|-------------------|--|--|
| Recorded By: LSA Associate | es, Inc.            | *Date:                                     | 09/21/2013 | X Continuation | Update            |  |  |

(continued):

Property Information: Built in 1950, the City Directory research lists this property as the Palm Terrace Apartments between 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 complex 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 California Ranch architectural style as it was designed for apartment complexes, 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:

1950 permit #? Issued to owner William Mowry (no details)

1967 permit #3279 issued to owner/builder C. R. Atwell to construct a decorative wall and archway.

1982 permit #9451 issued to owner/builder Ivo Robinson to construct a block wall.

1994 permit #16011 issued to owner/builder Jim Wong to demolish the unused stairs on the side of the house and replace the associated doors with window to match existing.

1998 permit #2310 issued to Mr. Wong to reroof.

2003 permit #? Issued to Mr. Wong 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.



| EPARTMENT O  | F PARKS AN                                     |  | ON                               |             |                               |                | Primary<br>HRI                                      | #  |   |
|--|--|--|----------------------------------|-------------|-------------------------------|----------------|---|--|---|
| RIMARY F   | RECORI   | כ  |                                  |             |                               |                | Trinomi   | -  |   |
|  |  |  | Other Listings                   |             |                               | NK             | HP Status Cod                                       | e <u>61,62</u>   |   |
|  |  |  | Review Code                      |             | Review                        | er             |   | Date   |   |
| age <u>1</u> of 3  |  | *Re  | source Name or                   | · #· (A     | ssigned by re                 |                | 1609 Raymoi   |  |   |
|  |  |  |                                  | (           |                               | ,              |   |  |   |
| <ol> <li>Other Identification:</li> </ol>  |  | Map Ref # 109-2<br>r Publication               | X Unrestri                       | cted '      | a. County                     | Los Ange       | eles  | and (P2b and F   | P2c or P2d.)                            |
| *b. USGS 7.5' 0  | Quad: _  | Los Angeles                                    |                                  | Date:       | 1994                          |                |   | CUAL (GARFIAS)   |   |
| c. Address: _  | 1609 Raymo                                     | nd Hill Rd                                     |                                  |             | City:                         | South P        | asadena   | Zip:   | 91030                                   |
| d. UTM: (Give  | more than o                                    | one for large ar                               | ıd/or linear resou               | rces)       | Zone:                         |                |   | mE/  | m                                       |
| e. Other Locat   | ional Data: (                                  | (e.g., parcel #,                               | directions to reso               | ource, elev | vation, etc., a               | s appropri     | ate): <u>APN:53170</u>                              | 23001  |   |
| Ba. Description: This building is so   | •  |  | major elements. In               | ıclude desi | gn, materials, o              | condition, alt | erations, size, se                                  | tting, and boundaries  | s)                                      |
| Architectural Sty<br>Siding/Sheathing:<br>Roof: hipped, low<br>Fenestration: woo<br>No. Stories: 2<br>Property Type: re<br>Retains integrity:<br>design, feeling | stucco, All V<br>, wide eaves<br>od, double-hu | Visible  ng multi-paned,                       | front, side<br>als, workmanship, | association | 1,                            |                |   |  |   |
| b. Resource At<br>Resources Pr<br>5a. Photo or Dr  | resent:  | (List attributes  X Building o required for be | ,                                | HP03 Object |                               | District       | <br>P5b   | of DistrictO  . Description of p   |   |
|  |  |  |                                  |             |                               |                | *P6. Sou  19. As  *P7. Bel 156 Sar  *P8. Eli LS 150 | Date Constructe  C | ad/Age and toric Both  ress: ace et al. |
|  | iona (Cito                                     | survey report an                               | d other sources or               | enter "non  | e.")                          |                | * <b>P1</b>   | Date Recorded: 0. Survey Type: densive   | 09/21/2013<br>(Describe)                |
| 1. Report Citati<br>Historic Property<br>EA 187900, EFIS   | Survey Repor                                   |  | North Study, Los                 | Angeles Co  | ounty, Californ               | iia, Californ  | ia Department of                                    | Transportation Dist  | rict 7,                                 |
| Historic Property  | Survey Repor                                   |  |                                  |             | ounty, Californ  Continuation |                | -   | Transportation Dist  |   |

| State of California - The Resources Agen   |  | Primary #                                  |
|--|--|--|
| BUILDING, STRUCTURE, A   |  | HRI#                                       |
| Page <u>2</u> of <u>3</u>  | W OBOLOT NEGONS  | *NRHP Status Code 6Y, 6Z                   |
|  | *Resource Name or #: (Assigned by recorder)  | 1609 Raymond Hill Rd                       |
| B1. Historic Name:   |  |  |
| 32. Common Name:   |  |  |
| B3. Original Use: Apartment building   | B4. Present Use:   | _Apartment building                        |
| 35. Architectural Style: California Rar  | nch  |  |
| <b>36. Construction History:</b> (Construction Year constructed: 1946 (See Continuation Sheet)                           | on date, alterations, and data of alterations)   |  |
| 37. Moved? X No Yes  38. Related Features:  None  39a. Architect: Unknown  | Unknown Date: C  | Original Location: aul Trousdale           |
| 310. Significance: Area: South Pasade  |  |  |
|  |  |  |
| Period of Significance: 1946   | Property Type: Apartment architectural context as defined by theme, period, and ge           | Applicable Criteria: NA                    |
|  |  | regrapine ecope. 7 nee address integrity.) |
| This apartment complex does not appear eligib<br>historical resource pursuant to the California En                       | le for listing in the National Register of Historic Places a                                 | and does not appear to qualify as a        |
| This apartment complex does not appear eligib<br>historical resource pursuant to the California En                       | le for listing in the National Register of Historic Places a                                 | and does not appear to qualify as a        |
| This apartment complex does not appear eligib<br>historical resource pursuant to the California En                       | le for listing in the National Register of Historic Places a                                 | and does not appear to qualify as a        |
| This apartment complex does not appear eligib historical resource pursuant to the California En (continued on next page) | le for listing in the National Register of Historic Places a                                 | and does not appear to qualify as a        |
| This apartment complex does not appear eligib historical resource pursuant to the California En (continued on next page) | le for listing in the National Register of Historic Places anvironmental Quality Act (CEQA). | and does not appear to qualify as a        |

B13. Remarks:

\*B14. Evaluator: Laura G. Carías \*Date of Evaluation: 09/21/2013

(This space reserved for official comments.)



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

| Primary # |  |
|-----------|--|
| HRI#      |  |
| Trinomial |  |

| Page <u>3</u> of <u>3</u> |                      | Resource Name or #: (Assigned by recorder) |        | 1609 Raymond Hill Rd |                |        |
|---------------------------|----------------------|--|--------|----------------------|----------------|--------|
| *Recorded By:             | LSA Associates, Inc. |  | *Date: | 09/21/2013           | X_Continuation | Update |

(continued):

Property Information: City Directory research noted that the property consisted of at least four apartments shared by several occupants in 1952 and 1956. These are: Robert R. (a field representative) and Virginia Sorenson; Douglas (working in the mining industry) and Helen Harding; Mrs. Patricia Munford (no occupation listed); and Frank R. (a regional salesman for Heliport Corporation) and Carol Witte (1952) and Walter H.C./Mrs. M. M. Sawyer/ H. C. Mueller/ and G.R. Gorospe in 1956.

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 complex 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. Building permits for the property mention noted developer Paul Trousdale, owner of the Trousdale Construction Company. While he can be considered an important figure in post-war residential development in Southern California, this property is no more associated with the man than any of the other 25,000 homes he built in the region. Under Criterion C, this is not a truly representative example of an architectural style, method of construction or property type. As mentioned previously, the property was developed by Paul Trousdale. However, it is no more representative of his work than the tens of thousands of examples of his work in Southern California. 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:

1946 permit #14049 issued to Paul Trousdale to construct 4-unit frame and stucco apartments and garages.

1968 permit #5915 issued to Gilbert Dominiquez (owner) to repair steps and hand rail.

1977 permit #323 issued to Mary Rubio (owner) to reroof with 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.

Hess, Alan

2004 The Ranch House. Harry N. Abrams, Incorporated. New York.



| State of California — The Resources Agency |
|--|
| <b>DEPARTMENT OF PARKS AND RECREATION</b>  |
| PRIMARY RECORD                             |

Primary # 19-179476 (update)
HRI # 19-179476 (update)

Trinomial
NRHP Status Code 2S2, 3S, 5S1
ritage Landmark #16, City of South Pasadena

| Other Listings Cultural Heritage Landmark #16, City of South Pasadena |                                     |  |  |
|---|-------------------------------------|--|--|
| Reviewer  | Date                                |  |  |
| Resource Name or #: 109a-3B   |                                     |  |  |
|   |                                     |  |  |
| ted *a. County: Los Angeles   | and (P2b and P2c or P2d. Attach a   |  |  |
|   | ReviewerResource Name or #: 109a-3B |  |  |

Location Map as necessary.)

\*b. USGS 7.5' Quad: Los Angeles, CA Date: 1994 T\_1N; R\_12W; S.B.B.M.

c. Address: SE corner of Fair Oaks Avenue and Raymond Hill Road City: South Pasadena Zip: 91030

**d. UTM: Zone:** 11; \_\_\_\_\_mE/ \_\_\_\_mN (G.P.S.)

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

\*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries) The Raymond Hill Waiting Station (built in 1903), a feature of the second incarnation of the luxury Raymond Hotel (built in 1901) was built at the base of Raymond Hill as a street car waiting station for the "big red cars" on the Pasadena Short Line built by Pacific Electric Railway in 1902 (Thomas 2008:121, 7; Historic Resources Group 2014:122). The simple open structure is comprised of two tapered base arroyo stone piers that are covered by a side-gabled, wood-framed roof, which is clad in wood shake shingles. The small structure measures approximately 20 feet in length by 6 feet in width and is about 15 feet high. A low arroyo stone retaining wall meets the northeast corner of the northern pier and continues east for approximately 2 feet where it turns south (right) along the base of Raymond Hill. A second low arroyo stone retaining wall extends from the base of the hill to meet the southern pier, forming the base of the rear enclosure. The retaining walls measure approximately 2 to 2 ½ feet in height, and the upper portion of the rear enclosure is characterized by an open bay. The waiting station was restored in 1978 (Thomas 2008:121) and is currently used as a bus stop.

**\*P3b. Resource Attributes:** (List attributes and codes) \_HP4. Ancillary Building; HP17. Railroad depot; HP28. Street furniture; HP45. Unreinforced masonry building; HP46. Walls/gates/fences

\*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, date, accession #) View to the northeast (Google Earth 2014)

\*P6. Date Constructed/Age and Sources: ⊠Historic □Prehistoric □Both 1903 (South Pasadena General Plan, Historic Preservation Element)

\*P7. Owner and Address: unknown

\*P8. Recorded by: (Name, affiliation, and address)
Elisa Bechtel, MLitt
LSA Associates, Inc.
1500 Iowa Avenue, Suite 200
Riverside, CA 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 

Record 

Artifact Record 

Other (List):

State of California — The Resources Agency Primary # 19-179476 (update) **DEPARTMENT OF PARKS AND RECREATION** HRI# **BUILDING, STRUCTURE, AND OBJECT RECORD** Page 2 of 4 \*NRHP Status Code 2S2, 3S, 5S1 \*Resource Name or # (Assigned by recorder) 109a-3B B1. Historic Name: Raymond Hill Waiting Station B2. Common Name: Raymond Hill Waiting Station B4. Present Use: bus station B3. Original Use: streetcar station \*B5. Architectural Style: Arts & Crafts (Craftsman) \*B6. Construction History: (Construction date, alterations, and date of alterations) Constructed in 1903 and restored in1978. The original bench and decorative lattice backing/fencing were removed at unknown dates. The low arroyo stone retaining wall at the north end of the waiting station was demolished prior to 1978; the original bench was replaced prior to 1978 (Thomas 2008:121).

Today, the waiting station has no bench. The bench that was present in 1978 was removed (date unknown, Google Earth 2014).

\*B7. Moved? ⊠No □Yes □Unknown Date: Original Location:

\*B8. Related Features: low, arroyo stone retaining walls on Fair Oaks Avenue and Raymond Hill Road, non-contributing concrete waste can

**B9a. Architect:** Unknown **b. Builder:** Unknown

\*B10. Significance: Theme: Early 20th Century Commercial Development (1901-1919) Area: South Pasadena Period of Significance: 1903 Property Type: Trolley Waiting Station Applicable Criteria: A/1 and C/3 (Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

#### **Historic Context.**

The Raymond Hill Waiting Station was built in 1903 as a feature of the second Raymond Hotel, constructed in 1901 after the first hotel burned down in 1895 and the Pacific Electric Railway's Pasadena Short Line was constructed in 1902 (Thomas 2008:121, 7; Historic Resources Group 2014:49, 122). The Raymond Hotel was foreclosed on in 1931 and was demolished in 1934 due in part to financial difficulties of the Great Depression and competition from the nearby Huntington Hotel, owned ironically enough by Pacific Electric Railway owner, Henry Huntington (Masters 2012). The Pasadena Short Line ceased operations on September 30, 1951 (Electrical Railway Historical Association of Southern California 2014).

The Raymond Hill Waiting Station is one of two Arts & Crafts (Craftsman) waiting stations along the Pasadena Short Line's route in South Pasadena, the other being the more elaborately Green & Green-designed Oaklawn Waiting Station, which is located approximately 0.25 mile south, on the west side of Fair Oaks Avenue, adjacent to the Oaklawn Bridge. Both the Oaklawn Waiting Station and Bridge are listed in the National Register of Historic Places and are South Pasadena Landmark #3 (Historic Resources Group 2014:106).

B11. Additional Resource Attributes: (List attributes and codes) N/A

### \*B12. References:

See Continuation Sheet

### B13. Remarks:

\*B14. Evaluator: Elisa Bechtel, LSA Associates, Inc., 1500 Iowa Avenue, Suite 200, Riverside, CA 92507

\*Date of Evaluation: November 2014

(This space reserved for official comments.)

(Sketch Map with north arrow required.)

## State of California C The Resources Agency

**DEPARTMENT OF PARKS AND RECREATION** 

# **CONTINUATION SHEET**

| Primary # | 19-179476 (update) |
|-----------|--------------------|
| HRI#      |                    |
| Trinomial |                    |

| Page 3       | _ ( | of  | 4                | *Resource Name | or #: (Ass | signed by recorder) | 109a | -3B          |   |          |
|--------------|-----|-----|------------------|----------------|------------|---------------------|------|--------------|---|----------|
| *Recorded by | /   | LSA | Associates, Inc. |                | *Date:     | November 2014       | Χ    | Continuation | X | _ Update |

### P5b. Description of Photo:

PHOTO 1: Raymond Hill Waiting Station circa 1903 (Thomas 2008:121); view to the east.



PHOTO 2: Raymond Hill Waiting Station in 1978 (Thomas 2008:121); view to the east.



### State of California C The Resources Agency **Primary #** 19-179476 (update) **DEPARTMENT OF PARKS AND RECREATION** HRI# CONTINUATION SHEET Trinomial \*Resource Name or #: (Assigned by recorder) 109a-3B Page 4 of 4 \*Recorded by LSA Associates, Inc. \*Date: November 2014 X Update X Continuation \*B10. Significance Evaluation: (continued from page 2) The Raymond Hill Waiting Station is designated City of South Pasadena Cultural Heritage Landmark #16 (City of South Pasadena General Plan 1994: V-6) and was previously evaluated for the National Register of Historic Places (NRHP) and assigned a status code of "3S" or "appears eligible for separate listing" (OHP 2009). The Raymond Hill Waiting Station is significant under Criterion A for its association with Early 20th Century Commercial Development (1901-1919) in the City of South Pasadena, and specifically under the theme of Commercial and Industrial Development (1900-1919) for its association with the second incarnation of the Raymond Hotel and with the Pacific Electric Railway's Pasadena Short Line. Although the Raymond Hill Waiting Station is less elaborate than the Oaklawn Waiting Station, the Raymond Hill Waiting Station is significant under Criterion C as a rare example of a simple Arts & Crafts (Craftsman) trolley waiting station. Research did not reveal any associations under Criterion B. Under Criterion D, the building/structure is not likely to yield information about the history or prehistory of the area (which relates primarily to archaeological sites). Other features, such as other retaining walls related to the Raymond Hotel exist on Raymond Hill, so there may be the potential for a disassociated historic district. Likewise the Raymond Hill Waiting Station is significant for the California Register of Historical Resources (CRHR) under Criteria 1 and 3, and is therefore, an historical resource under the California Environmental Quality Act (CEQA). The Raymond Hill Waiting Station does not meet the criteria for listing under Criteria 2 and 4. Overall, the integrity of the Raymond Hill Waiting Station is good. Although there is a loss of integrity of association due to the complete loss Raymond Hotel and the Pacific Electric Railway, and there is some loss of integrity related to the setting with the presence of mid-century apartment buildings behind the station, the waiting station possesses an excellent level of integrity of location, workmanship, and feeling, and a fair amount of integrity related to design, materials due to the loss the original station backing lattice work, bench and the northernmost arroyo stone retaining wall. \*B12. References: (continued from page 2) City of South Pasadena, Building and Planning. Interactive Map: Historic Landmarks, http://www.ci.south-pasadena.ca.us/index.aspx?page=118 (last accessed November 16, 2014). 1994 General Plan. Chapter V: Historic Preservation Element. http://www.ci.southpasadena.ca.us/modules/showdocument.aspx?documentid=216 (accessed November 16, 2014). Electrical Railway Historical Association of Southern California. "Pasadena Short Line." http://www.erha.org/pelines/pensl.htm (accessed November 16, 2014). Historic Resources Group 2014 Revised Public Draft City of South Pasadena Citywide Historic Context Statement. Final competed on September 8, 2014. http://www.ci.south-pasadena.ca.us/modules/showdocument.aspx?documentid=5872 (accessed November 16, 2014). Masters, Nathan "Southern California's Los Resort: The Raymond Hotel of South Pasadena," LA as Subject, November 15, 2012, (accessed November 16, 2014). Office of Historic Preservation Historic Property Data File (dated 2/3/2009). Thomas, Rick 2008 Images of America: South Pasadena's Raymond Hotel. Arcadia Publishing, San Francisco, California.

| State of California - The Resources Age  | •  | Prin   | nary #                                 |
|--|--|--|--|
| PRIMARY RECORD   | :ATION                                   | Trin   | HRI#                                   |
| PRIMART RECORD   |  |  | Code 6Y, 6Z                            |
|  | Other Listings                           |  |  |
|  | Review Code                              | Reviewer   | Date                                   |
| Page <u>1</u> of <u>3</u>  | *Resource Name or #: (Assig              | gned by recorder) 1180 N I   | Fair Oaks Ave                          |
| P1. Other Identifier: APE Map Ref#   | 110-3B                                   |  |  |
| 2. Location: Not for Publicati   | ion X Unrestricted *a. 0                 | County Los Angeles   | and (P2b and P2c or P2d.)              |
| *b. USGS 7.5' Quad: Pasadena   | Date:19                                  | Land Grant: SAN P  | ASCUAL (GARFIAS)                       |
| c. Address: 1180 N Fair Oaks Ave   |  | City: Pasadena   | Zip: _91103                            |
| d. UTM: (Give more than one for larg   | ge and/or linear resources)              | Zone:  | mE/ mì                                 |
| e. Other Locational Data: (e.g., parce   | el #, directions to resource, elevation  | on, etc., as appropriate): APN:5   | 317029900                              |
| - ,  | nd its major elements. Include design, r | materials, condition, alterations, siz   | e, setting, and boundaries)            |
| Architectural Style: Vernacular  |  |  |  |
| <b>Siding/Sheathing:</b> stucco, SW, corrugated <b>Fenestration:</b> metal, fixed multi-paned, from  |  |  |  |
| Fenestration: metal, awning, front   | 'iit                                     |  |  |
| Primary Entrance: single door  |  |  |  |
| Secondary Entrance: front, rollup  |  |  |  |
| Property Type: industrial  |  |  |  |
| <b>Retains integrity:</b> high, setting, location, n   | naterials, workmanship, association,     |  |  |
| design, feeling  |  |  |  |
|  |  |  |  |
| L  23b. Resource Attributes: (List attri   | butes and codes) HP08                    |  |  |
| P4. Resources Present: X Buildin   | , <u> </u>                               | Site District Elen   | nent of District Other (Isolates, etc  |
| <del></del>  | ~ · -                                    | <del></del>  |  |
| P5a. Photo or Drawing (Photo required  | for buildings, structures, and object    | cts.)  | P5b. Description of photo:             |
|  |  |  | (View, data, accession #)              |
|  |  |  | View to the SE, 02/07/14               |
|  |  |  | *P6. Date Constructed/Age and          |
| in a   | , 2h                                     |  | Sources: X Historic                    |
| 45   | 0 t                                      |  | Prehistoric Both                       |
| The same of the sa |  | A. Stan  | pre-1972                               |
|  | THE PERSON OF                            | - Aller on   | Assessor                               |
| V.   |  |  | *P7. Owner and Address:                |
|  |  |  | Pasadena City                          |
|  | 1-7                                      |  |  |
|  |  | -  |  |
| - 7 - W - W - W - W - W - W - W - W - W  |  | 1 de constant  | #DO Decembed how                       |
|  |  | STATE  | *P8. Recorded by:                      |
|  |  | As a second  | Elisa Bechtel<br>LSA Associates, Inc.  |
|  |  | -  | 1500 Iowa Ave., Suite 200              |
|  |  | #1   | Riverside, CA 92507                    |
|  |  | HI   |  |
|  |  | The state of the s | * <b>P9. Date Recorded:</b> 09/21/2013 |
|  |  |  | *P10. Survey Type: (Describe)          |
|  | and the same of the last                 |  | Intensive                              |
| 211. Report Citation: (Cite survey repo  | ort and other sources or enter "none.")  |  |  |
| Historic Property Survey Report for the SF<br>EA 187900, EFIS 0700000191, 2014   | 710 North Study, Los Angeles Count       | y, California, California Departme   | ent of Transportation District 7,      |
|  | n Map Sketch Map X Con                   | ntinuation Sheet V Building  | Structure and Object Pecord            |
|  | · — · —                                  | <del></del>  | , Structure, and Object Record         |
| Archeological Reco   | <del></del>                              |  | ling Station Record                    |
| Rock Art Record  | Artifact RecordPhotogra                  | ph RecordOther (List):   |  |

State of California - The Resources Agency Primary # **DEPARTMENT OF PARKS AND RECREATION** HRI# BUILDING, STRUCTURE, AND OBJECT RECORD Page 2 of 3\*NRHP Status Code 6Y, 6Z \*Resource Name or #: (Assigned by recorder) 1180 N Fair Oaks Ave B1. Historic Name: B2. Common Name: B3. Original Use: B4. Present Use: Industrial building \*B5. Architectural Style: Vernacular \*B6. Construction History: (Construction date, alterations, and data of alterations) According to aerial photographs this building was constructed sometime between 1953 and 1972. No pertinent building permit information was found. \*B7. Moved? X No **Original Location:** Unknown Date: \*B8. Related Features: None B9a. Architect: Unknown b. Builder: Unknown Area: Pasadena \*B10. Significance: Theme: Industrial Architecture Period of Significance: circa 1960 Property Type: Industrial Applicable Criteria: (Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.) This vernacular 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:

(This space reserved for official comments.)

Eugene Heck

09/21/2013

\*B14. Evaluator:

\*Date of Evaluation:



| DEPARTMENT OF  | - The Resources Agenc<br>PARKS AND RECREAT  | -  |   | Primary #   |                  |
|--|---|--|---|---|------------------|
| CONTINUA   | TION SHEET  |  |   | Trinomial   |                  |
| Page <u>3</u> of <u>3</u>  |   | Resource Name or #:  | (Assigned by recorder)  | 1180 N Fair Oaks Ave  | _                |
| *Recorded By:  | LSA Associates, Inc.  |  | *Date: 09/21/2013   | X Continuation  | Update           |
| (continued):   |   |  |   |   |                  |
| Project information  | n: City directories between   | the years 1900 and 1970 did  | not list this address.  |   |                  |
| associated with or<br>businesses at this a<br>five years or more<br>indicating that the<br>type illustrating the<br>examples of this pobserved level of a<br>potential in the are<br>associations and al | representative of this period<br>address during the historic-p<br>and/or that appear to have he<br>property is associated with<br>the historic context, nor a stro-<br>roperty type found in Pasadoworkmanship does not rise a<br>tea. The quality of built resoultmost non-existent alteration | In than numerous others. Useriod. Online searches were need the potential to be imported the potential to be imported the potential to be imported to be imp | nder Criterion B, city director<br>conducted for businesses asse-<br>tant in the local community. T<br>tate, or national history This is<br>of a type, period or method o<br>nificance. Research fails to do<br>ot possess high artistic value. I<br>nal and therefore a resource m | ar II period and is not more closely its were reviewed for the names of sciated with the property for a period this research provided no evidence is neither the sole example of a proper of construction. Compared to other occument it as the work of a master and addition, there is no historic districtions thave very high integrity, strong or Criterion D, the building is not likely sites). | ty<br>1 the<br>t |
| City Directories var. Census and C   | ccessed online in November<br>City Directories, Pasadena St<br>irectories, Polk City Directo  | * **   |   | and Directory of Householders,<br>uncestry.com at   |                  |
|  |   |  |   |   |                  |
|  |   |  |   |   |                  |



|  | a - The Resources Agency  |  |                            |                          | UDI#   |                           |
|--|---|--|----------------------------|--------------------------|--|---------------------------|
| PRIMARY I  | _   |  |                            |                          |  |                           |
| IXIIVIAIXIII   | KLOOKD  |  |                            | NRHP Status              | Code 6Y, 6Z  |                           |
|  |   | Other Listings                                       |                            |                          |  |                           |
|  |   | Review Code  | Review                     | er                       | Date   |                           |
| Page 1 of 3  | *R  | esource Name or #:                                   | (Assigned by re            | ecorder) 1167 S F        | air Oaks Ave   |                           |
| 1. Other Identifi  | ier: APE Map Ref # 111-   | 3B; Crossfit   |                            |                          |  |                           |
| 2. 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 P.       | ASCUAL (GARFIAS)   |                           |
| c. Address:  | 1167 S Fair Oaks Ave  |  | City:                      | Pasadena                 | Zip: _   | 91105                     |
| d. UTM: (Give  | more than one for large a   | nd/or linear resources)                              | Zone:                      |                          | mE/  | ml                        |
| e. Other Loca  | tional Data: (e.g., parcel #,   | directions to resource,                              | elevation, etc., a         | s appropriate): APN:5    | 719015001  |                           |
| 3a. Description  | : (Describe resource and its  | s major elements. Include o                          | design, materials, d       |                          | e, setting, and boundarie  |                           |
| Roof: flat, parape<br>Fenestration: alu<br>Primary Entrand<br>Plan: irregular<br>No. Stories: 1  | minum, fixed, front, side, stor<br>e: front, storefront, alteration<br>nce: side, storefront, alteratio | efront, alteration: yes                              |                            | association, design, f   | eeimg  |                           |
| 4. Resources Properties Propertie | resent: X Building rawing (Photo required for   | StructureObj   |                            |                          | P5b. Description of (View, data, accession View to the W, 09/16/ *P6. Date Construct Sources: X His Prehistoric  | on #)<br>13<br>ed/Age and |
|  |   |  | Crossfil                   | Curisin .                | Assessor  *P7. Owner and Add Jaidar, John N Tr PO Box 817 La Canada, CA 91012  *P8. Recorded by: Casey Tibbet LSA Associates, Inc. 1500 Iowa Ave., Suite Riverside, CA 92507 |                           |
|  | tion: (Cite survey report ar<br>Survey Report for the SR 710<br>3 0700000191, 2014                      | nd other sources or enter "  North Study, Los Angele | ,                          | nia, California Departme | *P9. Date Recorded: *P10. Survey Type: Intensive  nt of Transportation Dis   | (Describe)                |
| uttachments:   | None Location Ma  | District Record                                      | X Continuation Linear Feat | ture RecordMill          | , Structure, and Objecting Station Record  | ct Record                 |

| State of California - The Resources Agency                                    | Primary #   |                     |
|---|---|---------------------|
| DEPARTMENT OF PARKS AND RECREATION  | HRI #   |                     |
| BUILDING, STRUCTURE, AND OBJECT RE  | CORD  |                     |
| Page $2$ of $3$   | *NRHP Status Code 6Y, 6Z  |                     |
| *Resource Name or #:  | (Assigned by recorder) 1167 S Fair Oaks Ave                     |                     |
| 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: 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: Pasadena Theme                                      | : Commercial Architecture                                       |                     |
| Period of Significance: 1925 Property Ty                                      | rpe: Commercial Applicable Criteria: NA                         |                     |
| (Discuss importance in terms of historical or architectural context as define | •   |                     |
| 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 (CI  |   |                     |
| (continued on next page)  |   |                     |
| (continued on next page)  |   |                     |
|   |   |                     |
|   |   |                     |
|   |   |                     |
|   |   |                     |
|   |   |                     |
| B11. Additional Resource Attributes: (List attributes and codes)              | HP06  |                     |
| *B12. References:   |   |                     |
| See Continuation Sheet  |   |                     |
|   |   | 7                   |
|   | ARLINGTON DR & & & Q  | Ó                   |
|   | ARLINGTON DR TY NO GROWN  | ROYO                |
|   | ARLINGTON DR  WGLENARMST  WGLENARMST  WGLENARMST                | SVd<br>S ARROYO PKI |

\*B14. Evaluator: Eugene Heck \*Date of Evaluation: 09/16/2013

(This space reserved for official comments.)



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

| Primary # |  |
|-----------|--|
| HRI#      |  |
| Trinomial |  |

| Page <u>3</u> of <u>3</u> |                      | Resource Name or #: | (Assigned by recorder) | 1167 S Fair Oaks Ave |        |
|---------------------------|----------------------|---------------------|------------------------|----------------------|--------|
| *Recorded By:             | LSA Associates, Inc. |                     | *Date: 09/16/2013      | X_Continuation       | Update |

(continued):

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.).

Property Information: City Directory research listed Coops & Sons Piano Company as well as the Raymond Hotel (1164-1180) in 1924 through 1926. By 1927, Coops & Sons is listed at 1164 and no information is included in the City Directory for 1167 South Fair Oaks until 1932-33, at which time Elliott Silver, a grocer lived at this address. This address does not appear again in the City Directories between 1935 and 1970.

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. U 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:

1931 permit issued to M. Silver to use R.E.C. W. Cazel Co. to install a 16'6" x 6' awning (finalized 11/19/1931)

1989 mechanical permit for Lantana Incorporated to install central heat and a/c, closed (expired 1/9/1989)

2001 complaint inspections for drywall, electrical, and plumbing work without inspection (approved and closed 5/4/2003)

2002 auto damage column repair & window wall replacement (store front) (finalized 4/19/2002)

2003 initial code compliance and compliant inspection for construction of parking lot without permit (abated 5/28/2003)

2009 initial code compliance and complaint inspection for trash cans out on curb (completed 11/12/2009)

### 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.

Longstreth, Richard W.

2000 The Buildings of Main Street, A Guide to American Commercial Architecture. AltaMira Press, Walnut Creek, CA.



| DEPARTMENT OF PARKS AND RECREATION   | rimary #<br>HRI #<br>rinomial  |  |
|--|--|--|
| NRHP Stat  | us Code  | 6Y, 6Z   |
| Other Listings  Review Code Reviewer   |  | Date   |
|  | S Fair Oak   |  |
| · — —  |  |  |
| P1. Other Identifier:         APE Map Ref # 113-3B; Mirror Image Fitness           *P2. Location:         Not for Publication         X Unrestricted         *a. County         Los Angeles           *b. USGS 7.5' Quad:         Pasadena         Date:         1994         Land Grant: SAI           c. Address:         1139 S Fair Oaks Ave         City:         Pasadena           d. UTM: (Give more than one for large and/or linear resources)         Zone: |  | and (P2b and P2c or P2d.)  AL (GARFIAS)  Zip: 91105  mE/ mN  |
| e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate): API   | N:57190180   | <del></del>  |
| *P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations,   |  |  |
| Roof: flat Fenestration: aluminum, fixed, front, storefront Primary Entrance: front, storefront Plan: irregular No. Stories: 1 Retains integrity: high, setting, location, materials, workmanship, association, design, feeling  |  |  |
| *P4. Resource Present: X Building Structure Object Site District E  P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)   | (View,<br>View t   | Description of photo:<br>data, accession #)<br>o the W, 09/16/13   |
| MIRROR IMAGE Sitness   | Source Pl 1961 Assess *P7. O Pfeifro 16353 Hacien *P8. R Casey LSA A | rehistoric Both  sor  wner and Address: th, Willi H Co Tr Paseo De Rocha Dr da Hgts, CA 91745  ecorded by: Tibbet Associates, Inc. |
| *P11. Report Citation: (Cite survey report and other sources or enter "none.")  Historic Property Survey Report for the SR 710 North Study, Los Angeles County, California, California Depart  | *P9. D<br>*P10. \$   |  |
| <u> </u>   | Milling Sta  | ture, and Object Record  |

| State of California - The Resources Agen                                   | су   | Primary #  |
|--|--|--|
| DEPARTMENT OF PARKS AND RECREA   |  | HRI#   |
| BUILDING, STRUCTURE, A   | AND OBJECT RECORD  |  |
| Page $2$ of $3$  |  | *NRHP Status Code 6Y, 6Z   |
|  | *Resource Name or #: (Assigned by recorder)                | 1139 S Fair Oaks Ave   |
| B1. Historic Name:   |  |  |
| DO Occurred Names  |  |  |
|  | B4. Present Use:   | Commercial   |
| *B5. Architectural Style: Modern   |  |  |
| •  | on date, alterations, and data of alterations)             |  |
| Year constructed: 1961 (See Continuation Shee                              | ,  |  |
| `  |  |  |
| *B7. Moved? X No Yes   | Unknown Date:  | Original Location:   |
| B8. Related Features:  |  |  |
| None   |  |  |
|  |  |  |
| B9a. Architect: W. Craig Bullock   | b. Builder: <u>I</u>                                       | Daigh Construction Co.   |
| B10. Significance: Area: Pasadena  | Theme: Commercial Architec                                 | eture  |
| David of Cinnificance 1061   | Dranauty Type Commoraid                                    | Amuliaghla Cuitaria  |
| Period of Significance: 1961 (Discuss importance in terms of historical or | architectural context as defined by theme, period, and g   | Applicable Criteria: NA leographic scope. Also address integrity.) |
|  | ble for listing in the National Register of Historic Place |  |
| historical resource pursuant to the California E                           |  | s and does not appear to quarry as a                               |
| (continued on next mage)   |  |  |
| (continued on next page)   |  |  |
|  |  |  |
|  |  |  |
|  |  |  |
|  |  |  |
|  |  |  |
| B11. Additional Resource Attributes: (                                     | List attributes and codes) HP06                            |  |
| B12. References:   |  |  |
| See Continuation Sheet   | - <del></del>  |  |
|  |  | W W  |
|  |  | ARLINGTON DR 99 ON O   |
|  |  | MONE RAYING  |
| B13 Remarks:   | I  | ~ · · · · · · · · · · · · · · · · · · ·                            |

**\*B14. Evaluator:** Eugene Heck **\*Date of Evaluation:** 09/16/2013

(This space reserved for official comments.)



| State of California - The Resource | es Agency           |                        | Primary #            |
|------------------------------------|---------------------|------------------------|----------------------|
| DEPARTMENT OF PARKS AND I          | RECREATION          |                        | HRI #                |
| CONTINUATION SHE                   | ET                  |                        | Trinomial            |
| Page 3 of 3                        | Resource Name or #: | (Assigned by recorder) | 1139 S Fair Oaks Ave |

| Page $3$ of $3$ Resou              | rce Name or #: (Assigned | by recorder) 1 | 139 S Fair Oaks Ave |        |
|------------------------------------|--------------------------|----------------|---------------------|--------|
| *Recorded By: LSA Associates, Inc. | *Date:                   | 09/16/2013     | X_Continuation      | Update |

(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: Micro Engineering Co. (1962); Perone's Family Billiards (1966); and Metropolitan Die and Mold (1970).

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 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:

1961 permit to Micro Engineering Co. to use W. Craig Bullock as architect and Daigh Construction Co. as contractor to set back machine shop (finalized 5/8/1961)

1964 permit to Kerone Family Building to use Arthur Bergey as architect and Kunz Sign Co. as contractor to install a sign (finalized 3/30/1964) 1996 permit to Tatkian Misak for specialty soccer shop (applied 6/11/1996)

2014 code compliance certificate to Pro Print Shop (issued 4/1/2014)

### 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 #<br>HRI #                                |
|---|---|
| PRIMARY RECORD  | Trinomial   |
| NI  | RHP Status Code 6Y, 6Z                            |
| Other Listings  |   |
| Review Code Reviewer  | Date  |
| Page 1 of 3 *Resource Name or #: (Assigned by recorder)   | 1038 S Fair Oaks Ave                              |
| P1. Other Identifier: APE Map Ref # 115-3B; Pasadena Federal Credit Union   |   |
| *P2. Location: Not for PublicationX_ Unrestricted*a. CountyLos Ang  |   |
|   | Grant: SAN PASCUAL (GARFIAS)                      |
| c. Address: 1038 S Fair Oaks Ave City: Pasade   | ' <u></u>   |
| d. UTM: (Give more than one for large and/or linear resources)  Zone:   | mE/mN   |
| e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropr  |   |
| *P3a. Description: (Describe resource and its major elements. Include design, materials, condition, a   | Iterations, size, setting, and boundaries)        |
| Siding/Sheathing: stucco: modern, all visible, altered: yes Roof: flat, parapet   |   |
| Fenestration: aluminum, fixed multi-paned, front, side, storefront, alteration:   |   |
| yes   |   |
| Primary Entrance: front, storefront No. Stories: 1  |   |
| Alterations: altered fenestration, altered entrances, altered decorative element  |   |
|   |   |
|   |   |
|   |   |
| *P3b. Resource Attributes: (List attributes and codes) HP06, HP41   |   |
| *P4. Resources Present: X Building Structure Object Site District   | t Element of District Other (Isolates, etc.)      |
| P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)  | P5b. Description of photo:                        |
| F3a. Filoto of Drawing (Filoto required for buildings, structures, and objects.)  | (View, data, accession #)                         |
|   | View to the E, 09/18/13                           |
|   | *P6. Date Constructed/Age and Sources: X Historic |
|   | Prehistoric Both                                  |
|   | 1967  |
| Later Control of the |   |
|   | Assessor *P7. Owner and Address:                  |
|   | Pasadena Federal Credit Union                     |
|   | PO Box 7132                                       |
| STAMBA  | Pasadena, CA 91109                                |
|   | *P8. Recorded by:                                 |
|   | Elisa Bechtel                                     |
|   | LSA Associates, Inc.                              |
|   | 1500 Iowa Ave., Suite 200                         |
|   | Riverside, CA 92507                               |
|   |   |
|   | *P9. Date Recorded: 09/21/2013                    |
|   | *P10. Survey Type: (Describe)                     |
| *P11. Report Citation: (Cite survey report and other sources or enter "none.")  | Intensive   |
| Historic Property Survey Report for the SR 710 North Study, Los Angeles County, California, California EA 187900, EFIS 0700000191, 2014   | nia Department of Transportation District 7,      |
| *Attackments. None Location Man Stateh Man V Continueties Chart   | V Building Structure and Object Beard             |
| *Attachments: None Location Map Sketch Map X Continuation Sheet   | X Building, Structure, and Object Record          |
| Archeological RecordDistrict RecordLinear Feature Record  | <u> </u>  |
| Rock Art RecordArtifact RecordPhotograph RecordC  | Other (List):                                     |

State of California - The Resources Agency Primary # **DEPARTMENT OF PARKS AND RECREATION** HRI# BUILDING, STRUCTURE, AND OBJECT RECORD Page 2 of 3\*NRHP Status Code 6Y, 6Z \*Resource Name or #: (Assigned by recorder) 1038 S Fair Oaks Ave B1. Historic Name: Pasadena Federal Credit Union B2. Common Name: B3. Original Use: B4. Present Use: Commercial \*B5. Architectural Style: \*B6. Construction History: (Construction date, alterations, and data of alterations) Year constructed: 1967 (See Continuation Sheet) \*B7. Moved? X No Original Location: Unknown \*B8. Related Features: None B9a. Architect: Unknown b. Builder: Unknown Pasadena Theme: Commercial Architecture \*B10. Significance: Property Type: Commercial Period of Significance: 1967 Applicable Criteria: NA (Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.) This 1967 commercial building is listed in Pasadena's component of the California Historical Resources Inventory Database (CHRID) with a California Historical Resources (CHR) Status Code of 5S1, indicating it is locally listed or designated. However, based on observations during the field survey, it appears to have been significantly altered sometime between 1980 and 2003 (Aerial Photographs var.). Since it has 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) HP06, HP41 \*B12. References:

See Continuation Sheet

B13. Remarks:

\*B14. Evaluator: Eugene Heck \*Date of Evaluation: 09/21/2013

(This space reserved for official comments.)



| State of California - The Resources Agency DEPARTMENT OF PARKS AND RECREATION CONTINUATION SHEET   |  | Primary #<br>HRI #<br>Trinomial   |        |
|--|--|---|--------|
| Page 3 of 3 Resource Name or #:  | (Assigned by recorder)   | 1038 S Fair Oaks Ave  |        |
| Recorded By: LSA Associates, Inc.  | *Date: 09/21/2013  | X Continuation  | Update |
| (continued):   |  |   |        |
| Research fails to document it as the work of a master and the observed leveligh artistic value. In addition, there is no historic district potential in the atherefore a resource must have very high integrity, strong associations and California Registers. Under Criterion D, the building is not likely to yield primarily to archaeological sites). This property is not eligible for listing in it is listed or designated locally.  B6. Construction History  Numerous permits have been issued for this property. The most pertinent a  | area. The quality of built reson<br>almost non-existent alteration<br>information about the history<br>in the National Register or the   | arces in Pasadena is exceptional and<br>as to qualify for the National or<br>or prehistory of the area (which relat | es     |
| 1967 illegible building permit 1968 permit to Crown Equity to use Pasadena Sign to install a sign (finaliz 1975 building permit issued to Clinical Pathology Medical Group to use D construct a new garage, parking, and landscaping, and to demo existing bu 1984 permit to Pasadena Federal Credit Union to use O.K. Earl as architec (finalized 2/19/1984) 1990 building permit (and associated electrical, mechanical, and plumbing parking 12287 sf. (finalized 1/14/1993). Contractors include: Facilities Pro Portable Services, Barnard Plumbing, and Chartered Construction Corp. E Christopher, Inc. | zed 2/19/1968) Delmer D. Berkhart as architectilding (finalized 11/20/1975) at and contractor to remove with the contractor of the contrac | ndow and wall and install ATM g building, add 13726 sf., basement American Air Management Corp., E                  |        |
| B12. References Aerial Photographs Var. Accessed online in 2013 and 2014 at: http://www.historicaerials.com City of Pasadena var. Building permits. On file at the City of Pasadena Building & Safety I  | n/aerials.php?code=404   |   |        |



| State of Californi DEPARTMENT OF PRIMARY I  | F PARKS A  | ND RECREATI   |                   |           |            |           |              | Trin         | nary #<br>HRI #<br>nomial  |   |  |                                   |           |
|---|--|---|-------------------|-----------|------------|-----------|--------------|--------------|--|---|--|-----------------------------------|-----------|
|   |  |   | Other Listings    |           |            |           | NRI          | HP Status    | Code   | 6Y, 6Z  |  |                                   |           |
|   |  |   | Review Code       |           | F          | Reviewe   | ır           |              |  |   | ate                                      |                                   |           |
| Page _1_ of _3  |  | *R  | esource Name      | or #:     | (Assigne   |           | -            | 995 S Fa     | nir Oaks   |   | _  |                                   |           |
|   |  |   |                   |           | (          | ,         |              |              |  |   |  |                                   |           |
| P1. Other Identif   |  | Map Ref # 116-  |                   | ! - 4I    | *- 0       |           | T A 1        |              |  |   |  |                                   |           |
| *P2. Location:<br>*b. USGS 7.5'   |  | Pasadena  | X Unrest          |           |            | -         | Los Angel    | rant: SAN P  |  | and (P2b  |  | '2c or P2d.)                      |           |
| c. Address:   | -  |   |                   |           | 1774       | City:     | Pasaden      |              |  | •   | ip: 9                                    | 91105                             |           |
| d. UTM: (Give   | more than  | one for large ar  | nd/or linear reso | ources)   |            | Zone:     |              |              |  |   | _  |                                   | mN        |
| e. Other Loca   | tional Data:   | (e.g., parcel #,  | directions to re  | source, e | elevation, | etc., as  |              |              |  |   |  |                                   |           |
| *P3a. Description   |  |   | major elements.   |           |            |           |              |              |  |   | daries                                   | 5)                                |           |
| Architectural Sty<br>Siding/Sheathing<br>Roof: flat, multip<br>Roof: hipped, me<br>Fenestration: me<br>Fenestration: wo<br>Primary Entrand<br>Other notable fer<br>Property Type: c | : stucco, All 'de rooflines dium tal, fixed mul od, fixed mul ee: front atures: large: | Visible, metal bl<br>ti-paned, side<br>ti-paned, front, s | ide               | 50        |            |           |              | integrity: n | ,  | ,   | ,  |                                   |           |
| *P3b. Resource A  | ttributes:   | (List attributes  | and codes)        | HPO       | )6         |           |              |              |  |   |  |                                   |           |
| *P4. Resources P  | resent:  | $\underline{X}$ Building                                  | Structure         | Obje      | ect        | Site      | District     | Elen         | nent of  | District  | 0  | ther (Isola                       | tes, etc. |
|   |  |   |                   |           |            |           |              |              | *P6. E Source P 1949 Asses *P7. C Georg 4732 H La Can  *P8. R Casey LSA 1500 River | sor  Dwner and e, Tobin and Hampton Rd hada Flt, CA  Recorded k Tibbet Associates, Lowa Ave., side, CA 92 | Addr<br>Marga<br>91011<br>Mr.<br>Suite 2 | d/Age and oric Both  ess: ret Trs | 1         |
| *P11. Report Citat<br>Historic Property<br>EA 187900, EFIS  | Survey Repo  | ort for the SR 710  | d other sources o |           |            | Californi | a, Californi | a Departme   | *P10.  |   | pe:                                      |                                   |           |
| ŕ   |  | ,   | n Ol4-1           | Mon       | V C        |           | Chact        | V Duitelle   |  | tura ====================================   | ۱۵: ۱                                    | · Dossi                           |           |
| *Attachments:   | None _   | Location Ma   | pSketch           | ıvıap _   | X Contin   | uation S  | oneet _      | X Building   | j, Struc   | ture, and (   | jectومر                                  | Record                            |           |
|   | Λ '  | gical Record  | District R        |           | , .        |           | ire Record   |              | III O1   | ation Reco  |  |                                   |           |

State of California - The Resources Agency Primary # **DEPARTMENT OF PARKS AND RECREATION** HRI# BUILDING, STRUCTURE, AND OBJECT RECORD Page 2 of 3\*NRHP Status Code 6Y, 6Z \*Resource Name or #: (Assigned by recorder) 995 S Fair Oaks 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: 1949 (See Continuation Sheet) X No Yes \*B7. Moved? **Original Location:** Unknown Date: \*B8. Related Features: None b. Builder: <u>Unknown</u> B9a. Architect: Unknown Area: Pasadena \*B10. Significance: Theme: Commercial 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 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: 09/16/2013

(This space reserved for official comments.)



| DEPARTMENT (              | ia - The Resources Agen<br>OF PARKS AND RECREA<br>ATION SHEET | -                            |                                  | Primary #<br>HRI #<br>Trinomial  |        |
|---------------------------|---|------------------------------|----------------------------------|--|--------|
| Page <u>3</u> of <u>3</u> |   | Resource Name or #:          | (Assigned by recorder)           | 995 S Fair Oaks Ave  |        |
| *Recorded By:             | LSA Associates, Inc.  |                              | *Date: 09/16/2013                | X Continuation   | Update |
| (continued):              |   |                              |                                  |  |        |
| Property Inform           | nation: City directories indica                               | te that Park Produce Compar  | ny occupied this address from    | at least 1953 until after 1970.  |        |
| Significance Ev           | aluation. Under Criterion A,                                  | the building does not appear | to be associated with events the | nat have made a significant contribu   | tion   |
|                           | •   |                              | 1 0                              | g at this property fails to document   | ,      |
|                           |   |                              | 3 C 1                            | epted methods of historical research<br>or national history. Under Criterion |        |
|                           |   |                              | . ,                              | entative example of a type, period o   |        |
|                           |   | J1 C                         | , , , ,                          | rchitectural significance. Research f  |        |
| document it as t          | he work of a master and the                                   | observed level of workmansh  | ip does not rise above the ord   | nary. It does not possess high artist  | ic     |

#### **B6**. Construction History

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

history or prehistory of the area (which relates primarily to archaeological sites).

(No date) Planning case to construct parking lot for nine (9) automobiles on rear of property proposed parking lot would be on rear 25 ft. of property located in zone r-3. Zone: r-3 and c-m (approved)

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

(No date) Minor building permit issued for new projecting plade sign (non-illuminated)

1944 permit to Park Produce Co. to use J.W. Marton to cut into roof (16'x'22') (finalized 6/1944)

1949 inspection Report to San Rafael Investment Corp. for concrete building (issued 5/5/1949)

1949 permit to San Rafael Investment Corp. to use F.A. Saylor as architect and Wilhelm Steel Construction Co. as contractor for unclarified work (finalized 6/2/1949)

1949 permit to Park Produce Co. to use E. Hane? (finalized 6/27/1949)

1957 permission request to construct parking lot for 9 cars on rear of property (granted 12/5/1957)

1984 permit to Mr. Richard Piedler to use Lytle Roofing Company as contractor to apply metal on roof (expired 9/17/1984)

1988 permit to Ray Taikai to use Stakel? Construction Co. to install two canvas awnings (finalized 4/19/1988)

1988 permit to Ray Takai to use Takai Construction Co. to install two canvas awnings (finalized 3/25/1988)

1998 building permit to Takei Construction to install two canvas awnings (finalized 6/20/1998)

### 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.

HistoricAerials.com

1953 and 2005 Accessed online in January 2014 at: http://www.historicaerials.com/aerials.php?code=404



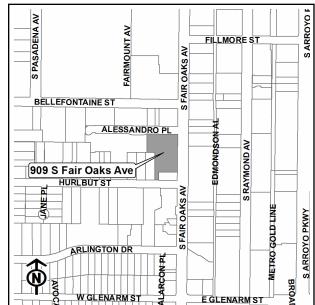
State of California - The Resources Agency Primary # **DEPARTMENT OF PARKS AND RECREATION** HRI# Trinomial PRIMARY RECORD NRHP Status Code 6Y, 6Z **Other Listings Review Code** Reviewer Date (Assigned by recorder) \*Resource Name or #: 909 S Fair Oaks Ave Page 1 of 3 P1. Other Identifier: APE Map Ref # 118-3B \*P2. Location: Not for Publication X Unrestricted \*a. County Los Angeles and (P2b and P2c or P2d.) 1994 \*b. USGS 7.5' Quad: Pasadena Date: Land Grant: SAN PASCUAL (GARFIAS) c. Address: 909 S Fair Oaks Ave Zip: 91105 City: Pasadena d. UTM: (Give more than one for large and/or linear resources) Zone: e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate): APN:5719025032 \*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries) Secondary Entrance: side, storefront Architectural Style: Modern, elements of, modest Siding/Sheathing: stucco, All Visible **Property Type:** commercial Roof: flat, parapet, multiple rooflines Retains integrity: medium, setting, location, workmanship, Fenestration: aluminum, fixed, front, side association, design, feeling Primary Entrance: front, double doors, side lights, recessed, distinctive entry Other notable features: awning; some windows changed Plan: L-shaped No. Stories: 1 \*P3b. Resource Attributes: (List attributes and codes) HP06 X Building Structure Object Site District Element of District Other (Isolates, etc.) \*P4. Resources Present: P5b. Description of photo: P5a. Photo or Drawing (Photo required for buildings, structures, and objects.) (View, data, accession #) View to the SW, 10/11/13 \*P6. Date Constructed/Age and Sources: X Historic Prehistoric Both 1954 Assessor P7. Owner and Address: 909 Fair Oaks Colonial LLC 905 S Fair Oaks Ave Pasadena, CA 91105 P8. Recorded by: Casey Tibbet LSA Associates, Inc. 1500 Iowa Ave., Suite 200 Riverside, CA 92507 \*P9. Date Recorded: 09/16/2013 \*P10. Survey Type: (Describe) Intensive \*P11. Report Citation: (Cite survey report and other sources or enter "none.") Historic Property Survey Report for the SR 710 North Study, Los Angeles County, California, California Department of Transportation District 7, EA 187900, EFIS 0700000191, 2014 X Continuation Sheet X Building, Structure, and Object Record \*Attachments: None Location Map Sketch Map Archeological Record District Record Linear Feature 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  |  |
| Page <u>2</u> of <u>3</u>   | *NRHP Status Code 6Y, 6Z   |
| *Resource Name or #: (Assigned by recorde   | er) 909 S Fair Oaks Ave  |
| B1. Historic Name:  |  |
| B2. Common Name:  |  |
| B3. Original Use: Commercial B4. Present Us   | se: Commercial   |
| B5. Architectural Style: Modern   |  |
| <b>B6. Construction History:</b> (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:   |  |
| B8. Related Features:  None   |  |
|   |  |
|   | Unknown  |
| None  B9a. Architect: Unknown b. Builder:   |  |
| B9a. Architect: Unknown b. Builder:  B10. Significance: Area: Pasadena Theme: Commercial Architection   | tecture  |
| None  B9a. Architect: Unknown b. Builder:  B10. Significance: Area: Pasadena Theme: Commercial Architection Period of Significance: 1954 Property Type: Commercial  | tecture Applicable Criteria: NA                                      |
| B9a. Architect: Unknown b. Builder: B10. Significance: Area: Pasadena Theme: Commercial Architection  | Applicable Criteria: NA d geographic scope. Also address integrity.) |
| B9a. Architect: Unknown b. Builder:  B10. Significance: Area: Pasadena Theme: Commercial Architection  Period of Significance: 1954 Property Type: Commercial (Discuss importance in terms of historical or architectural context as defined by theme, period, and This commercial building does not appear eligible for listing in the National Register of Historic Plant   | Applicable Criteria: NA d geographic scope. Also address integrity.) |
| B9a. Architect: Unknown b. Builder:  B10. Significance: Area: Pasadena Theme: Commercial Architection  Period of Significance: 1954 Property Type: Commercial (Discuss importance in terms of historical or architectural context as defined by theme, period, and This commercial building does not appear eligible for listing in the National Register of Historic Plathistorical resource pursuant to the California Environmental Quality Act (CEQA).                    | Applicable Criteria: NA d geographic scope. Also address integrity.) |
| B9a. Architect: Unknown b. Builder:  B10. Significance: Area: Pasadena Theme: Commercial Architection  Period of Significance: 1954 Property Type: Commercial (Discuss importance in terms of historical or architectural context as defined by theme, period, and This commercial building does not appear eligible for listing in the National Register of Historic Plathistorical resource pursuant to the California Environmental Quality Act (CEQA).                    | Applicable Criteria: NA d geographic scope. Also address integrity.) |
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| B9a. Architect: Unknown b. Builder:  B10. Significance: Area: Pasadena Theme: Commercial Architectural of Significance: 1954 Property Type: Commercial (Discuss importance in terms of historical or architectural context as defined by theme, period, and This commercial building does not appear eligible for listing in the National Register of Historic Plathistorical resource pursuant to the California Environmental Quality Act (CEQA).  (continued on next page) | Applicable Criteria: NA d geographic scope. Also address integrity.) |
| B9a. Architect: Unknown b. Builder:  *B10. Significance: Area: Pasadena Theme: Commercial Architecture (Discuss importance in terms of historical or architectural context as defined by theme, period, and This commercial building does not appear eligible for listing in the National Register of Historical resource pursuant to the California Environmental Quality Act (CEQA).  (continued on next page)  | Applicable Criteria: NA d geographic scope. Also address integrity.) |

B13. Remarks:

**\*B14. Evaluator:** Eugene Heck **\*Date of Evaluation:** 09/16/2013

(This space reserved for official comments.)



| DEPARTMENT OF PARKS AND RECREATION  CONTINUATION SHEET |                      |                     |             | HRI #  Trinomial |                 |            |        |  |  |  |
|--|----------------------|---------------------|-------------|------------------|-----------------|------------|--------|--|--|--|
| Page <u>3</u> of <u>3</u>                              |                      | Resource Name or #: | (Assigned b | by recorder)     | 909 S Fair Oaks | Ave        |        |  |  |  |
| Recorded By:   | LSA Associates, Inc. |                     | *Date:      | 09/16/2013       | <u>X</u> Co     | ntinuation | Update |  |  |  |
| (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 the Welders Supply Company occupied this address between at least 1953 and 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

State of California The Becauses Agency

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

Planning Case for major project- 118,000 sq. ft. building with 2 levels of retail and one level of office, 4 levels of subterranean parking (approved)

Preliminary plan review for removal of existing building and construction of three-story commercial building (closed)

Preliminary plan review to phase three expansion of the Fair Oaks Regency consisting of 175 independent and assisted living facilities (received)

### 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.



| Other Listings Review Code Review Date  Page 1 of 3 "Resource Name or #: (Assigned by recorder)  P1. Other Identifier: API May Ref #1 (20.3)  P2. Location: Not for Publication X Unrestricted 1994 Land Grant SAN PASCUAL (GARPIAS)  P3. Location: Not for Publication X Unrestricted 2 (City Law Angeles and (P2b and P2c or P2d.)  Band Grant SAN PASCUAL (GARPIAS)  Pasadena Divine Control Contro  |   | ia - The Resources Agend<br>DF PARKS AND RECREA<br>RECORD  | •                            |                    | Prima<br>F<br>Trino       | IRI#   |                                    |            |
|---|---|--|------------------------------|--------------------|---------------------------|--|------------------------------------|------------|
| Page 1 of 3 **Resource Name or #*: (Assigned by recorder) **837 S Fair Oaks Ave **  P1. Other Identifier: APE Map Ref # 120-38  P2. Location: Not for Publication X Unrestricted **a. County Los Angeles and (P2b and P2b or P24) **  P3. Location: Not for Publication X Unrestricted **a. County Los Angeles and (P2b and P2b or P24) **  P3. Location: Not for Publication X Unrestricted **a. County Los Angeles and (P2b and P2b or P24) **  P3. Location: Question and P2b and P2b or P24 **  P3. Description: (Besidite resource and its major elements include design, materials, condition, alterations, size, setting and boundaries)  P3. Description: (Besidite resource and its major elements include design, materials, condition, alterations, size, setting and boundaries)  P3. Resource Attributes: (List attributes and codes)  P4. Resources Present: x Building Structure  Disper Structure Object Site District Element of District Other (Isolates, etc. Comes Name)  P4. Resources Present: x Building Structure  P5. Photo or Drawing (Photo required for buildings, structures, and objects.)  P6. Description of photo:  (View, data, accession #)  View to 6x SW, 101113  P6. Date Constructed/App and Sources: X Historic Both Passers Passers (A Description of Passers Passers (A Description District Comes Name)  P6. Date Recorded by: Casey Tiber 1.5A Associates, Inc. 1.500 loss Ave. Saite 200 Reversals, CA Description District 7. EA 18790, EFIS 070000191, 2014  P4. Resource Passers (Comes Name)  P6. Date Recorded: 0.9916:2013  P79. Date Recorded: 0.9916  |   |  |                              |                    | NRHP Status C             | ode 6Y, 62   | Z                                  |            |
| Page of   |   |  | Other Listings               |                    |                           |  |                                    |            |
| P1. Other Identifier: APE Map Ref # 120-318  P2. Location: Not for Publication X Unrestricted bate: 1994 I Los Angeles and (P2b and P2c or P2d.)  **D. USGS 7.5 Quarter   Pasadena   Date: 1994   Tand Gamit: SAN PASCIAL (CARE) AS: 1 Co. Address: \$37.5 Ini Otals Ave   City: Pasadena   Pasadena   City: City: Pasadena   City: Pasadena   City: Pasadena   City: Pasadena   City: City: Pasadena   City: City: Pasadena   City: |   |  | Review Code                  |                    |                           |  | Date                               |            |
| **No. 1808 7.9° Question: Not for Publication X Unrestricted **a. County but 1994   | Page $\underline{1}$ of $\underline{3}$                                       | *  | Resource Name or #:          | (Assigned by re    | ecorder) 837 S Fair       | Oaks Ave   |                                    |            |
| **P2. Location: Not for Publication X Unrestricted *a. County business of the State *b. USGS 7.9 Quality *Pasadema  | P1. Other Identif   | fier: APE Map Ref # 12   | 0-3B                         |                    |                           |  |                                    |            |
| c. Address: 837 S Fair Oaks Ave d. UTh: (Give more than one for large and/or linear resources) 20ne:  | *P2. Location:  |  |                              | *a. County         | Los Angeles               | and (F   | P2b and P2c c                      | or P2d.)   |
| d. UTM: (Give more than one for large and/or linear resources)  P3. Description: (Describe resource and its major elements. Include design, materials, sociality, and boundaries)  Architectural Style: Vermeular  Architectural Style: Woldern, elements of, modest Siding/Sheathing; stateo, All Yishbe Siding/Sheathing; concrete block, E Fenestration: wood, fixed multi-paned Primary Entrance: front Other notable features: interior courtyard; full-width balcony; doors and some windows may be modern Plan: U-shaped  P3B. Resource Attributes: (List attributes and codes) IIP06 District Element of District Other (Isolates, etc. P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)  P3B. P6B. Description of photo:  (View, data, accession #)  View to the SW, 1011/13  P6B. Date Constructed/age and Sources: X, Historic Prehistoric Both 1962 Assessor  P7. Owner and Address: Cotton North 30 IN Lake Ave Presiden, CA 91:107  P7B. Owner and Address: Cotton North 30 IN Lake Ave Presiden, CA 91:107  P7B. Survey Type: (Describe) Intensive  P7B. Date Recorded: 09:16:2013  P7B. Survey Type: (Describe) Intensive  Architectural Style: Wolden, design, and boundaries)  Architectural Style: Modern, dements on the SW 710 North Study, Los Angeles County, California, California Department of Transportation District 7, EL 137900, EFIS (700000191, 2014  *Attachments: None Location Map Sketch Map X Continuation Sheet X Building, Structure, and Object Record  Milling Station Record   | *b. USGS 7.5'   | Quad: Pasadena   | Date                         |                    | •                         | ASCUAL (GAI  | RFIAS)                             |            |
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| P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)  P5b. Description of photo: (View, data, accession #) View to the SW, 10/11/13  *P6. Date Constructed/Age and Sources: X Historic Prehistoric Both  1962  Assessor  *P7. Owner and Address: Cotton North 301 N Lake Ave Pasadena, CA 91101  *P8. Recorded by: Casey Tibbet LSA Associates, Inc. 1500 Iowa Ave., Suite 200 Riverside, CA 92507  *P9. Date Recorded: 09/16/2013  *P10. Survey Type: (Describe)  Intensive  *P11. Report Citation: (Cite survey report and other sources or enter "none.")  Historic Property Survey Report for the SR 710 North Study, Los Angeles County, California, California Department of Transportation District 7, EA 187900, EFIS 0700000191, 2014  *Attachments: None Location Map Sketch Map X Continuation Sheet X Building, Structure, and Object Record Archeological Record District Record Linear Feature Record Milling Station Record  | *P3b. Resource A  | Attributes: (List attribut   | es and codes) HF             | 206                |                           |  |                                    |            |
| Prehistoric Both  1962  Assessor  *P7. Owner and Address: Cotton North 301 N Lake Ave Pasadena, CA 91101  *P8. Recorded by: Casey Tibbet LSA Associates, Inc. 1500 Iowa Ave., Suite 200 Riverside, CA 92507  *P9. Date Recorded:  "P9. Date Recorded: "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   | roa. Piloto of D  | nawing (Photo required to  | i bullulligs, structures, ar | iu objects.)       | *                         | View, data, and View to the SV   | ccession #) V, 10/11/13            | ge and     |
| Casey Tibbet LSA Associates, Inc. 1500 Iowa Ave., Suite 200 Riverside, CA 92507  *P9. Date Recorded:  |   |  |                              |                    | *                         | Prehistor 1962 Assessor P7. Owner a Cotton North 301 N Lake Ave Pasadena, CA 9 | nd Address                         | _ Both     |
| *P10. Survey Type: (Describe)  Intensive  *P11. Report Citation: (Cite survey report and other sources or enter "none.")  Historic Property Survey Report for the SR 710 North Study, Los Angeles County, California, California Department of Transportation District 7, EA 187900, EFIS 0700000191, 2014  *Attachments: None Location Map Sketch Map X Continuation Sheet X Building, Structure, and Object Record  Archeological Record District Record Linear Feature Record Milling Station Record   |   |  |                              |                    |                           | Casey Tibbet<br>LSA Associat<br>1500 Iowa Av<br>Riverside, CA                  | es, Inc.<br>e., Suite 200<br>92507 | 09/16/2012 |
| Historic Property Survey Report for the SR 710 North Study, Los Angeles County, California, California Department of Transportation District 7, EA 187900, EFIS 0700000191, 2014  *Attachments:NoneLocation MapSketch MapX Continuation SheetX Building, Structure, and Object RecordArcheological RecordDistrict RecordLinear Feature RecordMilling Station Record   | *P44 Panert Cita  | tion: (Cite survey report  | and other sources or enter.  | 'none "\           |                           | P10. Survey  | -                                  |            |
| Archeological Record  | Historic Property   | Survey Report for the SR 7   |                              | •                  | nia, California Departmen | t of Transporta  | tion District 7                    | 7,         |
| Dook Art Doord Artifact Doord Dhatagraph Doord Other (Light)  | *Attachments:   | <del></del>  | District Record              |                    | ture RecordMilli          | •  | •                                  | cord       |

| State of California - The Resource DEPARTMENT OF PARKS AND R  | ECREATION                        | T DECORD                        | Primary #<br>HRI #     |            |            |
|---|----------------------------------|---------------------------------|------------------------|------------|------------|
| BUILDING, STRUCTU   | IKE, AND OBJEC                   | I RECORD                        | *NRHP Status Code      | 6Y, 6Z     |            |
| 1 ugo <u>2</u> 01 <u>3</u>  | *Resource Nan                    | ne or #: (Assigned by recorder) |                        |            |            |
| B1. Historic Name:  |                                  |                                 |                        |            |            |
| B2. Common Name:  |                                  |                                 |                        |            |            |
|   | uilding                          |                                 | Commercial building    |            |            |
| ·   | acular, Modern                   |                                 |                        |            |            |
| Year constructed: 1962 (See Continua  | onstruction date, alterations, a | and data of alterations)        |                        |            |            |
| *B7. Moved? X No  | <u>—</u>                         |                                 | Original Location:     |            |            |
| *B9a. Architect: <u>Jacobs Engineeri</u> *B10. Significance: Area: Pas.   |                                  | <del></del>                     | acobs Construction Co. |            |            |
| *B10. Significance: Area: Pas   | adena                            | Theme: Commercial Architec      | ture                   |            |            |
| Period of Significance: 196   | <u>Pro</u>                       | perty Type: Commercial          | Applicable Cri         | teria: NA  |            |
| (Discuss importance in terms of his This commercial building does not ap historical resource pursuant to the Cal (continued on next page) | pear eligible for listing in the |                                 |                        |            |            |
| B11. Additional Resource Attribute  B12. References:  See Continuation Sheet  | s: (List attributes and co       | des) <u>HP06</u>                | CONGRESS S             | MONDSON AE | RROYO PKWY |

B13. Remarks:

\*B14. Evaluator: Eugene Heck \*Date of Evaluation: 09/16/2013

(This space reserved for official comments.)



| State of California - The Resources Ago<br>DEPARTMENT OF PARKS AND RECRE | •                   |                        | Primary #<br>HRI #  |  |  |
|--|---------------------|------------------------|---------------------|--|--|
| CONTINUATION SHEET   |                     |                        | Trinomial           |  |  |
| Page <u>3</u> of <u>3</u>  | Resource Name or #: | (Assigned by recorder) | 837 S Fair Oaks Ave |  |  |
|  |                     |                        |                     |  |  |

**\*Date:** 09/16/2013

X Continuation

Update

(continued):

\*Recorded By:

LSA Associates, Inc.

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: This property was built in 1962; however, research in the City Directories between the years 1962 and 1970 did not list information for this address.

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 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.

#### **B6**. Construction History

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

1962 permit (finaled 3/25/62) for Dr. J.J. Jacobs (owner)/Jacobs Engineering Co. (engineer)/Jacobs Cont. Co. (contractor) to construct a two-story office building and parking lot

1967 permit (finaled 11/7/67) for Jacobs Engineering (owner)/Green Bros. (contractor) to demolish garage

1968 permit (finaled 6/20/68) for Joseph and Violet Jacobs (owners)/J.P. Thompson (engineer)/William Gee (contractor) to add to existing office building for offices

1968 permit (finaled 6/20/68) for Joseph and Violet Jacobs (owners)/J.C. Carter (architect)/William Gee (contractor) to enclose existing balcony 1968 permit for foundation only

1977 permit (finaled 12/19/77) for Jacobs Engineering (owner)/Lytle Roofing Co. (contractor) to re-roof building

1981 permit for Ron Stevens (owner)/Monarch Roofing Co. (contractor) to re-roof building

 $1982\ permit\ (finaled\ 11/30/82)\ for\ Professional\ Diversified\ Resources\ (owner)/Western\ Allied\ Corp.\ (contractor/architect)\ to\ install\ steel\ platform\ to\ support\ A/C\ unit$ 

1992 permit (finaled 4/17/92) for Huntington Memorial Hospital (owner) to repair exterior wall, replace plywood sheathing, and re-stucco 2007 initial code compliance complaint inspection invalid for possible lattice being erected at 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.

Fletcher, Tom

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



|                              | a - The Resources                      | • •                       |              |                  | Prin                    | nary#          |                                      |                          |
|------------------------------|--|---------------------------|--------------|------------------|-------------------------|----------------|--------------------------------------|--------------------------|
|                              | F PARKS AND REC                        | REATION                   |              |                  | Trir                    | HRI#<br>nomial |                                      |                          |
| PRIMARY F                    | RECORD                                 |                           |              |                  | NRHP Status             |                | 6Y, 6Z                               |                          |
|                              |  | Other Listings            | ;            |                  | With Status             | Coue           | 01,02                                |                          |
|                              |  | Review Code               | -            | Reviewe          | er                      |                | Date                                 |                          |
| Page <u>1</u> of <u>3</u>    |  | *Resource Name            | _            | (Assigned by re  |                         | air Oaks       |                                      |                          |
| P1. Other Identifi           | er: APE Man Re                         | f # 123-3B; Huntington    | Collection   |                  |                         |                |                                      |                          |
| P2. Location:                | Not for Public                         |                           |              | *a. County       | Los Angeles             |                | and (P2b and P                       | 22c or P2d )             |
| *b. USGS 7.5' (              |  |                           | Date:        | 1994             | Land Grant: SAN I       |                | •                                    | 20 01 1 20.)             |
| c. Address:                  | 766 S Fair Oaks Ave                    |                           |              | City:            | Pasadena                |                | Zip: 9                               | 91105                    |
| d. UTM: (Give                | more than one for I                    | large and/or linear res   | ources)      | Zone:            |                         |                | <br>mE/                              | mN                       |
| e. Other Locat               | tional Data: (e.g., pa                 | arcel #, directions to re | esource, el  | evation, etc., a | s appropriate): APN:5   | 720003         | 018                                  |                          |
| P3a. Description:            |  | e and its major elements  |              |                  |                         |                |                                      | ;)                       |
| Architectural Sty            | ,                                      |                           |              | - 3 , , -        | Property Type: cor      |                |                                      | ,                        |
| Siding/Sheathing             | : stucco, All Visible, a               | altered: yes              |              |                  | Retains integrity: n    | nedium,        | setting, location,                   | association,             |
| Siding/Sheathing             | : wood: accent, W                      |                           |              |                  | design, feeling         |                |                                      |                          |
| Roof: flat Fenestration: woo | od fived front                         |                           |              |                  |                         |                |                                      |                          |
| Fenestration: woo            |  |                           |              |                  |                         |                |                                      |                          |
|                              | , 11 ,                                 | ransom lights, side light | s, recessed  |                  |                         |                |                                      |                          |
| Plan: irregular              |  |                           |              |                  |                         |                |                                      |                          |
| No. Stories: 2               |  |                           |              |                  |                         |                |                                      |                          |
|                              |  |                           |              |                  |                         |                |                                      |                          |
| P3b. Resource At             | ttributes: (List a                     | attributes and codes)     | HPO          | 8, HP41, HP06    |                         |                |                                      |                          |
| P4. Resources Pr             |  | •                         | Obje         |                  | District Eler           | nent of        | District O                           | ther (Isolates, etc.     |
|                              | <u></u>                                | <del></del>               |              |                  |                         | DEL I          |                                      | hata                     |
| P5a. Photo or Dr             | awing (Photo requir                    | ed for buildings, struc   | tures, and   | objects.)        |                         |                | Description of p<br>data, accession  |                          |
|                              |  |                           |              |                  |                         |                | ·                                    | ,                        |
|                              |  |                           |              |                  |                         |                | to the E, 09/18/13                   |                          |
|                              |  |                           | 100          |                  |                         |                | ate Constructe                       | •                        |
|                              |  |                           |              |                  |                         | Source         | es: X Hist<br>rehistoric             | oric<br>Both             |
|                              |  |                           |              |                  |                         |                | renisione                            | BOUT                     |
|                              |  | The same of the same of   |              |                  |                         | 1947           |                                      |                          |
|                              | THE .                                  |                           | THE PARTY    |                  |                         | Asses          | sor                                  |                          |
|                              | - Table                                |                           | 1            |                  | 34                      | _              | wner and Addr                        | ess:                     |
| -                            |  |                           |              | HUNTINGT         | ON COLLECTION           |                | gton, Collis P<br>California Blvd    |                          |
| TERRET                       |  |                           |              |                  | VALLE IIII              |                | ena, CA 91105                        |                          |
|                              |  |                           |              |                  |                         |                |                                      |                          |
|                              |  |                           | - 111        |                  |                         | *P8. R         | ecorded by:                          |                          |
|                              |  |                           | - 10         |                  |                         |                | Bechtel                              |                          |
|                              |  |                           |              |                  |                         |                | Associates, Inc.                     | 200                      |
|                              | The second second                      |                           |              |                  |                         |                | Iowa Ave., Suite 2<br>side, CA 92507 | 200                      |
|                              |  |                           |              |                  |                         | Kivei          | side, CA 92307                       |                          |
|                              |  |                           |              |                  |                         | *D0 5          | oto December                         | 00/21/2012               |
|                              |  |                           | 1-61         |                  |                         |                | ate Recorded:                        | 09/21/2013<br>(Describe) |
|                              |  |                           |              |                  |                         | Intens         | Survey Type:                         | (Describe)               |
| P11. Report Citat            | ion: (Cite survey r                    | report and other sources  | or enter "ne | one.")           |                         | 1110011        | ·-·•                                 |                          |
|                              | Survey Report for the 0700000191, 2014 | SR 710 North Study, Lo    | os Angeles   | County, Californ | ia, California Departme | ent of Tr      | ansportation Dist                    | rict 7,                  |
| Attachments:                 | None Loca                              | tion Map Sketch           | Man 3        | X Continuation   | Sheet Y Ruilding        | n Struc        | ture, and Object                     | t Record                 |
| Auduments:                   | <del></del>                            | · —                       | · -          | _                |                         |                | -                                    | i N <del>o</del> colu    |
| _                            | Archeological Re                       |                           |              | Linear Feat      |                         | iiing Sta      | ation Record                         |                          |
| _                            | Rock Art Record                        | Artifact Record           | Pho          | otograph Recor   | d Other (List):         |                |                                      |                          |

|  | e of California - The Res   | • •   |   | Primary #  |                |
|--|---|---|---|--|----------------|
|  | ARTMENT OF PARKS A  |   | OR IEST DECORD  | HRI#   |                |
|  |   | JIUKE, AND  | OBJECT RECORD   | *NDUD OL-L OL-   | 6V 67          |
| Page                                     | e <u>2</u> of <u>3</u>  | *0  | Name and (Assistance by re  | *NRHP Status Code  | 6Y, 6Z         |
|  |   | "K  | esource Name or #: (Assigned by re  | ecorder) 766 S Fair Oaks Ave   |                |
| B1.                                      | Historic Name:  |   |   |  |                |
| B2.                                      | Common Name:  |   |   |  |                |
| B3.                                      | Original Use: Medical   |   | B4. Prese   | ent Use: Medical   |                |
| B5.                                      | Architectural Style:  | Modern  |   |  |                |
| B6.                                      | Construction History:   | (Construction date                                | , alterations, and data of alterations)   |  |                |
| Year                                     | constructed: 1947 (See Con  | ntinuation Sheet)                                 |   |  |                |
| 8.                                       | Related Features:   | Yes L   | nknown Date:  | Original Location:   |                |
| B8. Non                                  | Related Features:   |   |   | Original Location:  ilder: Vern R. Huck  |                |
| <b>B8.</b> Non-                          | Related Features: e  Architect:   |   | b. Bu   |  |                |
| 38. Non-B9a.                             | Related Features:  e  Architect: Daniel A. E  Significance: Area:   | lliott<br>Pasadena                                | b. Bu<br><b>Theme:</b> Commercial   | ilder: <u>Vern R. Huck</u><br>Architecture   | reria: NA      |
| B8. Non-<br>B9a.<br>B10.                 | Related Features:  Architect: Daniel A. E Significance: Area: Period of Significance:   | lliott<br>Pasadena<br>1947                        | b. Bu   | ilder: Vern R. Huck Architecture  Building Applicable Crit                                       |                |
| 38.  <br>Non-<br>B9a.<br><b>310</b> .    | Related Features:  Architect: Daniel A. E. Significance: Area: Period of Significance: Discuss importance in terms  | Illiott Pasadena  1947 s of historical or archite | b. Bu Theme: Commercial Property Type: Medical I  | ilder: Vern R. Huck Architecture  Building Applicable Crit od, and geographic scope. Also addres | ss integrity.) |
| B8. None B9a. B10.  F ( This             | Related Features:  Architect: Daniel A. E. Significance: Area: Period of Significance: Discuss importance in terms  | Pasadena  1947  of historical or archite          | b. Bu Theme: Commercial Property Type: Medical I ctural context as defined by theme, peri | ilder: Vern R. Huck Architecture  Building Applicable Crit od, and geographic scope. Also addres | ss integrity.) |
| 38. None 39a. 310.  Fig. ( This purs     | Related Features:  Architect: Daniel A. E. Significance: Area: Period of Significance: Discuss importance in terms building does not appear el-           | Pasadena  1947  of historical or archite          | b. Bu Theme: Commercial Property Type: Medical I ctural context as defined by theme, peri | ilder: Vern R. Huck Architecture  Building Applicable Crit od, and geographic scope. Also addres | ss integrity.) |
| 38. Non-B9a. 310.  F ( This purs         | Related Features:  Architect: Daniel A. E Significance: Area: Period of Significance: Discuss importance in terms building does not appear el             | Pasadena  1947  of historical or archite          | b. Bu Theme: Commercial Property Type: Medical I ctural context as defined by theme, peri | ilder: Vern R. Huck Architecture  Building Applicable Crit od, and geographic scope. Also addres | ss integrity.) |
| B88. None B9a. B10.  Figure 1. This purs | Architect: Daniel A. E. Significance: Area: Period of Significance: Discuss importance in terms building does not appear eluant to the California Environ | Pasadena  1947  of historical or archite          | b. Bu Theme: Commercial Property Type: Medical I ctural context as defined by theme, peri | ilder: Vern R. Huck Architecture  Building Applicable Crit od, and geographic scope. Also addres | ss integrity.) |
| B88. None B9a. B10.  F ( This purs       | Architect: Daniel A. E. Significance: Area: Period of Significance: Discuss importance in terms building does not appear eluant to the California Environ | Pasadena  1947  of historical or archite          | b. Bu Theme: Commercial Property Type: Medical I ctural context as defined by theme, peri | ilder: Vern R. Huck Architecture  Building Applicable Crit od, and geographic scope. Also addres | ss integrity.) |
| B8. Non-B9a. B10. F                      | Architect: Daniel A. E. Significance: Area: Period of Significance: Discuss importance in terms building does not appear eluant to the California Environ | Pasadena  1947  of historical or archite          | b. Bu Theme: Commercial Property Type: Medical I ctural context as defined by theme, peri | ilder: Vern R. Huck Architecture  Building Applicable Crit od, and geographic scope. Also addres | ss integrity.) |
| B8. None B9a. B10.  F ( This purs        | Architect: Daniel A. E. Significance: Area: Period of Significance: Discuss importance in terms building does not appear eluant to the California Environ | Pasadena  1947  of historical or archite          | b. Bu Theme: Commercial Property Type: Medical I ctural context as defined by theme, peri | ilder: Vern R. Huck Architecture  Building Applicable Crit od, and geographic scope. Also addres | ss integrity.) |
| B8. Non-B9a. B10. F                      | Architect: Daniel A. E. Significance: Area: Period of Significance: Discuss importance in terms building does not appear eluant to the California Environ | Pasadena  1947  of historical or archite          | b. Bu Theme: Commercial Property Type: Medical I ctural context as defined by theme, peri | ilder: Vern R. Huck Architecture  Building Applicable Crit od, and geographic scope. Also addres | ss integrity.) |

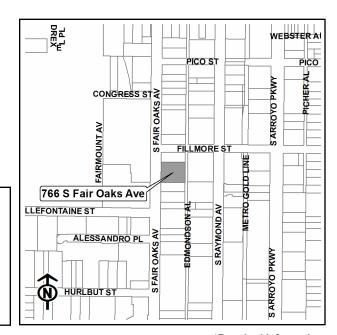
\*B12. References:

See Continuation Sheet

B13. Remarks:

**\*B14. Evaluator:** Eugene Heck **\*Date of Evaluation:** 09/21/2013

(This space reserved for official comments.)



| State of California - The Resources Agend DEPARTMENT OF PARKS AND RECREAT CONTINUATION SHEET |                     | Primary #<br>HRI #<br>Trinomial |                     |        |  |
|--|---------------------|---------------------------------|---------------------|--------|--|
| Page <u>3</u> of <u>3</u>  | Resource Name or #: | (Assigned by recorder)          | 766 S Fair Oaks Ave |        |  |
| Recorded By: LSA Associates, Inc.  |                     | *Date: 09/21/2013               | X_Continuation      | Update |  |

(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

Property Information: City directories indicate the following businesses occupied this address during the historic period: V&E Company/Vemco Drafting Instruments (1960 through at least 1970).

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 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) code enforcement to Huntington Memorial Hospital to act as owner-builder to install signage on warehouse

(No date) building permit to Y.E.M. CO. to use Adv. \_? to re-roof aluminum canopy 30'x16'

(No date) Minor building permit to install pole sign for "Huntington Collection" (closed)

1947 building permit issued V&E Manufacturing Co. to use Daniel A. Elliott as architect and Vern R. Huck as contractor to build 65'x'115' manufacturing building (1947)

1991 minor building permit to re-roof (finalized 5/31/1991) with Monarch Roofing and Insulation by Huntington Hospital

2006 permit to Ryan Construction to use 8 wood platforms for new a/c equipment on roof and deck and re-roof (finalized 2006)

2010 mechanical permit to change out a/c units like for like at mezzanine and roof (finalized 2/25/2010) with Acco Engineered Systems

#### 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.essentialarchitecture.com/STYLE/STY-066.htm.



| State of California - The Resources Ag  | •  | Primary<br>HR  | 1.4   |
|---|--|--|---|
| PRIMARY RECORD  | LATION   | Trinom   |   |
| FRIMARI RECORD  |  | NRHP Status Co   | -   |
|   | Other Listings   |  |   |
|   | Review Code  | Reviewer   | Date  |
| Page <u>1</u> of <u>3</u>   | *Resource Name or #: (Assign   | ned by recorder) 10 Congress   | St  |
| P1. Other Identifier: APE Map Ref #   | 124-3B; Pasadena Medical Plaza   |  |   |
| P2. Location: Not for Publication   | tion X Unrestricted *a. Co   | ounty Los Angeles  | and (P2b and P2c or P2d.)                     |
| *b. USGS 7.5' Quad: Pasadena  | Date:  | 4 Land Grant: SAN PAS  | CUAL (GARFIAS)                                |
| c. Address: 10 Congress St  |  | City: Pasadena   | Zip: _91105                                   |
| d. UTM: (Give more than one for lar   | ,  | Zone:  | mE/ mN  |
|   | cel #, directions to resource, elevation   |  |   |
|   | and its major elements. Include design, ma   |  |   |
| Architectural Style: Modern, elements of                                      |  | 1 1 3  | ncludes a highrise, a parking garage;         |
| Siding/Sheathing: brick, All Visible Roof: flat                               |  | and support facilities.  Retains integrity: high.  | setting, location, materials,                 |
| <b>Fenestration:</b> aluminum, fixed, front, side                             | ,  | workmanship, association   | ξ, , ,  |
| Primary Entrance: front, storefront, rece                                     |  |  |   |
| Other notable features: windows arrange looks modern                          | d in vertical bands; parking garage  |  |   |
| No. Stories: 4  |  |  |   |
| Property Type: commercial   |  |  |   |
|   |  |  |   |
|   |  |  |   |
| ,   | ibutes and codes) HP07 ng Structure Object   | Site District Elemen   | t of District Other (Isolates, etc.           |
| P4. Resources Present: X Buildi   | ng Structure Object  |  | Other (isolates, etc.                         |
| P5a. Photo or Drawing (Photo required   | for buildings, structures, and object  | - /  | o. Description of photo:                      |
|   |  |  | ew, data, accession #)                        |
|   |  |  | ew to the SW, 09/16/13                        |
|   | le le  |  | 5. Date Constructed/Age and                   |
|   |  | 50   | urces: X Historic Prehistoric Both            |
|   | II IIII  |  | <del></del>                                   |
| 5.011   |  | C  | irca 1965                                     |
| -01HHHH   |  |  | -   |
|   |  |  | '. Owner and Address:                         |
|   | 1  | Marie Marie Company  | lyne, Gleeson L et al. Trs<br>0 W Congress St |
| = 13.600  |  | Pa   | sadena, CA 91105                              |
|   | 411111111  |  |   |
|   |  | THE R. P. LEWIS CO., LANSING, MICH.  | B. Recorded by:                               |
|   |  | Control of the last of the las | asey Tibbet<br>SA Associates, Inc.            |
|   | The state of the s |  | 500 Iowa Ave., Suite 200                      |
|   |  | R  | iverside, CA 92507                            |
|   |  |  |   |
|   |  | *P   | 9. Date Recorded: 09/16/2013                  |
| _   |  |  | 10. Survey Type: (Describe)                   |
| P11. Report Citation: (Cite survey rep  | ort and other sources or enter "none.")  | Ir   | tensive                                       |
| Historic Property Survey Report for the S<br>EA 187900, EFIS 0700000191, 2014 | R 710 North Study, Los Angeles County,   | , California, California Department o  | f Transportation District 7,                  |
| Attachments: None Location  | n Map Sketch Map X Conti   | inuation Sheet X Building, Si  | ructure, and Object Record                    |
| Archeological Reco  | · — · —  |  | Station Record                                |
| <del></del>   | <del></del>  |  | Olation Necolu                                |
| Rock Art Record   | Artifact RecordPhotograp   | h RecordOther (List):  |   |

State of California - The Resources Agency Primary # **DEPARTMENT OF PARKS AND RECREATION** HRI# BUILDING, STRUCTURE, AND OBJECT RECORD Page 2 of 3\*NRHP Status Code 6Y, 6Z \*Resource Name or #: (Assigned by recorder) 10 Congress St B1. Historic Name: B2. Common Name: B3. Original Use: Office building B4. Present Use: Office building \*B5. Architectural Style: Modern \*B6. Construction History: (Construction date, alterations, and data of alterations) Based on aerial photographs, this high-rise office building was constructed between 1953 and 1972. (See Continuation Sheet) \*B7. Moved? Date: Original Location: Unknown \*B8. Related Features: This property includes a highrise, a parking garage; and support facilities. b. Builder: <u>Unknown</u> B9a. Architect: Unknown Area: Pasadena \*B10. Significance: Theme: Commercial Architecture Period of Significance: circa 1965 Property Type: Office 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 office 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 |
|--------------------------------------|-----------------------------|------|

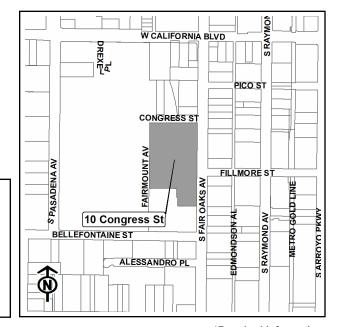
\*B12. References:

See Continuation Sheet

B13. Remarks:

**\*B14. Evaluator:** Eugene Heck **\*Date of Evaluation:** 09/16/2013

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| State of California - The Resources A | • •                 |                        | Primary #      |        |
|---------------------------------------|---------------------|------------------------|----------------|--------|
| DEPARTMENT OF PARKS AND RECF          | REATION             |                        | HRI #          |        |
| CONTINUATION SHEET                    |                     |                        | Trinomial      |        |
| Page 3 of 3                           | Resource Name or #: | (Assigned by recorder) | 10 Congress St |        |
| • — • —                               |                     | , , ,                  |                |        |
| Recorded Bv: LSA Associates Inc.      |                     | *Date: 09/16/2013      | X Continuation | Update |

(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: Olin-Matheson Chemical Corp (1957 and 1960); National Engineering Science Company (1963 and 1966); and Outward Bound Adventures Youth Organization (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:

1974 planning case (issued 6/6/74) for Pasadena Medical Structures (primary name) to propose to divide the existing site consisting of 1.96 acres into 502 lots for condominium purposes.

1987 permit (issued 9/23/87) for Huntington Memorial Hospital (primary name) to construct trash enclosure in parking lot area.

1988 permit (issued 4/15/88) for Huntington Memorial Trust (primary name) to re-roof.

1992 permit for Collis P. & Howard Huntington (primary name) to construct trash enclosure.

1992 permit (finaled 12/14/92) for Huntington Memorial Hospital (primary name) to construct a containment pit for a 150 gallon diesel FU tank (20 sq. ft.).

1994 permit (finaled 5/24/94) for Collis P. & Howard Huntington Trust (primary name) for tenant improvement that includes a demising wall and entry stair construction.

1998 expired permit (issued 3/23/98) for Haynes & Oakley Architects (primary name) to construct a concrete pad for truck mounted medical equipment.

2007 permit (issued 10/5/07) for Gleeson Payne (primary name) to install freestanding emergency signs (illuminated).

### 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 Californi<br>DEPARTMENT OF  | F PARKS AN   | ND RECREATION   | )N  |          |                 | NR                            | Primary<br>HR<br>Trinom<br>RHP Status Co                                       | l#   |                             |                                    |      |
|--|--|---|---|----------|-----------------|-------------------------------|--|--|-----------------------------|------------------------------------|------|
|  |  | (   | Other Listings                                  |          |                 |                               |  |  |                             |                                    |      |
|  |  |   | Review Code                                     |          | Review          | er                            |  |  | Date                        |                                    |      |
| Page $1$ of $3$  | _  | *Re   | source Name or                                  | #:       | (Assigned by re | ecorder)                      | 712 S Fair C   | aks Ave  |                             |                                    |      |
| P1. Other Identif  | ier: APE   | Map Ref # 125-3                                       | B; GEM Transitio                                | nal Care | 2               |                               |  |  |                             |                                    |      |
| *P2. Location:   |  | Publication   | X Unrestri                                      | cted     | *a. County      |                               |  |  | •                           | P2c or P2d.)                       |      |
| *b. USGS 7.5'  | _  | Pasadena  |   | Date:    |                 |                               | Grant: SAN PAS   | CUAL (G.   |                             |                                    |      |
| c. Address:  |  |   | ., .,   |          | City:           |                               |  |  | Zip: _                      |                                    |      |
| •  |  | J   | d/or linear resou                               | ,        | Zone:           |                               | 4 > A DNI-5720   | -  |                             |                                    | _ mN |
| e. Other Loca<br>*P3a. Description   |  |   | lirections to reso                              |          |                 |                               |  |  | to account and a            | - \                                |      |
| Architectural St<br>Siding/Sheathing<br>Siding/Sheathing<br>Roof: side gable,<br>Fenestration: all<br>Fenestration: all<br>Primary Entran<br>Plan: rectangular | g: brick: veneer<br>g: stucco, All V<br>low, wide eave<br>uminum, horizo<br>uminum, fixed<br>ce: front, doub | r, W<br>Visible, altered: yees<br>ontal sliding, fron | t   |          |                 | Propert<br>Retains<br>feeling | s: Partial, front<br>ty Type: institut<br>integrity: medi<br>ions: altered dec | um, settin   | _                           | , association,                     |      |
| P5a. Photo or D  | rawing (Photo  | o required for b                                      |   |          | objects.)       |                               | (Vio   | ew, data,  | X His                       | n #)<br>3<br>ed/Age and            |      |
|  |  |   |   |          |                 |                               | *PE E L. 15  | alfair Prope<br>15 S Fair Oa<br>Isadena, CA<br>3. Record<br>Lisa Bechto<br>SA Associ | aks Ave<br>91105<br>ded by: |                                    |      |
| *P11. Report Cita Historic Property EA 187900, EFIS  | Survey Repor   | t for the SR 710                                      | other sources or o                              |          | ·               | nia, Californ                 | * <b>P</b> *   | 10. Surve  |                             | 09/21/20<br>(Describe)<br>trict 7, |      |
| *Attachments:  | Nama   | Lagation Man  | Okatab M  | an '     | X Continuation  | Shoot                         | X Building, St   | ruoturo  | and Obics                   | ot Dogged                          |      |
|  |  |   |   |          |                 |                               |  |  |                             |                                    |      |
| Attacimients.  | None   | Location Map<br>gical Record                          | <ul><li>Sketch M</li><li>District Red</li></ul> | . –      | Linear Feat     |                               |  | Station I  | -                           | i Record                           |      |

State of California - The Resources Agency Primary # **DEPARTMENT OF PARKS AND RECREATION** HRI# BUILDING, STRUCTURE, AND OBJECT RECORD Page 2 of 3\*NRHP Status Code 6Y, 6Z \*Resource Name or #: (Assigned by recorder) 712 S Fair Oaks Ave B1. Historic Name: B2. Common Name: B4. Present Use: Care facility B3. Original Use: Care facility \*B5. Architectural Style: Vernacular, Neoclassical \*B6. Construction History: (Construction date, alterations, and data of alterations) Year constructed: 1964 (See Continuation Sheet) \*B7. Moved? X No Yes **Original Location:** Unknown Date: \*B8. Related Features: None b. Builder: Houston Investment Corp. B9a. Architect: Unknown Area: Pasadena \*B10. Significance: Theme: Commercial Architecture Period of Significance: 1964 Property Type: Medical 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 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) HP16 \*B12. References:

See Continuation Sheet

B13. Remarks:

\*B14. Evaluator: Eugene Heck \*Date of Evaluation: 09/21/2013

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| CONTINUATION SHEET   |  |  |   |  | HRI#  |                         |
|  | THOM SHEET   |  |   |  | Trinomial   |                         |
| Page $\frac{3}{}$ of $\frac{3}{}$  |  | Resource Name or #:  | (Assigned   | by recorder)   | 712 S Fair Oaks Ave   |                         |
| Recorded By:   | LSA Associates, Inc.   |  | *Date:  | 09/21/2013   | X Continuation  | Update                  |
| (continued):   |  |  |   |  |   |                         |
| Property Informa   | ation: Research in the City  | y Directories between the years  | of 1900 and 1   | 970 do not list tl   | nis address.  |                         |
| not more closely pertaining to per C: This is neither method of construction to a comment it as the value. In addition the quality of but non-existent alter about the history B6. Construction Numerous permit 1985 Planning contribution of the pertaining contribution of the pertaining the permit th | r associated with or repressions. The property does nor the sole example of a production. Compared to other work of a master and the normal production of the area of the normal production of the area of the normal production of the | sentative of this period in than numerous appear to be associated with a operty type illustrating the historer examples of this property type ne observed level of workmanshirict potential in the area.  Is exceptional and therefore a renational or California Registers. (which relates primarily to archausis property. The most pertinent at laundry rooms of convalescent | amerous other<br>a person imporic context, no<br>e found in Pas<br>ip does not ris<br>esource must<br>Under Criter<br>aeological site<br>are listed belo<br>hosp. To prov | rs. Under Criteriortant to local, stor a strongly repadena, it lacks as above the ordinary with the buildings.  by:  by:  continuous distribution of the buildings.  continuous distribution of the buildings. | ng the post-World War II period and on B: No information was found ate or national history. Under Criteriresentative example of a type, period rechitectural significance. Research fainary. It does not possess high artistic integrity, strong associations and alm ng is not likely to yield information stalls where 38 are required to eliminal another portion of same parking fain | ion d or ails to c nost |
| Thurston's City<br>http://www.ance<br>City of Pasadena   | City Directories, Pasader<br>Directories, Polk City Dir<br>estry.com.  | na Star (1913 and 1914), The Morectories. Accessed March-June of Pasadena Building & Safety I  | 2014 through  |  | •   |                         |
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|  | a - The Resources Agency<br>OF PARKS AND RECREATION  | Primary #   |
|--|--|---|
| PRIMARY F  | RECORD   | Trinomial   |
|  |  | tatus Code 6Y, 6Z   |
|  | Other Listings   |   |
|  | Review Code Reviewer   | Date  |
| Page <u>1</u> of <u>3</u>  | *Resource Name or #: (Assigned by recorder)66  | 0 S Fair Oaks Ave   |
| 1. Other Identific   | ier: APE Map Ref # 126-3B; Huntington Medical Research Institutes  |   |
| 2. Location:   | Not for Publication X Unrestricted *a. County Los Angeles  | and (P2b and P2c or P2d.)   |
| *b. USGS 7.5' 0  |  | SAN PASCUAL (GARFIAS)   |
| _  | 660 S Fair Oaks Ave City: Pasadena   | Zip: 91105  |
| •  | e more than one for large and/or linear resources)  Zone:  | mE/ mN  |
|  | tional Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate): £  |   |
| 3a. Description:   |  | , ,   |
| Siding/Sheathing:<br>Roof: flat<br>Fenestration: alur                        | design, feeling the prick: stucco, All Visible, altered: yes the prick: which is stucco, All Visible, altered: yes the prick: which is stucco, All Visible, altered: yes the prick: yes the yes the prick: yes the ye |   |
| Primary Entrance<br>Plan: rectangular<br>No. Stories: 1<br>Property Type: co |  |   |
| 3b. Resource At<br>4. Resources Pr   |  | Element of DistrictOther (Isolates, etc   |
| 34. 1 1100 OF DIS  | rawing (Photo required for buildings, structures, and objects.)  | P5b. Description of photo:   (View, data, accession #)   View to the E, 09/18/13   *P6. Date Constructed/Age and Sources: X Historic Both 1949   Assessor |
|  | tion: (Cite survey report and other sources or enter "none.")  Survey Report for the SR 710 North Study, Los Angeles County, California, California Dep 8 0700000191, 2014   | *P9. Date Recorded: 09/21/2013  *P10. Survey Type: (Describe)  Intensive  partment of Transportation District 7,  |
| Attachments: _   | NoneLocation MapSketch Map _X Continuation Sheet _X BuArcheological RecordDistrict RecordLinear Feature RecordRock Art RecordArtifact RecordPhotograph RecordOther (I  | illding, Structure, and Object Record  Milling Station Record   |

State of California - The Resources Agency Primary # **DEPARTMENT OF PARKS AND RECREATION** HRI# BUILDING, STRUCTURE, AND OBJECT RECORD Page 2 of 3\*NRHP Status Code 6Y, 6Z \*Resource Name or #: (Assigned by recorder) 660 S Fair Oaks Ave B1. Historic Name: B2. Common Name: B4. Present Use: Medical facility B3. Original Use: Medical facility \*B5. Architectural Style: Modern \*B6. Construction History: (Construction date, alterations, and data of alterations) Year constructed: 1949 (See Continuation Sheet) \*B7. Moved? X No **Original Location:** Unknown Date: \*B8. Related Features: None B9a. Architect: Unknown b. Builder: J. Shelton Gordan Area: Pasadena \*B10. Significance: Theme: Commercial Architecture Period of Significance: 1949 **Property Type:** Medical 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 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, HP41, HP06 \*B12. References: See Continuation Sheet

B13. Remarks:

\*B14. Evaluator: Eugene Heck \*Date of Evaluation: 09/21/2013

(This space reserved for official comments.)



| DEPARTMENT OF PARKS AND RECREAT | •                   |                        | Primary #<br>HRI #  |  |
|---------------------------------|---------------------|------------------------|---------------------|--|
| CONTINUATION SHEET              |                     |                        | Trinomial           |  |
| Page <u>3</u> of <u>3</u>       | Resource Name or #: | (Assigned by recorder) | 660 S Fair Oaks Ave |  |

**\*Date:** 09/21/2013

X Continuation

Update

(continued):

\*Recorded By:

State of California The Becauses Agency

LSA Associates, Inc.

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: Goods of the Woods Novelties/ Mongomery & Pomeroy, chemists (1949); Braden Imports (1953); Braden Imports/Henry Keck, industrial design/ Pomeroy & Associates, chemists (1954); Glassco Instrument Company, gauge manufacturers/ Henry Keck, industrial designers/OFC Accessories Corp./Pomeroy & Associates, chemical engineers (1957); Pomeroy & Associates, chemical engineers (1960); and Pomeroy, Johnson & Bailey, civil engineers (1963–1970).

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 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:

1927 permit for Foster and Klessor to erect a poster board (finalized 4/15/1927)

1929 permit to Bille Pomeroy to use J.L. Construction to build a new office with one wall and install new fencing in front of building (finalized 8/17/1929)

1949 permit to A.G. Braden to use J. Shelton Gordan for 5,525 sq. ft. office and shop (finalized 12/14/1949)

1949 permit to Foster and Klessor to act as owner-builder to build a new billboard (finalized 2/24/1949)

1951 permit for building repair (finalized 1951)

1975 permit to Pomeroy and Johnston etc. to use Royal Roofing Co. to re-roof (finalized 2/8/1975)

1975 permit to Gail Cumberland to use Radian Corp to install a sign (finalized 8/17/1975)

1982 permit William Oppel to use Pedersen Heeley as architect and Les Jillson as contractor to remodel façade only (finalized 6/21/1982)

2004 mechanical permit for two new roof top heat pumps and ducts (finalized 6/30/2004) with Integrated Mechanical

2004 building permit for remodel and addition of 695 sq. ft. to clinical offices (finalized 7/7/2004) for Hahn Contractors

2008 Preliminary plan review for demolition of 9 buildings and partial demolition of 1 building to facilitate the construction of a new 108,987 sq. ft. research and development (non-office) laboratory (received)

2011 Preliminary plan review for 3 story medical laboratory building 37, 876 sq. ft. (received)

#### 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 Primary # **DEPARTMENT OF PARKS AND RECREATION** HRI# **Trinomial** PRIMARY RECORD NRHP Status Code 6Y, 6L, 6Z Other Listings **Review Code** Reviewer Date (Assigned by recorder) 1,11,21,23,27 W California Blvd, 527 S Fair Oaks \*Resource Name or #: Page 1 of 4 P1. Other Identifier: APE Map Ref # 129-3B; Cal-Fair Plaza \*P2. Location: Not for Publication X Unrestricted \*a. County Los Angeles and (P2b and P2c or P2d.) 1994 \*b. USGS 7.5' Quad: Pasadena Date: Land Grant: SAN PASCUAL (GARFIAS) c. Address: 1,11,21,23,27 W California Blvd, 527 S Fair Oaks Zip: 91105 City: Pasadena d. UTM: (Give more than one for large and/or linear resources) Zone: e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate): APN:5713041024 \*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries) Architectural Style: various: One-Part Commercial Block, Spanish Eclectic, Property Type: commercial venacular, contemporary Retains integrity: low, setting, location Siding/Sheathing: brick, stucco, all visible **Alterations:** altered aerials indicate a large building was Roof: flat demolished between 1977 and 1980; numerous significant Fenestration: wood, double-hung, side alts over time Fenestration: wood, fixed, side Fenestration: aluminum, fixed, front, alteration: yes Primary Entrance: front, storefront, alteration: yes Plan: various: rectangular and L-shaped No. Stories: 7 buildings: five 1-story buildings, two 2-story buildings \*P3b. Resource Attributes: (List attributes and codes) HP06 Structure Object Site District Element of District Other (Isolates, etc.) \*P4. Resources Present: X Building P5b. Description of photo: P5a. Photo or Drawing (Photo required for buildings, structures, and objects.) (View, data, accession #) View to the NW, 09/16/13 \*P6. Date Constructed/Age and Sources: X Historic Prehistoric Both 1924 Assessor P7. Owner and Address: South Goodyear Investments Corp 853 E Valley Blvd San Gabriel, CA 91776 P8. Recorded by: Casey Tibbet LSA Associates, Inc. 1500 Iowa Ave., Suite 200 Riverside, CA 92507 \*P9. Date Recorded: 09/16/2013 \*P10. Survey Type: (Describe) Intensive \*P11. Report Citation: (Cite survey report and other sources or enter "none.") Historic Property Survey Report for the SR 710 North Study, Los Angeles County, California, California Department of Transportation District 7, EA 187900, EFIS 0700000191, 2014 X Continuation Sheet X Building, Structure, and Object Record None Location Map Sketch Map \*Attachments: Archeological Record District Record Linear Feature Record Milling Station Record Rock Art Record Artifact Record Photograph Record Other (List):

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

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| HRI#      |  |

| Page <u>2</u> of <u>4</u>                   |   | *NRHP Status Code 6Y, 6L, 6Z   |
|---|---|--|
|   | *Resource Name or #: (Assigned by recorder)   | 1,11,21,23,27 W California Blvd, 527 S Fair Oaks   |
| B1. Historic Name:                          |   |  |
| B2. Common Name:                            |   |  |
| B3. Original Use: Commercial                | B4. Present Use:  | Commercial   |
| 35. Architectural Style: Various            |   |  |
| B6. Construction History: (Constru          | ction date, alterations, and data of alterations)   |  |
| Year constructed: 1914, 1924, 1925, 1927, 1 | 964, 1972, 1980 (See Continuation Sheet)  |  |
| B7. Moved? <u>X</u> No Yes                  | Unknown Date: C   | Original Location:   |
| B8. Related Features:                       |   |  |
| None  |   |  |
|   |   |  |
| B9a. Architect: Geo. P Telling (1 W. Ca     | alif); Miller & Hayes (23-27 W. Calif) b. Builder: The  | hos P James and Henry Seward (1 W Calif); Goodsell & So  |
| 310. Significance: Area: Pasadena           | Theme: Commercial Architectu  | ure; Commercial Development  |
| Period of Significance:                     | Property Type: Commercial   | Applicable Criteria: NA  |
| (Discuss importance in terms of historical  | or architectural context as defined by theme, period, and ge  | eographic scope. Also address integrity.)  |
|   | e National Register of Historic Places (National Register) or<br>y or as a contributor to a larger historic district. It was not ev |  |
| (continued on next page)                    |   |  |
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| 11. Additional Resource Attributes:         | (List attributes and codes) HP06  |  |
| B12. References:                            | <u> </u>  |  |
| See Continuation Sheet                      |   |  |
| See Continuation Sheet                      |   | MAY AL   |
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| B13. Remarks:                               | PASADENA  | HERRALL MANAGER AND THE STATE OF THE STATE O |
|   | S P   | PALMETTO DR W  |
| 314. Evaluator: Eugene Heck                 |   | S RAYMOND AV BOOK S AV BOO |
| Date of Evaluation: 09/16/2013              |   | 1 W California Blvd  |
|   |   | S  |
|   |   | W CALIFORNIA BLVD  |
| (This space reserved for                    | official comments.)   | DREXE LA   |
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| State of California - The Resources Agency |
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| DEPARTMENT OF PARKS AND RECREATION         |
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# CONTINUATION SHEET

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| Page $\underline{3}$ of $\underline{4}$ |                      | Resource Name or #: | (Assigned | by recorder) | 1,11,21,23,27 | W California Blvo | d, 527 S Fair Oaks |
|---|----------------------|---------------------|-----------|--------------|---------------|-------------------|--------------------|
|   |                      |                     |           |              |               |                   |                    |
| *Recorded By:                           | LSA Associates, Inc. |                     | *Date:    | 09/16/2013   | <u>X</u> (    | Continuation      | Update             |

(continued):

The property was previously surveyed.

1 W. California "not eligible for listing at national, state, or local levels due to lack of historic significance, architectural distinction and physical integrity..."(Grimes 2007).

17-21 W California was found California Register Status Code 5S3 in 2007.

25-27 W California was found California Register Status Code 6L in 2007.

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."

Sanborn Map Research: The 1951 Sanborn map for 1 West California Boulevard (also addressed as 15, 19, and 21 West California Boulevard 567 and 571 South Fair Oaks Avenue on Sanborn map) depicts two, two-unit, two-story commercial buildings, of masonry construction with a single story addition on the north façade on a 175-foot-by-75-foot rectangular parcel. The buildings rest on concrete slab foundations, has an asymmetrical layout, and are covered by fire-resistant roofing. Text describing these features is illegible. No other buildings, structures, or objects are shown. The parcel is located in a mixed commercial and residential area with many similar, small-scale commercial buildings such as auto repair and many with unnamed uses. The James R. Greenfield Grammar School is depicted east of the property with many single-family and multiple-family residential properties of various sizes. A segment of the Pasadena Branch of the Union Pacific Railroad right of way is shown south of the property in the middle of West California Boulevard.

Property Information: City directories indicate the following business was located at this address during the historic-period: Owl Drugs (1943). No further information is listed for this address.

Architect Information: No information found.

Significance Evaluation. The integrity of this property is diminished by numerous alterations. 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. 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, these commercial buildings were built in the early 1910s, and the mid-1920s during boom periods in Pasadena. However, the buildings have undergone several alterations (including the removal of one building and the addition of another in 1980) that have changed their original configurations and appearancees. 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 facility 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 separately or as contributors to historic districts.

# **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=5881&display=resource

1981 permit issued to Cal-Faire JV to act as owner-builder to install two 14'x2' signs (issued 2/27/1981)

1985 sign permit (applied 6/18/85) to install pole sign

1986 permit issued to Cal-Fair Oaks to use W. Heath Co. as contractor to install a monument sign (finalized 1986)

1989 sign permit (finaled 5/30/89) for California-Fair Oaks (applicant) to install window sign

1989 sign permit (applied 6/29/89) for Legacy DBA: Sign Studios (contractor)/Sports Rock Café (tenant) to install one illuminated wall sign

1990 elect plan review for Sports Rock Café to use Legacy Elect as contractor to install an illuminated wall sign (expired 12/12/1990)

1992 permit (finaled 4/21/92) for John Crowe Roofing (contractor) to re-roof

1992 permit (finaled 5/19/92) for California-Fair Oaks (applicant) to re-roof

1994 certificate of occupancy issued to Bruce Graney & Co. (tenant) and Ostaar Realty (owner) to do tenant improvements (4/20/1994)

1996 permit (finaled 4/9/96) for Berwick Roofing (contractor) to re-roof building

1996 permit (finaled 10/1/96) for Katsof Aron (applicant) to replace existing wood storefront with aluminum

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

| Primary # |  |
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| Page <u>4</u> of <u>4</u>          | *Resource Name or #: (Assigned by recorder) | 1,11,21,23,27 W California Blvd, 527 S Fair Oaks |
|------------------------------------|---|--|
| *Recorded By: LSA Associates, Inc. | * <b>Date:</b> 09/16/2013                   | X_ContinuationUpdate                             |

(continued):

1996 (applied 12/9/96) permit for Katsof Aron (applicant) to conduct seismic rehab and exterior alterations

1997 permit (finaled 4/15/97) for Yeh Jack C (engineer) for seismic retrofit of 4 URM buildings at cal-fair plaza: building 1 = 400 suites,

building 2 = 300 suites, building 3 = 100 suites, building 4 = 600 suites

1997 (issued 7/8/97) permit for Mercury Const. Co. (contractor) to relocate existing door and enlarge existing window

1997 (finaled 7/8/97) planning case for Katsof Aron (applicant) to construct exterior alterations for Cal-Fair Plaza

2005 permit (finaled 3/2/2005) for Alexander C. Pyper (engineer)/Boston Brick & Stone (contractor)/Harley Barber (applicant) to repair hole in west wall caused by vehicle collision to match existing as close as possible

2006 code complaint (1/23/06) for construction without permit

2006 permit (finaled 8/30/06) for One Forth Three Enterprises (contractor) to install non-illuminated dimensional letter sign

2006 code complaint (reinspected12/5/06) for wooden support beam above suite #311 rotted and about to break, if so structure will come down and may cause damage or injury.

2006 planning case (received) for individual acrylic letter sign for NYX Sleep Disorder Center

2007 (issued 7/11/07) planning case (approved) for Stacy Swanson (applicant) to install two new wall signs, banner sign, plaque sign, and hanging sign

2008 permit (finaled 6/18/08) for Varoozh (applicant/ contractor/architect) to conduct steel frame header reinforcement of exist. Doorway - two vents to be painted a dark color to help obscure view of venting from public street no facade work on California or Fair Oaks no change in size of opening

2011 permit (finaled 4/13/11) for Encore image (contractor) to install 2'x8' sandblasted wood sign & (1) double face blade sign (non-illuminated)

#### B12. References

Aerial Photographs

var. Accessed online in 2013 and 2014 at: http://www.historicaerials.com/aerials.php?code=404

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.

Grimes, Teresa

2007 no survey name, DPR forms for various properties.

Sanborn-Perris Map Co., Ltd.

1931 Pasadena, California: Volume 1. Updated 1951. Sanborn Map and Publishing Company, Pelham, New York.

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| DEPARTMENT OF PARKS AND RECREATION   | HRI#inomial                             |
| PRIMARY RECORD Tri   | · · · -                                 |
| Other Listings   |   |
| Review Code Reviewer   | Date                                    |
| Page 1 of 4   *Resource Name or #: (Assigned by recorder)   527 S F  | Gair Oaks Ave                           |
| P1. Other Identifier: APE Map Ref # 131-3B; N. T. Young Cane & Fibre Raffia Works  |   |
| 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: 527 S Fair Oaks 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:  | 5713041016                              |
| P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, si   | ze, setting, and boundaries)            |
| Architectural Style: One-Part Commercial Block   |   |
| Siding/Sheathing: brick, S Siding/Sheathing: concrete block, E   |   |
| Roof: flat, parapet  |   |
| Fenestration: wood, fixed, front   |   |
| Fenestration: metal, hopper, side  |   |
| Other notable features: vertcal wavy pattern on parapet; wrought-iron grille   |   |
| work; curved cornice; new entry; tile skirting   |   |
| Property Type: commercial  Retains integrity: medium, setting, location, workmanship, association, design,   |   |
| feeling  |   |
| P3b. Resource Attributes: (List attributes and codes) HP06   |   |
|  | ement of District Other (Isolates, etc. |
|  | Bella Bassadatian afabatas              |
| P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)   | P5b. Description of photo:              |
|  | (View, data, accession #)               |
|  | View to the W, 09/16/13                 |
|  | *P6. Date Constructed/Age and           |
| White has been a second  | Sources: X Historic                     |
|  | Prehistoric Both                        |
|  | 1932                                    |
|  | Permit                                  |
|  | *P7. Owner and Address:                 |
|  | Wei Jing Xie                            |
| A THE RESERVE OF THE PARTY OF T | 533 S Fair Oaks Ave                     |
|  | Pasadena, CA 91105                      |
|  |   |
|  | *P8. Recorded by:                       |
|  | Casey Tibbet LSA Associates, Inc.       |
|  | 1500 Iowa Ave., Suite 200               |
|  | Riverside, CA 92507                     |
|  |   |
|  | * <b>P9. Date Recorded:</b> 09/16/2013  |
|  | *P10. Survey Type: (Describe)           |
|  | Intensive                               |
| P11. Report Citation: (Cite survey report and other sources or enter "none.")  |   |
| Historic Property Survey Report for the SR 710 North Study, Los Angeles County, California, California Departm<br>EA 187900, EFIS 0700000191, 2014   | nent of Transportation District 7,      |
| Attachments: None Location Map Sketch Map X Continuation Sheet X Buildin   | ng, Structure, and Object Record        |
| <u> </u>   | lilling Station Record                  |
| <u> </u>   | •                                       |
| Rock Art RecordArtifact RecordPhotograph RecordOther (List)  |   |

State of California - The Resources Agency Primary # **DEPARTMENT OF PARKS AND RECREATION** HRI# BUILDING, STRUCTURE, AND OBJECT RECORD Page 2 of 4\*NRHP Status Code 6Y, 6Z \*Resource Name or #: (Assigned by recorder) 527 S Fair Oaks Ave B1. Historic Name: Sugano Jewelers N. T. Young Cane & Fibre Raffia Works 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) 1932 (See Continuation Sheet) \*B7. Moved? X No Unknown **Original Location:** \*B8. Related Features: None B9a. Architect: Unknown b. Builder: Unknown Area: Pasadena Theme: Commercial Architecture; Ethnic History \*B10. Significance: Period of Significance: 1932 **Property Type:** Commercial Applicable Criteria: A, NA (Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.) This 1932 commercial building does not appear to be 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. It is listed in Pasadena's component of the California Historical Resources Inventory Database (CHRID) with a California Historical Resources (CHR) Status Code of 5S3 (now 6L). 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 and California Register. (continued on next page) B11. Additional Resource Attributes: (List attributes and codes) HP06

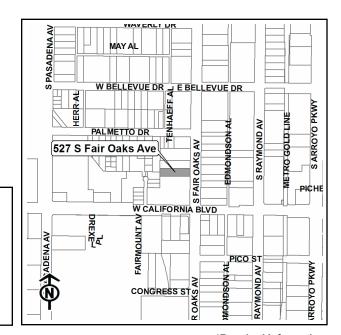
\*B12. References:

See Continuation Sheet

B13. Remarks:

**\*B14. Evaluator:** Eugene Heck **\*Date of Evaluation:** 09/16/2013

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| State of California - The Resources Agency |
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| DEPARTMENT OF PARKS AND RECREATION         |
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| Page $3$ of $4$                    | Resource Name or #: (Assigned by recorder) |                           | 527 S Fair Oaks Ave |  |  |
|------------------------------------|--|---------------------------|---------------------|--|--|
| *Recorded By: LSA Associates, Inc. |  | * <b>Date:</b> 09/16/2013 | Update              |  |  |

(continued):

Sanborn Map Research: No information was found for this address.

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.).

Ethnic context: Pasadena's Japantown, concentrated in the Central Business District and South Raymond-Fair Oaks Avenue industrial-commercial district, was established in the early 1900s. Moving from agricultural work throughout California, Japantown communities began to develop in urban centers, where immigrants often branched into related businesses, such as wholesale and retail produce, grocery stores, nurseries, and gardening. Many also found work in domestic services as houseboys, laundry service, cafes, and boarding houses. In 1920, 42% of Japanese in Pasadena were gardeners, 42% were in the service fields; and 17% were small business owners (California Japantowns 2014).

Property Information: City directories indicate the following businesses operated at this address during the historic-period: Iwajero Sugano Jewelers (1933 - 1940); Jed C. and Jacques Lambert (1947); Gilman Scientific Instruments Company (1951 – 1954); Sylvia Hood Industries Wholesale Gift Wares (1962 – 1970); and Aga's Green Alley Pots and Plants (1973). Anecdotal information from the current owner provided during the field survey indicates the Sugano family lost the business when they were relocated to an internment camp at the beginning of World War II. According to records found on Ancestry.com, Iwajero (or Iwajiro) Sugano who had been a "retail manager" in Pasadena in 1940 was relocated to Tulare. Sugano came to the United States at age 28 in 1906. In 1920, Census records indicate that he was living in Los Angeles where he owned and operated a grocery store. He died in Los Angeles in 1952 in Los Angeles.

Significance Evaluation. Under Criterion A, this commercial building is associated with Pasadena's Japanese immigrant/Japanese-American community prior to the advent of the Second World War as well as with the historically significant event of Japanese-American internment after Imperial Japan's attack on Pearl Harbor in December 1941 and President Franklin Roosevelt's authorization of Executive Order 9066. The property was owned by Japanese-born Iwajero Sugano from its construction in 1932 until at least1940 before Sugano's relocation to Tulare. However as one of many Japanese-owned businesses during the pre-World War II era in the Pasadena, this association on its own is not significant. Under Criterion B, information obtained about Iwajero Sugano fails to document any accomplishments in a particular field of endeavor that are judged to be 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 appears eligible for listing in the National Register or the California Register und

B6. Construction History

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

(No date) Company as contractor (associated electrical permit) (No date) Expired building permit for new storefront for Revival Antiques

1932 permit to I. Sugano to act as owner-builder to construct a new dwelling (finalized 4/2/1932)

1932 permit to I Sugano to act as owner-builder to construct a store (finalized 4/19/1932)

1955 permit illegible (6/27/1955)

| State of California - The Resources Agency DEPARTMENT OF PARKS AND RECREATION CONTINUATION SHEET | N   | Primary #<br>HRI #<br>Trinomial |
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| Page <u>4</u> of <u>4</u>  | *Resource Name or #: (Assigned by recorder) | 527 S Fair Oaks Ave             |

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| age <u>4</u> of <u>4</u>  | *Resource Name or #: (Assigned by re  | ecorder) 527 S Fair Oaks Ave  |        |  |  |  |
| ecorded By: LSA Associates, Inc   | c. *Date: _09/10  | 6/2013 X_Continuation   | Update |  |  |  |
| (continued):  |   |   |        |  |  |  |
| 1962 building permit to Lawrence W. E<br>1974 permit M.AK. Woo to use Roy Lo<br>2003 permit (finaled 3/28/03) for Wei J<br>2003 permit (finaled 4/18/03) for new of | to George Sugano to fix unreinforced parapet walls, bath Burrows to remodel store front (close in opening w/doctoney Construction Co. to build garage with glass winder. Xie (owner-builder) to renovate/rehabilitate storefrom canvas signs  of HVAC system and (finalized 6/14/2006) to Wayne | or) (finalized 11/6/1962)<br>ows (570 sq. ft.) (4/4/1974)<br>at (entrance only) |        |  |  |  |
| B12. References   |   |   |        |  |  |  |
|   | dena Star (1913 and 1914), The Moore-Pasadena City<br>Directories. Accessed March-June 2014   | Directory and Directory of Householders,  |        |  |  |  |
| City of Pasadena  | ty of Pasadena Building & Safety Division.  |   |        |  |  |  |
|   | Guide to American Commercial Architecture. AltaMir  | ra Press, Walnut Creek, CA.   |        |  |  |  |
|   |   |   |        |  |  |  |
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| State of California - The Resources Agency DEPARTMENT OF PARKS AND RECREATION   | Primary #<br>HRI #                            |   |                 |
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| PRIMARY RECORD  | Trinomial                                     |   |                 |
|   | P Status Code                                 | 6Y, 6L, 6Z  |                 |
| Other Listings  |   |   |                 |
| Review Code Reviewer  | 512 G F : O I                                 | Date _  |                 |
| Page 1 of 4 *Resource Name or #: (Assigned by recorder)   | 512 S Fair Oaks                               | Ave   |                 |
| P1. Other Identifier: APE Map Ref # 134-3B; T.L. Gurley Antiques  |   |   |                 |
| *P2. Location: Not for PublicationX_ Unrestricted*a. CountyLos Angele   | es  | and (P2b and P  | 2c or P2d.)     |
|   | nnt: SAN PASCUA                               |   |                 |
| c. Address: 512 S Fair Oaks Ave City: Pasadena  |   | Zip: _9   |                 |
| d. UTM: (Give more than one for large and/or linear resources)  Zone:   | 1 DV 550000                                   | _ mE/<br>   | mN              |
| e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriat   |   |   |                 |
| *P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alter Architectural Style: One-Part Commercial Block Retains in   | rations, size, setting<br>tegrity: high, sett |   |                 |
| v ·   | ship, association, d                          | · .   | ,               |
| *P4. Resources Present: X Building Structure Object Site District P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)  | (View,<br>View t<br>*P6. D<br>Source          | Description of pi<br>data, accession<br>to the E, 09/18/13              | #)<br>d/Age and |
| TLOUREY ANTIQUES WILLIAM  | 1922<br>Asses<br>*P7. O<br>Nishik<br>852 Su   |   | _               |
|   | Elisa LSA A<br>1500 Rivers                    | Recorded by: Bechtel Associates, Inc. Iowa Ave., Suite 2 side, CA 92507 | 200             |
|   |   | ate Recorded:   | 09/21/2013      |
|   | *P10. S                                       | Survey Type:  | (Describe)      |
| *P11. Report Citation: (Cite survey report and other sources or enter "none.")  Historic Property Survey Report for the SR 710 North Study, Los Angeles County, California, California EA 187900, EFIS 0700000191, 2014 |   |   | ict 7,          |
| Archeological RecordDistrict RecordLinear Feature Record  | Building, Struc  Milling Sta                  | ture, and Object  | Record          |

| tate of California - The Resources Ag   | EATION  | Primary #  |
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| ·   | , AND OBJECT RECORD   | *NRHP Status Code 6Y, 6L, 6Z   |
| ge <u>2</u> of <u>4</u>   | *Resource Name or #: (Assigned by recorder)   | 512 S Fair Oaks Ave  |
|   | ,   |  |
| Historic Name: Nishi Auto Parts     Common Name: T. L. Gurley Ant   | iones   |  |
| <ol> <li>Common Name: <u>T. L. Gurley Ant</u></li> <li>Original Use: commercial</li> </ol>  | B4. Present Use:  | Commercial (antique store)   |
|   | Commercial Block  | <u> </u>   |
| ear constructed: 1922. (See Continuation S  | Sheet)  |  |
| <del></del>   | Unknown Date: (   | Original Location:   |
| 8. Related Features:  |   |  |
| 8. Related Features:  | b. Builder: <u>v</u>  |  |
| 9a. Architect: Leon Brockway  10. Significance: Area: Pasadena  Period of Significance: 1922  | b. Builder: V Theme: Commercial Architect Property Type: Commercial   | Vhite & Taylor Ture; Commercial Development  Applicable Criteria: N  |
| Ba. Architect: Leon Brockway  10. Significance: Area: Pasadena  Period of Significance: 1922  (Discuss importance in terms of historical  | b. Builder: V Theme: Commercial Architect Property Type: Commercial or architectural context as defined by theme, period, and ge  | /hite & Taylor  ture; Commercial Development  Applicable Criteria: New page 2008 No. 100 No. 1 |
| 9a. Architect: Leon Brockway  10. Significance: Area: Pasadena  Period of Significance: 1922  (Discuss importance in terms of historical tribs property is not eligible for listing in the  | b. Builder: V Theme: Commercial Architect Property Type: Commercial   | White & Taylor  Ture; Commercial Development  Applicable Criteria: New prographic scope. Also address integrity.)  The California Register of Historical   |
| 9a. Architect: Leon Brockway  10. Significance: Area: Pasadena  Period of Significance: 1922  (Discuss importance in terms of historical characters (California Register), individually the property was previously surveyed. | b. Builder: V Theme: Commercial Architect Property Type: Commercial I or architectural context as defined by theme, period, and get a National Register of Historic Places (National Register) of | Applicable Criteria: Neographic scope. Also address integrity.)  The California Register of Historical valuated under the local ordinance.  The California Register of Historical valuated under the local ordinance.  |

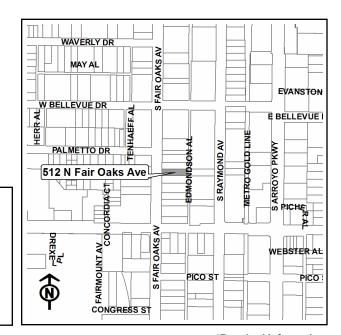
\*B12. References:

See Continuation Sheet

B13. Remarks:

**\*B14. Evaluator:** Eugene Heck **\*Date of Evaluation:** 09/21/2013

(This space reserved for official comments.)



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| Page $3$ of $4$                    | Resource Name or #: | (Assigned by recorder)     | 512 S Fair Oaks Ave           |  |
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| *Recorded By: LSA Associates, Inc. |                     | * <b>Date</b> : 09/21/2013 | <u>X_</u> Continuation Update |  |

(continued):

Sanborn Map Research: The 1951 Sanborn map does not depict a property at this address.

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. 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 1922 commercial building dates to 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: 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. It was designed by Leon Brockway (b. 1876). His other known works in Pasadena (unless otherwise noted) include: 817 South Oakland Avenue residence, 976 Hillside Terrace residence (1928), Mrs. Elsie Bennett residence (1925), Crown Building, C. A. Ferry Residence (1924), First Congregational Church, 1924, Pilgrim Congregational Church, Parish House, Reinway Court, and the George W. Stimson Office Building in Alhambra (1921). While Brockway was locally active, research fails to demonstrate this property 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:

Denied planning variance to construct 600 sq. ft. addition to existing auto part store that would be built to property line No date building permit for seismic retrofit of URM building (expired) to Robert Parlee as engineer and Sedcon Engineers Contractors No date building permit for auto parts sales addition to use Charles K. Ham as architect (expired)

Sign permit, no date, not legible

Sign permit, not legible

Building permit to Shirley Lou Smith to act as owner-builder to remove parapet and roof structure over boiler (final date not legible) Numerous building permits for alterations that are not legible

Building alteration permit to Pasadena Dry Cleaners to use Fishbeck Awning Co. Ltd. To install awning (final not legible)

Building alteration permit to Pasadena Dry Cleaners to use Lee and Daniel as architect to enclose are at rear of present store w/ canopy (no final date)

Building erection permit (not legible)

1931 building addition

1956 building inspection letter to E.C. Moller regarding unsafe structural conditions and dilapidated/deteriorated roof structure over boiler room causing a fire hazard

1957 fire prevention bureau, illegal wiring notice (9/2/1957)

1959 plaster permit

1977 building permit to Nishi Automotive to demolish building (addition only, light meter removed, no sewer cap needed) and for Green Brothers Inc. (Altadena) to act as contractor (finalized 4/28/1977)

| State of California - The Resources Agency |
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| DEPARTMENT OF PARKS AND RECREATION         |
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| Primary # |  |
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| Trinomial |  |

| DEPARTMENT OF PARKS AND RECREATION SHEET   | ION   |   | HRI #                           |        |
|--|---|---|---------------------------------|--------|
| Page <u>4</u> of <u>4</u>  | *Resource Name or #: (Assigned  | ed by recorder)                                     | 512 S Fair Oaks Ave             |        |
| decorded By: LSA Associates, Inc.  | *Date   | 09/21/2013  | X_Continuation                  | Update |
| (continued):  1981 Denied plan to add 600 sq. ft. auto shop (d 1994 minor building permit to Page Roofing Inc 2006 permit to re-roof 2008 building permit for seismic retrofit of URN as contractor 2012 seismic retrofit of URM Building  B12. References City of Pasadena var. Building permits. On file at the City of Pas Grimes, Teresa 2007 DPR form for unnamed survey. Longstreth, Richard W. 2000 The Buildings of Main Street, A Guide to Sanborn-Perris Map Co., Ltd.  1931 Pasadena, California: Volume 2. Updated | (denied 8/3/1981) nc. to re-roof building (finalized1/26/19 RM building (finalized 9/15/2008) to Al asadena Building & Safety Division. o American Commercial Architecture. | 94)<br>ex Mustapha as en<br>en<br>AltaMira Press, W | gineer and AMA construction ser |        |

| State of California - The Resource DEPARTMENT OF PARKS AND   | • •   |                   |                                       |            | Primary #<br>HRI #   |  |                          |
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| PRIMARY RECORD   |   |                   |                                       |            | Trinomial  |  |                          |
|  | Other Lietings  |                   |                                       | NRH        | P Status Code  | 6Y, 6Z   |                          |
|  | Other Listings<br>Review Code   |                   | Reviewe                               | -          |  | Date   |                          |
| Dama 1 of 2  | *Resource Name of   |                   | Assigned by re                        |            | 488 S Fair Oaks  |  |                          |
| Page <u>1</u> of <u>3</u>  |   |                   |                                       | oruci)     |  | Ave  |                          |
|  | up Ref # 137-3B; Fair Oaks Law  |                   |                                       | T A1-      |  |  |                          |
| <del></del>  | ublication <u>X</u> Unrestri<br>sadena                                      | Date:             | * <b>a. County</b> _ 1994             | Los Angele | nt: SAN PASCUA   | and (P2b and P   | 2c or P2d.)              |
| c. Address: 488 S Fair Oaks  |   |                   | City:                                 | Pasadena   |  | Zip: 9   | 01105                    |
| d. UTM: (Give more than one  | for large and/or linear resou   | urces)            | Zone:                                 |            |  | mE/  | m                        |
| e. Other Locational Data: (e.ç   | g., parcel #, directions to res   | ource, ele        | evation, etc., as                     | appropriat | e): <u>APN:5722005</u>   | 003  |                          |
|  | source and its major elements. Ir   |                   |                                       |            |  |  | )                        |
| Architectural Style: Two-Part Con<br>Architectural Style: Mission Revi<br>Construction: brick<br>Siding/Sheathing: stucco: smooth,<br>Roof: flat, parapet<br>Fenestration: wood, fixed multi-partial primary Entrance: front, double of<br>Plan: rectangular<br>No. Stories: 2 | val, elements of W aned, front  |                   |                                       | Retains in | Type: commercia<br>ntegrity: high, sett<br>ship, association, d<br>ns: altered plaster | ting, location, mat<br>lesign, feeling   | erials,                  |
|  | List attributes and codes) BuildingStructure equired for buildings, structu | Objectores, and o | t Site                                | District   | (View,<br>View   | Description of p<br>data, accession<br>to the E, 09/18/13                              | #)                       |
|  | AATICLE<br>GENTES<br>FAIR OAKS LAW BUT                                      | II DING           | AMERICA                               | w. J       | Source P 1926 Asses *P7. C Coulte 490 S Pasade   | rehistoric   | oric Both ess:           |
| 8 8  |   |                   | 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 |            | Elisa LSA . 1500 River *P9. D *P10.  | Bechtel Associates, Inc. Iowa Ave., Suite 2 side, CA 92507 Date Recorded: Survey Type: | 09/21/2013<br>(Describe) |
| Historic Property Survey Report for EA 187900, EFIS 0700000191, 20 Attachments:NoneI   | Sketch N  | Angeles (         | County, Californi                     | Sheet _3   | <ul><li>Building, Struc</li></ul>  | ransportation Distr  |                          |
| Archeologica   |   | -                 | Linear Featu<br>ograph Record         |            | Milling Sta<br>ner (List):   | ation Record   |                          |

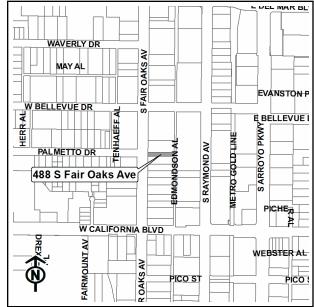
State of California - The Resources Agency Primary # **DEPARTMENT OF PARKS AND RECREATION** HRI# BUILDING, STRUCTURE, AND OBJECT RECORD Page 2 of 3\*NRHP Status Code 6Y, 6Z 488 S Fair Oaks Ave \*Resource Name or #: (Assigned by recorder) B1. Historic Name: B2. Common Name: B4. Present Use: Commercial B3. Original Use: Commercial \*B5. Architectural Style: Two-Part Commercial Block, Mission Revival \*B6. Construction History: (Construction date, alterations, and data of alterations) Year constructed: 1926 \*B7. Moved? X No Original Location: Yes Unknown Date: \*B8. Related Features: None b. Builder: <u>Unknown</u> B9a. Architect: Unknown Area: Pasadena \*B10. Significance: Theme: Residential 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 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 WAVERLY DR

B13. Remarks:

\*B14. Evaluator:

\*Date of Evaluation: 09/21/2013

(This space reserved for official comments.)



| State of California - The Resources Agency DEPARTMENT OF PARKS AND RECREATION CONTINUATION SHEET |                      |                     | Primary #              |   |        |
|--|----------------------|---------------------|------------------------|---|--------|
| Page <u>3</u> of <u>3</u>  |                      | Resource Name or #: | (Assigned by recorder) | 488 S Fair Oaks Ave   |        |
| Recorded By:   | LSA Associates, Inc. |                     | *Date: 09/21/2013      | X Continuation  | Update |
| (continued):   |                      |                     |                        |   |        |
|  | U                    |                     | ,                      | ssion Revival style is part of the at 1940 (McAlester and McAlester |        |

Architectural Context: This building exhibits some characteristics 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: no city directory information was found for this property.

Significance Evaluation. Under Criterion A, this commercial 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 associated with this address during the historic-period. Online searches, including use of Ancestry.com, were conducted for those 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). 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, 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.

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 Primary # **DEPARTMENT OF PARKS AND RECREATION** HRI# **Trinomial** PRIMARY RECORD NRHP Status Code 6Y, 6L, 6Z Other Listings **Review Code** Reviewer Date (Assigned by recorder) \*Resource Name or #: 474-480 S Fair Oaks Ave Page 1 of 3 P1. Other Identifier: APE Map Ref # 138-3B; Pasadena Antique Center \*P2. Location: Not for Publication X Unrestricted \*a. County Los Angeles and (P2b and P2c or P2d.) 1994 \*b. USGS 7.5' Quad: Pasadena Date: Land Grant: SAN PASCUAL (GARFIAS) c. Address: 474-480 S Fair Oaks Ave Zip: 91105 City: Pasadena d. UTM: (Give more than one for large and/or linear resources) Zone: e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate): APN:5722005002 \*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries) Architectural Style: Two-Part Commercial Block No. Stories: 2 Architectural Style: Mission Revival, elements of Property Type: commercial Construction: brick **Retains integrity:** high, setting, location, materials, Siding/Sheathing: stucco: smooth, W workmanship, association, design, feeling Alterations: altered fenestration, altered decorative element, Roof: flat, parapet Fenestration: wood, fixed, front altered awnings Primary Entrance: front, double doors, multiple doors Other notable features: second floor balcony with iron railings Plan: rectangular \*P3b. Resource Attributes: (List attributes and codes) HP06 X Building Object Site District Element of District Other (Isolates, etc.) \*P4. Resources Present: Structure P5b. Description of photo: P5a. Photo or Drawing (Photo required for buildings, structures, and objects.) (View, data, accession #) View to the SE, 09/18/13 \*P6. Date Constructed/Age and Sources: X Historic Prehistoric Both 1910 Assessor P7. Owner and Address: Frank, Harold E And Joyce H Trs 10800 Wilshire Blvd Los Angeles, CA 90024 P8. Recorded by: Elisa Bechtel LSA Associates. Inc. 1500 Iowa Ave., Suite 200 Riverside, CA 92507 \*P9. Date Recorded: 09/21/2013 \*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 X Continuation Sheet X Building, Structure, and Object Record \*Attachments: None Location Map Sketch Map Archeological Record District Record Linear Feature Record Milling Station Record Rock Art Record Artifact Record Photograph Record Other (List):

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

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| Page <u>2</u> of <u>3</u>  |   |                          | *NRHP Status Code 6Y, 6L, 6Z                      |
|--|---|--------------------------|---|
|  | *Resource Name or #:                      | (Assigned by recorder)   | 474-480 S Fair Oaks Ave                           |
| B1. Historic Name:   |   |                          |   |
| B2. Common Name: Pasadena A  | ntique Center                             |                          |   |
| B3. Original Use:  |   | B4. Present Use          | Commercial  |
| B5. Architectural Style: Two-  | Part Commercial Block, Mission Revi       | ival                     |   |
| <b>B6. Construction History:</b> (Co   | onstruction date, alterations, and data o | of alterations)          |   |
| B7. Moved? X NoY   | es Unknown Date                           | :                        | Original Location:                                |
| B8. Related Features: None   |   |                          |   |
| B9a. Architect: Unknown  |   | b. Builder:              | W. C. Crowell                                     |
| B10. Significance: Area: Pasa  | dena Theme                                | : Commercial Archite     | cture; Commercial Development                     |
| Period of Significance: 1910   | Property T <sub>3</sub>                   | pe: Commercial           | Applicable Criteria: NA                           |
| (Discuss importance in terms of his  | orical or architectural context as define | ed by theme, period, and | geographic scope. Also address integrity.)        |
| December 2003, OHP published the list designation through local government (continued on next page)  811. Additional Resource Attributes | review process; may warrant special c     |                          |   |
| B12. References:   |   |                          |   |
| See Continuation Sheet   |   |                          | WAVERLY DR O O O O O O O O O O O O O O O O O O    |
| B13. Remarks:  |   |                          |   |
| B14. Evaluator: Eugene Heck  |   | <br>  W B                | ELLEVUE DR S                                      |
| Date of Evaluation: 09/21/2013   |   |                          | ALMETTO DR L. |
| (This space reserve  | ed for official comments.)                |                          | S RAYMOND AV S ARROYO PKWY                        |
|  |   |                          | WEBSTER AL  |

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

| Primary # |  |
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| HRI#      |  |
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| Page <u>3</u> of <u>3</u> |                      | Resource Name or #: | (Assigned by reco | order) 474-480 S Fair Oaks Ave |        |
|---------------------------|----------------------|---------------------|-------------------|--------------------------------|--------|
| *Recorded By:             | LSA Associates, Inc. |                     | *Date: 09/21/     | <u>X</u> Continuation          | Update |

(continued):

Sanborn Map Research: The 1951 Sanborn map for 474 South Fair Oaks Avenue (also addressed as 440 and 450 South Fair Oaks Avenue on Sanborn map) depicts two rectangular, single-story, buildings of reinforced concrete arranged in an L-shaped plan. The buildings rest on concrete slab foundations and are covered by steel-frame roofs covered with composition roofing. The building is shown occupied by an ice cream factory and creamery. The building is sited with no street setback at the far northern edge of the 140-foot-by-120-foot rectangular parcel. The parcel is located in a commercial area containing various small stores such as an automobile repair and service garage, a carton manufacturer, a dairy supply company, a Laundromat and dry cleaners, and a materials transfer and storage company, other unnamed commercial spaces.

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).

Property Information: City directories indicate the following businesses operated at this address during the historic-period: Mission Storage Company (1927 and 1929); R. E. Petrie Storage (1931); Mission Storage and Petrie Real Estate (1933); Mission Storage (1937-1947); Oneonta Transportation and Storage Company (1951 - 1954); and Meadow Gold Dairies Wholesale\* (1962 – 1970); Jersey Maid Milk Products (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. Under Criterion A, this 1910 commercial building dates to a period of steady growth 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.

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

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.

Sanborn-Perris Map Co., Ltd.

1931 Pasadena, California: Volume 1. Updated 1951. Sanborn Map and Publishing Company, Pelham, New York.



| PRIMARY RECO  | RD   |                          |                     |                       | nomial _                     |                                    |                  |
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|   | Oth  | er Listings              |                     | NRHP Status           | Code _                       | 6Y, 6Z                             |                  |
|   |  | eview Code               | Reviewe             | ır                    |                              | Date                               |                  |
| )ago 1 of 3   |  |                          | (Assigned by re     |                       | air Oaks Av                  |                                    |                  |
| age <u>1</u> of <u>3</u>  | Resor  | arce Name of #.          | (/ toolgrica by re  | 400 B 1               | un Ouks 71                   |                                    |                  |
| 1. Other Identifier: A  | APE Map Ref # 141-3B;                                  | Stanyer and Edmonsor     | 1                   |                       |                              |                                    |                  |
|   | -  | X Unrestricted           | *a. County          | Los Angeles           |                              | d (P2b and P2                      | 2c or P2d.)      |
| *b. USGS 7.5' Quad:   |  | Date:                    |                     | Land Grant: SAN       | PASCUAL                      |                                    | 1105             |
| c. Address: 400 S Fai   |  | r linear recourses)      | City:               | Pasadena              |                              | Zip: _9                            |                  |
| d. UTM: (Give more tha  | ŭ  | ,                        | Zone:               |                       | n<br>572200400               | ·                                  | m                |
| e. Other Locational Data  Ba. Description: (Desc                                | ia: (e.g., parcei #, dire<br>ribe resource and its maj |                          |                     |                       |                              |                                    |                  |
| Architectural Style: Moder  |  | joi elements. Include de | esign, materials, c | Property Type: con    |                              | and boundaries)                    |                  |
| Construction: concrete bloo   | , , , , , , , , , , , , , , , , , , ,                  |                          |                     | Retains integrity:    |                              | tting, location, a                 | association,     |
| Siding/Sheathing: concrete  |  | ond, All Visible         |                     | design, feeling       |                              |                                    |                  |
| <b>Siding/Sheathing:</b> stucco: n <b>Roof:</b> flat                            | nodern, All Visible                                    |                          |                     |                       |                              |                                    |                  |
| Fenestration: aluminum, fix   | xed, front, storefront, alt                            | eration: yes             |                     |                       |                              |                                    |                  |
| Primary Entrance: front, s  | torefront, single door                                 | ,                        |                     |                       |                              |                                    |                  |
| Plan: L-shaped  |  |                          |                     |                       |                              |                                    |                  |
| No. Stories: 1  |  |                          |                     |                       |                              |                                    |                  |
|   |  |                          |                     |                       |                              |                                    |                  |
| 3b. Resource Attributes:  | (List attributes and                                   | d codes) HP0             | 16                  |                       |                              |                                    |                  |
| 4. Resources Present:   | X Building S   | StructureObje            | ct Site             | DistrictElei          | ment of Di                   | strict Ot                          | her (Isolates, e |
| 5a. Photo or Drawing (P   | hoto required for build                                | lings, structures, and   | l objects.)         |                       | P5b. Des                     | scription of pl                    | noto:            |
|   |  |                          |                     |                       | (View, da                    | ita, accession                     | #)               |
|   |  |                          |                     |                       | View to t                    | the NE, 09/18/1                    | 3                |
|   |  | 1                        |                     |                       | *P6. Dat                     | e Constructed                      | I/Age and        |
|   |  |                          |                     |                       | Sources:                     |                                    |                  |
|   |  |                          |                     |                       | Prel                         | nistoric                           | Both             |
|   |  |                          |                     |                       | 1962                         |                                    |                  |
|   | +  |                          |                     | 11                    | Assessor                     |                                    |                  |
| 4   |  |                          |                     |                       |                              | ner and Addre                      |                  |
| 450   | ER &   |                          | 1                   | A STREET              | 1 -                          | vestments LLC et<br>wood Ave       | aı.              |
| 3500  | DSON   |                          |                     |                       | Arcadia,                     | CA 91006                           |                  |
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|   |  |                          |                     | THE REAL PROPERTY.    | *P8. Rec                     | corded by:                         |                  |
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| 11. Report Citation: ((   | Cite survey report and otl                             | her sources or enter "n  | one.")              |                       | Riversid                     | e, CA 92507 e Recorded: rvey Type: | 09/21/2013       |
| 11. Report Citation: (Gill Historic Property Survey Re EA 187900, EFIS 07000000 | eport for the SR 710 No                                |                          | •                   | a, California Departm | *P9. Date *P10. Su Intensive | e Recorded:<br>rvey Type:          |                  |
| Historic Property Survey Re   | eport for the SR 710 No                                | rth Study, Los Angeles   | •                   | •                     | *P9. Date *P10. Su Intensive | e Recorded:<br>rvey Type:          |                  |

State of California - The Resources Agency Primary # **DEPARTMENT OF PARKS AND RECREATION** HRI# BUILDING, STRUCTURE, AND OBJECT RECORD Page 2 of 3\*NRHP Status Code 6Y, 6Z \*Resource Name or #: (Assigned by recorder) 400 S 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: 1962 (See Continuation Sheet)  ${\bf X}$  No Yes \*B7. Moved? **Original Location:** Unknown Date: \*B8. Related Features: None b. Builder: <u>Unknown</u> B9a. Architect: Unknown Area: Pasadena \*B10. Significance: Theme: Commercial Architecture Period of Significance: 1962 **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

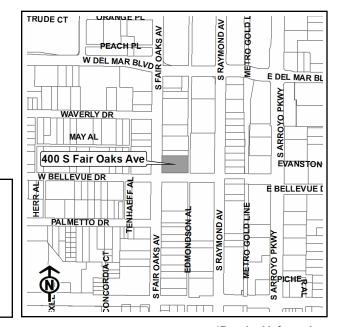
# \*B12. References:

B13. Remarks:

See Continuation Sheet

\*B14. Evaluator: Eugene Heck
\*Date of Evaluation: 09/21/2013

(This space reserved for official comments.)



| State of California - The Resources Ager DEPARTMENT OF PARKS AND RECREA CONTINUATION SHEET | •                   |                           | Primary #                     |        |
|--|---------------------|---------------------------|-------------------------------|--------|
| Page 3 of 3  | Resource Name or #: | (Assigned by recorder)    | Trinomial 400 S Fair Oaks Ave |        |
| Recorded By: LSA Associates, Inc.  |                     | * <b>Date:</b> 09/21/2013 | X Continuation                | Update |

(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 dating between 1962 to 1970 did not list any information for this address.

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 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:

Planning case to conduct auto wrecking yard. Zone c. By board of directors Zoning committee recommended granting with certain restrictions Denied October 9-34

Planning Case to construct bldg. for purpose of operating brake + wheel alignment repair shop on property. Proposed structure would contain approx.. 990 sq. ft. and would be open on 2 sides Zone: c-m. (approved)

1961 permit (finaled 7/27/61) for Stanyer & Edmonson (owner) to construct building for brake and wheel alignment 1970 permit for sign installation (Goodyear)

1971 permit (finaled 1/6/71) for Ralph Cain (architect)/Stanyer & Edmonson (owner) to construct new retail tire sales facility with parking (5,990 sq. ft.)

1992 minor building permit to re-roof office building issued to Monarch Roofing and Insulating (finalized 11/30/1992)

1995 minor building permit to re-roof (finalized 4/17/1995) with Custom Built Roofing Co.

### 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 DEPARTMENT OF PARKS AND RE PRIMARY RECORD   | •   |   | Primary #<br>HRI #<br>Trinomial   |   |                                 |
|---|---|---|---|---|---------------------------------|
|   |   |   | NRHP Status Code  | 6Y, 6Z  |                                 |
|   | Other Listings  |   |   |   |                                 |
|   | Review Code   | Reviewer  |   | Date  |                                 |
| Page <u>1</u> of <u>3</u>   | *Resource Name or #:  | (Assigned by recorder)                                    | 370 S Fair Oaks   | Ave   |                                 |
| P1. Other Identifier: APE Map F   | Ref # 143-3B; LAMA  |   |   |   |                                 |
| P2. Location: Not for Pub   | ication X Unrestricted  | *a. County Los A  | ngeles  | and (P2b and P  | 2c or P2d.)                     |
|   | ena Date  |   | d Grant: SAN PASCU  |   |                                 |
| c. Address: 370 S Fair Oaks Av  |   |   | ndena   | Zip: _9   |                                 |
| d. UTM: (Give more than one fo  | =   | Zone:   |   | _ mE/   | mN                              |
| e. Other Locational Data: (e.g.,  |   |   |   |   |                                 |
|   | rce and its major elements. Include d                                 |   |   |   |                                 |
| Architectural Style: Vernacular Siding/Sheathing: vertical boards, Al Roof: flat Fenestration: wood, fixed multi-pane Fenestration: metal, awning, front, si Primary Entrance: front, single door Plan: L-shaped No. Stories: 2 Property Type: institutional, Education | d<br>de<br>, multiple doors   | desig   | ins integrity: medium,<br>gn, feeling<br>rations: altered entranc               |   | association,                    |
| *P3b. Resource Attributes: (Lis   | t attributes and codes) HP  | 15  |   |   |                                 |
| P5a. Photo or Drawing (Photo requ   | TAMA S  |   | (View, View *P6. E Sourc F 1947 Asses *P7. C Misik 5228 Los A 1500 River *P9. E | Prehistoric  SSOT  Dwner and Addre Helen V Tr Dahlia Dr Ingeles, CA 90041  Recorded by: Bechtel Associates, Inc. Iowa Ave., Suite 2 Side, CA 92507  Date Recorded: Survey Type: | #)  d/Age and  oric  Both  ess: |
| *P11. Report Citation: (Cite survey<br>Historic Property Survey Report for the  | report and other sources or enter "ne SR 710 North Study, Los Angeles | •   |   |   | ict 7,                          |
| EA 187900, EFIS 0700000191, 2014  |   |   | •   | -   |                                 |
| *Attachments:NoneLoc<br>Archeological F<br>Rock Art Reco  | RecordDistrict Record   | X Continuation Sheet Linear Feature Recontotograph Record | X Building, Structord Milling Structord Other (List):                           | eture, and Object<br>ation Record   | Record                          |

State of California - The Resources Agency Primary # **DEPARTMENT OF PARKS AND RECREATION** HRI# BUILDING, STRUCTURE, AND OBJECT RECORD Page 2 of 3\*NRHP Status Code 6Y, 6Z \*Resource Name or #: (Assigned by recorder) 370 S Fair Oaks Ave B1. Historic Name: B2. Common Name: B4. Present Use: Music college B3. Original Use: Unknown \*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 Original Location: Unknown Date: \*B8. Related Features: None B9a. Architect: Unknown b. Builder: Unknown Area: Pasadena \*B10. Significance: Theme: Architecture Period of Significance: 1947 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 vernacular 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)

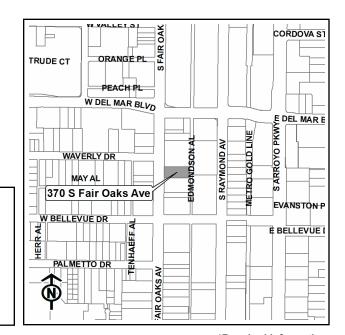
B11. Additional Resource Attributes: (List attributes and codes) HP15

\*B12. References:

B13. Remarks:

**\*B14. Evaluator:** Eugene Heck **\*Date of Evaluation:** 09/21/2013

(This space reserved for official comments.)



| State of California - The Reso<br>DEPARTMENT OF PARKS AN<br>CONTINUATION SI | ID RECREATION  |                                 | Primary #<br>HRI #<br>Trinomial    |        |
|---|--|---------------------------------|------------------------------------|--------|
| Page <u>3</u> of <u>3</u>   | Resource Name or #:  | (Assigned by recorder)          | 370 S Fair Oaks Ave                |        |
| *Recorded By: LSA Associ  | ates, Inc.   | * <b>Date:</b> 09/21/2013       | X_Continuation                     | Update |
| (continued):  |  |                                 |                                    |        |
| Property Information: City dire   | ctories indicate the following businesses of   | ccupied this address during the | e historic-period:                 |        |
| to the broad patterns of history.   | Criterion A, the building does not appear<br>Under Criterion B: Information obtained a | about persons living or working | g at this property fails to docume | nt any |

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 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, it lies just outside the southern boundary of the Old Pasadena Historic District. 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:

1955 letter (dated 4/15/55) to F.I. and Zola R. Larbrough (owners) for illegal wiring, inadequate exit facilities from assembly room, and gas heaters in violation of building code

1964 change out cooling tower on roof

1969 permit for advertising ground sign

1971 permit (finaled 1/6/71) to construct office interior revision

 $1996\ permit\ (finaled\ 9/12/96)\ for\ tenant\ improvements\ for\ 2,900\ sq.\ ft.\ of\ office\ with\ partitions\ walls$ 

1996 mechanical permit to install HVAC for tenant improvement that added 4 additional furnaces and 4 compressors on roof top

1996 vocational music school

1996 expired permit (issued 6/25/96) for interior demolition and exterior demolition of metal façade

1996 permit to install HVAC for tenant improvement and add additional 4 furnaces and 4

compressors on roof top (finalized 10/4/1996)

2008 mechanical permit to add new A/C unit on roof (not visible from street)

2008 permits for tenant improvement of interior partitions and ceiling

2011 permit (finaled 5/17/12) for partition and ceiling for computer lab (no new sq. ft.). Revisions: Parking lot striping in new location.

Revisions: Add 2 accessible spaces for ADA requirements

### 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.



|  | The Resources Agency ARKS AND RECREATION | ON                           |                     | Primary #<br>HRI #   |                                   |
|--|--|------------------------------|---------------------|--|-----------------------------------|
| PRIMARY RE   | _  | -                            |                     | Trinomial  |                                   |
|  |  |                              |                     | NRHP Status Code   | 6Y, 6Z                            |
|  |  | Other Listings               |                     |  |                                   |
|  |  | Review Code                  | Reviewe             | r  | Date                              |
| Page <u>1</u> of <u>4</u>  | *Re                                      | source Name or #:            | (Assigned by red    | corder) 340 S Fair Oaks  | s Ave                             |
| 1. Other Identifier:   | APE Map Ref # 144-                       | BB; Goodwill                 |                     |  |                                   |
| 2. Location:   | _ Not for Publication                    | X Unrestricted               | *a. County _        | Los Angeles  | and (P2b and P2c or P2d.)         |
| *b. USGS 7.5' Qua  | d: Pasadena                              | Date:                        | 1994                | Land Grant: SAN PASCU  |                                   |
| c. Address: 340  | ) S Fair Oaks Ave                        |                              | City:               | Pasadena   | Zip: _91105                       |
| •  | •  | d/or linear resources)       | <del>-</del>        |  |                                   |
| e. Other Locations   | al Data: (e.g., parcel #,                | directions to resource, el   | evation, etc., as   | appropriate): APN:5722003  | 3007                              |
| 3a. Description:   | (Describe resource and its               | major elements. Include de   | sign, materials, co | ndition, alterations, size, settii   | ng, and boundaries)               |
| Architectural Style: N   | · · · · · · · · · · · · · · · · · · ·    |                              |                     |  | , setting, location, association, |
| Construction: poured Siding/Sheathing: stu   |  |                              |                     | design, feeling  Alterations: altered fenesti  | ation                             |
| Roof: flat   | icco, Ali Visibic                        |                              |                     | Atterations, aftered fenestr   | ation                             |
| Fenestration: aluminu  | um, fixed, side, alteration:             | yes                          |                     |  |                                   |
| -  | ront, storefront, single doo             | r, alteration: yes           |                     |  |                                   |
| Plan: rectangular No. Stories: 1   |  |                              |                     |  |                                   |
| Property Type: comm  | mercial                                  |                              |                     |  |                                   |
| Transfer of the second   |  |                              |                     |  |                                   |
|  |  |                              |                     |  |                                   |
| 3b. Resource Attrib  | outes: (List attributes                  | and codes) HP0               | 6                   | ,  |                                   |
| 4. Resources Prese   | ent: $X$ Building                        | StructureObject              | ct Site _           | DistrictX_Element of   | f District Other (Isolates, e     |
| P5a. Photo or Drawi  | ng (Photo required for b                 | uildings, structures, and    | objects.)           | P5b.   | Description of photo:             |
| 6  |  |                              |                     | (View  | , data, accession #)              |
| 4  |  |                              |                     | View   | to the E, 09/18/13                |
|  | 14.7                                     |                              |                     | *P6. I   | Date Constructed/Age and          |
|  |  | 7                            | _                   | Source   | ces: X Historic                   |
| 48   |  |                              |                     | F  | Prehistoric Both                  |
|  |  | N. Control                   |                     | 1969   |                                   |
| Carlo  | 1000                                     | 300                          |                     | Perm   | nit                               |
| 12 100   |  | 9 Goo                        | Iwill               | *P7. (   | Owner and Address:                |
|  |  | 170021001                    | рисина              | Fland  | ers, John E Tr et al.             |
| 6  |  |                              |                     | A CONTRACTOR OF THE PARTY OF TH | La France<br>Pasadena, CA 91030   |
| Contract of the contract of th |  |                              |                     | South  | Fasauciia, CA 31030               |
| 100  |  |                              |                     | *P8  | Recorded by:                      |
|  |  |                              |                     |  | Bechtel                           |
| THE PARTY OF   |  |                              |                     | LSA  | Associates, Inc.                  |
| 11   | -  | 100                          | 00                  | 0.00   | Iowa Ave., Suite 200              |
| ASSESSMENT OF THE PARTY NAMED IN   |  |                              | No.                 | Rive   | rside, CA 92507                   |
|  |  |                              |                     |  |                                   |
|  |  | A-1                          |                     |  | Date Recorded: 09/21/2013         |
|  |  |                              |                     |  | Survey Type: (Describe)           |
| P11. Report Citation:  | (Cite survey report an                   | d other sources or enter "no | one.")              | Inter  | ISIVE                             |
| •  | vey Report for the SR 710                | North Study, Los Angeles     | County, California  | a, California Department of T  | ransportation District 7,         |
| Attachments:   | None Location Ma                         | o Sketch Map                 | Continuation S      | Sheet X Ruilding Stru  | cture, and Object Record          |
|  |  |                              | _                   |  | -                                 |
|  | Archeological Record                     | District Record              | Linear Featu        | •  | ation Record                      |
| F  | Rock Art Record                          | Artifact Record Pho          | otograph Record     | Other (List):  |                                   |

| State of California - The Reso   | • •   |  | Primary #   |
|--|---|--|---|
| PEPARTMENT OF PARKS AN   |   | IEOT DECODD  | HRI#  |
| BUILDING, STRUC  | TURE, AND OB  | JECT RECORD  | THE CLASSIC CV (7   |
| age <u>2</u> of <u>4</u>   |   |  | *NRHP Status Code 6Y, 6Z  |
|  | *Resource   | e Name or #: (Assigned by recorder)  | 340 S Fair Oaks Ave   |
| Historic Name:   |   |  |   |
| 2. Common Name: Goods  | vill  |  |   |
| 3. Original Use: Commerc   | ial   | B4. Present Use:   | Commercial  |
| 5. Architectural Style:  | Modern  |  |   |
| . Construction History:  | (Construction date, alteration  | ions, and data of alterations)   |   |
| ear constructed: 1969 (See Con   | tinuation Sheet)  |  |   |
|  |   |  |   |
| Vone  9a. Architect: J.C. Schelerk   |   |  | Daigh Construction  |
| one<br>∂a. Architect: <u>J.C. Schelerk</u>   | eet<br><u>P</u> asadena   | b. Builder: <u>D</u> Theme: Commercial Architect   |   |
| one  Oa. Architect: J.C. Schelerk  |   |  |   |
| 9a. Architect: <u>J.C. Schelerk</u> 10. Significance: Area:  Period of Significance:   | Pasadena<br>1969  | Theme: Commercial Architect  | ture Applicable Criteria: NA                                      |
| 9a. Architect: J.C. Schelerk  10. Significance: Area:  Period of Significance:  (Discuss importance in terms of this commercial building does not be a significant of the significant of | Pasadena  1969 of historical or architectural cost appear eligible for listing is                               | Theme: Commercial Architect  Property Type: Commercial ontext as defined by theme, period, and get in the National Register of Historic Places                   | Applicable Criteria: NA eographic scope. Also address integrity.) |
| 9a. Architect: J.C. Schelerk 10. Significance: Area:  Period of Significance: (Discuss importance in terms of this commercial building does not be a significance in terms of the second | Pasadena  1969 of historical or architectural cost appear eligible for listing is                               | Theme: Commercial Architect  Property Type: Commercial ontext as defined by theme, period, and get in the National Register of Historic Places                   | Applicable Criteria: NA eographic scope. Also address integrity.) |
| Pa. Architect: J.C. Schelerk  10. Significance: Area:  Period of Significance:  (Discuss importance in terms of the commercial building does not istorical resource pursuant to the  | Pasadena  1969 of historical or architectural cost appear eligible for listing is                               | Theme: Commercial Architect  Property Type: Commercial ontext as defined by theme, period, and get in the National Register of Historic Places                   | Applicable Criteria: NA eographic scope. Also address integrity.) |
| One  | Pasadena  1969 of historical or architectural cost appear eligible for listing is                               | Theme: Commercial Architect  Property Type: Commercial ontext as defined by theme, period, and get in the National Register of Historic Places                   | Applicable Criteria: NA eographic scope. Also address integrity.) |
| One  | Pasadena  1969 of historical or architectural cost appear eligible for listing is                               | Theme: Commercial Architect  Property Type: Commercial ontext as defined by theme, period, and get in the National Register of Historic Places                   | Applicable Criteria: NA eographic scope. Also address integrity.) |
| Period of Significance:  (Discuss importance in terms of this commercial building does not storical resource pursuant to the   | Pasadena  1969 of historical or architectural cost appear eligible for listing is                               | Theme: Commercial Architect  Property Type: Commercial ontext as defined by theme, period, and get in the National Register of Historic Places                   | Applicable Criteria: NA eographic scope. Also address integrity.) |
| Pa. Architect: J.C. Schelerk  10. Significance: Area:  Period of Significance:  (Discuss importance in terms of the commercial building does not istorical resource pursuant to the  | Pasadena  1969 of historical or architectural cost appear eligible for listing is                               | Theme: Commercial Architect  Property Type: Commercial ontext as defined by theme, period, and get in the National Register of Historic Places                   | Applicable Criteria: NA eographic scope. Also address integrity.) |
| 9a. Architect: J.C. Schelerk  10. Significance: Area:  Period of Significance:  (Discuss importance in terms of the commercial building does not interest of the commercial resource pursuant to the commercial re | Pasadena  1969 of historical or architectural cost appear eligible for listing is                               | Theme: Commercial Architect  Property Type: Commercial ontext as defined by theme, period, and get in the National Register of Historic Places                   | Applicable Criteria: NA eographic scope. Also address integrity.) |
| Period of Significance: (Discuss importance in terms of this commercial building does not instorical resource pursuant to the continued on next page)  | Pasadena  1969  of historical or architectural contrappear eligible for listing in a California Environmental Q | Theme: Commercial Architect Property Type: Commercial ontext as defined by theme, period, and ge in the National Register of Historic Places Quality Act (CEQA). | Applicable Criteria: NA eographic scope. Also address integrity.) |
| 9a. Architect: J.C. Schelerk  10. Significance: Area:  Period of Significance:  (Discuss importance in terms of the commercial building does not interest of the commercial resource pursuant to the commercial re | Pasadena  1969  of historical or architectural contrappear eligible for listing in a California Environmental Q | Theme: Commercial Architect Property Type: Commercial ontext as defined by theme, period, and ge in the National Register of Historic Places Quality Act (CEQA). | Applicable Criteria: NA eographic scope. Also address integrity.) |

B13. Remarks:

\*B14. Evaluator: Eugene Heck \*Date of Evaluation: 09/21/2013

(This space reserved for official comments.)

| WVALLEYST  WVALLEYST  TRUDE CT  ORANGE PL  PEACH PL  W DEL MAR BLVZ | S FAIR OAKS AV   |             |
|---|--|-------------|
| 340 S Fair Oaks Ave   | EDMONDSON AL   | E DEL MAR B |
| W BELLEVUE DR   | S RAYMOND AV THE BETTER OF THE |             |

| State of California - The Resou | rces Agency         |                        | Primary #           |  |
|---------------------------------|---------------------|------------------------|---------------------|--|
| DEPARTMENT OF PARKS AND         | RECREATION          |                        | HRI#                |  |
| CONTINUATION SH                 | EET                 |                        | Trinomial           |  |
| Page <u>3</u> of <u>4</u>       | Resource Name or #: | (Assigned by recorder) | 340 S Fair Oaks Ave |  |
|                                 |                     |                        |                     |  |

**\*Date:** 09/21/2013

X Continuation

Update

(continued):

\*Recorded By:

State of California - The Resources Agency

LSA Associates, Inc.

Architectural Context: This building exhibits 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.

Old Pasadena Historic District. This property is within the Old Pasadena Historic District, which is listed in the National Register and has a period of significance from 1886 to 1936 (Grimes 2007). This district represents the earliest commercial development in the City and the focus of commerce and industry in Pasadena and the San Gabriel Valley (National Park Service n.d.).

Property Information: The business listed in the 1970 City Directory is Flanders Company, motorcycle distributor.

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. 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 noted above, this property is within the Old Pasadena Historic District; however, it was constructed outside the period of significance for this district and, therefore, is not a contributor to this district.

### **B6.** Construction History

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

1969 permit (finaled 3/26/69) for Daign Construction (contractor)/J.C. Schelerkeet? (engineer)/Earl F. Flanders (owner) to erect new 12,220 sq. ft. building (2 stories)

1969 permit for wall sign installation

1969 permit for rooftop HVAC units

1991 permit to re-roof

2012 mechanical permit to remove and install dual package A/C unit (see printout)

2012 permit (applied 6/12/12) to remove existing self-supporting mezzanine

2012 permit (issued 8/30/12) for 3 new electrical poles for light only in parking lot

2012 Conditional Use Permit (issued 12/19/12) to establish Goodwill donation center within existing Goodwill store

2012 minor building permit to install 2 wall signs (illuminated) and one directional non-illuminated

sign (finalized 8/29/2012)

2012 minor building permit to remove existing built-up roofing in stall (n) 1/2 plywood/osb and re-

roof built-up class "a" issued to owner builder and Dahl Architects (finalized 7/3/2012)

2012 building permit to Dahl Architects to build 2 new trash enclosures and re-stripe parking lot and patch existing parking lot (finalized 6/26/2012)

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.essentialarchitecture.com/STYLE/STY-066.htm.

| State of California - The Resources Agency DEPARTMENT OF PARKS AND RECREATION CONTINUATION SHEET   |   | Primary #  HRI #  Trinomial |        |
|--|---|-----------------------------|--------|
| age <u>4</u> of <u>4</u> *Resou  | rce Name or #: (Assigned by recorder) _3.                           | 40 S Fair Oaks Ave          |        |
| Recorded By: LSA Associates, Inc.  | *Date: 09/21/2013   | X Continuation              | Update |
| Grimes, Teresa 2007 National Register Nomination Form for the Old Pas 2013 at: http://pdfhost.focus.nps.gov/docs/NRHP/Text/07 National Park Service n.d. Early History of the California Coast, A National Re; Historic District. Accessed online in December 2013 at: h | 7001303.pdf<br>gister of Historic Places Travel Itinerary, Old Pasa |                             |        |

| State of California - The Resources A DEPARTMENT OF PARKS AND REC  | -  | Primary #<br>HRI #<br>Trinomial  |                                 |
|--|--|--|---------------------------------|
| PRIMARY RECORD   |  | NRHP Status Code   | 6Y, 6L, 6Z                      |
|  | Other Listings   | NKHE SIAIUS COUR   | 01,00,02                        |
|  |  | ewer   | Date Date                       |
| Page 1 of 3  | *Resource Name or #: (Assigned b   |  |                                 |
| Page <u>1</u> of <u>3</u>  | Tools I talle of the Chools led b  | 525 51 an Oaks   |                                 |
| P1. Other Identifier: APE Map Ref  | F# 145-3B; W. D. I. Group  |  |                                 |
| *P2. Location: Not for Public  | ation $X$ Unrestricted *a. County  | Los Angeles  | and (P2b and P2c or P2d.)       |
| *b. USGS 7.5' Quad: Pasaden:   |  | Land Grant: SAN PASCUA   | AL (GARFIAS)                    |
| c. Address: 325 S Fair Oaks Ave  | _  | ity: Pasadena  | Zip: _91105                     |
| d. UTM: (Give more than one for la   | ,  |  | _ mE/ mN                        |
| e. Other Locational Data: (e.g., pa  | rcel #, directions to resource, elevation, etc   | ., as appropriate): <u>APN:5713028</u>   | 004                             |
| *P3a. Description: (Describe resource Architectural Style: Spanish Eclectic  | and its major elements. Include design, materia  | s, condition, alterations, size, settin  Retains integrity: medium,            | ,                               |
| Siding/Sheathing: stucco, all visible Roof: hipped, low, narrow eaves, terra c Fenestration: wood, fixed, front, side, s Primary Entrance: front, single door, ro Other notable features: some windows alteration; rear addition? No. Stories: 1 Property Type: commercial | tained glass, alteration: yes excessed, distinctive entry                                  | association, design, feeling   |                                 |
| *P3b. Resource Attributes: (List at *P4. Resources Present: X Buil   | ttributes and codes) HP06 ding Structure Object Site                                       | e District Element of  | District Other (Isolates, etc.) |
|  |  | *P6. E Sourc  P 1924  Asses *P7. C Morris 1617 I Altade  *P8. F Casey LSA 1500 | rehistoric Both                 |
|  | eport and other sources or enter "none.") SR 710 North Study, Los Angeles County, Calin    | *P10.  |                                 |
| *Attachments:NoneLocatArcheological ReRock Art Record  | ion MapSketch Map _X ContinuaticordDistrict RecordLinear F<br>Artifact RecordPhotograph Re | eature RecordMilling Sta   | ture, and Object Record         |

State of California - The Resources Agency Primary # DEPARTMENT OF PARKS AND RECREATION HRI# BUILDING, STRUCTURE, AND OBJECT RECORD 6Y, 6L, 6Z \*NRHP Status Code Page 2 of 3\*Resource Name or #: (Assigned by recorder) 325 S Fair Oaks Ave B1. Historic Name: B2. Common Name: B4. Present Use: Commercial B3. Original Use: Commercial \*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 Area: Pasadena Theme: Commercial Architecture; Commercial Development \*B10. Significance: Property Type: Commercial Period of Significance: 1924 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) invidividually or as a contributor to a large historic district. It is listed in the Pasadena California Historical Resources Database with California Historical Resources (CHR) Status Code 5D3 (2007). In

December 2003, OHP published the list of revised CHR Status Codes. Status Code 5D3 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

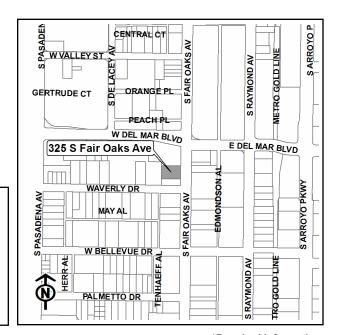
# \*B12. References:

See Continuation Sheet

B13. Remarks:

\*B14. Evaluator: Eugene Heck \*Date of Evaluation: 09/16/2013

(This space reserved for official comments.)



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

| Primary # |  |
|-----------|--|
| HRI#      |  |
| Trinomial |  |

| Page $3$ of $3$ |                      | Resource Name or #: | (Assigned by recorder)    | 325 S Fair Oaks Ave |        |
|-----------------|----------------------|---------------------|---------------------------|---------------------|--------|
| *Recorded By:   | LSA Associates, Inc. |                     | * <b>Date:</b> 09/16/2013 | X Continuation      | Update |

(continued):

Sanborn Map Research: No information was found for this address.

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).

City directories did not list this address between the years of 1927 and 1973.

Significance Evaluation. Under Criterion A, this commercial building was built in 1924 during a boom period in Pasadena, 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. 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 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.

### **B6**. Construction History

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

- \*Historic Building Diagram notes a build date of 1903 with Chas. N. Stanley as owner.
- \*Many illegible
- 1944 permit (finaled 3/4/44) for United Laboratories (owner)/ (illegible contractor) to re-roof.
- 1953 illegible permit.
- 1970 sign permit (finaled 8/27/70) for Foster & Kleiser (owner-builder)/Vincent Kelly (engineer) to construct outdoor advertising structure.
- 1988 permit (finaled 9/17/88) for Chong Charles (primary name) to remove underground gasoline tank.
- 1997 permit (issued 2/11/97) fir LNG Sign Service (contractor) to erect one illuminated monument sign.
- 1997 permit (finaled 2/19/97) for Keith Ealy (primary name) to install signage.
- 2000 permit (applied 7/31/00) for Morris Una (primary name) to expand Kingston Café for bar and dance floor.
- 2006 permit (finaled 7/17/06) for Lighthouse Roofing & Repair (contractor) to re-roof.
- 2011 permit (issued 1/12/11) for Morris Una (primary name) to reface existing monument sign for "Kingston Café".

### 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.

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.



| DEPARTMENT OF PARKS AND RECREA  | TION   |                                       | Primary #  |
|---|--|---------------------------------------|--|
| PRIMARY RECORD  | TION   |                                       | HRI#<br>Trinomial  |
| -KIMAKT KECOKD  |  | NRHP                                  | Status Code 6Y, 6Z   |
|   | Other Listings   |                                       |  |
|   | Review Code  | Reviewer                              | Date   |
| Page <u>1</u> of <u>4</u>   | *Resource Name or #:                                     |                                       | 245 S Los Robles Ave   |
| P1. Other Identifier: APE Map Ref # 14  | 19-3B  |                                       |  |
| 22. Location: Not for Publication   | n X_Unrestricted   | *a. County Los Angeles                | and (P2b and P2c or P2d.)  |
| *b. USGS 7.5' Quad: Pasadena  | Date:  |                                       | :: SAN PASCUAL (GARFIAS)   |
| c. Address: 245 S Los Robles Ave  |  | City: Pasadena                        | Zip: _91101  |
| d. UTM: (Give more than one for large   | and/or linear resources)                                 | Zone:                                 | mE/ m  |
| e. Other Locational Data: (e.g., parcel   | #, directions to resource, e                             | levation, etc., as appropriate):      | APN:5722030033   |
| 23a. Description: (Describe resource and  | its major elements. Include de                           | esign, materials, condition, alterati | ions, size, setting, and boundaries)   |
| Architectural Style: Contemporary, Modern   |  | • • •                                 | ype: commercial  |
| Construction: unknown Siding/Sheathing: stucco, all visible                                 |  |                                       | egrity: medium, setting, location, workmanship, design, feeling  |
| Siding/Sheathing: decorative concrete block   |  | Alterations                           |  |
| Roof: flat  |  |                                       |  |
| <b>Fenestration:</b> glass curtainwall with spandre   | •  |                                       |  |
| Primary Entrance: front, storefront double of   | loors  |                                       |  |
| Plan: rectangular No. Stories: 2  |  |                                       |  |
| 1100 5001150 2  |  |                                       |  |
|   | _  |                                       |  |
|   |  |                                       | (View, data, accession #)  View to the NE, 09/18/13  *P6. Date Constructed/Age and Sources: X Historic Prehistoric Both  1970  Assessor  *P7. Owner and Address: Wells Fargo Bank PO Box 2609 Carlsbad, CA 92018  *P8. Recorded by: Elisa Bechtel, revised F. Smith LSA Associates, Inc., Caltrans 1500 Iowa Ave., Suite 200 Riverside, CA 92507   |
|   |  |                                       | View to the NE, 09/18/13  *P6. Date Constructed/Age and Sources: X_ Historic Prehistoric Both 1970  Assessor  *P7. Owner and Address: Wells Fargo Bank PO Box 2609 Carlsbad, CA 92018  *P8. Recorded by: Elisa Bechtel, revised F. Smith LSA Associates, Inc., Caltrans 1500 Iowa Ave., Suite 200 Riverside, CA 92507  |
|   |  |                                       | View to the NE, 09/18/13  *P6. Date Constructed/Age and Sources: X Historic Prehistoric Both  1970  Assessor  *P7. Owner and Address: Wells Fargo Bank PO Box 2609 Carlsbad, CA 92018  *P8. Recorded by: Elisa Bechtel, revised F. Smith LSA Associates, Inc., Caltrans 1500 Iowa Ave., Suite 200 Riverside, CA 92507  *P9. Date Recorded: 09/21/2013  |
|   |  |                                       | View to the NE, 09/18/13  *P6. Date Constructed/Age and Sources: X_ Historic Prehistoric Both 1970  Assessor  *P7. Owner and Address: Wells Fargo Bank PO Box 2609 Carlsbad, CA 92018  *P8. Recorded by: Elisa Bechtel, revised F. Smith LSA Associates, Inc., Caltrans 1500 Iowa Ave., Suite 200 Riverside, CA 92507  |
| 11. Report Citation: (Cite survey report Historic Property Survey Report for the SR 7       | and other sources or enter "n                            | •                                     | View to the NE, 09/18/13  *P6. Date Constructed/Age and Sources: X_Historic Prehistoric Both  1970  Assessor  *P7. Owner and Address: Wells Fargo Bank PO Box 2609 Carlsbad, CA 92018  *P8. Recorded by: Elisa Bechtel, revised F. Smith LSA Associates, Inc., Caltrans 1500 Iowa Ave., Suite 200 Riverside, CA 92507  *P9. Date Recorded: 09/21/2013  *P10. Survey Type: (Describe) Intensive |
| •   | 10 North Study, Los Angeles (                            | •                                     | View to the NE, 09/18/13  *P6. Date Constructed/Age and Sources: X_Historic Prehistoric Both  1970  Assessor  *P7. Owner and Address: Wells Fargo Bank PO Box 2609 Carlsbad, CA 92018  *P8. Recorded by: Elisa Bechtel, revised F. Smith LSA Associates, Inc., Caltrans 1500 Iowa Ave., Suite 200 Riverside, CA 92507  *P9. Date Recorded: 09/21/2013  *P10. Survey Type: (Describe) Intensive |
| Historic Property Survey Report for the SR 71<br>District 7, EA 187900, EFIS 0700000191, 20 | 10 North Study, Los Angeles 0<br>114                     | County, California, California De     | View to the NE, 09/18/13  *P6. Date Constructed/Age and Sources: X_Historic Prehistoric Both  1970  Assessor  *P7. Owner and Address: Wells Fargo Bank PO Box 2609 Carlsbad, CA 92018  *P8. Recorded by: Elisa Bechtel, revised F. Smith LSA Associates, Inc., Caltrans 1500 Iowa Ave., Suite 200 Riverside, CA 92507  *P9. Date Recorded: 09/21/2013  *P10. Survey Type: (Describe) Intensive |
| Historic Property Survey Report for the SR 7<br>District 7, EA 187900, EFIS 0700000191, 20  | 10 North Study, Los Angeles 0<br>114<br>Map Sketch Map _ | County, California, California De     | View to the NE, 09/18/13  *P6. Date Constructed/Age and Sources: X Historic Prehistoric Both  1970  Assessor  *P7. Owner and Address: Wells Fargo Bank PO Box 2609 Carlsbad, CA 92018  *P8. Recorded by: Elisa Bechtel, revised F. Smith LSA Associates, Inc., Caltrans 1500 Iowa Ave., Suite 200 Riverside, CA 92507  *P9. Date Recorded: 09/21/2013  *P10. Survey Type: (Describe) Intensive |

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

# Primary # \_\_\_\_\_

| DEPARTMENT OF PA           | KKS AND RECREAT                         | ION                       |   | HRI #                                       |                                   |
|----------------------------|---|---------------------------|---|---|-----------------------------------|
| BUILDING, ST               | RUCTURE, A                              | ND OBJECT R               | ECORD                                   |   |                                   |
| Page <u>2</u> of <u>4</u>  |   |                           |   | *NRHP Status Code                           | 6Y, 6Z                            |
|                            |   | *Resource Name or #:      | (Assigned by recorder)                  | 245 S Los Robles Ave                        |                                   |
| B1. Historic Name:         | United California Bank                  | (1970)                    |   |   |                                   |
| B2. Common Name:           | Ameron Center                           | (1970)                    |   |   |                                   |
|                            | ommercial                               |                           | B4. Present Use:                        | commercial                                  |                                   |
| *B5. Architectural Styl    |   | Modern                    |   |   |                                   |
| *B6. Construction Hist     | * *                                     |                           | of alterations) 1970 (Assessor          | r see Continuation Sheet)                   |                                   |
|                            | (11111111111111111111111111111111111111 | ,                         | , | , |                                   |
|                            |   |                           |   |   |                                   |
| *B7. Moved? <u>X</u>       | NoYes _                                 | Unknown Dat               | e:Ori                                   | ginal Location:                             |                                   |
| *B8. Related Features:     | : Mid-rise office buildin               |                           |   |   | nnex. Landscaped surface parking. |
|                            |   |                           |   |   |                                   |
|                            |   |                           |   |   |                                   |
| B9a. Architect: <u>Unk</u> | cnown                                   |                           | b. Builder: <u>U</u>                    | nknown                                      |                                   |
| *B10. Significance:        | Area:                                   |                           |   |   |                                   |
| Period of Significa        | ance: 1970                              | Property T                | ype: Commercial                         | Applicable Cr                               | itoria:                           |
| •                          |   |                           | ed by theme, period, and ged            |   |                                   |
|                            |   |                           |   |   | ical resource pursuant to CEQA    |
|                            |   |                           |   |   |                                   |
|                            |   |                           |   |   |                                   |
|                            |   |                           |   |   |                                   |
|                            |   |                           |   |   |                                   |
|                            |   |                           |   |   |                                   |
|                            |   |                           |   |   |                                   |
|                            |   |                           |   |   |                                   |
|                            |   |                           |   |   |                                   |
|                            |   |                           |   |   |                                   |
| B11. Additional Resour     | rce Attributes: (L                      | ist attributes and codes) |   |   |                                   |
| *B12. References:          |   |                           |   |   |                                   |
| See Continuation Sheet     | t.                                      |                           |   |   |                                   |
|                            |   |                           |   |   |                                   |
|                            |   |                           |   | ₹   | EL DORADO STO                     |
|                            |   |                           |   | EUCLIDAV                                    |                                   |
| B13. Remarks:              |   |                           |   | S S   |                                   |
|                            |   |                           |   |   | NA ST                             |
| *B14. Evaluator:           | Eugene Heck with I                      | Francesca Smith           | DAE C                                   | CORDOVA ST<br>Los Robles Ave                | CORDOVAST                         |
| *Date of Evaluation:       | 09/21/2013, revised                     | 2015                      | 245 5                                   | LOS RODIES AVE                              | SON                               |
|                            |   |                           |   |   |                                   |

(This space reserved for official comments.)

| State of California - The Resor<br>DEPARTMENT OF PARKS AN  | • •   |  | Primary #<br>HRI #   |
|--|---|--|--|
| CONTINUATION SI  |   |  | Trinomial  |
| Page <u>3</u> of <u>4</u>  | Resource Name or  | #: (Assignedbyrecorder)  | 245 S Los Robles Ave   |
| Recorded By: LSA Associa   | ites, Inc.  | * <b>Date:</b> <u>09/21/2013</u>   | X_ContinuationUpdat  |
| (continued):   |   |  |  |
| 1950, continuing into the 1970s McAlester 1984; Harris 2006). 'detailing. This subtype containe limited traditional references (Merry common application for content New York (SOM, 1952), but the Significance Evaluation: Under was not directly associated with persons who were significant in architectural style, method of content in the significant in the | orary, Modern style buildings were ty (McAlester and McAlester 1984). It is The flat roof type is influenced by the defended the stark white exterior walls of the IcAlester and McAlester 1984). The glammercial buildings at the time. That use subject property was completed near Criterion A, this building is one of the events important in our past. Under Colocal, state, or national history. Under nstruction, or property type. It was not the history or prehistory of the area (  | s often split into two groups by roof to International style and, like that style International style and incorporated diass curtain wall bays use spandrel glasse of material may have been loosely by two decades later and was not consusands, if not millions, built during the riterion B, the building was not found. Criterion C, this is not a representation to be work of a master. Unde | ype, flat or gable (McAlester and , has little or no decorative lecorative concrete block to impart ass at interstitial levels, which was a vinfluenced by The Lever House in sidered prescient in any way.  the late post-World War period and d to be directly associated with ve or noteworthy example of an r Criterion D, the building is not |
| B6. Construction History<br>Numerous permits have been is:   | rea.<br>sued for this property. The most pertine  | ent are listed below:  |  |
|  | for permission to locate a 10' x 55 traied a top an existing planting area, appr  | * *  |  |
| The total area of the proposed s   | for permission to construct an identific<br>gn is approx. 105 sq. Ft. The proposed<br>by use permit procedure. (Granted Jul   | sign is to be established in conjunction   | -  |
| containing 135 spaces will be re<br>2-story apartment building, 1 2-<br>Cordova St. and 15 ft. from Los  | proposing construction on the subject partial tained. The new development would of story office building, and a 1 and 2 story obles Ave. The parking structure would be stored to the stored to | ccur on the Cordova St. frontage, ren<br>ry bungalow court. The office building  | noving an existing 2-story house, a ng would be set back 5 ft. from  |
| sign are proposed. The logo sign   | for a petition for permission to erect 4 as would be located on the top floor of Robles Avenue would remain. (Decision)   | the 8- story building. An existing 85  | •  |
| door (caser opening)   | or E.G.A. (engineer)/ Pacific Building I<br>or for a addition of 1,425 square feet on   | •  | itects (architects) to make a cut in oor office building to provide retail or  |
| to establish a commercial use of   | side of Cordova Street in the CD 8 zo<br>her than offices in the CD - 8 zoning d<br>on Constructors (contractor)/Akidmore   | istrict south of Cordova Street  | it is required whenever it is proposed  Il new handicap ramp, entrance   |
| canopy, and restripe handicap p  | arking spaces<br>Specialists (contractor) to build a blocl  | k wall around new storage tank block   | wall 14'x 11' per city standard  |

| State of California - The Resources Agency DEPARTMENT OF PARKS AND RECREATION CONTINUATION SHEET  |                                |              | Primary #            |        |
|---|--------------------------------|--------------|----------------------|--------|
| Page <u>4</u> of <u>4</u>   | *Resource Name or #: (Assigned | by recorder) | 245 S Los Robles Ave |        |
| *Recorded By: LSA Associates, Inc.  | *Date:                         | 09/21/2013   | X Continuation       | Update |
| (continued):  B12. References City of Pasadena var. Building permits. On file at the City of Pasa Craven, Jackie Harris, Cyril 2006 Dictionary of Architecture and Construction |                                |              |                      |        |

| DIE A DY  | OF PARKS AN                          | ources Agency<br>ND RECREATION   | ON                  |            |                  |                 |  | RI#  |   |  |
|---|--------------------------------------|----------------------------------|---------------------|------------|------------------|-----------------|--|--|---|--|
| PRIMARY   | KECORE                               | י                                |                     |            |                  | NE              | Trinoi<br>HP Status Co                   |  | V 67  |  |
|   |                                      | (                                | Other Listings      |            |                  | NKI             | ne Status C                              | oue o  | 1,0Z  |  |
|   |                                      | ·                                | Review Code         |            | Review           | er              |  |  | Date  |  |
| Page 1 of 3   | <u> </u>                             | *Re                              | source Name or      | #: (A      | ssigned by re    |                 | 255 S Lake                               | e Ave  |   |  |
| rage <u> </u>   | _                                    |                                  |                     | (* -       |                  | ,               |  |  |   |  |
| 2. Location:  |                                      | Map Ref # 151-3<br>r Publication | X Unrestric         | ted        | *a. County       | Los Angel       | es                                       | and  | (P2b and P  | P2c or P2d )   |
| *b. USGS 7.5  |                                      | Pasadena                         | <del></del>         | Date:      | 1994             |                 | ant: SAN PA                              |  | •   |  |
| c. Address:   | 255 S Lake A                         | Ave                              |                     |            | City:            | Pasadena        | a  |  | Zip: _9   | 91101  |
| d. UTM: (Giv  | e more than o                        | one for large an                 | d/or linear resour  | ces)       | Zone:            |                 |  | ml   | E/  | r  |
| e. Other Loc  | ational Data: (                      | e.g., parcel #, c                | lirections to resou | urce, elev | vation, etc., a  | s appropria     | ite): <u>APN:573</u>                     | 34033013   |   |  |
| 3a. Description   | n: (Describe                         | resource and its                 | major elements. Inc | clude desi | gn, materials, o | condition, alte | erations, size,                          | setting, ar  | nd boundaries   | s)   |
| Siding/Sheathin<br>Roof: flat<br>Fenestration: al<br>Primary Entran<br>Plan: rectangula<br>No. Stories: 2<br>Property Type: | luminum, fixed,<br>nce: front, multi | front, side, altera              |                     |            |                  | associatio      | on, design, fee                          | eling  | ζ, ,  | workmanship,   |
|   |                                      | A = aag                          | Structure           | Object     | Site             | District        | Eleme                                    | nt of Dist   | trict O   | ther (Isolates, e  |
|   | Orawing (Photo                       |                                  | structure           | _ ′        |                  | District        | — P:                                     | <b>5b. Desc</b> /iew, data /iew to the   | trictO cription of p a, accession e E, 09/18/13 Constructe  | photo:   |
|   | Drawing (Photo                       |                                  |                     | es, and o  |                  | District        | P: (\( \) \                              | 5b. Description of the policy  | cription of p a, accession e E, 09/18/13  Constructe X Hist storic  er and Addr Avenue Invest   | d/Age and coric Both   |
| 4. Resources P5a. Photo or D  | Drawing (Photo                       |                                  | uildings, structure | es, and o  |                  | District        | *F                                       | 7 John Lake PO Box 130 Carlsbad, Co P8. Reco   | cription of p a, accession e E, 09/18/13  Constructe X Hist storic  er and Addr Avenue Invest 0156 CA 92013  orded by:  | d/Age and coric Both  ress:  |
|   |                                      | o required for b                 | uildings, structure | es, and o  | abjects.)        | District        | *F ** ** ** ** ** ** ** ** ** ** ** ** * | 7 John Description of the property of the prop | cription of p a, accession e E, 09/18/13  Constructe X Hist storic  er and Addr Avenue Invest 0156 CA 92013  orded by: intel ociates, Inc. a Ave., Suite 2                                    | d/Age and coric Both  ress:  |
| P5a. Photo or E   | ation: (Cite by Survey Report        | survey report and                | uildings, structure | es, and o  | abjects.)        |                 | *F * * * * * * * * * * * * * * * * * *   | 7 John Lake PO Box 130 Carlsbad, Car | cription of pa, accession e E, 09/18/13 Constructe X Hist storic  er and Address Avenue Invest 0156 2A 92013  orded by: intel inciates, Inc. in Ave., Suite 2, CA 92507  Recorded: vey Type:  | ohoto: n #)  d/Age and coric Both  ress: tors LLC  2000  09/21/2013 (Describe) |
| P5a. Photo or E   | ation: (Cite by Survey Report        | survey report and                | other sources or e  | es, and o  | abjects.)        | nia, Californi  | *F * * * * * * * * * * * * * * * * * *   | 5b. Descention of Transport  | cription of pa, accession e E, 09/18/13  Constructe X Hist storic  er and Address Avenue Invest 0156 2A 92013  crided by: intel ociates, Inc. in Ave., Suite 2, CA 92507  Recorded: wey Type: | ohoto: n #)  d/Age and coric Both  ress: cors LLC  2000  09/21/2013 (Describe) |

State of California - The Resources Agency Primary # **DEPARTMENT OF PARKS AND RECREATION** HRI# BUILDING, STRUCTURE, AND OBJECT RECORD Page 2 of 3\*NRHP Status Code 6Y, 6Z \*Resource Name or #: (Assigned by recorder) 255 S Lake Ave B1. Historic Name: B2. Common Name: B3. Original Use: Commercial B4. Present Use: Commercial \*B5. Architectural Style: New Formalism \*B6. Construction History: (Construction date, alterations, and data of alterations) Year constructed: 1970 (See Continuation Sheet) \*B7. Moved? X No Yes Unknown Original Location: \*B8. Related Features: None B9a. Architect: Frank Hanolka & Associates b. Builder: Morley Construction Area: Pasadena \*B10. Significance: Theme: Commercial Architecture Period of Significance: 1970 **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: 09/21/2013

(This space reserved for official comments.)

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|---------------------------|-------------------------------------|---------------------|------------------------|---------------------------------|---------|
| Page <u>3</u> of <u>3</u> |                                     | Resource Name or #: | (Assigned by recorder) | 255 S Lake Ave                  |         |
| Recorded By:              | LSA Associates, Inc.                |                     | *Date: 09/21/2013      | X_Continuatio                   | nUpdate |
| (continued):              |                                     |                     |                        |                                 |         |

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."

Property Information: No historic city directory information was found for this address.

Significance Evaluation. Criteria Consideration G applies to this building, which was constructed around 1969. 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 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). In addition, the building does not appear to be of exceptional importance, or to have achieved significance within the past fifty years.

### **B6**. Construction History

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

1970 permit to Morley Construction to act as owner-builder use Frank Hanolka & Associates as architect and Bole& Wilson as engineer to construct a new building for an office, 43,000 sq. ft. and 2 stories (finalized 1/7/1970)

1992 permit for R and B Realty (applicant) and Aetna Insurance (owner) to use Palazzdo & CO. as architect and Dickerson and Associates as contractor for facelift for lobby area of 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.

Whiffen, Marcus.

1992 American Architecture Since 1780: A Guide to Styles (Revised Edition). Cambridge: MIT Press.



| State of California - The Resources Agency   | Primary #  |
|--|--|
| DEPARTMENT OF PARKS AND RECREATION   | HRI #<br>Trinomial   |
| PRIMARY RECORD   | ·  |
| Other Listings   | NRHP Status Code 6Y, 6L, 6Z                                    |
| Review Code Reviewe  | r Date   |
| Page 1 of 4 *Resource Name or #: (Assigned by red  | corder) 310 S Lake Ave   |
| P1. Other Identifier: APE Map Ref # 152-3B; Walgreens  |  |
| *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: 310 S Lake 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   | s appropriate): <u>APN:5735032006</u>                          |
| *P3a. Description: (Describe resource and its major elements. Include design, materials, co  | ondition, alterations, size, setting, and boundaries)          |
| Architectural Style: Streamline Moderne  | Retains integrity: medium                                      |
| Siding/Sheathing: stucco, all visible  | Alterations: altered fenestration, altered decorative element, |
| Roof: flat, parapet Fenestration: aluminum, fixed, front, side, rear, storefront, some modern  | altered siding   |
| Primary Entrance: front, storefront  |  |
| Plan: rectangular  |  |
| No. Stories: 2 Secondary Entrance: rear, storefront  |  |
| Property Type: commercial  |  |
|  |  |
|  |  |
| *P3b. Resource Attributes: (List attributes and codes) HP06  |  |
| *P4. Resources Present: X Building Structure Object Site   | DistrictElement of DistrictOther (Isolates, etc.)              |
| P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)   | P5b. Description of photo:                                     |
|  | (View, data, accession #)                                      |
|  | View to the W, 09/18/13  |
|  | *P6. Date Constructed/Age and                                  |
|  | Sources: X Historic  Prehistoric Both                          |
|  |  |
|  | 1949   |
|  | Assessor   |
|  | *P7. Owner and Address:  Transamerica Realty Services Inc      |
| To the second  | 3069 Smith Barry Rd  |
|  | Arlington, TX 76013  |
| DOMAC - TO THE RESIDENCE OF THE PARTY OF THE |  |
|  | *P8. Recorded by: Elisa Bechtel                                |
|  | LSA Associates, Inc.   |
|  | 1500 Iowa Ave., Suite 200                                      |
|  | Riverside, CA 92507  |
|  |  |
|  | *P9. Date Recorded: 09/21/2013                                 |
|  | *P10. Survey Type: (Describe)                                  |
| *P11. Report Citation: (Cite survey report and other sources or enter "none.")   | Intensive  |
| Historic Property Survey Report for the SR 710 North Study, Los Angeles County, California   | a, California Department of Transportation District 7,         |
| EA 187900, EFIS 0700000191, 2014   |  |
| *Attachments:NoneLocation MapSketch MapX Continuation S  | Sheet X Building, Structure, and Object Record                 |
| Archeological RecordDistrict RecordLinear Featu  | re RecordMilling Station Record                                |
| Rock Art RecordArtifact RecordPhotograph Record  | Other (List):  |

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

| Primary # |  |
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| Page $2$ of $4$   |                      |                      |                      |                |                  | *NRHP Status Code 6Y, 6L, 6Z  |
|---|----------------------|----------------------|----------------------|----------------|------------------|---|
|   |                      | *Resource Nar        | <b>ne or #</b> : (As | signed by reco | rder)            | 310 S Lake Ave  |
| B1. Historic Name: Barker                                     | Brothers             |                      |                      |                |                  |   |
| B2. Common Name: Walg   | reens                |                      |                      |                |                  |   |
| B3. Original Use:   |                      |                      |                      | B4. Present    | Use:             | Commercial  |
| *B5. Architectural Style:                                     | Streamline Mode      | rne                  |                      |                |                  |   |
| *B6. Construction History:<br>Year constructed: 1949 (See Con | `                    | date, alterations, a | and data of alt      | terations)     |                  |   |
| *B7. Moved? X No _  | Yes                  | _ Unknown            | Date: _              |                | _ c              | Original Location:  |
| *B8. Related Features:  |                      |                      |                      |                |                  |   |
| None  |                      |                      |                      |                |                  |   |
|   |                      |                      |                      |                |                  |   |
| B9a. Architect: Claud Beeln                                   | nan                  |                      |                      | b. Builde      | er: <u>C</u>     | C.L. Peck Co.   |
| *B10. Significance: Area:                                     | Pasadena             |                      | Theme:               | Commercial Ar  | chitect          | ture  |
| Period of Significance:                                       | 1949                 | Pro                  | perty Type:          | Commercial     |                  | Applicable Criteria: NA   |
| -   | of historical or arc |                      |                      |                | and ge           | eographic scope. Also address integrity.)                                 |
|   | -                    | -                    |                      |                | ster) or         | r the California Register of Historical                                   |
| Resources (California Register) i                             | iiviaiviauaiiy oi a  | is a contributor to  | a large msto         | oric district. |                  |   |
|   |                      |                      |                      |                |                  | ces (CHR) Status Code 6L "determined al consideration in local planning." |
| (continued on next page)                                      |                      |                      |                      |                |                  |   |
|   |                      |                      |                      |                |                  |   |
|   |                      |                      |                      |                |                  |   |
|   |                      |                      |                      |                |                  |   |
| B11. Additional Resource Attri                                | butes: (List         | attributes and co    | odes) H              | IP06           |                  |   |
| *B12. References:   | ,                    |                      | , <u>—</u>           |                |                  |   |
| See Continuation Sheet  |                      |                      |                      |                |                  |   |
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|   |                      |                      |                      |                | တ                | CORDOVA ST 0 0  |
| B13. Remarks:   |                      |                      |                      |                |                  |   |
|   |                      |                      |                      |                |                  | SONA  |
| *B14. Evaluator: Eugene He                                    | eck                  |                      |                      | -              | $\exists \vdash$ | SLAKEA  |
| *Date of Evaluation: 09/21/2                                  | 2013                 |                      |                      |                |                  | E DEL MAF   |
|   |                      |                      |                      |                | , (              | E DEL MAR BLVD  |
| (This appear  | convod for offici    | al comments )        |                      |                |                  | 310 S Lake Ave  |
| (Triis space re   | served for offici    | ai comments.)        |                      | -              | - ₹              |   |
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| Dome 3 of 1   | December Name on #1 | (Assigned by recorder) | 310 S Lake Ave |  |
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| CONTINUATION SHEET  |                     |                        | Trinomial      |  |
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| State of California - The Resources Agence                        | cy                  |                        | Primary #      |  |

| Page <u>3</u> of <u>4</u>          | Resource Name or #: | (Assigned by recorder)   | 310 S Lake Ave |        |
|------------------------------------|---------------------|--------------------------|----------------|--------|
| *Recorded By: LSA Associates, Inc. |                     | <b>*Date:</b> 09/21/2013 | X Continuation | Update |

(continued):

Sanborn Map Research: The 1951 Sanborn map for 310 South Lake Street depicts the "Barker Bros." department store at this location. The property contains one, two-story, rectangular building with a basement sited along the southern boundary of the square, 180-foot-by-180-foot parcel. The building is of concrete-faced, reinforced brick construction and has an open floor plan covered by a wood-framed, bow-truss roof supported by concrete columns. The eastern façade entrance is located underneath semi-elliptical-shaped covered entryway. No other buildings, structures, or objects are depicted. The surrounding area is a mixture of commercial and single-family residential. Based on the size of the residential building footprints, it is supposed that the commercial land use depicted was an emerging one in the early 1950s. Examples include Bullocks Pasadena, a very early suburban department store. The residential properties consist of single-family buildings, with deep, uniform setbacks on large, rectangular lots. Shoppers Lane is shown as a non-through street.

Property Information: City directories indicate Barker Brothers Furniture (1966 – 1973) at the subject property.

Architect Information: Building permit information offers conflicting information regarding the building architect. However, Pasadena's CHRID lists Claud Beelman as the architect and additional research revealed that he was commissioned to design other Barker Bros. buildings in the past. Beelman (1894-1963) was a member of AIA Southern California Chapter from 1927 until the day he died. He designed the following National Register-listed buildings in Los Angeles (unless otherwise noted): Board of Trade Building, 816 South Grand Av Building, Culver Hotel (Culver City), Cooper Arms (Long Beach), Eastern Columbia Building (Broadway Theater and Commercial Historic District), Garfield Building, Heinsbergen Decorating Company, Pacific Electric Building, Roosevelt Building, Security Building (Phoenix, Arizona), Spring Street Realty Building (Spring Street Historic District), Superior Oil Company, U.S. Post Office--Hollywood Station and Woodbury University (Wilshire Boulevard). Beelman was a master of Art Deco detailing and the use of terra cotta glazed tiles. In the depth of the Great Depression he obtained commissions to design the Paragon Room at the Victor Hugo Restaurant, Beverly Hills (1934) and the Cocoanut Grove at the Ambassador Hotel (1935) among others. His Art Deco works are exemplary of the style.

Significance Evaluation. The integrity of this property is diminished by alterations. 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. 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 commercial building was built in 1949 during the post-World War II (WWII) boom that swept the nation. Although it has sustained minor alterations, it conveys its association with the post-WWII era, but does not have a specific association with that period. 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. Although Stiles O. Clements is mentioned in building permits, no corrobration was found to show that he was associated with the subject property. Clements was a prolific and successful local architect who often used Barker Brothers to build custom furniture. 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 requisite integrity as well as architectural significance. Although it is the work of Claud Beelman, a master of the Moderne style, alterations destroyed its ability to convey the original design. The observed level of workmanship does not rise above the ordinary. It does not possess high artistic values. In addition, there is a broad collection of extant projects by Clements that both retain integrity and better exemplify his style of work. There is also 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 Register or the California Register.

### **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=5937&display=resource

1947 permit to Barker Bros. to use Still's (Stiles?) Cements as architect and the W.M. Simpson Construction Company as contractor to build a new department store (finalized 1/20/1947)

1949 permit to Barker Bros. (illegible architect) to use C.L. Duck (Peck?) to construct a new building (finalized 7/26/1949)

1949 permit to Barker Bros. to use Electrical Products Corp. to install a new neon sign (finalized 914/1949)

1949 permit to Barker Bros to use C.D. Neck? To construct a new dwelling (finalized 11/8/1949)

1956 notice to Barker Bros. for installation of an illegal sign erection (issued 1956)

1965 building permit to Parks Brass to use Pasadena Sign to install a sign (finalized 12/6/1965)

1966 permit to Barker Bros. to use Roy Roberston for roofing repair (Front canopy section only (finalized 3/22/1966)

1973 permit to Barker Bros. to use Owen Roofing to re-roof (finalized 11/27/1973)

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

| Primary # |  |
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| Page <u>4</u> of <u>4</u> |                      | *Resource Name or #: (Assigned | d by recorder) | 310 S Lake Ave |        | - |
|---------------------------|----------------------|--------------------------------|----------------|----------------|--------|---|
| Recorded By:              | LSA Associates, Inc. | *Date:                         | 09/21/2013     | X Continuation | Update |   |

(continued):

1982 permit to Barker Bros. to use Harold Lags? as architect and Root W. Steward Co. as contractor for equipment supports for a/c on roof (finalized 5/25/1982)

1984 planning case (denied) for a petition for permission to change a wall sign existing on the property the west face of the building) and be allowed to retain a roof sign that should have been removed by April 1, 1981 per section 17.48.160 c. The aggregate area resulting

(approximately 314 sq. ft.) would exceed this maximum sign area (212 sq. Ft. ) allowed for this frontage. April 11,1984 (denied)

1991 permit (finaled 10/21/91) for R. MC Laughlin Arch. (architect)/E.E. Evans (contractor) to renovate existing building and add 575 sq. ft.

1991 permit (finaled 10/31/91) for Superior Electrical Advertising (contractor) to install 3 wall signs

1991 permit (finaled 12/11/91) for Sena Roof (contractor) to re-roof building

1994 permit (finaled 5/10/94) for Bruce Kazuo Arita (architect)/Hanna Construction (contractor) to construct a trash enclosure

1995 planning case (received) for installation of awning for tenant (dental) in the CD District (Applicant- Pasadena Awning Co.)

1995 permit (finaled 12/12/95) for Heath & Co. (contractor) to install one monument sign

1996 planning case (received) for a storefront alteration (enclose bays)

1996 permit (finaled 5/1/96) for Parkwest Construction (contractor)/Arita Bruce Kazuo (architect) to add bollards at rear entry

1999 permit (finaled 5/12/99) for Rosscrete Roofing Inc. (contractor) to re-roof building

2008 permit (finaled 11/6/08) for Trulite Signs (contractor)/Walgreens (owner) to install 2 illuminated wall signs (bolted to wall)

#1101

2007 planning case (received) for signs for new Walgreens drug store

2008 planning case (received) for 4 new wall signs

2009 mechanical permit (finaled 7/22/09) for Ontario Refrigeration (contractor) to replace a package heat pump within existing roof mounted screen

# Basement B1

2008 planning case (issued 3/5/08) for an upper floor retail tenant (Sit-n-Sleep) to have two ground floor wall signs (east and north elevations). The ground floor tenant (Walgreens) will also have two ground floor wall signs (east and west elevations).

#2nd201

2007 planning case (received) for three new signs for Sit-n-Sleep. Two channel letter signs. One replaced sign face.

2008 permit for Brite Lite Neon Corp. (contractor) to install 2 signs: 1 on the North elevation at 4 ft. high and 1 on the East elevation at 3'6" high

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.

Gebhard, David and Robert Winter

1994 Los Angeles: An Architectural Guide

Los Angeles Times

1934 New Construction Spurs Growth of Los Angeles. May 27, page 13.

1935 Contract Made for Hollywood's New Post office. May 3, page D1.

1935 Construction and Remodeling at Hotel. November 10, page D4.

1937 Nation-wide Art in New Fair Building. July 11, page C4.

1951 Louis B. Mayer Buys Block in Beverly Hills. December 1, page

1957 Plans for \$10,000,000 L.A. Project Announced. April 21, page F1.

1971 Old Garfield Building Undergoing Restoration. August 8, page 11.

1973 Quake Has Reverse Effect on Old Building. November 9, page C12.

1985 10 Art Deco Building that are Reminders of the 1920s and '30s. November 14, page F14.

1987 Searching for the Age of Terra Cotta. September 19, page D1.

Sanborn-Perris Map Co., Ltd.

1931 Pasadena, California: Volume 1. Updated 1951. Sanborn Map and Publishing Company, Pelham, New York.

The American Institute of Architects (AIA) Historical Directory of American Architects

n.d. Accessed online in July 2014.

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|--|--|-------------------------------|--------------------------|-------------------------|---|---|---|
| PRIMARY R  | RECORE   | )                             |                          |                         |   | omial   |   |
|  |  | •                             |                          |                         | NRHP Status   | Code <u>6Y, 6Z</u>  |   |
|  |  |                               | ther Listings            | B                       |   |   | 4-  |
|  |  |                               | Review Code              | Review                  | <u> </u>  | Da  | te  |
| Page <u>1</u> of <u>4</u>  |  | *Res                          | ource Name or #:         | (Assigned by re         | ecorder) 255 S Hil  | II Ave  |   |
| P1. Other Identific<br>P2. Location:   |  | Map Ref # 153-31  Publication | X Unrestricted           | *a. County              | Los Angeles   | and (DOb a  |   |
| *b. USGS 7.5' C  |  |                               |                          | te: 1994                | Los Angeles  Land Grant: SAN P.                                 | <b>and</b> (P2b a<br>ASCUAL (GARFIA   | •   |
| c. Address:  |  |                               |                          | City:                   | - ·   |   | D: 91106                                  |
| d. UTM: (Give  | more than o  | ne for large and              | l/or linear resources    | ) Zone:                 |   |   | ml  |
| e. Other Locat   | tional Data: (   | e.g., parcel #, d             | irections to resource    | e, elevation, etc., a   | s appropriate): APN:5   |   |   |
| 3a. Description:   |  |                               |                          |                         | condition, alterations, size                                    |   | aries)                                    |
| Architectural Styl<br>Siding/Sheathing:<br>Roof: hipped, low,<br>Fenestration: woo<br>Primary Entrance<br>Plan: irregular<br>No. Stories: 2<br>Property Type: re | : stucco, all vist, wide eaves od, casement nue: front, single | nulti-paned, front            | , side, arranged in pair | rs                      | Retains integrity: massociation, design, f Alterations: altered | eeling  | ion, workmanship,                         |
| P4. Resources Property P5a. Photo or Dra   |  | X Building                    | Structure O              | bjectSite and objects.) |   | P5b. Description (View, data, acces View to the W, 09/2* P6. Date Construct Sources: X Prehistoric 1917 Assessor *P7. Owner and Acalif Institute Of Tec | sion #) 18/13 ucted/Age and Historic Both |
|  |  |                               | J.                       | 111                     |   | Investment Accountin<br>Pasadena, CA 91125  |   |
|  | 700  |                               |                          |                         |   | *P8. Recorded by<br>Elisa Bechtel<br>LSA Associates, Ir<br>1500 Iowa Ave., S<br>Riverside, CA 925   | nc.<br>uite 200                           |
|  | Survey Report  | t for the SR 710 N            | other sources or enter   | "none.")                |   | Elisa Bechtel LSA Associates, Ir 1500 Iowa Ave., Si Riverside, CA 925  *P9. Date Recorde *P10. Survey Type Intensive                                    | ed: 09/21/2013<br>e: (Describe)           |
|  | Survey Report  | t for the SR 710 N            |                          | "none.")                |   | Elisa Bechtel LSA Associates, Ir 1500 Iowa Ave., Si Riverside, CA 925  *P9. Date Recorde *P10. Survey Type Intensive                                    | ed: 09/21/2013<br>e: (Describe)           |
| Historic Property S  | Survey Report  | t for the SR 710 N            |                          | "none.")                | ia, California Departmen  | Elisa Bechtel LSA Associates, Ir 1500 Iowa Ave., Si Riverside, CA 925  *P9. Date Recorde *P10. Survey Type Intensive                                    | ed: 09/21/2013<br>e: (Describe)           |

| <b>BUILDING, STRUC</b>                               | ources Agency<br>ND RECREATION<br>TURE. AND O | ORD                  | Primary #                                      |                          |
|--|---|----------------------|--|--------------------------|
| Page 2 of 4  |   |                      |  | *NRHP Status Code 6Y, 6Z |
|  | *Reso   | urce Name or #: (Ass | signed by recorder)                            | 255 S Hill Ave           |
| B1. Historic Name:                                   |   |                      |  |                          |
| B2. Common Name:                                     |   |                      |  |                          |
| B3. Original Use: Single-far                         | nily residence                                |                      | B4. Present Use:                               | Single-family residence  |
| B5. Architectural Style:                             | Craftsman                                     |                      |  |                          |
| B7. Moved? X No                                      | Yes Unkn                                      | own Date:            | (  | Original Location:       |
| B8. Related Features:                                |   |                      |  |                          |
| B8. Related Features:                                |   |                      | b. Builder: <u>U</u>                           | nknown                   |
| B8. Related Features:  None  B9a. Architect: Unknown | Pasadena                                      | Theme:               | b. Builder: <u>U</u><br>Residential Architectu |                          |
| B8. Related Features:  None  B9a. Architect: Unknown | Pasadena 1917                                 | Theme:               | Residential Architectu                         |                          |

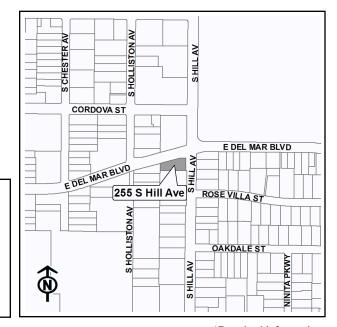
B11. Additional Resource Attributes: (List attributes and codes) HP02

\*B12. References:

B13. Remarks:

**\*B14. Evaluator:** Eugene Heck **\*Date of Evaluation:** 09/21/2013

(This space reserved for official comments.)



| DEPARTMENT OF PARKS AN    | • ,                 |                        | Primary #<br>HRI # |  |  |
|---------------------------|---------------------|------------------------|--------------------|--|--|
| CONTINUATION SH           | HEET                |                        | Trinomial          |  |  |
| Page <u>3</u> of <u>4</u> | Resource Name or #: | (Assigned by recorder) | 255 S Hill Ave     |  |  |
|                           |                     |                        |                    |  |  |

**\*Date:** 09/21/2013

X Continuation

Update

(continued):

\*Recorded By:

LSA Associates, Inc.

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 N. and Mary Warren (1919); John and Katie Matthews (1924-1965); Mrs. Annie H. (widow of George A) Weber (1927-1932); Mrs. Ida Kling (1933-1935); R. K. and Dorothea Gustafson (1938-1954); Mrs. Luella King, with the Nurse's Guild (1957-1960); William F. Eddritt (1963); and Donald W. (assistant administrator at Hughes Aire) and Joyce Shedd (1966-1970). Ancestry.com research was conducted on residents of more than five years; for this property Robert and Dorothea Gustafson were researched. Robert Kenneth Gustafson, born in 1891 in Connecticut worked as a physician at John Hopkins Hospital in the late 1920s. He served during World War I in France, according to the Maryland Military Men. He and his wife Dorothea, also from the East Coast, were living in Pasadena by the 1930 census; the 1940 census record lists them as having three young children and a maid. The home value in 1940 was \$11,000. Robert died in 1952.

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 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:

- \*Part of Caltech Master Plan
- \*Numerous electrical wiring permits
- \*1956 permit mentions that the home is a 2-story dwelling
- 1920's permit to Geo A. Weber to use Harry (?Illegible) to add 4'x4' addition (finalized 1920's)
- 1927 illegible permit (finaled 3/14/27)
- 1928 illegible permit (finaled 7/18/28)
- 1928 building inspection for an added buttress (finalized 7/18/1928)
- 1929 permit (finaled 3/14/29) for Mrs. G.A. Weber (owner-builder) to add a garage
- 1929 building inspection for repaired termite damage (issued 10/30/1929)
- 1929 building inspection for adding room to floor (issued 1929)
- 1929 building inspection for an added garage (finalized 3/14/1929)
- 1929 permit for Mrs. G.A. Weber (owner) to construct an 11'x27' garage addition
- 1929 permit (10/30/29) to repair termite damage
- 1934 permit to Katie S. Matthews for an alteration (finalized 1934)
- 1934 permit (January 1934) for Mrs. Geo A. Weber (owner) /(contractor illegible) to construct a 4'x4' addition
- 1934 permit to re-roof deck (Owner-Katie S. Matthews)
- 1934 permit to Katie S. Matthews to re-roof using Monarch Roofing (finalized 1934)

| State of California - The Resources Agency |
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# CONTINUATION SHEET

| Primary # |  |
|-----------|--|
| HRI#      |  |
| Trinomial |  |

| Page <u>4</u> of <u>4</u>          | *Resource Name or #: (Assigned by recorder) | 255 S Hill Ave       |  |
|------------------------------------|---|----------------------|--|
| *Recorded By: LSA Associates, Inc. | *Date: 09/21/2013                           | X_ContinuationUpdate |  |

(continued):

1936 permit to re-roof

1939 permit (3/28/39) for Dr. Robert K. Gusafson (owner)/John M. Lytle (contractor) to install J.M rock wool furnished and applied over 2nd floor ceiling and ceiling area over gardener's room over garage

1941 permit to re-roof house and garage

1941 permit to Gistaffson to act as owner-builder to re-roof house and garage (finalized 1941)

1968 (corrected 3/29/68) code violation issued to Cal Tech for inadequate electricity, heating, and substandard bathroom dimensions

1979 certificate of occupancy issued to California Institute of Technology

1980 certificate of occupancy issued to California Institute of Technology

1985 code violation issued to Cal Tech for hazardous wiring, plumbing, and heating

1985 certificate of occupancy issued to California Institute of Technology

1986 permit to ad 3ft fence along side yard

1996 permit to A.L. Bishop to use Monarch Roofing to re-roof (finalized 3/13/1996)

2002 electrical permit issued to upgrade electrical and add sub panel

2003 complaint of improper storage of trashcans and parking on unapproved surface

2005 complaint of parking in the front yard and accumulation of junk and debris

2007 letter (dated 4/18/07) notifying the owner that the garage demolition is exempt from review and does not require a certificate of appropriateness

2007 permit (finaled12/28/07) for Michael Raven (owner-builder) to remove and replace garage at 588 sq. ft.

2007 electrical for garage and relocate service @ 200 amps

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.