

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
DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6Y, 6Z

Other Listings _____

Review Code _____ Reviewer _____ Date _____

Page 1 of 4 *Resource Name or #: (Assigned by recorder) 752 S Atlantic Blvd

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

*P2. Location: Not for Publication ☒ Unrestricted *a. County Los Angeles and (P2b and P2c or P2d.)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: 752 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 appropriate): APN:6341040032

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

Architectural Style: One-Part Commercial Block
Construction: wood frame
Siding/Sheathing: stucco: modern, W, altered: yes
Siding/Sheathing: brick: skirting, W
Roof: flat, parapet
Fenestration: aluminum, fixed, front
Primary Entrance: front, single door, transom lights
Plan: rectangular
No. Stories: 1

Secondary Entrance: front, single door, transom lights
Property Type: commercial
Retains integrity: medium, setting, location, workmanship, association, design, feeling

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

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

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



P5b. Description of photo:

(View, data, accession #)

View to the E, 09/10/13

*P6. Date Constructed/Age and

Sources: ☒ 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

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

BUILDING, STRUCTURE, AND OBJECT RECORD

Primary # _____

HRI # _____

Page 2 of 4

*NRHP Status Code 6Y, 6Z

*Resource 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 Commercial Block

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

Year constructed: 1937 (See Continuation Sheet)

*B7. Moved? ☒ No ☐ Yes ☐ Unknown Date: _____ Original Location: _____

*B8. Related Features:

None

B9a. Architect: M. S. Sundberg b. Builder: Garry Marshall

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

Period of Significance: 1937 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
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 (finalized 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 Agency
DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET

Primary # _____
HRI # _____
Trinomial _____

Page 4 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):

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 RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6Y, 6Z

Other Listings _____

Review Code _____ Reviewer _____ Date _____

Page 1 of 3 *Resource Name or #: (Assigned by recorder) 723 S Atlantic Blvd

P1. Other Identifier: APE Map Ref # 5-3B; Mega Cars

*P2. Location: Not for Publication ☒ 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: 723 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 appropriate): APN:5240018026

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

Architectural Style: One-Part Commercial Block
Siding/Sheathing: stucco: modern, All Visible
Roof: flat, parapet
Fenestration: metal, fixed, front, side
Primary Entrance: front, storefront
Other notable features: awning
Plan: rectangular
No. Stories: 1

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

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

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

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



P5b. Description of photo:

(View, data, accession #)

View to the W, 09/10/13

*P6. Date Constructed/Age and

Sources: ☒ Historic
☐ Prehistoric ☐ Both

1940

Assessor

*P7. Owner and Address:

Goncuoglu, Sam Tr
17925 Medley Dr
Encino, CA 91316

*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

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

BUILDING, STRUCTURE, AND OBJECT RECORD

Primary # _____

HRI # _____

Page 2 of 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 Commercial Block

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

Year constructed: 1940 (See Continuation Sheet)

*B7. Moved? ☒ No ☐ Yes ☐ Unknown Date: _____ Original Location: _____

*B8. Related Features:

None

B9a. Architect: Unknown b. Builder: Unknown

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

Period of Significance: 1940 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:

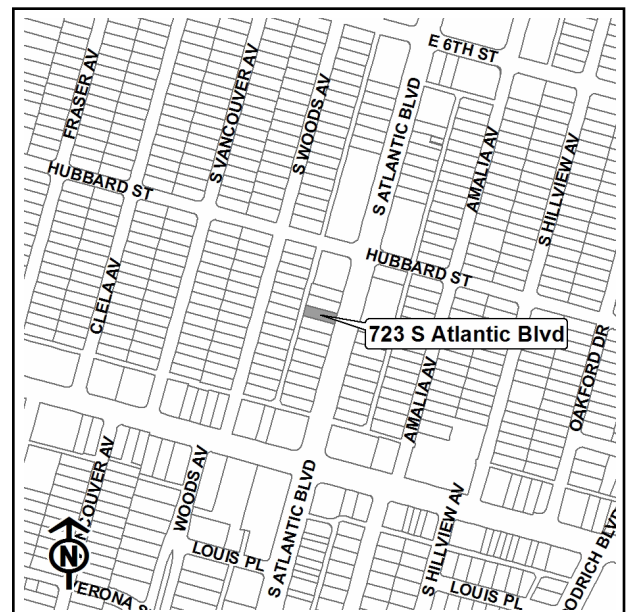
See Continuation Sheet

B13. Remarks:

*B14. Evaluator: Terry Brejla

*Date of Evaluation: 09/10/2013

(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) 723 S Atlantic Blvd

*Recorded By: LSA Associates, Inc. *Date: 09/10/2013 X Continuation Update

(continued):

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 (finalized 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 (finalized 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.

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

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6Y, 6Z

Other Listings _____

Review Code _____ Reviewer _____ Date _____

Page 1 of 3 *Resource Name or #: (Assigned by recorder) 715 S Atlantic Blvd

P1. Other Identifier: APE Map Ref # 6-3B; Krystal Beauty Salon

*P2. Location: Not for Publication ☒ 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: 715 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 appropriate): APN:5240018028

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

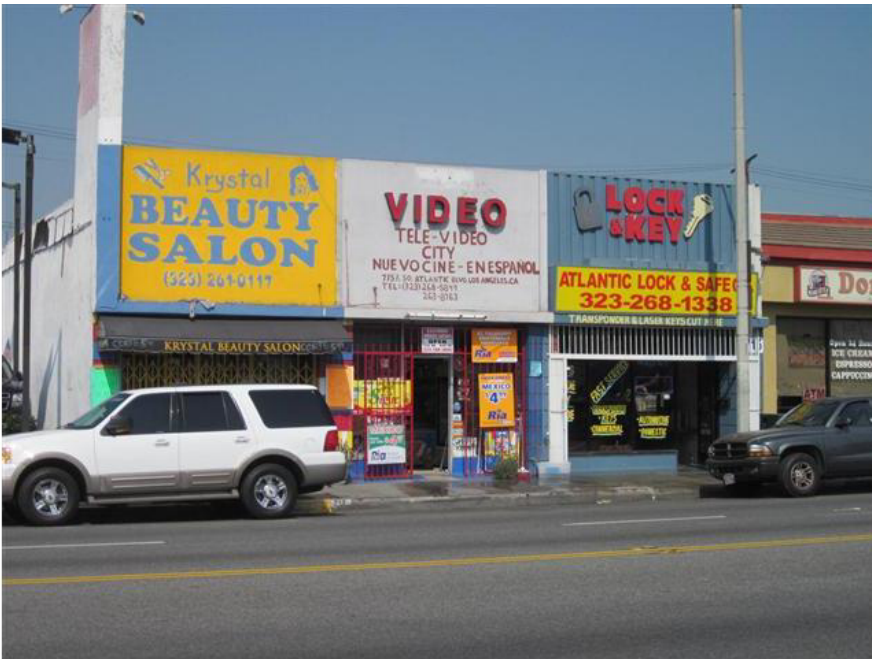
Architectural Style: One-Part Commercial Block
Siding/Sheathing: brick: painted, E
Roof: flat, parapet
Fenestration: aluminum, fixed, front, storefront
Primary Entrance: front, storefront
Other notable features: parapet siding may be altered
Plan: rectangular
No. Stories: 1
Property Type: commercial

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

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

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

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



P5b. Description of photo:

(View, data, accession #)

View to the W, 09/10/13

*P6. Date Constructed/Age and

Sources: ☒ Historic
☐ Prehistoric ☐ Both

1946

Assessor

*P7. Owner and Address:

Rojas, Mercedes

*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

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

BUILDING, STRUCTURE, AND OBJECT RECORD

Primary # _____

HRI # _____

Page 2 of 3

*NRHP Status Code 6Y, 6Z

*Resource Name or #: (Assigned by recorder) 715 S Atlantic Blvd

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: 1946 (See Continuation Sheet)

*B7. Moved? ☒ No ☐ Yes ☐ Unknown Date: _____ Original Location: _____

*B8. Related Features:

None

B9a. Architect: Unknown b. Builder: Paul M. Bauer & Sons

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

Period of Significance: 1946 Property Type: Commercial Applicable Criteria: NA

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

This 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:

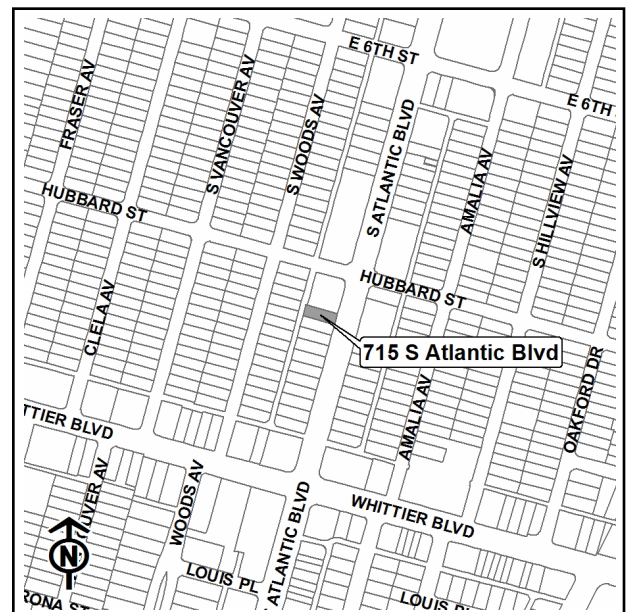
See Continuation Sheet

B13. Remarks:

*B14. Evaluator: Terry Brejla

*Date of Evaluation: 09/10/2013

(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) 715 S Atlantic Blvd

*Recorded By: LSA Associates, Inc. *Date: 09/10/2013 X Continuation Update

(continued):

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

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.

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

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6Y, 6Z

Other Listings _____

Review Code _____ Reviewer _____ Date _____

Page 1 of 4 *Resource Name or #: (Assigned by recorder) 650 S Atlantic Blvd

P1. Other Identifier: APE Map Ref # 8-3B; Comfort Living

*P2. Location: Not for Publication ☒ 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: 650 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 appropriate): APN:6341024012

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

Architectural Style: One-Part Commercial Block
Siding/Sheathing: stucco, W
Roof: flat, parapet
Fenestration: aluminum, fixed, front
Primary Entrance: front, double doors, transom lights
Plan: irregular
No. Stories: 1
Property Type: commercial

Retains integrity: medium, setting, location, workmanship, association, design, feeling
Alterations: altered rollup window cover

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

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

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



P5b. Description of photo:

(View, data, accession #)

09/10/13

*P6. Date Constructed/Age and

Sources: ☒ Historic

☐ Prehistoric ☐ Both

1948

Assessor

*P7. Owner and Address:

Sareli LLC 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

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

BUILDING, STRUCTURE, AND OBJECT RECORD

Primary # _____

HRI # _____

Page 2 of 4

*NRHP Status Code 6Y, 6Z

*Resource Name or #: (Assigned by recorder) 650 S Atlantic Blvd

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: 1948 (See Continuation Sheet)

*B7. Moved? ☒ No ☐ Yes ☐ Unknown Date: _____ Original Location: _____

*B8. Related Features:

None

B9a. Architect: Unknown b. Builder: Unknown

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

Period of Significance: 1948 Property Type: Commercial Applicable Criteria: NA

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

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

(continued on next page)

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

*B12. References:

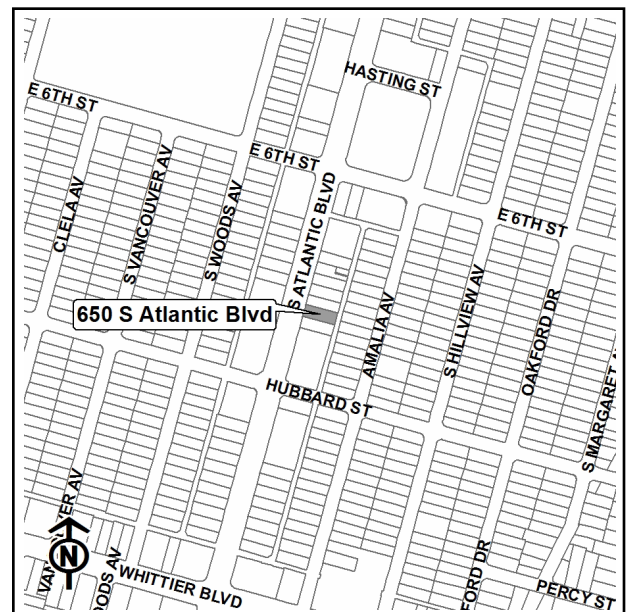
See Continuation Sheet

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 # _____
Trinomial _____

Page 3 of 4

Resource Name or #: (Assigned by recorder) 650 S Atlantic Blvd

*Recorded By: LSA 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: Club Boom Boom (1960 and 1965) and the Latin Strip.

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:

648 S Atlantic (Lot 301/302, Block--, Tract 7192):

1946 permit to Simeon Layona to use Charles Miller (Alhambra) and Peter Whitehall (LA) as architect to add new two story 50'x80' brick retail building (expired 6/13/1946)

1948 electric permit

1948 permit (finalized 3/26/48) for Lazana (owner) to establish a plumbing connection (Contractor- Ehinger & Dunlap)

1948 electric permits

1953 electric permits

1954 electric permits

1954 plumbing permits

1955 electric permits

1955 plumbing permits

1955 permit to Larry T. Alvarado to use R. Herold as an architect (L.A.) in installing bar and canopy fixtures to a false ceiling (finalized 9/21/1955)

1955 occupancy approval from fire clearance for El Metate Restaurant (Larry Alvarado) (finalized 12/19/1955)

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

Primary # _____
HRI # _____
Trinomial _____

Page 4 of 4

*Resource Name or #: (Assigned by recorder) 650 S Atlantic Blvd

*Recorded By: LSA Associates, Inc. *Date: 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 cafe (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 RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6Y, 6Z

Other Listings _____

Review Code _____ Reviewer _____ Date _____

Page 1 of 4 *Resource Name or #: (Assigned by recorder) 635 S Atlantic Blvd

P1. Other Identifier: APE Map Ref # 9-3B; Income Tax

*P2. Location: Not for Publication ☒ 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 appropriate): APN:5240017023

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

Architectural Style: One-Part Commercial Block, modest
Siding/Sheathing: stucco: modern, All Visible
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

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

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

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

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



P5b. Description of photo:

(View, data, accession #)

View to the W, 09/10/13

*P6. Date Constructed/Age and

Sources: ☒ Historic ☐ Prehistoric ☐ Both

1939

Permit

*P7. Owner and Address:

Sanchez, Jesus and Olivia
12019 Hebe Ave
Norwalk, CA 90650

*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

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

BUILDING, STRUCTURE, AND OBJECT RECORD

Primary # _____

HRI # _____

Page 2 of 4

*NRHP Status Code 6Y, 6Z

*Resource Name or #: (Assigned by recorder) 635 S Atlantic Blvd

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: 1939

*B7. Moved? ☒ No ☐ Yes ☐ Unknown Date: _____ Original Location: _____

*B8. Related Features:

None

B9a. Architect: Unknown b. Builder: Unknown

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

Period of Significance: 1939 Property Type: Commercial Applicable Criteria: NA

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

This 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:

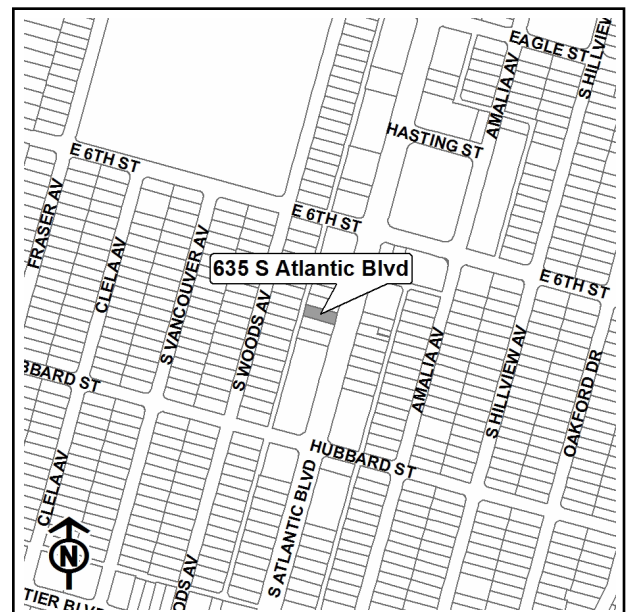
See Continuation Sheet

B13. Remarks:

*B14. Evaluator: Terry Brejla

*Date of Evaluation: 09/10/2013

(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 4

Resource Name or #: (Assigned by recorder) 635 S Atlantic Blvd

*Recorded By: LSA Associates, Inc.

*Date: 09/10/2013

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 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); Bilty, 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 (finalized 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 (finalized 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 4 of 4

*Resource Name or #: (Assigned by recorder) 635 S Atlantic Blvd

*Recorded By: LSA Associates, Inc.

*Date: 09/10/2013

X Continuation 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 ½ 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 <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 RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6Y, 6Z

Other Listings _____

Review Code _____ Reviewer _____ Date _____

Page 1 of 3 *Resource Name or #: (Assigned by recorder) 570 S Atlantic Blvd

P1. Other Identifier: APE Map Ref # 10-3B; Atlantic Park and swimming pool

*P2. Location: Not for Publication ☒ 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: 570 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 appropriate): APN:6341023900

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

<p>Architectural Style: Spanish Eclectic Siding/Sheathing: stucco, All Visible Roof: side gable, low, terra cotta tile Fenestration: aluminum, fixed multi-paned, front Primary Entrance: front, double doors, alteration: yes Plan: rectangular No. Stories: 1 Property Type: park</p>	<p>Retains integrity: medium, setting, location, workmanship, association, feeling Alterations: altered roof, altered fenestration</p>
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*P3b. Resource Attributes: (List attributes and codes) HP13

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

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



P5b. Description of photo:

(View, data, accession #)

View to the E, 09/10/13

*P6. Date Constructed/Age and

Sources: ☒ Historic
☐ Prehistoric ☐ Both

circa 1938

Permit

*P7. Owner and Address:

L A County Park
500 W Temple St
Los Angeles, CA 90012

*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

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

BUILDING, STRUCTURE, AND OBJECT RECORD

Primary # _____

HRI # _____

Page 2 of 3

*NRHP Status Code 6Y, 6Z

*Resource Name or #: (Assigned by recorder) 570 S Atlantic Blvd

B1. Historic Name: _____

B2. Common Name: Atlantic Park

B3. Original Use: Park B4. Present Use: Park

*B5. Architectural Style: Spanish Eclectic

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

Year constructed: circa 1938

*B7. Moved? ☒ No ☐ Yes ☐ Unknown Date: _____ Original Location: _____

*B8. Related Features:

None

B9a. Architect: Unknown b. Builder: Unknown

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

Period of Significance: Circa 1940 Property Type: Park Applicable Criteria: NA

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

This park 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) HP13

*B12. References:

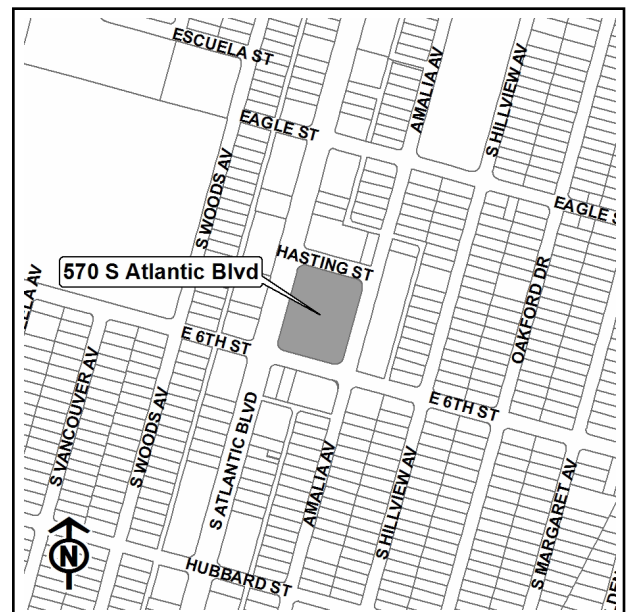
See Continuation Sheet

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 # _____
Trinomial _____

Page 3 of 3

Resource Name or #: (Assigned by recorder) 570 S Atlantic Blvd

*Recorded By: LSA Associates, Inc. *Date: 09/21/2013 X Continuation Update

(continued):

Architectural Context: The park building exhibits characteristics of the Spanish Eclectic style. 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).

Property Information: City Directories indicate that between 1956 and 1965 this location was the site of the Los Angeles Department of Parks and Recreation and the Atlantic Park Pool.

Significance Evaluation. Under Criterion A, this building does not appear to be associated with important events in history. Under Criterion B, the property is not associated with persons important 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:

1938 permit (issued 4/18/38) for W.A. Treadwell (owner) to establish plumbing connections to structure (Contractor- Dept. R. C &P)
2007 permit (finalized 4/30/07) for County of LA Parks and Rec to remove existing roof layer and fix any rottensheathing

B12. References

City Directories

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

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

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

Harris, Cyril M.

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

McAlester, Virginia and Lee McAlester

1984 A Field Guide to American Houses. Alfred A. Knopf, New York.

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

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6Y, 6Z

Other Listings _____

Review Code _____ Reviewer _____ Date _____

Page 1 of 4 *Resource Name or #: (Assigned by recorder) 545 S Atlantic Blvd

P1. Other Identifier: APE Map Ref # 11-3B; Atlantic Automotive

*P2. Location: Not for Publication ☒ 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: 545 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 appropriate): APN:5248022031

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

<p>Architectural Style: Modern Siding/Sheathing: stucco, S Siding/Sheathing: precision block, E Siding/Sheathing: brick: low-profile, E Roof: flat, wide eaves Fenestration: aluminum, fixed, front, side, storefront Primary Entrance: front, storefront Plan: irregular No. Stories: 1 Property Type: commercial</p>	<p>Retains integrity: high, setting, location, materials, workmanship, association, design, feeling Alterations: altered fenestration</p>
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*P3b. Resource Attributes: (List attributes and codes) HP06

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

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



P5b. Description of photo:

(View, data, accession #)

View to the W, 09/10/13

*P6. Date Constructed/Age and

Sources: ☒ Historic ☐ Prehistoric ☐ Both

1954

Permit

*P7. Owner and Address:

Villasenor, Arturo G and Elsa
638 El Vallencito Dr
Walnut, CA 91789

*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

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

BUILDING, STRUCTURE, AND OBJECT RECORD

Primary # _____

HRI # _____

Page 2 of 4

*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 date, alterations, and data of alterations)

Year constructed: 1954 (See Continuation Sheet)

*B7. Moved? ☒ No ☐ Yes ☐ Unknown Date: _____ Original Location: _____

*B8. Related Features:

None

B9a. Architect: H. B. Zook b. Builder: Unknown

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

Period of Significance: 1954 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:

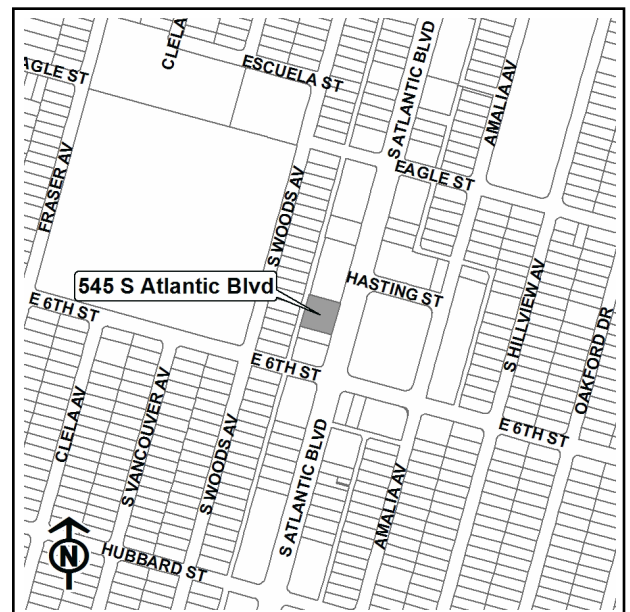
See Continuation Sheet

B13. Remarks:

*B14. Evaluator: Terry Brejla

*Date of Evaluation: 09/10/2013

(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 4

Resource Name or #: (Assigned by recorder) 545 S Atlantic Blvd

*Recorded By: LSA Associates, Inc. *Date: 09/10/2013 X Continuation Update

(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 (finalized 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
DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET

Primary # _____
HRI # _____
Trinomial _____

Page 4 of 4

*Resource Name or #: (Assigned 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 to reframe storefront and replace existing storefront window

2006 permit (issued 6/28/06) for Reza Abad to remove and replace existing 8'x25' window and replace with commercial storefront frame and glass (expired)

B12 References

City Directories

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

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

City of Los Angeles

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

Fletcher, Tom

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

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

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 2S2

Other Listings _____

Review Code _____ Reviewer _____ Date _____

Page 1 of 3 *Resource Name or #: (Assigned by recorder) 532 S Atlantic Blvd

P1. Other Identifier: APE Map Ref # 12-3B; St. Alphonsus Church

*P2. Location: Not for Publication ☒ 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: 532 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 appropriate): APN:6341023011

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

Architectural Style: Spanish Eclectic, elements of
Siding/Sheathing: stucco: smooth, All Visible
Siding/Sheathing: brick: veneer, All Visible
Roof: front gable, low, narrow eaves, terra cotta tile
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

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

*P3b. Resource Attributes: (List attributes and codes) HP16

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

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



P5b. Description of photo:

(View, data, accession #)

View to the SE, 09/10/13

*P6. Date Constructed/Age and

Sources: ☒ Historic
☐ Prehistoric ☐ Both

1951

Assessor

*P7. Owner and Address:

Roman Catholic Archbishop Of L A
3424 Wilshire Blvd
Los Angeles, CA 90010

*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

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

BUILDING, STRUCTURE, AND OBJECT RECORD

Primary # _____

HRI # _____

Page 2 of 3

*NRHP Status Code 2S2

*Resource Name 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? ☒ 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 Property Type: Church Applicable Criteria: C

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

This church appears to be eligible for listing in the National Register of Historic Places at the local level of significance and is therefore a historical resource pursuant to the California Environmental Quality Act (CEQA).

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

Property Information: City Directories do not list this address until 1965, at which time it was the location of a Catholic Church between 1965 and 1973.

(continued on next page)

B11. Additional Resource Attributes: (List attributes and codes) HP16

*B12. References:

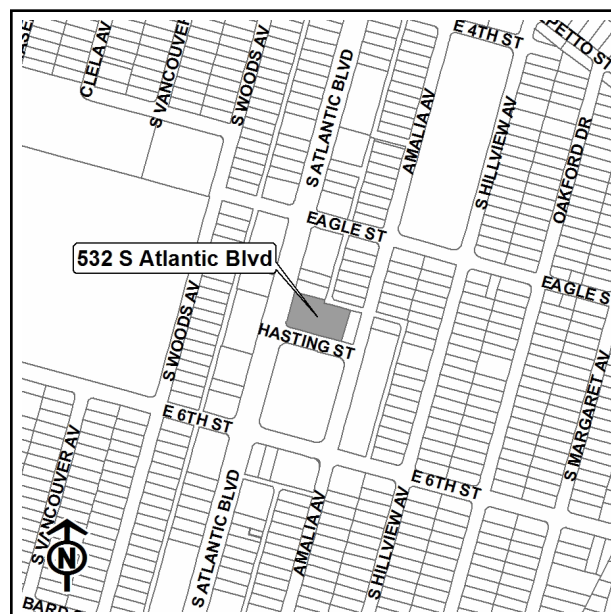
See Continuation Sheet

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 # _____
Trinomial _____

Page 3 of 3

Resource Name or #: (Assigned by recorder) 532 S Atlantic Blvd

*Recorded By: LSA Associates, Inc.

*Date: 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

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

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6Y, 6Z

Other Listings _____

Review Code _____ Reviewer _____ Date _____

Page 1 of 3 *Resource Name or #: (Assigned by recorder) 400 S Atlantic Blvd

P1. Other Identifier: APE Map Ref # 13-3B; Cycle Parts

*P2. Location: Not for Publication ☒ 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: 400 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 appropriate): APN:6341008021

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

Architectural Style: One-Part Commercial Block
Siding/Sheathing: stucco, All Visible, altered: yes
Roof: flat
Fenestration: aluminum, fixed, front, side
Primary Entrance: front, storefront
Plan: rectangular
No. Stories: 1
Secondary Entrance: front, storefront
Property Type: commercial

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

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

*P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ 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, 09/10/13

*P6. Date Constructed/Age and

Sources: ☒ Historic

☐ Prehistoric ☐ Both

1941

Assessor

*P7. Owner and Address:

Quesada, Armando Cotr

764 Findlay Ave

Montebello, CA 90640

*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

*Attachments: ☐ None ☐ Location Map ☐ Sketch Map ☒ Continuation Sheet ☒ Building, Structure, and Object Record

☐ Archeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record

☐ Rock Art Record ☐ Artifact Record ☐ Photograph Record ☐ Other (List): _____

BUILDING, STRUCTURE, AND OBJECT RECORD

Primary # _____

HRI # _____

Page 2 of 3

*NRHP Status Code 6Y, 6Z

*Resource Name or #: (Assigned by recorder) 400 S Atlantic Blvd

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: 1941 (See Continuation Sheet)

*B7. Moved? ☒ No ☐ Yes ☐ Unknown Date: _____ Original Location: _____

*B8. Related Features:

None

B9a. Architect: Unknown b. Builder: Unknown

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

Period of Significance: 1941 Property Type: Commercial Applicable Criteria: NA

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

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

(continued on next page)

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

*B12. References:

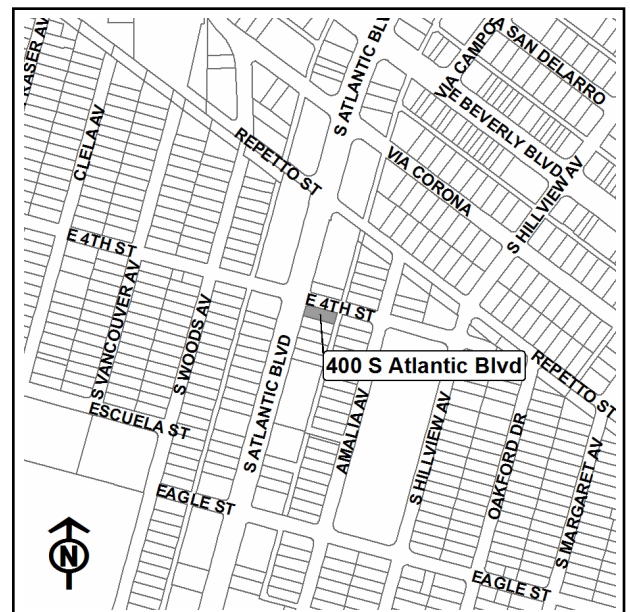
See Continuation Sheet

B13. Remarks:

*B14. Evaluator: 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 # _____
Trinomial _____

Page 3 of 3

Resource Name or #: (Assigned by recorder) 400 S Atlantic Blvd

*Recorded By: LSA 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. Lewis)

*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. Lewis 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.

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

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6Y, 6Z

Other Listings _____

Review Code _____ Reviewer _____ Date _____

Page 1 of 2 *Resource Name or #: (Assigned by recorder) 256 S Atlantic Blvd

P1. Other Identifier: APE Map Ref # 14-3B

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

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

c. Address: 256 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 appropriate): APN:5249031010

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

Architectural Style: Two-Part Commercial Block
Architectural Style: Art Deco, elements of
Siding/Sheathing: stucco; modern, all visible
Roof: flat
Fenestration: aluminum, fixed, front, storefront
Primary Entrance: storefront
Plan: rectangular
No. Stories: 2, 2 buildings
Property Type: commercial

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

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

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

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



P5b. Description of photo:

(View, data, accession #)

View to the E, 09/10/13

*P6. Date Constructed/Age and

Sources: ☒ Historic
☐ Prehistoric ☐ Both

circa 1940

*P7. Owner and Address:

Pep Properties Inc
3111 W Allegheny Ave
Philadelphia, PA 19132

*P8. Recorded by:

Elisa Bechtel
LSA Associates, Inc.
1500 Iowa Ave., Suite 200
Riverside, CA 92507

*P9. Date Recorded: 11/18/2013

*P10. Survey Type: (Describe)
Intensive

*P11. Report Citation: (Cite survey report and other sources or enter "none.")

Historic Property Survey Report for the SR 710 North Study, Los Angeles County, California, California Department of Transportation District 7, EA 187900, EFIS 0700000191, 2014

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

BUILDING, STRUCTURE, AND OBJECT RECORD

Primary # _____

HRI # _____

Page 2 of 2

*NRHP Status Code 6Y, 6Z

*Resource Name or #: (Assigned by recorder) 256 S Atlantic Blvd

B1. Historic Name: _____

B2. Common Name: Pep Boys

B3. Original Use: Commercial B4. Present 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 Continuation Sheet)

*B7. Moved? ☒ No ☐ Yes ☐ Unknown Date: _____ Original Location: _____

*B8. Related Features:

None

B9a. Architect: Unknown b. Builder: Unknown

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

Period of Significance: Circa 1940 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).

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

Pep Boys History: Pep Auto Supplies was started by Emanuel "Manny" Rosenfeld, Maurice "Moe" Strauss, Moe Radavitz, and Graham "Jack" Jackson in Philadelphia in 1921 (Anonymous n.d.). In 1923 Moe Strauss took a trip to California and noticed the popularity of first name businesses. Shortly thereafter he commissioned the Manny, Moe, and Jack caricatures and Pep Auto Supplies became Pep Boys. By the 1930s they had 40 stores in Philadelphia and in 1933 they opened stores in California (Ibid.). During the lean years of the 1930s and early 1940s, Pep Boys stocked merchandise unrelated to auto parts such as lawn mowers, work clothes, and bicycles (Ibid.). In 1946 the company went public. From the 1940s through the mid-1980s the company continued to expand, adapting as necessary to stay competitive. In 1986, Mitch Leibovitz

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

*B12. References:

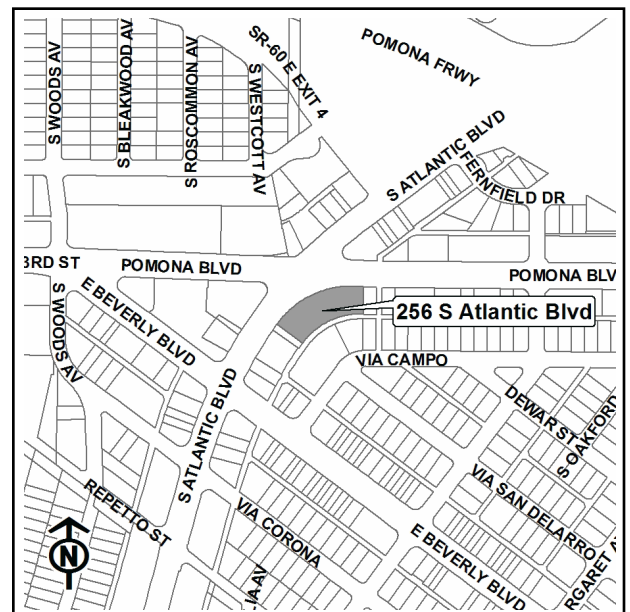
See Continuation Sheet

B13. Remarks:

*B14. Evaluator:

*Date of Evaluation: 11/18/2013

(This space reserved for official comments.)



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

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6Y, 6Z

Other Listings _____

Review Code _____ Reviewer _____ Date _____

Page 1 of 3 *Resource Name or #: (Assigned by recorder) 1969 S Atlantic Blvd

P1. Other Identifier: APE Map Ref # 17-3B; Bank of America

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

*b. USGS 7.5' Quad: Los Angeles Date: 1994 T01S, R12W, S33

c. Address: 1969 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:5253010037

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

Architectural Style: Modern, modest Architectural Style: Googie, elements of Siding/Sheathing: stucco, E Siding/Sheathing: brick: painted, N, mosaic tiles above entry Roof: flat, parapet Fenestration: metal, fixed, front Primary Entrance: front, storefront Other notable features: wave-pattern canopy over entrance; ATMs in facade wall	Plan: rectangular No. Stories: 1 Property Type: commercial Retains integrity: medium, setting, location, materials, workmanship, association, feeling Alterations: altered ATMs in facade
--	--

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

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

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



P5b. Description of photo:

(View, data, accession #)

View to the W, 09/10/13

*P6. Date Constructed/Age and

Sources: ☒ 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

*Attachments: ☐ None ☐ Location Map ☐ Sketch Map ☒ Continuation Sheet ☒ Building, Structure, and Object Record

☐ Archeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record

☐ Rock Art Record ☐ Artifact Record ☐ Photograph Record ☐ Other (List): _____

BUILDING, STRUCTURE, AND OBJECT RECORD

Primary # _____

HRI # _____

Page 2 of 3

*NRHP Status Code 6Y, 6Z

*Resource Name or #: (Assigned by recorder) 1969 S Atlantic Blvd

B1. Historic Name: _____

B2. Common Name: Bank of America

B3. Original Use: Bank B4. Present Use: Bank

*B5. Architectural Style: Modern, Googie

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

Year constructed: 1963 (See Continuation Sheet)

*B7. Moved? ☒ No ☐ Yes ☐ Unknown Date: _____ Original Location: _____

*B8. Related Features:

None

B9a. Architect: Robert J. Gaudi b. Builder: Continental Service Co.

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

Period of Significance: 1963 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 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:

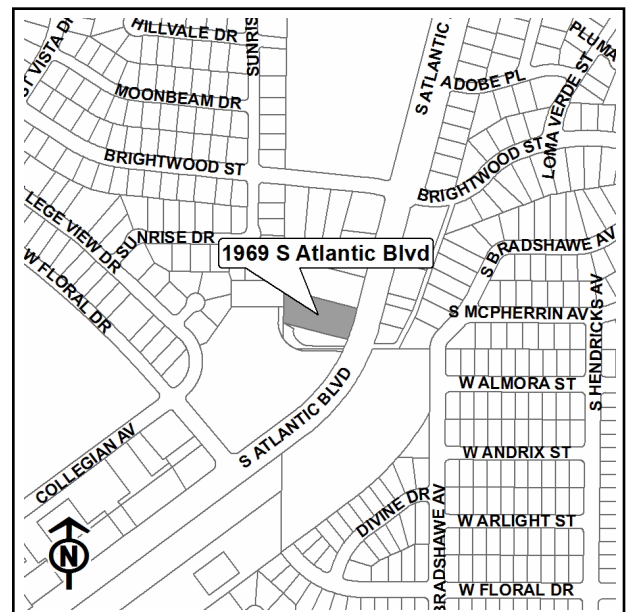
See Continuation Sheet

B13. Remarks:

*B14. Evaluator: Judith Marvin

*Date of Evaluation: 09/10/2013

(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) 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.essential-architecture.com/STYLE/STY-066.htm>.

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

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6Y, 6Z

Other Listings _____

Review Code _____ Reviewer _____ Date _____

Page 1 of 3 *Resource Name or #: (Assigned by recorder) 1900 S Atlantic Blvd

P1. Other Identifier: APE Map Ref # 23-3B; Monterey Hills Medical Dental Arts Building

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

*b. USGS 7.5' Quad: Los Angeles Date: 1994 T01S, R12W, S33

c. Address: 1900 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:5266002037

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

Architectural Style: Ranch

Siding/Sheathing: stucco: modern, all visible, altered: yes

Siding/Sheathing: stone: veneer, all visible

Roof: hipped, low

Fenestration: metal, casement, front, side

Primary Entrance: recessed

Plan: irregular

No. Stories: 1

Property Type: commercial

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

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

*P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ 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, 09/10/13

*P6. Date Constructed/Age and Sources: ☒ Historic

☐ Prehistoric ☐ Both

1956

Assessor

*P7. Owner and Address:

Tzeng, Stephen and Marian Trs
1725 S El Molino 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

*P10. Survey Type: (Describe)

Intensive

*P11. Report Citation: (Cite survey report and other sources or enter "none.")

Historic Property Survey Report for the SR 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
☐ Archeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record
☐ Rock Art Record ☐ Artifact Record ☐ Photograph Record ☐ Other (List): _____

BUILDING, STRUCTURE, AND OBJECT RECORD

Primary # _____

HRI # _____

Page 2 of 3

*NRHP Status Code 6Y, 6Z

*Resource Name or #: (Assigned by recorder) 1900 S Atlantic Blvd

B1. Historic Name: _____

B2. Common Name: _____

B3. Original Use: Office B4. Present Use: Medical building

*B5. Architectural Style: Ranch

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

Year constructed: 1956 (See Continuation Sheet)

*B7. Moved? ☒ No ☐ Yes ☐ Unknown Date: _____ Original Location: _____

*B8. Related Features:

None

B9a. Architect: John C. Moss (owner) b. Builder: John C. Moss (owner)

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

Period of Significance: 1956 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 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 directory indicates that the following business operated at the address during the historic-period: Monterey Hills Medical-Dental Arts Building (1963).

(continued on next page)

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

*B12. References:

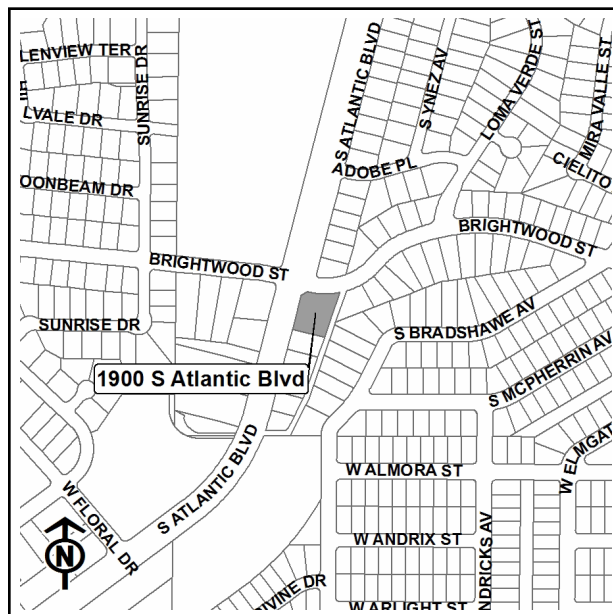
See Continuation Sheet

B13. Remarks:

*B14. Evaluator: Judith Marvin

*Date of Evaluation: 09/21/2013

(This space reserved for official comments.)



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

Primary # _____
HRI # _____
Trinomial _____

Page 3 of 3

Resource Name or #: (Assigned by recorder) 1900 S Atlantic Blvd

***Recorded By:** LSA Associates, 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 dovescotes, 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.

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

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6Y, 6Z

Other Listings _____

Review Code _____ Reviewer _____ Date _____

Page 1 of 5 *Resource Name or #: (Assigned by recorder) 1801 S Atlantic Blvd

P1. Other Identifier: APE Map Ref # 24-3B; Gas Company

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

*b. USGS 7.5' Quad: Los Angeles Date: 1994 T01S, R12W, S33

c. Address: 1801 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:5253009800

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

Architectural Style: Contemporary
Siding/Sheathing: brick, All Visible
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

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

*P3b. Resource Attributes: (List attributes and codes) HP09

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

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



P5b. Description of photo:

(View, data, accession #)

View to the SW, 09/11/13

*P6. Date Constructed/Age and

Sources: ☒ Historic

☐ 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
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 ☒ Continuation Sheet ☒ Building, Structure, and Object Record
☐ Archeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record
☐ Rock Art Record ☐ Artifact Record ☐ Photograph Record ☐ Other (List): _____

BUILDING, STRUCTURE, AND OBJECT RECORD

Primary # _____

HRI # _____

Page 2 of 5

*NRHP Status Code 6Y, 6Z

*Resource Name or #: (Assigned by recorder) 1801 S Atlantic Blvd

B1. Historic Name: _____

B2. Common Name: The Gas Company

B3. Original Use: Public Utility B4. Present Use: Public Utility

*B5. Architectural Style: Contemporary

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

Year constructed: circa 1965 (See Continuation Sheet)

*B7. Moved? ☒ No ☐ Yes ☐ Unknown Date: _____ Original Location: _____

*B8. Related Features:

None

B9a. Architect: Unknown b. Builder: Unknown

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

Period of Significance: circa 1965 Property Type: Public Utility 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) HP09

*B12. References:

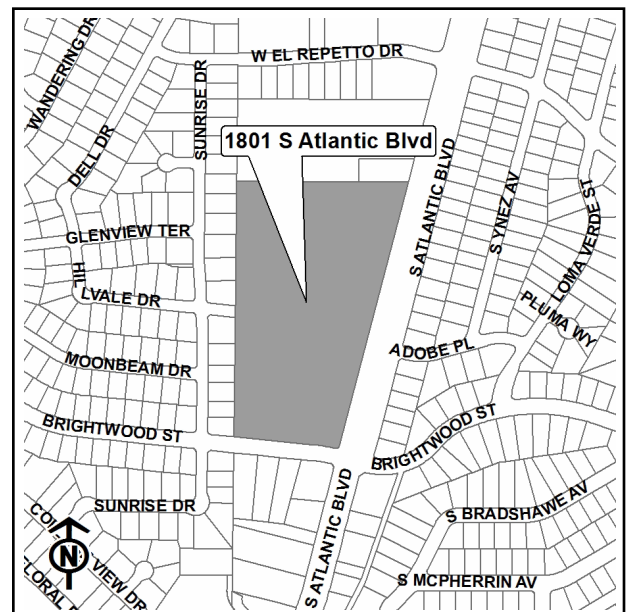
See Continuation Sheet

B13. Remarks:

*B14. Evaluator: Judith Marvin

*Date of Evaluation: 09/11/2013

(This space reserved for official comments.)



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

Primary # _____
HRI # _____
Trinomial _____

Page 3 of 5

Resource Name or #: (Assigned by recorder) 1801 S Atlantic Blvd

*Recorded By: LSA Associates, Inc. *Date: 09/11/2013 X Continuation Update

(continued):

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

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 (finalized 5/3/65) for Southern Counties Gas Co. (owner) original building
1965 permit (finalized 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 (finalized 12/1/67) for Oltman Construction (contractor)/Paul Robinson Hunter (Arch/Engineer) to repair awnings and install new partition for mail room
1970 permit (finalized 5/12/70) to install 100 linear ft. of partitions and new counters/cabinets
1970 permit to alter auditorium stage
1973 permit (finalized 1/5/73) for M.E. engineering Co. to remodel generator room and install 250 kW generator (with related electrical wiring)
1974 permit (finalized 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 (finalized 7/13/78) for Harold Levitoff (arch/engineer) to add non-bearing steel partition, and partition mezzanine of Building D
1979 permit (finalized 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 (finalized 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 Paglinsoth 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 4 of 5

*Resource Name or #: (Assigned by recorder) 1801 S Atlantic Blvd

*Recorded By: LSA Associates, Inc.

*Date: 09/11/2013

X Continuation

 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 # _____
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Trinomial _____

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Resource Name or #: (Assigned by recorder) 1801 S Atlantic Blvd

*Recorded By: LSA Associates, Inc. *Date: 09/11/2013 X Continuation 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/Jeffrey 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.

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

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6Y, 6Z

Other Listings _____

Review Code _____ Reviewer _____ Date _____

Page 1 of 4 *Resource Name or #: (Assigned by recorder) 1501 S Atlantic Blvd

P1. Other Identifier: APE Map Ref # 25-3B; St. Thomas Aquinas Church

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

*b. USGS 7.5' Quad: Los Angeles Date: 1994 T01S, R12W, S33

c. Address: 1501 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:5253009148, 5253009010

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

Architectural Style: California Ranch, elements of
Siding/Sheathing: stucco, All Visible
Siding/Sheathing: decorative block: accent, E
Roof: front gable, low, wide eaves
Roof: flat, steep
Fenestration: metal, fixed, front
Primary Entrance: front, double doors
Other notable features: A portion of the church is on APN 5253009010
Plan: irregular
No. Stories: 1

Porches: Full Façade, front
Additions: Non-Compatible, side
Property Type: church
Retains integrity: medium, setting, location, materials, workmanship, association, feeling

*P3b. Resource Attributes: (List attributes and codes) HP16

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

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



P5b. Description of photo:

(View, data, accession #)

View to the W, 09/11/13

*P6. Date Constructed/Age and Sources: ☒ Historic

☐ Prehistoric ☐ Both

1962

Assessor

*P7. Owner and Address:

Archdiocese Of L A Educ
3424 Wilshire Blvd
Los Angeles, CA 90010

*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

*P11. Report Citation: (Cite survey report and other sources or enter "none.")

Historic Property Survey Report for the SR 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
☐ Archeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record
☐ Rock Art Record ☐ Artifact Record ☐ Photograph Record ☐ Other (List): _____

BUILDING, STRUCTURE, AND OBJECT RECORD

Primary # _____

HRI # _____

Page 2 of 4

*NRHP Status Code 6Y, 6Z

*Resource Name or #: (Assigned by recorder) 1501 S Atlantic Blvd

B1. Historic Name: _____

B2. Common Name: _____

B3. Original Use: Church B4. Present Use: Church

*B5. Architectural Style: California Ranch

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

Year constructed: 1962 (See Continuation Sheet)

*B7. Moved? ☒ No ☐ Yes ☐ Unknown Date: _____ Original Location: _____

*B8. Related Features:

None

B9a. Architect: Barker/Ott b. Builder: Clements Build Co.

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

Period of Significance: 1962 Property Type: Church Applicable Criteria: NA

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

This church does not appear to meet the criteria for listing in the National Register of Historic Places or to qualify as a historical resources as defined by the California Environmental Quality Act.

(continued on next page)

B11. Additional Resource Attributes: (List attributes and codes) HP16

*B12. References:

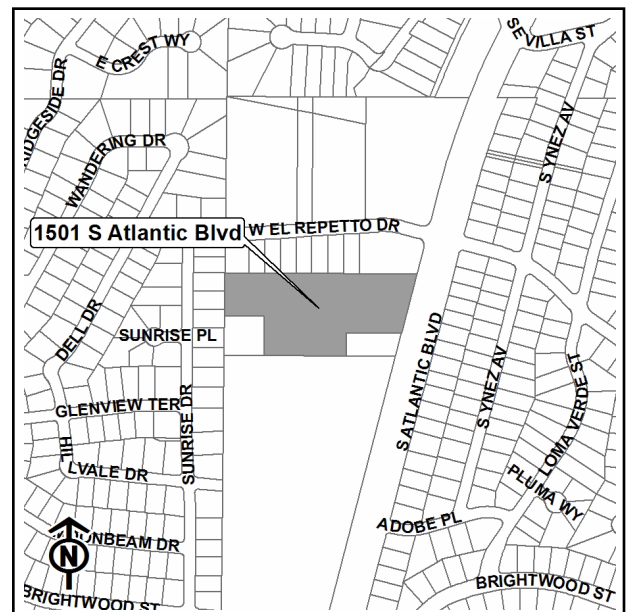
See Continuation Sheet

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 # _____
HRI # _____
Trinomial _____

Page 3 of 4

Resource Name or #: (Assigned by recorder) 1501 S Atlantic Blvd

***Recorded By:** LSA Associates, Inc. ***Date:** 09/11/2013 X Continuation 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-Bellarmino 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-Bellarmino 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 finalized 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 (finalized 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
DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET

Primary # _____
HRI # _____
Trinomial _____

Page 4 of 4

*Resource Name or #: (Assigned by recorder) 1501 S Atlantic Blvd

*Recorded By: LSA Associates, Inc. *Date: 09/11/2013 X Continuation Update

(continued):

B12. References

Bizapedia.com

n.d. Accessed online in July 2014.

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.

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.

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

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6Y, 6Z

Other Listings _____

Review Code _____ Reviewer _____ Date _____

Page 1 of 3 *Resource Name or #: (Assigned by recorder) 1301 S Atlantic Blvd

P1. Other Identifier: APE Map Ref # 26-3B; Royal View Terrace

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

*b. USGS 7.5' Quad: Los Angeles Date: 1994 T01S, R12W, S33

c. Address: 1301 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:5253009045

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

Architectural Style: Contemporary, elements of
Siding/Sheathing: stucco, All Visible
Siding/Sheathing: decorative block: accent, All Visible
Siding/Sheathing: decorative block: accent, E
Roof: hipped, low, multiple rooflines, wide eaves
Fenestration: aluminum, horizontal sliding, front, side
Fenestration: vinyl, horizontal sliding, front, side
Other notable features: recessed balconies; swimming pool; parking underneath
Plan: rectangular

No. Stories: 3, 3 buildings, basement visible
Property Type: residential
Related: This property has numerous APNs
Retains integrity: medium, setting, location, workmanship,
association, design, feeling
Alterations: altered fenestration

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

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

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



P5b. Description of photo:

(View, data, accession #)

View to the W, 09/11/13

*P6. Date Constructed/Age and

Sources: ☒ 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

*P11. Report Citation: (Cite survey report and other sources or enter "none.")

Historic Property Survey Report for the SR 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
☐ Archeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record
☐ Rock Art Record ☐ Artifact Record ☐ Photograph Record ☐ Other (List): _____

BUILDING, STRUCTURE, AND OBJECT RECORD

Primary # _____

HRI # _____

Page 2 of 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 residence B4. Present Use: Condominium

*B5. Architectural Style: Contemporary

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

Year constructed: 1968 (See Continuation Sheet)

*B7. Moved? ☒ No ☐ Yes ☐ Unknown Date: _____ Original Location: _____

*B8. Related Features:

This property has numerous APNs

B9a. Architect: Paul Toien b. Builder: Oscar Berk

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

Period of Significance: 1968 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 multiple-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:

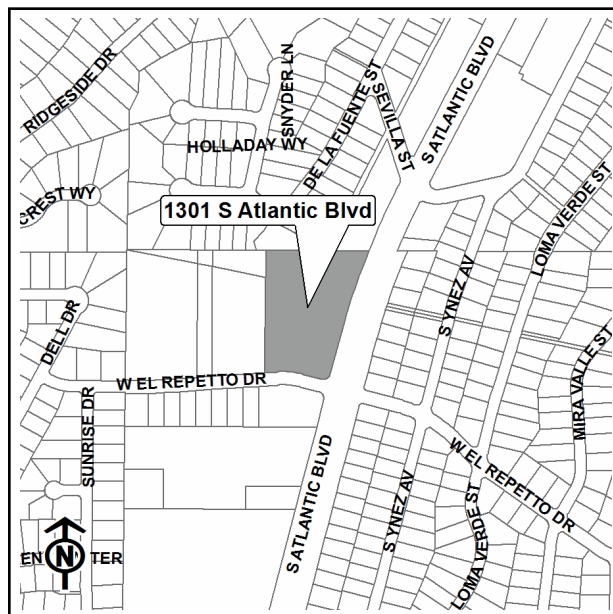
See Continuation Sheet

B13. Remarks:

*B14. Evaluator: 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 # _____
HRI # _____
Trinomial _____

Page 3 of 3

Resource Name or #: (Assigned by recorder) 1301 S Atlantic Blvd

***Recorded By:** LSA Associates, Inc. ***Date:** 09/11/2013 X Continuation Update

(continued):

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 (finalized 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 (finalized 7/18/77) for re-roof

1976 permit (finalized 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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State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6Y, 6Z

Other Listings _____

Review Code _____ Reviewer _____ Date _____

Page 1 of 3 *Resource Name or #: (Assigned by recorder) 861 S Atlantic Blvd

P1. Other Identifier: APE Map Ref # 27-3B; Family Dentistry

*P2. Location: Not for Publication ☒ 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: 861 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:5253003025

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

Architectural Style: Modern

Architectural Style: Googie, elements of

Siding/Sheathing: stucco, all visible

Siding/Sheathing: precision block, N

Roof: flat, parapet

Fenestration: aluminum, fixed, front, storefront

Primary Entrance: front, storefront

Other notable features: tall canopy with articulated vertical accents

Plan: L-shaped

No. Stories: 1

Property Type: commercial

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

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

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

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



P5b. Description of photo:

(View, data, accession #)

View to the N, 09/11/13

*P6. Date Constructed/Age and

Sources: ☒ Historic

☐ Prehistoric ☐ Both

1967

Assessor

*P7. Owner and Address:

Procure Investments LLC

4705 Los Feliz Blvd

Los Angeles, CA 90027

*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

*P11. Report Citation: (Cite survey report and other sources or enter "none.")

Historic Property Survey Report for the SR 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

☐ Archeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record

☐ Rock Art Record ☐ Artifact Record ☐ Photograph Record ☐ Other (List): _____

BUILDING, STRUCTURE, AND OBJECT RECORD

Primary # _____

HRI # _____

Page 2 of 3

*NRHP Status Code 6Y, 6Z

*Resource Name or #: (Assigned by recorder) 861 S Atlantic Blvd

B1. Historic Name: _____

B2. Common Name: _____

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

*B5. Architectural Style: Modern, Googie

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

Year constructed: 1967 (See Continuation Sheet)

*B7. Moved? ☒ No ☐ Yes ☐ Unknown Date: _____ Original Location: _____

*B8. Related Features:

None

B9a. Architect: Fidler & Fidler b. Builder: H. Lazoff

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

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 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:

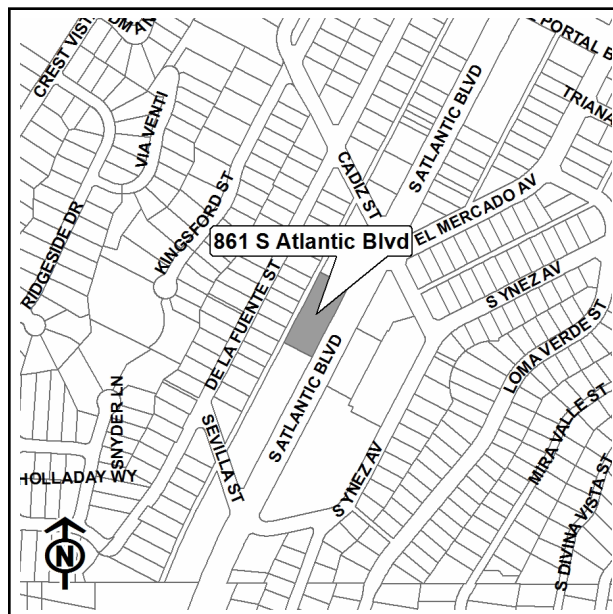
See Continuation Sheet

B13. Remarks:

*B14. Evaluator: Judith Marvin

*Date of Evaluation: 09/11/2013

(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) 861 S Atlantic Blvd

*Recorded By: LSA Associates, Inc. *Date: 09/11/2013 X Continuation 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 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:

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 Procure 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.

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

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 2S2

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 4 *Resource Name or #: (Assigned by recorder) 823 S Atlantic Blvd

P1. Other Identifier: APE Map Ref # 28-3B

*P2. Location: Not for Publication ☒ 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: _____ mE/ _____ mN
e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate): APN:5253002033

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

Architectural Style: Contemporary, Japanese-influenced
Siding/Sheathing: Decorative concrete block, all visible
Roof: flat
Fenestration: aluminum sliders with some transoms, front, side

Primary Entrance: side (multiple), slab doors
Other notable features: "floating" screens
Plan: rectangular
No. Stories: 2

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

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

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

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



P5b. Description of photo:

(View, data, accession #)

View to the NW, 09/11/13

*P6. Date Constructed/Age and

Sources: ☒ Historic

☐ Prehistoric ☐ Both

1961

Assessor

*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 ☒ Continuation Sheet ☒ Building, Structure, and Object Record
☐ Archeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record
☐ Rock Art Record ☐ Artifact Record ☐ Photograph Record ☐ Other (List): _____

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 4

*NRHP Status Code 2S2

*Resource Name or #: (Assigned by recorder) 823 S Atlantic Blvd

B1. Historic Name: Dr. Henry K. Kawamoto Office

B2. Common Name: _____

B3. Original Use: Office B4. Present Use: Office

*B5. Architectural Style: Contemporary, Japanese-influenced

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

Year constructed: 1961 (See Continuation Sheet)

*B7. Moved? ☒ No ☐ Yes ☐ Unknown Date: _____ Original Location: _____

*B8. Related Features:

None

B9a. Architect: Thor Hesberg b. Builder: Paul F. Cook

*B10. Significance: Area: Monterey Park Theme: Associated with prominent people; Commercial Architecture

Period of Significance: 1961 Property Type: Commercial Applicable Criteria: B, C

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

This commercial building is eligible for listing in the National Register of Historic Places at the local level under Criteria B and C for its associations with Henry K. Kawamoto, Jr., DDS, MD, the renowned craniofacial surgeon, and its contemporary Japanese-influenced architecture. It is also a historical resource pursuant to the California Environmental Quality Act (CEQA). It was not evaluated under a local ordinance.

(continued on next page)

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

*B12. References:

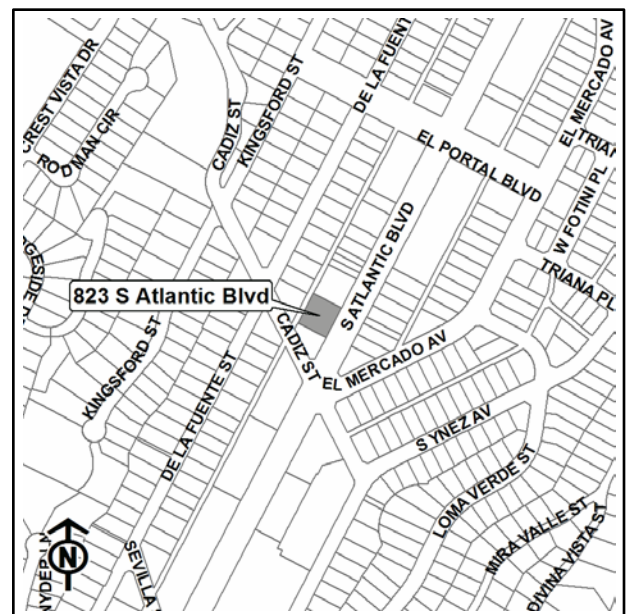
See Continuation Sheet

B13. Remarks:

*B14. Evaluator: Judith Marvin

*Date of Evaluation: 09/11/2013

(This space reserved for official comments.)



*Required Information

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) 823 S Atlantic Blvd

*Recorded By: LSA Associates, Inc. with Caltrans *Date: 9/11/2013, 2/2015 ☒ Continuation ☐ Update

(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)

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

Primary # _____
HRI # _____
Trinomial _____

Page 4 of 4

*Resource Name or #: (Assigned by recorder) 823 S Atlantic Blvd

*Recorded By: LSA Associates, Inc. with Caltrans Date: 9/11/2013, 2/2015 X Continuation Update

(continued):

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.

Hesberg, Thor.

"Office Projects" *Journal - Southern California State Dental Association*. Volume 26, 1958: 24.

Kawamoto, Henry K., Jr. Annotated Curriculum Vitae (unpublished), 2012.

McAlester, Virginia and Lee McAlester

1984 A Field Guide to American Houses. Alfred A. Knopf, New York.

"Obituary: Paul Tessier, MD" *The Guardian*. 27 August 2008, n.p.

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

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6Y, 6Z

Other Listings _____

Review Code _____ Reviewer _____ Date _____

Page 1 of 3 *Resource Name or #: (Assigned by recorder) 826 S Atlantic Blvd

P1. Other Identifier: APE Map Ref # 29-3B; Law Office of E. Lou

*P2. Location: Not for Publication ☒ 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 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:5262002002

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

Architectural Style: Modern Siding/Sheathing: stucco, All Visible, altered: yes Siding/Sheathing: concrete block, NW Siding/Sheathing: brick: skirting, NW, brick in decorative pattern Roof: flat Fenestration: vinyl, fixed, front Primary Entrance: side, single door, alteration: yes Plan: irregular No. Stories: 1	Porches: Partial, front Property Type: commercial Retains integrity: medium, setting, location, workmanship, design, feeling Alterations: altered modern vinyl windows and doors, but doesn't detract
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*P3b. Resource Attributes: (List attributes and codes) HP06

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

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



P5b. Description of photo:

(View, data, accession #)

View to the E, 09/11/13

*P6. Date Constructed/Age and

Sources: ☒ Historic ☐ Prehistoric ☐ Both

1968

Permit

*P7. Owner and Address:

Lou Lam, Elizabeth Tr

*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

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

BUILDING, STRUCTURE, AND OBJECT RECORD

Primary # _____

HRI # _____

Page 2 of 3

*NRHP Status Code 6Y, 6Z

*Resource Name or #: (Assigned by recorder) 826 S Atlantic Blvd

B1. Historic Name: _____

B2. Common Name: _____

B3. Original Use: Office B4. Present Use: Office

*B5. Architectural Style: Modern

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

Year constructed: 1968 (See Continuation Sheet)

*B7. Moved? ☒ No ☐ Yes ☐ Unknown Date: _____ Original Location: _____

*B8. Related Features:

None

B9a. Architect: H.M. Hansen b. Builder: W.H. Heddrick Co.

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

Period of Significance: 1967 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:

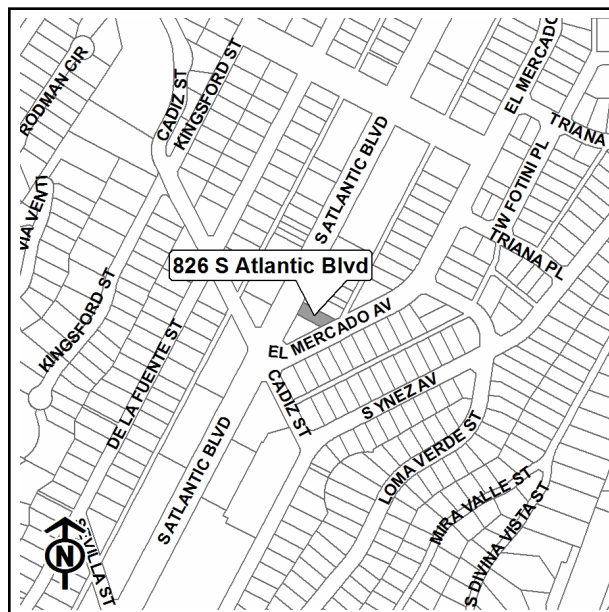
See Continuation Sheet

B13. Remarks:

*B14. Evaluator: 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) 826 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 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 (finalized 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.

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

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6Y, 6Z

Other Listings _____

Review Code _____ Reviewer _____ Date _____

Page 1 of 3 *Resource Name or #: (Assigned by recorder) 820 S Atlantic Blvd

P1. Other Identifier: APE Map Ref # 30-3B; C.F. Clinic

*P2. Location: Not for Publication ☒ 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: 820 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:5262002003

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

Architectural Style: Modern Siding/Sheathing: stucco, All Visible Siding/Sheathing: brick: veneer, All Visible Roof: flat Fenestration: aluminum, fixed, front Primary Entrance: side, single door Plan: irregular No. Stories: 1 Property Type: commercial	Retains integrity: medium, setting, location, design, feeling Alterations: altered gate and window bars
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*P3b. Resource Attributes: (List attributes and codes) HP06

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

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



P5b. Description of photo:

(View, data, accession #)

View to the E, 09/11/13

*P6. Date Constructed/Age and

Sources: ☒ Historic

☐ Prehistoric ☐ Both

1956

Assessor

*P7. Owner and Address:

Chang, Lung H Tr
1416 Camelia Dr
Alhambra, CA 91801

*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

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

BUILDING, STRUCTURE, AND OBJECT RECORD

Primary # _____

HRI # _____

Page 2 of 3

*NRHP Status Code 6Y, 6Z

*Resource 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

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

Year constructed: 1956 (See Continuation Sheet)

*B7. Moved? ☒ No ☐ Yes ☐ Unknown Date: _____ Original Location: _____

*B8. Related Features:

None

B9a. Architect: Unknown b. Builder: Daigh Construction Co.

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

Period of Significance: 1956 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:

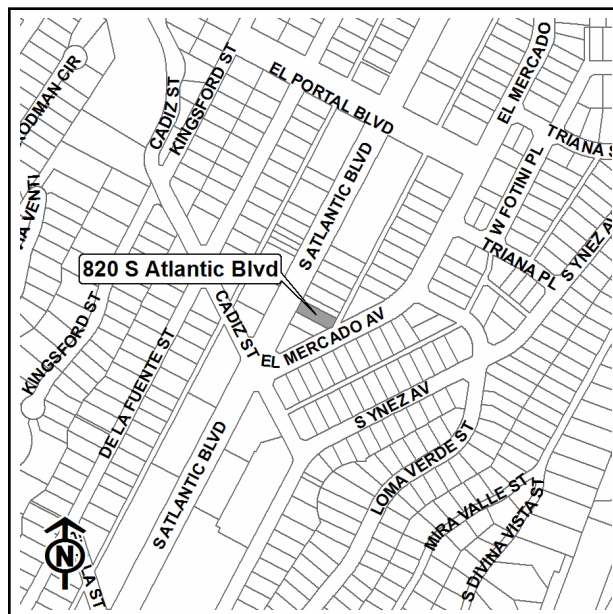
See Continuation Sheet

B13. Remarks:

*B14. Evaluator: 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) 820 S Atlantic Blvd

*Recorded By: LSA 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: Harold Fetter, Jr., Dentist (1963).

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:

1955 building permit issued to Dr. James E. Anhalt to use Daigh Construction Co. (Pasadena) to construct new, 16 room 2,450 sq. ft. stucco building to be used as 2 suite profession building (commercial building) (finalized 12/28/1955)
1956 plastering permit
1967 sign permit
1970 building permit to James Anhalt to use Dean Roofing Co. to reroof (finalized 8/19/1970)
1978 mechanical permit
1995 certificate of occupancy issued (2/15/95) to Jerry Tzou, D.D.S. (business owner) for Apple Dental Center-Dental Clinic (business)
2002 certificate of occupancy issued (9/16/02) to Lung Chang (owner) for C.F. Clinic (business)
2006 building alteration/repair permit for Chang Lung H & Shu C. to use Roofing USA Co. to tear-off and reroof (submitted 6/1/2001)

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>.

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

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6Y, 6Z

Other Listings _____

Review Code _____ Reviewer _____ Date _____

Page 1 of 3 *Resource Name or #: (Assigned by recorder) 601 S Atlantic Blvd

P1. Other Identifier: APE Map Ref # 32-3B; Law Offices

*P2. Location: Not for Publication ☒ 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: 601 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:5261017047

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

Architectural Style: Contemporary, modest
Siding/Sheathing: stucco, E
Siding/Sheathing: precision block, E
Siding/Sheathing: vertical boards, E
Roof: flat, parapet
Fenestration: metal, fixed, front, storefront
Primary Entrance: front, storefront
Plan: L-shaped
No. Stories: 1
Property Type: commercial

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

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

*P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ 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, 09/11/13

*P6. Date Constructed/Age and

Sources: ☒ Historic

☐ Prehistoric ☐ Both

1962

Assessor

*P7. Owner and Address:

Z and W International LLC
5238 Pewter Dr
Rancho Cucamonga, CA 91739

*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

*P11. Report Citation: (Cite survey report and other sources or enter "none.")

Historic Property Survey Report for the SR 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
☐ Archeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record
☐ Rock Art Record ☐ Artifact Record ☐ Photograph Record ☐ Other (List): _____

BUILDING, STRUCTURE, AND OBJECT RECORD

Primary # _____

HRI # _____

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: _____

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

*B5. Architectural Style: Contemporary

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

Year constructed: 1962 (See Continuation Sheet)

*B7. Moved? ☒ No ☐ Yes ☐ Unknown Date: _____ Original Location: _____

*B8. Related Features:

None

B9a. Architect: Neil Johnson b. Builder: L.P. Demore

*B10. Significance: Area: Monterey Park 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).

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:

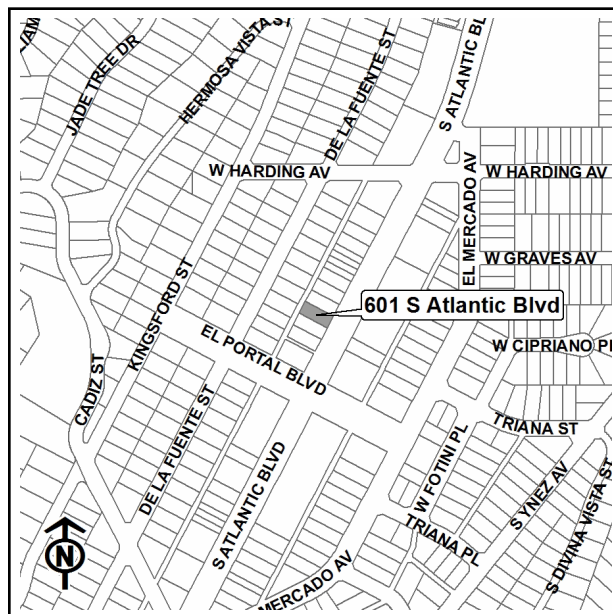
See Continuation Sheet

B13. Remarks:

*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 # _____
HRI # _____
Trinomial _____

Page 3 of 3

Resource Name or #: (Assigned by recorder) 601 S Atlantic Blvd

***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 (finalized 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.

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

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6Y, 6Z

Other Listings _____

Review Code _____ Reviewer _____ Date _____

Page 1 of 4 *Resource Name or #: (Assigned by recorder) 606 S Atlantic Blvd

P1. Other Identifier: APE Map Ref # 33-3B; Good Shepherd Taiwanese Presbyterian Church

*P2. Location: Not for Publication ☒ 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: 606 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:5262001034

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

Architectural Style: Modern A-Frame
Siding/Sheathing: stucco, All Visible
Siding/Sheathing: vertical boards, NW
Siding/Sheathing: wood: board/batten, NW
Roof: front gable, steep
Roof: gable-on-hip, steep
Fenestration: vinyl, vertical sliding, front, side, alteration: yes
Primary Entrance: front, double doors
Plan: L-shaped
No. Stories: 2
Additions: Compatible, side

Property Type: institutional, Church
Retains integrity: medium, setting, location, association, design, feeling
Alterations: altered fenestration

*P3b. Resource Attributes: (List attributes and codes) HP16

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

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



P5b. Description of photo:

(View, data, accession #)

View to the NE, 09/11/13

*P6. Date Constructed/Age and Sources: ☒ Historic

☐ Prehistoric ☐ Both

1955

Assessor

*P7. Owner and Address:

Good Shepherd Formosan Presbyterian

*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

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

BUILDING, STRUCTURE, AND OBJECT RECORD

Primary # _____

HRI # _____

Page 2 of 4

*NRHP Status Code 6Y, 6Z

*Resource Name or #: (Assigned by recorder) 606 S Atlantic Blvd

B1. Historic Name: _____

B2. Common Name: Good Shepherd Taiwanese Presbyterian Church

B3. Original Use: Church B4. Present Use: Church

*B5. Architectural Style: Vernacular

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

Year constructed: 1955 (See Continuation Sheet)

*B7. Moved? ☒ 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 Property Type: Church Applicable Criteria: NA

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

This Modern A-Frame style church 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

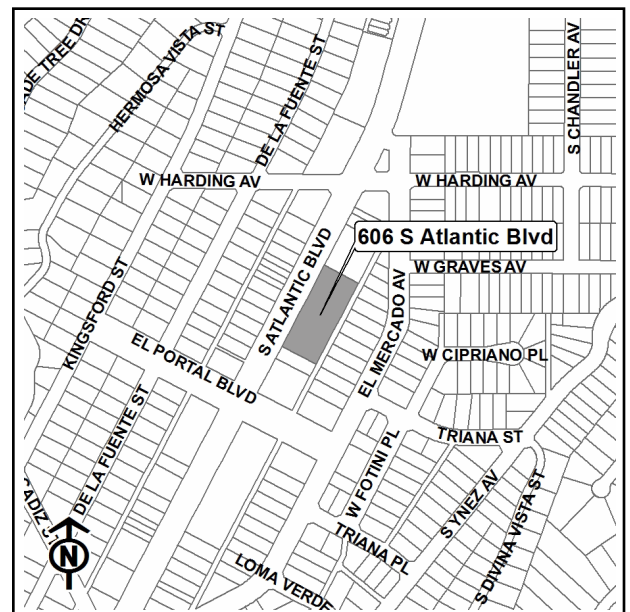
*B12. References:

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 4

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
2013 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
DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET

Primary # _____
HRI # _____
Trinomial _____

Page 4 of 4

*Resource Name or #: (Assigned by recorder) 606 S Atlantic Blvd

*Recorded By: LSA Associates, Inc. *Date: 09/21/2013 ☒ Continuation ☐ Update

(continued):

City of Monterey Park
var. Building permits. On file at the City of Monterey Park Building and Safety Department.
McAlester, Virginia
2013 A Field Guide to American Houses. Alfred A. Knopf, New York.
Online Archive of California
2009 "Finding Aid for the Kenneth Wing papers, 1901-1986," Accessed online in November 2014 at:
http://www.oac.cdlib.org/findaid/ark:/13030/c89k49jk/entire_text/

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

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6Y, 6Z

Other Listings _____

Review Code _____ Reviewer _____ Date _____

Page 1 of 3 *Resource Name or #: (Assigned by recorder) 508 S Atlantic Blvd

P1. Other Identifier: APE Map Ref # 34-3B; Maxim Flowers and Gifts

*P2. Location: Not for Publication ☒ 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: 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:5262001035

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

Architectural Style: Modern

Siding/Sheathing: stucco, all visible

Roof: flat

Fenestration: metal, fixed, storefront

Fenestration: aluminum, fixed, storefront, alteration: yes

Primary Entrance: storefront, multiple doors

Plan: irregular

No. Stories: 1

Property Type: commercial

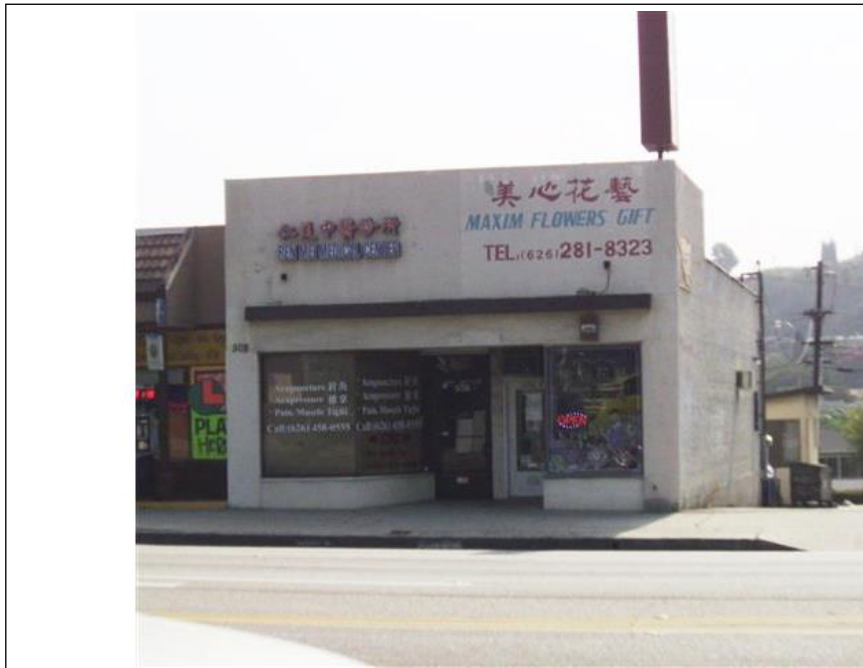
Retains integrity: medium, setting, location, association,
design, feeling

Alterations: altered fenestration

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

*P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ 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. Date Constructed/Age and

Sources: ☒ Historic

☐ Prehistoric ☐ Both

1949

Assessor

*P7. Owner and Address:

Quan, Kahn and May F Trs

1164 Highland Dr

Monterey Park, CA 91754

*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

*Attachments: ☐ None ☐ Location Map ☐ Sketch Map ☒ Continuation Sheet ☒ Building, Structure, and Object Record

☐ Archeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record

☐ Rock Art Record ☐ Artifact Record ☐ Photograph Record ☐ Other (List): _____

BUILDING, STRUCTURE, AND OBJECT RECORD

Primary # _____

HRI # _____

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: _____

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

*B5. Architectural Style: Modern

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

Year constructed: 1949 (See Continuation Sheet)

*B7. Moved? ☒ No ☐ Yes ☐ Unknown Date: _____ Original Location: _____

*B8. Related Features:

None

B9a. Architect: Unknown b. Builder: O.D. Heil

*B10. Significance: Area: Monterey Park 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).

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:

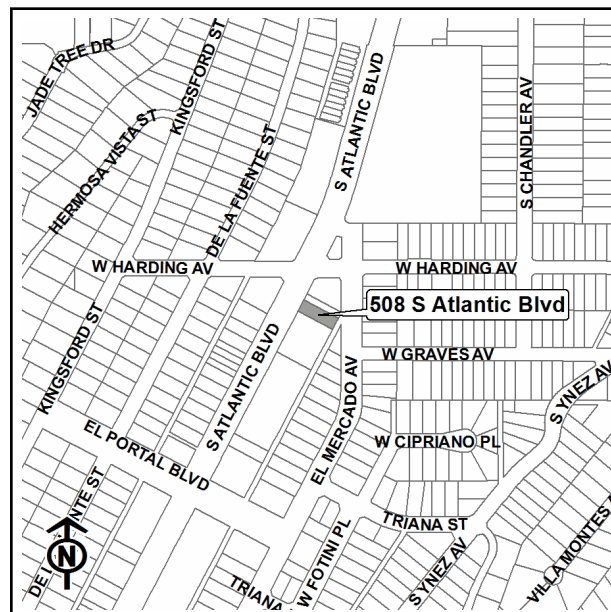
See Continuation Sheet

B13. Remarks:

*B14. Evaluator: Judith Marvin

*Date of Evaluation: 09/21/2013

(This space reserved for official comments.)



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

Primary # _____
HRI # _____
Trinomial _____

Page 3 of 3

Resource Name or #: (Assigned by recorder) 508 S Atlantic Blvd

***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 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 (finalized 6/18/82) for Mrs. Quan (owner)/Montebello Roofing Co. (contractor) to re-roof building
 1984 permit (finalized 2/13/84) for Kang-Youn Huang (owner)/Oriental Sign Corp. (contractor) to install a roof sign (2'x5'x4)
 1984 permit (finalized 11/31/84) for Mr. Cheng (owner)/Johnny J. Lin (contractor) to install a electrically illuminated roof sign (4'x10'x18")
 1989 permit (finalized 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 (finalized 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-architecture.com/STYLE/STY-066.htm>.

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

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6Y, 6Z

Other Listings _____

Review Code _____ Reviewer _____ Date _____

Page 1 of 3 *Resource Name or #: (Assigned by recorder) 415 S Atlantic Blvd

P1. Other Identifier: APE Map Ref # 36-3B; Action Sales

*P2. Location: Not for Publication ☒ 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: 415 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:5261018048

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

<p>Architectural Style: Modern Siding/Sheathing: stucco, All Visible Siding/Sheathing: stone: accent, All Visible Roof: flat Fenestration: aluminum, fixed, front, side, storefront Primary Entrance: front, side, storefront Other notable features: Heavy canopy Plan: rectangular No. Stories: 1</p>	<p>Property Type: commercial Retains integrity: high, setting, location, materials, workmanship, association, design, feeling</p>
--	--

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

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

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



P5b. Description of photo:

(View, data, accession #)

View to the NW, 09/11/13

*P6. Date Constructed/Age and

Sources: ☒ 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

*P11. Report Citation: (Cite survey report and other sources or enter "none.")

Historic Property Survey Report for the SR 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
☐ Archeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record
☐ Rock Art Record ☐ Artifact Record ☐ Photograph Record ☐ Other (List): _____

BUILDING, STRUCTURE, AND OBJECT RECORD

Primary # _____

HRI # _____

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: _____

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

*B5. Architectural Style: Modern

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

Year constructed: 1969 (See Continuation Sheet)

*B7. Moved? ☒ No ☐ Yes ☐ Unknown Date: _____ Original Location: _____

*B8. Related Features:

None

B9a. Architect: Russ Connors & Associates b. Builder: Laurel Development Co.

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

Period of Significance: 1969 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:

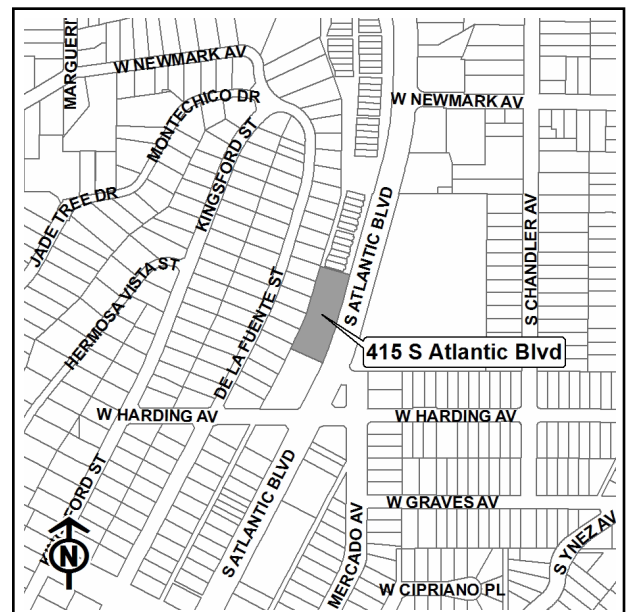
See Continuation Sheet

B13. Remarks:

*B14. Evaluator: Judith Marvin

*Date of Evaluation: 09/11/2013

(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) 415 S Atlantic Blvd

*Recorded By: LSA Associates, Inc. *Date: 09/11/2013 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: 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 (finalized 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 (finalized 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>.

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

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6Y, 6Z

Other Listings _____

Review Code _____ Reviewer _____ Date _____

Page 1 of 3 *Resource Name or #: (Assigned by recorder) 734 W Emerson Ave

P1. Other Identifier: APE Map Ref # 39-3B

*P2. Location: Not for Publication ☒ 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: 734 W Emerson Ave 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:5256003018

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

Architectural Style: Ranch

Siding/Sheathing: stucco, all visible

Roof: hipped, low, narrow eaves

Fenestration: wood, double-hung, front, side

Fenestration: wood, fixed multi-paned, front

Primary Entrance: front, single door

Plan: rectangular

No. Stories: 1

Porches: Partial, front

Property Type: residential

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

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

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

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



P5b. Description of photo:

(View, data, accession #)

View to the S, 09/11/13

*P6. Date Constructed/Age and

Sources: ☒ Historic

☐ Prehistoric ☐ Both

1956

Assessor

*P7. Owner and Address:

Molina, Maria S Deed Est Of

734 W Emerson Ave

Monterey Park, CA 91754

*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

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

BUILDING, STRUCTURE, AND OBJECT RECORD

Primary # _____

HRI # _____

Page 2 of 3

*NRHP Status Code 6Y, 6Z

*Resource Name or #: (Assigned 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 alterations)

Year constructed: 1956 (See Continuation Sheet)

*B7. Moved? ☒ No ☐ Yes ☐ Unknown Date: _____ Original Location: _____

*B8. Related Features:

None

B9a. Architect: Unknown b. Builder: Southern Movers & Builders Inc.

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

Period of Significance: 1956 Property Type: Single Family Residence Applicable Criteria: NA

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

This single-family residence does not appear to be eligible for listing in the National Register of Historic Places (National Register) under any criteria. It does not qualify as a historical resource pursuant to the California Environmental Quality Act (CEQA).

(continued on next page)

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

*B12. References:

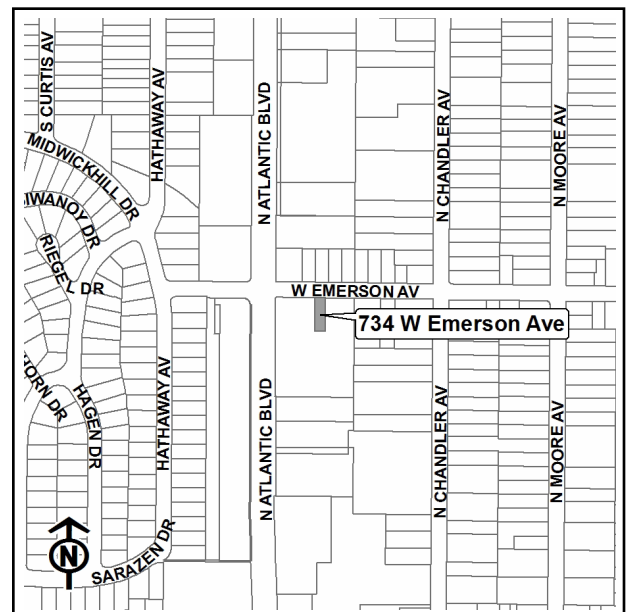
See Continuation Sheet

B13. Remarks:

*B14. Evaluator: Judith Marvin

*Date of Evaluation: 09/21/2013

(This space reserved for official comments.)



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

Primary # _____
HRI # _____
Trinomial _____

Page 3 of 3

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 dovescotes, 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.

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

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6Y, 6Z

Other Listings _____

Review Code _____ Reviewer _____ Date _____

Page 1 of 4 *Resource Name or #: (Assigned by recorder) 521 N Atlantic Blvd

P1. Other Identifier: APE Map Ref # 40-3B; Monterey Carwash

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

*b. USGS 7.5' Quad: Los Angeles Date: 1994 T01S, R12W, S21

c. Address: 521 N 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:5354002021

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

Architectural Style: Contemporary
Architectural Style: Spanish Eclectic, elements of
Siding/Sheathing: stucco, E
Roof: mansard, steep
Other notable features: Arches enclosed with metal screens. Tall columns with town and country lights.
Plan: rectangular
No. Stories: 1
Property Type: commercial

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

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

*P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ 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, 09/11/13

*P6. Date Constructed/Age and

Sources: ☒ Historic

☐ Prehistoric ☐ Both

1967

Assessor

*P7. Owner and Address:

Ta, Tuong D
PO Box 505
Brisbane, CA 94005

*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

*P11. Report Citation: (Cite survey report and other sources or enter "none.")

Historic Property Survey Report for the SR 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
☐ Archeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record
☐ Rock Art Record ☐ Artifact Record ☐ Photograph Record ☐ Other (List): _____

BUILDING, STRUCTURE, AND OBJECT RECORD

Primary # _____

HRI # _____

Page 2 of 4

*NRHP Status Code 6Y, 6Z

*Resource Name or #: (Assigned by recorder) 521 N Atlantic Blvd

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? ☒ No ☐ Yes ☐ Unknown Date: _____ Original Location: _____

*B8. Related Features:

None

B9a. Architect: Bernard Perlin b. Builder: Besteel Co.

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

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:

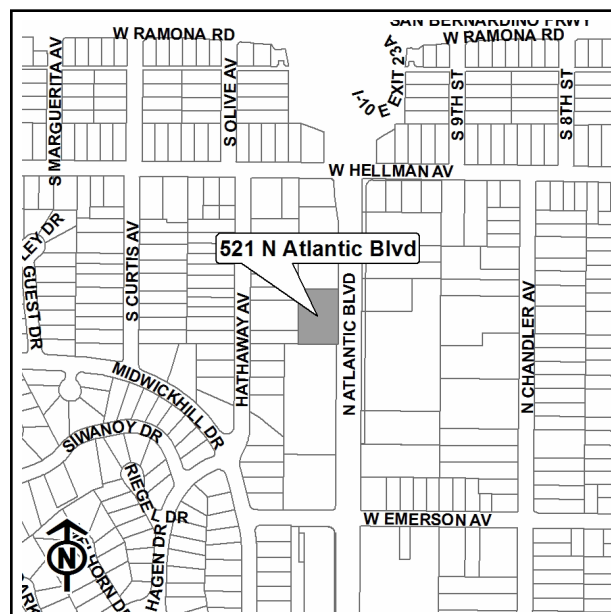
See Continuation Sheet

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 # _____
HRI # _____
Trinomial _____

Page 3 of 4

Resource Name or #: (Assigned by recorder) 521 N Atlantic Blvd

*Recorded By: LSA Associates, Inc. *Date: 09/11/2013 X Continuation 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 (finalized 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
DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET

Primary # _____
HRI # _____
Trinomial _____

Page 4 of 4

*Resource Name or #: (Assigned by recorder) 521 N Atlantic Blvd

*Recorded By: LSA Associates, Inc. *Date: 09/11/2013 X Continuation Update

(continued):

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.

Los Angeles Times

1957 New Division Chief Named. August 11, page F9.

1958 Perlin Appointed by Calcor Corp. January 31, page 21.

1959 Canoga Park School Ahead of Schedule. January 25, page F20.

1963a Work to Start on 1st Unit of 14,000-Acre Project. January 30, page N42.

1963b Financial Briefs. July 11, page B7.

1968 On Display - A Strong and Stylish Showcase for Steel. January 28, page A12.

1973 \$1 Million Restaurant Under Way in Rosemead. April 8, page K23.

McAlester, Virginia and Lee McAlester

1984 A Field Guide to American Houses. Alfred A. Knopf, New York.

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

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6Y, 6Z

Other Listings _____

Review Code _____ Reviewer _____ Date _____

Page 1 of 3 *Resource Name or #: (Assigned by recorder) 621 N Atlantic Blvd

P1. Other Identifier: APE Map Ref # 41-3B; Purrfect Auto Service

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

*b. USGS 7.5' Quad: Los Angeles Date: 1994 T01S, R12W, S21

c. Address: 621 N 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:5354002002

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

Architectural Style: Modern, modest
Siding/Sheathing: stucco, N
Siding/Sheathing: vertical boards, All Visible
Siding/Sheathing: precision block, E
Roof: flat, parapet
Fenestration: aluminum, fixed, front, side, storefront
Primary Entrance: front, storefront
Other notable features: 4 repair bays
Plan: rectangular
No. Stories: 1

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

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

*P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ 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, 09/11/13

*P6. Date Constructed/Age and Sources: ☒ Historic

☐ Prehistoric ☐ Both

1970

Assessor

*P7. Owner and Address:

Toung Duc Ta
PO Box 505
Brisbane, CA 94005

*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

*P11. Report Citation: (Cite survey report and other sources or enter "none.")

Historic Property Survey Report for the SR 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
☐ Archeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record
☐ Rock Art Record ☐ Artifact Record ☐ Photograph Record ☐ Other (List): _____

BUILDING, STRUCTURE, AND OBJECT RECORD

Primary # _____

HRI # _____

Page 2 of 3

*NRHP Status Code 6Y, 6Z

*Resource Name or #: (Assigned by recorder) 621 N Atlantic Blvd

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? ☒ No ☐ Yes ☐ Unknown Date: _____ Original Location: _____

*B8. Related Features:

None

B9a. Architect: Unknown b. Builder: Unknown

*B10. Significance: Area: Monterey Park 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:

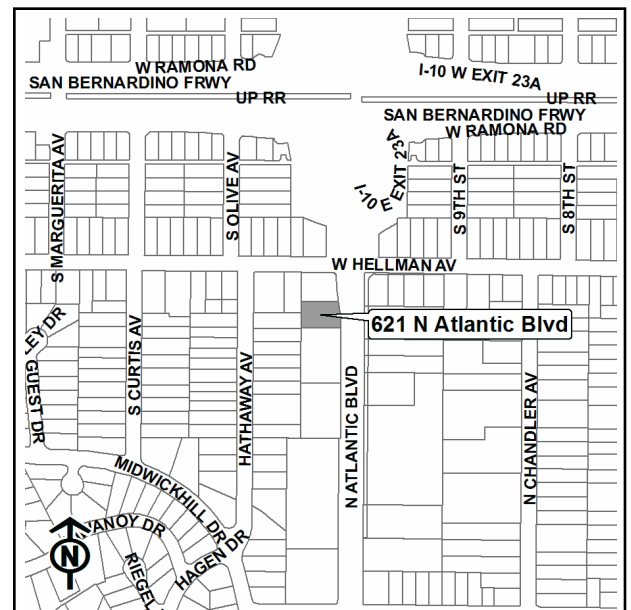
See Continuation Sheet

B13. Remarks:

*B14. Evaluator: Judith Marvin

*Date of Evaluation: 09/11/2013

(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) 621 N Atlantic Blvd

*Recorded By: LSA Associates, Inc. *Date: 09/11/2013 X Continuation Update

(continued):

Property Information: This address was not listed in the City Directory between 1970 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:

2001 building permit to Mar Investment California for wall sign and re-face pole sign

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>.

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

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6Y, 6Z

Other Listings _____

Review Code _____ Reviewer _____ Date _____

Page 1 of 3 *Resource Name or #: (Assigned by recorder) 1100 W Glendon Way

P1. Other Identifier: APE Map Ref # 42-3B

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

*b. USGS 7.5' Quad: Los Angeles Date: 1994 T01S, R12W, S21

c. Address: 1100 W Glendon Way City: Alhambra Zip: 91803

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

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate): APN:5356020015

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

Architectural Style: Contemporary
Siding/Sheathing: stucco, All Visible
Siding/Sheathing: decorative block: accent, N
Roof: side gable, low, narrow eaves
Fenestration: aluminum, vertical sliding, front, side
Primary Entrance: front, single door
Plan: irregular
No. Stories: 2
Property Type: residential

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

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

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

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



P5b. Description of photo:

(View, data, accession #)

09/11/13

*P6. Date Constructed/Age and Sources: ☒ Historic

☐ Prehistoric ☐ Both

1959

Assessor

*P7. Owner and Address:

Hendricks Villa Inc
2623 N Figueroa St
Los Angeles, CA 90065

*P8. Recorded by:

Casey Tibbet
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

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

BUILDING, STRUCTURE, AND OBJECT RECORD

Primary # _____

HRI # _____

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: _____

B3. Original Use: Apartment B4. Present Use: Apartment

*B5. Architectural Style: Contemporary

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

Year constructed: 1959 (See Continuation Sheet)

*B7. Moved? ☒ No ☐ Yes ☐ Unknown Date: _____ Original Location: _____

*B8. Related Features:

None

B9a. Architect: Charles Allen Spencer b. Builder: J. H. Hendrick and Co.

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

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

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

This apartment 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:

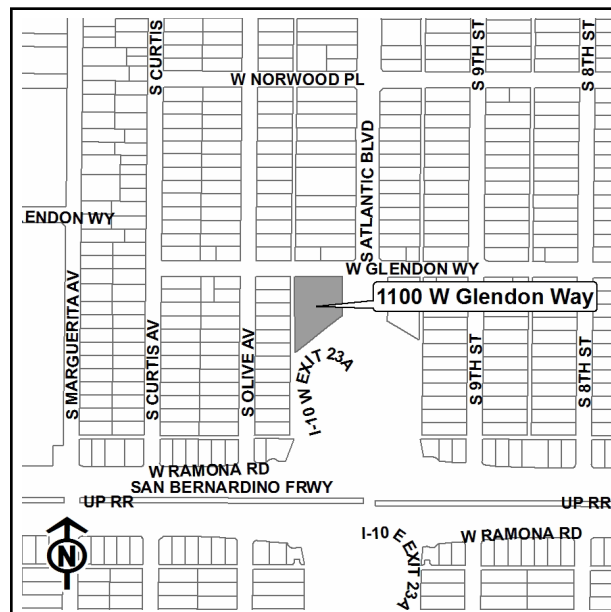
See Continuation Sheet

B13. Remarks:

*B14. Evaluator: Eugene Heck

*Date of Evaluation: 09/21/2013

(This space reserved for official comments.)



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) 1100 W Glendon Way

*Recorded By: LSA Associates, Inc.

*Date: 09/21/2013

X Continuation

 Update

(continued):

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/>

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

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6Y, 6Z

Other Listings _____

Review Code _____ Reviewer _____ Date _____

Page 1 of 3 *Resource Name or #: (Assigned by recorder) 1712 S Atlantic Blvd

P1. Other Identifier: APE Map Ref # 43-3B

*P2. Location: Not for Publication ☒ 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: 91803

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

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate): APN:5357018024

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

Architectural Style: Minimal Traditional
Siding/Sheathing: stucco: smooth, All Visible
Roof: hipped, low, narrow eaves
Fenestration: wood, double-hung, front, side
Primary Entrance: side, single door
Plan: rectangular
No. Stories: 1
Property Type: residential

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

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

*P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ 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. Date Constructed/Age and

Sources: ☒ Historic
☐ Prehistoric ☐ Both

1940

Assessor

*P7. Owner and Address:

Tsai, Ming C and Lou M
7110 Hollywood Blvd
Los Angeles, CA 90046

*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

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

BUILDING, STRUCTURE, AND OBJECT RECORD

Primary # _____

HRI # _____

Page 2 of 3

*NRHP Status Code 6Y, 6Z

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

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

*B8. Related Features:

None

B9a. Architect: Unknown b. Builder: J. Narod

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

Period of Significance: circa 1940 Property Type: Single Family Residence Applicable Criteria: NA

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

This single-family residence does not appear to be eligible for listing in the National Register of Historic Places (National Register) under any criteria. It does not qualify as a historical resource pursuant to the California Environmental Quality Act (CEQA).

(continued on next page)

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

*B12. References:

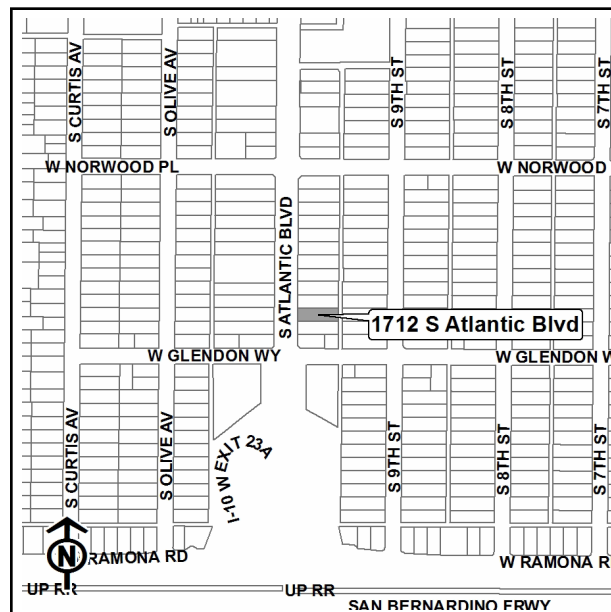
See Continuation Sheet

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 # _____
HRI # _____
Trinomial _____

Page 3 of 3

Resource Name or #: (Assigned by recorder) 1712 S Atlantic Blvd

*Recorded By: LSA Associates, Inc.

*Date: 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.

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

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6Y, 6Z

Other Listings _____

Review Code _____ Reviewer _____ Date _____

Page 1 of 3 *Resource Name or #: (Assigned by recorder) 1700 S Atlantic Blvd

P1. Other Identifier: APE Map Ref # 44-3B

*P2. Location: Not for Publication ☒ 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: 1700 S Atlantic Blvd City: Alhambra Zip: 91803

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

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate): APN:5357018021

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

Architectural Style: Neoclassical

Siding/Sheathing: wood: clapboard, all visible

Roof: hip-on-gable, steep, narrow eaves

Fenestration: wood, double-hung, front

Fenestration: wood, casement multi-paned, side

Primary Entrance: front, single door

Plan: rectangular

No. Stories: 1

Porches: Partial, front

Property Type: residential

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

Alterations: altered decorative element, altered storybook-style shutters

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

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

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



P5b. Description of photo:

(View, data, accession #)

View to the E, 09/11/13

*P6. Date Constructed/Age and

Sources: ☒ Historic

☐ Prehistoric ☐ Both

1923

Assessor

*P7. Owner and Address:

Cabison, Nicanor Jr and Gloria

1821 S 2Nd St

Alhambra, CA 91801

*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

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

BUILDING, STRUCTURE, AND OBJECT RECORD

Primary # _____

HRI # _____

Page 2 of 3

*NRHP Status Code 6Y, 6Z

*Resource Name or #: (Assigned by recorder) 1700 S Atlantic Blvd

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? ☒ No ☐ Yes ☐ Unknown Date: _____ Original Location: _____

*B8. Related Features:

None

B9a. Architect: Unknown b. Builder: Unknown

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

Period of Significance: 1923 Property Type: Multi-family Property Applicable Criteria: NA

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

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

(continued on next page)

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

*B12. References:

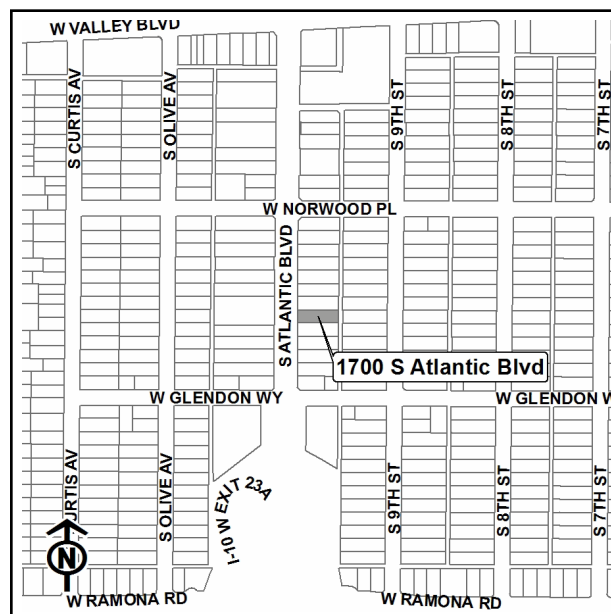
See Continuation Sheet

B13. Remarks:

*B14. Evaluator: Eugene Heck

*Date of Evaluation: 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) 1700 S Atlantic Blvd

*Recorded By: LSA Associates, Inc. *Date: 09/21/2013 X Continuation Update

(continued):

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
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/>

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

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6Y, 6Z

Other Listings _____

Review Code _____ Reviewer _____ Date _____

Page 1 of 3 *Resource Name or #: (Assigned by recorder) 1221 S Atlantic Blvd

P1. Other Identifier: APE Map Ref # 46-3B

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

*b. USGS 7.5' Quad: Los Angeles Date: 1994 T01S, R12W, S16

c. Address: 1221 S Atlantic Blvd City: Alhambra Zip: 91803

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

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate): APN:5350017058

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

Architectural Style: Vernacular
Siding/Sheathing: stucco, All Visible
Roof: flat, no eaves
Fenestration: aluminum, vertical sliding, front, side
Primary Entrance: front, single door
Plan: circular
No. Stories: 2
Property Type: residential

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

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

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

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



P5b. Description of photo:

(View, data, accession #)

View to the NW, 09/11/13

*P6. Date Constructed/Age and

Sources: ☒ Historic ☐ Prehistoric ☐ Both

1960

Assessor

*P7. Owner and Address:

Realty Of America Group LLC
769 S Russell Ave
Monterey Park, CA 91755

*P8. Recorded by:

Casey Tibbet
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

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

BUILDING, STRUCTURE, AND OBJECT RECORD

Primary # _____

HRI # _____

Page 2 of 3

*NRHP Status Code 6Y, 6Z

*Resource Name or #: (Assigned by recorder) 1221 S Atlantic Blvd

B1. Historic Name: _____

B2. Common Name: _____

B3. Original Use: Apartment B4. Present Use: Apartment

*B5. Architectural Style: Vernacular

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

Year constructed: 1960 (See Continuation Sheet)

*B7. Moved? ☒ No ☐ Yes ☐ Unknown Date: _____ Original Location: _____

*B8. Related Features:

None

B9a. Architect: Jose Conedo b. Builder: Relleum Construction Co

*B10. Significance: Area: Alhambra 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:

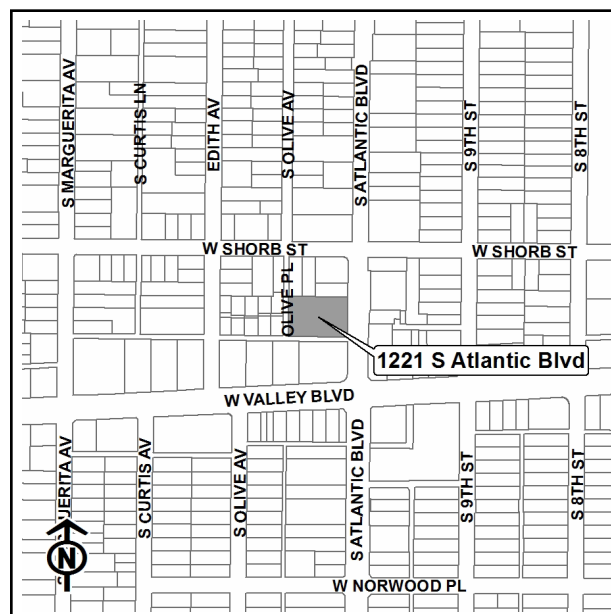
See Continuation Sheet

B13. Remarks:

*B14. Evaluator: Eugene Heck

*Date of Evaluation: 09/21/2013

(This space reserved for official comments.)



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Primary # _____
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Trinomial _____

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Resource Name or #: (Assigned by recorder) 1221 S Atlantic Blvd

*Recorded By: LSA Associates, Inc. *Date: 09/21/2013 X Continuation Update

(continued):

Architect and Builder research: No information was obtainable regarding Jose Conedo. Relleum Construction Company of Downey built an apartment complex in 1961, at 140 W. Orangethorpe Ave, Placentia, consisting of twenty multiple-family single-story buildings. No other information about this company could be found.

Significance Evaluation. Under Criterion A, this complex 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, since this building was not constructed until 1960 and the most recent City Directory available was 1956, no City Directory information was obtained. Online searches, including use of Ancestry.com, were conducted for residents associated with the property for a period of five years or more and/or who appear to have had the potential to be important in the local community. This research provided no evidence indicating that any of the persons associated with this property are significant in local, state, or national history. Under Criterion C, this is not a truly representative example of an architectural style, method of construction, or property type. Research has not identified it as the work of a master and the observed level of workmanship does not rise above the ordinary. Under Criterion D, the building is not likely to yield information about the history or prehistory of the area (which relates primarily to archaeological sites). In addition, there is no historic district potential in the area.

B6. Construction History

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

1960 permits issued to Relleum Construction Co. for plumbing and electrical work for 36 units

1961 permits issued to Relleum Construction Co. for 36 units and garages (#A16521) and a 20' X 40', 25,000 gallon swimming pool (#A17246).

1994 permits issued to fix a roof leak and add doors to carports

1996 permit issued to fill in the swimming pool

References

City of Alhambra

Var. Building permits. On file at the City of Alhambra Building Division.

City Directories

var. Census and City Directories (Polk and The Los Angeles Directory Company). Accessed online through Ancestry.com at

<http://www.ancestry.com/>

var. City of Alhambra (Los Angeles County, Calif.) City Directory. The Los Angeles Directory Company, Los Angeles, CA. Accessed online in March-June 2014 through the Los Angeles City Street Address Directory, Pacific Telephone and Telegraph digitized collection via the Los Angeles Public Library online site at <http://www.lapl.org/>

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PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6Y, 6Z

Other Listings _____

Review Code _____ Reviewer _____ Date _____

Page 1 of 3 *Resource Name or #: (Assigned by recorder) 700 S Atlantic Blvd

P1. Other Identifier: APE Map Ref # 47-3B; 700 Thong Automotive

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

*b. USGS 7.5' Quad: Los Angeles Date: 1994 T01S, R12W, S16

c. Address: 700 S Atlantic Blvd City: Alhambra Zip: 91803

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

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate): APN:5350013001

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

Architectural Style: Vernacular
Siding/Sheathing: stucco, All Visible
Siding/Sheathing: brick: skirting, All Visible
Roof: flat
Fenestration: aluminum, fixed, front, side
Primary Entrance: multiple doors
Other notable features: Googie car port/canopy
Plan: rectangular
No. Stories: 1

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

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

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

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



P5b. Description of photo:

(View, data, accession #)

View to the S, 09/11/13

*P6. Date Constructed/Age and Sources: ☒ Historic

☐ Prehistoric ☐ Both

1964

Assessor

*P7. Owner and Address:

Huang, Yin Tung and Yi Fen
9108 Rancho Real Rd
Temple City, CA 91780

*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

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

BUILDING, STRUCTURE, AND OBJECT RECORD

Primary # _____

HRI # _____

Page 2 of 3

*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 date, alterations, and data of alterations)

Year constructed: 1964 (See Continuation Sheet)

*B7. Moved? ☒ No ☐ Yes ☐ Unknown Date: _____ Original Location: _____

*B8. Related Features:

None

B9a. Architect: Neil W. Evans b. Builder: Besteel Company

*B10. Significance: Area: Alhambra 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 vernacular gas station does not appear to be eligible for listing in the National Register of Historic Places (National Register) under any criteria. It does not qualify as a historical resource pursuant to the California Environmental Quality Act (CEQA).

(continued on next page)

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

*B12. References:

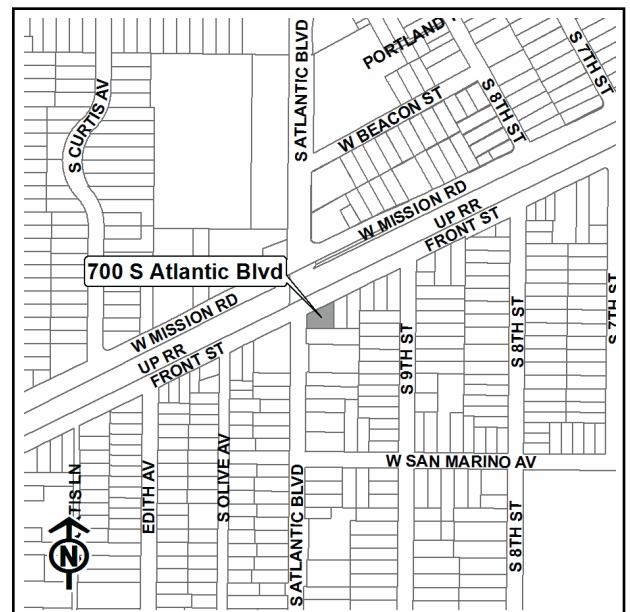
(See Continuation Sheet)

B13. Remarks:

*B14. Evaluator: 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
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Primary # _____
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Trinomial _____

Page 3 of 3

Resource Name or #: (Assigned by recorder) 700 S Atlantic Blvd

*Recorded By: LSA Associates, Inc. *Date: 09/21/2013 X Continuation Update

(continued):

Property Information: Since this building was not constructed until 1964 and the most recent City Directory available was 1956, no City Directory information was obtained.

Architect and Builder Research: No information was found about either Neil W. Evans, the architect, or Besteel Company, the Builder.

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, no information was found pertaining to persons. The property does not appear to be associated with a person important to local, state or national history. Under Criterion C, the vernacular building is a common 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:

1964 permits issued for electrical work and to Mobile Oil Co. for a pole sign

1965 permit #37016 issued to Prime Construction Company for a new service station and pump island canopy. Permits also issued for fences/walls, plumbing, and installation of two 8,000 gallon tanks. A Certificate of Occupancy was issued to Mobil Oil Co.

1972 Certificate of Occupancy issued to Bryco Oil Co.

1974 permit issued to Bryco Oil Co. for new tanks

References

City of Alhambra

Var. Building permits. On file at the City of Alhambra Building Division.

City Directories

var. Census and City Directories (Polk and The Los Angeles Directory Company). Accessed online through Ancestry.com at <http://www.ancestry.com/>

var. City of Alhambra (Los Angeles County, Calif.) City Directory. The Los Angeles Directory Company, Los Angeles, CA. Accessed online in March-June 2014 through the Los Angeles City Street Address Directory, Pacific Telephone and Telegraph digitized collection via the Los Angeles Public Library online site at <http://www.lapl.org/>

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DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6Y, 6Z

Other Listings _____

Review Code _____ Reviewer _____ Date _____

Page 1 of 3 *Resource Name or #: (Assigned by recorder) 707 W Main St

P1. Other Identifier: APE Map Ref # 48-3B; Alhambra Car Wash

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

*b. USGS 7.5' Quad: Los Angeles Date: 1994 T01S, R12W, S10

c. Address: 707 W Main St City: Alhambra Zip: 91801

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

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate): APN:5338033023

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

<p>Architectural Style: Modern Siding/Sheathing: stucco, All Visible Siding/Sheathing: brick: veneer, All Visible Roof: flat Fenestration: aluminum, fixed, front, side Plan: rectangular No. Stories: 1 Property Type: commercial</p>	<p>Retains integrity: medium, setting, location, association, design, feeling Alterations: altered fenestration, altered brick veneer?</p>
---	---

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

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

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



P5b. Description of photo:

(View, data, accession #)

View to the N, 09/11/13

*P6. Date Constructed/Age and

Sources: ☒ Historic
☐ Prehistoric ☐ Both

1966

Assessor

*P7. Owner and Address:

Villanueva, Gonzalo Co Tr et al.

*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

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

BUILDING, STRUCTURE, AND OBJECT RECORD

Primary # _____

HRI # _____

Page 2 of 3

*NRHP Status Code 6Y, 6Z

*Resource Name or #: (Assigned by recorder) 707 W Main St

B1. Historic Name: _____

B2. Common Name: Alhambra Car Wash

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

*B5. Architectural Style: Modern

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

Year constructed: 1966 (See Continuation Sheet)

*B7. Moved? ☒ No ☐ Yes ☐ Unknown Date: _____ Original Location: _____

*B8. Related Features:

None

B9a. Architect: Roland Pierson, AIA b. Builder: Kip Construction Co.

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

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

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

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

(continued on next page)

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

*B12. References:

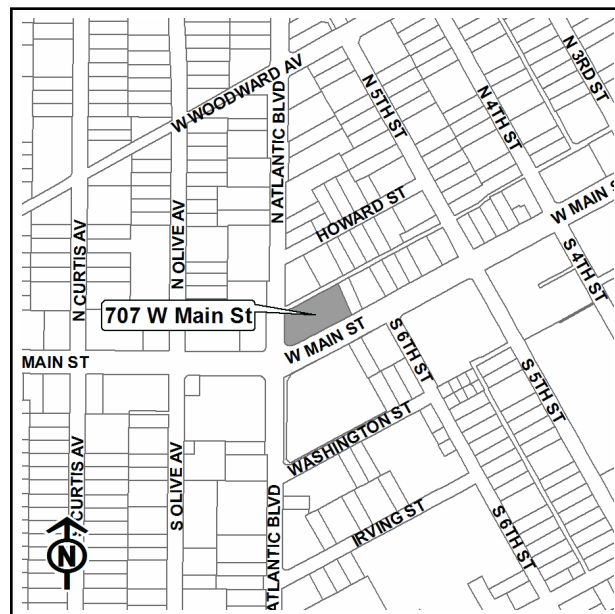
See Continuation Sheet

B13. Remarks:

*B14. Evaluator: Eugene Heck

*Date of Evaluation: 09/21/2013

(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) 707 W Main St

*Recorded By: LSA Associates, Inc. *Date: 09/21/2013 X Continuation Update

(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>.

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

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6Y, 6L, 6Z

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 3 *Resource Name or #: (Assigned by recorder) 1709 Garfield Ave

P1. Other Identifier: APE Map Ref # 49-3B

*P2. Location: Not for Publication ☒ Unrestricted *a. County Los Angeles and (P2b and P2c or P2d.)
*b. USGS 7.5' Quad: Los Angeles Date: 1994 Land Grant: SAN PASCUAL (WILSON)
c. Address: 1709 Garfield 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:5321015017

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

Architectural Style: Colonial Revival, modest
Construction: wood frame
Siding/Sheathing: wood: clapboard, all visible
Roof: side gable, medium
Fenestration: wood, fixed with double-hung end vents, front
Primary Entrance: front, single door
Other notable features: vents in front gable dormers; classical columns on porch
Plan: rectangular

No. Stories: 1 1/2
Porches: Full-Width, front
Property Type: residential
Retains integrity: high, setting, location, materials, workmanship, association, design, feeling

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

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

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



P5b. Description of photo:
(View, data, accession #)

View to the W, 10/13/13

*P6. Date Constructed/Age and Sources: ☒ Historic
☐ Prehistoric ☐ Both

1925

Assessor

*P7. Owner and Address:
YMCA of Metropolitan Los Angeles
625 S New Hampshire Ave
Los Angeles, CA 90005

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

*P9. Date Recorded: 11/15/2013, 2/2015

*P10. Survey Type: (Describe)
Intensive

*P11. Report Citation: (Cite survey report and other sources or enter "none.")

Historic Property Survey Report for the SR 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
☐ Archeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record
☐ Rock Art Record ☐ Artifact Record ☐ Photograph Record ☐ Other (List): _____

BUILDING, STRUCTURE, AND OBJECT RECORD

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

*Resource Name or #: (Assigned by recorder) 1709 Garfield 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: 1925 (See Continuation Sheet)

*B7. Moved? ☒ No ☐ Yes ☐ Unknown Date: _____ Original Location: _____

*B8. Related Features:

None

B9a. Architect: Unknown b. Builder: B.G. Louks

*B10. Significance: Area: South Pasadena Theme: Residential Architecture

Period of Significance: 1925 Property Type: Single Family Residence Applicable Criteria: NA

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

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)

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

*B12. References:

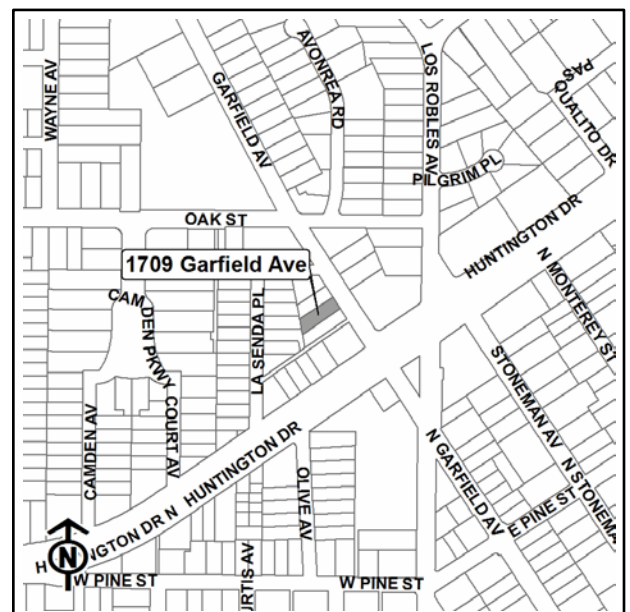
See Continuation Sheet

B13. Remarks:

*B14. Evaluator: Terry Brejla

*Date of Evaluation: 11/15/2013

(This space reserved for official comments.)



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

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Resource Name or #: (Assigned by recorder) 1709 Garfield Ave

*Recorded By: LSA Associates, Inc. *Date: 11/15/2013 X Continuation Update

(continued):

Sanborn Map Research: The 1951 Sanborn map for 1709 Garfield Avenue depicts a square-shaped, one-story, wood-framed, single-family residential building. The building rests on a concrete slab foundation and is covered by composition asphalt roofing. The building has a full-width front porch on the eastern, street-facing façade. The building has a moderate street setback on a long, narrow 190-foot-by-50-foot, trapezoidal-shaped parcel. A detached, single-story, wood-framed automobile garage is depicted behind of and to the west of the residence near the southwestern corner of the parcel. It is covered by a wood shake roof. No other buildings, structures, or objects are shown. The parcel is located in a partially built-out, mixed commercial and residential tract development containing various-sized, parcels with single-family and multi-family residential buildings with varied street setbacks. The municipal boundary of South Pasadena and San Marino is located in the center of Garfield Avenue.

Property Information: City directory indicates that the following people lived at the address during the historic-period: Mary Tucker (1930 – 1940); J. Sutton (1952); and Charles (of Huntington Jones) and Marjorie Hall (1956).

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).

Character-defining features of Colonial Revival style architecture include use of classical features and language (e.g. pediments and columns), wood sash, fixed and multi-light windows, simple massing and studied asymmetry.

Significance Evaluation. Under Criterion A, 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, research has not found any associations with persons significant in national, state, or local history. Under Criterion C, although the building retains integrity 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.

B6. Construction History

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

1925 permit #5026 issued to Mary Tucker (owner) and B.G. Louks (no details).

1957 permit #37275 issued to Ann Anderson (owner/builder) to enclose existing porch into bedroom.

1972 permit #4456 issued to H.H. Stark (owner) to construct a storage shed.

1995 permit #16307 issued to South Pasadena and San Marino “Y” Men’s Club (owners) and Massi Roof to reroof.

B12. References

City Directories

var. Census (The Los Angeles Directory Company) and Polk City Directories for South Pasadena. Accessed online in March-June 2014 through Ancestry.com at <http://www.ancestry.com/>

City of South Pasadena

var. Building permits. On file at the City of South Pasadena Planning & Building Department.

PCR Services Corporation

2002 City of South Pasadena Historic Resources Survey Report, Phase I. On file at the City of South Pasadena Planning Department.

Sanborn-Perris Map Co., Ltd.

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

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

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6Y, 6Z

Other Listings _____

Review Code _____ Reviewer _____ Date _____

Page 1 of 3 *Resource Name or #: (Assigned by recorder) 1709-11 Huntington Dr

P1. Other Identifier: APE Map Ref # 50-3B

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

*b. USGS 7.5' Quad: Los Angeles Date: 1994 T01S, R12W, S9

c. Address: 1709-11 Huntington Dr City: South Pasadena Zip: 91030

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

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate): APN:5320018006

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

Architectural Style: California Ranch
Siding/Sheathing: stucco, All Visible
Siding/Sheathing: wood: board/batten, N
Roof: hipped, low, narrow eaves
Fenestration: wood, fixed multi-paned, front
Fenestration: wood, double-hung multi-paned, front, side
Primary Entrance: front, single door
Plan: L-shaped
No. Stories: 2

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

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

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

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



P5b. Description of photo:

(View, data, accession #)

View to the S, 09/12/13

*P6. Date Constructed/Age and Sources: ☒ Historic

☐ Prehistoric ☐ Both

1955

Assessor

*P7. Owner and Address:

Tomyoy, Jeffery M
1711 Huntington Dr
S Pasadena, CA 91030

*P8. Recorded by:

Elisa Bechtel
LSA Associates, Inc.
1500 Iowa Ave., Suite 200
Riverside, CA 92507

*P9. Date Recorded: 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

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

BUILDING, STRUCTURE, AND OBJECT RECORD

Primary # _____

HRI # _____

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: _____

B3. Original Use: Apartment B4. Present Use: Apartment

*B5. Architectural Style: California Ranch

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

Year constructed: 1955 (See Continuation Sheet)

*B7. Moved? ☒ No ☐ Yes ☐ Unknown Date: _____ Original Location: _____

*B8. Related Features:

None

B9a. Architect: Unknown b. Builder: Teresa Walker

*B10. Significance: Area: South Pasadena Theme: Residential Architecture

Period of Significance: 1955 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:

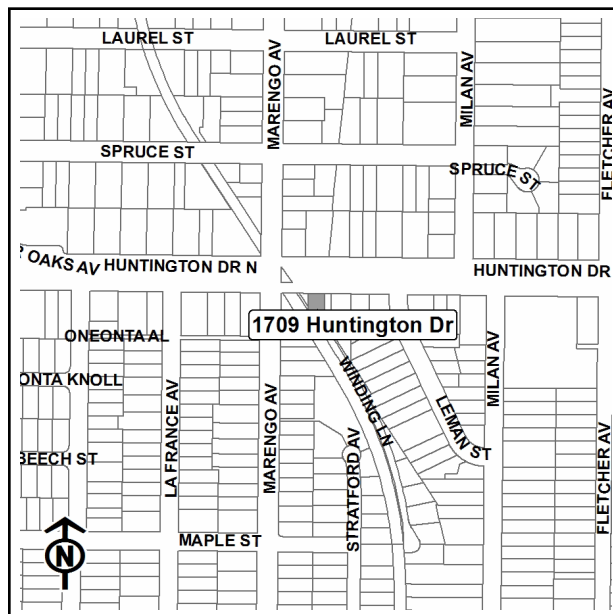
See Continuation Sheet

B13. Remarks:

*B14. Evaluator: 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 3 of 3

Resource Name or #: (Assigned by recorder) 1709-11 Huntington Dr

*Recorded By: LSA Associates, Inc. *Date: 09/21/2013 X Continuation Update

(continued):

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

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 dovescotes, 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.

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

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6Y, 6Z

Other Listings _____

Review Code _____ Reviewer _____ Date _____

Page 1 of 3 *Resource Name or #: (Assigned by recorder) 1656 Huntington Dr

P1. Other Identifier: APE Map Ref # 51-3B

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

*b. USGS 7.5' Quad: Los Angeles Date: 1994 T01S, R12W, S9

c. Address: 1656 Huntington Dr City: South Pasadena Zip: 91030

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

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate): APN:5320009005

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

Architectural Style: California Ranch
Siding/Sheathing: stucco, All Visible
Roof: hipped, low
Fenestration: metal, fixed with casement end vents, front, side
Fenestration: metal, casement, front, side
Primary Entrance: front, side, single door
Plan: irregular
No. Stories: 2
Property Type: residential

Retains integrity: high, setting, location, materials,
workmanship, association, design, feeling
Alterations: altered a/c wall units

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

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

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



P5b. Description of photo:

(View, data, accession #)

View to the SE, 09/12/13

*P6. Date Constructed/Age and Sources: ☒ Historic

☐ Prehistoric ☐ Both

1950

Assessor

*P7. Owner and Address:

Hong, Victor T Co Tr
1365 Bellwood Rd
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

*P10. Survey Type: (Describe)

Intensive

*P11. Report Citation: (Cite survey report and other sources or enter "none.")

Historic Property Survey Report for the SR 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
☐ Archeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record
☐ Rock Art Record ☐ Artifact Record ☐ Photograph Record ☐ Other (List): _____

BUILDING, STRUCTURE, AND OBJECT RECORD

Primary # _____

HRI # _____

Page 2 of 3

*NRHP Status Code 6Y, 6Z

*Resource Name or #: (Assigned by recorder) 1656 Huntington Dr

B1. Historic Name: _____

B2. Common Name: _____

B3. Original Use: Apartment B4. Present Use: Apartment

*B5. Architectural Style: California Ranch

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

Year constructed: 1950 (See Continuation Sheet)

*B7. Moved? ☒ No ☐ Yes ☐ Unknown Date: _____ Original Location: _____

*B8. Related Features:

None

B9a. Architect: Unknown b. Builder: Charles Appling

*B10. Significance: Area: South Pasadena 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:

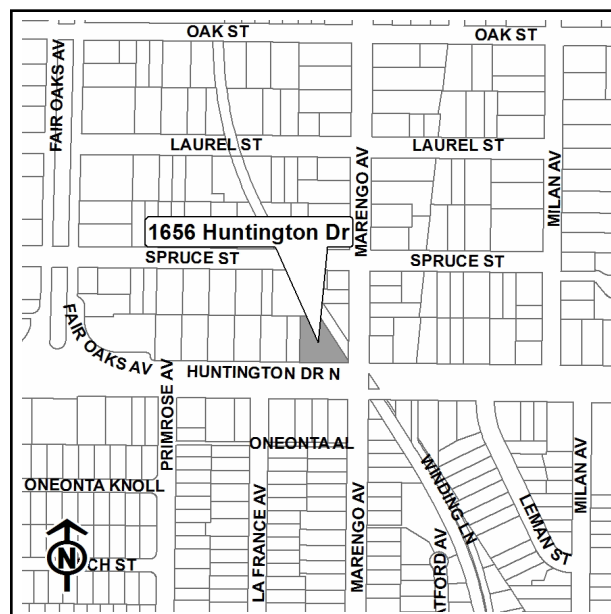
See Continuation Sheet

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
DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET

Primary # _____
HRI # _____
Trinomial _____

Page 3 of 3

Resource Name or #: (Assigned by recorder) 1656 Huntington Dr

*Recorded By: LSA Associates, 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 dovescotes, 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.

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

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6Y, 6Z

Other Listings _____

Review Code _____ Reviewer _____ Date _____

Page 1 of 3 *Resource Name or #: (Assigned by recorder) 1499 Huntington Dr

P1. Other Identifier: APE Map Ref # 52-3B; Dilbeck Real Estate

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

*b. USGS 7.5' Quad: Los Angeles Date: 1994 T01S, R12W, S9

c. Address: 1499 Huntington Dr City: South Pasadena Zip: 91030

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

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate): APN:5319009036

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

Architectural Style: New Formalism
Siding/Sheathing: stucco, all visible
Roof: flat
Fenestration: aluminum, fixed, front, side
Primary Entrance: front, storefront
Plan: rectangular
No. Stories: 4
Property Type: commercial
Retains integrity: low, setting, location, association, feeling

Alterations: altered fenestration, altered entrances

*P3b. Resource Attributes: (List attributes and codes) HP07

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

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



P5b. Description of photo:

(View, data, accession #)

View to the S, 09/12/13

*P6. Date Constructed/Age and

Sources: ☒ Historic

☐ Prehistoric ☐ Both

1967

Assessor

*P7. Owner and Address:

Ks 703 LLC
223 E Thousand Oaks Blvd
Thousand Oaks, CA 91360

*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

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

BUILDING, STRUCTURE, AND OBJECT RECORD

Primary # _____

HRI # _____

Page 2 of 3

*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

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

Year constructed: 1967 No pertinent building permit information was found for this property.

*B7. Moved? ☒ No ☐ Yes ☐ Unknown Date: _____ Original Location: _____

*B8. Related Features:

None

B9a. Architect: Ragnar C. Qvale & Associates b. Builder: Chanen Construction Co.

*B10. Significance: Area: South Pasadena Theme: Architecture

Period of Significance: 1967 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 property 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 pursuant to the California Environmental Quality Act (CEQA).

(continued on next page)

B11. Additional Resource Attributes: (List attributes and codes) HP07

*B12. References:

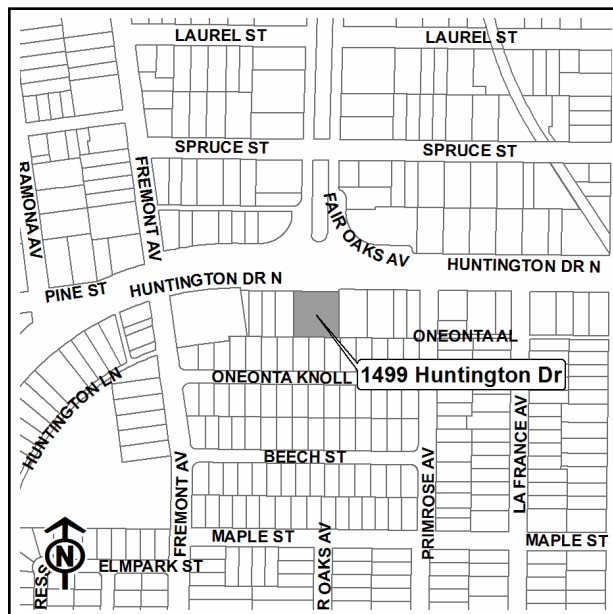
See Continuation Sheet

B13. Remarks:

*B14. Evaluator: Laura G. Carias

*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) 1499 Huntington Dr

*Recorded By: LSA Associates, Inc. *Date: 09/21/2013 X Continuation Update

(continued):

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

Property Information: Built in 1967, therefore, no city directory information was located between the years of 1926 and 1962. When it was built for the Bank of Pasadena in 1967, the building was hailed as "the first bank building to be built in South Pasadena in 50 years" ("Bank Branch First in City in 50 Years")

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."

Significance Evaluation. Under Criteria A/1, 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 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.

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

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6Y, 6Z

Other Listings _____

Review Code _____ Reviewer _____ Date _____

Page 1 of 3 *Resource Name or #: (Assigned by recorder) 1520 Spruce St

P1. Other Identifier: APE Map Ref # 53-3B

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

*b. USGS 7.5' Quad: Los Angeles Date: 1994 T01S, R12W, S9

c. Address: 1520 Spruce St City: South Pasadena Zip: 91030

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

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate): APN:5319007040

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

Architectural Style: Contemporary
Siding/Sheathing: stucco, All Visible
Siding/Sheathing: decorative block: accent, All Visible
Siding/Sheathing: wood: accent, All Visible
Roof: flat
Fenestration: aluminum, horizontal sliding, front, side
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

Plan: L-shaped
No. Stories: 2, 2 buildings
Property Type: residential
Related: This property has numerous APNs.
Retains integrity: high, setting, location, materials, workmanship, association, design, feeling

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

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

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



P5b. Description of photo:

(View, data, accession #)

View to the N, 09/12/13

*P6. Date Constructed/Age and Sources: ☒ 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

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

BUILDING, STRUCTURE, AND OBJECT RECORD

Primary # _____

HRI # _____

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? ☒ No ☐ Yes ☐ Unknown Date: _____ Original Location: _____

*B8. Related Features:

This property has numerous APNs.

B9a. Architect: Unknown b. Builder: Unknown

*B10. Significance: Area: South Pasadena Theme: Residential Architecture

Period of Significance: 1962 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 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:

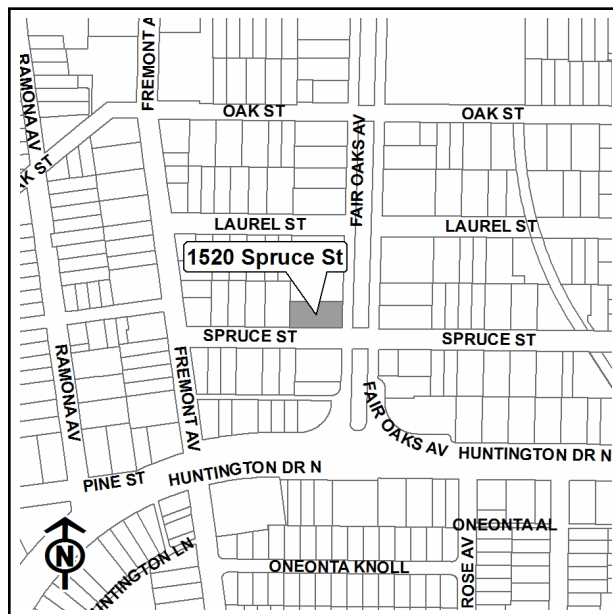
See Continuation Sheet

B13. Remarks:

*B14. Evaluator: Laura G. Carías

*Date of Evaluation: 09/12/2013

(This space reserved for official comments.)



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) 1520 Spruce St

*Recorded By: LSA Associates, Inc. *Date: 09/12/2013 X Continuation Update

(continued):

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.

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

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6Y, 6Z

Other Listings _____

Review Code _____ Reviewer _____ Date _____

Page 1 of 3 *Resource Name or #: (Assigned by recorder) 1715 Fair Oaks Ave

P1. Other Identifier: APE Map Ref # 54-3B

*P2. Location: Not for Publication ☒ 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: 1715 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:5319007061

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

Architectural Style: Contemporary
Siding/Sheathing: stucco, All Visible
Siding/Sheathing: stone: accent, E
Siding/Sheathing: wood: board/batten, E
Roof: hipped, low, wide eaves
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

No. Stories: 2
Property Type: residential
Related: This property has numerous APNs
Retains integrity: high, setting, location, materials, workmanship, association, design, feeling

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

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

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



P5b. Description of photo:

(View, data, accession #)

View to the W, 09/12/13

*P6. Date Constructed/Age and

Sources: ☒ 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

*P11. Report Citation: (Cite survey report and other sources or enter "none.")

Historic Property Survey Report for the SR 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
☐ Archeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record
☐ Rock Art Record ☐ Artifact Record ☐ Photograph Record ☐ Other (List): _____

BUILDING, STRUCTURE, AND OBJECT RECORD

Primary # _____

HRI # _____

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? ☒ No ☐ Yes ☐ Unknown Date: _____ Original Location: _____

*B8. Related Features:

This property has numerous APNs

B9a. Architect: Unknown b. Builder: Unknown

*B10. Significance: Area: South Pasadena Theme: Residential Architecture

Period of Significance: 1958 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 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:

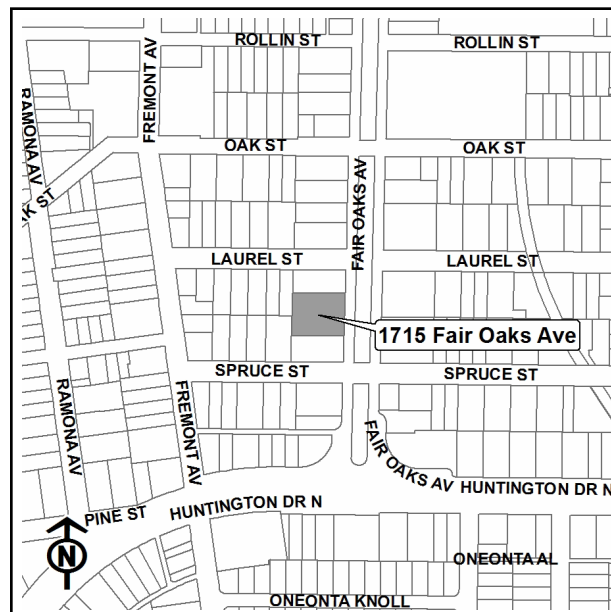
See Continuation Sheet

B13. Remarks:

*B14. Evaluator: Terry Brejla

*Date of Evaluation: 09/12/2013

(This space reserved for official comments.)



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

Primary # _____
HRI # _____
Trinomial _____

Page 3 of 3

Resource Name or #: (Assigned by recorder) 1715 Fair Oaks Ave

*Recorded By: LSA Associates, Inc.

*Date: 09/12/2013

X Continuation

 Update

(continued):

Property Information: City directories did not list any residents for this apartment complex.

Architectural Context: Contemporary style buildings are typically architect-designed and began to gain favor beginning around 1950 and continuing into the 1970s (McAlester and McAlester 1984). It is often split into two groups by roof type, flat or gable (McAlester and McAlester 1984; Harris 2006). The flat roof type is influenced by the International style and, like that style, has little or no decorative detailing. However, this subtype does not maintain the stark white exterior walls of the earlier style but instead, incorporates various combinations of wood, stone, or brick cladding that give it some traditional references (McAlester and McAlester 1984). The gable roof subtype is influenced by the Craftsman and Prairie styles (Ibid.). It often has wide eaves, exposed beams, front-facing gables with heavy supporting piers, and sometimes balconies, decks, or patios that serve to bring the outside inside (Harris 2006). One notable feature of this subtype is the roughly trapezoidal windows that frequently appear in the gable ends. Both subtypes are usually one-story, but two-story examples are not uncommon.

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

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.

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

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6Y, 6L, 6Z

Other Listings _____

Review Code _____ Reviewer _____ Date _____

Page 1 of 3 *Resource Name or #: (Assigned by recorder) 1714 Fair Oaks Ave

P1. Other Identifier: APE Map Ref # 55-3B

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

*b. USGS 7.5' Quad: Los Angeles Date: 1994 T01S, R12W, S9

c. Address: 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:5320008025

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

Architectural Style: French Eclectic, elements of, modest
Siding/Sheathing: stucco, all visible
Roof: 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

Retains integrity: high

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

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

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



P5b. Description of photo:

(View, data, accession #)

View to the E, 09/12/13

*P6. Date Constructed/Age and Sources: ☒ Historic

☐ Prehistoric ☐ Both

1940

Assessor

*P7. Owner and Address:

Olmos, Consuelo Tr

*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

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

BUILDING, STRUCTURE, AND OBJECT RECORD

Primary # _____

HRI # _____

Page 2 of 3

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

*Resource Name or #: (Assigned by recorder) 1714 Fair Oaks Ave

B1. Historic Name: _____

B2. Common Name: _____

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

*B5. Architectural Style: French Eclectic

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

Year constructed: 1940 (See Continuation Sheet)

*B7. Moved? ☒ No ☐ Yes ☐ Unknown Date: _____ Original Location: _____

*B8. Related Features:

None

B9a. Architect: Unkown b. Builder: Ronnie Myers (owner)

*B10. Significance: Area: South Pasadena Theme: Residential Architecture

Period of Significance: 1924 Property Type: Single Family Residence Applicable Criteria: NA

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

This 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:

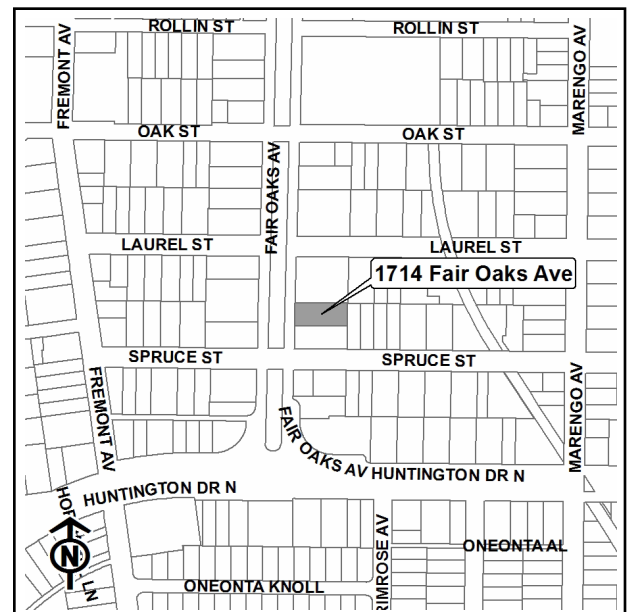
See Continuation Sheet

B13. Remarks:

*B14. Evaluator: Terry Brejla

*Date of Evaluation: 09/21/2013

(This space reserved for official comments.)



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

Primary # _____
HRI # _____
Trinomial _____

Page 3 of 3

Resource Name or #: (Assigned by recorder) 1714 Fair Oaks Ave

*Recorded By: LSA Associates, Inc.

*Date: 09/21/2013

X Continuation

 Update

(continued):

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.

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

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6Y, 6Z

Other Listings _____

Review Code _____ Reviewer _____ Date _____

Page 1 of 3 *Resource Name or #: (Assigned by recorder) 1700-04 Fair Oaks Ave

P1. Other Identifier: APE Map Ref # 56-3B

*P2. Location: Not for Publication ☒ 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: 1700-04 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:5320008024

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

Architectural Style: International, elements of
Siding/Sheathing: stucco, all visible
Roof: hipped, low, narrow eaves
Fenestration: wood, casement multi-paned, front, side
Primary Entrance: single door, multiple doors
Plan: irregular
No. Stories: 2
Property Type: residential

Retains integrity: medium, setting, location, association,
design, feeling
Alterations: altered glass blocks may be an alteration

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

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

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



P5b. Description of photo:

(View, data, accession #)

View to the E, 09/12/13

*P6. Date Constructed/Age and

Sources: ☒ Historic
☐ Prehistoric ☐ Both

1939

Assessor

*P7. Owner and Address:

Eggert, Karen R et al.
1121 Hillcroft Rd
Glendale, CA 91207

*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

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

BUILDING, STRUCTURE, AND OBJECT RECORD

Primary # _____

HRI # _____

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: _____

B3. Original Use: Apartment B4. Present Use: Apartment

*B5. Architectural Style: International

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

Year constructed: 1939 (See Continuation Sheet)

*B7. Moved? ☒ No ☐ Yes ☐ Unknown Date: _____ Original Location: _____

*B8. Related Features:

None

B9a. Architect: Unknown b. Builder: Glenn Doughty

*B10. Significance: Area: South Pasadena 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:

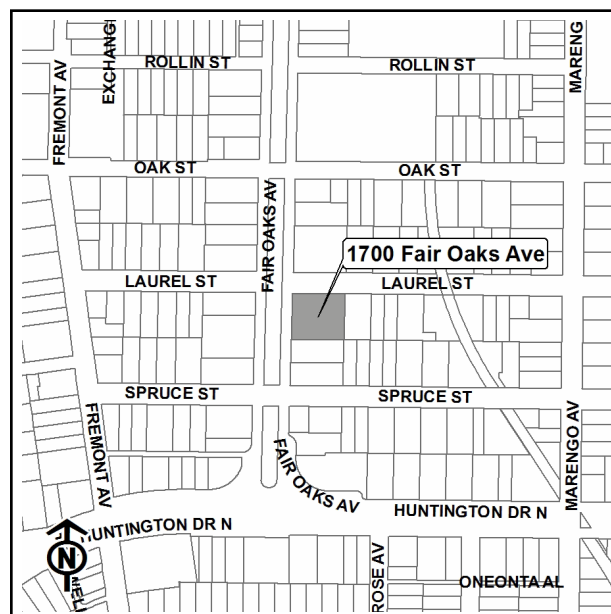
See Continuation Sheet

B13. Remarks:

*B14. Evaluator: Terry Brejla

*Date of Evaluation: 09/21/2013

(This space reserved for official comments.)



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

Primary # _____
HRI # _____
Trinomial _____

Page 3 of 3

Resource Name or #: (Assigned by recorder) 1700-04 Fair Oaks Ave

*Recorded By: LSA Associates, Inc.

*Date: 09/21/2013

X Continuation

 Update

(continued):

Property Information: City Directory research noted that between the years of 1940 and 1975 the addresses of 1700-06 are the location of The Huntington Palms Apartments. The 1962 directory does not list this address; the 1975 edition listed Cathy Hemphell.

Architectural Context. This apartment complex exhibits some elements of the International style. This style is relatively rare, and often architect-designed. Identifying characteristics include flat roofs, mostly without coping at the roof line; windows (usually metal) set flush with the outer wall; smooth, unornamented wall surfaces with no decorative detailing at doors or windows; and asymmetrical facades. Metal casement windows are frequently used, as are long ribbons of windows, sometimes wrapping around building corners. Where interior spaces do not require windows, they are replaced with large, blank expanses of exterior wall (McAlester & McAlester 1984:468-473).

Significance Evaluation. Under Criterion A, the apartment buildings do 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:

1938-39 permit #6560 issued to Myers & Schissler (owners) and Glenn Doughty to construct a 27-unit 2-story apartment house and a 20-car garage.

1939 permit 7072 issued to Myers & Schissler (owners) and Glenn Doughty to erect a concrete swimming pool.

1940 permit #8691 issued to Myers & Schissler (owners) and D. O. Worley to erect a retaining wall on rear property line.

1948 permit #17185 issued to Frank Higgins and John Brewer (owners/builders) to erect additional 15-unit apartment and garages.

B12 References

City Directories

var. Census (The Los Angeles Directory Company) and Polk City Directories for South Pasadena. Accessed online in March-June 2014 through Ancestry.com at <http://www.ancestry.com/>

City of South Pasadena

var. Building permits. On file at the City of South Pasadena Planning & Building Department.

McAlester, Virginia and Lee McAlester

1984 A Field Guide to American Houses. Alfred A. Knopf, New York.

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

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6Y, 6Z

Other Listings _____

Review Code _____ Reviewer _____ Date _____

Page 1 of 3 *Resource Name or #: (Assigned by recorder) 1509 Laurel St

P1. Other Identifier: APE Map Ref # 57-3B; Fair Laurel Apartments

*P2. Location: Not for Publication ☒ 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: 1509 Laurel St City: South Pasadena Zip: 91030

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

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate): APN:5319007001

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

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

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

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



P5b. Description of photo:

(View, data, accession #)

View to the S, 09/12/13

*P6. Date Constructed/Age and

Sources: ☒ Historic

☐ Prehistoric ☐ Both

1948

Assessor

*P7. Owner and Address:

San Marino Properties Fund
1219 Chelton 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, California Department of Transportation District 7,
EA 187900, EFIS 0700000191, 2014

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

BUILDING, STRUCTURE, AND OBJECT RECORD

Primary # _____

HRI # _____

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

B3. Original Use: Apartment B4. Present Use: Apartment

*B5. Architectural Style: Streamline Moderne

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

Year constructed: 1948 (See Continuation Sheet)

*B7. Moved? ☒ No ☐ Yes ☐ Unknown Date: _____ Original Location: _____

*B8. Related Features:

None

B9a. Architect: Unknown b. Builder: Unknown

*B10. Significance: Area: South Pasadena Theme: Residential Architecture

Period of Significance: 1948 Property Type: 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:

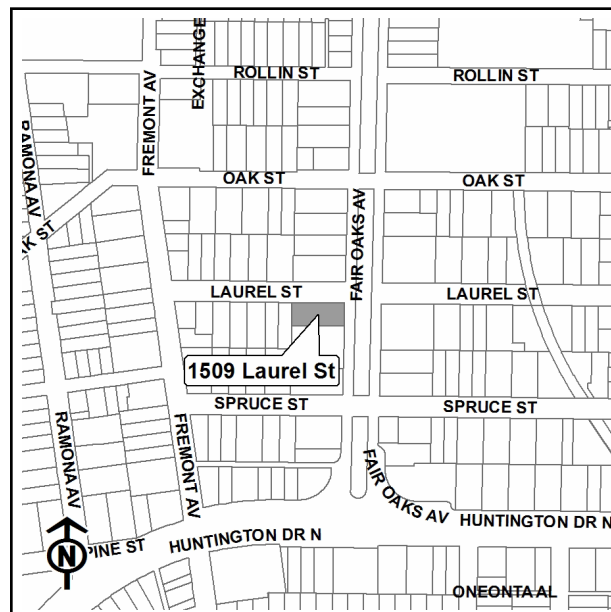
See Continuation Sheet

B13. Remarks:

*B14. Evaluator: Laura G. Carías

*Date of Evaluation: 09/12/2013

(This space reserved for official comments.)



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) 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 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 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

1984 A Field Guide to American Houses. Alfred A. Knopf, New York.

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

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6Y, 6L, 6Z

Other Listings _____

Review Code _____ Reviewer _____ Date _____

Page 1 of 3 *Resource Name or #: (Assigned by recorder) 1540 Laurel St

P1. Other Identifier: APE Map Ref # 58-3B

*P2. Location: Not for Publication ☒ 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: 1540 Laurel St City: South Pasadena Zip: 91030

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

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate): APN:5319006025

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

Architectural Style: Contemporary
Siding/Sheathing: stucco, all visible
Siding/Sheathing: decorative block: accent, all visible
Siding/Sheathing: wood: accent, all visible
Roof: hipped, low, wide eaves
Fenestration: aluminum, fixed with sliding end vents, front, side
Fenestration: aluminum, horizontal sliding, front, side
Other notable features: louvered windows; balconies; stone retaining wall; a/c units in windows
Plan: L-shaped

No. Stories: 2, 2 buildings
Property Type: residential
Retains integrity: high, setting, location, design, materials, workmanship, association, feeling

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

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

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



P5b. Description of photo:

(View, data, accession #)

View to the N, 09/12/13

*P6. Date Constructed/Age and Sources: ☒ Historic

☐ Prehistoric ☐ Both

1961

Assessor

*P7. Owner and Address:

Utey, Robert C
PO Box 7029
Pasadena, CA 91109

*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

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

BUILDING, STRUCTURE, AND OBJECT RECORD

Primary # _____

HRI # _____

Page 2 of 3

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

*Resource Name or #: (Assigned by recorder) 1540 Laurel St

B1. Historic Name: _____

B2. Common Name: _____

B3. Original Use: Multi-family property B4. Present Use: Multi-family property

*B5. Architectural Style: Contemporary

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

Year constructed: 1961

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

*B8. Related Features:

None

B9a. Architect: Unknown b. Builder: Unknown

*B10. Significance: Area: South Pasadena Theme: Residential Architecture

Period of Significance: 1961 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 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:

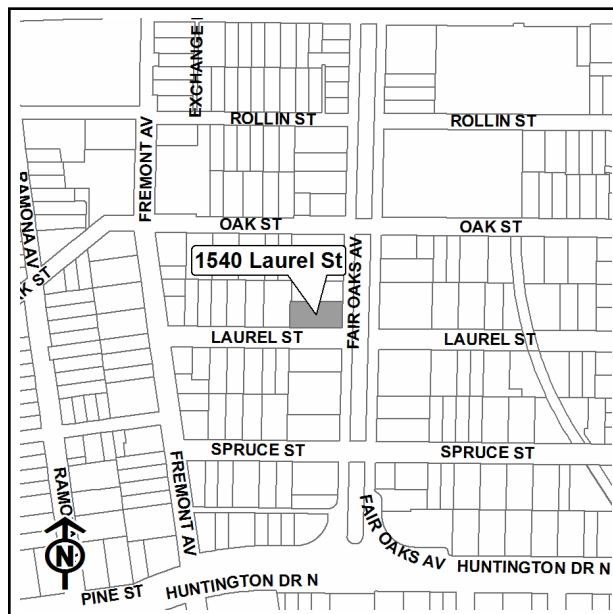
See Continuation Sheet

B13. Remarks:

*B14. Evaluator: Laura G. Carías

*Date of Evaluation: 09/12/2013

(This space reserved for official comments.)



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

Primary # _____
HRI # _____
Trinomial _____

Page 3 of 3

Resource Name or #: (Assigned by recorder) 1540 Laurel St

*Recorded By: LSA Associates, Inc. *Date: 09/12/2013 X Continuation Update

(continued):

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

Property Information: This property is listed in city directories in 1975 as an apartment complex.

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 early 1960s and was not directly associated with significant events in history. No information regarding persons associated with this property was found. The property does not appear to be associated with a person important to local, state or national history and therefore not eligible under Criterion B. Under Criterion C, this is 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 multi-family property is not eligible for listing in the National Register of Historic Places and is not a historical resource as defined in CEQA. It is not a contributor to a larger 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 further individual consideration for National or California Register eligibility.

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.

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

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6Y, 6Z

Other Listings _____

Review Code _____ Reviewer _____ Date _____

Page 1 of 3 *Resource Name or #: (Assigned by recorder) 1616 Fair Oaks Ave

P1. Other Identifier: APE Map Ref # 59-3B

*P2. Location: Not for Publication ☒ 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: 1616 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:5320007022

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

Architectural Style: Colonial Revival, elements of
Siding/Sheathing: stucco, all visible
Siding/Sheathing: wood: accent, W
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.

Retains integrity: high, setting, location, materials,
workmanship, association, design, feeling
Alterations: altered decorative element

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

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

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



P5b. Description of photo:

(View, data, accession #)

View to the E, 09/12/13

*P6. Date Constructed/Age and

Sources: ☒ 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

*P10. Survey Type: (Describe)
Intensive

*P11. Report Citation: (Cite survey report and other sources or enter "none.")

Historic Property Survey Report for the SR 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
☐ Archeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record
☐ Rock Art Record ☐ Artifact Record ☐ Photograph Record ☐ Other (List): _____

BUILDING, STRUCTURE, AND OBJECT RECORD

Primary # _____

HRI # _____

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: _____

B3. Original Use: Apartment B4. Present 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? ☒ No ☐ Yes ☐ Unknown Date: _____ Original Location: _____

*B8. Related Features:

Single-story residence located to east rear.

B9a. Architect: Unknown b. Builder: Ernest B. Coyle

*B10. Significance: Area: South Pasadena 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:

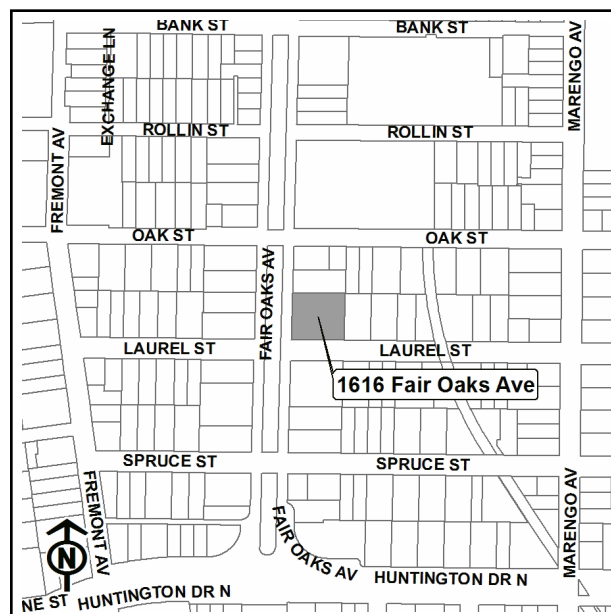
See Continuation Sheet

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 # _____
Trinomial _____

Page 3 of 3

Resource Name or #: (Assigned by recorder) 1616 Fair Oaks Ave

*Recorded By: LSA Associates, Inc.

*Date: 09/21/2013

X Continuation

 Update

(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 #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.

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

McAlester, Virginia and Lee McAlester

1984 A Field Guide to American Houses. Alfred A. Knopf, New York.

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

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6Y, 6Z

Other Listings _____

Review Code _____ Reviewer _____ Date _____

Page 1 of 3 *Resource Name or #: (Assigned by recorder) 1615 Fair Oaks Ave

P1. Other Identifier: APE Map Ref # 60-3B

*P2. Location: Not for Publication ☒ 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: 1615 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:5319006005

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

Architectural Style: Colonial Revival, elements of
Siding/Sheathing: stucco, All Visible
Roof: cross-gable, medium, multiple rooflines, narrow eaves
Fenestration: wood, double-hung multi-paned, front, side
Primary Entrance: front, single door
Other notable features: a/c units in some walls; shutters; security screens over doors; stone retaining wall
Plan: L-shaped
No. Stories: 2, 2 buildings

Property Type: residential
Retains integrity: medium, setting, location, materials, workmanship, association, feeling

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

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

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



P5b. Description of photo:

(View, data, accession #)

View to the NW, 09/12/13

*P6. Date Constructed/Age and Sources: ☒ Historic

☐ Prehistoric ☐ Both

1948

Assessor

*P7. Owner and Address:

Asher, John and Margaret Trs Et
5301 Valley Blvd
Los Angeles, CA 90032

*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

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

BUILDING, STRUCTURE, AND OBJECT RECORD

Primary # _____

HRI # _____

Page 2 of 3

*NRHP Status Code 6Y, 6Z

*Resource Name or #: (Assigned by recorder) 1615 Fair Oaks Ave

B1. Historic Name: _____

B2. Common Name: _____

B3. Original Use: Apartment B4. Present Use: Apartment

*B5. Architectural Style: Colonial Revival

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

Year constructed: 1948 (See Continuation Sheet)

*B7. Moved? ☒ No ☐ Yes ☐ Unknown Date: _____ Original Location: _____

*B8. Related Features:

None

B9a. Architect: Unknown b. Builder: Walter Fain

*B10. Significance: Area: South Pasadena Theme: Residential Architecture

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

(continued on next page)

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

*B12. References:

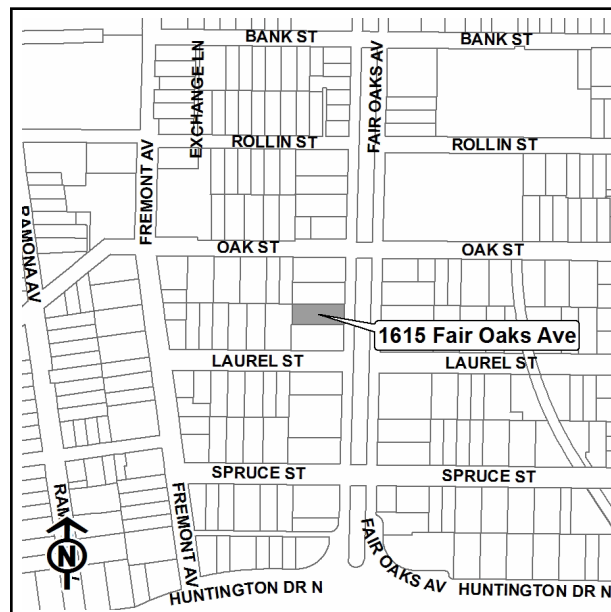
See Continuation Sheet

B13. Remarks:

*B14. Evaluator: Terry Brejla

*Date of Evaluation: 09/12/2013

(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) 1615 Fair Oaks Ave

*Recorded By: LSA Associates, Inc. *Date: 09/12/2013 X Continuation Update

(continued):

Property Information: City directories indicate the following people lived at this address during the historic period: Blanche Ford Williams (1952); Mrs. G. M. Hallern (1956); and Sherbourne Berry (1975).

Architectural Context: The Colonial Revival style is typically characterized by an accentuated front door often with a decorative pediment supported by pilasters or slender columns, fanlights or sidelights, a symmetrical façade, and multi-pane, double-hung windows frequently in pairs (Harris 2006; McAlester and McAlester 1984).

Significance Evaluation. Under Criterion A, the 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 (which relates primarily to archaeological sites). In addition, there is no historic district potential in the area.

B6. Construction History

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

1948 permit #18679 issued to Blanche Williams (owner) and Walter Fain (contractor) to construct a 4-unit frame and stucco apartment complex with garages.

1973 permit issued to Jenkins (owner) and Acorn Roofing (contractor) to remove existing stone and replace with new.

1973 permit #5328 issued to Jenkins and A&B Air Conditioning (contractor) to install a new air conditioner on the rear roof.

1979 permit #576 issued to James Taylor (owner) and Taylor Roofing (contractor) to reroof.

1988 permit issued to The Bryant Company (owners) and Feel Safe Construction to repair earthquake damage.

1995 permit # 17294 issued to Beven & Brook (owners) and David Bucknell (contractor) to reroof.

B12. References

City Directories

var. Census (The Los Angeles Directory Company) and Polk City Directories for South Pasadena. Accessed online in March-June 2014 through Ancestry.com at <http://www.ancestry.com/>

City of South Pasadena

var. Building permits. On file at the City of South Pasadena Planning & Building Department.

Harris, Cyril M.

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

McAlester, Virginia and Lee McAlester

1984 A Field Guide to American Houses. Alfred A. Knopf, New York.

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

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6Y, 6Z

Other Listings _____

Review Code _____ Reviewer _____ Date _____

Page 1 of 3 *Resource Name or #: (Assigned by recorder) 1612 Fair Oaks Ave

P1. Other Identifier: APE Map Ref # 62-3B

*P2. Location: Not for Publication ☒ 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: 1612 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:5320007021

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

Architectural Style: Ranch, elements of

Siding/Sheathing: stucco, all visible

Siding/Sheathing: stone: veneer, W

Roof: hipped, low, wide eaves

Fenestration: metal, casement multi-paned, front, side

Primary Entrance: side, rear, single door, multiple doors

Other notable features: decorative concrete block screen

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

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

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



P5b. Description of photo:

(View, data, accession #)

View to the E, 09/12/13

*P6. Date Constructed/Age and

Sources: ☒ Historic

☐ Prehistoric ☐ Both

1959

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

*P10. Survey Type: (Describe)

Intensive

*P11. Report Citation: (Cite survey report and other sources or enter "none.")

Historic Property Survey Report for the SR 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
☐ Archeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record
☐ Rock Art Record ☐ Artifact Record ☐ Photograph Record ☐ Other (List): _____

BUILDING, STRUCTURE, AND OBJECT RECORD

Primary # _____

HRI # _____

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? ☒ No ☐ Yes ☐ Unknown Date: _____ Original Location: _____

*B8. Related Features:

None

B9a. Architect: Unknown b. Builder: Unknown

*B10. Significance: Area: South Pasadena Theme: Residential Architecture

Period of Significance: 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:

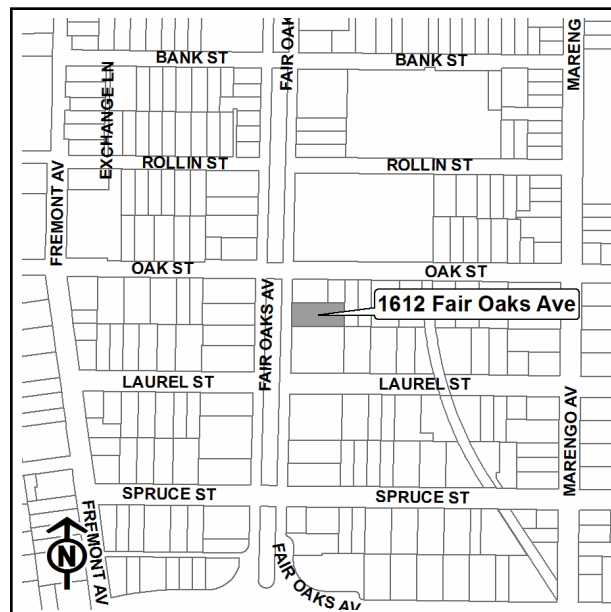
See Continuation Sheet

B13. Remarks:

*B14. Evaluator: Terry Brejla

*Date of Evaluation: 09/21/2013

(This space reserved for official comments.)



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) 1612 Fair Oaks Ave

*Recorded By: LSA Associates, Inc. *Date: 09/21/2013 X Continuation 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 dove-cotes, 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.

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

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6Y, 6L, 6Z

Other Listings _____

Review Code _____ Reviewer _____ Date _____

Page 1 of 4 *Resource Name or #: (Assigned by recorder) 1600 Fair Oaks Ave

P1. Other Identifier: APE Map Ref # 63-3B

*P2. Location: Not for Publication ☒ 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: 1600 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:5320007020

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

Architectural Style: Spanish Colonial Revival
Siding/Sheathing: stucco, all visible
Roof: front gable, low, narrow eaves, terra cotta tile
Roof: side gable, low, narrow eaves
Fenestration: wood, casement, front
Primary Entrance: front, single door
Other notable features: cobblestone wall
Plan: irregular
No. Stories: 2

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

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

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

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



P5b. Description of photo:

(View, data, accession #)

View to the E, 09/12/13

*P6. Date Constructed/Age and

Sources: ☒ Historic
☐ Prehistoric ☐ Both

1924

Assessor

*P7. Owner and Address:

Reese, Joseph E Co Tr
1606 Fair Oaks Ave
South Pasadena, CA 91030

*P8. Recorded by:

Elisa Bechtel
LSA Associates, Inc.
1500 Iowa Ave., Suite 200
Riverside, CA 92507

*P9. Date Recorded: 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

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

BUILDING, STRUCTURE, AND OBJECT RECORD

Primary # _____

HRI # _____

Page 2 of 4

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

*Resource Name or #: (Assigned by recorder) 1600 Fair Oaks Ave

B1. Historic Name: _____

B2. Common Name: _____

B3. Original Use: Multi-family property B4. Present 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? X No Yes Unknown Date: _____ Original Location: _____

*B8. Related Features: _____

None

B9a. Architect: Unknown b. Builder: Monte A. Probst

*B10. Significance: Area: South Pasadena Theme: Residential Architecture; Residential Development

Period of Significance: 1924 Property Type: Multi-family Residential Applicable Criteria: NA

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

This property is not eligible for listing in the National Register of Historic Places (National Register) or the California Register of Historical Resources (California Register), individually or as a contributor to a larger historic district. It was not evaluated under the local ordinance.

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.)



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) 1600 Fair Oaks Ave

*Recorded By: LSA Associates, Inc. *Date: 09/21/2013 X Continuation Update

(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. Earl 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 further 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
DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET

Primary # _____
HRI # _____
Trinomial _____

Page 4 of 4

*Resource Name or #: (Assigned by recorder) 1600 Fair Oaks Ave

*Recorded By: LSA Associates, Inc. *Date: 09/21/2013 ☒ Continuation ☐ Update

(continued):

PCR Services Corporation
2002 City of South Pasadena Historic Resources Survey Report, Phase I. On file at the City of South Pasadena
Planning Department.
Sanborn-Perris Map Co., Ltd.
1930 Pasadena, California: Volume 6. Updated 1951. Sanborn Map and Publishing Company, Pelham, New York.
Snider, Debbie
2011 9 Architectural Elements of Spanish Revival Style. Accessed online in February 2014 at:
<http://www.houzz.com/ideabooks/275035/list/9-Architectural-Elements-of-Spanish-Revival-Style>

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

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6Y, 6L, 6Z

Other Listings _____

Review Code _____ Reviewer _____ Date _____

Page 1 of 3 *Resource Name or #: (Assigned by recorder) 1515 Oak St

P1. Other Identifier: APE Map Ref # 64-3B

*P2. Location: Not for Publication ☒ 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: 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 appropriate): APN:5319006035

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

Architectural Style: Contemporary
Siding/Sheathing: stucco, all visible
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

No. Stories: 2
Property Type: residential
Retains integrity: medium
Alterations: altered fenestration

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

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

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



P5b. Description of photo:

(View, data, accession #)

View to the S, 09/12/13

*P6. Date Constructed/Age and Sources: ☒ Historic

☐ Prehistoric ☐ Both

1964

Assessor

*P7. Owner and Address:

Gutierrez, Ricardo
1515 Oak St
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, California Department of Transportation District 7, EA 187900, EFIS 0700000191, 2014

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

BUILDING, STRUCTURE, AND OBJECT RECORD

Primary # _____

HRI # _____

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)

*B7. Moved? ☒ No ☐ Yes ☐ Unknown Date: _____ Original Location: _____

*B8. Related Features:

None

B9a. Architect: Unknown b. Builder: Charles Dunlap, Inc.

*B10. Significance: Area: South Pasadena Theme: Residential Architecture

Period of Significance: 1964 Property Type: Multi-family Property Applicable Criteria: NA

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

This property is not eligible for listing in the National Register of Historic Places (National Register) or the California Register of Historical Resources (California Register), individually or as a contributor to a larger historic district. It was not evaluated under the local ordinance.

The cobblestone wall related to this property is listed in the City of South Pasadena's Cultural Heritage Inventory (2001) with a California Historical Resources (CHR) Status Code of 6. In the 2002 survey update and 2014 Inventory it has 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:

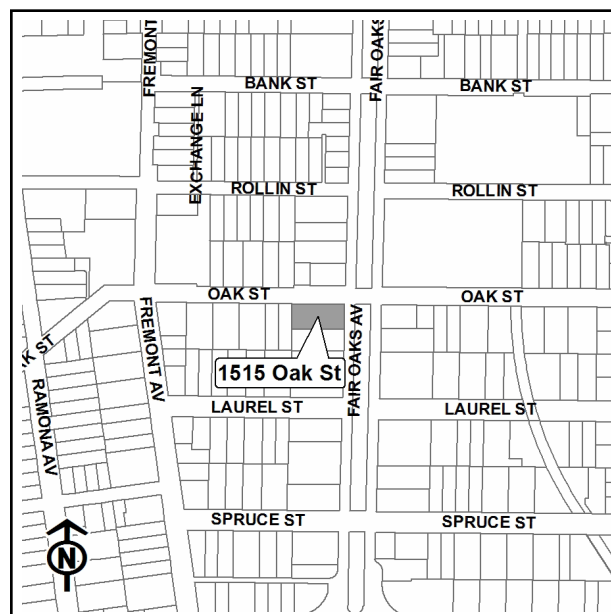
See Continuation Sheet

B13. Remarks:

*B14. Evaluator: Laura G. Carías

*Date of Evaluation: 09/12/2013

(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) 1515 Oak St

*Recorded By: LSA Associates, Inc.

*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 further 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.

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

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 2S2, 5S1

Other Listings _____

Review Code _____ Reviewer _____ Date _____

Page 1 of 5 *Resource Name or #: (Assigned by recorder) 1500 Fair Oaks Ave

P1. Other Identifier: APE Map Ref # 65-3B; South Pasadena Middle School

*P2. Location: Not for Publication ☒ 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: 1500 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:5320006901

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

Architectural Style: Romanesque, elements of
Siding/Sheathing: stucco, all visible
Siding/Sheathing: brick: veneer, all visible
Roof: front gable, low, multiple rooflines, narrow eaves, terra cotta tile
Fenestration: wood, casement multi-paned, front, side
Fenestration: aluminum, fixed, side, alteration: yes
Primary Entrance: side, single door, multiple doors
Plan: irregular

No. Stories: 2
Property Type: institutional, Educational
Retains integrity: high, setting, location, materials, workmanship, association, design, feeling
Alterations: altered fenestration, altered other modern buildings

*P3b. Resource Attributes: (List attributes and codes) HP15

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

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



P5b. Description of photo:

(View, data, accession #)

View to the E, 09/12/13

*P6. Date Constructed/Age and Sources: ☒ 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

*P11. Report Citation: (Cite survey report and other sources or enter "none.")

Historic Property Survey Report for the SR 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
☐ Archeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record
☐ Rock Art Record ☐ Artifact Record ☐ Photograph Record ☐ Other (List): _____

BUILDING, STRUCTURE, AND OBJECT RECORD

Primary # _____

HRI # _____

Page 2 of 5

*NRHP Status Code 2S2, 5S1

*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? ☒ No ☐ Yes ☐ Unknown Date: _____ Original Location: _____

*B8. Related Features:

various new buildings added over time, but retains overall integrity

B9a. Architect: Marsh, Smith and Powell b. Builder: Unknown

*B10. Significance: Area: South Pasadena Theme: Architecture and Fine Arts

Period of Significance: 1928-1964 Property Type: School Applicable Criteria: C

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

This 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:

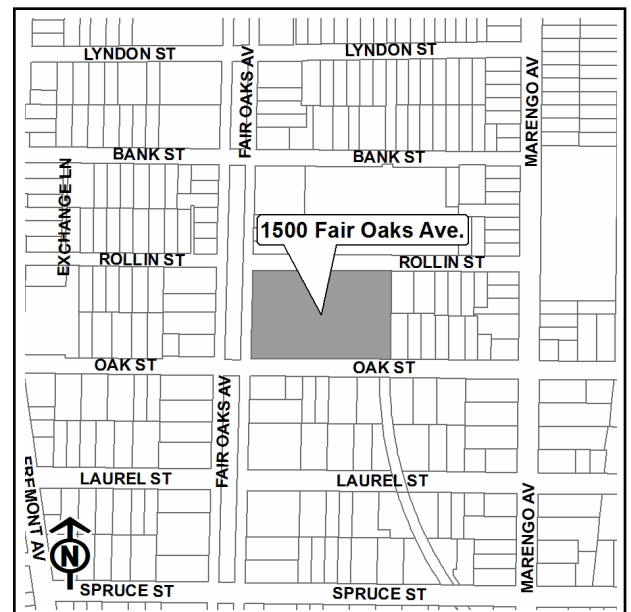
See Continuation Sheet

B13. Remarks:

*B14. Evaluator: Terry Brejla

*Date of Evaluation: 09/21/2013

(This space reserved for official comments.)



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

Primary # _____
HRI # _____
Trinomial _____

Page 3 of 5

Resource Name or #: (Assigned by recorder) 1500 Fair Oaks Ave

*Recorded By: LSA Associates, Inc. *Date: 09/21/2013 X Continuation Update

(continued):

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 Romanesque 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 # _____
HRI # _____
Trinomial _____

Page 4 of 5 *Resource Name or #: (Assigned by recorder) 1500 Fair Oaks Ave
*Recorded by LSA Associates, Inc. *Date: 09/21/2013 X 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

Primary # _____
HRI # _____
Trinomial _____

Page 5 of 5 *Resource Name or #: (Assigned by recorder) 1500 Fair Oaks Ave
*Recorded by LSA Associates, Inc. *Date: 09/21/2013 X Continuation _____ Update

P5a. Photographs (continued)



Rear building, view to the southwest (Google 2015)



Aerial View (Google 2015)

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

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6Y, 6Z

Other Listings _____

Review Code _____ Reviewer _____ Date _____

Page 1 of 3 *Resource Name or #: (Assigned by recorder) 1525 Fair Oaks Ave

P1. Other Identifier: APE Map Ref # 66-3B; Law Offices

*P2. Location: Not for Publication ☒ 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: 1525 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:5319005024

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

Architectural Style: Colonial Revival, elements of, modest
Architectural Style: Art Deco, elements of, modest
Siding/Sheathing: stucco, All Visible
Roof: hipped, medium, multiple rooflines, narrow eaves
Fenestration: wood, double-hung multi-paned, front, side
Primary Entrance: front, distinctive entry
Other notable features: art deco style canopy over main entry
Plan: L-shaped
No. Stories: 1, 2 buildings

Secondary Entrance: side, single door
Property Type: commercial
Retains integrity: high, setting, location, materials, workmanship, association, design, feeling

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

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

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



P5b. Description of photo:

(View, data, accession #)

View to the NW, 10/11/13

*P6. Date Constructed/Age and

Sources: ☒ Historic ☐ Prehistoric ☐ Both

1940

Assessor

*P7. Owner and Address:

Marthe, Mary F Co Tr
685 Bellefontaine St
Pasadena, CA 91105

*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

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

BUILDING, STRUCTURE, AND OBJECT RECORD

Primary # _____

HRI # _____

Page 2 of 3

*NRHP Status Code 6Y, 6Z

*Resource Name or #: (Assigned by recorder) 1525 Fair Oaks Ave

B1. Historic Name: _____

B2. Common Name: _____

B3. Original Use: Office building B4. Present 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)

*B7. Moved? ☒ No ☐ Yes ☐ Unknown Date: _____ Original Location: _____

*B8. Related Features:

None

B9a. Architect: Unknown b. Builder: C. K. Farl

*B10. Significance: Area: South Pasadena 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:

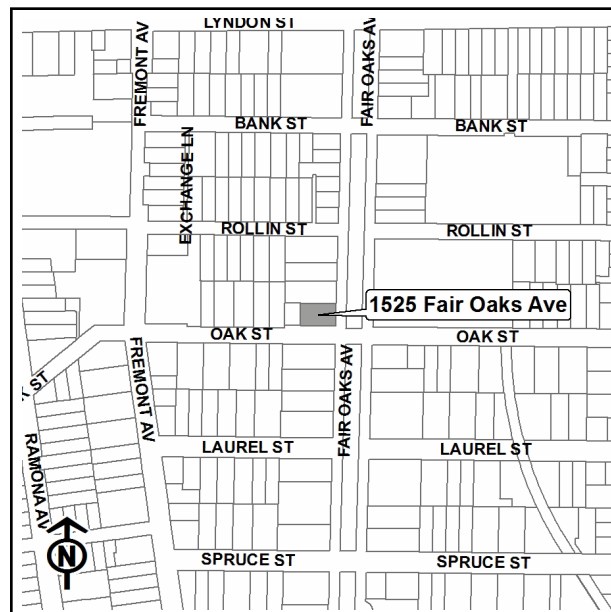
See Continuation Sheet

B13. Remarks:

*B14. Evaluator: Terry Brejla

*Date of Evaluation: 09/12/2013

(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) 1525 Fair Oaks Ave

*Recorded By: LSA Associates, Inc. *Date: 09/12/2013 X Continuation Update

(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 Koepfer.

1990 American Architecture, Volume 2: 1860-1976. Cambridge: MIT Press. Second Edition.

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

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6Y, 6Z

Other Listings _____

Review Code _____ Reviewer _____ Date _____

Page 1 of 4 *Resource Name or #: (Assigned by recorder) 1517 Fair Oaks Ave

P1. Other Identifier: APE Map Ref # 67-3B

*P2. Location: Not for Publication ☒ 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: 1517 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:5319005023

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

Architectural Style: Contemporary Modern

Siding/Sheathing: stucco, All Visible

Roof: flat, wide eaves

Fenestration: aluminum, fixed, front, side, storefront, full-height windows
along full-width balcony

Plan: rectangular

No. Stories: 1

Property Type: commercial

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

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

*P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☒ Element of District ☐ 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: ☒ Historic

☐ Prehistoric ☐ Both

1964

Assessor

*P7. Owner and Address:

Powers, James R Tr

*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

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

BUILDING, STRUCTURE, AND OBJECT RECORD

Primary # _____

HRI # _____

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? ☒ No ☐ Yes ☐ Unknown Date: _____ Original Location: _____

*B8. Related Features:

None

B9a. Architect: Smith & Williams b. Builder: Shepard Morgan

*B10. Significance: Area: South Pasadena Theme: Commercial Architecture

Period of Significance: 1964 Property Type: Commercial Applicable Criteria: NA

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

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

(continued on next page)

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

*B12. References:

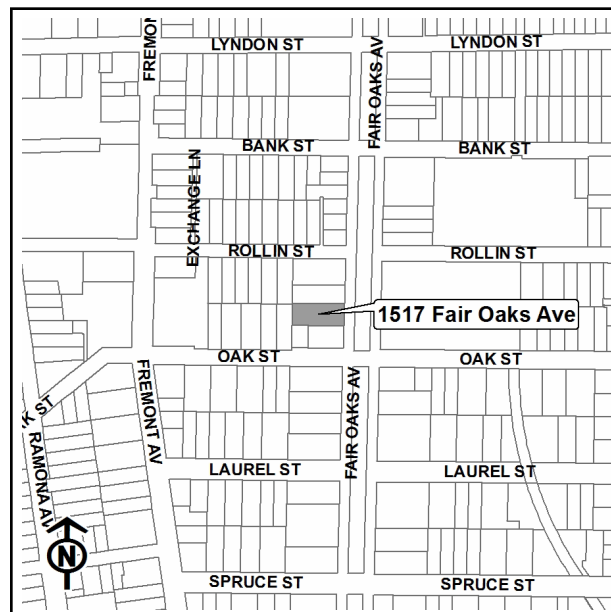
See Continuation Sheet

B13. Remarks:

*B14. Evaluator: Terry Brejla

*Date of Evaluation: 09/12/2013

(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 4

Resource Name or #: (Assigned by recorder) 1517 Fair Oaks Ave

*Recorded By: LSA Associates, Inc.

*Date: 09/12/2013

X Continuation

 Update

(continued):

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 Smith (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.

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

Primary # _____
HRI # _____
Trinomial _____

Page 4 of 4

*Resource Name or #: (Assigned by recorder) 1517 Fair Oaks Ave

*Recorded By: LSA Associates, Inc. *Date: 09/12/2013 ☒ Continuation ☐ Update

(continued):

McAlester, Virginia and Lee McAlester
1984 A Field Guide to American Houses. Alfred A. Knopf, New York.
Online Archive of California
2009 "Finding Aid for the Smith and Williams records, circa 1936-circa 1987," Accessed online in November 2014 at:
http://www.oac.cdlib.org/findaid/ark:/13030/kt6x0nf58s/entire_text/.

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

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6Y, 6Z

Other Listings _____

Review Code _____ Reviewer _____ Date _____

Page 1 of 3 *Resource Name or #: (Assigned by recorder) 1505 Fair Oaks Ave

P1. Other Identifier: APE Map Ref # 68-3B; Fairway Apartments

*P2. Location: Not for Publication ☒ 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: 1505 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:5319005021

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

Architectural Style: Ranch

Siding/Sheathing: stucco, All Visible

Siding/Sheathing: vertical boards, E

Roof: hipped, low, narrow eaves

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

Plan: L-shaped

No. Stories: 2, 2 buildings

Property Type: residential

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

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

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

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



P5b. Description of photo:

(View, data, accession #)

View to the W, 09/12/13

*P6. Date Constructed/Age and Sources: ☒ 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

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

BUILDING, STRUCTURE, AND OBJECT RECORD

Primary # _____

HRI # _____

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: _____

B3. Original Use: Apartment B4. Present Use: Apartment

*B5. Architectural Style: Ranch

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

Year constructed: 1950 (See Continuation Sheet)

*B7. Moved? ☒ No ☐ Yes ☐ Unknown Date: _____ Original Location: _____

*B8. Related Features:

None

B9a. Architect: Unknown b. Builder: G.C. Brenson

*B10. Significance: Area: South Pasadena 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:

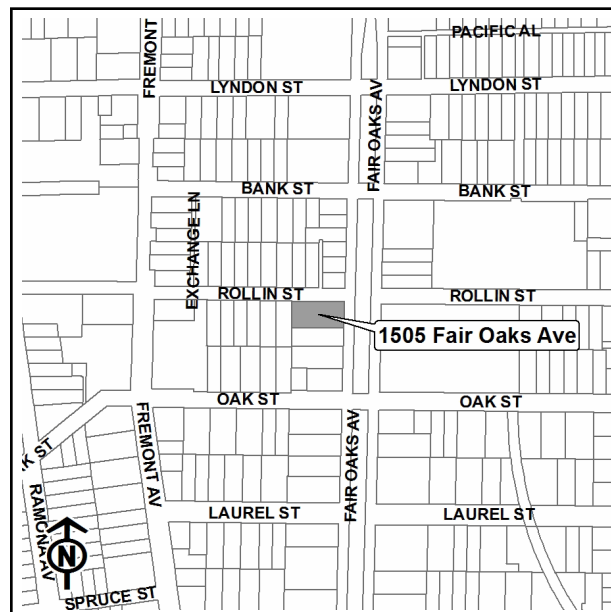
See Continuation Sheet

B13. Remarks:

*B14. Evaluator: Terry Brejla

*Date of Evaluation: 09/12/2013

(This space reserved for official comments.)



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

Primary # _____
HRI # _____
Trinomial _____

Page 3 of 3

Resource Name or #: (Assigned by recorder) 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 dovescotes, 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 8/25/1970)
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 to re-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.

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

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6Y, 6Z

Other Listings _____

Review Code _____ Reviewer _____ Date _____

Page 1 of 3 *Resource Name or #: (Assigned by recorder) 1425 Fair Oaks Ave

P1. Other Identifier: APE Map Ref # 69-3B

*P2. Location: Not for Publication ☒ 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: 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, elevation, etc., as appropriate): APN:5319004037

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

Architectural Style: Spanish Eclectic
Siding/Sheathing: stucco, All Visible
Roof: flat, parapet
Fenestration: wood, fixed with double-hung end vents, front
Fenestration: wood, double-hung, front, side
Primary Entrance: front, recessed
Other notable features: arched entry
Plan: irregular
No. Stories: 1

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

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

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

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



P5b. Description of photo:

(View, data, accession #)

View to the NW, 09/12/13

*P6. Date Constructed/Age and

Sources: ☒ Historic ☐ Prehistoric ☐ Both

1923

Assessor

*P7. Owner and Address:

Rusk, Fred M and Virginia M

*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

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

BUILDING, STRUCTURE, AND OBJECT RECORD

Primary # _____

HRI # _____

Page 2 of 3

*NRHP Status Code 6Y, 6Z

*Resource Name or #: (Assigned by recorder) 1425 Fair Oaks Ave

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? ☒ No ☐ Yes ☐ Unknown Date: _____ Original Location: _____

*B8. Related Features:

None

B9a. Architect: Unknown b. Builder: Monte Probst

*B10. Significance: Area: South Pasadena Theme: Residential Architecture

Period of Significance: 1923 Property Type: Multi-family Property Applicable Criteria: NA

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

This 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:

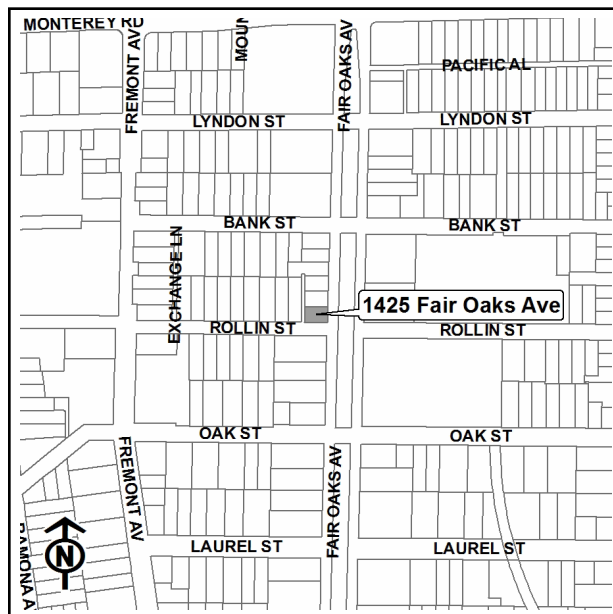
See Continuation Sheet

B13. Remarks:

*B14. Evaluator: Terry Brejla

*Date of Evaluation: 09/12/2013

(This space reserved for official comments.)



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

Primary # _____
HRI # _____
Trinomial _____

Page 3 of 3

Resource Name or #: (Assigned by recorder) 1425 Fair Oaks Ave

*Recorded By: LSA Associates, Inc. *Date: 09/12/2013 X Continuation Update

(continued):

Property Information: City directories indicate the following people lived at this address during the historic period: Earl W. (a dentist) and Marie J. Bellinger (1930); vacant in 1933 and 1934; Mrs. Gladys D. Tussing (a telephone operator; 1938); vacant in 1943; Frederick Wagner (1948); Mrs. Peggy Evans, widow of Thomas (cashier; 1952); William (pharmaceuticals) and Mary Morgan (1956); William and Elenor Farr (1962); and R. R. Hough (1975).

Architectural Context: The Spanish Eclectic style is typically characterized by low-pitched roof sheathed with red tile though flat-roofed examples are also 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, the residence does not appear to be associated with events that have made a significant contribution to the broad patterns of history. Under Criterion B, city directories were reviewed for the names of people who lived at this address during the historic-period. Online searches, including use of Ancestry.com, were conducted for residents associated with the property for a period of five years or more and/or who appear to have had the potential to be important in the local community. This research provided no evidence indicating that any of the persons associated with this property are significant in local, state, or national history. Under Criterion C, this is a typical example of a common architectural style, method of construction, and property type. Research to date has not identified it as the work of a master. Under Criterion D, the building is not likely to yield information about the history or prehistory of the area. In addition, there is no historic district potential in the area.

B6. Construction History

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

1923 permit to Grace Probst to act as owner builder to construct new house (double bungalow 46'x46 and garage 16'X16'0 (Finalized 3/2/1923)
1973 permit to Cannon to use Acorn Roof to re-roof (finalized 8/2/1973)
1981 permit to Eiler to use A&S Roofing to re-roof (finalized 4/9/1981)
1998 permit to Fred Rusk to repair stucco and lath work (finalized 3/9/1998)

B12. References

City Directories

var. Census (The Los Angeles Directory Company) and Polk City Directories for South Pasadena. Accessed online in March-June 2014 through Ancestry.com at <http://www.ancestry.com/>

City of South Pasadena

var. Building permits. On file at the City of South Pasadena Planning & Building Department. Harris, Cyril M.

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

McAlester, Virginia and Lee McAlester

1984 A Field Guide to American Houses. Alfred A. Knopf, New York.

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

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6Y, 6Z

Other Listings _____

Review Code _____ Reviewer _____ Date _____

Page 1 of 3 *Resource Name or #: (Assigned by recorder) 1421 Fair Oaks Ave

P1. Other Identifier: APE Map Ref # 70-3B

*P2. Location: Not for Publication ☒ 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: 1421 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:5319004036

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

Architectural Style: Spanish Eclectic
Siding/Sheathing: stucco, All Visible
Roof: flat, parapet
Fenestration: wood, fixed with double-hung end vents, front
Primary Entrance: front, single door, side lights
Other notable features: entry may be altered
Plan: irregular
No. Stories: 1
Property Type: residential

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

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

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

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



P5b. Description of photo:

(View, data, accession #)

View to the W, 09/12/13

*P6. Date Constructed/Age and

Sources: ☒ Historic
☐ Prehistoric ☐ Both

1921

Assessor

*P7. Owner and Address:

Han, Denny
2057 Hilldale Dr
La Canada, CA 91011

*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

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

BUILDING, STRUCTURE, AND OBJECT RECORD

Primary # _____

HRI # _____

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? ☒ No ☐ Yes ☐ Unknown Date: _____ Original Location: _____

*B8. Related Features:

None

B9a. Architect: Unknown b. Builder: Monte Probst

*B10. Significance: Area: South Pasadena Theme: Residential Architecture

Period of Significance: 1921 Property Type: Single Family Residence Applicable Criteria: NA

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

This 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:

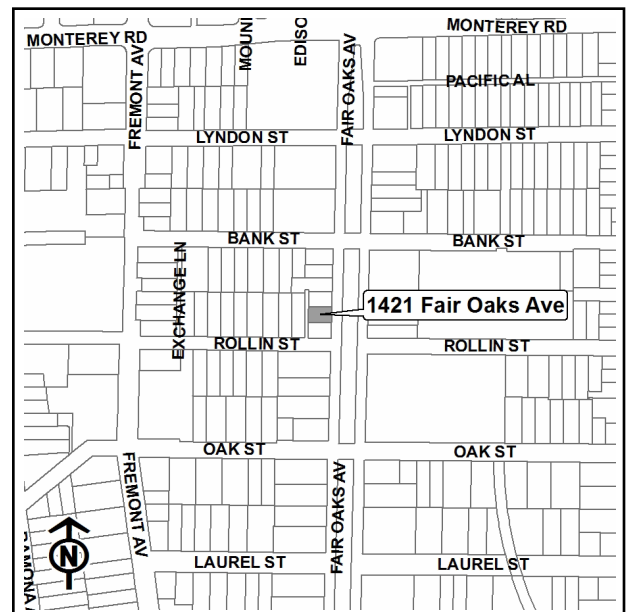
See Continuation Sheet

B13. Remarks:

*B14. Evaluator: Terry Brejla

*Date of Evaluation: 09/12/2013

(This space reserved for official comments.)



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

Primary # _____
HRI # _____
Trinomial _____

Page 3 of 3

Resource Name or #: (Assigned by recorder) 1421 Fair Oaks Ave

*Recorded By: LSA Associates, Inc. *Date: 09/12/2013 X Continuation Update

(continued):

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 8/26/1939)

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.

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

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6Y, 6Z

Other Listings _____

Review Code _____ Reviewer _____ Date _____

Page 1 of 3 *Resource Name or #: (Assigned by recorder) 1415 Fair Oaks Ave

P1. Other Identifier: APE Map Ref # 71-3B

*P2. Location: Not for Publication ☒ 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: 1415 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:5319004035

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

Architectural Style: Spanish Eclectic
Siding/Sheathing: stucco: textured, All Visible, altered: yes
Roof: flat, parapet
Fenestration: wood, casement multi-paned, front, arched
Fenestration: wood, double-hung, front, arranged in ribbons
Primary Entrance: front, recessed
Plan: U-shaped
No. Stories: 1
Property Type: residential

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

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

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

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



P5b. Description of photo:

(View, data, accession #)

View to the W, 09/12/13

*P6. Date Constructed/Age and Sources: ☒ Historic

☐ Prehistoric ☐ Both

1922

Assessor

*P7. Owner and Address:

Lai, Steve Co Tr
1610 S 6Th St
Alhambra, CA 91803

*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

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

BUILDING, STRUCTURE, AND OBJECT RECORD

Primary # _____

HRI # _____

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? ☒ No ☐ Yes ☐ Unknown Date: _____ Original Location: _____

*B8. Related Features:

None

B9a. Architect: Unknown b. Builder: Monte Probst

*B10. Significance: Area: South Pasadena Theme: Residential Architecture

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

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

This 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:

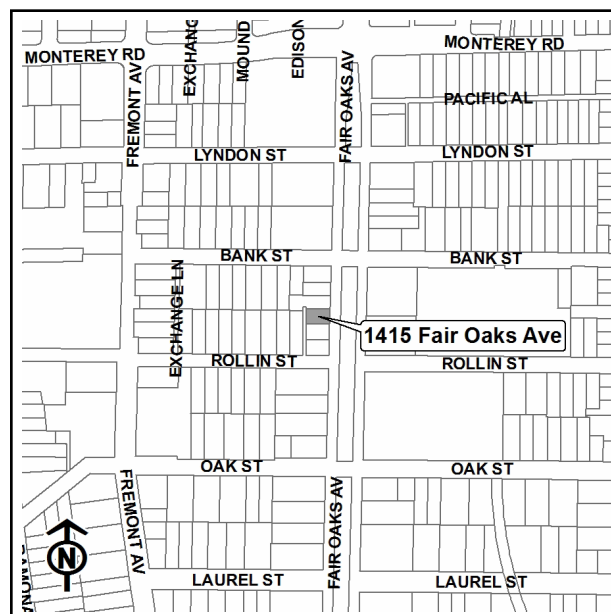
See Continuation Sheet

B13. Remarks:

*B14. Evaluator: Terry Brejla

*Date of Evaluation: 09/12/2013

(This space reserved for official comments.)



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

Primary # _____
HRI # _____
Trinomial _____

Page 3 of 3

Resource Name or #: (Assigned by recorder) 1415 Fair Oaks Ave

*Recorded By: LSA Associates, Inc.

*Date: 09/12/2013

X Continuation

___ Update

(continued):

Property Information: City directories indicate the following people lived at this address during the historic period: C. A. Rabe (1956) and Vinton (a supervisor) and Olive Jackman (1962-1975).

Architectural Context: The Spanish Eclectic style is typically characterized by low-pitched roof sheathed with red tile though flat-roofed examples are also 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, 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:

1922 permit #3220 issued to M. Probst (owner/builder) to construct an 8-room dwelling and garage.

1975 permit #8015 issued to McLellam (owner) and Acorn Roof (contractor) to reroof.

B12. References

City Directories

var. Census (The Los Angeles Directory Company) and Polk City Directories for South Pasadena. Accessed online in March-June 2014 through Ancestry.com at <http://www.ancestry.com/>

City of South Pasadena

var. Building permits. On file at the City of South Pasadena Planning & Building Department

Harris, Cyril M.

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

McAlester, Virginia and Lee McAlester

1984 A Field Guide to American Houses. Alfred A. Knopf, New York.

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

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 2S2, 5S1

Other Listings _____

Review Code _____ Reviewer _____ Date _____

Page 1 of 5 *Resource Name or #: (Assigned by recorder) 1414 Fair Oaks Ave

P1. Other Identifier: APE Map Ref # 72-3B; Fair Oaks Professional Group

*P2. Location: Not for Publication ☒ 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., as appropriate): APN:5320005023

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

Architectural Style: Modern, Post-and-Beam
Construction: unknown
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

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

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

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

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



P5b. Description of photo:

(View, data, accession #)

View to the E, 09/12/13

*P6. Date Constructed/Age and
Sources: ☒ Historic

☐ Prehistoric ☐ Both

1958

Assessor

*P7. Owner and Address:

Fair Oaks Professional Group Inc

*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

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

BUILDING, STRUCTURE, AND OBJECT RECORD

Primary # _____

HRI # _____

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

B2. Common Name: Fair Oaks Professional Group

B3. Original Use: medical office building B4. Present 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? ☒ No ☐ Yes ☐ Unknown Date: _____ Original Location: _____

*B8. Related Features:

landscape designed by Ekbo, Dean & Associates

B9a. Architect: Smith and Willilams (Gebhard and Winter 1977) b. Builder: Ted Tyler Construction (1958); Shepard and Morgan (1969)

*B10. Significance: Area: South Pasadena Theme: Commercial Architecture

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

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

This 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:

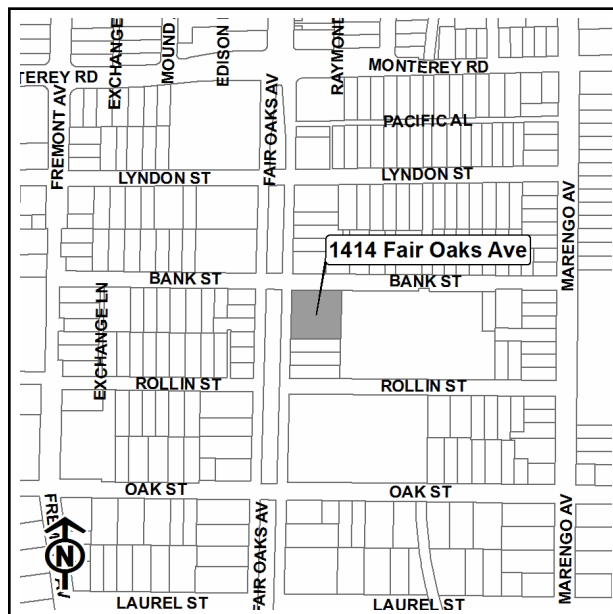
See Continuation Sheet

B13. Remarks:

*B14. Evaluator: Terry 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 # _____
Trinomial _____

Page 3 of 5

Resource Name or #: (Assigned by recorder) 1414 Fair Oaks Ave

*Recorded By: LSA Associates, Inc. *Date: 09/21/2013 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 intertwining 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
DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET

Primary # _____
HRI # _____
Trinomial _____

Page 4 of 5

*Resource Name or #: (Assigned by recorder) 1414 Fair Oaks Ave

*Recorded 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.

Fletcher, Tom

n.d. Essential Architecture – Mid-Century Modern. Accessed online in August 2009 at:

<http://www.essential-architecture.com/STYLE/STY-066.htm>.

Gebhard, David, and Robert Winter

1977 A Guide to Architecture in Los Angeles & Southern California. Peregrine Smith, Inc., Santa Barbara and Salt Lake City, 1977.

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
DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET

Primary # _____
HRI # _____
Trinomial _____

Page 5 of 5

*Resource Name or #: (Assigned by recorder) 1414 Fair Oaks Ave

*Recorded by LSA Associates, Inc.

*Date: 09/21/2013

☒ Continuation

☐ Update

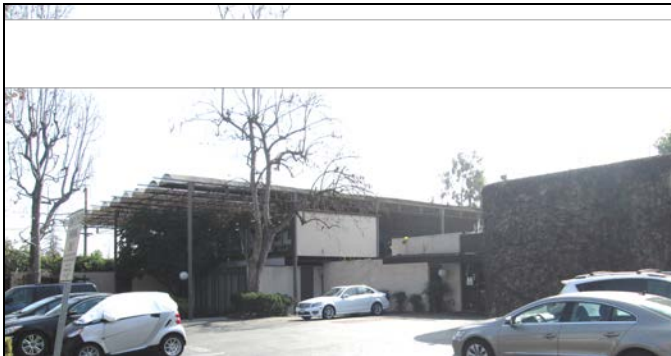
P5a. Photographs (continued)



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 elevation, view to the southeast (February 2015)

See Continuation Sheet

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

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6Y, 6L, 6Z

Other Listings _____

Review Code _____ Reviewer _____ Date _____

Page 1 of 3 *Resource Name or #: (Assigned by recorder) 1411 Fair Oaks Ave

P1. Other Identifier: APE Map Ref # 73-3B

*P2. Location: Not for Publication ☒ 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: 1411 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: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

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

Porches: Partial, front

Property Type: residential

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

Alterations: altered A/C units

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

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

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



P5b. Description of photo:

(View, data, accession #)

View to the W, 09/12/13

*P6. Date Constructed/Age and

Sources: ☒ Historic ☐ Prehistoric ☐ Both

1921

Assessor

*P7. Owner and Address:

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

*P9. Date Recorded: 09/15/2013

*P10. Survey Type: (Describe)
Intensive

*P11. Report Citation: (Cite survey report and other sources or enter "none.")

Historic Property Survey Report for the SR 710 North Study, Los Angeles County, California, California Department of Transportation District 7, EA 187900, EFIS 0700000191, 2014

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

BUILDING, STRUCTURE, AND OBJECT RECORD

Primary # _____

HRI # _____

Page 2 of 3

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

*Resource Name or #: (Assigned by recorder) 1411 Fair Oaks Ave

B1. Historic Name: _____

B2. Common Name: _____

B3. Original Use: _____ B4. Present Use: Multi-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? ☒ No ☐ Yes ☐ Unknown Date: _____ Original Location: _____

*B8. Related Features:

None

B9a. Architect: Unknown b. Builder: Guy Martin

*B10. Significance: Area: South Pasadena Theme: Residential Architecture

Period of Significance: 1921 Property Type: Multi-family Property Applicable Criteria: NA

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

This property is not eligible for listing in the National Register of Historic Places (National Register) or the California Register of Historical Resources (California Register), individually or as a contributor to a larger historic district. 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:

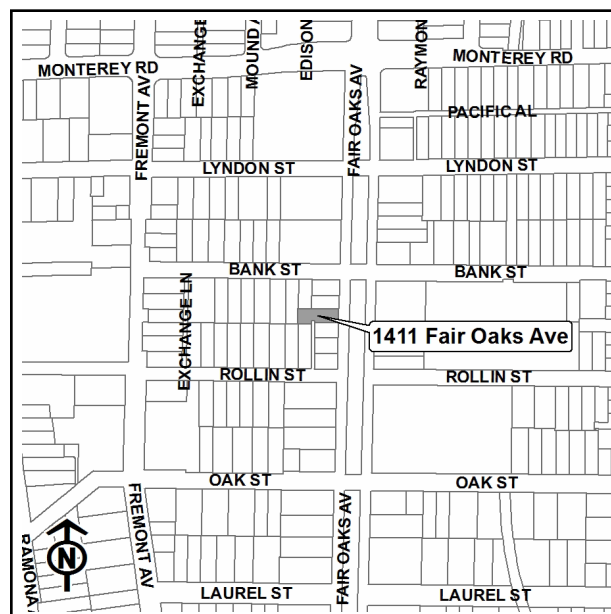
See Continuation Sheet

B13. Remarks:

*B14. Evaluator: Terry Brejla

*Date of Evaluation: 09/15/2013

(This space reserved for official comments.)



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

Primary # _____
HRI # _____
Trinomial _____

Page 3 of 3

Resource Name or #: (Assigned by recorder) 1411 Fair Oaks Ave

*Recorded By: LSA 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.

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

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6Y, 6Z

Other Listings _____

Review Code _____ Reviewer _____ Date _____

Page 1 of 3 *Resource Name or #: (Assigned by recorder) 1407 Fair Oaks Ave

P1. Other Identifier: APE Map Ref # 74-3B

*P2. Location: Not for Publication ☒ 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 and/or linear resources) Zone: _____ mE/ _____ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate): APN:5319004021

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

Architectural Style: Colonial Revival, elements of, modest

Siding/Sheathing: wood: clapboard, E

Roof: hip and gable, steep, narrow eaves

Fenestration: wood, double-hung multi-paned, front

Primary Entrance: front, single door

Other notable features: modern door

Plan: irregular

No. Stories: 1

Property Type: residential

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

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

*P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ 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: ☒ Historic

☐ Prehistoric ☐ Both

1922

Assessor

*P7. Owner and Address:

Romulo, Alfredo R

*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

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

BUILDING, STRUCTURE, AND OBJECT RECORD

Primary # _____

HRI # _____

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? ☒ No ☐ Yes ☐ Unknown Date: _____ Original Location: _____

*B8. Related Features:

None

B9a. Architect: Unknown b. Builder: Unknown

*B10. Significance: Area: South Pasadena Theme: Residential Architecture

Period of Significance: 1922 Property Type: Single Family Residence Applicable Criteria: NA

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

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

(continued on next page)

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

*B12. References:

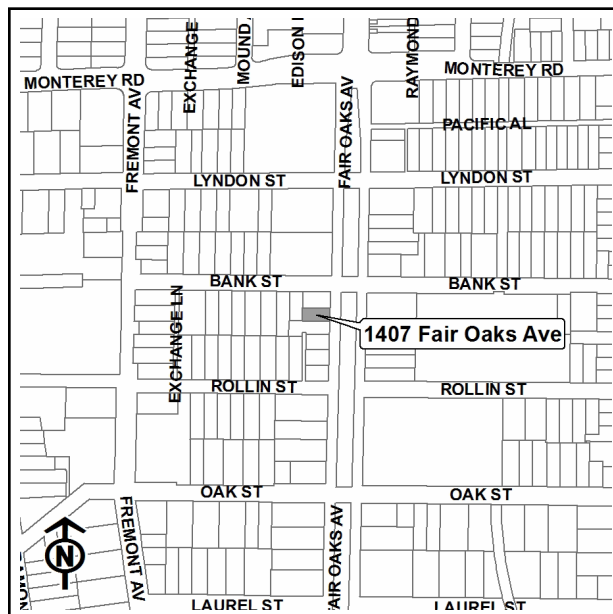
See Continuation Sheet

B13. Remarks:

*B14. Evaluator: Terry Brejla

*Date of Evaluation: 09/12/2013

(This space reserved for official comments.)



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

Primary # _____
HRI # _____
Trinomial _____

Page 3 of 3

Resource Name or #: (Assigned by recorder) 1407 Fair Oaks Ave

*Recorded By: LSA Associates, Inc.

*Date: 09/12/2013

X Continuation

 Update

(continued):

Property Information: City directories indicate the following people lived at this address during the historic period: Walter J. (President of the Pioneer Wrapping and Printing Company) and Laura M. Hadley (1926-1956) and R.G. Smith (1962).

Architectural Context: The Colonial Revival style is typically characterized by an accentuated front door often with a decorative pediment supported by pilasters or slender columns, fanlights or sidelights, a symmetrical façade, and multi-pane, double-hung windows frequently in pairs (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:

1921 permit #2975 issued to H. B. Prudden (owner) for day labor to construct a 5-room residence and garage.

1935 permit #2083 issued to Mrs. Hadley (owner/builder) for a playhouse and workshop.

1973 permit #5692 issued to Leonard Marella (owner) and Rigid Mfg. Company (contractor) to re-roof the garage and adjacent paint shed.

1988 permit #5221 issued to Amy Tie (owner) and Richard Watson (contractor) to replace the fireplace chimney due to earthquake damage.

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.

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

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6Y, 6L, 6Z

Other Listings _____

Review Code _____ Reviewer _____ Date _____

Page 1 of 3 *Resource Name or #: (Assigned by recorder) 1401 Fair Oaks Ave

P1. Other Identifier: APE Map Ref # 75-3B

*P2. Location: Not for Publication ☒ 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: 1401 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:5319004020

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

Architectural Style: Spanish Eclectic, modest Siding/Sheathing: stucco, all visible Roof: hipped, low, exposed rafter tails, terra cotta tile Fenestration: wood, fixed, front, side Fenestration: aluminum, horizontal sliding, side, alteration: yes Primary Entrance: front, single door Plan: irregular No. Stories: 1 Porches: Partial, front	Property Type: commercial Retains integrity: medium, setting, location, design, feeling Alterations: altered fenestration
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*P3b. Resource Attributes: (List attributes and codes) HP06

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

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



P5b. Description of photo:

(View, data, accession #)

View to the W, 09/12/13

*P6. Date Constructed/Age and

Sources: ☒ Historic

☐ Prehistoric ☐ Both

1933

Assessor

*P7. Owner and Address:

Hancock, Clarence L Co Tr

1505 Oak Meadow Ln

S Pasadena, CA 91030

*P8. Recorded by:

Casey Tibbet

LSA Associates, Inc.

1500 Iowa Ave., Suite 200

Riverside, CA 92507

*P9. Date Recorded: 09/15/2013

*P10. Survey Type: (Describe)

Intensive

*P11. Report Citation: (Cite survey report and other sources or enter "none.")

Historic Property Survey Report for the SR 710 North Study, Los Angeles County, California, California Department of Transportation District 7, EA 187900, EFIS 0700000191, 2014

*Attachments: ☐ None ☐ Location Map ☐ Sketch Map ☒ Continuation Sheet ☒ Building, Structure, and Object Record

☐ Archeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record

☐ Rock Art Record ☐ Artifact Record ☐ Photograph Record ☐ Other (List): _____

BUILDING, STRUCTURE, AND OBJECT RECORD

Primary # _____

HRI # _____

Page 2 of 3

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

*Resource Name or #: (Assigned by recorder) 1401 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: 1933 (See Continuation Sheet)

*B7. Moved? ☒ No ☐ Yes ☐ Unknown Date: _____ Original Location: _____

*B8. Related Features:

None

B9a. Architect: Unknown b. Builder: Earl Sprague

*B10. Significance: Area: South Pasadena Theme: Residential Architecture

Period of Significance: 1933 Property Type: Single Family Residence Applicable Criteria: NA

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

This property is not eligible for listing in the National Register of Historic Places (National Register) or the California Register of Historical Resources (California Register), individually or as a contributor to a larger historic district. It was not evaluated under the local ordinance.

It is listed in the City of South Pasadena's Cultural Heritage Inventory (2001) with a California Historical Resources (CHR) Status Code of 6 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:

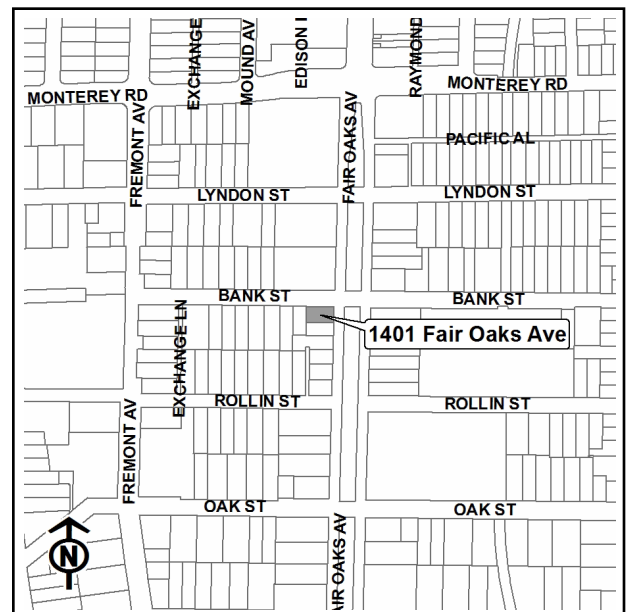
See Continuation Sheet

B13. Remarks:

*B14. Evaluator: Terry Brejla

*Date of Evaluation: 09/15/2013

(This space reserved for official comments.)



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) 1401 Fair Oaks Ave

*Recorded By: LSA Associates, Inc.

*Date: 09/15/2013

X Continuation

 Update

(continued):

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.

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

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6Y, 6Z

Other Listings _____

Review Code _____ Reviewer _____ Date _____

Page 1 of 3 *Resource Name or #: (Assigned by recorder) 1318 Fair Oaks Ave

P1. Other Identifier: APE Map Ref # 76-3B; George McDonald and Associates

*P2. Location: Not for Publication ☒ 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: 1318 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:5320003006

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

Architectural Style: Modern, elements of
Siding/Sheathing: brick: veneer, All Visible
Roof: flat
Fenestration: wood, fixed, front
Fenestration: metal, awning, side
Primary Entrance: front, single door
Plan: rectangular
No. Stories: 1
Porches: Partial, front
Property Type: commercial

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

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

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

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



P5b. Description of photo:

(View, data, accession #)

View to the E, 09/12/13

*P6. Date Constructed/Age and
Sources: ☒ Historic

☐ Prehistoric ☐ Both

1947

Assessor

*P7. Owner and Address:

McDonald, Linda Tr
227 Oaklawn 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

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

BUILDING, STRUCTURE, AND OBJECT RECORD

Primary # _____

HRI # _____

Page 2 of 3

*NRHP Status Code 6Y, 6Z

*Resource Name or #: (Assigned by recorder) 1318 Fair Oaks Ave

B1. Historic Name: _____

B2. Common Name: _____

B3. Original Use: Office B4. Present Use: Office

*B5. Architectural Style: Modern

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

Year constructed: 1947 (See Continuation Sheet)

*B7. Moved? ☒ No ☐ Yes ☐ Unknown Date: _____ Original Location: _____

*B8. Related Features:

None

B9a. Architect: Unknown b. Builder: Henri Gauthey

*B10. Significance: Area: South Pasadena 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:

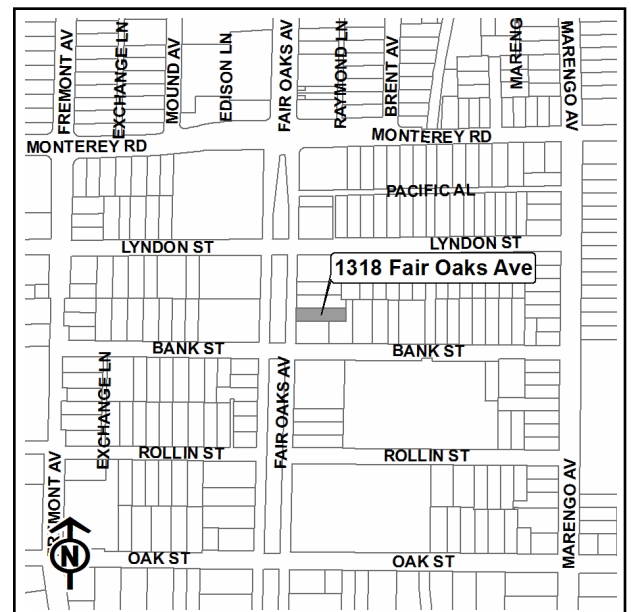
See Continuation Sheet

B13. Remarks:

*B14. Evaluator: Terry Brejla

*Date of Evaluation: 09/21/2013

(This space reserved for official comments.)



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) 1318 Fair Oaks Ave

*Recorded By: LSA 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: Veterinary Medical Clinic (1952) and Fair Oaks Animal Hospital (1956-1975).

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. This modest building includes some elements of the Modern 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 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:

1948 permit # 17009 issued to Drs. Harry (owners) and Henri Gauthey (contractor) to construct a commercial building and ground sign.

1966 permit #59770 and 59881 issued to Dr. George Hoffman (owner) and Crown Sign and Neon and G. W. Bertch to install a sign and decorative sun screens at front of the building.

1966 permit #60391 issued to Dr. George Hoffman for an addition to the animal hospital.

1983 permit issued to George Hoffman to extend the existing driveway and concrete block wall and upgrade parking lot.

B12. References

City Directories

var. Census (The Los Angeles Directory Company) and Polk City Directories for South Pasadena. Accessed online in March-June 2014 through Ancestry.com at <http://www.ancestry.com/>

City of South Pasadena

var. Building permits. On file at the City of South Pasadena Planning & Building Department.

Fletcher, Tom

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

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

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6Y, 6Z

Other Listings _____

Review Code _____ Reviewer _____ Date _____

Page 1 of 3 *Resource Name or #: (Assigned by recorder) 1220 Fair Oaks Ave

P1. Other Identifier: APE Map Ref # 77-3B; Marco's Collision Center

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

*b. USGS 7.5' Quad: Los Angeles Date: 1994 Land Grant: SAN PASCUAL (GARFIAS)

c. Address: 1220 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:5320001021

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

Architectural Style: Vernacular
Siding/Sheathing: stucco, S , corrugated metal
Roof: flat
No. Stories: 1
Property Type: commercial These structures are essentially carport-like bays used for working on cars.

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

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

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



P5b. Description of photo:

(View, data, accession #)

View to the E, 03/03/14

*P6. Date Constructed/Age and

Sources: ☒ Historic

☐ Prehistoric ☐ Both

1928

Assessor

*P7. Owner and Address:

Sherlock, Thomas and Georgia Trs

412 E Pine St

Alhambra, CA 91801

*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

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

BUILDING, STRUCTURE, AND OBJECT RECORD

Primary # _____

HRI # _____

Page 2 of 3

*NRHP Status Code 6Y, 6Z

*Resource Name or #: (Assigned by recorder) 1220 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: 1928 (See Continuation Sheet)

*B7. Moved? ☒ 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 of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

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

(continued on next page)

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

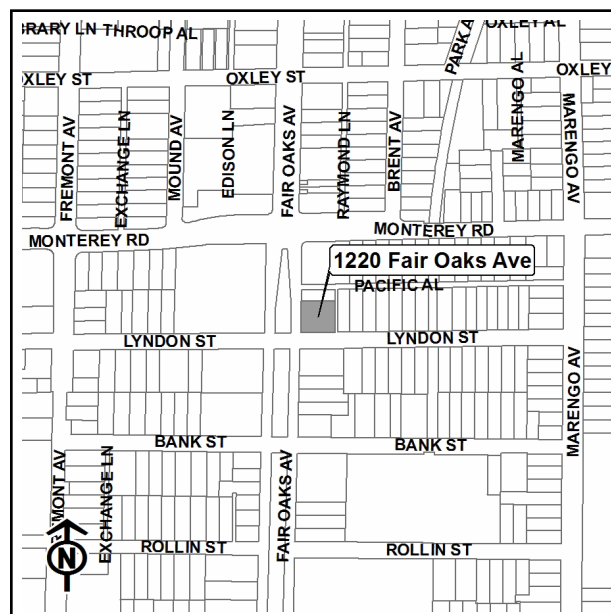
*B12. References:

B13. Remarks:

*B14. Evaluator: Terry Brejla

*Date of Evaluation: 09/21/2013

(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) 1220 Fair Oaks Ave

*Recorded By: LSA 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: Lee. H. Smith Service Station and the H. S. Ford Auto Repair (1930); Benagh Service Station (1934); Benagh Service Station and Glen Cooper Garage (1938 and 1940); Benagh Service Station (1943); B&K Super service (1946); D&K Service Garage (1952); and Fair Oaks Motors (1956).

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:

1928 permit #5982 issued to Jean DeWerthemer (owner/builder) to construct a building.
1948 permit #18698 issued to Vessey (owner) for day labor to install a metal sign on wood supports.
1966 permit #46168 issued to Tom Sherlock Motors (owner) and Temple City Sign and Neon (contractor) for a neon sign pole.
2000 permit #4960 issued to Marco's Auto Body (owner) and Nichols Awning (contractor) for an aluminum canopy.

B12. References

City Directories

var. Census (The Los Angeles Directory Company) and Polk City Directories for South Pasadena. Accessed online in March-June 2014 through Ancestry.com at <http://www.ancestry.com/>

City of South Pasadena

var. Building permits. On file at the City of South Pasadena Planning & Building Department.

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

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6Y, 6L, 6Z

Other Listings _____

Review Code _____ Reviewer _____ Date _____

Page 1 of 3 *Resource Name or #: (Assigned by recorder) 1134 Fair Oaks Ave

P1. Other Identifier: APE Map Ref # 78-3B; Tina Nails

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

*b. USGS 7.5' Quad: Los Angeles Date: 1994 Land Grant: SAN PASCUAL (GARFIAS)

c. Address: 1134 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:5318016021

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

Architectural Style: Spanish Eclectic, elements of
Siding/Sheathing: stucco, all visible, decorative tile wainscoting
Roof: shed, low, narrow eaves, terra cotta tile
Fenestration: aluminum, fixed, front, storefront
Fenestration: metal, fixed multi-paned, side
Primary Entrance: front, storefront
Plan: rectangular
No. Stories: 1
Property Type: commercial

Retains integrity: low, setting, location, association
Alterations: altered fenestration, altered entrances, altered decorative element

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

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

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



P5b. Description of photo:

(View, data, accession #)

View to the E, 09/12/13

*P6. Date Constructed/Age and

Sources: ☒ Historic ☐ Prehistoric ☐ Both

1936

Assessor

*P7. Owner and Address:

Cazazian, Onic Tr
2379 Venus Dr
Los Angeles, CA 90046

*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

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

BUILDING, STRUCTURE, AND OBJECT RECORD

Primary # _____

HRI # _____

Page 2 of 3

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

*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? ☒ No ☐ Yes ☐ Unknown Date: _____ Original Location: _____

*B8. Related Features:

None

B9a. Architect: Unknown b. Builder: Unknown

*B10. Significance: Area: South Pasadena Theme: Commercial Architecture; Commercial Development

Period of Significance: 1936 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) 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:

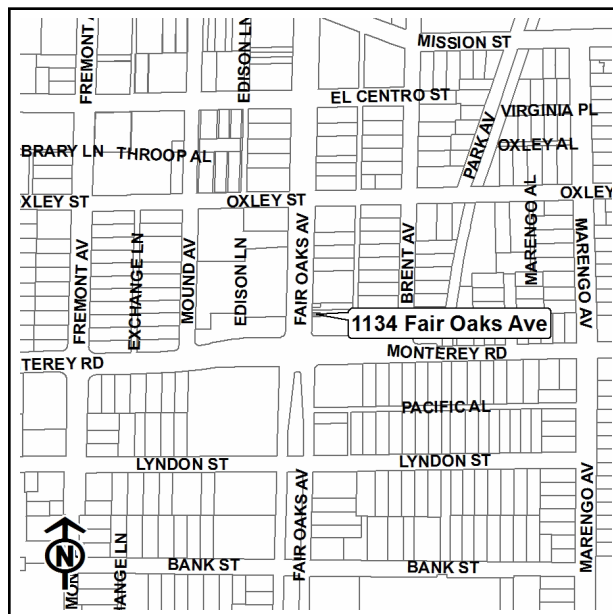
See Continuation Sheet

B13. Remarks:

*B14. Evaluator: Terry Brejla

*Date of Evaluation: 09/21/2013

(This space reserved for official comments.)



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) 1134 Fair Oaks Ave

*Recorded By: LSA 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.

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

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6Y, 6L, 6Z

Other Listings _____

Review Code _____ Reviewer _____ Date _____

Page 1 of 3 *Resource Name or #: (Assigned by recorder) 1132 Fair Oaks Ave

P1. Other Identifier: APE Map Ref # 79-3B; My Escape

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

*b. USGS 7.5' Quad: Los Angeles Date: 1994 Land Grant: SAN PASCUAL (GARFIAS)

c. Address: 1132 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:5318016022, 1132-1138 Fair Oaks Ave

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

Architectural Style: Spanish Eclectic
Construction: unknown
Siding/Sheathing: stucco, all visible
Roof: side gable, low, terra cotta tile
Fenestration: aluminum, fixed, front, storefront
Primary Entrance: front, storefront, single door
Other notable features: 1945 facade alterations according to permits
Plan: rectangular
No. Stories: 1

Property Type: commercial
Retains integrity: low, setting, location, association, feeling
Alterations: altered roof, altered fenestration, altered decorative element

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

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

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



P5b. Description of photo:

(View, data, accession #)

View to the E, 09/12/13

*P6. Date Constructed/Age and

Sources: ☒ Historic
☐ Prehistoric ☐ Both

1936

Assessor

*P7. Owner and Address:

Yee, Peter And Tina U
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)
Intensive

*P11. Report Citation: (Cite survey report and other sources or enter "none.")

Historic Property Survey Report for the SR 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
☐ Archeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record
☐ Rock Art Record ☐ Artifact Record ☐ Photograph Record ☐ Other (List): _____

BUILDING, STRUCTURE, AND OBJECT RECORD

Primary # _____

HRI # _____

Page 2 of 3

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

*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 Yes Unknown Date: _____ Original Location: _____

*B8. Related Features:

None

B9a. Architect: Unknown b. Builder: L.J. Mygatt

*B10. Significance: Area: South Pasadena Theme: Commercial Architecture; Commercial Development

Period of Significance: 1936 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) 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:

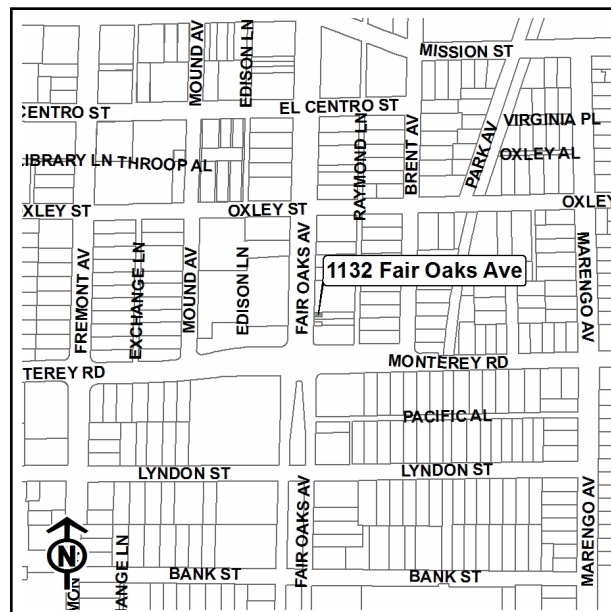
See Continuation Sheet

B13. Remarks:

*B14. Evaluator: Terry Brejla

*Date of Evaluation: 09/21/2013

(This space reserved for official comments.)



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) 1132 Fair Oaks Ave

*Recorded By: LSA Associates, Inc. *Date: 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.

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

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6Y, 6L, 6Z

Other Listings _____

Review Code _____ Reviewer _____ Date _____

Page 1 of 5 *Resource Name or #: (Assigned by recorder) 1118 Fair Oaks Ave

P1. Other Identifier: APE Map Ref # 80-3B

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

*b. USGS 7.5' Quad: Los Angeles Date: 1994 Land Grant: SAN PASCUAL (GARFIAS)

c. Address: 1118 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: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
Construction: unknown
Siding/Sheathing: stucco; modern, all visible
Roof: side gable, low, narrow eaves
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

Property Type: commercial
Retains integrity: low, setting, location, association
Alterations: altered plan, altered fenestration, altered entrances

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

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

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



P5b. Description of photo:

(View, data, accession #)

View to the E, 09/12/13

*P6. Date Constructed/Age and

Sources: ☒ 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

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

BUILDING, STRUCTURE, AND OBJECT RECORD

Primary # _____

HRI # _____

Page 2 of 5

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

*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? ☒ No ☐ Yes ☐ Unknown Date: _____ Original Location: _____

*B8. Related Features:

None

B9a. Architect: Unknown b. Builder: Unknown

*B10. Significance: Area: South Pasadena Theme: Commercial Architecture; Commercial Development

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) HP06

*B12. References:

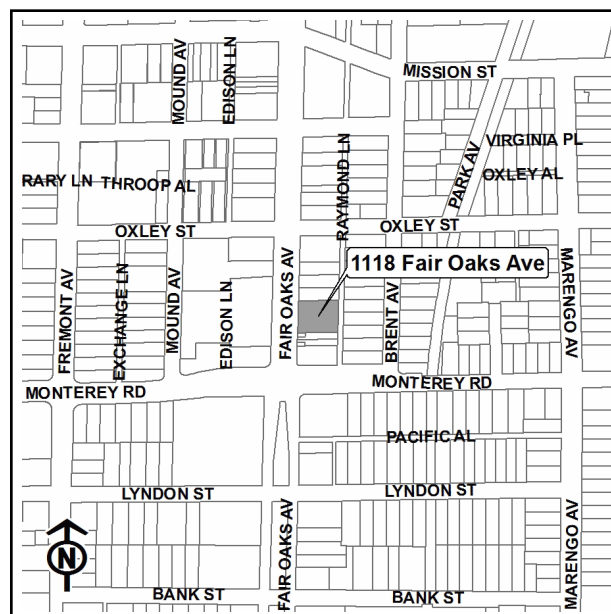
See Continuation Sheet

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 # _____
Trinomial _____

Page 3 of 5

Resource Name or #: (Assigned by recorder) 1118 Fair Oaks Ave

*Recorded By: LSA Associates, 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 # _____
HRI # _____
Trinomial _____

Page 4 of 5

*Resource Name or #: (Assigned by recorder) 1118 Fair Oaks Ave

*Recorded By: LSA Associates, Inc. *Date: 09/21/2013 X Continuation Update

(continued):

1122-1128 Fair Oaks:

1922 permit to R.E. Austin to act as owner-builder to construct building

1122 Fair Oaks:

1949 permit to John W. Clark as owner builder to construct interior office (finalized 10/20/1949)

1950 building permit for Snyder and Fletcher to act as owner-builder and sub contract W.M. Burck Co. to add 3 rooms and 160,000 BTU AF unit (finalized 8/2/1950) (1116-1130)

1975 certificate of occupancy issued to Mission Realty

1975 certificate of occupancy issued to Helen E. Simmons, Attorney

1124 Fair Oaks:

1929 permit to R.R. Jones to use C.C. Johnson and Son as contractor to make alterations (finalized 7/3/1929)

1941 permit to Fletcher & Snyder to use L.J. Mygatt as contractor to make alteration and repairs

1126 Fair Oaks:

1966 permit to Masonic Temple to use La Tourette Co. as contractor to replace entrance doors with tempered glass ½"

1969 permit to improve fire escape and replace with metal stairs

1972 permit for Masonic Temple Association (owner-builder) to add 10" to top of window sill and to re-glaze windows (finalized 2/3/1972)

1975 permit to Masonic Temple to remodel front of building using Robert L. Bowman as contractor (finalized 12/1/1975)

1986 permit for re-roofing flat portions (80 sq. ft.)

1128 Fair Oaks (Lot Commences N on W Line of Raymond Ln 48 Ft from SE Corner of Lot 3 Block D then W to E Line of Fair Oaks Ave then on SD E Line 10 Ft, Lot 4, Block D, Raymond Vila Tract #1):

1931 permit to Oscar Schooning and Masonic Temple to act as owner builders to alter store room (finalized 3/3/1931)

1931 permit to Masonic Association (owner) to use D.G. Pike (contractor) to install neon signs

1931 permit to Masonic Association to act as owner-builder to make alteration (finalized 3/3/1931)

1936 permit to re-roof garage

1966 permit to Jack Carr to act as owner-builder to face storefront (finalized 10/5/1966)

1975 permit to Ivan and Hilda Layda to allow lease to act as contractor to construct non-rated partitions, non-rated suspended ceiling, and to panel all walls (finalized 1/22/1975)

1128 ½ Fair Oaks:

1946 permit to install neon sign

1946 permit to Vincent to use Goyle Blesse as contractor to make an in-building alteration (finalized 9/1946)

1961 permit to Vincent's Pastry Shop to use C.W. Cox as contractor to install 15'x6' aluminum awning

1973 to install projecting sign

1976 certificate of occupancy issued to Fidel Pontrelli Comm. Office

1130 Fair Oaks:

1953 permit to E.H. Brooks to act as owner-builder to partition of dark room

1969 permit for projecting wall sign (15 sq. ft.)

1974 permit to Mr. Harry Inouye to allow lease and to act as contractor to construct storage room to rear of office area

1975 permit to install 3'x5' D/F sign

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

Primary # _____
HRI # _____
Trinomial _____

Page 5 of 5

Resource Name or #: (Assigned by recorder) 1118 Fair Oaks Ave

*Recorded By: LSA Associates, Inc. *Date: 09/21/2013 ☒ 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.

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.

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

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6Y, 6L, 6Z

Other Listings _____

Review Code _____ Reviewer _____ Date _____

Page 1 of 3 *Resource Name or #: (Assigned by recorder) 1114 Fair Oaks Ave

P1. Other Identifier: APE Map Ref # 81-3B

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

*b. USGS 7.5' Quad: Los Angeles Date: 1994 Land Grant: SAN PASCUAL (GARFIAS)

c. Address: 1114 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:5318016024

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

Architectural Style: French Eclectic, elements of, modest

Construction: unknown

Siding/Sheathing: stucco, all visible

Roof: flat, parapet

Fenestration: wood, fixed multi-paned, front, bay

Primary Entrance: front, single door

Plan: rectangular

No. Stories: 1

Property Type: commercial

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

Alterations: altered fenestration, altered decorative element

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

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

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



P5b. Description of photo:

(View, data, accession #)

View to the E, 09/12/13

*P6. Date Constructed/Age and Sources: ☒ Historic

☐ 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

*P11. Report Citation: (Cite survey report and other sources or enter "none.")

Historic Property Survey Report for the SR 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
☐ Archeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record
☐ Rock Art Record ☐ Artifact Record ☐ Photograph Record ☐ Other (List): _____

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 3

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

*Resource Name or #: (Assigned by recorder) 1114 Fair Oaks Ave

B1. Historic Name: _____

B2. Common Name: _____

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

*B5. Architectural Style: French Eclectic

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

Year constructed: 1921 (See Continuation Sheet)

*B7. Moved? ☒ No ☐ Yes ☐ Unknown Date: _____ Original Location: _____

*B8. Related Features:

None

B9a. Architect: Unknown b. Builder: Glen Doughty

*B10. Significance: Area: South Pasadena Theme: Commercial Architecture; Commercial Development

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) 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:

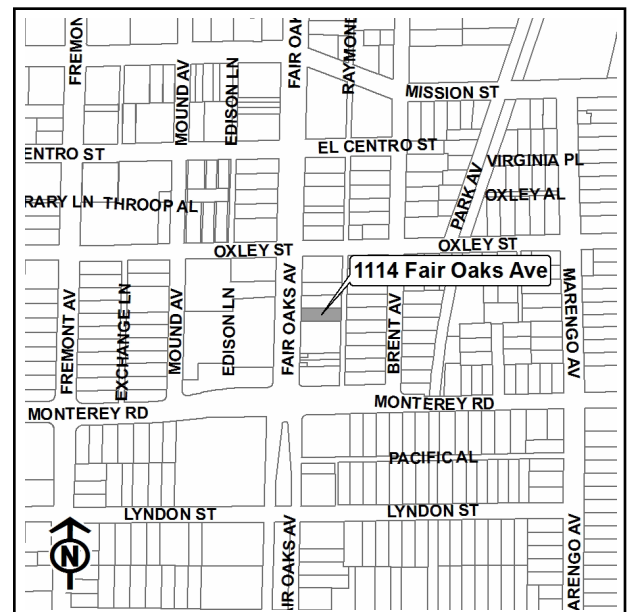
See Continuation Sheet

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 # _____
Trinomial _____

Page 3 of 3

Resource Name or #: (Assigned by recorder) 1114 Fair Oaks Ave

*Recorded By: LSA Associates, Inc. *Date: 09/21/2013 X Continuation Update

(continued):

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 ½).
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.

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

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6Y, 6Z

Other Listings _____

Review Code _____ Reviewer _____ Date _____

Page 1 of 4 *Resource Name or #: (Assigned by recorder) 1108 Fair Oaks Ave

P1. Other Identifier: APE Map Ref # 82-3B; Bryant Properties

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

*b. USGS 7.5' Quad: Los Angeles Date: 1994 Land Grant: SAN PASCUAL (GARFIAS)

c. Address: 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:5318016026

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

Architectural Style: Two-Part Commercial Block
Architectural Style: Spanish Eclectic, elements of
Siding/Sheathing: stucco, all visible
Roof: shed, low, narrow eaves, terra cotta tile
Fenestration: wood, fixed, storefront
Primary Entrance: front, storefront
Plan: rectangular
No. Stories: 2
Property Type: commercial

Retains integrity: medium, setting, location, association,
feeling
Alterations: altered siding

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

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

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



P5b. Description of photo:

(View, data, accession #)

View to the E, 09/12/13

*P6. Date Constructed/Age and Sources: ☒ Historic

☐ Prehistoric ☐ Both

1923

Permit

*P7. Owner and Address:

Bryant, David W

*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

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

BUILDING, STRUCTURE, AND OBJECT RECORD

Primary # _____

HRI # _____

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: _____

B3. Original Use: Commercial B4. Present 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)

*B7. Moved? ☒ No ☐ Yes ☐ Unknown Date: _____ Original Location: _____

*B8. Related Features:

None

B9a. Architect: Unknown b. Builder: L.J. Mygatt

*B10. Significance: Area: South Pasadena 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:

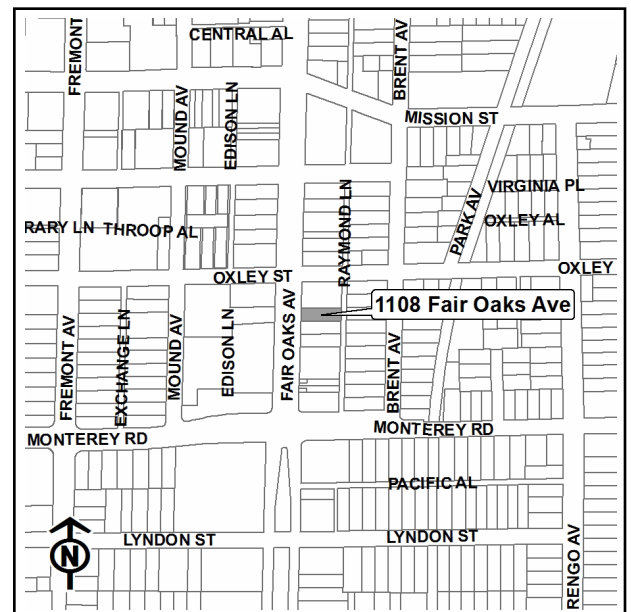
See Continuation Sheet

B13. Remarks:

*B14. Evaluator: Terry Brejla

*Date of Evaluation: 09/21/2013

(This space reserved for official comments.)



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

Primary # _____
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Trinomial _____

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Resource Name or #: (Assigned by recorder) 1108 Fair Oaks Ave

*Recorded By: LSA 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: 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 (finalized 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 Berth (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
DEPARTMENT OF PARKS AND RECREATION
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Primary # _____
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Trinomial _____

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*Resource Name or #: (Assigned by recorder) 1108 Fair Oaks Ave

*Recorded By: LSA Associates, Inc. *Date: 09/21/2013 X Continuation Update

(continued):

1953 permit to re-roof south half of building
1958 permit (4/30/58) for Tog? Ericson (owner-builder) to add 13'x40' room to existing brick building
1964 mechanical permit (finaled 12/9/64) to install 2 roof exhaust systems
1971 permit (11/30/71) for Chae Druten (owner)/Leasee (contractor) to erect wood stud partitions and suspend rated ceiling
1971 permit for projecting sign (5'x5')
1972 permit to re-roof
1972 permit (finaled 6/1/72) for J. Adamson (contractor)/D. Bryant (owner) to install frame (structural) in 11'x10' opening at rear
1974 permit (finaled 10/16/74) for David W. Bryant (owner-builder) to close up 2 openings in rear wall with concrete block and install door
2008 certificate of occupancy for real estate office
2012 permit to re-roof

1110 Fair Oaks:

1958 permit (finaled 4/14/58) for Fred Rollins (owner-builder) to re-set front door and window (no structural change)
1996 permit for double face sign 30"x4' for jewelry store (expired)

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.

Longstreth, Richard W.

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

McAlester, Virginia and Lee McAlester

1984 A Field Guide to American Houses. Alfred A. Knopf, New York.

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

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6Y, 6L, 6Z

Other Listings _____

Review Code _____ Reviewer _____ Date _____

Page 1 of 4 *Resource Name or #: (Assigned by recorder) 1100 Fair Oaks Ave

P1. Other Identifier: APE Map Ref # 83-3B

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

*b. USGS 7.5' Quad: Los Angeles Date: 1994 Land Grant: SAN PASCUAL (GARFIAS)

c. Address: 1100 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:5318016027, 1100-1104 Fair Oaks Ave

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

Architectural Style: Art Deco
Siding/Sheathing: stucco: modern, All Visible, altered: yes
Roof: flat, parapet
Fenestration: aluminum, fixed, front, side, storefront, alteration: yes
Primary Entrance: storefront
Plan: rectangular
No. Stories: 1
Property Type: commercial

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

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

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

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



P5b. Description of photo:

(View, data, accession #)

View to the E, 09/12/13

*P6. Date Constructed/Age and Sources: ☒ Historic

☐ Prehistoric ☐ Both

1933

Permit

*P7. Owner and Address:

Karagozian, John And Marian Trs
1540 Colina Dr
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

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

BUILDING, STRUCTURE, AND OBJECT RECORD

Primary # _____

HRI # _____

Page 2 of 4

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

*Resource Name or #: (Assigned by recorder) 1100 Fair Oaks Ave

B1. Historic Name: _____

B2. Common Name: _____

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

*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 Yes Unknown Date: _____ Original Location: _____

*B8. Related Features:

None

B9a. Architect: Unknown b. Builder: L.G. Mygatt

*B10. Significance: Area: South Pasadena Theme: Commercial Architecture; Commercial Development

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

*B12. References:

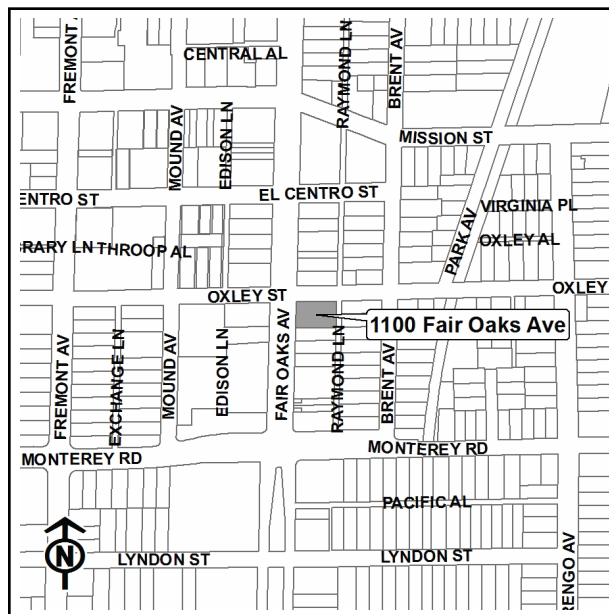
See Continuation Sheet

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 # _____
Trinomial _____

Page 3 of 4

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 Research: Sanborn map shows a vacant lot at this location.

Property Information: City directory indicates that the following business operated at the address during the historic-period: Quaker State Oil Refining Corporation (1975).

Architectural Context: 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.

Significance Evaluation. Under Criterion A, this commercial building dates to the Depression era in South Pasadena, but there is no specific association of this building with significant events in history. Under Criterion B, research has not found any associations with persons significant in national, state, or local history. Under Criterion C, the building displays some Art Deco characteristics, but is not a representative example of the style, a method of construction, or a property type, does not appear to be the work of a master and has been altered. 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 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:

1100 Fair Oaks:

1963 certificate of occupancy for remodeling of existing building into office
1964 permit to Quaker State Oil Refining Co. to completely remodel building into offices using Casner Construction Co. as contractor
1964 inspection report of building erection
1968 permit to re-roof
1985 permit to re-roof
1985 certificate of occupancy for office building
1989 permit to John Karagozian to use P.C. Masonry as contractor to remodel (expired)
1990 permit to John Karagozign to use Greg Karl Claesson as architect and engineer for tenant interior-suspended T-bar ceiling, non-bearing partition (issued 4/20/1990)
1990 permit to Blockbuster Video to use Superior Electrical Advert. as contractor to install 2 canopies, 2 channel letter wall sign, and 1 pole sign
1990 certificate of occupancy issued to Blockbuster Video (issued 7/3/1990)
2002 permit to re-roof
2005 permit to install channel letter signs
1990 tenant improvements to 6670 sq. ft. (finalized 7/17/1990)

1104 Fair Oaks:

1933 permit to Gale G. Carter to use L.J. Mygatt a contractor to erect store building
1940 permit to Safeway Stores Inc. to use Carpenter Building Co. a contractor to remodel storefront (finalized 7/10/1940)
1951 permit to Safeway Stores Inc. to remodel existing retail grocery store (finalized 1/22/1951)
1955 permit to H.L. Instrument Co. to use J.R. and R.S. Byerly as contractor to remodel interior into 5 offices, conference room, 12 work assembly rooms, and one toilet room
1956 permit to install flat wall sign

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

Primary # _____
HRI # _____
Trinomial _____

Page 4 of 4

*Resource Name or #: (Assigned by recorder) 1100 Fair Oaks Ave

*Recorded 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.

Kidney, Walter C.

1974 The Architecture of Choice: Eclecticism in America 1880-1930. New York: George Brazillier.

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.

Whiffen, Marcus and Frederick Koepfer.

1990 American Architecture, Volume 2: 1860-1976. Cambridge: MIT Press. Second Edition.

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

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6Y, 6Z

Other Listings _____

Review Code _____ Reviewer _____ Date _____

Page 1 of 4 *Resource Name or #: (Assigned by recorder) 1020 Fair Oaks Ave

P1. Other Identifier: APE Map Ref # 84-3B; Edmond Thompson Antiques

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

*b. USGS 7.5' Quad: Los Angeles Date: 1994 Land Grant: SAN PASCUAL (GARFIAS)

c. Address: 1020 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:5318015001

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

<p>Architectural Style: Neoclassical Siding/Sheathing: stucco, all visible, altered: yes Roof: hip and gable, steep, wide eaves Fenestration: wood, fixed, front, side Primary Entrance: front, alteration: yes Other notable features: Second floor recessed balconies. Projecting balcony above main entrance is accessed by French doors. Plan: irregular No. Stories: 2</p>	<p>Porches: Full-Width, front Property Type: commercial Retains integrity: medium, setting, location, materials, workmanship Alterations: altered entrances, altered residence converted to a commercial use</p>
--	---

*P3b. Resource Attributes: (List attributes and codes) HP06, HP02

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

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



P5b. Description of photo:

(View, data, accession #)

View to the E, 03/03/14

*P6. Date Constructed/Age and

Sources: ☒ 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

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

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 4

*NRHP Status Code 6Y, 6Z

*Resource Name or #: (Assigned by recorder) 1020 Fair Oaks Ave

B1. Historic Name: _____

B2. Common Name: _____

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

*B5. Architectural Style: Neoclassical

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

Year constructed: 1917 (See Continuation Sheet)

*B7. Moved? ☒ No ☐ Yes ☐ Unknown Date: _____ Original Location: _____

*B8. Related Features:

None

B9a. Architect: Unknown b. Builder: Unknown

*B10. Significance: Area: South Pasadena Theme: Residential Architecture

Period of Significance: 1917 Property Type: Residential Applicable Criteria: NA

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

This residence, which has been converted into commercial uses, 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, HP02

*B12. References:

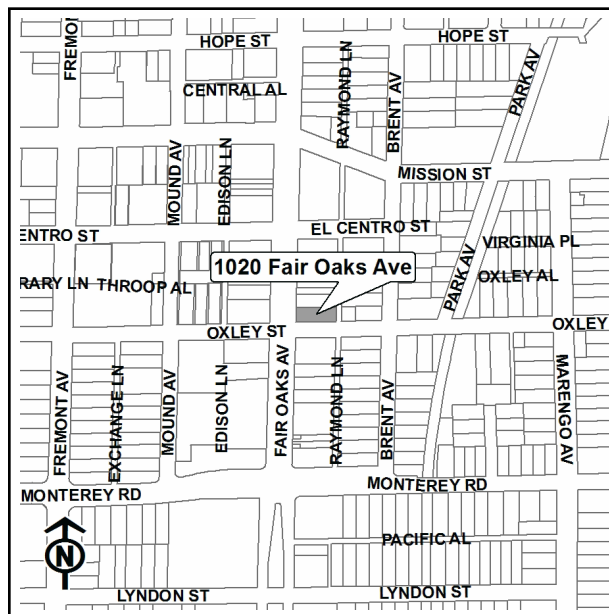
See Continuation Sheet

B13. Remarks:

*B14. Evaluator: Terry Brejla

*Date of Evaluation: 09/21/2013

(This space reserved for official comments.)



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

Primary # _____
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Trinomial _____

Page 3 of 4

Resource Name or #: (Assigned by recorder) 1020 Fair Oaks Ave

*Recorded By: LSA Associates, Inc. *Date: 09/21/2013 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

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

Primary # _____
HRI # _____
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*Resource Name or #: (Assigned by recorder) 1020 Fair Oaks Ave

*Recorded By: LSA Associates, Inc. *Date: 09/21/2013 ☒ Continuation ☐ Update

(continued):

B12. References

Chattel Architecture, Planning & Preservation, Inc.

2012 Residential Historic Resources Survey. Prepared for the City of Whittier. On file at the Planning Division,
Whittier City Hall.

City Directories

var. Census (The Los Angeles Directory Company) and Polk City Directories for South Pasadena. Accessed online in March-June 2014
through Ancestry.com at <http://www.ancestry.com/>

City of South Pasadena

var. Building permits. On file at the City of South Pasadena Planning & Building Department.

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

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6Y, 6L, 6Z

Other Listings _____

Review Code _____ Reviewer _____ Date _____

Page 1 of 4 *Resource Name or #: (Assigned by recorder) 1016 Fair Oaks Ave

P1. Other Identifier: APE Map Ref # 86-3B

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

*b. USGS 7.5' Quad: Los Angeles Date: 1994 Land Grant: SAN PASCUAL (GARFIAS)

c. Address: 1016 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:5318015002

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

Architectural Style: Colonial Revival, elements of, modest

Construction: unknown

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

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

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

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

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



P5b. Description of photo:

(View, data, accession #)

View to the E, 09/12/13

*P6. Date Constructed/Age and

Sources: ☒ Historic

☐ Prehistoric ☐ Both

1938

Permit

*P7. Owner and Address:

Small, Faye A Tr
PO Box 598
Montrose, CA 91021

*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

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

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 4

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

*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? ☒ No ☐ Yes ☐ Unknown Date: _____ Original Location: _____

*B8. Related Features:

None

B9a. Architect: Unknown b. Builder: John R. Small DDS (owner-builder)

*B10. Significance: Area: South Pasadena Theme: Commercial Architecture; Commercial Development

Period of Significance: 1938 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 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:

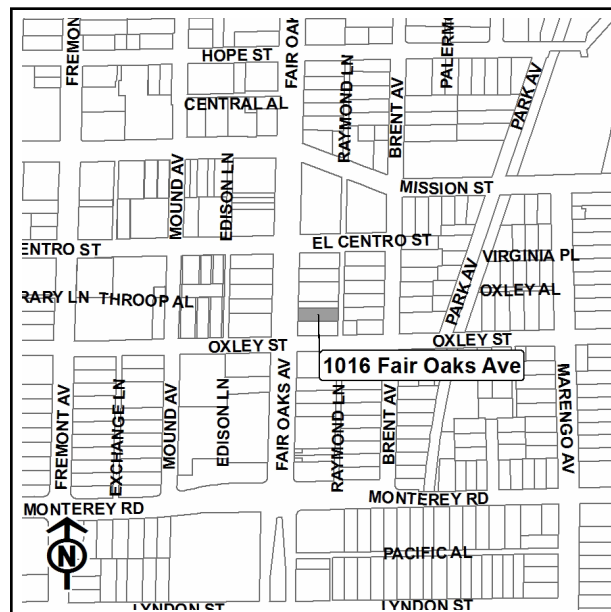
See Continuation Sheet

B13. Remarks:

*B14. Evaluator: Judith Marvin

*Date of Evaluation: 09/21/2013

(This space reserved for official comments.)



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

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Resource Name or #: (Assigned by recorder) 1016 Fair Oaks Ave

*Recorded By: LSA Associates, Inc. *Date: 09/21/2013 X Continuation Update

(continued):

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

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DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET

Primary # _____
HRI # _____
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*Resource Name or #: (Assigned by recorder) 1016 Fair Oaks Ave

*Recorded 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 Historic Resources Survey Report, Phase I. On file at the City of South Pasadena Planning Department.

Sanborn-Perris Map Co., Ltd.

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

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

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6Y, 6Z

Other Listings _____

Review Code _____ Reviewer _____ Date _____

Page 1 of 4 *Resource Name or #: (Assigned by recorder) 1013 Fair Oaks Ave

P1. Other Identifier: APE Map Ref # 87-3B; B&H Bicycles

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

*b. USGS 7.5' Quad: Los Angeles Date: 1994 Land Grant: SAN PASCUAL (GARFIAS)

c. Address: 1013 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:5315003042

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

<p>Architectural Style: Vernacular Architectural Style: Modern, elements of Siding/Sheathing: stucco, E Siding/Sheathing: brick: accent, E Roof: flat, parapet Fenestration: aluminum, fixed, front, storefront Primary Entrance: front, storefront Plan: rectangular No. Stories: 1 Property Type: commercial</p>	<p>Retains integrity: high, setting, location, materials, workmanship, association, design, feeling</p>
--	--

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

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

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



P5b. Description of photo:

(View, data, accession #)

View to the W, 09/12/13

*P6. Date Constructed/Age and

Sources: ☒ Historic

☐ Prehistoric ☐ Both

1956

Assessor

*P7. Owner and Address:

Aoki, Katsuo
135 Warwick Pl
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

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

BUILDING, STRUCTURE, AND OBJECT RECORD

Primary # _____

HRI # _____

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*NRHP Status Code 6Y, 6Z

*Resource Name or #: (Assigned by recorder) 1013 Fair Oaks Ave

B1. Historic Name: _____

B2. Common Name: _____

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

*B5. Architectural Style: Vernacular, Modern

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

Year constructed: 1956 (See Continuation Sheet)

*B7. Moved? ☒ No ☐ Yes ☐ Unknown Date: _____ Original Location: _____

*B8. Related Features:

None

B9a. Architect: Unknown b. Builder: Willens and Bertisch Co.

*B10. Significance: Area: South Pasadena 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:

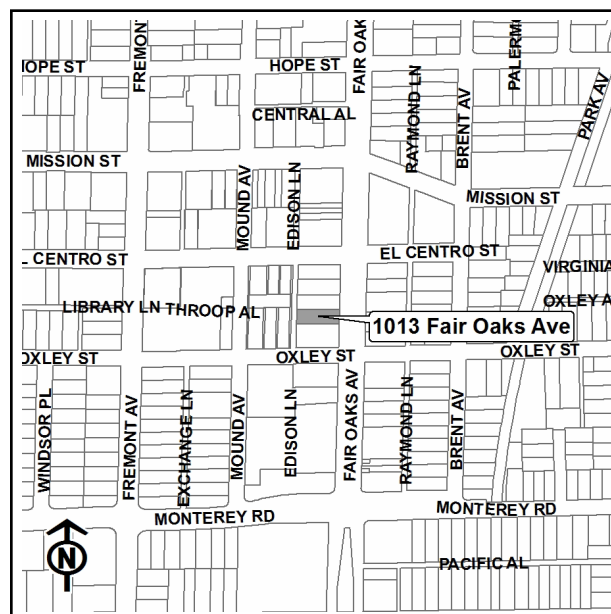
See Continuation Sheet

B13. Remarks:

*B14. Evaluator: Judith Marvin

*Date of Evaluation: 09/12/2013

(This space reserved for official comments.)



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

Page 3 of 4

Resource Name or #: (Assigned by recorder) 1013 Fair Oaks Ave

*Recorded By: LSA Associates, Inc. *Date: 09/12/2013 X Continuation 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
DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET

Primary # _____
HRI # _____
Trinomial _____

Page 4 of 4

*Resource Name or #: (Assigned by recorder) 1013 Fair Oaks Ave

*Recorded By: LSA Associates, Inc. *Date: 09/12/2013 X Continuation Update

(continued):

1017 Fair Oaks:

1963 permit for the installation for metal letters and a neon sign

1966 permit for single face wall sign (24 sq. ft.)

1977 certificate of occupancy for commercial building

2003 permit (finaled 11/19/03) for Katsuo Aoki (owner)/Walter and Rachel Zooi (designer)/DTL Builders (contractor) for the construction of
7 walls to create 3 small rooms for retail store

B12. References

City Directories

var. Census (The Los Angeles Directory Company) and Polk City Directories for South Pasadena. Accessed online in March-June 2014
through Ancestry.com at <http://www.ancestry.com/>

City of South Pasadena

var. Building permits. On file at the City of South Pasadena Planning & Building Department.

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

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6Y, 6L, 6Z

Other Listings _____

Review Code _____ Reviewer _____ Date _____

Page 1 of 3 *Resource Name or #: (Assigned by recorder) 1009 Fair Oaks Ave

P1. Other Identifier: APE Map Ref # 88-3B; B. Lee Salon

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

*b. USGS 7.5' Quad: Los Angeles Date: 1994 Land Grant: SAN PASCUAL (GARFIAS)

c. Address: 1009 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:5315003041

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

Architectural Style: Commercial Vernacular
Architectural Style: Modern, elements of
Construction: unknown
Siding/Sheathing: stucco, E
Siding/Sheathing: brick: veneer, E
Roof: flat, parapet
Fenestration: aluminum, fixed, front, storefront
Primary Entrance: front, storefront
Plan: rectangular
No. Stories: 1

Secondary Entrance: front, storefront
Property Type: commercial
Retains integrity: medium, setting, location, association, feeling
Alterations: altered facade

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

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

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



P5b. Description of photo:

(View, data, accession #)

View to the W, 09/12/13

*P6. Date Constructed/Age and Sources: ☒ Historic

☐ Prehistoric ☐ Both

1927

Permit

*P7. Owner and Address:

Boonleerawath, Santi
8545 Charl Ln
Los Angeles, CA 90046

*P8. Recorded by:

Casey Tibbet
LSA Associates, Inc.
1500 Iowa Ave., Suite 200
Riverside, CA 92507

*P9. Date Recorded: 09/15/2013

*P10. Survey Type: (Describe)

Intensive

*P11. Report Citation: (Cite survey report and other sources or enter "none.")

Historic Property Survey Report for the SR 710 North Study, Los Angeles County, California, California Department of Transportation District 7, EA 187900, EFIS 0700000191, 2014

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

BUILDING, STRUCTURE, AND OBJECT RECORD

Primary # _____

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Page 2 of 3

*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: _____ Original Location: _____

*B8. Related Features: _____

None

B9a. Architect: Unknown b. Builder: W. P. Ross

*B10. Significance: Area: South Pasadena Theme: Commercial Architecture

Period of Significance: 1927 Property Type: Commercial Applicable Criteria: NA

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

This property is not eligible for listing in the National Register of Historic Places (National Register) or the California Register of Historical Resources (California Register), individually or as a contributor to a larger historic district. It was not evaluated under the local ordinance.

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 5D3. The property is in the 1000 Block Fair Oaks Historic District, which the 2002 survey update assigned CHR Status Code of 5S3, not eligible 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: _____

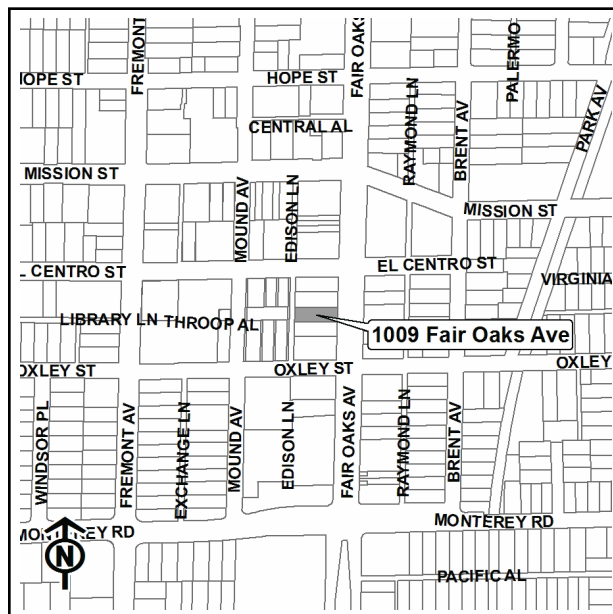
See Continuation Sheet

B13. Remarks: _____

*B14. Evaluator: Judith Marvin

*Date of Evaluation: 09/15/2013

(This space reserved for official comments.)



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

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Page 3 of 3

Resource Name or #: (Assigned by recorder) 1009 Fair Oaks Ave

*Recorded By: LSA Associates, Inc.

*Date: 09/15/2013

X Continuation

 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 eligible. 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 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.

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

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6Y, 6Z

Other Listings _____

Review Code _____ Reviewer _____ Date _____

Page 1 of 3 *Resource Name or #: (Assigned by recorder) 1005 Fair Oaks Ave

P1. Other Identifier: APE Map Ref # 89-3B; W. J. Filley Building

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

*b. USGS 7.5' Quad: Los Angeles Date: 1994 Land Grant: SAN PASCUAL (GARFIAS)

c. Address: 1005 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:5315003040

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

Architectural Style: One-Part Commercial Block Architectural Style: Spanish Eclectic, elements of Siding/Sheathing: stucco: textured, E Roof: flat, parapet Fenestration: metal, fixed, front, storefront Primary Entrance: front, storefront, recessed Other notable features: Permits indicate the following alterations: removal of the face of the overhang terrace and base at the entrance of 1005 1/2 (1950), ceiling lowered in 1005 1/2 (1952), and seismic retrofit (1990).	Plan: rectangular No. Stories: 1 Property Type: commercial Related: awnings; color treated concrete below windows Retains integrity: medium, setting, location, materials, workmanship, association, feeling
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*P3b. Resource Attributes: (List attributes and codes) HP06

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

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



P5b. Description of photo:

(View, data, accession #)

09/12/13

*P6. Date Constructed/Age and Sources: ☒ Historic

☐ Prehistoric ☐ Both

1922

Permit

*P7. Owner and Address:

Eubanks, Richard D
375 E Montecito Ave
Sierra Madre, CA 91024

*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

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

BUILDING, STRUCTURE, AND OBJECT RECORD

Primary # _____

HRI # _____

Page 2 of 3

*NRHP Status Code 6Y, 6Z

*Resource Name or #: (Assigned by recorder) 1005 Fair Oaks Ave

B1. Historic Name: _____

B2. Common Name: _____

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

*B5. Architectural Style: One-Part Commercial Block, Spanish Eclectic

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

Year constructed: 1922 (See Continuation Sheet)

*B7. Moved? ☒ No ☐ Yes ☐ Unknown Date: _____ Original Location: _____

*B8. Related Features:

awnings; color treated concrete below windows

B9a. Architect: Unknown b. Builder: W. J. Filley (owner/builder)

*B10. Significance: Area: South Pasadena 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:

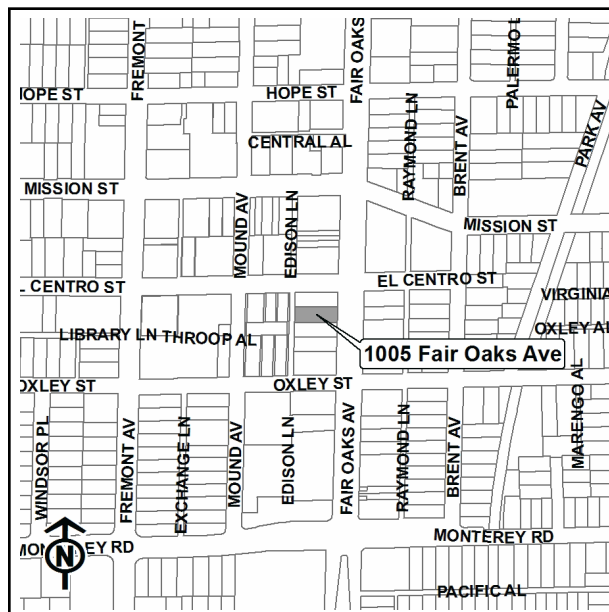
See Continuation Sheet

B13. Remarks:

*B14. Evaluator: Judith Marvin

*Date of Evaluation: 09/12/2013

(This space reserved for official comments.)



State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
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Primary # _____
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Resource Name or #: (Assigned by recorder) 1005 Fair Oaks Ave

*Recorded By: LSA Associates, Inc.

*Date: 09/12/2013

X Continuation

 Update

(continued):

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.

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

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6Y, 6Z

Other Listings _____

Review Code _____ Reviewer _____ Date _____

Page 1 of 3 *Resource Name or #: (Assigned by recorder) 1000 Fair Oaks Ave

P1. Other Identifier: APE Map Ref # 90-3B; Wells Fargo Bank

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

*b. USGS 7.5' Quad: Los Angeles Date: 1994 Land Grant: SAN PASCUAL (GARFIAS)

c. Address: 1000 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:5318015006

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

Architectural Style: Modern

Construction: unknown

Siding/Sheathing: stucco, all visible, altered: yes

Roof: flat, parapet

Fenestration: aluminum, fixed, front, storefront, alteration: yes

Primary Entrance: front, storefront, double doors, alteration: yes

Other notable features: Permits indicate that a new bank building was constructed in 1949 and remodeled in 1961.

No. Stories: 2

Property Type: commercial

Alterations: altered facade, altered fenestration, altered decorative element, altered siding

*P3b. Resource Attributes: (List attributes and codes) HP07

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

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



P5b. Description of photo:

(View, data, accession #)

View to the E, 09/12/13

*P6. Date Constructed/Age and Sources: ☒ Historic

☐ Prehistoric ☐ Both

1949

Permit

*P7. Owner and Address:

Wells Fargo Bank
PO Box 2609
Carlsbad, CA 92018

*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

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

BUILDING, STRUCTURE, AND OBJECT RECORD

Primary # _____

HRI # _____

Page 2 of 3

*NRHP Status Code 6Y, 6Z

*Resource Name or #: (Assigned by recorder) 1000 Fair Oaks Ave

B1. Historic Name: _____

B2. Common Name: Wells Fargo Bank

B3. Original Use: _____ B4. Present Use: Bank

*B5. Architectural Style: Modern

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

New bank building built in 1949. (See Continuation Sheet)

*B7. Moved? ☒ No ☐ Yes ☐ Unknown Date: _____ Original Location: _____

*B8. Related Features:

None

B9a. Architect: Unknown b. Builder: S. L. Mitchell (1926); William C. Crowell (1949)

*B10. Significance: Area: South Pasadena Theme: Commercial Architecture; Commercial Development

Period of Significance: 1949 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 1926 altered commercial building does not appear to meet the criteria to be individually eligible for listing in the National Register of Historic Places (National Register) or the California Register of Historical Resources (California Register).

It is listed in the 2002 update to the City of South Pasadena's Cultural Heritage Inventory (2/1/2001 and June 2014) with a California Historical Resources (CHR) Status Code of 5S3. The property is within the 1000 Block Fair Oaks Historic District, which the 2002 survey update indicates has a CHR Status Code of 5S3 and is ineligible for local designation. In December 2003, OHP published the list of revised CHR Status Codes. Status Code 5S3 is now 6L.

(continued on next page)

B11. Additional Resource Attributes: (List attributes and codes) HP07

*B12. References:

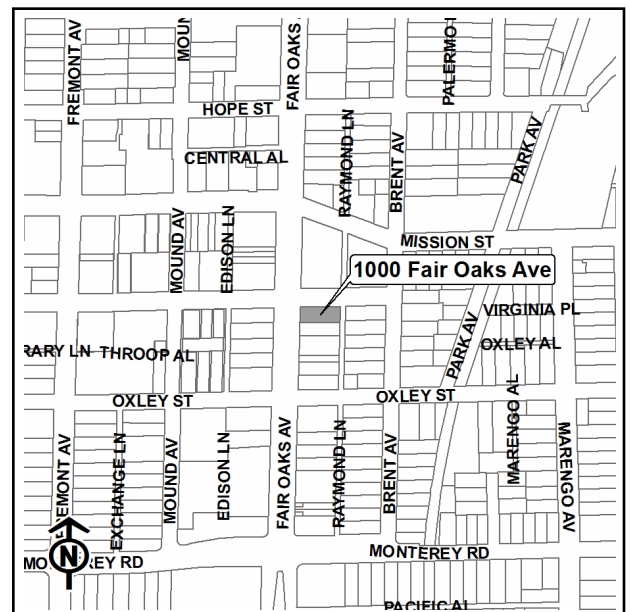
See Continuation Sheet

B13. Remarks:

*B14. Evaluator: Judith Marvin

*Date of Evaluation: 09/21/2013

(This space reserved for official comments.)



State of California - The Resources Agency
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 Historic 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 Bohner

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.

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

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6Y, 6Z

Other Listings _____

Review Code _____ Reviewer _____ Date _____

Page 1 of 3 *Resource Name or #: (Assigned by recorder) 923 Fair Oaks Ave

P1. Other Identifier: APE Map Ref # 91-3B; Bank of America

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

*b. USGS 7.5' Quad: Los Angeles Date: 1994 Land Grant: SAN PASCUAL (GARFIAS)

c. Address: 923 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:5315003057

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

Architectural Style: Contemporary Siding/Sheathing: brick: veneer, All Visible Siding/Sheathing: stucco, All Visible Roof: flat, parapet Fenestration: aluminum, fixed, front, side, storefront Primary Entrance: front, storefront Other notable features: flat canopy over entrance; ATM addition; entrance may be altered Plan: square	No. Stories: 1 Property Type: commercial Retains integrity: medium, setting, location, workmanship, association, feeling
--	---

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

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

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



P5b. Description of photo:

(View, data, accession #)

View to the W, 09/12/13

*P6. Date Constructed/Age and

Sources: ☒ Historic

☐ Prehistoric ☐ Both

1969

Assessor

*P7. Owner and Address:

Bank Of America
101 N Tryon St
Charlotte, NC 28255

*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

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

BUILDING, STRUCTURE, AND OBJECT RECORD

Primary # _____

HRI # _____

Page 2 of 3

*NRHP Status Code 6Y, 6Z

*Resource Name or #: (Assigned by recorder) 923 Fair Oaks Ave

B1. Historic Name: _____

B2. Common Name: _____

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

*B5. Architectural Style: Contemporary

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

Year constructed: 1969 (See Continuation Sheet)

*B7. Moved? ☒ No ☐ Yes ☐ Unknown Date: _____ Original Location: _____

*B8. Related Features:

None

B9a. Architect: Unknown b. Builder: Unknown

*B10. Significance: Area: South Pasadena Theme: Commercial Architecture

Period of Significance: 1969 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 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:

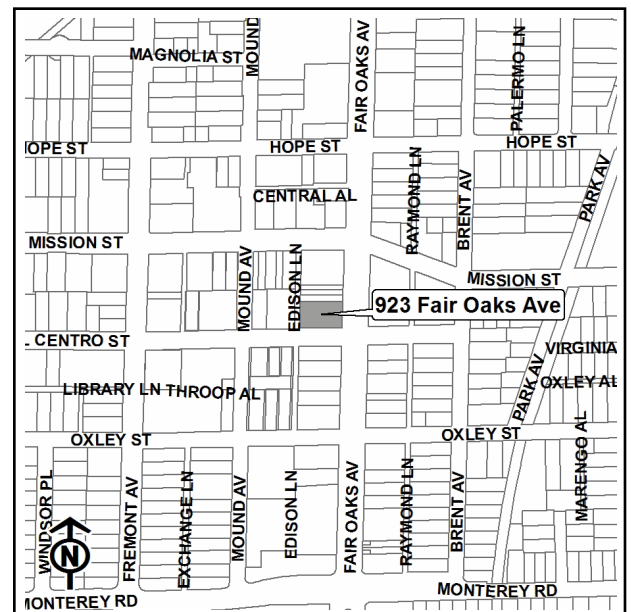
See Continuation Sheet

B13. Remarks:

*B14. Evaluator: Judith Marvin

*Date of Evaluation: 09/12/2013

(This space reserved for official comments.)



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) 923 Fair Oaks Ave

*Recorded By: LSA Associates, Inc. *Date: 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 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 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

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

1984 A Field Guide to American Houses. Alfred A. Knopf, New York.

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

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6Y, 6Z

Other Listings _____

Review Code _____ Reviewer _____ Date _____

Page 1 of 3 *Resource Name or #: (Assigned by recorder) 921 Fair Oaks Ave

P1. Other Identifier: APE Map Ref # 92-3B; Luchas Comfort Footwear

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

*b. USGS 7.5' Quad: Los Angeles Date: 1994 Land Grant: SAN PASCUAL (GARFIAS)

c. Address: 921 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:5315003056

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

Architectural Style: One-Part Commercial Block

Siding/Sheathing: stucco, E

Siding/Sheathing: brick: accent, E

Roof: flat, parapet

Fenestration: wood, fixed, front, storefront

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).

Plan: rectangular

No. Stories: 1

Property Type: commercial

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

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

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

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



P5b. Description of photo:

(View, data, accession #)

View to the W, 09/12/13

*P6. Date Constructed/Age and

Sources: ☒ Historic

☐ Prehistoric ☐ Both

1945

Permit

*P7. Owner and Address:

Wilttrout, 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

*P11. Report Citation: (Cite survey report and other sources or enter "none.")

Historic Property Survey Report for the SR 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
☐ Archeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record
☐ Rock Art Record ☐ Artifact Record ☐ Photograph Record ☐ Other (List): _____

BUILDING, STRUCTURE, AND OBJECT RECORD

Primary # _____

HRI # _____

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? ☒ No ☐ Yes ☐ Unknown Date: _____ Original Location: _____

*B8. Related Features:

None

B9a. Architect: Unknown b. Builder: W. J. Crowell Company

*B10. Significance: Area: South Pasadena Theme: Commercial Architecture

Period of Significance: 1945 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:

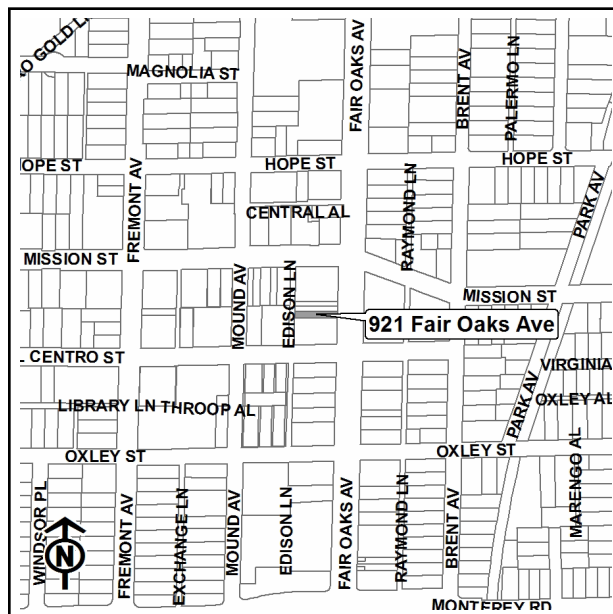
See Continuation Sheet

B13. Remarks:

*B14. Evaluator: Judith Marvin

*Date of Evaluation: 09/12/2013

(This space reserved for official comments.)



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) 921 Fair Oaks Ave

*Recorded By: LSA Associates, Inc. *Date: 09/12/2013 X Continuation Update

(continued):

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).

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.

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

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6Y, 6Z

Other Listings _____

Review Code _____ Reviewer _____ Date _____

Page 1 of 3 *Resource Name or #: (Assigned by recorder) 919 Fair Oaks Ave

P1. Other Identifier: APE Map Ref # 93-3B; Speers TV

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

*b. USGS 7.5' Quad: Los Angeles Date: 1994 Land Grant: SAN PASCUAL (GARFIAS)

c. Address: 919 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:5315003055

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

Architectural Style: One-Part Commercial Block

Siding/Sheathing: concrete block, E

Siding/Sheathing: stucco, E, square tile

Roof: flat, parapet

Fenestration: aluminum, fixed, front, storefront

Primary Entrance: front, storefront

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).

Plan: rectangular

No. Stories: 1

Property Type: commercial

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

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

*P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ 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: ☒ Historic

☐ Prehistoric ☐ Both

circa 1920

*P7. Owner and Address:

Speers, Joanne
1825 Garden Hwy
Sacramento, CA 95833

*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

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

BUILDING, STRUCTURE, AND OBJECT RECORD

Primary # _____

HRI # _____

Page 2 of 3

*NRHP Status Code 6Y, 6Z

*Resource Name or #: (Assigned by recorder) 919 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: circa 1920 (See Continuation Sheet)

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

*B8. Related Features: _____

None

B9a. Architect: Unknown b. Builder: Unknown

*B10. Significance: Area: South Pasadena 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: _____

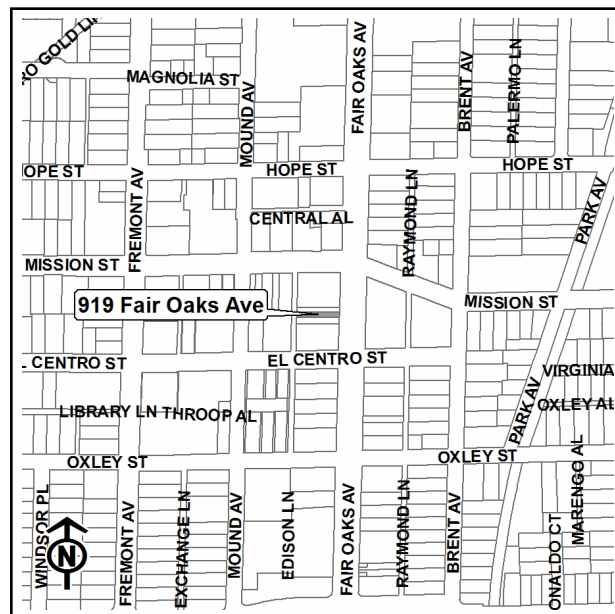
See Continuation Sheet

B13. Remarks: _____

*B14. Evaluator: Judith Marvin

*Date of Evaluation: 09/12/2013

(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) 919 Fair Oaks Ave

*Recorded By: LSA Associates, Inc. *Date: 09/12/2013 X Continuation Update

(continued):

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 Permatone 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 awning 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.

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PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6Y, 6Z

Other Listings _____

Review Code _____ Reviewer _____ Date _____

Page 1 of 3 *Resource Name or #: (Assigned by recorder) 917 Fair Oaks Ave

P1. Other Identifier: APE Map Ref # 94-3B; Chuck's Appliance Service

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

*b. USGS 7.5' Quad: Los Angeles Date: 1994 Land Grant: SAN PASCUAL (GARFIAS)

c. Address: 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): APN:5315003054

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

Architectural Style: One-Part Commercial Block

Siding/Sheathing: brick: veneer, E

Siding/Sheathing: stucco, E

Roof: flat, parapet

Fenestration: metal, fixed, front, storefront

Primary Entrance: front, storefront

Other notable features: Permits indicate that alterations were made to the building facade in 1953.

Plan: rectangular

No. Stories: 1

Property Type: commercial

Related: "Thompson" is written in the floor at the entry.

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

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

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

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



P5b. Description of photo:

(View, data, accession #)

View to the W, 09/12/13

*P6. Date Constructed/Age and

Sources: ☒ Historic

☐ Prehistoric ☐ Both

1924

Permit

*P7. Owner and Address:

Fraser, Scott E Tr
4558 Indiana Ave
La Canada Flt, CA 91011

*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

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

BUILDING, STRUCTURE, AND OBJECT RECORD

Primary # _____

HRI # _____

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? ☒ No ☐ Yes ☐ Unknown Date: _____ Original Location: _____

*B8. Related Features:

"Thompson" is written in the floor at the entry.

B9a. Architect: Unknown b. Builder: A. V. Perkinson

*B10. Significance: Area: South Pasadena 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:

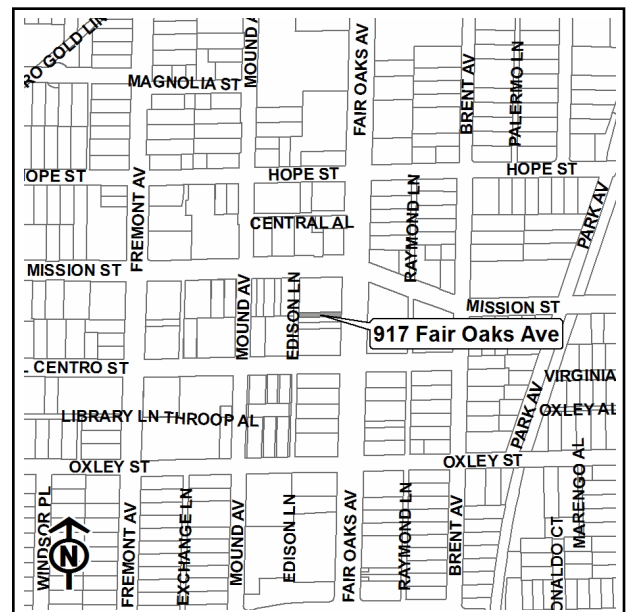
See Continuation Sheet

B13. Remarks:

*B14. Evaluator: Judith Marvin

*Date of Evaluation: 09/12/2013

(This space reserved for official comments.)



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) 917 Fair Oaks Ave

*Recorded By: LSA Associates, Inc.

*Date: 09/12/2013

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 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.

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

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6Y, 6Z

Other Listings _____

Review Code _____ Reviewer _____ Date _____

Page 1 of 3 *Resource Name or #: (Assigned by recorder) 820 Fair Oaks Ave

P1. Other Identifier: APE Map Ref # 95-3B; Comerca Bank

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

*b. USGS 7.5' Quad: Los Angeles Date: 1994 Land Grant: SAN PASCUAL (GARFIAS)

c. Address: 820 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:5318014001

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

<p>Architectural Style: Neoclassical Siding/Sheathing: stone: veneer, All Visible Roof: flat, parapet Fenestration: wood, fixed, front, side, alteration: yes Primary Entrance: front, double doors Plan: irregular No. Stories: 2 Property Type: commercial</p>	<p>Retains integrity: medium, setting, location, workmanship, association, design, feeling Alterations: altered fenestration</p>
---	---

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

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

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



P5b. Description of photo:

(View, data, accession #)

View to the E, 09/12/13

*P6. Date Constructed/Age and

Sources: ☒ Historic
☐ Prehistoric ☐ Both

1922

Assessor

*P7. Owner and Address:

Gandell, Ruth Tr
885 S Orange Grove Blvd
Pasadena, CA 91105

*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

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

BUILDING, STRUCTURE, AND OBJECT RECORD

Primary # _____

HRI # _____

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? ☒ No ☐ Yes ☐ Unknown Date: _____ Original Location: _____

*B8. Related Features:

None

B9a. Architect: Unknown b. Builder: Unknown

*B10. Significance: Area: South Pasadena Theme: Commercial Architecture

Period of Significance: 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:

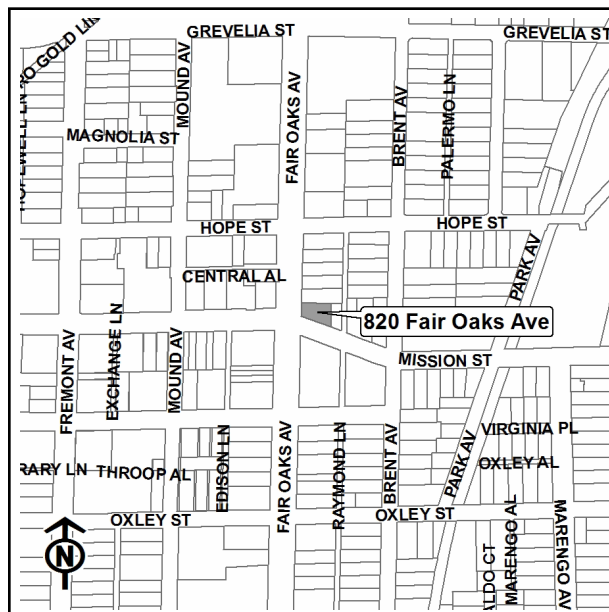
See Continuation Sheet

B13. Remarks:

*B14. Evaluator: Judith Marvin

*Date of Evaluation: 09/21/2013

(This space reserved for official comments.)



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) 820 Fair Oaks Ave

*Recorded By: LSA Associates, Inc.

*Date: 09/21/2013

X Continuation

 Update

(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, 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. Prepared for the City of Whittier. On file at the Planning Division, Whittier City Hall.

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/>.

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

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6Y, 6L, 6Z

Other Listings _____

Review Code _____ Reviewer _____ Date _____

Page 1 of 4 *Resource Name or #: (Assigned by recorder) 1520 Mission St

P1. Other Identifier: APE Map Ref # 96-3B

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

*b. USGS 7.5' Quad: Los Angeles Date: 1994 Land Grant: SAN PASCUAL (GARFIAS)

c. Address: 1520 Mission St City: South Pasadena Zip: 91030

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

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate): APN:5315002039

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

Architectural Style: One-Part Commercial Block
Construction: unknown
Siding/Sheathing: stucco, all visible
Roof: flat, parapet
Fenestration: aluminum, fixed, front, side, storefront, alteration: yes
Primary Entrance: front, double doors
Plan: rectangular
No. Stories: 1
Property Type: commercial

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

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

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

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



P5b. Description of photo:

(View, data, accession #)

View to the NW, 09/12/13

*P6. Date Constructed/Age and Sources: ☒ Historic

☐ Prehistoric ☐ Both

1913

Assessor

*P7. Owner and Address:

Kampczyk, Egon Co Tr Et Al
1065 El Campo Dr
Pasadena, CA 91107

*P8. Recorded by:

Casey Tibbet
LSA Associates, Inc.
1500 Iowa Ave., Suite 200
Riverside, CA 92507

*P9. Date Recorded: 09/14/2013

*P10. Survey Type: (Describe)

Intensive

*P11. Report Citation: (Cite survey report and other sources or enter "none.")

Historic Property Survey Report for the SR 710 North Study, Los Angeles County, California, California Department of Transportation District 7,
EA 187900, EFIS 0700000191, 2014

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

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 4

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

*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? ☒ No ☐ Yes ☐ Unknown Date: _____ Original Location: _____

*B8. Related Features:

None

B9a. Architect: Unknown b. Builder: Unknown

*B10. Significance: Area: South Pasadena Theme: Commercial Architecture; Commercial Development

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:

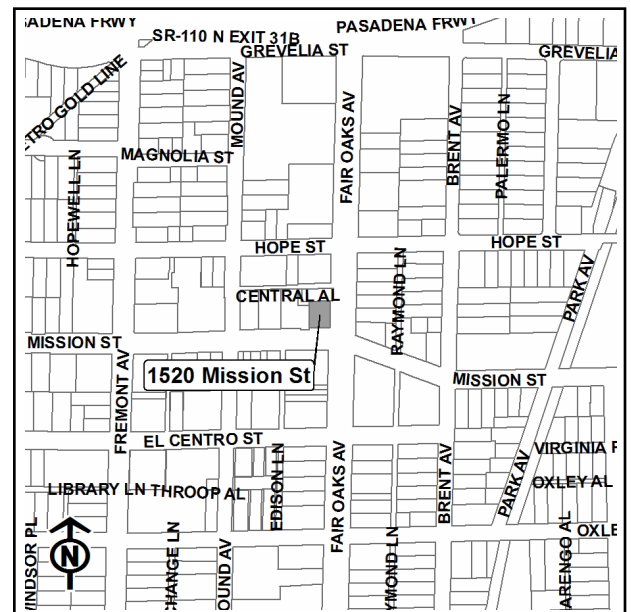
See Continuation Sheet

B13. Remarks:

*B14. Evaluator: Laura G. Carias

*Date of Evaluation: 09/14/2013

(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 4

Resource Name or #: (Assigned by recorder) 1520 Mission St

***Recorded By:** LSA Associates, Inc. ***Date:** 09/14/2013 X Continuation Update

(continued):

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 (finalized 6/5/1939)
 1940 permit issued to Clark Rutherford to use L.J. Mygatt to remodel interior and exterior (finalized 8/14/1940)
 1947 permit issued 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
DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET

Primary # _____
HRI # _____
Trinomial _____

Page 4 of 4

*Resource Name or #: (Assigned by recorder) 1520 Mission St

*Recorded By: LSA Associates, Inc.

*Date: 09/14/2013

X Continuation 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.

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

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 2S2

Other Listings _____

Review Code _____ Reviewer _____ Date _____

Page 1 of 4 *Resource Name or #: (Assigned by recorder) 800 Fair Oaks Ave

P1. Other Identifier: APE Map Ref # 97-3B; Fair Hope Building, South Pasadena Masonic Lodge

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

*b. USGS 7.5' Quad: Los Angeles Date: 1994 Land Grant: SAN PASCUAL (GARFIAS)

c. Address: 800 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:5318014009

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

The Fair Hope Building, erected in 1911, was built in the Classical Revival/Neoclassical style. A three story brick structure, the building has a wood truss hip and flat roof capped by a parapet with cornice. The primary (north and west) elevations are divided into four bays with attached pilasters with Doric capitals. Each bay contains a tall multi-pane window in the second story and a smaller square window on the third. On the primary elevations, the first story consists primarily of glazed storefronts, recessed openings, and some replacement windows. The west façade is finished in glazed brick, and includes egg and dart detailing above and below the pilasters. Red brick is on the north, east, and south elevations.

The first floor primary façade was altered in 1940 when the property was converted from a garage and creamery to other commercial enterprises. It was finally converted to retail/restaurant uses on the ground floor, and office uses on the second and third floors in the 1980s.

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

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

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



P5b. Description of photo:

(View, data, accession #)

View to the E, 09/12/13

*P6. Date Constructed/Age and

Sources: ☒ Historic

☐ Prehistoric ☐ Both

1911

Assessor

*P7. Owner and Address:

Fair Hope Llc
716 Mission St
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

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

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 4

*NRHP Status Code 2S2

*Resource Name or #: (Assigned by recorder) 800 Fair Oaks Ave

B1. Historic Name: L.M. Burton Autos, and Adohr Creamery Corporation, South Pasadena Masonic Lodge

B2. Common Name: Fair Hope Building

B3. Original Use: Commercial (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 Continuation Sheet)

*B7. Moved? ☒ No ☐ Yes ☐ Unknown Date: _____ Original Location: _____

*B8. Related Features:

None

B9a. Architect: Unknown b. Builder: Unknown

*B10. Significance: Area: South Pasadena Theme: Commercial Architecture; Commercial Development

Period of Significance: 1911 Property Type: Commercial Applicable Criteria: A, C

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

This 1911 commercial building appears to meet the criteria to be individually eligible for listing in the National Register of Historic Places (National Register) and the California Register of Historical Resources (California Register).

It is listed in the 2002 update to the City of South Pasadena's Cultural Heritage Inventory (2/1/2001 and June 2014) with a California Historical Resources (CHR) Status Code of 5S1. Since the residence appears to have only been evaluated under the local ordinance, as part of this study it is being evaluated for listing in the National Register of Historic Places (National Register) and California Register of Historical Resources (California Register).

(continued on next page)

B11. Additional Resource Attributes: (List attributes and codes) 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
DEPARTMENT OF PARKS AND RECREATION
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Primary # _____
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Trinomial _____

Page 3 of 4

Resource Name or #: (Assigned by recorder) 800 Fair Oaks Ave

*Recorded By: LSA Associates, 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
DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET

Primary # _____
HRI # _____
Trinomial _____

Page 4 of 4

*Resource Name or #: (Assigned by recorder) 800 Fair Oaks Ave

*Recorded By: LSA Associates, Inc. *Date: 09/21/2013 ☒ Continuation ☐ Update

(continued):

1955 permit #33813 issued to owner Carl Stentz and contractor Williams Waterproofing for parapet wall and pedestrian protection.
1962 permit #50047 issued to owner Sam Goldman and contractor W. C. Johnson Roofing to reroof.
1963 permit #51810 issued to owner Sam Goldman and contractor Ted Tyler to repair the building (no details)
1964 permit # 1167 issued to contractor Rogers to sandblast the brick exterior.
1984 permit #918 issued to owner Buchanan and Associates to demolish the façade and fire escape and to construct a red canopy at the sidewalk

B12. References

City of South Pasadena

2006 Resolution No. 6910, A Resolution of the City Council of the City of South Pasadena, California, Designating the Fair-Hope Building at 800-802 Fair Oaks Avenue as a Cultural Heritage Landmark (Landmark No. 49). On file, Planning Department, City of South Pasadena.

var. Building permits. On file at the City of South Pasadena Planning & Building Department.

McAlester, Virginia, and Lee McAlester

1984 A Field Guide to American Houses. Alfred A. Knopf, New York.

Sanborn-Perris Map Co., Ltd.

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

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

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6Y, 6Z

Other Listings _____

Review Code _____ Reviewer _____ Date _____

Page 1 of 3 *Resource Name or #: (Assigned by recorder) 725 Fair Oaks Ave

P1. Other Identifier: APE Map Ref # 98-3B; pet store

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

*b. USGS 7.5' Quad: Los Angeles Date: 1994 Land Grant: SAN PASCUAL (GARFIAS)

c. Address: 725 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:5315002049, 721-725 Fair Oaks Ave

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

<p>Architectural Style: Modern Siding/Sheathing: stucco, all visible, painted concrete block Roof: flat, parapet Fenestration: wood, fixed, front Primary Entrance: front, storefront Other notable features: According to permits there have been various alterations over the years including installation of an aluminum awning on the west side of the building (1963), cutting a door through the frame wall (1967), and installation of additional awnings (2002), Plan: rectangular</p>	<p>No. Stories: 1 Property Type: commercial Retains integrity: medium, setting, location, materials, workmanship, association, feeling</p>
---	---

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

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

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



P5b. Description of photo:

(View, data, accession #)

09/12/13

*P6. Date Constructed/Age and

Sources: ☒ Historic

☐ Prehistoric ☐ Both

1962

Assessor

*P7. Owner and Address:

Fairoaks Hope Properties

PO Box 5315

Palm Springs, CA 92262

*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

*Attachments: ☐ None ☐ Location Map ☐ Sketch Map ☒ Continuation Sheet ☒ Building, Structure, and Object Record

☐ Archeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record

☐ Rock Art Record ☐ Artifact Record ☐ Photograph Record ☐ Other (List): _____

BUILDING, STRUCTURE, AND OBJECT RECORD

Primary # _____

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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? ☒ No ☐ Yes ☐ Unknown Date: _____ Original Location: _____

*B8. Related Features:

None

B9a. Architect: Unknown b. Builder: Unknown

*B10. Significance: Area: South Pasadena Theme: Commercial Architecture

Period of Significance: 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:

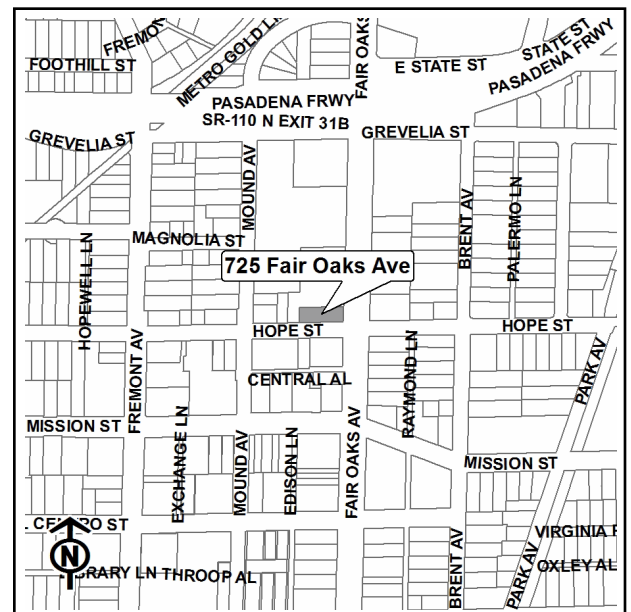
See Continuation Sheet

B13. Remarks:

*B14. Evaluator: Judith Marvin

*Date of Evaluation: 09/12/2013

(This space reserved for official comments.)



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DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET

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Trinomial _____

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Resource Name or #: (Assigned by recorder) 725 Fair Oaks Ave

*Recorded By: LSA Associates, Inc. *Date: 09/12/2013 X Continuation Update

(continued):

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

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

Significance Evaluation. Under Criterion A, this building is one of thousands, if not millions, built during the post-World War II period and is not more closely associated with or representative of this period in than numerous others. Under Criterion B, city directories were reviewed for the names of businesses at this address during the historic-period. Online searches were conducted for businesses associated with the property for a period of five years or more and/or that appear to have had the potential to be important in the local community. This research provided no evidence indicating that the property is associated with persons important in local, state, or national history. Under Criterion C, this is not a significant example of its architectural style, method of construction, or property type. Research to date has not identified it as the work of a master. Under Criterion D, the building is not likely to yield information about the history or prehistory of the area (which relates primarily to archaeological sites). 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 #51794 issued to Frank Alderman and Robert Lindsay and George Steed to construct dressing rooms for a clothing store (operation ceased 5/17/63; to be removed 5/31/63)

1963 permit #53094 issued to Frank Alderman and Pasadena Awning to erect an aluminum awning on the west side of the building.

1967 permit #2872 issued to Frank Alderman and contractor George Biertch to cut a door through the frame wall.

2002 permit #7501 issued to owners Pet's Delight and contractor David Lopez for awning installation.

2005 permit #13317 issued to owner Dave Chandler and Roof Toppers to reroof.

B12 References

City Directories

var. Census (The Los Angeles Directory Company) and Polk City Directories for South Pasadena. Accessed online in March-June 2014 through Ancestry.com at <http://www.ancestry.com/>

City of South Pasadena

var. Building permits. On file at the City of South Pasadena Planning & Building Department.

Fletcher, Tom

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

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DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6Y, 6L, 6Z

Other Listings _____

Review Code _____ Reviewer _____ Date _____

Page 1 of 3 *Resource Name or #: (Assigned by recorder) 513 Fair Oaks Ave

P1. Other Identifier: APE Map Ref # 99-3B

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

*b. USGS 7.5' Quad: Los Angeles Date: 1994 Land Grant: SAN PASCUAL (GARFIAS)

c. Address: 513 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:5317019005

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

Architectural Style: Mediterranean Revival

Construction: unknown

Siding/Sheathing: stucco: textured, all visible

Roof: side gable, low, exposed rafter tails, terra cotta tile

Fenestration: wood, casement multi-paned, front, side, arranged in pairs,
Flanked by decorative shutters

Primary Entrance: front, double doors

Plan: rectangular

No. Stories: 2

Porches: Partial, front

Property Type: residential

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

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

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

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



P5b. Description of photo:

(View, data, accession #)

View to the SW, 09/16/13

*P6. Date Constructed/Age and

Sources: ☒ 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

*P11. Report Citation: (Cite survey report and other sources or enter "none.")

Historic Property Survey Report for the SR 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
☐ Archeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record
☐ Rock Art Record ☐ Artifact Record ☐ Photograph Record ☐ Other (List): _____

BUILDING, STRUCTURE, AND OBJECT RECORD

Primary # _____

HRI # _____

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: Mult-family residence B4. Present Use: Mult-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? ☒ No ☐ Yes ☐ Unknown Date: _____ Original Location: _____

*B8. Related Features: _____

None

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)

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

*B12. References: _____

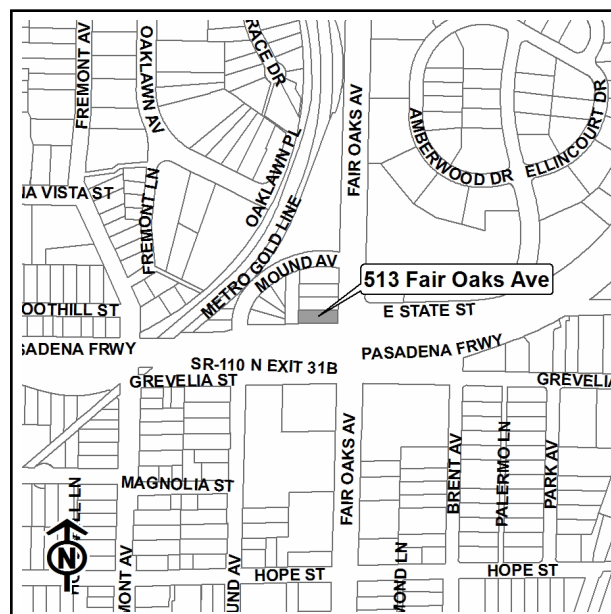
See Continuation Sheet

B13. Remarks: _____

*B14. Evaluator: Judith Marvin

*Date of Evaluation: 09/13/2013

(This space reserved for official comments.)



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

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Resource Name or #: (Assigned by recorder) 513 Fair Oaks Ave

*Recorded By: LSA Associates, Inc. *Date: 09/13/2013 X Continuation Update

(continued):

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 Brunfield 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.

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DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6Y, 6L, 6Z

Other Listings _____

Review Code _____ Reviewer _____ Date _____

Page 1 of 3 *Resource Name or #: (Assigned by recorder) 509 Fair Oaks Ave

P1. Other Identifier: APE Map Ref # 100-3B

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

*b. USGS 7.5' Quad: Los Angeles Date: 1994 Land Grant: SAN PASCUAL (GARFIAS)

c. Address: 509 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:5317019004

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

Architectural Style: Mediterranean Revival
Construction: unknown
Siding/Sheathing: stucco: textured, all visible
Roof: hipped, low, exposed rafter tails, terra cotta tile
Fenestration: wood, casement multi-paned, front, side, arranged in pairs
Primary Entrance: front, double doors
Plan: rectangular
No. Stories: 2
Porches: Partial, front

Property Type: residential
Retains integrity: high, setting, location, workmanship, association, design, feeling
Alterations: altered A/C wall units

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

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

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



P5b. Description of photo:

(View, data, accession #)

View to the W, 09/16/13

*P6. Date Constructed/Age and Sources: ☒ 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

*P11. Report Citation: (Cite survey report and other sources or enter "none.")

Historic Property Survey Report for the SR 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
☐ Archeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record
☐ Rock Art Record ☐ Artifact Record ☐ Photograph Record ☐ Other (List): _____

BUILDING, STRUCTURE, AND OBJECT RECORD

Primary # _____

HRI # _____

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*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? ☒ No ☐ Yes ☐ Unknown Date: _____ Original Location: _____

*B8. Related Features: _____

None

B9a. Architect: Unknown b. Builder: A. Murray

*B10. Significance: Area: South Pasadena Theme: Residential Architecture

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) individually or as a contributor to a historic district.

(continued on next page)

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

*B12. References: _____

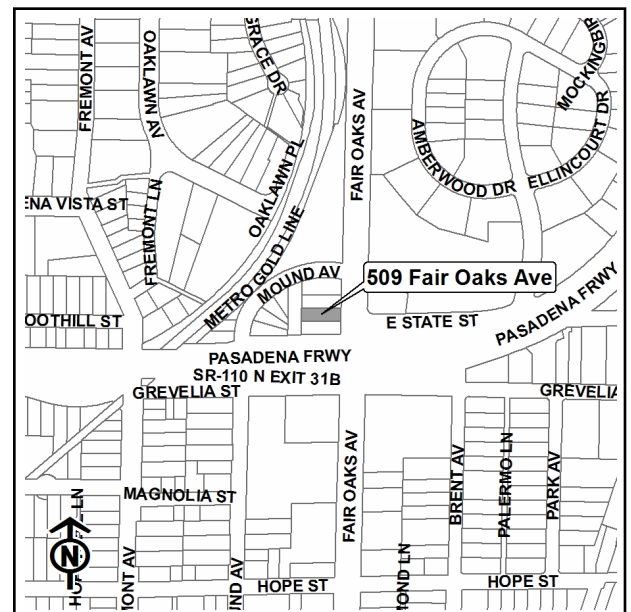
See Continuation Sheet

B13. Remarks: _____

*B14. Evaluator: Judith Marvin

*Date of Evaluation: 09/13/2013

(This space reserved for official comments.)



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Trinomial _____

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Resource Name or #: (Assigned by recorder) 509 Fair Oaks Ave

*Recorded By: LSA Associates, Inc. *Date: 09/13/2013 X Continuation Update

(continued):

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 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.

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

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6Y, 6L, 6Z

Other Listings _____

Review Code _____ Reviewer _____ Date _____

Page 1 of 3 *Resource Name or #: (Assigned by recorder) 505 Fair Oaks Ave

P1. Other Identifier: APE Map Ref # 101-3B

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

*b. USGS 7.5' Quad: Los Angeles Date: 1994 Land Grant: SAN PASCUAL (GARFIAS)

c. Address: 505 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:5317019003

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

Architectural Style: Mediterranean Revival

Construction: unknown

Siding/Sheathing: stucco: textured, all visible

Roof: side gable, low, exposed rafter tails, terra cotta tile

Fenestration: wood, casement multi-paned, front, side, arranged in pairs,
Flanked by decorative shutters.

Primary Entrance: front, double doors

Plan: rectangular

No. Stories: 2

Porches: Partial, front

Chimney: side

Property Type: residential

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

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

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

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



P5b. Description of photo:

(View, data, accession #)

View to the W, 09/16/13

*P6. Date Constructed/Age and

Sources: ☒ Historic
☐ Prehistoric ☐ Both

1928

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

*P11. Report Citation: (Cite survey report and other sources or enter "none.")

Historic Property Survey Report for the SR 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
☐ Archeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record
☐ Rock Art Record ☐ Artifact Record ☐ Photograph Record ☐ Other (List): _____

BUILDING, STRUCTURE, AND OBJECT RECORD

Primary # _____

HRI # _____

Page 2 of 3

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

*Resource Name or #: (Assigned 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: Mediterranean Revival

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

Constructed in 1928. (See Continuation Sheet)

*B7. Moved? ☒ No ☐ Yes ☐ Unknown Date: _____ Original Location: _____

*B8. Related Features:

None

B9a. Architect: Unknown b. Builder: H. F. Jones

*B10. Significance: Area: South Pasadena Theme: Residential Architecture

Period of Significance: 1928 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 building 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 historic district.

(continued on next page)

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

*B12. References:

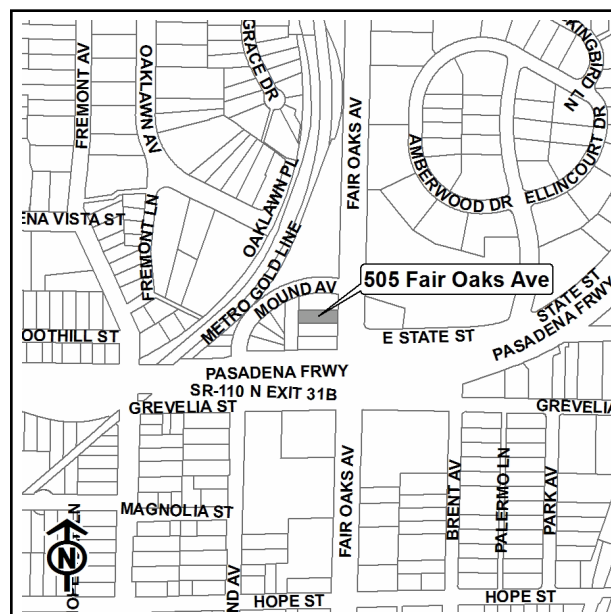
See Continuation Sheet

B13. Remarks:

*B14. Evaluator: Judith Marvin

*Date of Evaluation: 09/13/2013

(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) 505 Fair Oaks Ave

*Recorded By: LSA Associates, Inc. *Date: 09/13/2013 X Continuation Update

(continued):

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 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.

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:

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.

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

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6Y, 6L, 6Z

Other Listings _____

Review Code _____ Reviewer _____ Date _____

Page 1 of 3 *Resource Name or #: (Assigned by recorder) 501 Fair Oaks Ave

P1. Other Identifier: APE Map Ref # 102-3B

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

*b. USGS 7.5' Quad: Los Angeles Date: 1994 Land Grant: SAN PASCUAL (GARFIAS)

c. Address: 501 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:5317019002

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

Architectural Style: Craftsman

Construction: wood frame

Siding/Sheathing: wood: clapboard, all visible

Siding/Sheathing: wood: shingles, E

Roof: side gable, medium, wide eaves

Fenestration: wood, fixed, front

Fenestration: wood, double-hung, side

Fenestration: wood, casement, side

Primary Entrance: front, single door

Plan: rectangular

No. Stories: 2

Porches: Full-Width, front

Property Type: commercial

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

Alterations: altered setting, altered Association (was residential, now used as commercial)

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

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

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



P5b. Description of photo:

(View, data, accession #)

View to the W, 09/16/13

*P6. Date Constructed/Age and

Sources: ☒ 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

*Attachments: ☐ None ☐ Location Map ☐ Sketch Map ☒ Continuation Sheet ☒ Building, Structure, and Object Record

☐ Archeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record

☐ Rock Art Record ☐ Artifact Record ☐ Photograph Record ☐ Other (List): _____

BUILDING, STRUCTURE, AND OBJECT RECORD

Primary # _____

HRI # _____

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 date, alterations, and data of alterations)

Year constructed: 1909 (See Continuation Sheet)

*B7. Moved? ☒ No ☐ Yes ☐ Unknown Date: _____ Original Location: _____

*B8. Related Features:

None

B9a. Architect: Unknown b. Builder: Unknown

*B10. Significance: Area: South Pasadena Theme: Residential Architecture

Period of Significance: 1909 Property Type: Multi-family Property Applicable Criteria: NA

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

This property is not eligible for listing in the National Register of Historic Places (National Register) or the California Register of Historical Resources (California Register), individually or as a contributor to a larger historic district. It was not evaluated under the local ordinance.

It is listed in the City of South Pasadena's Cultural Heritage Inventories (2001, 2002, and 2014) with 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."

(continued on next page)

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

*B12. References:

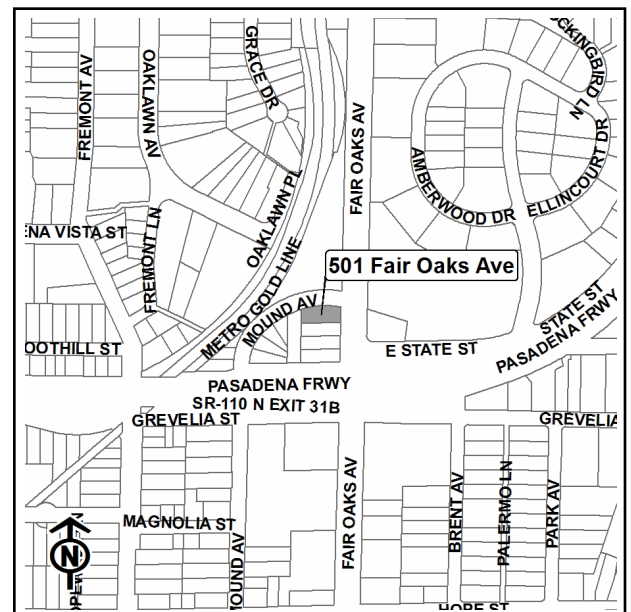
See Continuation Sheet

B13. Remarks:

*B14. Evaluator: Judith Marvin

*Date of Evaluation: 09/13/2013

(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) 501 Fair Oaks Ave

*Recorded By: LSA Associates, Inc.

*Date: 09/13/2013

X Continuation

 Update

(continued):

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.

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

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6Y, 6Z

Other Listings _____

Review Code _____ Reviewer _____ Date _____

Page 1 of 3 *Resource Name or #: (Assigned by recorder) 424 Fair Oaks Ave

P1. Other Identifier: APE Map Ref # 103-3B; Carmine's Restaurant and Bar

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

*b. USGS 7.5' Quad: Los Angeles Date: 1994 Land Grant: SAN PASCUAL (GARFIAS)

c. Address: 424 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:5317020031

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

Architectural Style: California Ranch

Construction: brick

Siding/Sheathing: brick, all visible

Roof: hipped, low, terra cotta tile

Fenestration: wood, fixed, front, side, rear

Primary Entrance: double doors

Other notable features: 1994 addition of patio, bathrooms, soundwall, and skylights

Plan: T-shaped

No. Stories: 1

Porches: Partial

Property Type: commercial

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

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

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

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



P5b. Description of photo:

(View, data, accession #)

View to the NE, 09/18/13

*P6. Date Constructed/Age and

Sources: ☒ 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

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

BUILDING, STRUCTURE, AND OBJECT RECORD

Primary # _____

HRI # _____

Page 2 of 3

*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 Ranch

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

Year constructed: 1963 (See Continuation Sheet)

*B7. Moved? ☒ No ☐ Yes ☐ Unknown Date: _____ Original Location: _____

*B8. Related Features:

None

B9a. Architect: Hawkins and Lindsey b. Builder: Unknown

*B10. Significance: Area: South Pasadena Theme: Commercial Architecture

Period of Significance: 1963 Property Type: Restaurant 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 pursuant to the California Environmental Quality Act (CEQA).

(continued on next page)

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

*B12. References:

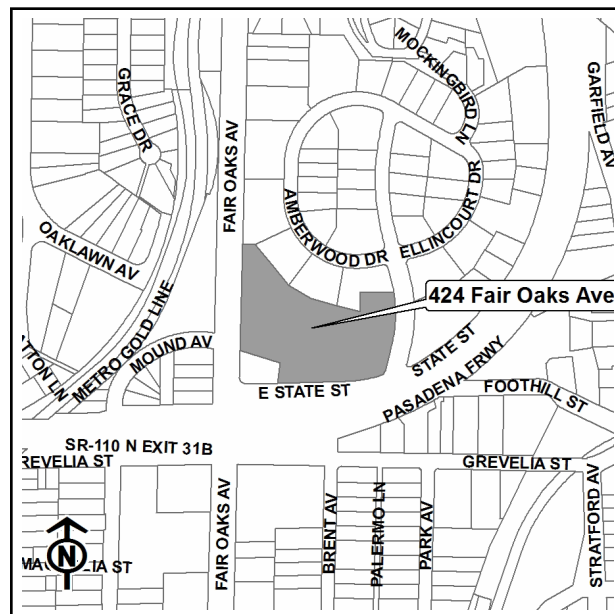
See Continuation Sheet

B13. Remarks:

*B14. Evaluator: Judith Marvin

*Date of Evaluation: 09/21/2013

(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) 424 Fair Oaks Ave

*Recorded By: LSA Associates, Inc. *Date: 09/21/2013 X Continuation Update

(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.

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

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6Y, 6Z

Other Listings _____

Review Code _____ Reviewer _____ Date _____

Page 1 of 3 *Resource Name or #: (Assigned by recorder) 245 Fair Oaks Ave

P1. Other Identifier: APE Map Ref # 105-3B

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

*b. USGS 7.5' Quad: Los Angeles Date: 1994 Land Grant: SAN PASCUAL (GARFIAS)

c. Address: 245 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:5317018003

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

Architectural Style: Ranch

Siding/Sheathing: stucco, All Visible

Roof: hipped, low

Fenestration: aluminum, horizontal sliding, front, side, arranged in ribbons

Primary Entrance: front, storefront

Plan: rectangular

No. Stories: 1

Property Type: commercial

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

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

*P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ 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, 09/16/13

*P6. Date Constructed/Age and Sources: ☒ Historic

☐ Prehistoric ☐ Both

1958

Assessor

*P7. Owner and Address:

Cooper, Francine T Tr

835 Holly Vista Dr

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

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

BUILDING, STRUCTURE, AND OBJECT RECORD

Primary # _____

HRI # _____

Page 2 of 3

*NRHP Status Code 6Y, 6Z

*Resource Name or #: (Assigned by recorder) 245 Fair Oaks Ave

B1. Historic Name: _____

B2. Common Name: _____

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

*B5. Architectural Style: Ranch

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

Year constructed: 1958 (See Continuation Sheet)

*B7. Moved? ☒ No ☐ Yes ☐ Unknown Date: _____ Original Location: _____

*B8. Related Features:

None

B9a. Architect: Unknown b. Builder: Unknown

*B10. Significance: Area: South Pasadena Theme: Commercial Architecture

Period of Significance: 1958 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:

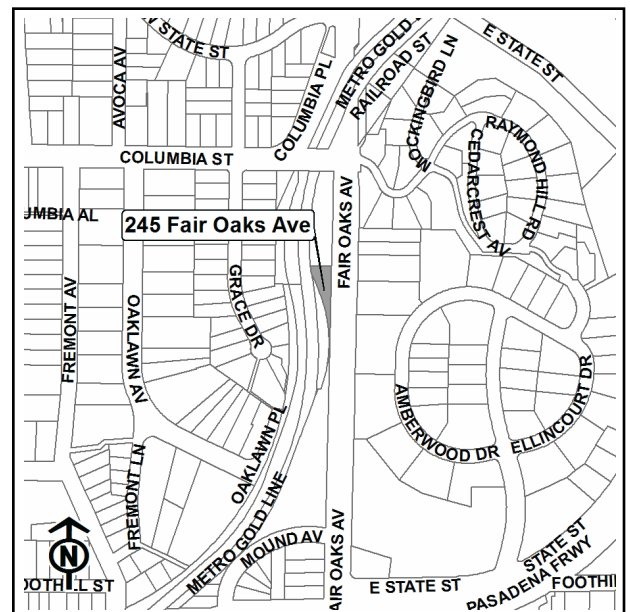
See Continuation Sheet

B13. Remarks:

*B14. Evaluator: Judith Marvin

*Date of Evaluation: 09/16/2013

(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) 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 dovescotes, 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.

Hess, Alan

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

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

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6Y, 6Z

Other Listings _____

Review Code _____ Reviewer _____ Date _____

Page 1 of 3 *Resource Name or #: (Assigned by recorder) 234 Fair Oaks Ave

P1. Other Identifier: APE Map Ref # 106-3B

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

*b. USGS 7.5' Quad: Los Angeles Date: 1994 Land Grant: SAN PASCUAL (GARFIAS)

c. Address: 234 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:5317023006

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

Architectural Style: California Ranch
Siding/Sheathing: stucco, All Visible
Siding/Sheathing: wood: accent, W
Roof: hipped, low, wide eaves
Fenestration: metal, fixed with casement end vents, front, side
Plan: rectangular
No. Stories: 2
Property Type: residential
Retains integrity: high, setting, location, materials, workmanship, association, design, feeling

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

*P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ 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, 09/18/13

*P6. Date Constructed/Age and Sources: ☒ Historic

☐ Prehistoric ☐ Both

1950

Assessor

*P7. Owner and Address:

Jeffries, Raymond and Wai Jen Trs
2255 Chaucer Rd
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

*P10. Survey Type: (Describe)

Intensive

*P11. Report Citation: (Cite survey report and other sources or enter "none.")

Historic Property Survey Report for the SR 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
☐ Archeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record
☐ Rock Art Record ☐ Artifact Record ☐ Photograph Record ☐ Other (List): _____

BUILDING, STRUCTURE, AND OBJECT RECORD

Primary # _____

HRI # _____

Page 2 of 3

*NRHP Status Code 6Y, 6Z

*Resource Name or #: (Assigned by recorder) 234 Fair Oaks Ave

B1. Historic Name: _____

B2. Common Name: _____

B3. Original Use: Apartment building B4. Present Use: Apartment building

*B5. Architectural Style: California Ranch

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

Year constructed: 1950 (See Continuation Sheet)

*B7. Moved? ☒ No ☐ Yes ☐ Unknown Date: _____ Original Location: _____

*B8. Related Features: _____

None

B9a. Architect: Unknown b. Builder: Merton H. Baker (owner/builder)

*B10. Significance: Area: South Pasadena 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: _____

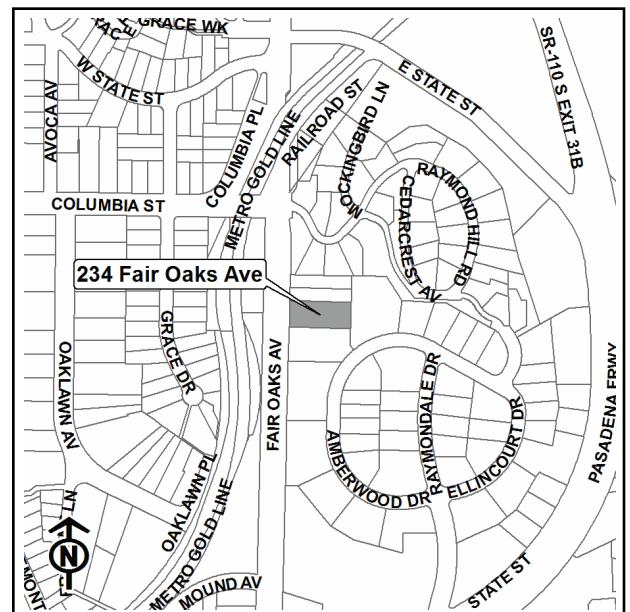
See Continuation Sheet

B13. Remarks: _____

*B14. Evaluator: 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) 234 Fair Oaks Ave

*Recorded By: LSA Associates, Inc.

*Date: 09/21/2013

X Continuation

 Update

(continued):

Property Information: Built in 1950, the City Directory research lists this property also as the Palm Garden 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 dovescotes, 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, 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 #23420 issued to owner/builder Merton H. Baker to construct a 10-unit 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.

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

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6Y, 6Z

Other Listings _____

Review Code _____ Reviewer _____ Date _____

Page 1 of 3 *Resource Name or #: (Assigned by recorder) 230 Fair Oaks Ave

P1. Other Identifier: APE Map Ref # 107-3B

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

*b. USGS 7.5' Quad: Los Angeles Date: 1994 Land Grant: SAN PASCUAL (GARFIAS)

c. Address: 230 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:5317023005

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

Architectural Style: California Ranch
Siding/Sheathing: stucco, All Visible
Siding/Sheathing: wood: accent, W
Roof: hipped, low, wide eaves
Fenestration: metal, fixed with casement end vents, front, side
Primary Entrance: side, single door, multiple doors
Plan: irregular
No. Stories: 2, 4 buildings
Property Type: residential

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

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

*P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ 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, 09/18/13

*P6. Date Constructed/Age and
Sources: ☒ Historic

☐ Prehistoric ☐ Both

1950

Assessor

*P7. Owner and Address:

Fair Oaks Garden LLC
PO Box 86611
Los Angeles, CA 90086

*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

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

BUILDING, STRUCTURE, AND OBJECT RECORD

Primary # _____

HRI # _____

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: _____

B3. Original Use: Apartment building B4. Present Use: Apartment building

*B5. Architectural Style: California Ranch

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

Year constructed: 1950

*B7. Moved? ☒ No ☐ Yes ☐ Unknown Date: _____ Original Location: _____

*B8. Related Features:

None

B9a. Architect: Unknown b. Builder: William Mowry (owner/builder)

*B10. Significance: Area: South Pasadena 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:

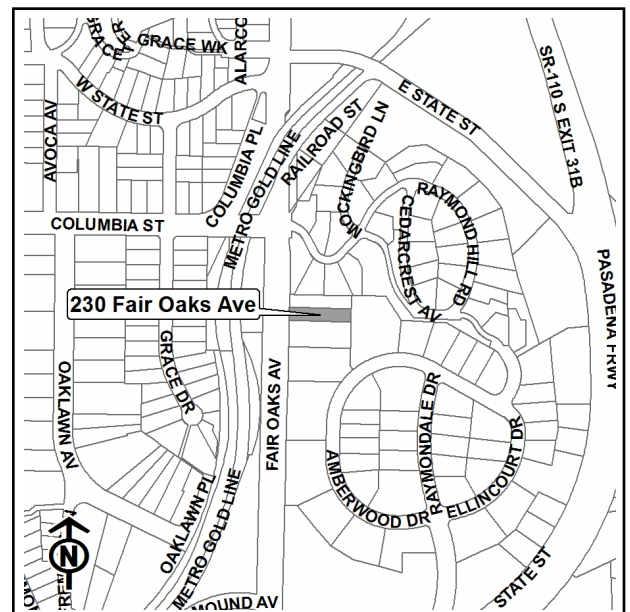
See Continuation Sheet

B13. Remarks:

*B14. Evaluator: Judith Marvin

*Date of Evaluation: 09/21/2013

(This space reserved for official comments.)



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

Primary # _____
HRI # _____
Trinomial _____

Page 3 of 3

Resource Name or #: (Assigned by recorder) 230 Fair Oaks Ave

*Recorded By: LSA Associates, Inc. *Date: 09/21/2013 X Continuation Update

(continued):

Property Information: Built in 1950, the City Directory research lists this property also 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 dovescotes, 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, 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 #23419 issued to owner/builder William Mowry (no details).

B12 References

City Directories

var. Census (The Los Angeles Directory Company) and Polk City Directories for South Pasadena. Accessed online in March-June 2014 through Ancestry.com at <http://www.ancestry.com/>

City of South Pasadena

var. Building permits. On file at the City of South Pasadena Planning & Building Department.

Hess, Alan

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

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

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6Y, 6Z

Other Listings _____

Review Code _____ Reviewer _____ Date _____

Page 1 of 3 *Resource Name or #: (Assigned by recorder) 226 Fair Oaks Ave

P1. Other Identifier: APE Map Ref # 108-3B

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

*b. USGS 7.5' Quad: Los Angeles Date: 1994 Land Grant: SAN PASCUAL (GARFIAS)

c. Address: 226 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:5317023004

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

Architectural Style: California Ranch
Siding/Sheathing: stucco, All Visible
Siding/Sheathing: wood: accent, W
Roof: hipped, low, wide eaves
Fenestration: metal, fixed with casement end vents, front, side
Primary Entrance: side, single door, multiple doors
Plan: irregular
No. Stories: 2, 4 buildings
Property Type: residential

Retains integrity: medium, setting, location, workmanship,
association, design, feeling
Alterations: altered decorative element, altered entry arch

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

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

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



P5b. Description of photo:

(View, data, accession #)

View to the E, 09/18/13

*P6. Date Constructed/Age and
Sources: ☒ Historic

☐ Prehistoric ☐ Both

1950

Assessor

*P7. Owner and Address:

Fair Oaks Garden LLC
PO Box 86611
Los Angeles, CA 90086

*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

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

BUILDING, STRUCTURE, AND OBJECT RECORD

Primary # _____

HRI # _____

Page 2 of 3

*NRHP Status Code 6Y, 6Z

*Resource Name or #: (Assigned by recorder) 226 Fair Oaks Ave

B1. Historic Name: _____

B2. Common Name: _____

B3. Original Use: Apartment building B4. Present Use: Apartment building

*B5. Architectural Style: California Ranch

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

Year constructed: 1950

*B7. Moved? ☒ No ☐ Yes ☐ Unknown Date: _____ Original Location: _____

*B8. Related Features:

None

B9a. Architect: Unknown b. Builder: Unknown

*B10. Significance: Area: South Pasadena Theme: Residential Architecture

Period of Significance: 1950 Property Type: 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:

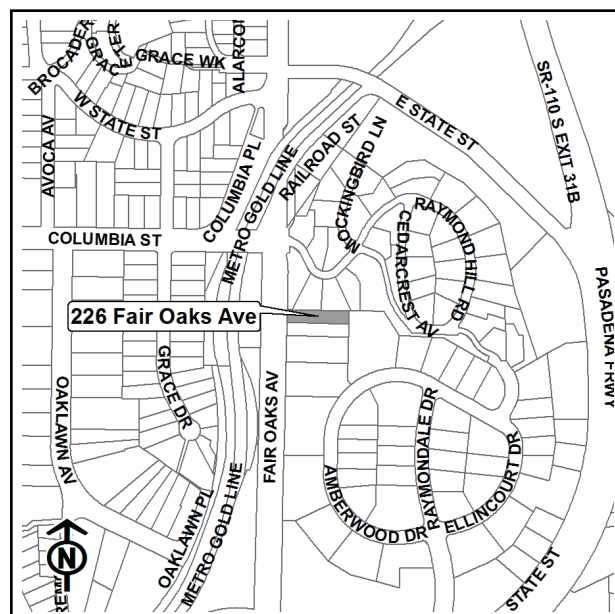
See Continuation Sheet

B13. Remarks:

*B14. Evaluator: Judith Marvin

*Date of Evaluation: 09/21/2013

(This space reserved for official comments.)



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

Primary # _____
HRI # _____
Trinomial _____

Page 3 of 3

Resource Name or #: (Assigned by recorder) 226 Fair Oaks Ave

*Recorded By: LSA Associates, 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 dovescotes, 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.

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

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6Y, 6Z

Other Listings _____

Review Code _____ Reviewer _____ Date _____

Page 1 of 3 *Resource Name or #: (Assigned by recorder) 1609 Raymond Hill Rd

P1. Other Identifier: APE Map Ref # 109-3B

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

*b. USGS 7.5' Quad: Los Angeles Date: 1994 Land Grant: SAN PASCUAL (GARFIAS)

c. Address: 1609 Raymond Hill Rd City: South Pasadena Zip: 91030

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

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate): APN:5317023001

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

This building is somewhat obscured from view.
Architectural Style: California Ranch
Siding/Sheathing: stucco, All Visible
Roof: hipped, low, wide eaves
Fenestration: wood, double-hung multi-paned, front, side
No. Stories: 2
Property Type: residential
Retains integrity: high, setting, location, materials, workmanship, association, design, feeling

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

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

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



P5b. Description of photo:

(View, data, accession #)

View to the SE, 09/18/13

*P6. Date Constructed/Age and Sources: ☒ Historic

☐ Prehistoric ☐ Both

1946

Assessor

*P7. Owner and Address:

Bell, Charles K and Candace et al.
1560 Scott St
San Diego, CA 92106

*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

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

BUILDING, STRUCTURE, AND OBJECT RECORD

Primary # _____

HRI # _____

Page 2 of 3

*NRHP Status Code 6Y, 6Z

*Resource Name or #: (Assigned by recorder) 1609 Raymond Hill Rd

B1. Historic Name: _____

B2. Common Name: _____

B3. Original Use: Apartment building B4. Present Use: Apartment building

*B5. Architectural Style: California Ranch

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

Year constructed: 1946 (See Continuation Sheet)

*B7. Moved? ☒ No ☐ Yes ☐ Unknown Date: _____ Original Location: _____

*B8. Related Features:

None

B9a. Architect: Unknown b. Builder: Paul Trousdale

*B10. Significance: Area: South Pasadena Theme: Residential Architecture

Period of Significance: 1946 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:

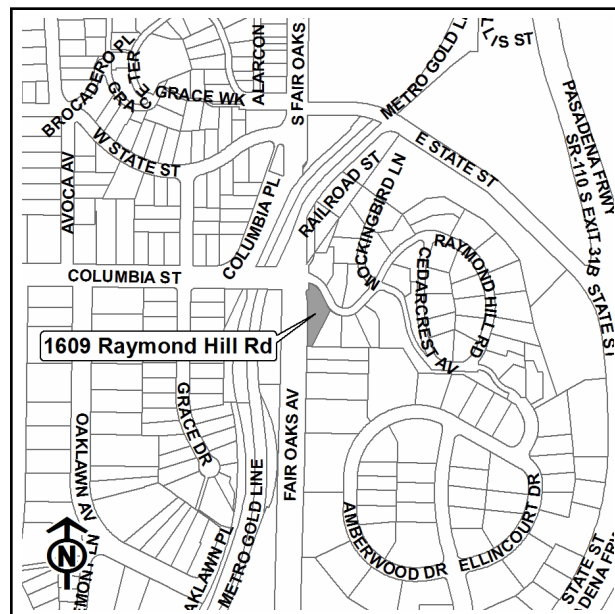
See Continuation Sheet

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
DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET

Primary # _____
HRI # _____
Trinomial _____

Page 3 of 3

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 dove-cotes, 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 Dominquez (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.

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PRIMARY RECORD

Primary # 19-179476 (update)

HRI #

Trinomial

NRHP Status Code 2S2, 3S, 5S1

Other Listings Cultural Heritage Landmark #16, City of South Pasadena

Review Code

Reviewer

Date

Page 1 of 4

Resource Name or #: 109a-3B

P1. Other Identifier: Raymond Hill Waiting Station

*P2. Location: ☐ Not for Publication ☒ Unrestricted *a. County: Los Angeles and (P2b and P2c or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad: 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 ☐ Rock Art Record
☐ Artifact Record ☐ Photograph Record ☐ Other (List):

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

B3. Original Use: streetcar station B4. Present Use: bus station

*B5. Architectural Style: Arts & Crafts (Craftsman)

*B6. Construction History: (Construction date, alterations, and date of alterations) Constructed in 1903 and restored in 1978. 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:

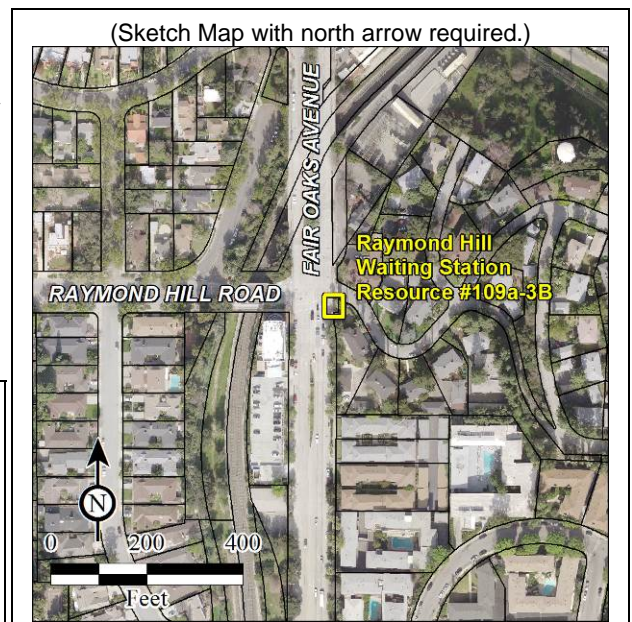
See Continuation Sheet

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.)



CONTINUATION SHEET

Primary # 19-179476 (update)

HRI #

Trinomial

Page 3 of 4

*Resource Name or #: (Assigned by recorder)

109a-3B

*Recorded by LSA Associates, Inc.

*Date: November 2014

X Continuation

X Update

P5b. Description of Photo:

PHOTO 1: Raymond Hill Waiting Station circa 1903 (Thomas 2008:121); view to the east.

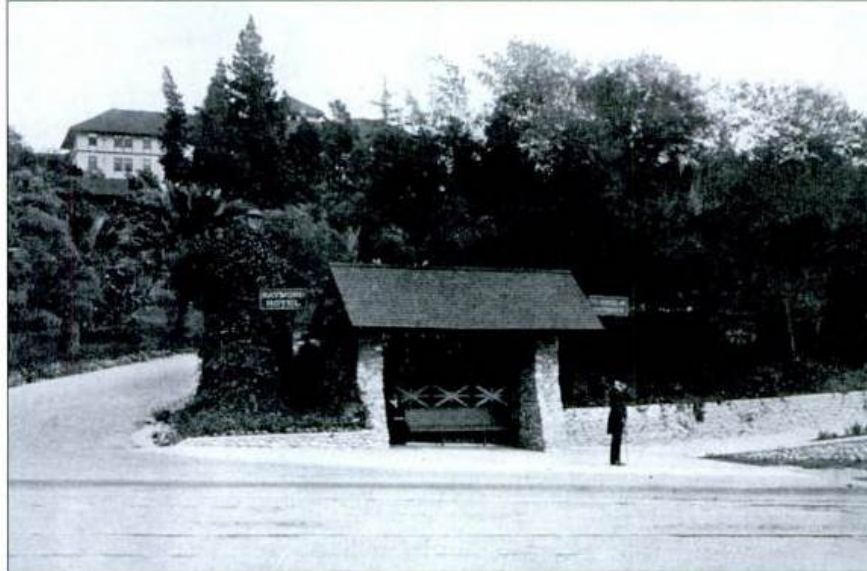


PHOTO 2: Raymond Hill Waiting Station in 1978 (Thomas 2008:121); view to the east.



CONTINUATION SHEET

Primary # 19-179476 (update)

HRI # _____

Trinomial _____

Page 4 of 4

*Resource Name or #: (Assigned by recorder)

109a-3B

*Recorded by LSA Associates, Inc.

*Date: November 2014

☒ Continuation☒ Update***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.south-pasadena.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 completed 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 Agency
DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6Y, 6Z

Other Listings _____

Review Code _____ Reviewer _____ Date _____

Page 1 of 3 *Resource Name or #: (Assigned by recorder) 1180 N Fair Oaks Ave

P1. Other Identifier: APE Map Ref # 110-3B

*P2. Location: Not for Publication ☒ 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: 1180 N Fair Oaks Ave City: Pasadena Zip: 91103

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

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate): APN:5317029900

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

Architectural Style: Vernacular
Siding/Sheathing: stucco, SW, corrugated metal
Fenestration: metal, fixed multi-paned, front
Fenestration: metal, awning, front
Primary Entrance: single door
Secondary Entrance: front, rollup
Property Type: industrial
Retains integrity: high, setting, location, materials, workmanship, association, design, feeling

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

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

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



P5b. Description of photo:

(View, data, accession #)

View to the SE, 02/07/14

*P6. Date Constructed/Age and

Sources: ☒ Historic

☐ Prehistoric ☐ Both

pre-1972

Assessor

*P7. Owner and Address:

Pasadena City

*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

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

BUILDING, STRUCTURE, AND OBJECT RECORD

Primary # _____

HRI # _____

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? ☒ No ☐ Yes ☐ Unknown Date: _____ Original Location: _____

*B8. Related Features:

None

B9a. Architect: Unknown b. Builder: Unknown

*B10. Significance: Area: Pasadena Theme: Industrial Architecture

Period of Significance: circa 1960 Property Type: Industrial Applicable Criteria: NA

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

This 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:

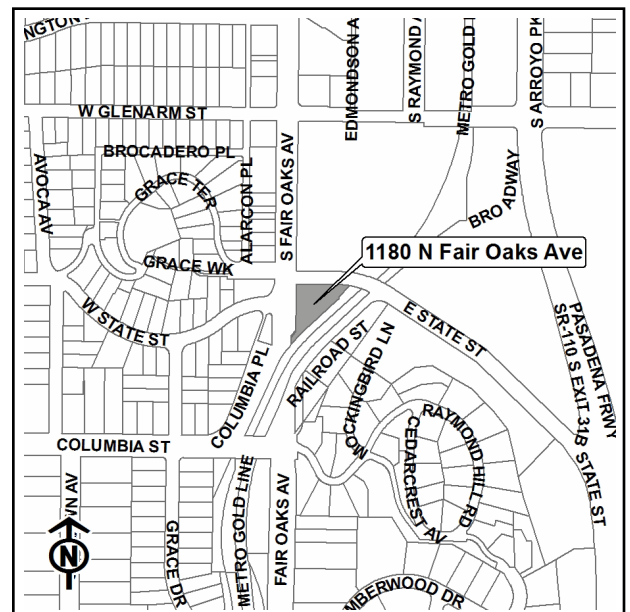
See Continuation Sheet

B13. Remarks:

*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 # _____
HRI # _____
Trinomial _____

Page 3 of 3

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: City directories between the years 1900 and 1970 did not list this address.

Significance Evaluation. Under Criterion A, this building is one of many 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 This is neither the sole example of a property type illustrating the historic context, nor a strongly representative example of a type, period or method of construction. Compared to other examples of this property type found in Pasadena, it lacks architectural significance. Research fails to document it as the work of a master and the observed level of workmanship does not rise above the ordinary. It does not possess high artistic value. In addition, there is no historic district potential in the area. The quality of built resources in Pasadena is exceptional and therefore a resource must have very high integrity, strong associations and almost non-existent alterations to qualify for the National or California Registers. Under Criterion D, the building is not likely to yield information about the history or prehistory of the area (which relates primarily to archaeological sites).

B12. References

Aerial Photographs

1953 and 1972 Accessed online in November 2013 at: <http://www.historicaerials.com>

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>.

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

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6Y, 6Z

Other Listings _____

Review Code _____ Reviewer _____ Date _____

Page 1 of 3 *Resource Name or #: (Assigned by recorder) 1167 S Fair Oaks Ave

P1. Other Identifier: APE Map Ref # 111-3B; Crossfit

*P2. Location: Not for Publication ☒ 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: 1167 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:5719015001

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

Architectural Style: One-Part Commercial Block
Siding/Sheathing: brick, All Visible, tile accent skirting
Roof: flat, parapet
Fenestration: aluminum, fixed, front, side, storefront, alteration: yes
Primary Entrance: front, storefront, alteration: yes
Plan: irregular
No. Stories: 1
Secondary Entrance: side, storefront, alteration: yes
Property Type: commercial

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

*P3b. Resource Attributes: (List attributes and codes) HP06

*P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)



P5b. Description of photo:

(View, data, accession #)

View to the W, 09/16/13

*P6. Date Constructed/Age and Sources: ☒ Historic

☐ Prehistoric ☐ Both

1925

Assessor

*P7. Owner and Address:

Jaidar, John N Tr
PO Box 817
La Canada, CA 91012

*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 ☒ Continuation Sheet ☒ Building, Structure, and Object Record
☐ Archeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record
☐ Rock Art Record ☐ Artifact Record ☐ Photograph Record ☐ Other (List): _____

BUILDING, STRUCTURE, AND OBJECT RECORD

Primary # _____

HRI # _____

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? ☒ 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 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:

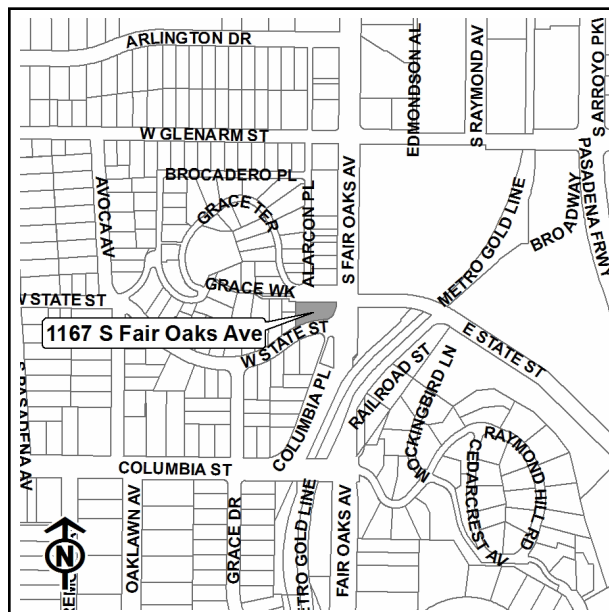
See Continuation Sheet

B13. Remarks:

*B14. Evaluator: Eugene Heck

*Date of Evaluation: 09/16/2013

(This space reserved for official comments.)



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) 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. 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 complaint 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 Household, 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.

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State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6Y, 6Z

Other Listings _____

Review Code _____ Reviewer _____ Date _____

Page 1 of 3 *Resource Name or #: (Assigned by recorder) 1139 S Fair Oaks Ave

P1. Other Identifier: APE Map Ref # 113-3B; Mirror Image Fitness

*P2. Location: Not for Publication ☒ 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: 1139 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:5719018010

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

Architectural Style: Modern
Siding/Sheathing: decorative block, E
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

*P3b. Resource Attributes: (List attributes and codes) HP06

*P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)



P5b. Description of photo:

(View, data, accession #)

View to the W, 09/16/13

*P6. Date Constructed/Age and Sources: ☒ Historic

☐ Prehistoric ☐ Both

1961

Assessor

*P7. Owner and Address:

Pfeifroth, Willi H Co Tr
16353 Paseo De Rocha Dr
Hacienda Hgts, CA 91745

*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 ☒ Continuation Sheet ☒ Building, Structure, and Object Record
☐ Archeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record
☐ Rock Art Record ☐ Artifact Record ☐ Photograph Record ☐ Other (List): _____

BUILDING, STRUCTURE, AND OBJECT RECORD

Primary # _____

HRI # _____

Page 2 of 3

*NRHP Status Code 6Y, 6Z

*Resource Name or #: (Assigned by recorder) 1139 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: 1961 (See Continuation Sheet)

*B7. Moved? ☒ No ☐ Yes ☐ Unknown Date: _____ Original Location: _____

*B8. Related Features:

None

B9a. Architect: W. Craig Bullock b. Builder: Daigh Construction Co.

*B10. Significance: Area: Pasadena Theme: Commercial Architecture

Period of Significance: 1961 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:

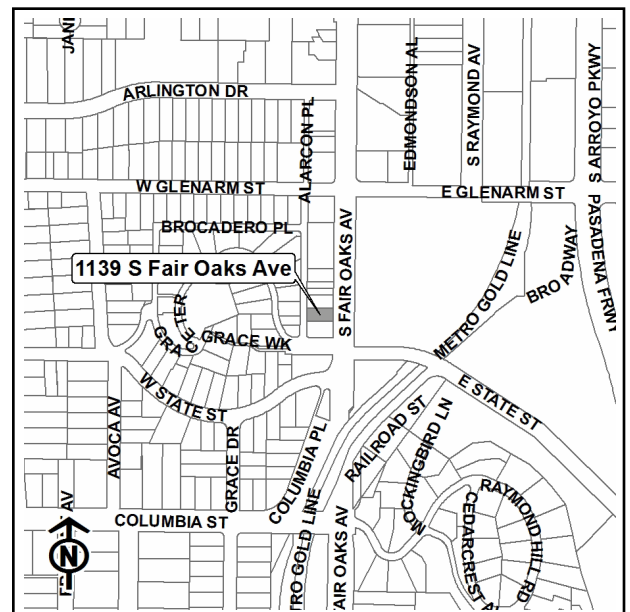
See Continuation Sheet

B13. Remarks:

*B14. Evaluator: Eugene Heck

*Date of Evaluation: 09/16/2013

(This space reserved for official comments.)



State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET

Primary # _____
HRI # _____
Trinomial _____

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Resource Name or #: (Assigned by recorder) 1139 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 Tatlian 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 Household, Thurston's City Directories, Polk City Directories. Accessed March-June 2014 through online through Ancestry.com at <http://www.ancestry.com>.

City of Pasadena

var. Building permits. On file at the City of Pasadena Building & Safety Division.

Fletcher, Tom

n.d. Essential Architecture – Mid-Century Modern. Accessed online in August 2009 at: <http://www.essential-architecture.com/STYLE/STY-066.htm>.

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State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6Y, 6Z

Other Listings _____

Review Code _____ Reviewer _____ Date _____

Page 1 of 3 *Resource Name or #: (Assigned by recorder) 1038 S Fair Oaks Ave

P1. Other Identifier: APE Map Ref # 115-3B; Pasadena Federal Credit Union

*P2. Location: Not for Publication ☒ 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: 1038 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:5720006027, 1044 S Fair Oaks Ave

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, 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: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ 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, 09/18/13

*P6. Date Constructed/Age and

Sources: ☒ Historic

☐ Prehistoric ☐ Both

1967

Assessor

*P7. Owner and Address:

Pasadena Federal Credit Union

PO Box 7132

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)

Intensive

*P11. Report Citation: (Cite survey report and other sources or enter "none.")

Historic Property Survey Report for the SR 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
☐ Archeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record
☐ Rock Art Record ☐ Artifact Record ☐ Photograph Record ☐ Other (List): _____

BUILDING, STRUCTURE, AND OBJECT RECORD

Primary # _____

HRI # _____

Page 2 of 3

*NRHP Status Code 6Y, 6Z

*Resource Name or #: (Assigned by recorder) 1038 S Fair Oaks Ave

B1. Historic Name: _____

B2. Common Name: Pasadena Federal Credit Union

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? ☒ 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: 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 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 # _____
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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):

Significance Evaluation The integrity of this property is diminished. It no longer retains the combination of qualities and associations from the Period of Significance necessary for this Property Type to visibly convey the significance of any relevant historic context. Under Criterion A, this altered commercial building does not appear to be associated with any significant events in history. Under Criterion B: No information was found pertaining to persons. The property does not appear to be associated with a person important to local, state or national history. Under Criterion C: This is neither the sole example of a property type illustrating the historic context, nor a strongly representative example of a type, period or method of construction. Compared to other examples of this property type found in Pasadena, it lacks architectural significance. Research fails to document it as the work of a master and the observed level of workmanship does not rise above the ordinary. It does not possess high artistic value. In addition, there is no historic district potential in the area. The quality of built resources in Pasadena is exceptional and therefore a resource must have very high integrity, strong associations and almost non-existent alterations to qualify for the National or California Registers. Under Criterion D, the building is not likely to yield information about the history or prehistory of the area (which relates primarily to archaeological sites). This property is not eligible for listing in the National Register or the California Register. As previously noted, it is listed or designated locally.

B6. Construction History

Numerous permits have been issued for this property. The most pertinent are listed below:

1967 illegible building permit

1968 permit to Crown Equity to use Pasadena Sign to install a sign (finalized 2/19/1968)

1975 building permit issued to Clinical Pathology Medical Group to use Delmer D. Berkhart as architect? and Ted Tyler Corp. as contractor to construct a new garage, parking, and landscaping, and to demo existing building (finalized 11/20/1975)

1984 permit to Pasadena Federal Credit Union to use O.K. Earl as architect and contractor to remove window and wall and install ATM (finalized 2/19/1984)

1990 building permit (and associated electrical, mechanical, and plumbing) for remodel 4750 sf. existing building, add 13726 sf., basement parking 12287 sf. (finalized 1/14/1993). Contractors include: Facilities Protection Systems, Redesi Inc., American Air Management Corp., BFI Portable Services, Barnard Plumbing, and Chartered Construction Corp. Engineer was K.B. Leung Assoc., and architect was Wolff, Lang, Christopher, Inc.

B12. References

Aerial Photographs

Var. Accessed online in 2013 and 2014 at: <http://www.historicaerials.com/aerials.php?code=404>

City of Pasadena

var. Building permits. On file at the City of Pasadena Building & Safety Division.

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State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6Y, 6Z

Other Listings _____

Review Code _____ Reviewer _____ Date _____

Page 1 of 3 *Resource Name or #: (Assigned by recorder) 995 S Fair Oaks Ave

P1. Other Identifier: APE Map Ref # 116-3B; Nightsun

*P2. Location: Not for Publication ☒ 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: 995 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:5719022101

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

Architectural Style: Vernacular
Siding/Sheathing: stucco, All Visible, metal bldg rear
Roof: flat, multiple rooflines
Roof: hipped, medium
Fenestration: metal, fixed multi-paned, side
Fenestration: wood, fixed multi-paned, front, side
Primary Entrance: front
Other notable features: large metal-sided rear addition circa 1950
Property Type: commercial

Retains integrity: medium, setting, location, workmanship, association, feeling

*P3b. Resource Attributes: (List attributes and codes) HP06

*P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)



P5b. Description of photo:

(View, data, accession #)

View to the W, 09/16/13

*P6. Date Constructed/Age and Sources: ☒ Historic

☐ Prehistoric ☐ Both

1949

Assessor

*P7. Owner and Address:

George, Tobin and Margaret Trs
4732 Hampton Rd
La Canada Flt, CA 91011

*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 ☒ Continuation Sheet ☒ Building, Structure, and Object Record
☐ Archeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record
☐ Rock Art Record ☐ Artifact Record ☐ Photograph Record ☐ Other (List): _____

BUILDING, STRUCTURE, AND OBJECT RECORD

Primary # _____

HRI # _____

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)

*B7. Moved? ☒ 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: 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:

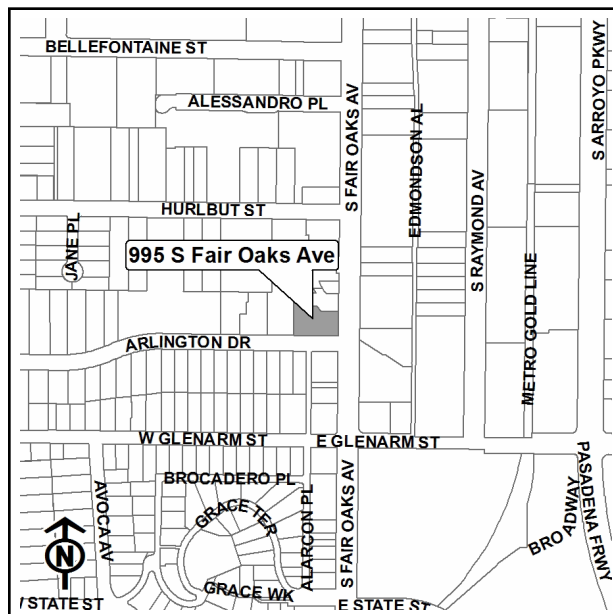
See Continuation Sheet

B13. Remarks:

*B14. Evaluator: Eugene Heck

*Date of Evaluation: 09/16/2013

(This space reserved for official comments.)



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) 995 S Fair Oaks Ave

*Recorded By: LSA Associates, Inc. *Date: 09/16/2013 X Continuation Update

(continued):

Property Information: City directories indicate that Park Produce Company occupied this address from at least 1953 until after 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. Under Criterion D, the building is not likely to yield information about the history or prehistory of the area (which relates primarily to archaeological sites).

B6. Construction History

Numerous permits have been issued for this property. The most pertinent are listed below:

(No date) Planning 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)

(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>

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State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6Y, 6Z

Other Listings _____

Review Code _____ Reviewer _____ Date _____

Page 1 of 3 *Resource Name or #: (Assigned by recorder) 909 S Fair Oaks Ave

P1. Other Identifier: APE Map Ref # 118-3B

*P2. Location: Not for Publication ☒ 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: 909 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:5719025032

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

Architectural Style: Modern, elements of, modest
Siding/Sheathing: stucco, All Visible
Roof: flat, parapet, multiple rooflines
Fenestration: aluminum, fixed, front, side
Primary Entrance: front, double doors, side lights, recessed, distinctive entry
Other notable features: awning; some windows changed
Plan: L-shaped
No. Stories: 1

Secondary Entrance: side, storefront
Property Type: commercial
Retains integrity: medium, setting, location, workmanship, association, design, feeling

*P3b. Resource Attributes: (List attributes and codes) HP06

*P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)



P5b. Description of photo:

(View, data, accession #)

View to the SW, 10/11/13

*P6. Date Constructed/Age and Sources: ☒ 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

*Attachments: ☐ None ☐ Location Map ☐ Sketch Map ☒ Continuation Sheet ☒ Building, Structure, and Object Record
☐ Archeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record
☐ Rock Art Record ☐ Artifact Record ☐ Photograph Record ☐ Other (List): _____

BUILDING, STRUCTURE, AND OBJECT RECORD

Primary # _____

HRI # _____

Page 2 of 3

*NRHP Status Code 6Y, 6Z

*Resource Name or #: (Assigned by recorder) 909 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: 1954 (See Continuation Sheet)

*B7. Moved? ☒ 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: 1954 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:

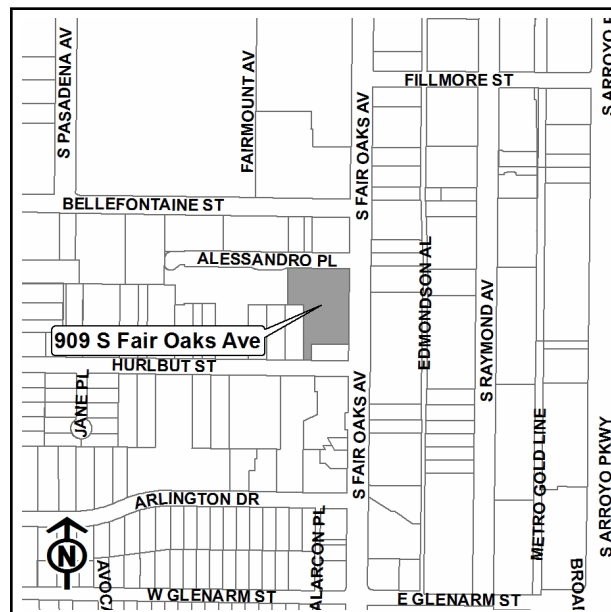
See Continuation Sheet

B13. Remarks:

*B14. Evaluator: Eugene Heck

*Date of Evaluation: 09/16/2013

(This space reserved for official comments.)



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) 909 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 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

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 Household, Thurston's City Directories, Polk City Directories. Accessed March-June 2014 through online through Ancestry.com at <http://www.ancestry.com>.

City of Pasadena

var. Building permits. On file at the City of Pasadena Building & Safety Division.

Fletcher, Tom

n.d. Essential Architecture – Mid-Century Modern. Accessed online in August 2009 at: <http://www.essential-architecture.com/STYLE/STY-066.htm>.

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State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6Y, 6Z

Other Listings _____

Review Code _____ Reviewer _____ Date _____

Page 1 of 3 *Resource Name or #: (Assigned by recorder) 837 S Fair Oaks Ave

P1. Other Identifier: APE Map Ref # 120-3B

*P2. Location: Not for Publication ☒ 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: 837 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:5719026001

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

Architectural Style: Vernacular
Architectural Style: Modern, elements of, modest
Siding/Sheathing: stucco, All Visible
Siding/Sheathing: concrete block, E
Fenestration: aluminum, fixed, front
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

No. Stories: 2
Property Type: commercial
Retains integrity: medium, setting, location, workmanship, association, design, feeling

*P3b. Resource Attributes: (List attributes and codes) HP06

*P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)



P5b. Description of photo:

(View, data, accession #)

View to the SW, 10/11/13

*P6. Date Constructed/Age and Sources: ☒ 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 ☒ Continuation Sheet ☒ Building, Structure, and Object Record
☐ Archeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record
☐ Rock Art Record ☐ Artifact Record ☐ Photograph Record ☐ Other (List): _____

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 3

*NRHP Status Code 6Y, 6Z

*Resource Name or #: (Assigned by recorder) 837 S Fair Oaks Ave

B1. Historic Name: _____

B2. Common Name: _____

B3. Original Use: Commercial building B4. Present Use: Commercial building

*B5. Architectural Style: Vernacular, Modern

*B6. Construction History: (Construction date, alterations, and data of alterations)

Year constructed: 1962 (See Continuation Sheet)

*B7. Moved? ☒ No ☐ Yes ☐ Unknown Date: _____ Original Location: _____

*B8. Related Features:

None

B9a. Architect: Jacobs Engineering Co. b. Builder: Jacobs Construction Co.

*B10. Significance: Area: Pasadena 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:

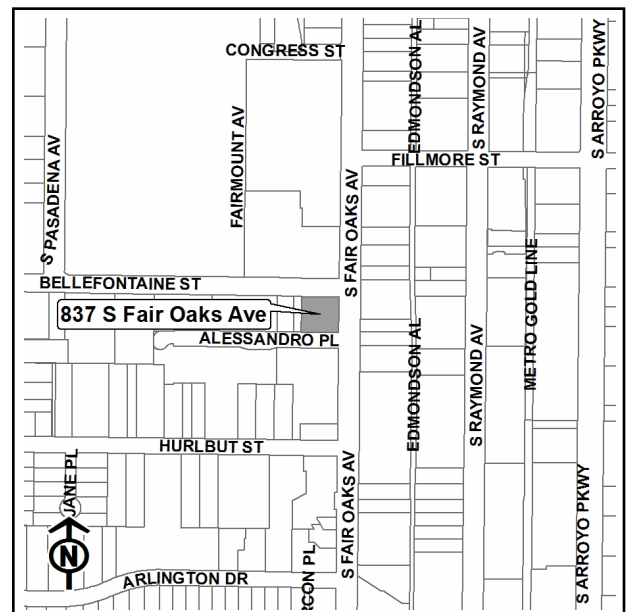
See Continuation Sheet

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) 837 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: 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>.

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State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6Y, 6Z

Other Listings _____

Review Code _____ Reviewer _____ Date _____

Page 1 of 3 *Resource Name or #: (Assigned by recorder) 766 S Fair Oaks Ave

P1. Other Identifier: APE Map Ref # 123-3B; Huntington Collection

*P2. Location: Not for Publication ☒ 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: 766 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:5720003018

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

Architectural Style: Modern

Siding/Sheathing: stucco, All Visible, altered: yes

Siding/Sheathing: wood: accent, W

Roof: flat

Fenestration: wood, fixed, front

Fenestration: wood, hopper, front

Primary Entrance: front, single door, transom lights, side lights, recessed

Plan: irregular

No. Stories: 2

Property Type: commercial

Retains integrity: medium, setting, location, association, design, feeling

*P3b. Resource Attributes: (List attributes and codes) HP08, HP41, HP06

*P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)



P5b. Description of photo:

(View, data, accession #)

View to the E, 09/18/13

*P6. Date Constructed/Age and

Sources: ☒ Historic

☐ Prehistoric ☐ Both

1947

Assessor

*P7. Owner and Address:

Huntington, Collis P

100 E California Blvd

Pasadena, CA 91105

*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

*Attachments: ☐ None ☐ Location Map ☐ Sketch Map ☒ Continuation Sheet ☒ Building, Structure, and Object Record
☐ Archeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record
☐ Rock Art Record ☐ Artifact Record ☐ Photograph Record ☐ Other (List): _____

BUILDING, STRUCTURE, AND OBJECT RECORD

Primary # _____

HRI # _____

Page 2 of 3

*NRHP Status Code 6Y, 6Z

*Resource Name or #: (Assigned by recorder) 766 S Fair Oaks Ave

B1. Historic Name: _____

B2. Common Name: _____

B3. Original Use: Medical B4. Present Use: Medical

*B5. Architectural Style: Modern

*B6. Construction History: (Construction date, alterations, and data of alterations)

Year constructed: 1947 (See Continuation Sheet)

*B7. Moved? ☒ No ☐ Yes ☐ Unknown Date: _____ Original Location: _____

*B8. Related Features:

None

B9a. Architect: Daniel A. Elliott b. Builder: Vern R. Huck

*B10. Significance: Area: Pasadena Theme: Commercial Architecture

Period of Significance: 1947 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:

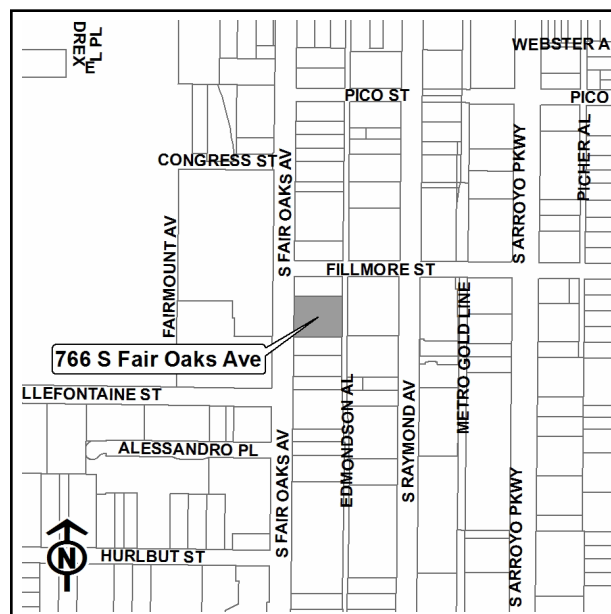
See Continuation Sheet

B13. Remarks:

*B14. Evaluator: Eugene Heck

*Date of Evaluation: 09/21/2013

(This space reserved for official comments.)



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) 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 accents.

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.essential-architecture.com/STYLE/STY-066.htm>.

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State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6Y, 6Z

Other Listings _____

Review Code _____ Reviewer _____ Date _____

Page 1 of 3 *Resource Name or #: (Assigned by recorder) 10 Congress St

P1. Other Identifier: APE Map Ref # 124-3B; Pasadena Medical Plaza

*P2. Location: Not for Publication ☒ Unrestricted *a. County Los Angeles and (P2b and P2c or P2d.)

*b. USGS 7.5' Quad: Pasadena Date: 1994 Land Grant: SAN PASCUAL (GARFIAS)

c. Address: 10 Congress St City: Pasadena Zip: 91105

d. UTM: (Give more than one for large and/or linear resources) Zone: _____ mE/ _____ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate): APN:5719027055

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

Architectural Style: Modern, elements of

Siding/Sheathing: brick, All Visible

Roof: flat

Fenestration: aluminum, fixed, front, side

Primary Entrance: front, storefront, recessed

Other notable features: windows arranged in vertical bands; parking garage looks modern

No. Stories: 4

Property Type: commercial

Related: This property includes a highrise, a parking garage; and support facilities.

Retains integrity: high, setting, location, materials, workmanship, association, design, feeling

*P3b. Resource Attributes: (List attributes and codes) HP07

*P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)



P5b. Description of photo:

(View, data, accession #)

View to the SW, 09/16/13

*P6. Date Constructed/Age and

Sources: ☒ Historic ☐ Prehistoric ☐ Both

Circa 1965

*P7. Owner and Address:

Payne, Gleeson L et al. Trs
100 W Congress St
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

*Attachments: ☐ None ☐ Location Map ☐ Sketch Map ☒ Continuation Sheet ☒ Building, Structure, and Object Record
☐ Archeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record
☐ Rock Art Record ☐ Artifact Record ☐ Photograph Record ☐ Other (List): _____

BUILDING, STRUCTURE, AND OBJECT RECORD

Primary # _____

HRI # _____

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? ☒ No ☐ Yes ☐ Unknown Date: _____ Original Location: _____

*B8. Related Features:

This property includes a highrise, a parking garage; and support facilities.

B9a. Architect: Unknown b. Builder: Unknown

*B10. Significance: Area: Pasadena 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:

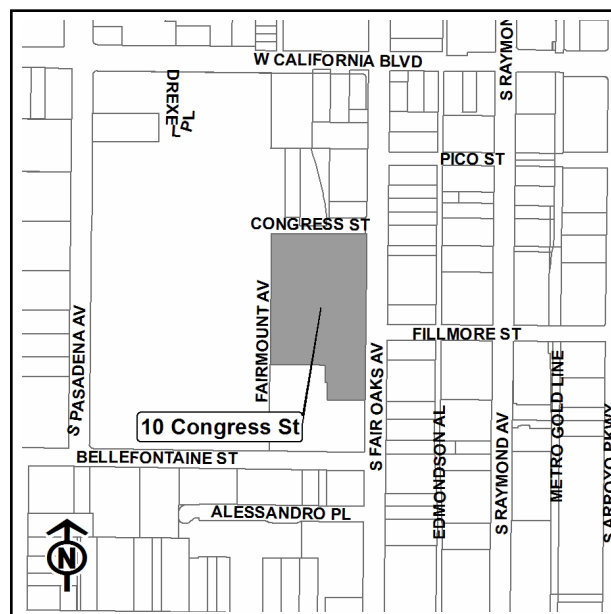
See Continuation Sheet

B13. Remarks:

*B14. Evaluator: Eugene Heck

*Date of Evaluation: 09/16/2013

(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) 10 Congress St

*Recorded By: LSA Associates, Inc. *Date: 09/16/2013 ☒ 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>.

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State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6Y, 6Z

Other Listings _____

Review Code _____ Reviewer _____ Date _____

Page 1 of 3 *Resource Name or #: (Assigned by recorder) 712 S Fair Oaks Ave

P1. Other Identifier: APE Map Ref # 125-3B; GEM Transitional Care

*P2. Location: Not for Publication ☒ 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: 712 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:5720002023

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

Architectural Style: Vernacular
Architectural Style: Neoclassical, elements of
Siding/Sheathing: brick: veneer, W
Siding/Sheathing: stucco, All Visible, altered: yes
Roof: side gable, low, wide eaves
Fenestration: aluminum, horizontal sliding, front
Fenestration: aluminum, fixed
Primary Entrance: front, double doors, recessed
Plan: rectangular

No. Stories: 2
Porches: Partial, front
Property Type: institutional
Retains integrity: medium, setting, location, association, feeling
Alterations: altered decorative element

*P3b. Resource Attributes: (List attributes and codes) HP16

*P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)



P5b. Description of photo:

(View, data, accession #)

View to the E, 09/18/13

*P6. Date Constructed/Age and Sources: ☒ Historic

☐ Prehistoric ☐ Both

1964

Assessor

*P7. Owner and Address:

Calfair Property LLC
905 S Fair Oaks Ave
Pasadena, CA 91105

*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

*Attachments: ☐ None ☐ Location Map ☐ Sketch Map ☒ Continuation Sheet ☒ Building, Structure, and Object Record
☐ Archeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record
☐ Rock Art Record ☐ Artifact Record ☐ Photograph Record ☐ Other (List): _____

BUILDING, STRUCTURE, AND OBJECT RECORD

Primary # _____

HRI # _____

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: _____

B3. Original Use: Care facility B4. Present 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? ☒ No ☐ Yes ☐ Unknown Date: _____ Original Location: _____

*B8. Related Features:

None

B9a. Architect: Unknown b. Builder: Houston Investment Corp.

*B10. Significance: Area: Pasadena 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:

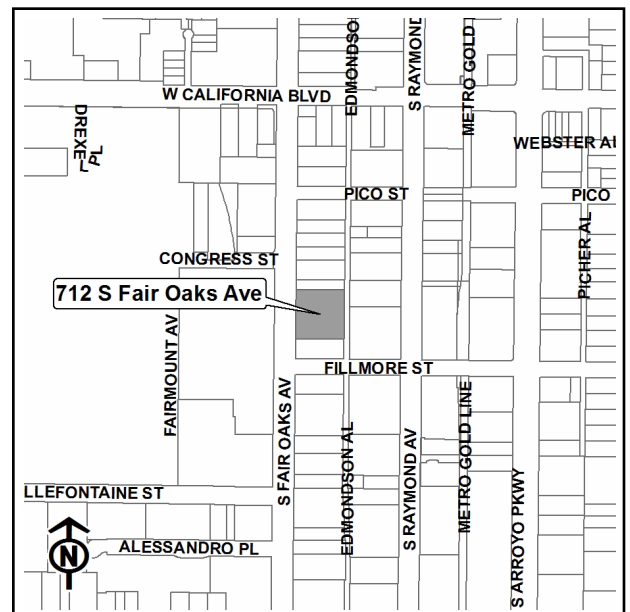
See Continuation Sheet

B13. Remarks:

*B14. Evaluator: Eugene Heck

*Date of Evaluation: 09/21/2013

(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) 712 S Fair Oaks Ave

*Recorded By: LSA Associates, Inc. *Date: 09/21/2013 X Continuation Update

(continued):

Property Information: Research in the City Directories between the years of 1900 and 1970 do not list 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:

1985 Planning case to enlarge kitchen and laundry rooms of convalescent hosp. To provide 24 parking stalls where 38 are required to eliminate driveway linking two (2) on-site parking lots. Parking code prohibits re- entering a public street to reach another portion of same parking face (17.56. 100.f) to be exempted from providing two (2) lots (approved)

B12. References

City Directories

var. Census and City Directories, Pasadena Star (1913 and 1914), The Moore-Pasadena City Directory and Directory of Householders, Thurston's City Directories, Polk City Directories. Accessed March-June 2014 through online through Ancestry.com at <http://www.ancestry.com>.

City of Pasadena

var. Building permits. On file at the City of Pasadena Building & Safety Division.

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State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6Y, 6Z

Other Listings _____

Review Code _____ Reviewer _____ Date _____

Page 1 of 3 *Resource Name or #: (Assigned by recorder) 660 S Fair Oaks Ave

P1. Other Identifier: APE Map Ref # 126-3B; Huntington Medical Research Institutes

*P2. Location: Not for Publication ☒ 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: 660 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:5720002002

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

Architectural Style: Modern

Siding/Sheathing: stucco, All Visible, altered: yes

Siding/Sheathing: brick: veneer, W

Roof: flat

Fenestration: aluminum, fixed, front

Primary Entrance: front, single door, side lights

Plan: rectangular

No. Stories: 1

Property Type: commercial

Retains integrity: medium, setting, location, association,
design, feeling

Alterations: altered brick?

*P3b. Resource Attributes: (List attributes and codes) HP08, HP41, HP06

*P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)



P5b. Description of photo:

(View, data, accession #)

View to the E, 09/18/13

*P6. Date Constructed/Age and

Sources: ☒ Historic

☐ Prehistoric ☐ Both

1949

Assessor

*P7. Owner and Address:

Huntington Medical Research

99 N El Molino Ave

Pasadena, CA 91101

*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

*Attachments: ☐ None ☐ Location Map ☐ Sketch Map ☒ Continuation Sheet ☒ Building, Structure, and Object Record
☐ Archeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record
☐ Rock Art Record ☐ Artifact Record ☐ Photograph Record ☐ Other (List): _____

BUILDING, STRUCTURE, AND OBJECT RECORD

Primary # _____

HRI # _____

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: _____

B3. Original Use: Medical facility B4. Present 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? ☒ No ☐ Yes ☐ Unknown Date: _____ Original Location: _____

*B8. Related Features:

None

B9a. Architect: Unknown b. Builder: J. Shelton Gordan

*B10. Significance: Area: Pasadena 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:

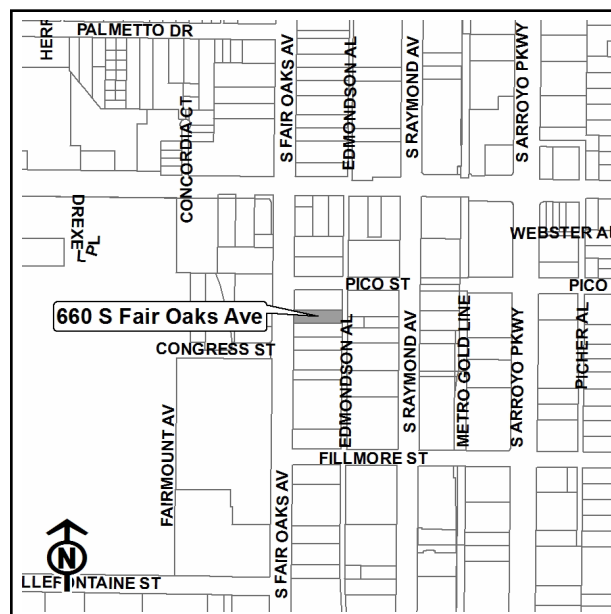
See Continuation Sheet

B13. Remarks:

*B14. Evaluator: Eugene Heck

*Date of Evaluation: 09/21/2013

(This space reserved for official comments.)



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) 660 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 accents.

Property Information: City directories indicate the following businesses occupied this address during the historic-period: Goods of the Woods Novelties/ Montgomery & 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>.

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State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6Y, 6L, 6Z

Other Listings _____

Review Code _____ Reviewer _____ Date _____

Page 1 of 4 *Resource Name or #: (Assigned by recorder) 1,11,21,23,27 W California Blvd, 527 S Fair Oaks

P1. Other Identifier: APE Map Ref # 129-3B; Cal-Fair Plaza

*P2. Location: Not for Publication ☒ 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: 1,11,21,23,27 W California Blvd, 527 S Fair Oaks 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: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, venacular, contemporary
Siding/Sheathing: brick, stucco, all visible
Roof: flat
Fenestration: wood, double-hung, side
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

Property Type: commercial
Retains integrity: low, setting, location
Alterations: altered aeriels indicate a large building was demolished between 1977 and 1980; numerous significant alts over time

*P3b. Resource Attributes: (List attributes and codes) HP06

*P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)



P5b. Description of photo:

(View, data, accession #)

View to the NW, 09/16/13

*P6. Date Constructed/Age and

Sources: ☒ 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

*Attachments: ☐ None ☐ Location Map ☐ Sketch Map ☒ Continuation Sheet ☒ Building, Structure, and Object Record
☐ Archeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record
☐ Rock Art Record ☐ Artifact Record ☐ Photograph Record ☐ Other (List): _____

BUILDING, STRUCTURE, AND OBJECT RECORD

Primary # _____

HRI # _____

Page 2 of 4

*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

*B5. Architectural Style: Various

*B6. Construction History: (Construction date, alterations, and data of alterations)

Year constructed: 1914, 1924, 1925, 1964, 1972, 1980 (See Continuation Sheet)

*B7. Moved? ☒ No ☐ Yes ☐ Unknown Date: _____ Original Location: _____

*B8. Related Features:

None

B9a. Architect: Geo. P Telling (1 W. Calif); Miller & Hayes (23-27 W. Calif) b. Builder: Thos P James and Henry Seward (1 W Calif); Goodsell & Son

*B10. Significance: Area: Pasadena Theme: Commercial Architecture; 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 geographic scope. Also address integrity.)

This property is not eligible for listing in the National Register of Historic Places (National Register) or the California Register of Historical Resources (California Register), individually or as a contributor to a larger historic district. It was not evaluated under the local ordinance.

(continued on next page)

B11. Additional Resource Attributes: (List attributes and codes) HP06

*B12. References:

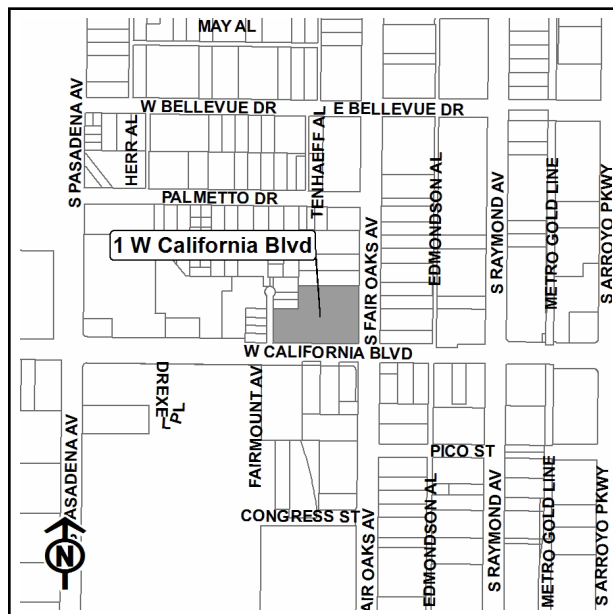
See Continuation Sheet

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 4

Resource Name or #: (Assigned by recorder) 1,11,21,23,27 W California Blvd, 527 S Fair Oaks

***Recorded By:** LSA Associates, Inc. ***Date:** 09/16/2013 X 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 appearances. 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 (finalized 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 (finalized 4/21/92) for John Crowe Roofing (contractor) to re-roof

1992 permit (finalized 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 (finalized 4/9/96) for Berwick Roofing (contractor) to re-roof building

1996 permit (finalized 10/1/96) for Katsof Aron (applicant) to replace existing wood storefront with aluminum

State of California - The Resources Agency
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CONTINUATION SHEET

Primary # _____
HRI # _____
Trinomial _____

Page 4 of 4

*Resource Name or #: (Assigned by recorder) 1,11,21,23,27 W California Blvd, 527 S Fair Oaks

*Recorded By: LSA Associates, Inc.

*Date: 09/16/2013

X Continuation Update

(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 (reinspected 12/5/06) 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 Household, 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.

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6Y, 6Z

Other Listings _____

Review Code _____ Reviewer _____ Date _____

Page 1 of 4 *Resource Name or #: (Assigned by recorder) 527 S Fair Oaks Ave

P1. Other Identifier: APE Map Ref # 131-3B; N. T. Young Cane & Fibre Raffia Works

*P2. Location: Not for Publication ☒ 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, size, 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: vertical 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

*P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)



P5b. Description of photo:

(View, data, accession #)

View to the W, 09/16/13

*P6. Date Constructed/Age and

Sources: ☒ Historic ☐ Prehistoric ☐ Both

1932

Permit

*P7. Owner and Address:

Wei Jing Xie
533 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

*Attachments: ☐ None ☐ Location Map ☐ Sketch Map ☒ Continuation Sheet ☒ Building, Structure, and Object Record
☐ Archeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record
☐ Rock Art Record ☐ Artifact Record ☐ Photograph Record ☐ Other (List): _____

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

B2. Common Name: N. T. Young Cane & Fibre Raffia Works

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? ☒ No ☐ Yes ☐ Unknown Date: _____ Original Location: _____

*B8. Related Features:

None

B9a. Architect: Unknown b. Builder: Unknown

*B10. Significance: Area: Pasadena Theme: Commercial Architecture; Ethnic History

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:

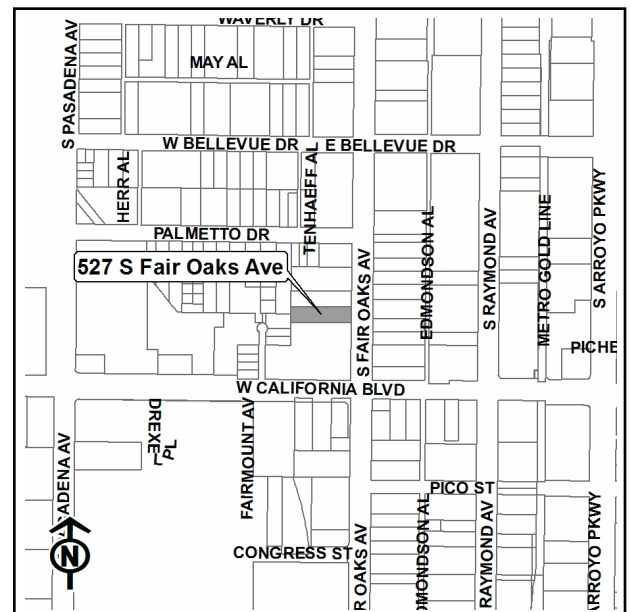
See Continuation Sheet

B13. Remarks:

*B14. Evaluator: Eugene Heck

*Date of Evaluation: 09/16/2013

(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 4

Resource Name or #: (Assigned by recorder) 527 S Fair Oaks Ave

*Recorded By: LSA Associates, Inc. *Date: 09/16/2013 X Continuation 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 least 1940 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 under Criterion A. It was not evaluated under the local ordinance.

B6. Construction History

Numerous permits have been issued for this property. The most pertinent are listed below:

(No date) 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)

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DEPARTMENT OF PARKS AND RECREATION
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Primary # _____
HRI # _____
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*Resource Name or #: (Assigned by recorder) 527 S Fair Oaks Ave

*Recorded By: LSA Associates, Inc. *Date: 09/16/2013 X Continuation Update

(continued):

1955 code complaint/violations issued to George Sugano to fix unreinforced parapet walls, basement vacated, emergency exit locations
1962 building permit to Lawrence W. Burrows to remodel store front (close in opening w/door) (finalized 11/6/1962)
1974 permit M.AK. Woo to use Roy Loney Construction Co. to build garage with glass windows (570 sq. ft.) (4/4/1974)
2003 permit (finalized 3/28/03) for Wei J. Xie (owner-builder) to renovate/rehabilitate storefront (entrance only)
2003 permit (finalized 4/18/03) for new canvas signs
2006 mechanical permit for installation of HVAC system and (finalized 6/14/2006) to Wayne Larson (contractor)

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.

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 RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6Y, 6L, 6Z

Other Listings _____

Review Code _____ Reviewer _____ Date _____

Page 1 of 4 *Resource Name or #: (Assigned by recorder) 512 S Fair Oaks Ave

P1. Other Identifier: APE Map Ref # 134-3B; T.L. Gurley Antiques

*P2. Location: Not for Publication ☒ 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: 512 S Fair Oaks Ave City: Pasadena Zip: 91103

d. UTM: (Give more than one for large and/or linear resources) Zone: _____ mE/ _____ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate): APN:5722006002

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

Architectural Style: One-Part Commercial Block
Siding/Sheathing: stucco, All Visible
Roof: shed, medium
Fenestration: wood, fixed, storefront
Primary Entrance: front, storefront, single door
Plan: rectangular
No. Stories: 1
Property Type: commercial

Retains integrity: high, setting, location, materials, workmanship, association, design, feeling

*P3b. Resource Attributes: (List attributes and codes) HP06

*P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ 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, 09/18/13

*P6. Date Constructed/Age and

Sources: ☒ Historic ☐ Prehistoric ☐ Both

1922

Assessor

*P7. Owner and Address:

Nishikawa/ Fair Oaks Inc
852 Sussex Rd
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

*P10. Survey Type: (Describe)
Intensive

*P11. Report Citation: (Cite survey report and other sources or enter "none.")

Historic Property Survey Report for the SR 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
☐ Archeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record
☐ Rock Art Record ☐ Artifact Record ☐ Photograph Record ☐ Other (List): _____

BUILDING, STRUCTURE, AND OBJECT RECORD

Primary # _____

HRI # _____

Page 2 of 4

*NRHP Status Code 6Y, 6L, 6Z

*Resource Name or #: (Assigned by recorder) 512 S Fair Oaks Ave

B1. Historic Name: Nishi Auto Parts

B2. Common Name: T. L. Gurley Antiques

B3. Original Use: commercial B4. Present Use: Commercial (antique store)

*B5. Architectural Style: One-Part Commercial Block

*B6. Construction History: (Construction date, alterations, and data of alterations)

Year constructed: 1922. (See Continuation Sheet)

*B7. Moved? ☒ No ☐ Yes ☐ Unknown Date: _____ Original Location: _____

*B8. Related Features:

None

B9a. Architect: Leon Brockway b. Builder: White & Taylor

*B10. Significance: Area: Pasadena Theme: Commercial Architecture; Commercial Development

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 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.

The property was previously surveyed. Those findings were "Although ineligible for listing at the national or state levels, this property appears to meet Criterion 3 for local landmark designation as a unique combination of Art Deco and Spanish Colonial Revival style commercial design that retains a high level of physical integrity. The property is also associated with the important local architect Leon Brockway" (2007). It has not been locally designated.

(continued on next page)

B11. Additional Resource Attributes: (List attributes and codes) HP06

*B12. References:

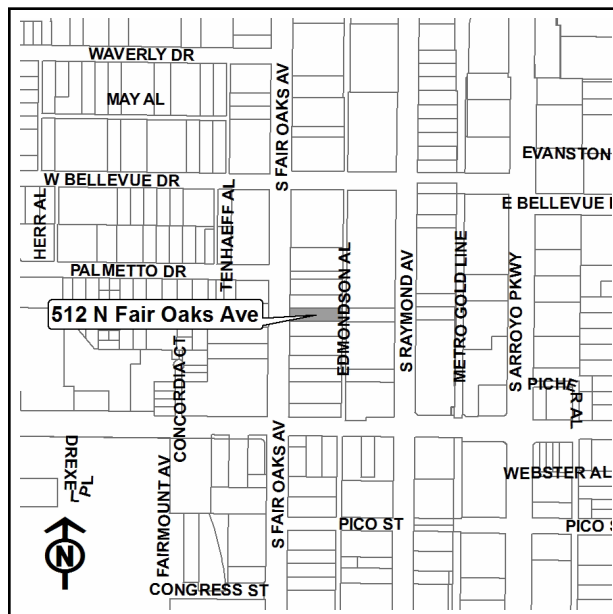
See Continuation Sheet

B13. Remarks:

*B14. Evaluator: Eugene Heck

*Date of Evaluation: 09/21/2013

(This space reserved for official comments.)



State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET

Primary # _____
HRI # _____
Trinomial _____

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Resource Name or #: (Assigned by recorder) 512 S Fair Oaks Ave

***Recorded By:** LSA Associates, Inc. ***Date:** 09/21/2013 X 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 area 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
DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET

Primary # _____
HRI # _____
Trinomial _____

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*Resource Name or #: (Assigned by recorder) 512 S Fair Oaks Ave

*Recorded By: LSA Associates, Inc. *Date: 09/21/2013 X Continuation Update

(continued):

1981 Denied plan to add 600 sq. ft. auto shop (denied 8/3/1981)
1994 minor building permit to Page Roofing Inc. to re-roof building (finalized 1/26/1994)
2006 permit to re-roof
2008 building permit for seismic retrofit of URM building (finalized 9/15/2008) to Alex Mustapha as engineer and AMA construction services as contractor
2012 seismic retrofit of URM Building

B12. References

City of Pasadena
var. Building permits. On file at the City of Pasadena Building & Safety Division.
Grimes, Teresa
2007 DPR form for unnamed survey.
Longstreth, Richard W.
2000 The Buildings of Main Street, A Guide to American Commercial Architecture. AltaMira Press, Walnut Creek, CA.
Sanborn-Perris Map Co., Ltd.
1931 Pasadena, California: Volume 2. Updated 1951. Sanborn Map and Publishing Company, Pelham, New York.

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6Y, 6Z

Other Listings _____

Review Code _____ Reviewer _____ Date _____

Page 1 of 3 *Resource Name or #: (Assigned by recorder) 488 S Fair Oaks Ave

P1. Other Identifier: APE Map Ref # 137-3B; Fair Oaks Law Building

*P2. Location: Not for Publication ☒ 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: 488 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:5722005003

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

Architectural Style: Two-Part Commercial Block
Architectural Style: Mission Revival, elements of
Construction: brick
Siding/Sheathing: stucco: smooth, W
Roof: flat, parapet
Fenestration: wood, fixed multi-paned, front
Primary Entrance: front, double doors, multiple doors, recessed
Plan: rectangular
No. Stories: 2

Property Type: commercial
Retains integrity: high, setting, location, materials,
workmanship, association, design, feeling
Alterations: altered plaster siding?

*P3b. Resource Attributes: (List attributes and codes) HP06

*P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)



P5b. Description of photo:

(View, data, accession #)

View to the E, 09/18/13

*P6. Date Constructed/Age and

Sources: ☒ Historic
☐ Prehistoric ☐ Both

1926

Assessor

*P7. Owner and Address:

Coulter, George And Gloria Trs
490 S Fair Oaks Ave
Pasadena, CA 91105

*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

*Attachments: ☐ None ☐ Location Map ☐ Sketch Map ☒ Continuation Sheet ☒ Building, Structure, and Object Record
☐ Archeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record
☐ Rock Art Record ☐ Artifact Record ☐ Photograph Record ☐ Other (List): _____

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 3

*NRHP Status Code 6Y, 6Z

*Resource Name or #: (Assigned by recorder) 488 S Fair Oaks Ave

B1. Historic Name: _____

B2. Common Name: _____

B3. Original Use: Commercial B4. Present 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? ☒ No ☐ Yes ☐ Unknown Date: _____ Original Location: _____

*B8. Related Features:

None

B9a. Architect: Unknown b. Builder: Unknown

*B10. Significance: Area: Pasadena Theme: Residential Architecture

Period of Significance: 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:

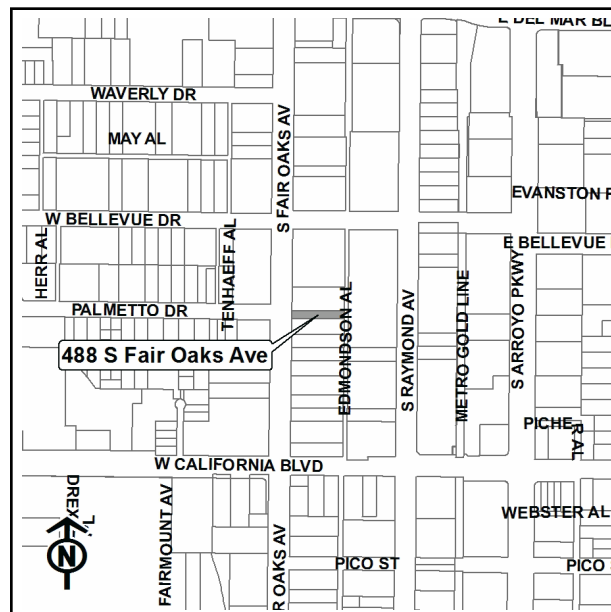
See continuation sheet

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 # _____
HRI # _____
Trinomial _____

Page 3 of 3

Resource Name or #: (Assigned by recorder) 488 S Fair Oaks Ave

*Recorded By: LSA Associates, Inc.

*Date: 09/21/2013

X Continuation

 Update

(continued):

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.

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State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6Y, 6L, 6Z

Other Listings _____

Review Code _____ Reviewer _____ Date _____

Page 1 of 3 *Resource Name or #: (Assigned by recorder) 474-480 S Fair Oaks Ave

P1. Other Identifier: APE Map Ref # 138-3B; Pasadena Antique Center

*P2. Location: Not for Publication ☒ 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: 474-480 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:5722005002

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

Architectural Style: Two-Part Commercial Block
Architectural Style: Mission Revival, elements of
Construction: brick
Siding/Sheathing: stucco: smooth, W
Roof: flat, parapet
Fenestration: wood, fixed, front
Primary Entrance: front, double doors, multiple doors
Other notable features: second floor balcony with iron railings
Plan: rectangular

No. Stories: 2
Property Type: commercial
Retains integrity: high, setting, location, materials, workmanship, association, design, feeling
Alterations: altered fenestration, altered decorative element, altered awnings

*P3b. Resource Attributes: (List attributes and codes) HP06

*P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)



P5b. Description of photo:

(View, data, accession #)

View to the SE, 09/18/13

*P6. Date Constructed/Age and

Sources: ☒ 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

*Attachments: ☐ None ☐ Location Map ☐ Sketch Map ☒ Continuation Sheet ☒ Building, Structure, and Object Record
☐ Archeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record
☐ Rock Art Record ☐ Artifact Record ☐ Photograph Record ☐ Other (List): _____

BUILDING, STRUCTURE, AND OBJECT RECORD

Primary # _____

HRI # _____

Page 2 of 3

*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 Antique Center

B3. Original Use: _____ B4. Present Use: Commercial

*B5. Architectural Style: Two-Part Commercial Block, Mission Revival

*B6. Construction History: (Construction date, alterations, and data of alterations)

Year constructed: 1910

*B7. Moved? ☒ No ☐ Yes ☐ Unknown Date: _____ Original Location: _____

*B8. Related Features:

None

B9a. Architect: Unknown b. Builder: W. C. Crowell

*B10. Significance: Area: Pasadena Theme: Commercial Architecture; Commercial Development

Period of Significance: 1910 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 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:

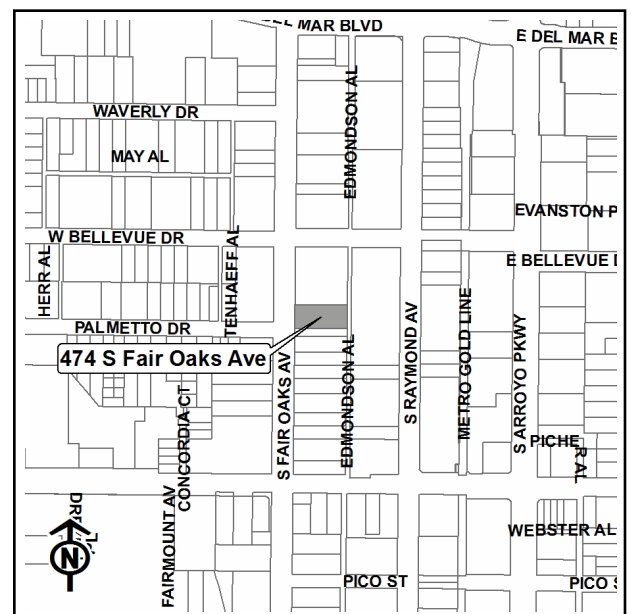
See Continuation Sheet

B13. Remarks:

*B14. Evaluator: Eugene Heck

*Date of Evaluation: 09/21/2013

(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) 474-480 S Fair Oaks Ave

*Recorded By: LSA Associates, Inc. *Date: 09/21/2013 X 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.

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State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6Y, 6Z

Other Listings _____

Review Code _____ Reviewer _____ Date _____

Page 1 of 3 *Resource Name or #: (Assigned by recorder) 400 S Fair Oaks Ave

P1. Other Identifier: APE Map Ref # 141-3B; Stanyer and Edmonson

*P2. Location: Not for Publication ☒ 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: 400 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:5722004001

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

Architectural Style: Modern, modest, utilitarian
Construction: concrete block
Siding/Sheathing: concrete block laid in stacked bond, All Visible
Siding/Sheathing: stucco: modern, All Visible
Roof: flat
Fenestration: aluminum, fixed, front, storefront, alteration: yes
Primary Entrance: front, storefront, single door
Plan: L-shaped
No. Stories: 1

Property Type: commercial
Retains integrity: medium, setting, location, association, design, feeling

*P3b. Resource Attributes: (List attributes and codes) HP06

*P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)



P5b. Description of photo:

(View, data, accession #)

View to the NE, 09/18/13

*P6. Date Constructed/Age and Sources: ☒ Historic

☐ Prehistoric ☐ Both

1962

Assessor

*P7. Owner and Address:

Hagen Investments LLC et al.
1845 Oakwood Ave
Arcadia, CA 91006

*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

*Attachments: ☐ None ☐ Location Map ☐ Sketch Map ☒ Continuation Sheet ☒ Building, Structure, and Object Record
☐ Archeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record
☐ Rock Art Record ☐ Artifact Record ☐ Photograph Record ☐ Other (List): _____

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)

*B7. Moved? ☒ 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: 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:

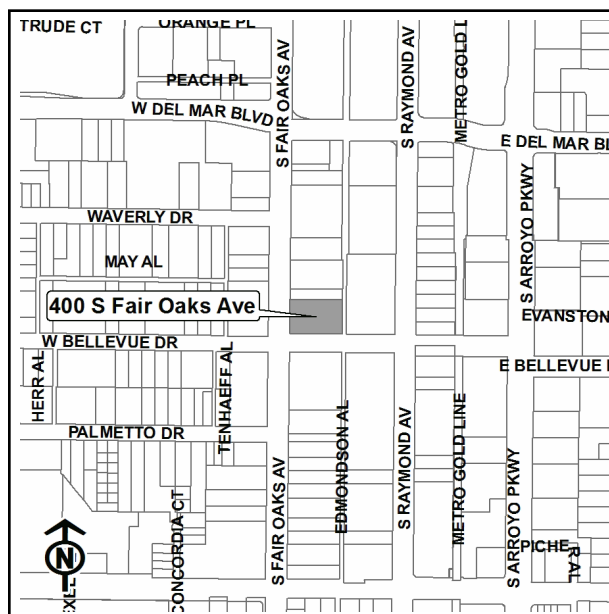
See Continuation Sheet

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 # _____
HRI # _____
Trinomial _____

Page 3 of 3

Resource Name or #: (Assigned by recorder) 400 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 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>.

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State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6Y, 6Z

Other Listings _____

Review Code _____ Reviewer _____ Date _____

Page 1 of 3 *Resource Name or #: (Assigned by recorder) 370 S Fair Oaks Ave

P1. Other Identifier: APE Map Ref # 143-3B; LAMA

*P2. Location: Not for Publication ☒ Unrestricted *a. County Los Angeles and (P2b and P2c or P2d.)

*b. USGS 7.5' Quad: Pasadena Date: 1994 Land Grant: SAN PASCUAL (GARFIAS)

c. Address: 370 S 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:5722004004

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

Architectural Style: Vernacular
Siding/Sheathing: vertical boards, All Visible
Roof: flat
Fenestration: wood, fixed multi-paned
Fenestration: metal, awning, front, side
Primary Entrance: front, single door, multiple doors
Plan: L-shaped
No. Stories: 2
Property Type: institutional, Educational

Retains integrity: medium, setting, location, association,
design, feeling
Alterations: altered entrances

*P3b. Resource Attributes: (List attributes and codes) HP15

*P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)



P5b. Description of photo:

(View, data, accession #)

View to the E, 09/18/13

*P6. Date Constructed/Age and

Sources: ☒ Historic
☐ Prehistoric ☐ Both

1947

Assessor

*P7. Owner and Address:

Misik, Helen V Tr
5228 Dahlia Dr
Los Angeles, CA 90041

*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

*Attachments: ☐ None ☐ Location Map ☐ Sketch Map ☒ Continuation Sheet ☒ Building, Structure, and Object Record
☐ Archeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record
☐ Rock Art Record ☐ Artifact Record ☐ Photograph Record ☐ Other (List): _____

BUILDING, STRUCTURE, AND OBJECT RECORD

Primary # _____

HRI # _____

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: _____

B3. Original Use: Unknown B4. Present Use: Music college

*B5. Architectural Style: Vernacular

*B6. Construction History: (Construction date, alterations, and data of alterations)

Year constructed: 1947 (See Continuation Sheet)

*B7. Moved? ☒ No ☐ Yes ☐ Unknown Date: _____ Original Location: _____

*B8. Related Features:

None

B9a. Architect: Unknown b. Builder: Unknown

*B10. Significance: Area: Pasadena Theme: Architecture

Period of Significance: 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

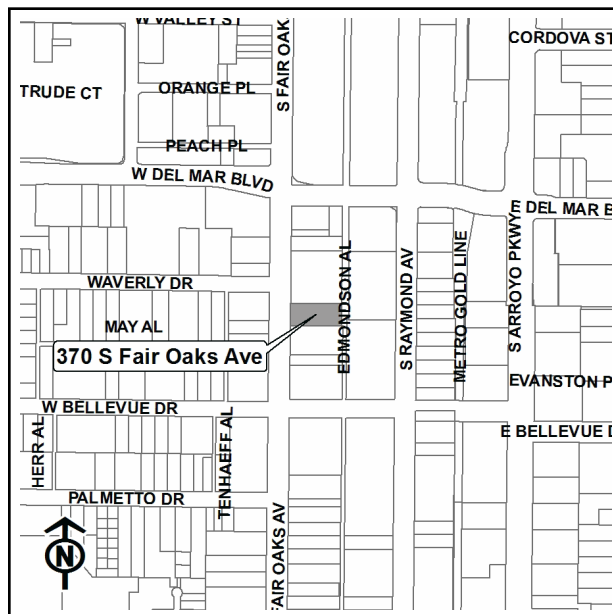
*B12. References:

B13. Remarks:

*B14. Evaluator: Eugene Heck

*Date of Evaluation: 09/21/2013

(This space reserved for official comments.)



State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET

Primary # _____
HRI # _____
Trinomial _____

Page 3 of 3

Resource Name or #: (Assigned by recorder) 370 S Fair Oaks Ave

*Recorded By: LSA 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:

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 (finalized 1/6/71) to construct office interior revision
1996 permit (finalized 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 (finalized 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.

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State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6Y, 6Z

Other Listings _____

Review Code _____ Reviewer _____ Date _____

Page 1 of 4 *Resource Name or #: (Assigned by recorder) 340 S Fair Oaks Ave

P1. Other Identifier: APE Map Ref # 144-3B; Goodwill

*P2. Location: Not for Publication ☒ 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: 340 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:5722003007

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

Architectural Style: Modern, modest
Construction: poured concrete
Siding/Sheathing: stucco, All Visible
Roof: flat
Fenestration: aluminum, fixed, side, alteration: yes
Primary Entrance: front, storefront, single door, alteration: yes
Plan: rectangular
No. Stories: 1
Property Type: commercial

Retains integrity: medium, setting, location, association,
design, feeling
Alterations: altered fenestration

*P3b. Resource Attributes: (List attributes and codes) HP06

*P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☒ Element of District ☐ 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, 09/18/13

*P6. Date Constructed/Age and Sources: ☒ Historic

☐ Prehistoric ☐ Both

1969

Permit

*P7. Owner and Address:

Flanders, John E Tr et al.
2012 La France
South 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

*Attachments: ☐ None ☐ Location Map ☐ Sketch Map ☒ Continuation Sheet ☒ Building, Structure, and Object Record
☐ Archeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record
☐ Rock Art Record ☐ Artifact Record ☐ Photograph Record ☐ Other (List): _____

BUILDING, STRUCTURE, AND OBJECT RECORD

Primary # _____

HRI # _____

Page 2 of 4

*NRHP Status Code 6Y, 6Z

*Resource Name or #: (Assigned by recorder) 340 S Fair Oaks Ave

B1. Historic Name: _____

B2. Common Name: Goodwill

B3. Original Use: Commercial B4. Present Use: Commercial

*B5. Architectural Style: Modern

*B6. Construction History: (Construction date, alterations, and data of alterations)

Year constructed: 1969 (See Continuation Sheet)

*B7. Moved? ☒ No ☐ Yes ☐ Unknown Date: _____ Original Location: _____

*B8. Related Features:

None

B9a. Architect: J.C. Schelerkeet b. Builder: Daigh Construction

*B10. Significance: Area: Pasadena Theme: Commercial Architecture

Period of Significance: 1969 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:

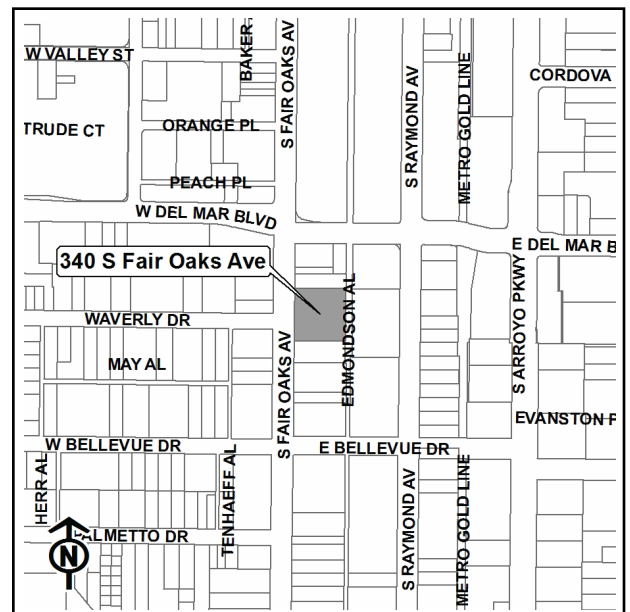
See Continuation Sheet

B13. Remarks:

*B14. Evaluator: Eugene Heck

*Date of Evaluation: 09/21/2013

(This space reserved for official comments.)



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) 340 S Fair Oaks Ave

*Recorded By: LSA Associates, Inc. *Date: 09/21/2013 X Continuation Update

(continued):

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 (finalized 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.essential-architecture.com/STYLE/STY-066.htm>.

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET

Primary # _____
HRI # _____
Trinomial _____

Page 4 of 4

*Resource Name or #: (Assigned by recorder) 340 S Fair Oaks Ave

*Recorded By: LSA Associates, Inc. *Date: 09/21/2013 ☒ Continuation ☐ Update

(continued):

Grimes, Teresa

2007 National Register Nomination Form for the Old Pasadena Historic District. Accessed online in December 2013 at: <http://pdfhost.focus.nps.gov/docs/NRHP/Text/07001303.pdf>

National Park Service

n.d. Early History of the California Coast, A National Register of Historic Places Travel Itinerary, Old Pasadena Historic District. Accessed online in December 2013 at: <http://www.nps.gov/nr/travel/ca/ca14.htm>

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6Y, 6L, 6Z

Other Listings _____

Review Code _____ Reviewer _____ Date _____

Page 1 of 3 *Resource Name or #: (Assigned by recorder) 325 S Fair Oaks Ave

P1. Other Identifier: APE Map Ref # 145-3B; W. D. I. Group

*P2. Location: Not for Publication ☒ 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: 325 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:5713028004

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

Architectural Style: Spanish Eclectic
Siding/Sheathing: stucco, all visible
Roof: hipped, low, narrow eaves, terra cotta tile
Fenestration: wood, fixed, front, side, stained glass, alteration: yes
Primary Entrance: front, single door, recessed, distinctive entry
Other notable features: some windows look modern; maybe second door is an alteration; rear addition?
No. Stories: 1
Property Type: commercial

Retains integrity: medium, location, workmanship, association, design, feeling

*P3b. Resource Attributes: (List attributes and codes) HP06

*P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)



P5b. Description of photo:

(View, data, accession #)

View to the W, 09/16/13

*P6. Date Constructed/Age and

Sources: ☒ Historic

☐ Prehistoric ☐ Both

1924

Assessor

*P7. Owner and Address:

Morris, Una L Tr
1617 Homewood Dr
Altadena, CA 91001

*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 ☒ Continuation Sheet ☒ Building, Structure, and Object Record
☐ Archeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record
☐ Rock Art Record ☐ Artifact Record ☐ Photograph Record ☐ Other (List): _____

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 3

*NRHP Status Code 6Y, 6L, 6Z

*Resource Name or #: (Assigned by recorder) 325 S Fair Oaks Ave

B1. Historic Name: _____

B2. Common Name: _____

B3. Original Use: Commercial B4. Present Use: Commercial

*B5. Architectural Style: Spanish Eclectic

*B6. Construction History: (Construction date, alterations, and data of alterations)

Year constructed: 1924. (See Continuation Sheet)

*B7. Moved? ☒ No ☐ Yes ☐ Unknown Date: _____ Original Location: _____

*B8. Related Features:

None

B9a. Architect: Unknown b. Builder: Unknown

*B10. Significance: Area: Pasadena Theme: Commercial Architecture; Commercial Development

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 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 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:

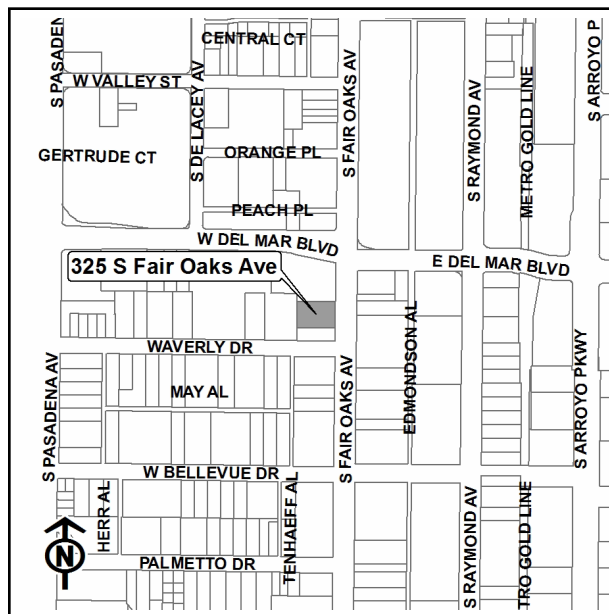
See Continuation Sheet

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. *Date: 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.

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State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary # _____

HRI # _____

Trinomial _____

NRHP Status Code 6Y, 6Z

Other Listings _____

Review Code _____ Reviewer _____ Date _____

Page 1 of 4 *Resource Name or #: (Assigned by recorder) 245 S Los Robles Ave

P1. Other Identifier: APE Map Ref # 149-3B

*P2. Location: Not for Publication ☒ 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: 245 S Los Robles Ave City: Pasadena Zip: 91101

d. UTM: (Give more than one for large and/or linear resources) Zone: _____ mE/ _____ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate): APN:5722030033

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

Architectural Style: Contemporary, Modern
Construction: unknown
Siding/Sheathing: stucco, all visible
Siding/Sheathing: decorative concrete block
Roof: flat
Fenestration: glass curtainwall with spandrel panels
Primary Entrance: front, storefront double doors
Plan: rectangular
No. Stories: 2

Property Type: commercial
Retains integrity: medium, setting, location, workmanship,
association, design, feeling
Alterations: unknown

*P3b. Resource Attributes: (List attributes and codes) HP06

*P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)



P5b. Description of photo:

(View, data, accession #)

View to the NE, 09/18/13

*P6. Date Constructed/Age and

Sources: ☒ 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

*P11. Report Citation: (Cite survey report and other sources or enter "none.")

Historic Property Survey Report for the SR 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
☐ Archeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record
☐ Rock Art Record ☐ Artifact Record ☐ Photograph Record ☐ Other (List): _____

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 4

*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

B3. Original Use: commercial

B4. Present Use: commercial

*B5. Architectural Style: Contemporary, Modern

*B6. Construction History: (Construction date, alterations, and data of alterations) 1970 (Assessor, see Continuation Sheet).

*B7. Moved? ☒ No ☐ Yes ☐ Unknown Date: _____ Original Location: _____

*B8. Related Features: Mid-rise office building on north side (380 Cordova Street, built 1980), subject property is considered its annex. Landscaped surface parking.

B9a. Architect: Unknown b. Builder: Unknown

*B10. Significance: Area: _____

Period of Significance: 1970 Property Type: Commercial Applicable Criteria: _____

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

This commercial office building is not eligible for listing in the National or California Registers. It is not a historical resource pursuant to CEQA.

B11. Additional Resource Attributes: (List attributes and codes) _____

*B12. References:
See Continuation Sheet.

B13. Remarks:

*B14. Evaluator: Eugene Heck with Francesca Smith

*Date of Evaluation: 09/21/2013 , revised 2015

(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 4

Resource Name or #: (Assigned by recorder) 245 S Los Robles Ave

*Recorded By: LSA Associates, Inc. *Date: 09/21/2013 X Continuation Update

(continued):

Architectural Context: Contemporary, Modern style buildings were typically architect-designed and began to gain favor beginning around 1950, 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. This subtype contained the stark white exterior walls of the International style and incorporated decorative concrete block to impart limited traditional references (McAlester and McAlester 1984). The glass curtain wall bays use spandrel glass at interstitial levels, which was a very common application for commercial buildings at the time. That use of material may have been loosely influenced by The Lever House in New York (SOM, 1952), but the subject property was completed nearly two decades later and was not considered prescient in any way.

Significance Evaluation: Under Criterion A, this building is one of thousands, if not millions, built during the late post-World War period and was not directly associated with events important in our past. Under Criterion B, the building was not found to be directly associated with persons who were significant in local, state, or national history. Under Criterion C, this is not a representative or noteworthy example of an architectural style, method of construction, or property type. It was not found to be work of a master. Under Criterion D, the building is not likely to yield information about the history or prehistory of the area (which relates primarily to archaeological sites). In addition, there is no historic district potential in the area.

B6. Construction History

Numerous permits have been issued for this property. The most pertinent are listed below:

1972 planning case (approved) for permission to locate a 10' x 55 trailer temporarily to the rear of an existing building on the property. The proposed trailer would be located at a top an existing planting area, approximately 6 ½ ft. from the existing building. (Granted with conditions 08/03/1972)

1974 planning case (approved) for permission to construct an identification sign on a new block wall consisting of cast bronze letters 8" high. The total area of the proposed sign is approx. 105 sq. Ft. The proposed sign is to be established in conjunction with the new bank offices and parking lot previously approved by use permit procedure. (Granted July 3, 1974)

1979 planning case (approved) proposing construction on the subject property. An existing 57,000 sq. ft. office building and surface parking lot containing 135 spaces will be retained. The new development would occur on the Cordova St. frontage, removing an existing 2-story house, a 2-story apartment building, 1 2-story office building, and a 1 and 2 story bungalow court. The office building would be set back 5 ft. from Cordova St. and 15 ft. from Los Robles Ave. The parking structure would be set back 20 ft. from Euclid Ave. (Granted with conditions 11/15/1979)

1981 planning case (approved?) for a petition for permission to erect 436 sq. ft. logo sign 3 wall signs and one ground. Two minor directional sign are proposed. The logo signs would be located on the top floor of the 8- story building. An existing 85 sq. ft. sign and two 9 sq. ft. logo on the 2-story building facing Los Robles Avenue would remain. (Decision: July 6, 1981)

1990 permit (finalized 1/23/91) for E.G.A. (engineer)/ Pacific Building Interiors (contractor)/Ron Aday Architects (architects) to make a cut in door (caser opening)

1993 planning case (approved?) for a addition of 1,425 square feet on the first floor of an existing eight floor office building to provide retail or limited takeout use on the south side of Cordova Street in the CD 8 zoning district. A conditional use permit is required whenever it is proposed to establish a commercial use other than offices in the CD - 8 zoning district south of Cordova Street

1996 permit (expired) for Cannon Constructors (contractor)/Akidmore Owings + Merrill (architect) to install new handicap ramp, entrance canopy, and restripe handicap parking spaces

1999 permit (expired) for Tank Specialists (contractor) to build a block wall around new storage tank block wall 14'x 11' per city standard

2000 permit for 3 new sign faces in existing signs (parking lot directional sign, wall sign, and freestanding monument sign)

2009 permit (finalized 8/24/09) for Ron Poulson Assoc. Inc. (contractor) to replace 2 rooftop units with the like unit (structural for A/C unit)

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET

Primary # _____
HRI # _____
Trinomial _____

Page 4 of 4

*Resource Name or #: (Assigned by recorder) 245 S Los Robles Ave

*Recorded By: LSA Associates, Inc. *Date: 09/21/2013 ☒ Continuation ☐ Update

(continued):

B12. References

City of Pasadena

var. Building permits. On file at the City of Pasadena Building & Safety Division.

Craven, Jackie

Harris, Cyril

2006 Dictionary of Architecture and Construction. McGraw-Hill, New York.

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6Y, 6Z

Other Listings _____

Review Code _____ Reviewer _____ Date _____

Page 1 of 3 *Resource Name or #: (Assigned by recorder) 255 S Lake Ave

P1. Other Identifier: APE Map Ref # 151-3B; Citibank, etc

*P2. Location: Not for Publication ☒ 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: 255 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 appropriate): APN:5734033013

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

Architectural Style: New Formalism, elements of
Siding/Sheathing: stucco, All Visible
Roof: flat
Fenestration: aluminum, fixed, front, side, alteration: yes
Primary Entrance: front, multiple doors
Plan: rectangular
No. Stories: 2
Property Type: commercial

Retains integrity: medium, setting, location, workmanship,
association, design, feeling
Alterations: altered fenestration

*P3b. Resource Attributes: (List attributes and codes) HP06

*P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)



P5b. Description of photo:

(View, data, accession #)

View to the E, 09/18/13

*P6. Date Constructed/Age and

Sources: ☒ Historic
☐ Prehistoric ☐ Both

1970

Permit

*P7. Owner and Address:

South Lake Avenue Investors LLC
PO Box 130156
Carlsbad, CA 92013

*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

*Attachments: ☐ None ☐ Location Map ☐ Sketch Map ☒ Continuation Sheet ☒ Building, Structure, and Object Record
☐ Archeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record
☐ Rock Art Record ☐ Artifact Record ☐ Photograph Record ☐ Other (List): _____

BUILDING, STRUCTURE, AND OBJECT RECORD

Primary # _____

HRI # _____

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? ☒ No ☐ Yes ☐ Unknown Date: _____ Original Location: _____

*B8. Related Features:

None

B9a. Architect: Frank Hanolka & Associates b. Builder: Morley Construction

*B10. Significance: Area: Pasadena 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:

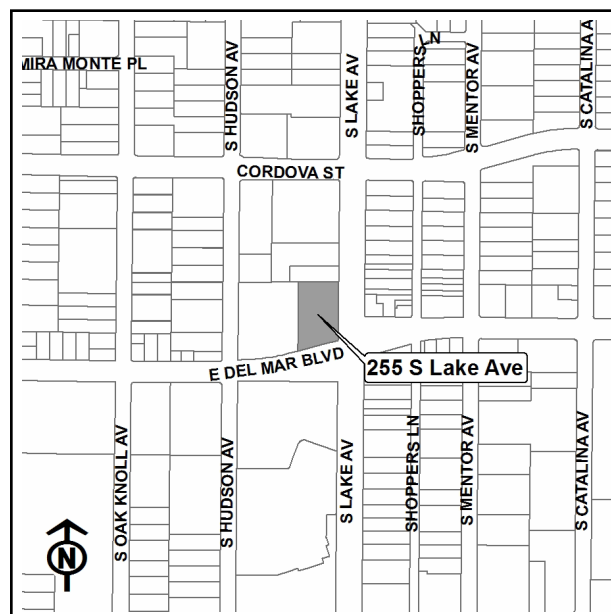
See Continuation Sheet

B13. Remarks:

*B14. Evaluator: Eugene Heck

*Date of Evaluation: 09/21/2013

(This space reserved for official comments.)



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) 255 S Lake Ave

*Recorded By: LSA Associates, Inc.

*Date: 09/21/2013

X Continuation

 Update

(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 Household, 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.

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State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6Y, 6L, 6Z

Other Listings _____

Review Code _____ Reviewer _____ Date _____

Page 1 of 4 *Resource Name or #: (Assigned by recorder) 310 S Lake Ave

P1. Other Identifier: APE Map Ref # 152-3B; Walgreens

*P2. Location: Not for Publication ☒ 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 appropriate): APN:5735032006

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

Architectural Style: Streamline Moderne

Siding/Sheathing: stucco, all visible

Roof: flat, parapet

Fenestration: aluminum, fixed, front, side, rear, storefront, some modern

Primary Entrance: front, storefront

Plan: rectangular

No. Stories: 2

Secondary Entrance: rear, storefront

Property Type: commercial

Retains integrity: medium

Alterations: altered fenestration, altered decorative element, altered siding

*P3b. Resource Attributes: (List attributes and codes) HP06

*P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)



P5b. Description of photo:

(View, data, accession #)

View to the W, 09/18/13

*P6. Date Constructed/Age and

Sources: ☒ Historic

☐ Prehistoric ☐ Both

1949

Assessor

*P7. Owner and Address:

Transamerica Realty Services Inc

3069 Smith Barry Rd

Arlington, TX 76013

*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

*Attachments: ☐ None ☐ Location Map ☐ Sketch Map ☒ Continuation Sheet ☒ Building, Structure, and Object Record

☐ Archeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record

☐ Rock Art Record ☐ Artifact Record ☐ Photograph Record ☐ Other (List): _____

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 4

*NRHP Status Code 6Y, 6L, 6Z

*Resource Name or #: (Assigned by recorder) 310 S Lake Ave

B1. Historic Name: Barker Brothers

B2. Common Name: Walgreens

B3. Original Use: _____ B4. Present Use: Commercial

*B5. Architectural Style: Streamline Moderne

*B6. Construction History: (Construction date, alterations, and data of alterations)

Year constructed: 1949 (See Continuation Sheet)

*B7. Moved? ☒ No ☐ Yes ☐ Unknown Date: _____ Original Location: _____

*B8. Related Features:

None

B9a. Architect: Claud Beelman b. Builder: C.L. Peck Co.

*B10. Significance: Area: Pasadena 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 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 large historic district.

It is listed in the Pasadena California Historical Resources Database with California Historical Resources (CHR) Status Code 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: 09/21/2013

(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 4

Resource Name or #: (Assigned by recorder) 310 S Lake Ave

*Recorded By: LSA Associates, Inc.

*Date: 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 corroboration 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 9/14/1949)

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 # _____
HRI # _____
Trinomial _____

Page 4 of 4

*Resource Name or #: (Assigned 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 (finalized 10/21/91) for R. MC Laughlin Arch. (architect)/E.E. Evans (contractor) to renovate existing building and add 575 sq. ft.
1991 permit (finalized 10/31/91) for Superior Electrical Advertising (contractor) to install 3 wall signs
1991 permit (finalized 12/11/91) for Sena Roof (contractor) to re-roof building
1994 permit (finalized 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 (finalized 12/12/95) for Heath & Co. (contractor) to install one monument sign
1996 planning case (received) for a storefront alteration (enclose bays)
1996 permit (finalized 5/1/96) for Parkwest Construction (contractor)/Arita Bruce Kazuo (architect) to add bollards at rear entry
1999 permit (finalized 5/12/99) for Rosscrete Roofing Inc. (contractor) to re-roof building
2008 permit (finalized 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 (finalized 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.

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6Y, 6Z

Other Listings _____

Review Code _____ Reviewer _____ Date _____

Page 1 of 4 *Resource Name or #: (Assigned by recorder) 255 S Hill Ave

P1. Other Identifier: APE Map Ref # 153-3B

*P2. Location: Not for Publication ☒ Unrestricted *a. County Los Angeles and (P2b and P2c or P2d.)

*b. USGS 7.5' Quad: Mount Wilson Date: 1994 Land Grant: SAN PASCUAL (GARFIAS)

c. Address: 255 S Hill Ave City: Pasadena Zip: 91106

d. UTM: (Give more than one for large and/or linear resources) Zone: _____ mE/ _____ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate): APN:5736003004

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

Architectural Style: Craftsman
Siding/Sheathing: stucco, all visible
Roof: hipped, low, wide eaves
Fenestration: wood, casement multi-paned, front, side, arranged in pairs
Primary Entrance: front, single door
Plan: irregular
No. Stories: 2
Property Type: residential

Retains integrity: medium, setting, location, workmanship,
association, design, feeling
Alterations: altered siding

*P3b. Resource Attributes: (List attributes and codes) HP02

*P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☒ Element of District ☐ Other (Isolates, etc.)

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)



P5b. Description of photo:

(View, data, accession #)

View to the W, 09/18/13

*P6. Date Constructed/Age and

Sources: ☒ Historic
☐ Prehistoric ☐ Both

1917

Assessor

*P7. Owner and Address:

Calif Institute Of Technology
Investment Accounting 202-6
Pasadena, CA 91125

*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

*Attachments: ☐ None ☐ Location Map ☐ Sketch Map ☒ Continuation Sheet ☒ Building, Structure, and Object Record
☐ Archeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record
☐ Rock Art Record ☐ Artifact Record ☐ Photograph Record ☐ Other (List): _____

BUILDING, STRUCTURE, AND OBJECT RECORD

Primary # _____

HRI # _____

Page 2 of 4

*NRHP Status Code 6Y, 6Z

*Resource Name or #: (Assigned by recorder) 255 S Hill Ave

B1. Historic Name: _____

B2. Common Name: _____

B3. Original Use: Single-family residence B4. Present Use: Single-family residence

*B5. Architectural Style: Craftsman

*B6. Construction History: (Construction date, alterations, and data of alterations)

Year constructed: 1917 (See Continuation Sheet)

*B7. Moved? ☒ No ☐ Yes ☐ Unknown Date: _____ Original Location: _____

*B8. Related Features:

None

B9a. Architect: Unknown b. Builder: Unknown

*B10. Significance: Area: Pasadena Theme: Residential Architecture

Period of Significance: 1917 Property Type: Residential Applicable Criteria: NA

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

This residence does not appear eligible for listing in the National Register of Historic Places and does not appear to qualify as a historical resource pursuant to the California Environmental Quality Act (CEQA).

(continued on next page)

B11. Additional Resource Attributes: (List attributes and codes) HP02

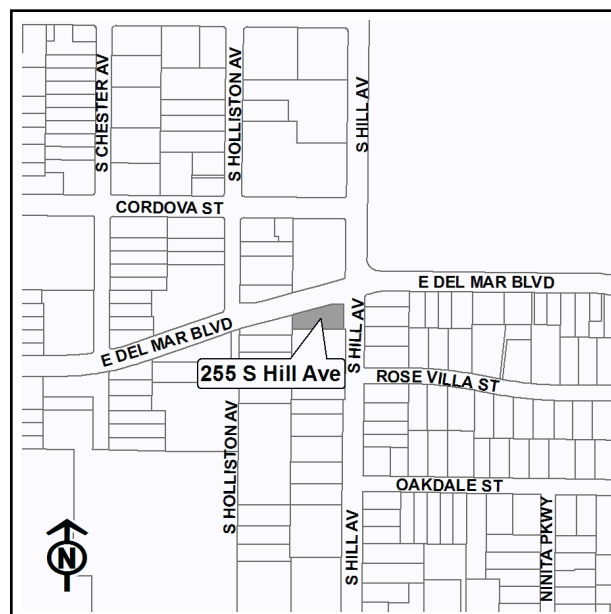
*B12. References:

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 # _____
HRI # _____
Trinomial _____

Page 3 of 4

Resource Name or #: (Assigned by recorder) 255 S Hill Ave

*Recorded By: LSA Associates, Inc. *Date: 09/21/2013 X Continuation Update

(continued):

Architectural Context: The Craftsman style was the most popular architectural style in the decade of the 1910s and continuing into the 1920s and 1930s. This style has its roots in the Arts and Crafts Movement that originated in England in the 1850s in reaction to industrialization. Architectural styles that reflect the ideals of the Arts and Crafts movement, such as the Craftsman style that originated in California, stress the natural beauty of wood, the relationship of the building to its surrounding landscape, and the use of secondary materials such as stone and brick. Although most commonly applied to single-family residential buildings, there are examples of multiple-family and non-residential Craftsman buildings.

Character-defining features of Craftsman architecture include an irregular plan; low-pitched gable or hipped roof with wide eaves and exposed rafters; decorative beams or braces under the gables; and covered porches with the roof typically supported by tapered, square piers. Fenestration often consists of wood-framed double-hung or single-hung windows with multi-paned upper sashes and large fixed windows. The most common wall cladding is wood clapboard followed by wood shingles, but stone, brick, concrete block, and stucco were also used. One-story or one-and-a-half story residences in this style are commonly referred to as Craftsman bungalows. The distinctive exterior features of the Craftsman bungalow include a front porch that typically has a low-pitched gable roof.

Property Information: City directories indicate the following people lived at this address during the historic-period: Frank 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 (finalized 3/14/27)
- 1928 illegible permit (finalized 7/18/28)
- 1928 building inspection for an added buttress (finalized 7/18/1928)
- 1929 permit (finalized 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
DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET

Primary # _____
HRI # _____
Trinomial _____

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*Resource Name or #: (Assigned by recorder) 255 S Hill Ave

*Recorded By: LSA Associates, Inc. *Date: 09/21/2013 X Continuation Update

(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.