

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

DPR FORMS FOR GROUP 3C:

**APE Map Ref # 1-3C, 1401 Monterey Road to APE Map Ref # 11-3C,
409 Garfield 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 3 *Resource Name or #: (Assigned by recorder) 1401 Monterey Rd

P1. Other Identifier: APE Map Ref # 1-3C

*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 Location: Not for Publication Unrestricted *a. County Los Angeles and (P2b and P2c or P2d.)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: 1401 Monterey Rd City: South Pasadena Zip: 91030

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

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate): APN:5319002032

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

Architectural Style: Ranch
Siding/Sheathing: stucco, All Visible
Siding/Sheathing: horizontal boards, N
Roof: gable-on-hip, medium, multiple rooflines, wide eaves
Fenestration: aluminum, horizontal sliding, front, side, rear
Primary Entrance: front
Plan: irregular
No. Stories: 2
Property Type: residential

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

*P3b. Resource Attributes: (List attributes and codes) 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, 09/04/13

*P6. Date Constructed/Age and Sources: Historic

Prehistoric Both

1970

Assessor

*P7. Owner and Address:

Hand, Luz E Tr et al.
5204 Farago Ave
Temple City, CA 91780

*P8. Recorded by:

Casey Tibbet
LSA Associates, Inc.
1500 Iowa Ave., Suite 200
Riverside, CA 92507

*P9. Date Recorded: 10/11/2013

*P10. Survey Type: (Describe)
Intensive

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

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

*Attachments: None Location Map Sketch Map 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): _____

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

Primary # _____
 HRI # _____

Page 2 of 3

*NRHP Status Code 6Y, 6Z

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

B1. Historic Name: _____

B2. Common Name: _____

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

*B5. Architectural Style: Ranch

*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: South Pasadena Theme: Residential Architecture

Period of Significance: 1970 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 multiple-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:

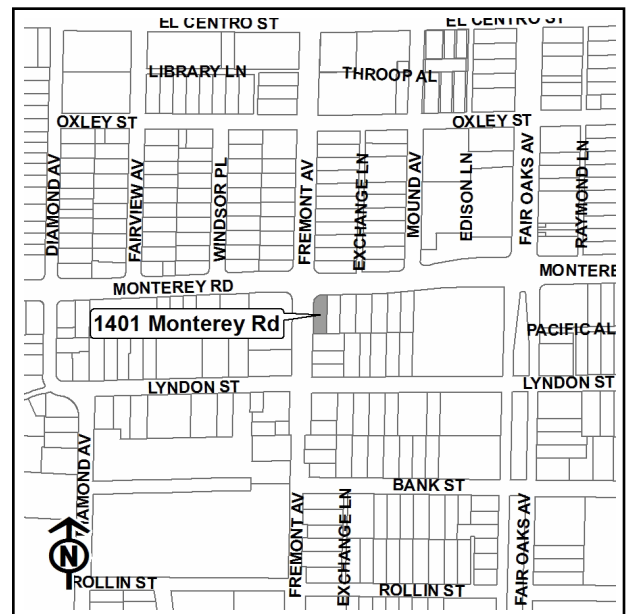
See Continuation Sheet

B13. Remarks:

*B14. Evaluator: Laura G. Carías

*Date of Evaluation: 10/11/2013

(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) 1401 Monterey Rd

*Recorded By: LSA Associates, Inc. *Date: 10/11/2013 Continuation Update

(continued):

Property Information: Since this building was not constructed until 1970 and the most recent City Directory available was 1962, no City Directory information was obtained.

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 throughout the nation 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 millions built during the post-World War II period and is not more closely associated with or representative of this period in than numerous others. Under Criterion B, city directories were reviewed for the names of people who lived at this address during the historic-period. Online searches, including use of Ancestry.com, were conducted for residents associated with the property for a period of five years or more and/or who appear to have had the potential to be important in the local community. The property does not appear to be associated with a person important to local, state or national history. Under Criterion C, this is not a truly representative example of an architectural style, method of construction or property type. Research to date has not identified it as the work of a master and the observed level of workmanship does not rise above the ordinary. Under Criterion D, the building is not likely to yield information about the history or prehistory of the area (which relates primarily to archaeological sites). In addition, there is no historic district potential in the area.

B6. Construction History

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

1964 permit #54476 issued to Walter Johnson (owner) and R. G. Atkinson to demolish a single family residence and 2-car garage.

1970 permit #9091 issued to Mr. Wallace (Walter?) Johnson, E. Forter (Forstei?) and Euclid Construction to construct a frame and stucco 5-unit apartment and garages.

2012 permits #6288 and 6380 issued to Gilbert Viramontes and AV Southwest Properties (owners) to reroof over the existing roof and repair the damaged masonry at the front of the 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.

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

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6Y, 5D2

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 4 *Resource Name or #: (Assigned by recorder) 1141 Fremont Ave

P1. Other Identifier: APE Map Ref # 2-3C; Oral and Maxillofacial Surgery

*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: 1141 Fremont Ave City: South Pasadena Zip: 91030

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

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate): APN:5315005067

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

<p>Architectural Style: Craftsman Siding/Sheathing: wood: clapboard, all visible Siding/Sheathing: wood: shingles, all visible Roof: side gable, steep, exposed rafter tails, other, dormers Fenestration: wood, casement multi-paned, front, side Primary Entrance: front, single door, side lights Other notable features: residence now used as an office, dormer windows and doors have been replaced, and porches have been enclosed. Plan: rectangular</p>	<p>No. Stories: 2 Property Type: residential Retains integrity: medium, setting, location, workmanship, association, design, feeling</p>
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*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, 09/04/13

*P6. Date Constructed/Age and Sources: Historic

Prehistoric Both

1906

Assessor

*P7. Owner and Address:

Goei, Stephen T And Gin H Trs

*P8. Recorded by:

Casey Tibbet

LSA Associates, Inc.

1500 Iowa Ave., Suite 200

Riverside, CA 92507

*P9. Date Recorded: 10/11/2013

*P10. Survey Type: (Describe)

Intensive

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

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

*Attachments: None Location Map Sketch Map 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): _____

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

Primary # _____

HRI # _____

Page 2 of 4

*NRHP Status Code 6Y, 5D2

*Resource Name or #: (Assigned by recorder) 1141 Fremont Ave

B1. Historic Name: _____

B2. Common Name: _____

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

*B5. Architectural Style: Craftsman

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

Year constructed: 1906 (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: 1906-1930 Property Type: Single Family Residence Applicable Criteria: NA

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

This 1906 Craftsman style residence, which has been converted to a dental office, does not appear to meet the criteria to be individually eligible for listing in the National Register of Historic Places (National Register) or the California Register of Historical Resources (California Register).

This property is within the potential Library Neighborhood, which was identified in a 2002 reconnaissance-level survey prepared for the City of South Pasadena (PCR Services Corporation 2002) in order to be evaluated for its potential as a historic district. As part of the current study, this neighborhood was evaluated for district potential and it was determined not to meet the criteria for listing in the National Register or California Register. It was not evaluated under the local ordinance.

(continued on next page)

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

*B12. References:

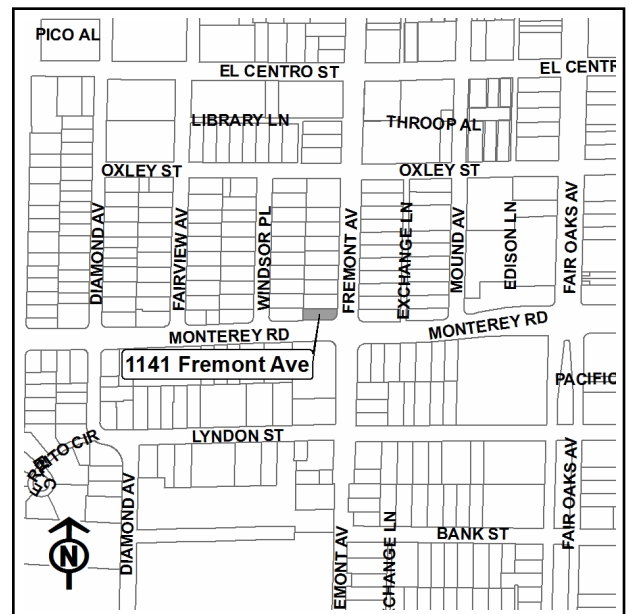
See Continuation Sheet

B13. Remarks:

*B14. Evaluator: Terry Brejla

*Date of Evaluation: 10/11/2013

(This space reserved for official comments.)



(continued):

It is listed in the City of South Pasadena's Cultural Heritage Inventory (June 2014) with a California Historical Resources (CHR) Status Code of 5D1. The City's inventory incorrectly lists it in the South of Mission Historic District, but the 2002 survey update indicates it is within the Library Neighborhood, which in 2002 was given a preliminary CHR status code of 5S1. However, the City has not formally designated this neighborhood as a district.

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).

Sanborn Map Research: The 1951 Sanborn map for 1141 Fremont Avenue (also addressed as 1318 Monterey Road on Sanborn map) depicts a two-story, square-shaped, wood-framed, commercial building covered with composition asphalt roofing. The building has a moderate street setback on a narrow, 125-foot-by-50-foot rectangular parcel. A single-story, square-shaped, wood-framed automobile garage is located north of and behind the building at the northwestern corner of the parcel. The Sanborn map indicates that this building is used as a clinic. The surrounding area is a mixture of mostly single-family residential properties with the Saint James Episcopal Church located south of and across Monterey Road from the property. The residential properties are varied in size and density and contain predominantly single with few multiple-family residential buildings and apartments, with various setbacks on variously sized parcels.

Property Information: City directory indicates that the following people lived at/occupied the address during the historic-period: H. H. Bailey (1926); Unity Center (1930); Willard Ungles (1933); and Dr. Herbert Gotfredson, a physician (1937 – 1975).

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

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

Significance Evaluation. Under Criterion A, this building dates to a boom period in South Pasadena, 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 retains a fair degree of integrity it is not a representative example of the Craftsman 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 does not appear eligible for listing in the National Register or the California Register. It was not evaluated under the local ordinance.

B6. Construction History

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

1937 permit #4036 issued to Dr. H.L. Gotfredson (owner) to use day labor for alterations to the garage.

1940 permit #8164 issued to Dr. Gotfredson (owner/builder) to enclose the front porch (roofline stayed the same).

1946 permit #14972 issued to Dr. Gotfredson to use day labor to screen (enclose) and roof two upstairs porches.

1949 permit #21949 issued to Dr. Gotfredson to use day labor to add a porch and one basement furnace.

1969 permit #7039 issued to Dr. Gotfredson to reroof and repair dormer windows with aluminum sash.

1971 permit #1174 issued to Dr. Gotfredson and Virgn Roofing for roof repairs to the front dormer.

1994 permits #15228 and 15463 issued to Stephen T. Goei (owner) and Ester Noegrundh (designer) to demolish a 15x10 foot structure at the rear of the house and make alterations to the first floor to accommodate an oral surgery office.

1994 permit #16160 issued to Stephen Goei and Peterson and Sons to construct a property wall.

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) 1141 Fremont Ave

*Recorded By: LSA Associates, Inc. *Date: 10/11/2013 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.

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
CONTINUATION SHEET

Primary # _____
HRI # _____
Trinomial _____

Page 1 of 3 *Resource Name or #: (Assigned by recorder) Broadway Steam Plant (APE Map Ref #3-3C)
*Recorded by LSA Associates, Inc. *Date: January 2015 Continuation Update

***P2c. Assessor's Identification Number (AIN):** 5317-030-902 (refer to Location Map)

***P3a. Description:** This update form has been prepared as part of the SR 710 North Study Historic Property Survey Report. The Broadway Steam Plant was previously inventoried and surveyed by two survey efforts. In March 1996 Dr. Lauren Weiss Bricker conducted the first survey and David Greenwood of Myra L. Frank & Associates conducted the second survey in July 2003 for the "Raymond Avenue - SR 110 Connector Historical Resources Evaluation Report." This present update re-evaluates the Broadway Steam Plant under the National Register of Historic Places and the California Register of Historical Resources criteria.

Aerial photographs and information from Pasadena's Water & Power Shift supervisor, Bill Pascarella, reveal that in 2002 two steam boiler turbines, "Broadway 1" and "Broadway 2" were decommissioned. In 2003 two steam boiler turbine units cooling basins and other post World War II era buildings were demolished. The demolition of the cooling basins required the remediation and removal of soil about 20 feet deep in an area of the plant that dated to 1906. This same year three fuel oil tanks were removed from the Broadway Steam Plant for a natural gas compressor building for new jet engines. Later in 2003, two simple cycle units were installed and began running by September 2003. State Street once ran a northwest/southeast axis along the western border of the parcel and crossed South Fair Oaks Avenue; with the construction of the Metro Gold Line and the installation of its tracks, State Street became a cul-de-sac terminating at the rail line. Other recent alterations included the 2005 upgrade of two gas turbines, the removal of three fuel tanks and the commencement of replacing the last operating steam plant with a new gas/steam plant. Lastly, sometime between 1994 and 2002 a parking lot replaced landscaping at the northernmost tip of the triangular-shaped parcel.

The City of Glendale runs a similar steam plant to that of the Broadway Steam Plant. The Glendale plant uses landfill gases along with natural gas to generate electricity and is currently still in use.

***P5b. Description of photo:** View facing southwest at north/east elevations, January 17, 2015



***P8. Recorded by:**
Laura Carias, M.A.
LSA Associates, Inc.
1500 Iowa Avenue, Suite 200
Riverside, CA 92507

***P9. Date recorded:**
January 18, 2015

See Continuation Sheet

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

Primary # _____
HRI # _____
Trinomial _____

Page 2 of 3 *Resource Name or #: (Assigned by recorder) Broadway Steam Plant
*Recorded by LSA Associates, Inc. *Date: January 2015 Continuation Update

***B13. Significance**

The steam plant was called out by Dr. Bricker as deserving of special planning merit for its role in Pasadena's recent development. Growing post-war energy needs by the people of Pasadena necessitated the construction of the plant in 1951. The Broadway Steam Plant was determined to be ineligible for the National Register of Historic Places and the California Register of Historical Resources in the 2003 update by David Greenwood and given a status code of 5S3, "appears to be individually eligible for local listing or designation through survey evaluation."

The Broadway Steam Plant has had a several alterations including modifications to its machinery changing its method of producing energy. The integrity of the steam plant is compromised by the alterations to the property and changes to its surroundings. No additional information regarding the history of the steam plant was discovered. A second plant, similar in style and function, is located in the city of Glendale, California confirming that the Broadway Plant is not unique and rare in its type in the area. It is therefore determined that the Broadway Steam Plant continues to be ineligible for the National Register of Historic Places or the California Register of Historical Resources under Criterion A/1 – D/4.

Sources:

Historicaerials.com. Accessed January 20, 2015.
Google Earth. Accessed January 20, 2015.
Bill Pascarella, Pasadena Water & Power, Power Plant Shift Supervisor. Email correspondence with Casey Tibbet, January 21, 2015

State of California - Resource Agency
DEPARTMENT OF PARKS AND RECREATION
LOCATION MAP

Primary # _____
HRI # _____
Trinomial _____



State of California - The Resources Agency
 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) 625 S Del Mar Blvd

P1. Other Identifier: APE Map Ref # 4-3C; San Gabriel Police Dept.

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

*b. USGS 7.5' Quad: El Monte Date: 1994 T01S, R12W, S11

c. Address: 625 S Del Mar Blvd City: San Gabriel Zip: 91776

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

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate): APN:5361002902

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

<p>Architectural Style: Contemporary Siding/Sheathing: brick: veneer, E Siding/Sheathing: decorative block: accent, E Siding/Sheathing: wood: accent, E Roof: flat, parapet Fenestration: aluminum, fixed, front Primary Entrance: front, storefront, recessed Other notable features: horizontal screens with vertical wood slats over facade windows Plan: irregular</p>	<p>No. Stories: 1 Property Type: commercial Retains integrity: high, setting, location, materials, workmanship, association, design, feeling</p>
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*P3b. Resource Attributes: (List attributes and codes) HP14

*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, 09/04/13

*P6. Date Constructed/Age and Sources: Historic

Prehistoric Both

1962
 Assessor

*P7. Owner and Address:
 San Gabriel City

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

*P9. Date Recorded: 10/14/2013

*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): _____

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

Primary # _____

HRI # _____

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*NRHP Status Code 6Y, 6Z

*Resource Name or #: (Assigned by recorder) 625 S Del Mar Blvd

B1. Historic Name: _____

B2. Common Name: _____

B3. Original Use: Police Department B4. Present Use: Police Department

*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: Marion Varner & Associates b. Builder: D.C. Loreal

*B10. Significance: Area: San Gabriel Theme: Civic Architecture

Period of Significance: 1962 Property Type: Police Station Applicable Criteria: NA

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

This 1962 government building is located on the former site of the San Gabriel fire department (City of San Gabriel n.d.). It cost \$420,432.73 to build including land, construction, and furnishings (Ibid.). 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) HP14

*B12. References:

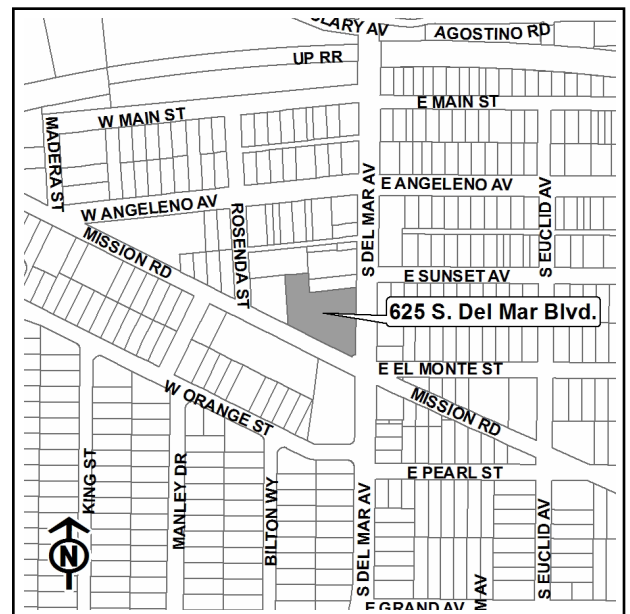
See Continuation Sheet

B13. Remarks:

*B14. Evaluator: Casey Tibbet

*Date of Evaluation: 10/14/2013

(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) 625 S Del Mar Blvd

*Recorded By: LSA Associates, Inc. *Date: 10/14/2013 Continuation Update

(continued):

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

Architect Information: Marion J. Varner & Associates filed articles of incorporation with the California Secretary of State on October 1, 1965 with Marion Jesse Varner (1912-2005) as President. Varner had been practicing as an architect throughout Southern California prior to establishing the firm. His offices were originally located in Los Angeles, but he resided in San Marino and he later moved them to Pasadena. The Society of American Registered Architects (SARA) awarded the firm a Blue Ribbon for landscape design of the Gardena Library Patio Japanese Garden when they met in Cleveland, Ohio for their 1965 annual conference. Varner never became a member of AIA. His works include the Linda Vista Branch Library at the intersection of Bryant Street and Ontario Ave in Pasadena (1955). Regarding that structure, Varner told the Board of City Directors "Contemporary architecture, planned to blend with the residential character of the neighborhood will be used. The building will be constructed of precast concrete masonry with an exterior finish that will blend with those of the adjacent homes". The firm also was responsible for the Carpenters Union Local 844 Headquarters Building, Canoga Park (1964).

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 establishments at this address during the historic-period. Online searches were conducted for establishments 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 truly representative example of an architectural style, method of construction, or property type. Research to date has not identified Marion Varner & Associates as master architects. Under 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 for temporary power pole.

1961 Permit for City of San Gabriel to construct 12,455 sq. ft. one-story basement with concrete and masonry. Construction services provided by D.C. Loreal and architecture by Marion Varner & Associates (issued 4/21/1961, no final date).

1961 permit (issued 5/9/61) for plumbing fixtures for the original building.

1961 compression test report (dated 6/1/61) on Police Department south footing- Compressive strength 119,000 lbs.

1962 permit for minor electrical work.

1976 permit for City of San Gabriel to re-roof with Virgin Roof Co (Issued 11/15/1976, no final date).

1990 permit (finalized 9/13/90) for the City of San Gabriel to remove and install tanks.

1990 permit for minor electrical work.

1990 permit for HVAC equipment installation.

1993 permit (finalized 7/15/93) for the City of San Gabriel Police Department to install a satellite dish on north PD carport.

1994 permit for replacement of police department roof by City of San Gabriel with Bernard Roofing (final 10/4/1994).

1995 permit (applied 11/15/95) for the City of San Gabriel to install ADA improvements, doors, framing, etc. (also: associated plumbing permit for bathroom fixtures).

1973 inspection by building and fire department, in compliance (inspected 6/13/1973).

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) 625 S Del Mar Blvd

*Recorded By: LSA Associates, Inc. *Date: 10/14/2013 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 San Gabriel

n.d. Long Arm of the Law: San Gabriel Police Department History. Accessed online in August 2013 at:

<http://www.sangabrielcity.com/DocumentCenter/View/1553>

var. Building permits. On file at the City of San Gabriel Building and Safety Division.

Fletcher, Tom

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

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

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

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 4 *Resource Name or #: (Assigned by recorder) 2200 Huntington Dr

P1. Other Identifier: APE Map Ref # 5-3C; San Marino City Hall and Fire Station

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

*b. USGS 7.5' Quad: El Monte Date: 1994 Land Grant: UNNAMED

c. Address: 2200 Huntington Dr City: San Marino Zip: 91108

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

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate): APN:5334005900

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

Architectural Style: Spanish Colonial Revival Construction: unknown Siding/Sheathing: stucco: smooth, all visible Roof: hipped, low, narrow eaves, terra cotta tile Fenestration: wood, casement multi-paned, front, side, arranged in pairs Primary Entrance: front, double doors with elaborate Churrigueresque surround; secondary 2-door heavy plank, fire station doors Other notable features: this building has been added onto over time Plan: irregular	No. Stories: 2 Porches: Partial, front Property Type: public Related: fire station with 3 garage doors; police department; and fountain/patio Retains integrity: high, setting, location, materials, workmanship, association, design, feeling
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*P3b. Resource Attributes: (List attributes and codes) HP14

*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, 09/04/13

*P6. Date Constructed/Age and Sources: Historic

Prehistoric Both

1920

Assessor

*P7. Owner and Address:

San Marino City

*P8. Recorded by:

Casey Tibbet
LSA Associates, Inc.
1500 Iowa Ave., Suite 200
Riverside, CA 92507

*P9. Date Recorded: 10/11/2013

*P10. Survey Type: (Describe)
Intensive

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

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

*Attachments: None Location Map Sketch Map 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): _____

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

Primary # _____

HRI # _____

Page 2 of 4

*NRHP Status Code 2S2

*Resource Name or #: (Assigned by recorder) 2200 Huntington Dr

B1. Historic Name: San Marino Municipal Building

B2. Common Name: San Marino City Hall

B3. Original Use: government building B4. Present Use: government building

*B5. Architectural Style: Spanish Colonial Revival-Mediterranean -influenced

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

Year constructed: 1920 (See Continuation Sheet)

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

*B8. Related Features:

fire station with 3 garage doors; police department; and fountain/patio

B9a. Architect: William A. O. Munsell b. Builder: Unknown

*B10. Significance: Area: San Marino Theme: Civic Architecture

Period of Significance: 1920-1927 Property Type: Government Building Applicable Criteria: C

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

This building is eligible for listing in the National Register of Historic Places (National Register) and the California Register of Historical Resources at the local level of significance.

(continued on next page)

B11. Additional Resource Attributes: (List attributes and codes) HP14

*B12. References:

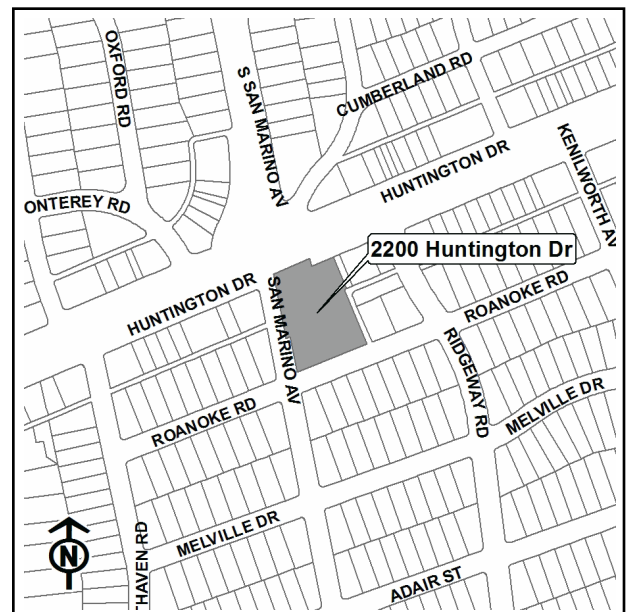
See Continuation Sheet

B13. Remarks:

*B14. Evaluator: Eugene Heck

*Date of Evaluation: 10/11/2013

(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) 2200 Huntington Dr

*Recorded By: LSA Associates, Inc. *Date: 10/11/2013 Continuation Update

(continued):

Prior to construction of this building, San Marino's City Hall was located in a former residence near the Huntington Hotel (Los Angeles Times 1919). Architect William A.O. Munsell was awarded the contract to design the San Marino Municipal Building and it was completed in 1920 (Southwest Builder & Contractor, 1919). Munsell (1866-after 1963) was a successful local architect who was also a noted fine artist (Dawdy, 1981). In the 1920s through the 1930s, Munsell lived in San Marino with his wife, adult daughter, and a servant (Census). Munsell was partners with Frank Dale Hudson from 1901 until the 1930s, with an interruption around the time of this building's design until 1921. Hudson & Munsell were prolific; most of their designs were Beaux Arts and Period Revival influenced, astride contemporary trends. Their works included: St. Anthony's Church (1902), Los Angeles County General Hospital Administration Building (1909), Los Angeles County Museum at Exposition Park (with Allied Architects, 1910), Secondo Guasti/Busby Berkeley Residence (1910), Los Angeles County Hall of Records (1911), Engine Company #29 (1919, demolished 1991), numerous private residences, public schools, and fraternal buildings.

The large, decorative doors on the east (left) side of the building housed the local fire department until 1927 when a fire station was added to the subject property (also designed by Munsell, Southwest Builder & Contractor, 1927). As was customary at the time, the fire chief and his family lived at the fire station (Pedino, 2004). In 1932 police station improvements were made by Edward Mayberry.

Various additions have been made to the subject property, but the main volume remains recognizable to its original appearance. During the field survey for this project, it was observed that the building has sustained alterations/additions and was at that time undergoing interior renovations. It is listed in the Office of Historic Preservation's Directory of Properties in the Historic Property Data File for Los Angeles County (April 2012) with a California Historical Resources (CHR) Status Code of 6J-Landmarks or Points of Interest found ineligible for designation by State Historical Resources Commission.

Architectural Context: The Spanish Colonial Revival style was born out of the Panama-California Exposition, and became a popular style in the United States from 1915 to 1931 (Snider 2011). Common characteristics of the style include: asymmetrical facades; gable roofs clad in terra cotta tile; curves and arches; stucco walls (often white); painted tiles; towers; balconies; ornamental wrought iron; wooden doors and gates; courtyards; patios; and arcades. The Mediterranean subtype featured simpler massing, often a palazzo-type block with punched windows and doors.

Under Criterion A, this building was constructed at the beginning of a period of growth in the City of San Marino. In the 1920s the large ranches were subdivided into single-family residential tracts with no apartments and no manufacturing districts allowed in the city. The first business district very slowly developed next to City Hall. The City was established in 1913. To some extent this building represents this period of growth and the resulting need for a more formalized governmental presence. Its ability to convey this association has not been compromised by alterations and additions. Under Criterion B, the City of San Marino has been home to many well-known people in history including founder Henry Huntington and the first mayor, George Patton, Sr. While it is likely that many of those significant people spent time in this building, it is not directly associated with their accomplishments. Under Criterion C, while additional buildings have been added to the property, they do not compromise the high style Mediterranean-influenced, Spanish Colonial Revival design original building. It therefore maintains its high integrity to its original design. The building is a fine representative example of the Spanish Colonial Revival style and exhibits a level of workmanship and artistic merit that rises 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 does not contribute to the significance of a historic district.

B6. Construction History

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

- 1921 constructed (Southwest Builder & Contractor, 1919)
- 1927 fire station addition (Southwest Builder & Contractor, 1927)
- 1949 building permit to City of San Marino for addition (6/7/1949)
- 1967 lathing permit for City of San Marino
- 1968 building permit to the City of San Marino to remove 1/2 of existing non-bearing plaster wall in police department (Finalized 1/24/1969)
- 1968 building permit to City of San Marino to make interior alterations including moving bearing walls within police department (finalized 5/22/1968)
- 1971 building permit to City of San Marino to repair and remodel wash room and some cabinet change in office with Charles Bernard as contractor (finalized 5/28/1971)
- 1973 building permit to the City of San Marino to install metal awning at rear of police building with Prestige Awning as contractor (finalized 11/26/1973)
- 1978 building permit to City of San Marino Fire Dept. building to repair roof (finalized 3/8/1978) with Smith and Son Roofing (Baldwin Park)

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) 2200 Huntington Dr

*Recorded By: LSA Associates, Inc. *Date: 10/11/2013 Continuation Update

(continued):

1981 building permit for City of San Marino to use Roland L. Heureaux (Arcadia) to add a 694 sq. ft. two story storage building adjacent to police department (finalized 8/26/1981)
1985 Covenant Declaration of Restrictions by E-W Services for granting variance from City of San Marino to East-West Federal Bank
1989 mechanical HVAC permit
1984 electrical permit
1994 permit to the City of San Marino for using OTEC Construction Inc. (Gardena) and Gillis Iler and Clark (Irvine) (architect) to construct new fire department (4,450 sq. ft.), remodel 3,480 sq. ft., and add new utility room and apparatus Bay (finalized 2/13/1998)
1994 permit to City of San Marino to use DTEC Construction and Gillis Iler and Clark to alter police department with remodel of 4470 sq. ft. and addition of 350 sq. ft. to the N/E section of the police department (finalized 2/13/1998)
1994 permit to City of San Marino to use DTEC Construction Inc. and Gillis Iler and Clark to remodel and build new paint shop (finalized 2/13/1998)
1994 Field Geotechnical Report memorandum from Nolte and Associates, stating that backfilling may proceed
1995 special inspector's report for welding, continuous inspection of police department building
1995 special inspector's report for welding at police department building
1995 special inspector's report for welding at Civic Center
1998 permit to re-roof bus stop at corner of Huntington Dr. and San Marino Ave. (Boy Scout Project, no charge) (Champagna Roofing Co.) (finalized 11/17/1998)
1998 mechanical permit (A/C) (police department)
1998 mechanical permit (A/C) (fire department)
1998 mechanical permit (A/C) (shop area)
1998 plumbing permit (fire department)
1998 plumbing permit (police department)
1999 electrical permit for police department main line damaged by backhoe Warranty for electric main line damaged by back hoe
1999 building permit issued to City of San Marino for contracting OTEC Construction Inc. and Gillis Iler & Clark as architect to demolish tanks and miscellaneous buildings (finalized 2/13/1998)
1999 permit to City of San Marino to remodel weight room into office and living quarters at police station with contracting services provided by SBS Corp. (Pasadena) (finalized 10/13/1999)
1999 plumbing permit
2001 building permit to City of San Marion to remodel locker room of police department 400 sq. ft. with contracting provided by Harry P. Terrill Inc. (finalized 12/21/01)
2001 Unreasonable Hardship Exception Application per ADA, no accessible showers required only restrooms for general public
2003 Johnson & Nielsen Assoc. site observation report for cracks, no structural damage to building structure
2005 permit for commercial alteration with Dka Landscape construction for new clock tower and planter wall (located immediately across from City Hall on n/e corner of Huntington Dr. and San Marino Ave.) (finalized 7/26/2005)
2005 field report from Henry A. Ojendyk for field report of San Marino Clock Tower
2006 letter discussing electrical improvements project preliminary punch list from Mark Associates (Alta Loma)
2010 permit to City of San Marino to use Lykins Construction (Pasadena) to install new door in police dept. lobby (finalized 3/18/2010)

B12. References

City of San Marino

var. Building permits. On file at the City of San Marino Department of Planning and Building.

Dawdy, Doris Ostrander.

1981 Artists of the American West: A Biographical Dictionary, Volume II. (Chicago: Sage Books/Swallow Press).

Los Angeles Times

1919 Regular Hours For San Marino Clerk. April 12, page 17.

Pedino, John

Spring, 2004 The Grapevine. "The History of the San Marino Fire Department"

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>

Southwest Builder & Contractor, 1919 and 1927.

State of California - The Resources Agency
 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) 4134 Rosemead Blvd

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

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

*b. USGS 7.5' Quad: El Monte Date: 1994 T01S, R11W, S18

c. Address: 4134 Rosemead Blvd City: Rosemead Zip: 91770

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

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate): APN:5391015050

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

<p>Architectural Style: Art Deco, elements of, modest Siding/Sheathing: stucco, All Visible Siding/Sheathing: brick: skirting, N, altered: yes Siding/Sheathing: brick: skirting, W, altered: yes Roof: flat, parapet, multiple rooflines Fenestration: metal, casement multi-paned, front, side Primary Entrance: side, storefront, alteration: yes Other notable features: flat canopies with curved corners over doors on north side; cloth awnings; ADA ramp Plan: irregular</p>	<p>No. Stories: 1 Secondary Entrance: side Property Type: commercial Retains integrity: medium, setting, location, workmanship, association, feeling</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 SE, 09/04/13

*P6. Date Constructed/Age and

Sources: Historic

Prehistoric Both

1940

Assessor

*P7. Owner and Address:

Hsiau, Warren M

*P8. Recorded by:

Casey Tibbet
 LSA Associates, Inc.
 1500 Iowa Ave., Suite 200
 Riverside, CA 92507

*P9. Date Recorded: 10/11/2013

*P10. Survey Type: (Describe)
 Intensive

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

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

*Attachments: None Location Map Sketch Map 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) 4134 Rosemead Blvd

B1. Historic Name: _____

B2. Common Name: _____

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

*B5. Architectural Style: Art Deco

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

Year constructed: 1940

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

*B8. Related Features:

None

B9a. Architect: Unknown b. Builder: Unknown

*B10. Significance: Area: Rosemead 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:

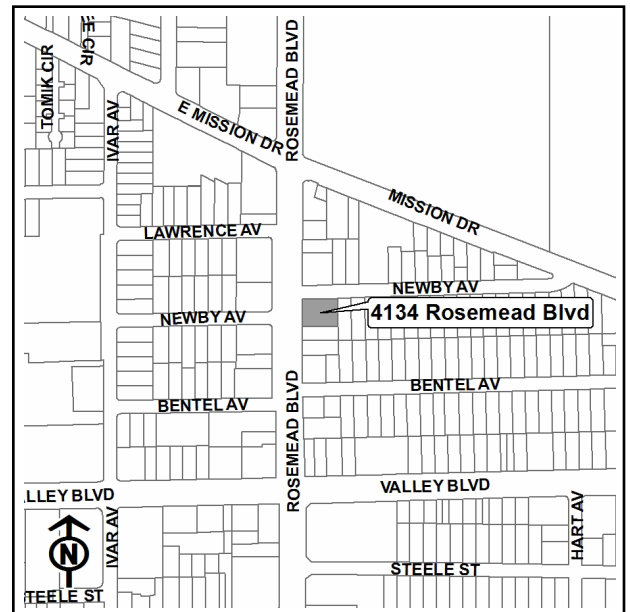
See Continuation Sheet

B13. Remarks:

*B14. Evaluator: Casey Tibbet

*Date of Evaluation: 10/11/2013

(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) 4134 Rosemead Blvd

*Recorded By: LSA Associates, Inc. *Date: 10/11/2013 Continuation Update

(continued):

Architectural Context: This building exhibits elements of the Art Deco style. 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, 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, research to date 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). In addition, there is no historic district potential in the area.

B6. Construction History

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

1953 permit for sewer connection
1956 permit for minor electrical work
1967 permit for Dr. Hoft to install 3 ton A/C unit near heating wall by Monterey Electric (finaled 9/8/1967)
1972 permit for minor plumbing
1972 application (approved 8/29/72) for occupancy by Mary Leydorf, M.D. to conduct a medical outpatient care only facility (no surgical)
1972 permit (issued 8/25/72) to M. Leydorf, M.D. for appliance installation
1977 certificate of occupancy issued to Mary Leydorf M.D. for doctor office uses, inspected 9/6/1977 and in compliance with regulations
1983 permit for minor electrical work
1985 permit (finaled 9/23/85) for R.S. Herrick to re-roof property
1989 certificate of occupancy issued to Robert S. Herrick for medical office uses
1994 permit (finaled 8/16/94) for Ivan Huang to install 2two single face wall signs (with accompanying minor electrical and plumbing permits)
1994 certificate of occupancy issued to Dr. Daniel Y. Wong for occupancy by Ivan R. Huang of Ivan R. Wong Dental Corporation/Calcare Family Dental Enterprises for dental office uses (final 8/30/1994)
1994 inspection and evaluation for x-ray installation
1999 permit (finaled 8/18/99) for Lai Lai Dentist to conduct tenant improvements and construct architectural pop-up décor (Designer: Hai Han-Temple City, CA)

B12 References

City of Rosemead
var. Building permits for 4134 Rosemead Blvd. On file at the Building Department.
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.

State of California — The Resources Agency
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 #: 431, 429-429B Garfield Avenue

P1. Other Identifier: APE Map Reference # 7-3C

***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:** 1981; S.B.B.M. San Pascual (Garfias) land grant

c. Address: 431 429 429B Garfield Avenue **City:** South Pasadena, CA **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 5318001005

***P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)
This one-story Minimal Traditional triplex includes elements of the International style and rests on a concrete slab foundation. The ground plan is irregular and linear, along an east-west major axis with unit 429B, with a hipped pyramid roof, at the west end. The hyphen connecting the unit at the west end to the other two units at the east end is hipped with a ridge. The two east wings are hipped pyramids. The roof is sheathed with grey composition shingles. The exterior walls are clad with stucco. The north-facing, asymmetrical façade includes metal-framed, fixed and corner windows and small entry porches and single, wood doors for each unit. The porches face north and are supported by posts and beams with additional posts to the right of the entry for decorative effect. There are no apparent alterations since the 1958 additions.

***P3b. Resource Attributes:** (List attributes and codes) HP3-multi-family property

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

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



P5b. Description of Photo: (View, date, accession #) Façade, view to the southwest (8/30/14)

***P6. Date Constructed/Age and Sources:** Historic
 Prehistoric Both
1953 and 1958 (County Assessor)

***P7. Owner and Address:**
Unknown.

***P8. Recorded by:** (Name, affiliation, and address)
Eugene Heck, M.A.
LSA Associates, Inc.
1500 Iowa Avenue, Suite 200
Riverside, CA 92507

***P9. Date Recorded:**
August 30, 2014

***P10. Survey Type:** (Describe)
Intensive-level Section 106 and CEQA

***P11. Report Citation:** (Cite survey report and other sources, or enter "none.") Historic Property Survey Report for the SR 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

B1. Historic Name: _____

B2. Common Name: _____

B3. Original Use: Residential B4. Present Use: same

*B5. Architectural Style: Minimal Traditional with International elements

*B6. Construction History: (Construction date, alterations, and date of alterations)
1958. No alterations are apparent.

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

*B8. Related Features: None.

B9a. Architect: Unknown b. Builder: Unknown

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

Period of Significance: 1953 Property Type: Triplex Applicable Criteria: NA

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

This modest Minimal Traditional style triplex was constructed in the 1950s. The quality of built resources in South Pasadena is exceptional and therefore a resource must have very high integrity, strong associations and almost non-existent alterations to be considered for the National or California Registers. Although this resource retains integrity, it does not appear eligible for listing in the National Register of Historic Places (National Register) or the California Register of Historical Resources (California Register). It was not evaluated under the local ordinance.

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). (see Continuation Sheet)

B11. Additional Resource Attributes: (List attributes and codes) None.

***B12. References:**

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.

B13. Remarks: None

*B14. Evaluator: Eugene Heck, M.A., LSA Associates, Inc., 1500 Iowa Avenue, Suite 200, Riverside, CA 92507

*Date of Evaluation: August 2014

(This space reserved for official comments.)



CONTINUATION SHEET

Primary # _____
HRI # _____
Trinomial _____

Page 3 of 3 *Resource Name or #: (Assigned by recorder) 431, 429-429B Garfield Avenue
*Recorded by LSA Associates, Inc. *Date: August 2014 Continuation Update

***B10. Significance:** (continued from page 2)

Property Information: City directories indicate that the following people lived at this address during the historic-period: H. William and Henrienne Slatterly (1952 and 1953). No additional information was found on Ancestry.com or Google for either Mr. or Mrs. Slatterly.

Significance Evaluation: Under Criterion A, the building does not have an important association with a single event or trend or pattern of events that are important to local, state or national history. Under Criterion B: Information obtained about persons living or working at this property fails to document any individual whose accomplishments in a particular field of endeavor have been judged important by accepted methods of historical research and sound scholarship. The property does not appear to be associated with a person important to local, state or national history. Under Criterion C: This is neither the sole example of a property type illustrating the historic context, nor a strongly representative example of a type, period or method of construction. Compared to other examples of this property type found in South Pasadena, it lacks architectural significance. Research fails to document it as the work of a master and the observed level of workmanship does not rise above the ordinary. It does not possess high artistic value. In addition, the building does not appear to be located in a potential historic district.

State of California — The Resources Agency
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 #: 427 Garfield Avenue

P1. Other Identifier: APE Map Reference # 8-3C
***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:** 1981; S.B.B.M. San Pascual (Garfias) land grant
c. Address: 427 Garfield Avenue **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): Assessor Parcel Number (APN) 5318001004, located on the west side of Garfield Avenue north of Hardison Alley

***P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)
This one-story Ranch style residence is located on the west side of Garfield Avenue east of the Pasadena Freeway. It is rectangular in plan and rests on a concrete slab foundation. It is surmounted by a moderately-pitched, cross-hipped roof sheathed with composition shingles and has moderate eaves. The exterior walls are clad with stucco. The asymmetrical, east-facing façade includes a wood-framed windows, an off-center entry with a single wooden door, and an attached garage. There are no apparent alterations.

***P3b. Resource Attributes:** (List attributes and codes) HP2-Single-family property

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

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



P5b. Description of Photo: (View, date, accession #) Façade, view to the west (8/30/14)

***P6. Date Constructed/Age and Sources:** Historic Prehistoric Both
1950 (County Assessor)

***P7. Owner and Address:**
Unknown

***P8. Recorded by:** (Name, affiliation, and address)
Eugene Heck, M.A.
LSA Associates, Inc.
1500 Iowa Avenue, Suite 200
Riverside, CA 92507

***P9. Date Recorded:**
August 30, 2014

***P10. Survey Type:** (Describe)
Intensive-level Section 106 and CEQA compliance

***P11. Report Citation:** (Cite survey report and other sources, or enter "none.") Historic Property Survey Report for the SR 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

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 date of alterations)
1950

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

*B8. Related Features:

B9a. Architect: Unknown b. Builder: Unknown

*B10. Significance: Theme: Residential Architecture Area: South Pasadena
Period of Significance: 1950 Property Type: Single-family residence Applicable Criteria: NA

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

This modest Ranch style residence was constructed in 1951. The quality of built resources in South Pasadena is exceptional and therefore a resource must have very high integrity, strong associations and almost non-existent alterations to be considered for the National or California Registers. Although this resource retains integrity, it does not appear eligible for listing in the National Register of Historic Places (National Register) or the California Register of Historical Resources (California Register). It was not evaluated under the local ordinance.

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

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

*B12. References:

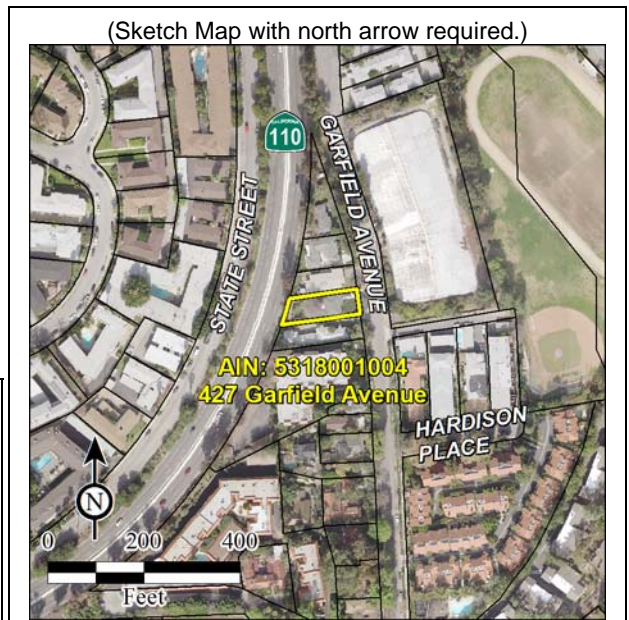
- Hess, Alan
2004 The Ranch House. Harry N. Abrams, Incorporated. New York.

B13. Remarks:

*B14. Evaluator: Casey Tibbet, M.A., LSA Associates, Inc., 1500 Iowa Avenue, Suite 200, Riverside, CA 92507

*Date of Evaluation: August 2014

(This space reserved for official comments.)



CONTINUATION SHEET

Primary # _____
HRI # _____
Trinomial _____

Page 3 of 3 *Resource Name or #: (Assigned by recorder) 427 Garfield Avenue
*Recorded by LSA Associates, Inc. *Date: August 2014 Continuation Update

B10. Significance: (continued from page 2)

Property Information: City directories indicate that the following people lived at this address during the historic-period: Harry and Dorothy Reich (1952-1965). Mr. Reich worked as a gear hobber (gear manufacturing) during this time. No additional information regarding people residing at this address was found.

Significance Evaluation: Under criterion A, the residence does not appear to be associated with events that have made a significant contribution to the broad patterns of history. Under criterion B, city directory and online research did not reveal any persons associated with this property who are important in history. Under Criterion C, this is a common and modest example of the Ranch style. Research to date has not identified it as the work of a master and the observed level of workmanship does not rise above the ordinary. Under Criterion D, the building is not likely to yield information about the history or prehistory of the area (which relates primarily to archaeological sites). For these reasons, the property does not appear to be eligible for listing in the National Register or California Register.

State of California — The Resources Agency
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 #: 417 and 419 Garfield Avenue

P1. Other Identifier: APE Map Reference # 9-3C

*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: 1981; S.B.B.M. San Pascual (Garfias) land grant

c. Address: 417 and 419 Garfield Avenue 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): Assessor Parcel Number (APN) 5318001003, located on the west side of Garfield Avenue north of Hardison Alley

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries) This one-story, Modern style duplex is located on the west side of Garfield east of the Pasadena Freeway. It has a rectangular plan and rests on a concrete slab foundation. It is surmounted by a low-pitched, front-gable roof sheathed with asphalt and gravel and has moderate eaves. The exterior walls are clad with stucco. The asymmetrical, east-facing façade includes vinyl-framed windows, a wooden door, and an attached carport. The residence retains a fair degree of integrity with the only obvious alterations being the vinyl-framed windows.

*P3b. Resource Attributes: (List attributes and codes) HP3-Multi-family property

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

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



P5b. Description of Photo: (View, date, accession #) Façade, view to the west (8/30/14)

*P6. Date Constructed/Age and Sources: Historic Prehistoric Both
1952 (County Assessor)

*P7. Owner and Address: Unknown

*P8. Recorded by: (Name, affiliation, and address) Eugene Heck, M.A.
LSA Associates, Inc.
1500 Iowa Avenue, Suite 200
Riverside, CA 92507

*P9. Date Recorded: August 30, 2014

*P10. Survey Type: (Describe) Intensive-level Section 106 and CEQA compliance

*P11. Report Citation: (Cite survey report and other sources, or enter "none.") Historic Property Survey Report for the SR 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

*Resource Name or # (Assigned by recorder) 417-419 Garfield Avenue

B1. Historic Name: _____

B2. Common Name: _____

B3. Original Use: Duplex B4. Present Use: Duplex

*B5. Architectural Style: Modern

*B6. Construction History: (Construction date, alterations, and date of alterations)
1952

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

*B8. Related Features:

B9a. Architect: Unknown b. Builder: Unknown

*B10. Significance: Theme: Residential Architecture Area: South Pasadena
Period of Significance: 1952 Property Type: Duplex Applicable Criteria: NA

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

This modest Modern style duplex was constructed in 1952. The quality of built resources in South Pasadena is exceptional and therefore a resource must have very high integrity, strong associations and almost non-existent alterations to be considered for the National or California Registers. Although this resource retains integrity, it does not appear eligible for listing in the National Register of Historic Places (National Register) or the California Register of Historical Resources (California Register). It was not evaluated under the local ordinance.

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. (see Continuation Sheet)

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

*B12. References:

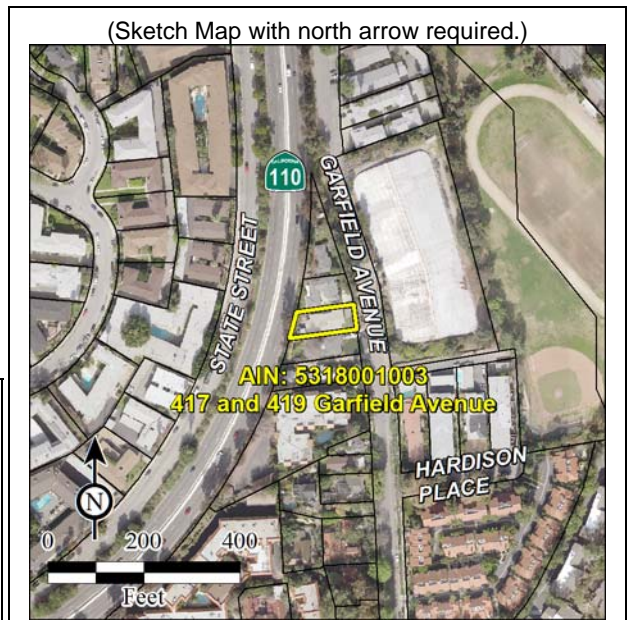
Fletcher, Tom
n.d Essential Architecture – Mid-Century Modern. Accessed online in August 2009 at: <http://www.essential-architecture.com/STYLE/STY-066.htm>.

B13. Remarks:

*B14. Evaluator: Casey Tippet, M.A., LSA Associates, Inc., 1500 Iowa Avenue, Suite 200, Riverside, CA 92507

*Date of Evaluation: August 2014

(This space reserved for official comments.)



CONTINUATION SHEET

Primary # _____
HRI # _____
Trinomial _____

Page 3 of 3 *Resource Name or #: (Assigned by recorder) 417-419 Garfield Avenue
*Recorded by LSA Associates, Inc. *Date: August 2014 Continuation Update

B10. Significance: (continued from page 2)

Property Information: City directories indicate that the following people lived at this address during the historic-period: Wayne Herzig lived at this address in 1952 and 1953. He married Beverly and moved to Beverly Hills. Mr. Herzig graduated from Caltech and was owner/operator of Herzig Corporation specializing in mechanical construction and engineering (Google).

Significance Evaluation: Under criterion A, the duplex does not appear to be associated with events that have made a significant contribution to the broad patterns of history. Under criterion B, city directory and online research did not reveal any persons associated with this property who are important in history. Under Criterion C, this is a common and modest example of the Modern style. Research to date has not identified it as the work of a master and the observed level of workmanship does not rise above the ordinary. Under Criterion D, the building is not likely to yield information about the history or prehistory of the area (which relates primarily to archaeological sites). For these reasons, the property does not appear to be eligible for listing in the National Register or California Register.

State of California — The Resources Agency
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 #: 413 Garfield Avenue

P1. Other Identifier: APE Map Reference # 10-3C

*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: 1981; S.B.B.M. San Pascual (Garfias) land grant

c. Address: 413 Garfield Avenue 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): Assessor Parcel Number (APN) 5318001002, located on the west side of Garfield Avenue north of Hardison Alley

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)
This one-story Ranch style residence is located in a residential area east of the Pasadena Freeway. It is rectangular in plan and rests on a concrete slab foundation. It is surmounted by a moderately-pitched, cross-hipped roof sheathed with composition shingles and has narrow eaves. The roof also features two skylights and a chimney. The exterior walls are clad with stucco. The asymmetrical, east-facing façade includes wood-framed, double-hung windows, a bay window, and a pair of wood and glass doors accessed by five concrete steps. The property also includes a detached garage. There are no apparent alterations.

*P3b. Resource Attributes: (List attributes and codes) HP2-Single-family property

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

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



P5b. Description of Photo: (View, date, accession #) Façade, view to the west (8/30/14)

*P6. Date Constructed/Age and Sources: Historic
 Prehistoric Both
1951 (County Assessor)

*P7. Owner and Address:
Unknown

*P8. Recorded by: (Name, affiliation, and address)
Eugene Heck, M.A.
LSA Associates, Inc.
1500 Iowa Avenue, Suite 200
Riverside, CA 92507

*P9. Date Recorded:
August 30, 2014

*P10. Survey Type: (Describe)
Intensive-level Section 106 and CEQA compliance

*P11. Report Citation: (Cite survey report and other sources, or enter "none.") Historic Property Survey Report for the SR 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

*Resource Name or # (Assigned by recorder) 413 Garfield Avenue

B1. Historic Name: _____

B2. Common Name: _____

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

*B6. Construction History: (Construction date, alterations, and date of alterations)
1951

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

*B8. Related Features:

B9a. Architect: Unknown b. Builder: Unknown

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

Period of Significance: 1951 Property Type: Single-family residence Applicable Criteria: NA

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

This modest Ranch style residence was constructed in 1951. The quality of built resources in South Pasadena is exceptional and therefore a resource must have very high integrity, strong associations and almost non-existent alterations to be considered for the National or California Registers. Although this resource retains integrity, it does not appear eligible for listing in the National Register of Historic Places (National Register) or the California Register of Historical Resources (California Register). It was not evaluated under the local ordinance.

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

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

*B12. References:

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

B13. Remarks:

*B14. Evaluator: Casey Tibbet, M.A., LSA Associates, Inc., 1500 Iowa Avenue, Suite 200, Riverside, CA 92507

*Date of Evaluation: August 2014

(This space reserved for official comments.)



CONTINUATION SHEET

Primary # _____
HRI # _____
Trinomial _____

Page 3 of 3 *Resource Name or #: (Assigned by recorder) 413 Garfield Avenue
*Recorded by LSA Associates, Inc. *Date: August 2014 Continuation Update

B10. Significance (continued from page 2)

Property Information: City directories indicate that the following people lived at this address during the historic-period: Otto Denton (a training specialist) and Elizebeth Harmon (1952 and 1953). No additional information was found regarding these residents or any others who may have lived here during the historic period.

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 directory and online research did not reveal any persons associated with this property who are important in history. Under Criterion C, this is a common and modest example of the Ranch style. Research to date has not identified it as the work of a master and the observed level of workmanship does not rise above the ordinary. Under Criterion D, the building is not likely to yield information about the history or prehistory of the area (which relates primarily to archaeological sites). For these reasons, the property does not appear to be eligible for listing in the National Register or California Register.

State of California — The Resources Agency
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 #: 409 Garfield Avenue

P1. Other Identifier: APE Map Reference # 11-3C

*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: 1981; S.B.B.M. San Pascual (Garfias) land grant

c. Address: 409 Garfield Avenue 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): Assessor Parcel Number (APN) 5318001001, located on the west side of Garfield Avenue north of Hardison Alley

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries) This one-story Ranch style house is located in a residential area east of the Pasadena Freeway. It is rectangular in plan, rests on a concrete slab foundation, and is surmounted by a low-pitched, hipped roof sheathed with composition shingles. It has narrow eaves and the walls are clad with stucco. The east-facing, asymmetrical façade includes several wood-framed, double-hung windows, a small entry porch, a single, wooden door, and an attached garage. The property features mature trees and a river rock stones in place of a formal curb. There are no apparent alterations.

*P3b. Resource Attributes: (List attributes and codes) HP2-Single-family property

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

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



P5b. Description of Photo: (View, date, accession #) Façade, view to the west (8/30/14)

*P6. Date Constructed/Age and Sources: Historic Prehistoric Both
1951 (County Assessor)

*P7. Owner and Address: Unknown

*P8. Recorded by: (Name, affiliation, and address)
Eugene Heck, M.A.
LSA Associates, Inc.
1500 Iowa Avenue, Suite 200
Riverside, CA 92507

*P9. Date Recorded: August 30, 2014

*P10. Survey Type: (Describe)
Intensive-level Section 106 and CEQA compliance

*P11. Report Citation: (Cite survey report and other sources, or enter "none.") Historic Property Survey Report for the SR 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

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 date of alterations)
1951

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

*B8. Related Features:

B9a. Architect: Unknown b. Builder: Unknown

*B10. Significance: Theme: Residential Architecture Area: City of South Pasadena
Period of Significance: 1951 Property Type: Residence Applicable Criteria: NA

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

This modest Ranch style residence was constructed in 1951. The quality of built resources in South Pasadena is exceptional and therefore a resource must have very high integrity, strong associations and almost non-existent alterations to be considered for the National or California Registers. Although this resource retains integrity, it does not appear eligible for listing in the National Register of Historic Places (National Register) or the California Register of Historical Resources (California Register). It was not evaluated under the local ordinance.

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

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

*B12. References:

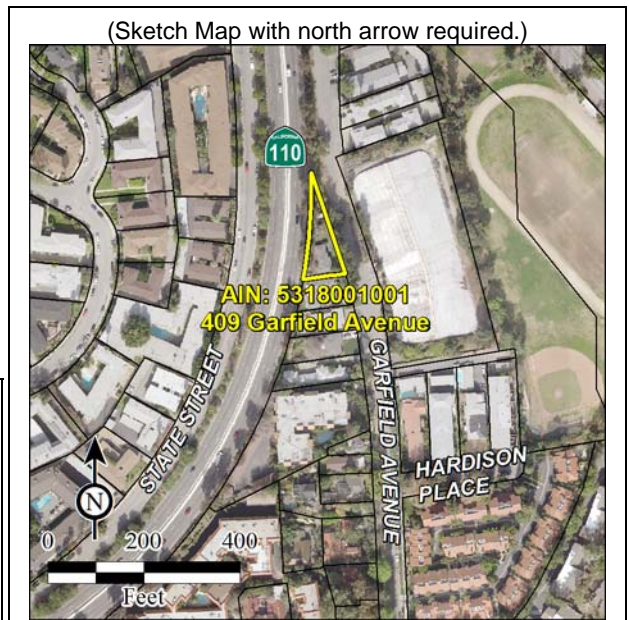
- Hess, Alan
2004 The Ranch House. Harry N. Abrams, Incorporated. New York.

B13. Remarks:

*B14. Evaluator: Casey Tibbet, M.A., LSA Associates, Inc., 1500 Iowa Avenue, Suite 200, Riverside, CA 92507

*Date of Evaluation: August 2014

(This space reserved for official comments.)



CONTINUATION SHEET

Primary # _____
HRI # _____
Trinomial _____

Page 3 of 3 *Resource Name or #: (Assigned by recorder) 409 Garfield Avenue
*Recorded by LSA Associates, Inc. *Date: August 2014 Continuation Update

B10. Significance: (continued from page 2)

Property Information: Property Information: City directories indicate that the following people lived at this address during the historic-period: Peter and Lucille Karpan (1952 - 1953). Mr. Karpan lived at this address until 1954 while he worked with the South Pasadena Motors Company. No additional information was found for the Karpans or any other residents at this address.

Significance Evaluation: Under criterion A, the residence does not appear to be associated with events that have made a significant contribution to the broad patterns of history. Under criterion B, city directory and online research did not reveal any persons associated with this property who are important in history. Under Criterion C, this is a common and modest example of the Ranch style. Research to date has not identified it as the work of a master and the observed level of workmanship does not rise above the ordinary. Under Criterion D, the building is not likely to yield information about the history or prehistory of the area (which relates primarily to archaeological sites). For these reasons, the property does not appear to be eligible for listing in the National Register or California Register.