

DPR FORMS

HISTORIC DISTRICTS

(NATIONAL REGISTER LISTED OR ELIGIBLE)

CONTINUATION SHEET

Primary # _____

HRI # _____

Trinomial _____

Page 1 of 3 *Resource Name or #: (Assigned by recorder) Short Line Villa Tract Historic District*Recorded by LSA Associates, Inc. *Date: 2014 _____ Continuation X Update

APE Map Reference # 5-HD-3A

The Short Line Villa Tract Historic District is located within the community of El Sereno in Los Angeles County and consists of single-family homes constructed between 1907 and 1940 (Caltrans 1995). The boundaries of the district are Kendall Avenue on the north, Newtonia Drive and Sierra Vista School on the south, Huntington Drive on the east, and the rear property line of the west side of Maycrest Avenue on the west (Ibid.). This tract was originally designed and marketed as a street-car suburb with a short commute time to downtown Los Angeles (Ibid.). In 1995, the district was determined eligible for listing in the National Register of Historic Places. There are 17 parcels associated with the District that are located in the APE. Ten of those are contributors to the district.

California Historical Resources Status Code: 1S

Contributors

4411 Alpha Street (2D2, APE Map Ref # 233-CT-3A)
 4417 Alpha Street (2D2, APE Map Ref # 234-CT-3A)
 4423 Alpha Street (2D2, APE Map Ref # 124-3A)
 4431 Alpha Street (2D2, APE Map Ref # 127-3A)
 4437 Alpha Street (2D2, APE Map Ref # 128-3A)
 4451 Alpha Street (2D2, APE Map Ref # 240-CT-3A)
 4507 Alpha Street (2D2, APE Map Ref # 241-CT-3A)
 4511 Alpha Street (2D2, APE Map Ref # 135-3A)
 4517 Alpha Street (2D2, APE Map Ref # 136-3A)
 4531 Alpha Street (2D2, APE Map Ref # 160-3A)

Non-contributors

4401 Alpha Street (APE Map Ref # 121-3A)
 4407 Alpha Street (APE Map Ref # 122-3A)
 4427 Alpha Street (APE Map Ref # 125-3A)
 4441 Alpha Street (APE Map Ref # 130-3A)
 4447 Alpha Street (APE Map Ref # 131-3A)
 4501 Alpha Street (APE Map Ref # 132-3A)
 4527 Alpha Street (APE Map Ref # 157-3A)
 5465 Newtonia Drive

References

California Department of Transportation (Caltrans)

1995 Third Supplemental Historic Architectural Survey Report, 710 Freeway Gap Closure Project, 07-LA-710, 26.5/R32.7, EA 07-020090, Volume VII: Public Participation. Dated June 1995. Provided by and on file at California Department of Transportation, District 7.

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

E.O.11593

DETERMINATION OF ELIGIBILITY NOTIFICATION

National Register of Historic Places
National Park Service

Name of Property: Short Line Villa Tract

Location: Los Angeles County

State: CALIFORNIA

Request submitted by: FHWA/Bruce A. Eberle

Date received: 7/21/95

Additional information received: 8/31/95, 10/26/95

Opinion of the State Historic Preservation Officer:

Eligible Not Eligible No Response Need More Information

Comments:

"SHPO finds it cannot determine the National Register eligibility of the Short Line Villa District. Not enough research has been conducted to fully understand the importance of the district in the context of residential suburban development in the San Gabriel Valley in the early 20th century. SHPO finds that the Short Line Villa District appears to be eligible under Criterion A for its importance in the context of residential development patterns in the San Gabriel Valley for 1902 to 1945. However, not enough research has been completed on the suburbs along the Pasadena Short Line to understand the relative importance of the Short Line Villa Tract despite the high level of integrity of the district. . . . we suggest that FHWA and the SHPO jointly seek the opinion of the Keeper of the National Register."

The Secretary of the Interior has determined that this property is:

Eligible Applicable criteria: Not Eligible

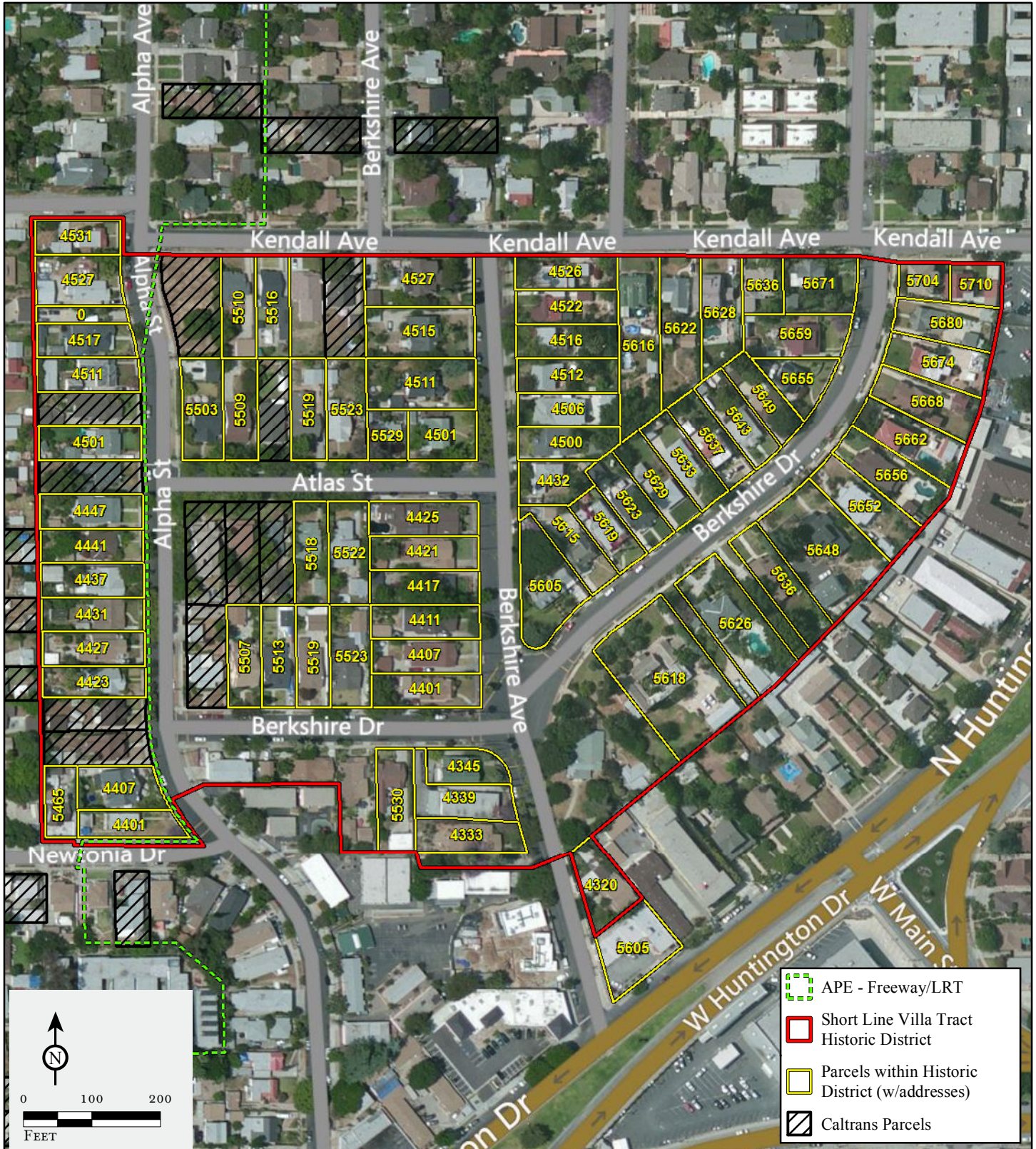
Comments:

SEE ATTACHED COMMENTS

Documentation insufficient
(Please see accompanying sheet explaining additional materials required)


Keeper of the National Register

Date: 11-20-95



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

Primary # _____
HRI # _____
Trinomial _____

Page 1 of 9

*Resource Name or #: (Assigned by recorder) Ambassador West Cultural Landscape
Historic District

*Recorded by LSA Associates, Inc. *Date: November 2014 _____ Continuation Update

APE Map Reference # 21-HD-3A

The Ambassador West Cultural Landscape Historic District was determined eligible for listing in the National Register of Historic Places in 2012 under Criterion C. It includes seven historic gardens designed by EDAW, built between 1959 and 1983, as well as the incorporated yards and site features of historic houses that were existing and became part of the Ambassador West campus. The period of significance is 1959-1983. There are a total of 12 properties in the district and all of them are contributors.

It should be noted that one key property, 169 S. Saint John Avenue, has been excluded from the district boundaries solely because it is now part of Maranatha High School, which is under separate ownership. However, the building on this property, which was originally the Ambassador College Dining Hall (now MHS student center), clearly contributes to the district and the boundaries should be redefined to include this building, if not the entire property.

There are two buildings within this district that are also within the project APE and one that is adjacent to the district, but should be included in the district. Each is individually eligible for listing in the National Register at a local level of significance under Criterion C.

California Historical Resources Status Code: 2S2

300 W. Green Street (APE Map Ref # 423-3A) Hall of Administration
169 S. Saint John Avenue (APE Map Ref # 423a-3A) Ambassador College Dining Hall (Maranatha High School Student Center).
131 S. Saint John Avenue (APE Map Ref # 423b-3A): Ambassador Auditorium

References

City of Pasadena

2014 Maranatha High School Master Plan, Initial Study. December 17, 2013. On file, City of Pasadena Planning & Community Development Department, Design and Historic Preservation Section, 175 N Garfield Ave, Pasadena CA.

Fratinaro, Marlis

2012 National Register of Historic Places Multiple Property Documentation Form for Historic Designed Gardens in Pasadena, 1873-1975. Ambassador West Cultural Landscape. Provided by and on file with the City of Pasadena.

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

District Summary

DISTRICT INFORMATION:

Ambassador West
Historic Name: Cultural Landscape
Historic District

Common Name: Ambassador West Cultural Landscape Historic District

City: Pasadena

State: CA

County: Los Angeles

Year Developed: 1959-1983

**General
Location:** West-Central Pasadena

Builder:

Architect: EDAW

Number of Properties in District: Contributing: 12 Total: 12

Description: Seven historic gardens were identified in the 2006 Environmental Impact Report for redevelopment of the Ambassador West Campus. The gardens were designed by EDAW, built between 1959 and 1983 and incorporated yards and site features of historic houses that were existing and became part of the Ambassador West campus.

Entered By: Kevin
Johnson

Date: 11/14/2012

DISTRICT RECORD

*NRHP Status Code: 3D

*Resource Name or #: _____

D1. **Historic Name:** Ambassador West Cultural Landscape
Historic District

D2. **Common Name:** Ambassador West Cultural
Landscape Historic District

*D3. **Detailed Description:**

Seven historic gardens were identified in the 2006 Environmental Impact Report for redevelopment of the Ambassador West Campus. The gardens were designed by EDAW, built between 1959 and 1983 and incorporated yards and site features of historic houses that were existing and became part of the Ambassador West campus.

*D4. **Boundary Description:**

The district is generally bound by Green Street, St. John Avenue, Del Mar Boulevard and Orange Grove Boulevard

*D5. **Boundary Justification:**

D6. **Significance: Theme:** _____ **Area:** _____

Period of Significance: _____

Applicable Criteria:

The district represents the Non-Residential Modern Garden property type identified in the Multiple Property Documentation Form "Historic Designed Gardens in Pasadena."

*D7. **References:**

*D8. **Evaluator:** Kevin Johnson **Date of Evaluation:** 11/14/2012

Affiliation and Address: City of Pasadena - 175 N. Garfield Avenue Pasadena, CA 91101

Primary #: _____
HRI #: _____
Trinomial: _____
NRHP Status Code: 3D
Other Listings: _____
Review Code: _____ Reviewer: _____
Date: -/-/ -

Survey #:
DOE #:

*Resource Name or #: Ambassador West Cultural Landscape Historic District

P1. Other Identifier: _____

*P2. Location: not for publication unrestricted

a. County: Los Angeles and (P2c, P2e, and P2b or P2d. Attach a Location Map as Necessary)

b. USGS 7.5' Quad: _____ YEAR: _____ T _____; R _____; _____ of _____ of Sec _____; _____ B.M.

c. Address: 0 _____ City: Pasadena State: CA Zip Code: _____

d. UTM: Zone: _____; _____ mE/ _____ mN

e. Other Locational Data:

*P3a. Description:

Seven historic gardens were identified in the 2006 Environmental Impact Report for redevelopment of the Ambassador West Campus. The gardens were designed by EDAW, built between 1959 and 1983 and incorporated yards and site features of historic houses that were existing and became part of the Ambassador West campus.

*P3b. Resource Attributes: HP29,HP30,HP31

*P4. Resources Present: Building Structure Object Site District Element of a District Other

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



P5b. Description of Photo:

*P6. Date Constructed/Age and Source:

Historic PreHistoric Both Neither

Year Built: - Documented

*P7. Owner and Address:

Name: _____

Address: _____

*P8. Recorded By:

Kevin Johnson
Senior Planner
City of Pasadena
175 N. Garfield Avenue
Pasadena, CA 91101

*P9. Date Recorded: 11/14/2012

*P10. Survey Type: Survey - Intensive

Survey Title: 2012 Historic Designed Gardens

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

*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): _____

*Resource Name or #: Ambassador West Cultural Landscape Historic District

*Recorded by: Kevin Johnson

*Date: 11/14/2012



Description:
Photo Date:



Description:
Photo Date:



Description:
Photo Date:



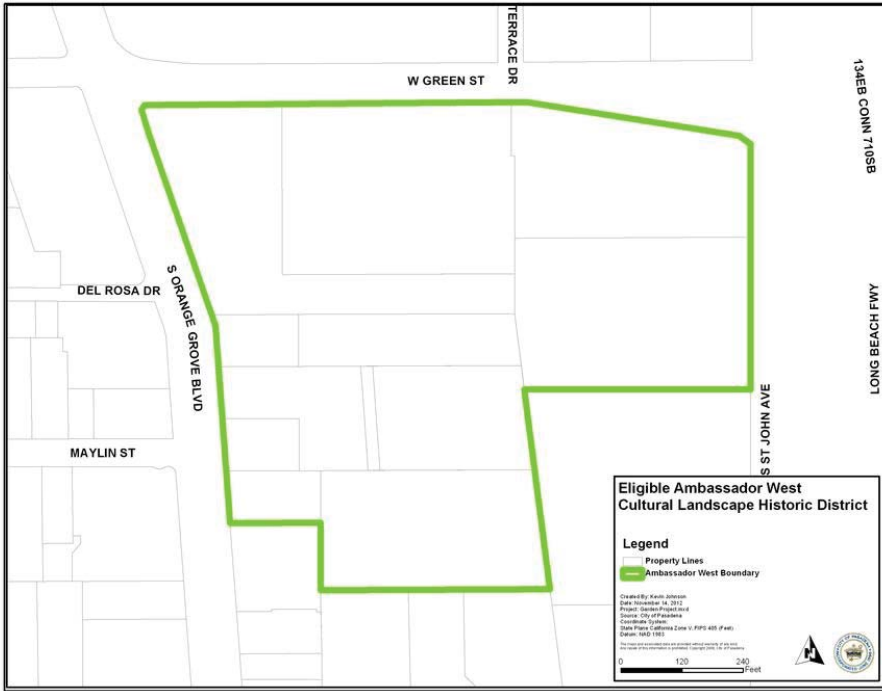
Description:
Photo Date:

*Resource Name or #: Ambassador West Cultural Landscape Historic District **Survey Title:** 2012 Historic Designed Gardens

*Map Name: Map of Eligible Ambassador West Cultural Landscape Historic District

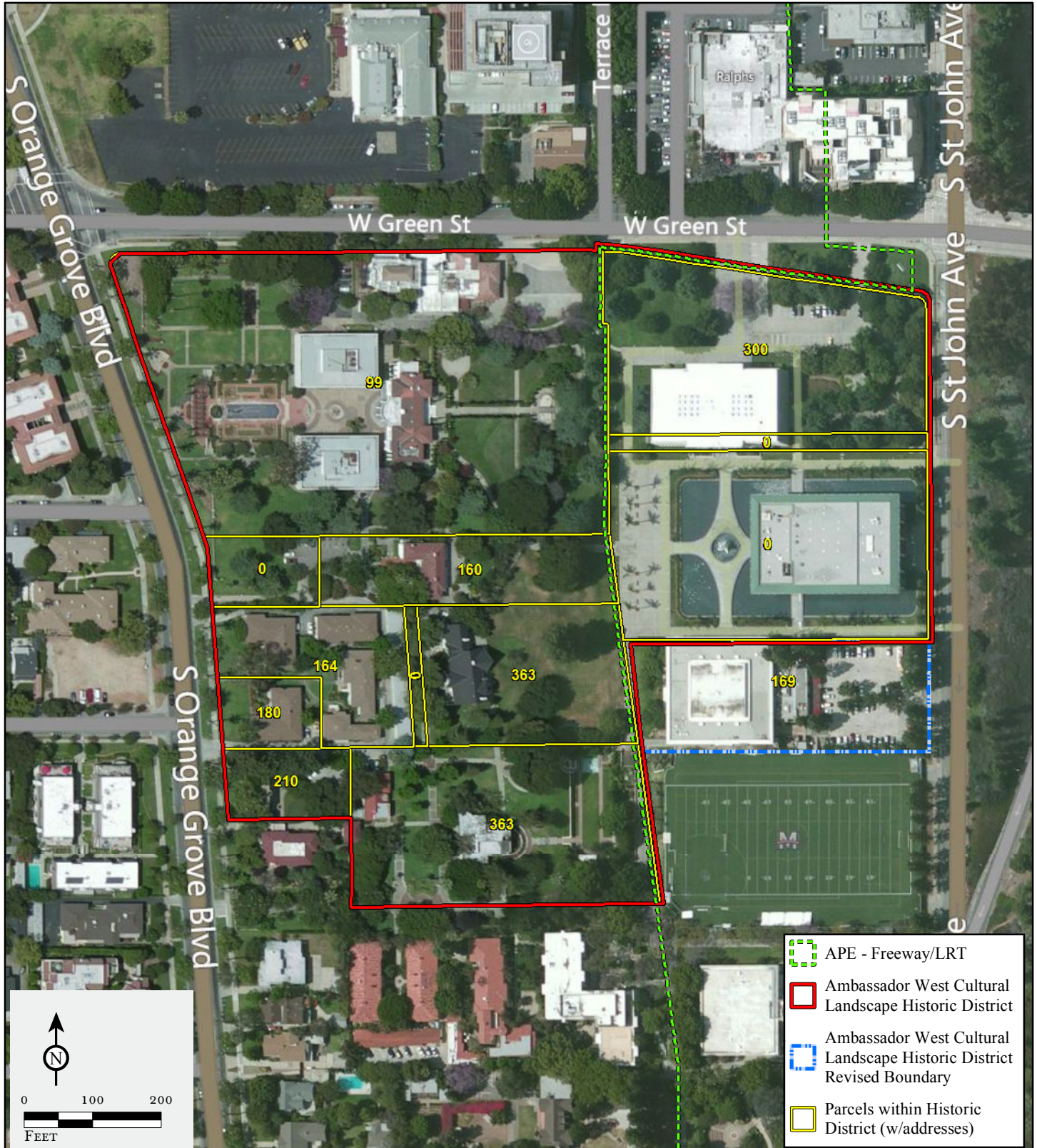
*Scale: _____

*Date of Map: 11/14/2012



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
CONTINUATION SHEET

Primary # _____
HRI # _____
Trinomial _____

Page 1 of 3 *Resource Name or #: (Assigned by recorder) Markham Place Historic District
*Recorded by LSA Associates, Inc. *Date: March 2014 _____ Continuation X Update

APE Map Reference # 20-HD-3A

In March 2013, the Markham Place Historic District, which is located in the City of Pasadena, was listed in the National Register of Historic Places at the local level under Criterion C for its architecture. It is "one of the best and most intact remaining examples of the early residential development of Pasadena and with the influence of the Arts and Crafts Movement" (Scott 2013:5). Its period of significance is 1887–1937. This district is generally bounded by West California Boulevard on the north, South Pasadena Avenue on the east, Barclay Alley on the south, and South Orange Grove Boulevard on the west and overlaps a portion of the locally designated Governor Markham Historic District.

There are 33 properties in this district that are also within the project APE. Of those, 29 are contributors and 4 are non-contributors.

California Historical Resources Status Code: 1S

Contributors

- | | |
|---|--|
| 203 Bellefontaine Street (APE Map Ref # 347a-CT-3A) | 640 S. St. John Avenue (APE Map Ref # 363-CT-3A) |
| 235 Bellefontaine Street (APE Map Ref # 346-CT-3A) | 646 S. St. John Avenue (APE Map Ref # 362-CT-3A) |
| 202-204 W. California Boulevard (APE Map Ref # 370-CT-3A) | 650 S. St. John Avenue (APE Map Ref # 360-CT-3A) |
| 206 W. California Boulevard (APE Map Ref # 369-CT-3A) | 670 S. St. John Avenue (APE Map Ref # 359-CT-3A) |
| 535 S. Pasadena Avenue (Craftsman style building only; APE Map Ref # 373-CT-3A) | 678 S. St. John Avenue (APE Map Ref # 358-CT-3A) |
| 595 S. Pasadena Avenue/190 W. California Boulevard (APE Map Ref # 371-CT-3A)* | 696 S. St. John Avenue (APE Map Ref # 357-CT-3A)* |
| 679 S. Pasadena Avenue (APE Map Ref # 356a-CT-3A)* | 714 S. St. John Avenue (APE Map Ref # 354-CT-3A) |
| 703 S. Pasadena Avenue (APE Map Ref # 356-CT-3A) | 726 S. St. John Avenue (APE Map Ref # 353-CT-3A) |
| 737 S. Pasadena Avenue (APE Map Ref # 352-CT-3A) | 734 S. St. John Avenue (APE Map Ref # 350-CT-3A) |
| 763 S. Pasadena Avenue (APE Map Ref # 351-CT-3A)* | 762 S. St. John Avenue (APE Map Ref # 349-CT-3A) |
| 765 S. Pasadena Avenue (APE Map Ref # 348-CT-3A)* | Singer Park, 280 W. California Boulevard (APE Map Ref # 413-3A) |
| 779 S. Pasadena Avenue (APE Map Ref # 348a-CT-3A)* | |
| 801 S. Pasadena Avenue (APE Map Ref # 347-CT-3A)* | <u>Non-contributors</u> |
| 584 S. St. John Avenue (APE Map Ref # 368-CT-3A) | 535 S. Pasadena Avenue (Mid-Century Modern style buildings; APE Map Ref # 373-CT-3A) |
| 600 S. St. John Avenue (APE Map Ref # 367-CT-3A) | 615 and 633 S. Pasadena Avenue (APE Map Ref # 361-CT-3A) |
| 602 S. St. John Avenue (APE Map Ref # 366-CT-3A) | 721 S. Pasadena Avenue (vacant lot) |
| 620 S. St. John Avenue (APE Map Ref # 365-CT-3A) | 731 S. Pasadena Avenue (APE Map Ref # 355-CT-3A) |
| 628 S. St. John Avenue (APE Map Ref # 364-CT-3A) | |

*Also individually eligible for listing in the National Register

References

Scott, Gloria
2013 Historical Resources Evaluation Report for properties owned by the California Department of Transportation (Caltrans), In the State Route 710 Corridor in Los Angeles, South Pasadena, and Pasadena. Volume III: Pasadena. Provided by and on file with Caltrans District 7.

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



(Expires 5/31/2012)

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United States Department of the Interior
National Park Service

National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in National Register Bulletin, *How to Complete the National Register of Historic Places Registration Form*. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. **Place additional certification comments, entries, and narrative items on continuation sheets if needed (NPS Form 10-900a).**

1. Name of Property

historic name Markham Place Historic District

other names/site number N/A

2. Location

street & number Roughly bounded by California Street, Pasadena Avenue,
Bellevue Street, and Orange Grove Boulevard

N/A	not for publication

city or town Pasadena vicinity

state California code CA County Los Angeles code 037 zip code 91105

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended,
I hereby certify that this X nomination request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60.

In my opinion, the property X meets does not meet the National Register Criteria. I recommend that this property be considered significant at the following level(s) of significance:

 national statewide X local

Carol Roland-Nawi 1-31-13
Carol Roland-Nawi, Ph.D., State Historic Preservation Officer Date

California State Office of Historic Preservation
State or Federal agency/bureau or Tribal Government

In my opinion, the property meets does not meet the National Register criteria.

Signature of commenting official Date

Title State or Federal agency/bureau or Tribal Government

4. National Park Service Certification

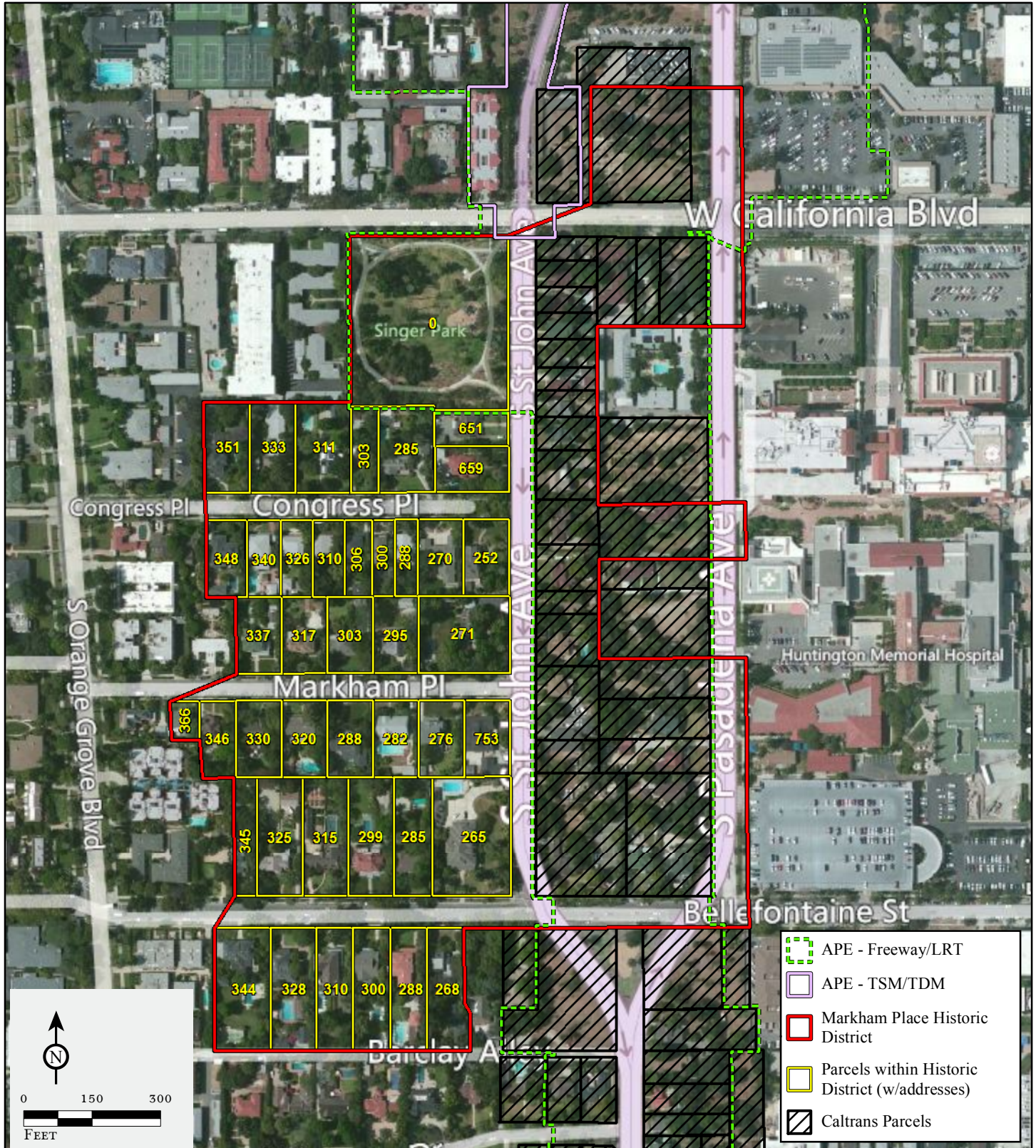
I hereby certify that this property is:

- entered in the National Register determined eligible for the National Register
- determined not eligible for the National Register removed from the National Register
- other (explain:)

Joe Edson H. Beall 3.27.13
Signature of the Keeper Date of Action

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
CONTINUATION SHEET

Primary # _____
HRI # _____
Trinomial _____

Page 1 of 4 *Resource Name or #: (Assigned by recorder) Old Pasadena Historic District
*Recorded by LSA Associates, Inc. *Date: March 2014 _____ Continuation X Update

APE Map Reference # 22-HD-3A

The Old Pasadena Historic District, located in the City of Pasadena, essentially consists of what is commonly known as Old Town Pasadena. The district was listed in the National Register of Historic Places in 1983 and its boundaries were adjusted in 2008. It is generally bounded by Corson Street on the north, Raymond Avenue and Arroyo Seco Parkway on the east, East Del Mar Boulevard on the south, and Pasadena Avenue on the west (National Park Service n.d.). This district represents the earliest commercial development in the City and the focus of commerce and industry in Pasadena and the San Gabriel Valley (Ibid.). It also established Colorado Boulevard as the principal axis through town (Ibid.).

There are 12 parcels associated with the district that are located within the APE, and 11 are contributors to the district. The remaining parcel is developed with a parking lot.

California Historical Resources Status Code: 1S

Contributors

- 26 South Pasadena Avenue (1D, APE Map Ref # 426-3A)
- 30 East Del Mar Boulevard (1D, APE Map Ref # 147-3B)
- 34 South Pasadena Avenue (1D, APE Map Ref # 425-3A)
- 148 West Colorado Boulevard (1D, APE Map Ref # 427-3A)
- 161 West Colorado Boulevard (1D, APE Map Ref # 431-3A)
- 163 West Colorado Boulevard (1D, APE Map Ref # 430-3A)
- 169 West Colorado Boulevard (1D, APE Map Ref # 429-3A)
- 281 South Raymond Avenue (1D, APE Map Ref # 438-3A)
- 300 South Fair Oaks Avenue (1D, APE Map Ref # 148-3B)
- 301 North Raymond Avenue (1D, APE Map Ref # 439-3A)
- 330 South Fair Oaks Avenue (1D, APE Map Ref # 146-3B)

Non-contributor

Parking lot south of 34 South Pasadena Avenue

References

National Park Service

n.d. Early History of the California Coast, A National Register of Historic Places Travel Itinerary, Old Pasadena Historic District. Accessed online in December 2013 at: <http://www.nps.gov/nr/travel/ca/ca14.htm>.

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

**United States Department of the Interior
National Park Service**

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section _____ Page _____

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SUPPLEMENTARY LISTING RECORD

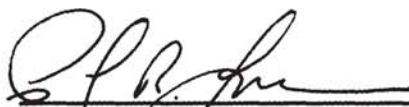
NRIS Reference Number: 83001200/07001303 Date Listed: 3/25/2008

Old Pasadena Historic District
(Boundary Increase/Decrease/Additional Documentation)

Property Name Los Angeles CA
County State

N/A
Multiple Name

This property is listed in the National Register of Historic Places in accordance with the attached nomination documentation subject to the following exceptions, exclusions, or amendments, notwithstanding the National Park Service certification included in the nomination documentation.



Signature of the Keeper

3/25/2008

Date of Action

=====

Amended Items in Nomination:

U. T. M. Coordinates:

The U.T.M. Coordinates presented in the original nomination are correct and are retained for the revised Additional Documentation. [The coordinates presented in the current AD do not circumscribe the nominated area.]

The U.T.M. Coordinates for the three specific Boundary Increase areas (noted as points A, B, and E on the new USGS map) are: [A] 11 394031 3778108, [B] 11 393820 3778440, and [E] 11 394031 3779000. [These points are effectively contained within the original four district coordinate points.]

Verbal Boundary Description:

The Verbal Boundary Description for the new Boundary Increase and Decrease areas should refer to the map accompanying the new documentation. [The increase areas are limited to the lots historically associated with the properties at 108-112 South Delacey [#66], 80 West Dayton [#62], 130 -134 North Fair Oaks [#78], and 330 South Fair Oaks [#90]. The Boundary Decrease areas are described as the lots historically associated with the properties at 251 and 255 South Fair Oaks and the lot at NE corner of South Raymond and Del Mar Boulevard. The increase and decrease areas all total < one acre and represent no net change to the listed historic district.]

These clarifications were confirmed with the CA SHPO office.

DISTRIBUTION:

- National Register property file
- Nominating Authority (without nomination attachment)

United States Department of the Interior
National Park Service



National Register of Historic Places
Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in *How to Complete the National Register of Historic Places Registration Form* (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

1. Name of Property

historic name Old Pasadena Historic District (Additional Documentation/Boundary Changes)
other names/site number _____

2. Location

street & number See Attached Map N/A not for publication
city or town Pasadena N/A vicinity
state California code CA county Los Angeles code 37 zip code 91105

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1986, as amended, I hereby certify that this nomination request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property meets does not meet the National Register Criteria. I recommend that this property be considered significant nationally statewide locally. (See continuation sheet for additional comments.)

Stephen D. Kuske DSHPO 3/10/08
Signature of certifying official/Title Date

California Office of Historic Preservation
State or Federal agency and bureau

In my opinion, the property meets does not meet the National Register criteria. (See continuation sheet for additional comments.)

Signature of commenting or other official Date

State or Federal agency and bureau

4. National Park Service Certification

I hereby certify that this property is:

- entered in the National Register
 See continuation sheet.
- determined eligible for the National Register
 See continuation sheet.
- determined not eligible for the National Register
- removed from the National Register
- other (explain): _____

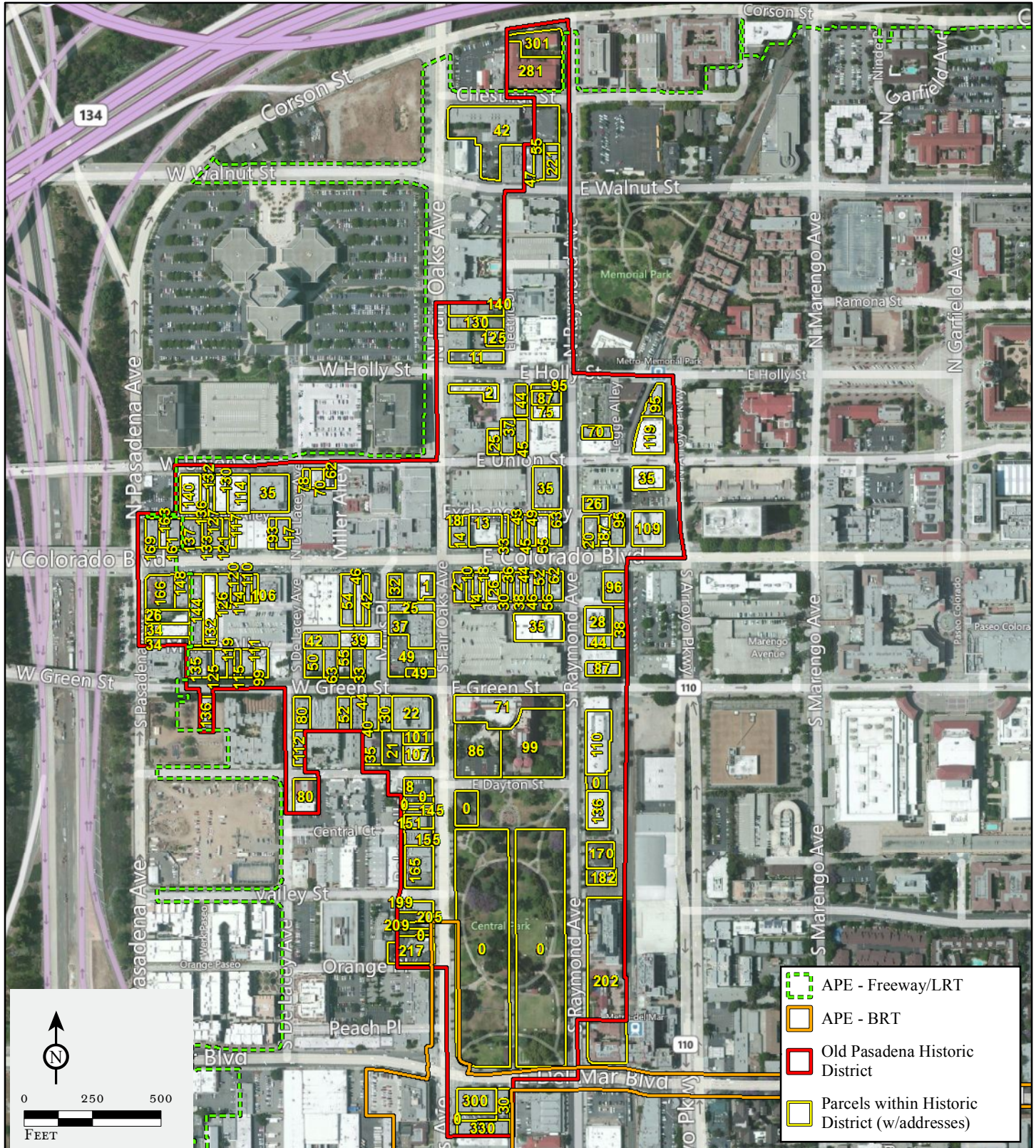
Signature of the Keeper

Date of Action

[Signature] 3/25/2008

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
CONTINUATION SHEET

Primary # _____
HRI # _____
Trinomial _____

Page 1 of 7 *Resource Name or #: (Assigned by recorder) Pasadena Avenue Historic District
*Recorded by LSA Associates, Inc. *Date: 2014 Continuation Update

APE Map Reference # 19-HD-3A

This district, which was determined eligible for listing in the National Register of Historic Places (National Register) on March 28, 1983, includes properties in Pasadena and South Pasadena (Scott 2013; Hope and Scott 2013). The boundaries of the district are irregular. Generally, the district boundaries are Barclay Alley on the north, Avoca Avenue and West State Street on the east, Columbia Street (properties on both sides) on the south, and South Orange Grove Boulevard on the west. The district represents a distinctive grouping of residential architecture, including Queen Anne, Craftsman, and Period Revival styles dating to the 1888–1938 period (Hope and Scott 2013). The district is eligible for listing in the National Register under Criteria A and C in the areas of community development and planning and architecture (Scott 2013). There are 69 parcels in this district that are also within the project APE. Of those, 51 are contributors. It should be noted that the two Hartshorn Houses are on the same parcel.

California Historical Resources Status Code: 2S2

Contributors

180 Arlington Drive (APE Map Ref # 319-CT-3A)	Mrs. D. Hagan House, 1041 S. Pasadena Avenue (APE Map Ref # 314-CT-3A)*
181 Arlington Drive (APE Map Ref # 322-CT-3A)	James and Fanny Hale House, 1051 S. Pasadena Avenue (APE Map Ref # 313-CT-3A)*
216 Arlington Drive (APE Map Ref # 316-CT-3A)	1059 S. Pasadena Avenue (APE Map Ref # 312-CT-3A)
203 Columbia Street (APE Map Ref # 392-3A)	1080 S. Pasadena Avenue (APE Map Ref # 309-CT-3A)
231 Columbia Street (APE Map Ref #279-CT-3A)	1090 S. Pasadena Avenue (APE Map Ref # 305-CT-3A)
233 Columbia Street (APE Map Ref # 394-3A)	1100 S. Pasadena Avenue (APE Map Ref # 304-CT-3A)
1015 Columbia Street (APE Map Ref # 275-CT-3A)	W.W. Phelps House, 1112 S. Pasadena Avenue (APE Map Ref # 303-CT-3A)*
1101 Columbia Street (APE Map Ref # 276-CT-3A)	1120 S. Pasadena Avenue (APE Map Ref # 302-CT-3A)
1109 Columbia Street (APE Map Ref # 277-CT-3A)	1140–1142 S. Pasadena Avenue (APE Map Ref # 297-CT-3A)
1127 Columbia Street (APE Map Ref # 391-3A)	1150 S. Pasadena Avenue (APE Map Ref # 294-CT-3A)
177 Hurlbut Street (APE Map Ref # 336-CT-3A)	1180 S. Pasadena Avenue (APE Map Ref # 289-CT-3A)
Victoria Thompson House, 185 W. Glenarm Street (APE Map Ref # 318-CT-3A)	1190 S. Pasadena Avenue (APE Map Ref # 288-CT-3A)
202 Madeline Drive (APE Map Ref # 301-CT-3A)	1191 S. Pasadena Avenue (APE Map Ref # 285-CT-3A)
205 Madeline Drive (APE Map Ref # 308-CT-3A)	A.G. Simons/John McWilliams Jr. House, 1199 S. Pasadena Avenue (APE Map Ref # 281-CT-3A)*
215 Madeline Drive (APE Map Ref # 307-CT-3A)	Mary Werner House, 1200 S. Pasadena Avenue (APE Map Ref # 282-CT-3A)*
218 Madeline Drive (APE Map Ref # 300-CT-3A)	1210 S. Pasadena Avenue (APE Map Ref # 393b-3A)
225 Madeline Drive (APE Map Ref # 306-CT-3A)	1220 S. Pasadena Avenue (APE Map Ref # 393a-3A)
230 Madeline Drive (APE Map Ref # 299-CT-3A)	1225 S. Pasadena Avenue (APE Map Ref # 393-3A)
Reverend Hiram Hill/Alonzo Beal House, 866 S. Pasadena Avenue (APE Map Ref # 343-CT-3A)	180 W. State Street (aka 1170 S. Pasadena Avenue) (APE Map Ref # 290-CT-3A)*
876 S. Pasadena Avenue (APE Map Ref # 342-CT-3A)	214 W. State Street (APE Map Ref # 286-CT-3A)
888 S. Pasadena Avenue (APE Map Ref # 341-CT-3A)	Hartshorn House No. 1, 224 W. State Street (APE Map Ref # 284-CT-3A)*
Kroll Cottage 894 S. Pasadena Avenue, front and rear buildings (APE Map Ref # 338-CT-3A)	Hartshorn House No. 2, 232 W. State Street (APE Map Ref # 284-CT-3A)*
Hurlbut Street Fire Station No. 5, 900 S. Pasadena Avenue (APE Map Ref # 335-CT-3A)*	<i>See Continuation Sheet</i>
J. Durand Kennett House, 1000 S. Pasadena Avenue (APE Map Ref # 321-CT-3A)*	
F.J. Kennett House, 1030 S. Pasadena Avenue (APE Map Ref # 317-CT-3A)*	

*Properties that are also individually eligible for the National Register

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

Primary # _____
HRI # _____
Trinomial _____

Page 2 of 7 *Resource Name or #: (Assigned by recorder) Pasadena Avenue Historic District
*Recorded by LSA Associates, Inc. *Date: 2014 _____ Continuation X Update

Contributors (continued)

225 W. State Street (APE Map Ref #292-CT-3A)
237 W. State Street (APE Map Ref # 291-CT-3A)
231 Wigmore Drive (APE Map Ref # 339-CT-3A)
215 Wigmore Drive (APE Map Ref # 340-CT-3A)
212 Wigmore Drive (APE Map Ref # 334-CT-3A)

Non-contributors

240 W. State Street (APE Map Ref # 283-CT-3A)
209 Columbia Street
1115 Columbia Street
180 W. Glenarm Street (APE Map Ref # 311-CT-3A)
926 S. Pasadena Avenue (APE Map Ref # 331-CT-3A)
936 S. Pasadena Avenue (APE Map Ref # 328-CT-3A)
946 S. Pasadena Avenue (APE Map Ref # 327-CT-3A)
956 S. Pasadena Avenue (APE Map Ref # 324-CT-3A)
966 S. Pasadena Avenue (APE Map Ref # 323-CT-3A)
1031 S. Pasadena Avenue (APE Map Ref # 315-CT-3A)

1062 S. Pasadena Avenue (APE Map Ref # 310-CT-3A)
1128 S. Pasadena Avenue (APE Map Ref # 297-CT-3A)
1131 S. Pasadena Avenue (APE Map Ref # 297-CT-3A)
1141 S. Pasadena Avenue (APE Map Ref # 295-CT-3A)
1151 S. Pasadena Avenue (APE Map Ref # 293-CT-3A)
1175 S. Pasadena Avenue (APE Map Ref # 287-CT-3A)
Ralph B. Hubbard Residence, 1207 South Pasadena
Avenue (APE Map Ref # 280-CT-3A)
230 Wigmore Drive (APE Map Ref # 333-CT-3A)

References

Hope, Andrew, and Gloria Scott

2013 Historical Resources Evaluation Report for Properties Owned by the California Department of Transportation (Caltrans) in the LA-710 Corridor in Los Angeles, South Pasadena, and Pasadena, Volume II South Pasadena. Provided by and on file with Caltrans District 7.

Scott, Gloria

2013 Route 710 Historic Houses Condition Assessment Report. Part 1 – Historic District Character-Defining Features Cover Sheet. Pasadena Avenue Historic District. Provided by and on file with Caltrans District 7.

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

DEPARTMENT OF TRANSPORTATION

DIVISION OF ENVIRONMENTAL ANALYSIS

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SACRAMENTO, CA 94274-0001
PHONE (916) 653-7136
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www.dot.ca.gov

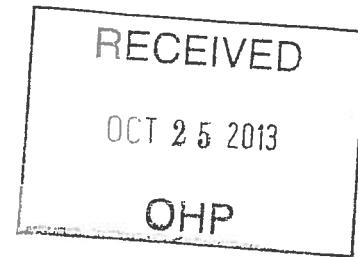


*Flex your power!
Be energy efficient!*

October 22, 2013

Carol Roland-Nawi, Ph.D.
State Historic Preservation Officer
Office of Historic Preservation
Department of Parks and Recreation
P.O. Box 942896
Sacramento, CA 94296-0001

Attention: Michelle Messinger



Subject: Request for Public Resources Code §5024 Eligibility Concurrences – Route 710
Historic Houses: Re-surveys in South Pasadena (Volume II) and Pasadena (Volume III)

The Department of Transportation (Caltrans) requests the State Historic Preservation Officer's (SHPO) review of and concurrence with the adequacy and content of the enclosed Historic Resources Evaluation Reports (HRERs) and DPR 523 forms for the Caltrans-owned buildings and structures within the corridor for the Interstate 710 North Gap Closure Project (formerly known as the Route 710 Freeway Gap Closure Project). This corridor runs through the Cities of South Pasadena (HRER Volume II) and Pasadena (Volume III) and Los Angeles (volume forthcoming). These HRERs include evaluations of Caltrans-owned properties that were less than fifty years of age during the last surveys in the 1980s through 1990s, or that were re-evaluated due to passage of time and changing historical perceptions.

Andrew Hope, former Caltrans Principal Architectural Historian, surveyed all of the Caltrans-owned properties within the Cities of Los Angeles, Pasadena and South Pasadena in 2008. At the time Mr. Hope was working in our headquarters cultural studies office. Because of the magnitude of the task, the number of peer reviews undertaken and other more pressing projects, the 2008 survey now is five years old. However, Caltrans District 7 and headquarters staff have reevaluated and, where necessary, updated that survey this year. In addition, last year, Ms. Amanda Blosser, formerly the Route 710/PRC §5024 reviewer in the OHP Review & Compliance Unit, accompanied Caltrans staff on a tour of the areas that were surveyed.

The Los Angeles segment (Volume I) of the 2008 survey still is being reviewed and updated by Caltrans staff and will be sent as soon as it is completed.

Caltrans initiated this comprehensive re-survey for three major reasons: 1) dozens of properties needed to be evaluated because they had turned fifty years of age; 2) Caltrans has state-mandated responsibilities to keep its historic properties maintained and 3) the new law (SB 416) signed by

"Caltrans improves mobility across California"

Governor Edmund G. Brown, Jr. on October 1, 2013, requires expediting the sale of excess parcels along the renamed “Interstate 710 North Gap Closure Project.” The new law also declared that Alternative F-6 in the December 2012 Alternative Analysis –the alternative within which most of the Caltrans properties are located—“shall no longer be deemed a feasible alternative for consideration in any state environmental review process for the Interstate 710 North Gap Closure project.”

For your information and records, Appendix III in each of the enclosed volumes contains a complete list of all the Caltrans-owned properties within in the Route 710 corridor within the Cities of South Pasadena and Pasadena respectively, along with their National Register eligibility or ineligibility status. These lists also include vacant lots that have not been evaluated for their archaeological potential.

Conclusions

Caltrans Professionally Qualified Staff, certified as Principal Architectural Historians, have reevaluated the Caltrans-owned buildings in the enclosed HRERs for Pasadena and South Pasadena to clarify the earlier determinations with the following conclusions for purposes of PRC §5024 and CEQA:

1. The Ralph B. Hubbard House, 1207 South Pasadena Avenue in Pasadena is individually eligible for inclusion in the National Register of Historic Places at the local level of significance under Criterion C for its Mid-20th-Century Modern architecture and as the work of the regionally significant architectural firm of Smith and Williams. Its period of significance is 1961. However, because it was constructed well after the period of significance for the Pasadena Avenue Historic District, it does not contribute to the district. *See HRER Volume III.*
2. The Victor and Clare Ward residence at 180 Arlington Drive within the Pasadena Avenue Historic District is a contributor because it was moved within the district’s period of significance and is of similar architecture. *See HRER Volume III.*
3. The houses at 1101 and 1109 Columbia Street in South Pasadena are both contributors to the Pasadena Avenue Historic District. Because they are on the same parcel, the building at 1101 Columbia Street was inadvertently omitted from the original determination of eligibility. *See HRER Volume II.*
4. The boundaries of the Pasadena Avenue Historic District are expanded to include 1015 Columbia Street in South Pasadena, which is of the same age and style as its neighbors within the district. *See HRER Volume II.*
5. The boundaries of the Prospect Circle Historic District in South Pasadena are expanded to include four additional properties, two of which are privately owned (501 and 505 Prospect Avenue), and two that Caltrans owns (495 Prospect Circle and 511 Prospect Avenue). *See HRER Volume II.*

6. Caltrans has determined that for the above-cited reasons the Ralph B. Hubbard House at 1207 South Pasadena Avenue meets the eligibility criteria outlined in PRC §5024.1 and, pursuant to CEQA [PRC §15064.5(a)], it is a historical resource for the purposes of CEQA.
7. Caltrans has determined that for the above-cited reasons the Victor and Clare Ward residence at 180 Arlington in Pasadena, and the houses at 1101 Columbia Street and 1015 Columbia Street meet the eligibility criteria outlined in PRC §5024.1 and, pursuant to CEQA [PRC §15064.5(a)] as contributors to the Pasadena Avenue Historic District, they are historical resources for the purposes of CEQA.
8. Caltrans has determined that for the above-cited reasons the privately-owned houses at 501 and 505 Prospect Avenue, and the Caltrans-owned houses at 495 Prospect Circle and 511 Prospect Avenue, all in South Pasadena, meet the eligibility criteria outlined in PRC §5024.1 and, pursuant to CEQA [PRC §15064.5(a)] as contributors to the Prospect Circle Historic District, they are historical resources for the purposes of CEQA.

Pursuant to PRC §5024(b) Caltrans requests SHPO's concurrence with conclusions #1 through #5 above and requests that the Ralph B. Hubbard House at 1207 South Pasadena Avenue, the Victor and Clare Ward residence at 180 Arlington Drive in Pasadena, and the houses at 1101 Columbia Street, 1015 Columbia Street, 495 Prospect Circle, and 511 Prospect Avenue in South Pasadena be added to the Master List of Historical Resources.

In addition, Caltrans requests SHPO's concurrence that the enclosed updated Character-defining Features forms for Pasadena Avenue Historic District and Prospect Circle Historic District are adequate in their inclusion of the newly identified contributors and boundaries, pursuant to PRC §5024.5.

We request SHPO's concurrence pursuant to PRC §5024.5, and also request SHPO's comments and concurrence to fulfill the Bureau of State Audit's recommendations outlined in its December 14, 2000 report. In addition, as stipulated in Condition #6 of the July 19, 1999 U. S. District Court "Order Granting in Part and Denying In Part Plaintiffs' Motion for Preliminary Injunction" [Case No. 98-6996 DDP (MANx), page 87], we request your approval of these determinations of eligibility.

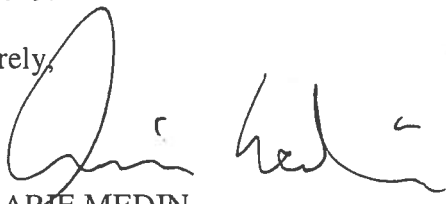
These actions also are being requested in order to fulfill the recommendations of the Bureau of State Audit's December 14, 2000 report on the State Route 710 Historic Properties Rehabilitation Project.

Carol Roland-Nawi, Ph.D.
October 22, 2013
Page 4

In the future, should a Caltrans federal undertaking include any of these properties, we or FHWA, as appropriate, will consult with you under our Section 106 Section 106 Programmatic Agreement or under 36CFR Part 800 the properties' National Register eligibility.

If you concur, please sign this letter and return it via e-mail to Gloria Scott, per the process that was set up for these properties. If you have any questions, please contact Gloria Scott at (916) 653-1029.


Sincerely,



ANMARIE MEDIN
Chief
Division of Environmental Analysis

Enclosures: South Pasadena HRER (Volume II)
Pasadena HRER (Volume III)
Pasadena Avenue Updated Historic District CDF Summary Form
Prospect Circle Updated Historic District CDF Summary Form

Concur:

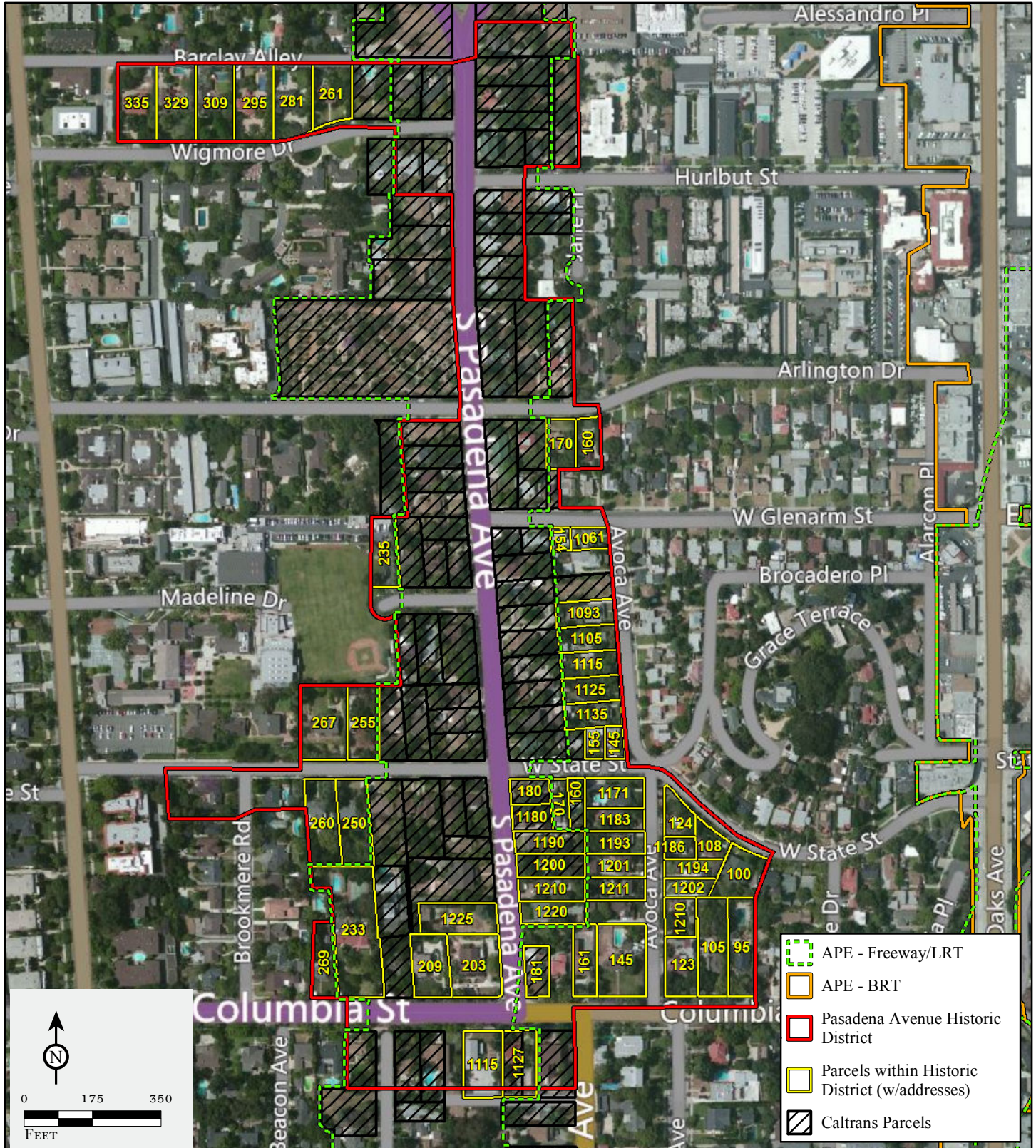
 for 21 Nov 2013

Carol Roland-Nawi, Ph.D. – SHPO Date

c: SStratton – OHP
MMessinger – OHP

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
CONTINUATION SHEET

Primary # _____
HRI # _____
Trinomial _____

Page 1 of 22 *Resource Name or #: (Assigned by recorder) Raymond-Summit Historic District
*Recorded by LSA Associates, Inc. *Date: March 2014 _____ Continuation Update

APE Map Reference # 23-HD-3A

The Raymond-Summit Historic District is located in the City of Pasadena. This district was listed in the National Register of Historic Places in 2011. According to the Draft National Register of Historic Places Registration Form, prepared by the City of Pasadena, the residential district is generally bounded by North Raymond Avenue, East Villa Street, Summit Street, and East Maple Street. It includes 22 contributing and 27 non-contributing properties and has a period of significance from 1874 to 1906.

There is one property, 396 North Summit Avenue (APE map reference number 444-3A), within the historic district that is also within the project APE.

California Historical Resources Status Code: 1S

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

United States Department of the Interior
National Park Service

National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in National Register Bulletin, *How to Complete the National Register of Historic Places Registration Form*. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. **Place additional certification comments, entries, and narrative items on continuation sheets if needed (NPS Form 10-900a).**

1. Name of Property

historic name Raymond-Summit Historic District
other names/site number N/A

2. Location

street & number Roughly bounded by North Raymond Avenue, East Villa Street, Summit Avenue and East Maple Street not for publication
city or town Pasadena vicinity
state California code CA county Los Angeles code 37 zip code 91103

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended,
I hereby certify that this ___ nomination ___ request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60.
In my opinion, the property ___ meets ___ does not meet the National Register Criteria. I recommend that this property be considered significant at the following level(s) of significance:
___ national ___ statewide ___ local

Signature of certifying official Date

Title State or Federal agency/bureau or Tribal Government

In my opinion, the property ___ meets ___ does not meet the National Register criteria.

Signature of commenting official Date

Title State or Federal agency/bureau or Tribal Government

4. National Park Service Certification

I, hereby, certify that this property is:

___ entered in the National Register ___ determined eligible for the National Register
___ determined not eligible for the National Register ___ removed from the National Register
___ other (explain:) _____

Signature of the Keeper Date of Action

5. Classification

Ownership of Property
(Check as many boxes as apply)

Category of Property
(Check only **one** box)

Number of Resources within Property
(Do not include previously listed resources in the count.)

<input checked="" type="checkbox"/>	private
<input type="checkbox"/>	public - Local
<input type="checkbox"/>	public - State
<input type="checkbox"/>	public - Federal

<input type="checkbox"/>	building(s)
<input checked="" type="checkbox"/>	district
<input type="checkbox"/>	site
<input type="checkbox"/>	structure
<input type="checkbox"/>	object

Contributing	Noncontributing	
22	27	buildings
		district
		site
		structure
		object
22	27	Total

Name of related multiple property listing
(Enter "N/A" if property is not part of a multiple property listing)

Number of contributing resources previously listed in the National Register

Late 19th and Early 20th Century Development and Architecture in Pasadena; Residential Architecture of Pasadena, CA 1895-1918: Influence of the Arts and Crafts Movement

0

6. Function or Use

Historic Functions
(Enter categories from instructions)

Current Functions
(Enter categories from instructions)

DOMESTIC/Single Dwelling

DOMESTIC/Single Dwelling

DOMESTIC/Multiple Dwelling

7. Description

Architectural Classification
(Enter categories from instructions)

Materials
(Enter categories from instructions)

LATE VICTORIAN

Queen Anne

Other: Folk Victorian

Other: American Foursquare

Other: Vernacular Gabled Cottage

Other: Vernacular Hipped Cottage

LATE 19TH AND 20TH CENTURY REVIVALS

Colonial Revival

foundation: STONE, WOOD, CONCRETE

walls: WOOD

roof: ASPHALT

other: _____

Narrative Description
(See continuation sheets)

8. Statement of Significance

Applicable National Register Criteria

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing)

- A Property is associated with events that have made a significant contribution to the broad patterns of our history.
- B Property is associated with the lives of persons significant in our past.
- C Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- D Property has yielded, or is likely to yield, information important in prehistory or history.

Areas of Significance

(Enter categories from instructions)

ARCHITECTURE

EXPLORATION/SETTLEMENT

Period of Significance

1874-1906

Significant Dates

N/A

Significant Person

(Complete only if Criterion B is marked above)

Cultural Affiliation

N/A

Architect/Builder

Buchanan, Charles W.; Greene & Greene;

Bradshaw, C.R.; Cross, Pierce & Bishop

Criteria Considerations

(Mark "x" in all the boxes that apply)

Property is:

- A Owned by a religious institution or used for religious purposes.
- B removed from its original location.
- C a birthplace or grave.
- D a cemetery.
- E a reconstructed building, object, or structure.
- F a commemorative property.
- G less than 50 years old or achieving significance within the past 50 years.

Period of Significance (justification)

(See continuation sheets)

Criteria Considerations (explanation, if necessary)

N/A

Statement of Significance Summary Paragraph (provide a summary paragraph that includes level of significance and applicable criteria)

(See continuation sheets)

Narrative Statement of Significance (provide at least one paragraph for each area of significance)

(See continuation sheets)

Developmental history/additional historic context information (if appropriate)

(See continuation sheets)

9. Major Bibliographical References

Bibliography (Cite the books, articles, and other sources used in preparing this form)

City of Pasadena & Historic Resources Group. *Final Report: Northwest Survey Revision Project—Phase I Historic Resources Inventory*. Pasadena, 1993.

Page, Henry Markham. *Pasadena: Its Early Years*. Los Angeles: Lorrin L. Morrison Printing and Publishing, 1964.

Previous documentation on file (NPS):

- preliminary determination of individual listing (36 CFR 67 has been Requested)
- previously listed in the National Register
- previously determined eligible by the National Register
- designated a National Historic Landmark
- recorded by Historic American Buildings Survey # _____
- recorded by Historic American Engineering Record # _____

Primary location of additional data:

- State Historic Preservation Office
- Other State agency
- Federal agency
- Local government
- University
- Other
- Name of repository: _____

Historic Resources Survey Number (if assigned): _____

10. Geographical Data

Acreage of Property 4.6 acres
(Do not include previously listed resource acreage)

UTM References

(Place additional UTM references on a continuation sheet)

1 _____
Zone Easting Northing

3 _____
Zone Easting Northing

2 _____
Zone Easting Northing

4 _____
Zone Easting Northing

Verbal Boundary Description (describe the boundaries of the property)

(See attached map)

Boundary Justification (explain why the boundaries were selected)

(See continuation sheets)

11. Form Prepared By

name/title _____
organization City of Pasadena date _____
street & number 175 N. Garfield Avenue telephone 626-744-4009
city or town Pasadena state CA zip code 91101
e-mail _____

Additional Documentation

Submit the following items with the completed form:

- **Maps:** A **USGS map** (7.5 or 15 minute series) indicating the property's location.
A **Sketch map** for historic districts and properties having large acreage or numerous resources. Key all photographs to this map.
- **Continuation Sheets**
- **Additional items:** (Check with the SHPO or FPO for any additional items)

Photographs:

Representative photographs of the property. See Continuation Sheets for photo log page.

Property Owner:

(complete this item at the request of the SHPO or FPO)

name _____
street & number _____ telephone _____
city or town _____ state _____ zip code _____

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C.460 et seq.).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 18 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Office of Planning and Performance Management, U.S. Dept. of the Interior, 1849 C. Street, NW, Washington, DC.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number 7 Page 1

Raymond-Summit Historic District
Name of Property
Los Angeles County, CA
County and State
Late 19 th /Early 20 th Century Architecture and Development in Pasadena
Name of multiple listing (if applicable)

DESCRIPTION

The Raymond-Summit Historic District is one of three neighborhoods in Pasadena with a high concentration of adjoining, intact residential buildings from the late 19th/early 20th century. The buildings in this district reflect both high-style and vernacular property subtypes of the Single Family Residence property type identified in the Multiple Property Documentation Form, "Late 19th and Early 20th Century Development and Architecture in Pasadena," including Queen Anne, Colonial Revival, American Foursquare, Folk Victorian, and Vernacular Hipped and Gabled Cottages. Generally, properties in the district have a one or two-story main house from the period of significance situated at the front behind a landscaped yard, a concrete driveway on one side of the house, and a newer detached garage or additional residential units at the rear. The positioning of each of these elements on the lots and their relationship to the street and to each other are relatively uniform. The streets are lined with mature trees and four properties have mature Canary Island date palms in their front yards. Although there is uniformity in the features of the public right-of-way in the district, they appear to date from a later period.

Many of the contributing houses, as described further below, have had minor alterations. Despite these alterations and newer additions at the rear of the properties, the feeling of the district from the public right-of-way is one of a late 19th/early 20th century middle class neighborhood. The surrounding area outside the district boundaries has a similar residential character, but the houses have either been altered or were built in different time periods unrelated to the specific context of this nomination. As compared to the other two districts being nominated under this context, the houses in the Raymond-Summit Historic District are generally larger, higher style architect-designed houses that were built for wealthier clients.

The following list gives the address, year built, year relocated (where applicable), architect/contractor and architectural description of each building in the district, separated into categories of contributing and non-contributing resources. The primary sources for the information below include the final report for the Northwest Survey Revision Project (Phase I) Historic Resources Inventory dated July 1993, permit records and slides from historic resources surveys on file with the Pasadena Planning & Development Department and field work and current photographs taken as part of this project. Property subtypes relate to the Multiple Property Documentation Form, "Late 19th and Early 20th Century Development and Architecture in Pasadena" unless otherwise indicated.

Contributing Resources

- 406 N. Raymond Avenue Constructed: ca. 1896; Architect: Charles W. Buchanan

One contributing building (house). This two-story house is an example of the oversized American Foursquare subtype with Colonial Revival influences. It has a low hipped roof with flared, boxed eaves, below which is a row of extended modillions with rounded ends. Centered on the street-facing elevation at the second story is a polygonal bay with windows separated by engaged columns with classical capitals; a separate, octagonal roof with eave detailing matching the main roof and topped by a sheet-metal finial; and a frieze with plaster vine-and-flower relief (running ornament). The base of the second floor flares outward directly above a simple wood molding. The projecting full-width front porch has a hipped roof with a small centered gable with wood shingles in the gable end, supported by fluted

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number 7 Page 2

Raymond-Summit Historic District
Name of Property
Los Angeles County, CA
County and State
Late 19 th /Early 20 th Century Architecture and Development in Pasadena
Name of multiple listing (if applicable)

wood columns with Corinthian capitals and with a simple wood railing. Curving concrete wing-walls flank the main entry steps, which lead to an original wood front door with a rectangular light flanked by sidelights. The house has a roof covered in composition shingles; walls clad in rectangular wood shingles on the upper floors and narrow exposure wood lap siding with corner boards on the first floor; an Arroyo stone foundation; wood fixed, double-hung and transom windows with round patterned-leaded glass in wood-framed openings. The front yard is slightly elevated above street level, is bordered by an Arroyo stone retaining wall, and has a single mature Canary Island date palm. The house retains integrity and is contributing to the district.

2. 436 N. Raymond Avenue Constructed: 1899; Architect: C.R. Bradshaw

One contributing building (house) and one non-contributing building (garage). This two-story house is an example of the oversized American Foursquare subtype with Colonial Revival influences. It has a hipped roof with boxed eaves and curving exposed rafters with rounded ends. A brick chimney extends from the peak of the roof and a small off-center polygonal bay with a gable-with-shed roof, three arched louvered vents and rectangular wood shingles in the gable end projects from the northern end of the street-facing elevation at the second floor. The full-width front porch has a shed roof with exposed rafters matching those of the main roof, a row of dentils, and a small centered gable with two groups of three curving brackets and plaster ornament (scrolled vines and garlands) in relief in the pediment, which repeats on the enclosed sides of the shed roof. It is supported by Tuscan columns and has a simple wood railing. A two-story gabled bay with a rectangular upper floor with consoles and a polygonal lower floor projects from the south side elevation. Another polygonal two-story bay projects from the north elevation. The house has a composition shingle roof; walls clad in rectangular wood shingles on the second floor and narrow exposure wood lap siding with mitered corners on the first floor; a concrete foundation; wood casement, double-hung, fixed and transom windows with transoms and upper sashes having lozenge-patterned muntins, all within wood-frame surrounds with - dentiled cornices; and an original wood front door with beveled glass and a leaded-glass transom. The two-car garage, at the end of the driveway and visible from the street, is a later addition to the property, with a lower roof pitch than the house. Its date of construction is unknown. It is clad in wood lap siding and has an extruded metal door with glass panels. The front yard is slightly elevated from the street by a concrete curb, which is topped by a newer wood picket fence. The house retains integrity and is contributing to the district.

3. 450 N. Raymond Avenue Constructed: 1897; Architect: Greene & Greene

One contributing building (house). This two-story house is an example of the Shingle Style subtype (with some Colonial Revival detailing) and is an early work of the Pasadena-based architectural firm of Charles Greene & Henry Greene, whose later work would be the most celebrated of the American Arts & Crafts movement in Pasadena. The house has a complex roof form, including a primary hipped roof with gambrel-roofed wings projecting from the west and south elevations and a five-sided polygonal bay with an octagonal roof at the southeast corner. All roofs have boxed eaves with extended block modillions. The oval-shaped attic window on the front-facing gambrel-roof wing has colored art glass and an elongated keystone. A second-floor balcony with a rounded solid railing accessed by French doors connects the two bays on the west elevation. The projecting full-width front porch has a hipped roof, a low solid wall rather than an open railing and is supported by heavy square columns clad in wood lap siding with mitered corners. The house has a composition shingle roof; walls clad in

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number 7 Page 3

Raymond-Summit Historic District
Name of Property
Los Angeles County, CA
County and State
Late 19 th /Early 20 th Century Architecture and Development in Pasadena
Name of multiple listing (if applicable)

rectangular wood shingles on the second floor and narrow exposure wood lap siding with mitered corners on the first floor; a concrete foundation; wood double-hung windows in wood-framed openings and a non-original front door with a fan-shaped light in an original wood-framed opening flanked by sidelights. Two different muntin patterns are evident in the house, including diamond-shaped and, on the polygonal bay, a centered circular muntin with four radiating muntins at 90-degree intervals. Between the polygonal bay and the southerly gambrel-roofed wing is a brick chimney; a wood exterior staircase was attached to the north elevation when the house was converted to apartments in 1940. The front yard is slightly elevated from the street by a concrete curb, which is topped by a newer wood fence. The house retains integrity and is contributing to the district.

4. 460 N. Raymond Avenue Constructed: 1894; Architect: Cross, Pierce & Bishop

One contributing building (house) and one non-contributing building (garage). This two-story house is an example of the Queen Anne subtype. It has a complex roof form consisting of a steeply pitched, primary hipped roof with two-story gabled bays, polygonal on the first floor portion, projecting from the west, north and south elevations and a centered polygonal turret at the attic level, which engages a lower shed-roofed dormer with bordered-glass sash at its base. Gable ends are detailed with sunken panels, returns, dentiled collarbeams, and curvilinear window sills and brackets. The projecting half-width front porch, which has a hipped roof, low solid walls clad in wood shingles, is supported by simple square wooden columns. The house has a composition shingle roof; walls clad in rectangular wood shingles on the second floor and narrow exposure wood lap siding with areas of both mitered corners and corner boards on the first floor; an Arroyo stone foundation; wood fixed, transom and double-hung windows in wood-framed openings; and an original wood front door with a rectangular light in a wood-framed opening. The windows in the house have a variety of muntin patterns; most of the sashes have horned stiles. The front yard, which has a mature Canary Island date palm, is slightly elevated from the street by a concrete curb, which is topped by a newer ornamental steel fence. A rear garage, visible from the street, was built in 1996. The house retains integrity and is contributing to the district.

5. 464 N. Raymond Avenue Constructed: 1903; Builder: R. J. Perry

One contributing building (house) and one non-contributing building (garage). This two-story house is an example of the American Foursquare subtype. It has a hipped roof form with curving exposed rafters and a centered hipped roof dormer. The full-width front porch has a hipped roof, a low solid wall clad in lap siding rather than an open railing, and is supported by simple square wood columns. The house has a composition shingle roof; walls clad in asbestos shingles on the second floor (which appears to cover the original material beneath) and narrow exposure wood lap siding with mitered corners on the first floor; a concrete foundation; wood double-hung and replacement sliding aluminum windows (which, though, in original wood-framed openings are undersized); and an original wood paneled front door with rectangular light in a wood-framed opening. The south elevation has a brick chimney and a one-story polygonal bay. The garage at the rear of the property, visible from the street, was built in the 1920's. The house retains much of its original character, despite the alterations that have occurred; therefore, it retains sufficient integrity to be contributing to the district.

6. 472 N. Raymond Avenue Constructed: 1905; Architect: Charles W. Buchanan

One contributing building (house) and one non-contributing building (garage). This two-and-one-half-

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story house is an example of an early Arts and Crafts Period House, as identified in the Multiple Property Documentation Form "Residential Architecture of Pasadena, CA 1895-1918: Influence of the Arts and Crafts Movement" with elements of the Shingle Style. It has highly symmetrical facades and a cross-gabled roof with extended open eaves with curved exposed rafters and wide barge boards with curved ends supported by knee braces. The west-facing gable has an attic window within curving recessed walls, while a similar window on the north-facing gable has a shallow projecting hood. The full-width front porch on the west elevation has a hipped roof with a large central gable with three louvered vents supported by heavy bracketed wood columns. The foundation of the house and low walls on the front porch are brick. Exterior walls are clad in rectangular wood shingles on the upper floors and wood lap siding with mitered corners on the first floor. Windows are double-hung multi-light upper sashes in wood-framed openings. On the west elevation, window groupings have shallow projecting hoods with a sawtooth shingle edge above. The front door is an original wood door with a rectangular glass panel in a wood-framed opening flanked by sidelights. The property is surrounded by an ornamental steel fence. The detached garage, which faces E. Villa Street, appears larger than the garage depicted in the 1910 Sanborn Fire Insurance map and, although compatible with the house, is non-contributing. The house is an example of a transitional design by an accomplished local architect, is fully intact, retains integrity and is contributing to the district.

7. 396 Summit Avenue Constructed: 1898

One contributing building (house) and two non-contributing buildings (garage and rear house). This one-story house at the corner of Summit Avenue and E. Maple Street is an example of a vernacular hipped-roof cottage with Colonial Revival influences. The roof, which has a low hip with flared boxed eaves, has a central hipped roof dormer on the west, north and south elevations. The full-width recessed front porch is supported by Tuscan columns and has a simple wood railing and Arroyo stone sidewalls flanking the steps. A polygonal bay projects from the south elevation. The house has a composition shingle roof; walls clad in narrow exposure wood lap siding with corner boards; a concrete foundation; wood double-hung windows in wood-framed openings; and an original wood front door with a rectangular glass panel in a wood-framed opening. The relatively large yard is surrounded by a chain-link fence. The rear garage was built in 1937 and the second house on the property was built in 1914. Neither building is visible from Summit Avenue, the focal point of the district; they are visible from E. Maple Street and Townsend Place, a small road stub at the eastern edge of the district boundary. The house retains integrity and is contributing to the district.

8. 406 Summit Avenue Constructed: 1892:

One contributing building (house) and one non-contributing building (rear building). This one-and-one-half story house is an example of the Folk Victorian subtype. It has a cross-gabled roof and a projecting half-width front porch, which engages a projecting polygonal bay window, with a hipped roof supported by simple square wood columns. The house originally had a second porch to the south of the projecting bay, which wrapped to the south elevation, but it was enclosed sometime between 1903 and 1910. It has a hipped roof and is compatible with the detailing of the original house. The house has a composition shingle roof; walls clad in wood drop channel siding with corner boards; a concrete foundation; wood casement, double-hung, fixed and transom windows, some with square divided lights, in wood-framed openings; and a solid front door in a wood-framed opening. An exterior staircase was added to the north elevation at an unknown date and the front yard is enclosed by a newer ornamental

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steel fence. The rear building is not visible from the street and its use and date of construction are unknown. The house retains integrity and is contributing to the district.

9. 416 Summit Avenue Constructed: 1896; Builder: J.W. Morrison

One contributing building (house) and two non-contributing buildings (carport and rear house). This one-story house is an example of the Vernacular Hipped Cottage subtype with Colonial Revival detailing. The roof is covered in composition shingles and has extended eaves with decorative brackets with scrolled ends grouped in fours. Exterior walls are clad in wood lap siding with mitered corners and the foundation is concrete. The recessed full-width front porch is supported by pairs of partially fluted Tuscan columns and has a turned wood balustrade with swan's neck banisters.. Below the porch columns are plaster-coated bases with inset rectangles and plaster medallions. Windows are wood and double-hung with lozenge and diamond-shaped muntins in the upper sash. A replacement front door and sidelights are in an original pedimented, dentiled and fluted opening. The property is surrounded by a wood picket fence and is heavily landscaped. A rear house, minimally visible from the street, was built in 1948 and a carport, not visible from the street, was built in 2000. The house retains much of its original character, despite the alterations that have occurred; therefore, it retains integrity and is contributing to the district.

10. 422 Summit Avenue Constructed: 1894

One contributing building (house). This one-story house is an example of Queen Anne subtype with extensive Colonial Revival detailing. It has a complex roof form consisting of a primary gable-on-hip roof and projecting polygonal bays with gable-with-shed roofs and consoles. Gable ends have collarbeams, wood hexagonal fish-scale shingle cladding, curved brackets and wood louvered vents. On the street-facing elevation, the peak of the primary gable has sunburst detailing; photographs on file with the City of Pasadena indicate that a matching detail, now missing, was also in the gable of the projecting bay. The peak of the gable on the side elevation has a lattice detail with cutout holes. The northern half of the west elevation has a Colonial Revival wrap-around front porch with classical turned balusters and Tuscan columns resting on raised panelized pedestals. Curved in plan, the porch is recessed under the extended main roof; a frieze with dentils extends under the full length of the roof over the porch. A small pediment aligned with the front entry and is enriched with plaster ornament in relief and dentils. The house has a composition shingle roof; walls clad in narrow exposure wood lap siding with corner boards; vertically oriented wood tongue-and-groove skirting at the base; wood fixed, transom and double-hung windows framed in window surrounds with cornices and curvilinear cut-out aprons; and an original wood front door with a rectangular glass panel with a wood transom above. The front yard is level with the sidewalk and is not enclosed. The house retains integrity and is contributing to the district.

11. 431 Summit Avenue Constructed: 1901

One contributing building (house) and one non-contributing building (garage). This two-story house is an example of the American Foursquare subtype. It has a low hipped roof—with flared ends—and a centered hipped roof dormer with a louvered vent. A two-story gabled bay projects from the south elevation and an attached staircase on the north side, likely installed in 1944 when the house was converted to apartments, is covered by a hipped-roof canopy. The recessed half-width front porch is

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supported by a single turned-wood column. The house has a composition shingle roof; walls clad in rectangular wood shingles on the second floor and narrow exposure wood lap siding with corner boards on the first floor; wood casement windows with square divided lights at the top in wood-framed and pedimented openings; and a front door, obscured by a metal security screen, in a wood-framed opening. The front yard is slightly elevated from street level by a concrete retaining wall, which is topped with a wood picket fence. A permit for the rear garage was not found; however, a note in the records indicates destruction of a garage by fire in 1972; therefore, it is likely that the existing garage was built following the fire. The house retains integrity and is contributing to the district.

12. 437 Summit Avenue

Constructed: 1912; Builder: H.O. Clarke

One contributing building (house) and one non-contributing building (garage). This house is an example of a one-and-one-half-story California Bungalow, as identified in the Multiple Property Documentation Form, "Residential Architecture of Pasadena, CA 1895-1918: Influence of the Arts and Crafts Movement." The main roof of the house is a shallow gable oriented to the sides, with a projecting gabled dormer and front porch. Based on photographs on file with the City of Pasadena, the dormer originally had two pairs of casement windows which have been replaced with three adjoining fixed windows. The roof, which is covered in composition shingles, has deep, extended eaves with paired exposed rafters extending beyond the roofline. The front porch roof is supported by battered posts with concrete-capped brick bases and square wood posts above and the side walls of the porch as well as the chimney are also in red brick. Exterior walls are clad in rectangular wood shingles within the gable end and in wood lap siding with mitered corners below the windows. The house has wood casement, fixed and transom (with lozenge-shaped divided lights) windows and a polygonal bay with a shallow hipped roof projects from the south elevation behind which is a side-gabled addition. The wide front door is wood with a large rectangular glass panel. Window and door surrounds are wood with extended top rails. Records indicate that the house had previously been divided into three units and was reverted to a single-family house in 2000. The house retains integrity and is contributing to the district.

13. 442 Summit Avenue

Constructed: 1895; Architect: Greene & Greene

One contributing building (house) and one non-contributing building (garage). This one-story house, an early example of the work of Charles Greene & Henry Greene, is an example of the Vernacular Hipped Cottage subtype, with Colonial Revival details including dentiled rails in window openings; engaged, partially fluted pilasters with Ionic capitals; and paired exposed rafters with rounded and cut-out ends. The flared ends of the multiple hipped roofs lend a certain exoticism to the overall design. The gable-roofed portico at the front entry has a shallow pediment with a plaster cartouche with wreaths and garlands (which are not original to the house); the porch roof is supported by fluted Ionic columns matching the pilasters on the house. The porch is enclosed by a simple wood railing with turned balusters set amid square newel posts. The house has a composition shingle roof; walls clad in drop channel wood siding; a concrete foundation; wood double-hung, fixed and transom windows with leaded glass in wood-framed openings (including one oval-shaped window with a leaded fleur-de-lis on the front elevation); and an original wood door with a rectangular glass panel that has a large diamond-shaped muntin in a wood-framed opening and is flanked by sidelights with interlacing gothic-style muntins, which also appear in the upper sash of double-hung windows on the street-facing elevation. The front yard is slightly elevated above street level by an Arroyo stone retaining wall topped by a wood

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picket fence. A newer garage, constructed in 2002, sits at the end of the driveway toward the rear of the property. The house retains integrity, and is contributing to the district.

14. 448 Summit Avenue Constructed: 1895; Architect: Greene & Greene

One contributing building (house). This one-story house is another example of the hipped cottage subtype (with Colonial Revival detailing) designed by Charles Greene & Henry Greene during the early years of their careers. It has features to the adjacent house at 442 Summit Avenue. Similarities include use of fluted Ionic columns and pilasters, gabled dormers with and scrolled foliated ornament in the pediment of the front portico, roof material, windows, front porch and Arroyo stone retaining wall. Differences include the attenuated block modillions (in place of curving extended rafter tails); a frieze with Vitruvian scrolled plaster ornament on the front elevation; the exterior walls clad in wood lap siding; the front door design, including stained glass and leaded glass sidelights and transom; the absence of a garage; and the perimeter ornamental-steel fencing. The house retains integrity and is contributing to the district.

15. 451 Summit Avenue Constructed: 1894

One contributing building (house) and two non-contributing buildings (garage and rear house). This one-and-one-half-story house is an example of the Folk Victorian subtype (with some Colonial Revival details). It has a cross-gabled roof with the roof of the southerly bay being oriented toward the street and the northerly bay oriented toward the side with a street-facing shed-roofed dormer. Gables have a barge board with sawn-wood ornament, returns, ends clad in rectangular wood shingles and a pair of wood double-hung windows. The projecting half-width front porch, attached to the northerly bay, has a shed roof supported by simple square wood posts and a simple wooden railing. The house has a composition shingle roof; walls clad in wood tongue-and-groove siding with corner boards; wood tongue-and-groove skirting at the base; wood and vinyl double-hung, fixed and transom windows in wood-framed openings, some of which have friezes and dentiled cornices; and an original wood front door with a rectangular light in a wood-framed opening. The front yard is slightly elevated above street level by an Arroyo stone retaining wall topped by a picket fence of a wood composite material. The rear house was likely built in 1925; the date of garage construction is undetermined. The garage is obscured from street view, thus it is not possible to determine whether it is contributing. It appears to match, with the exception of an addition to the side, the footprint size of an original one-and-one-half-story building in the same location that is depicted on 1903 and 1910 Sanborn Fire Insurance maps. The house retains integrity and is contributing to the district.

16. 456 Summit Avenue Constructed: 1904; Builder: Menzo H. Hamilton

One contributing building (house). This one-and-one-half story house has elements of the Shingle Style subtype and the California Bungalow subtype described in the Multiple Property Documentation Form, "Residential Architecture of Pasadena, CA 1895-1918: Influence of the Arts and Crafts Movement." It has a shallowly sloped gabled roof, oriented toward the street with two gabled dormers on the south elevation flanking a two-story flat-roofed polygonal bay. Gables have barge boards with a triangular detail at the ends and the primary gable has knee braces supporting the extended eaves and is clad in rectangular wood shingles. The first floor walls are clad in wide wood lap siding with mitered corners, as is the entire two-story bay. The full-width front porch has a hipped roof supported by

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square wood columns with classical capitals, diagonal bracket supports and a simple wood railing. The house has a composition shingle roof; an Arroyo stone foundation; wood and vinyl double-hung, fixed and transomed multi-light windows (simulated in the vinyl replacement sashes) in wood-framed openings; and an original wood paneled front door with a rectangular glass panel in a wood-framed opening. The front yard is level with the sidewalk and is surrounded by a chain-link fence. The house retains integrity and is contributing to the district.

17. 455 Summit Avenue Constructed: 1893

One contributing building (house) and three non-contributing buildings (rear buildings). This house is an example of the Vernacular Hipped Cottage subtype, with Queen Anne detailing applied in the form of turned porch posts and railing, spindlework and lacelike curvilinear brackets. A hipped roof dormer projects from the roof and covers an open balcony with a turned wood balustrade. A polygonal bay with a gable-with-shed roof with fish-scale shingles in the gable end projects from the north elevation. The full-width, wrap-around front porch is recessed under the main roof, which is covered in composition shingles. The house has exterior walls clad in wood drop channel siding with corner boards, a concrete foundation and wood double-hung, fixed and transom windows, some with square divided lights, within wood-framed and pedimented openings. The house has a replacement front door with an oval-shaped light in a wood-framed opening topped by a transom. A secondary door at the south end of the street-facing elevation is obscured by a metal security screen and is in a pedimented opening. Based on county assessor's records, the property has two rear houses were built in 1937 and 1940; the use and construction date of the third is unknown. Two of the buildings are minimally visible from the street; one is not visible at all. The front yard is slightly elevated above street level by an Arroyo stone retaining wall topped by an ornamental-steel fence with concrete piers. The house retains integrity and is contributing to the district.

18. 464 Summit Avenue Constructed: 1890
 Relocated: 1915

One contributing building (house). This two-story house is an example of the Folk Victorian subtype and was relocated to the site from an unknown location in Los Angeles. It has a steeply pitched flat-topped hipped roof with non-original cresting on the flat portion and two two-story projecting gabled bays on the west and south elevations. The gables have returns and barge boards with cutout ornament and, in the gable end, fish-scale wood shingles and a wood window in a decorative framed and pedimented opening. The house is the most extensively ornamented in the district, including sawn-wood railings, chamfered posts, a frieze of cut-out ornament, rounded cut-out wood brackets and leaded glass; however, permits from 2001 for extensive work to the house suggest that the railings and other exterior ornamentation were added at that time. A 1977 photograph on file with the City of Pasadena of a portion of the house depicts asbestos siding and a simpler second-floor porch railing; barge board and window detailing match the current condition, except for an added header in the window in the gable end. The full-width projecting front porch has a pent roof with a balcony above. The roof is covered in composition shingles and walls are clad in wide drop channel wood siding with corner boards. The wall cladding may not be original; however, it is compatible with the style and period of the house. The foundation is concrete and the wood-framed windows are fixed, transomed and double-hung. Transom windows, and the secondary door and transom, appear to be non-original, but are also compatible with the house. The original wooden front doors with leaded glass panels are

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within wood-framed openings. The front yard is level with the sidewalk and is surrounded by a wooden picket fence. In all likelihood, the porches were reconstructed at the time when the house was moved to Pasadena. Although ornamentation consistent with the style and period of the house has been added, the original form and essential features of the house are intact; therefore, the house retains integrity and is contributing to the district.

19. 465 Summit Avenue Constructed: 1902

One contributing building (house) and two non-contributing buildings (rear house and accessory building). This one-story house is an example of the Vernacular Hipped Cottage subtype. It has a low hipped roof with flared ends, with exposed rafters with cutout ends and centered hipped roof dormers on the east and north elevations. The half-width projecting front porch has a shed roof supported by one square post and has large curving brackets. The house has a composition shingle roof; walls clad in wood lap siding with mitered corners; a concrete foundation; vinyl replacement windows in original wood-framed openings; and an original wood-paneled door with a glass panel in a wood-framed opening. The rear building that is visible from the street appears to have been an original carriage house that has been altered and converted to a residential unit. The use and construction date of the third building is unknown; it is not visible from the street. The yard is surrounded by a picket fence of a wood composite material. The house retains much of its original character, despite the alterations that have occurred; therefore, it retains integrity and is contributing to the district.

20. 469 Summit Avenue Constructed: 1888

One contributing building (house) and one non-contributing building (garage). This house is an example of the Folk Victorian subtype. It has a cross-gabled roof and a projecting half-width front porch with a hipped roof supported by simple wood posts and with a newer, but compatible, wood railing. Detailing includes perforated scroll-sawn ornament at the gable peaks and a hood with cut-out ornament over one window on the east elevation. The house has a composition shingle roof; newer vinyl siding with the appearance of wood lap siding with corner boards; a concrete foundation; vinyl replacement windows in original openings; and an original wood-paneled door with a rectangular light in a wood-framed opening. The two-car detached garage, which is visible from E. Villa Street, is a newer feature and is not shown on the 1903 or 1910 Sanborn Fire Insurance maps. The property is elevated from the street by an Arroyo stone retaining wall, which is topped by a chain-link fence. The house retains much of its original character, despite the alterations that have occurred; therefore, it retains integrity and is contributing to the district.

21. 491 Summit Avenue Constructed: 1902; Architect: William B. Edwards

Two contributing buildings (house and carriage house) and one non-contributing building (accessory building). This house is an example of the oversized American Foursquare subtype with influences of the Two-Story Arts and Crafts Period House subtype described in the Multiple Property Documentation Form, "Residential Architecture of Pasadena, CA 1895-1918: Influence of the Arts and Crafts Movement." It has a primary hipped roof with flared eaves and multiple large dormers, all of which have exposed curving rafter tails with rounded ends. The full-width front porch also has a flared hipped roof, which is truncated due to the presence of a balcony above. The porch roof is supported by square wooden posts with classical capitals; the balcony has a simple wooden railing. A portion of the

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second story on the south elevation extends beyond the first floor and has curving consoles. The base of the second floor flares outward directly above a simple wooden molding. The house has a composition shingle roof; walls clad in rectangular wood shingles on the second floor and wood lap siding with mitered corners on the first floor and solid porch walls; a concrete foundation; wood double-hung, casement, transom and fixed windows, some with diamond-patterned muntins; and a front door obscured from view by a metal security screen in an original wood-framed opening. One window on the south elevation has a shallow arch. The influence of the emerging Arts and Crafts movement is expressed in the complexity of the massing, the width of the eaves and the exposed rafters.

To the rear of the property, visible from E. Villa Street is a carriage house with both one and two-story elements, flared low-hipped roofs with a central gable on the two-story portion, metal finials, an upper-story hayloft door with a hoist, replacement solid wood doors in original wood-framed openings, and walls clad in wood lap siding matching the house. The third building on the property, a small accessory building, was built after 1910 and is non-contributing. The property is elevated from the street by an Arroyo stone retaining wall topped by a chain link fence. Two mature Canary Island date palms flank the entry gate in the front yard. The house and carriage house are in excellent condition, retain most of their original character, with the exception of replaced doors on the carriage house, and are contributing to the district. The carriage house is an exceptional feature in the district because of the scarcity of this property type, because of its size and relatively elaborate massing, and because of its relatively intact condition.

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Non-contributing Resources

22. 414 N. Raymond Avenue

Constructed: 1927

Relocated:

Two non-contributing buildings (house and garage). The house on this property was not constructed within the period of significance of the district.

23. 422 N. Raymond Avenue

Constructed: 1989

One non-contributing building (house). The house on this property was not constructed within the period of significance of the district.

24. 430 Summit Avenue

Constructed: 1897

Two non-contributing buildings (house and garage). In 1983 a permit was issued to flatten the rear portion of roof. A new garage was built in 1991. Original doors and windows have been replaced. The extent of alterations to the house has obscured the original form and character of the house such that it no longer conveys its significance, rendering it non-contributing. The unenclosed front yard has a single mature Canary Island palm.

25. 104 E. Villa Street

Constructed: 1923

One non-contributing building (house). The house on this property was not constructed within the period of significance of the district.

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Period of Significance (Justification)

The period of significance begins with the date of the original subdivision of Lake Vineyard Land & Water Association Lands and ends with the construction date of the last house that exhibits features associated with property types identified in the Multiple Property Documentation Forms “Late 19th and Early 20th Century Development and Architecture in Pasadena” & “Residential Architecture of Pasadena, CA 1895-1918: Influence of the Arts and Crafts Movement.” Extant resources in the district date from 1888.

Criteria Considerations

One building within the boundaries of the district was moved to its current site: the house at 464 Summit Avenue. The house was originally built in an unknown location in Los Angeles. The building is representative of development patterns and property types identified in the Multiple Property Documentation Form “Late 19th and Early 20th Century Development and Architecture in Pasadena” and was originally constructed within the period of significance of the district.

Summary Statement of Significance

The Raymond-Summit Historic District is a contiguous grouping of single-family residences that represents the contexts of The Early Settlement of Pasadena: 1833-1885, The Boom of the 1880s and Its Impact on Pasadena: 1886-1895, and Residential Architecture in Pasadena: 1883–1904 as identified in the Multiple Property Documentation Form (MPDF) “Late 19th and Early 20th Century Development and Architecture in Pasadena.” The district exhibits the distinguishing characteristics of the “Residential Neighborhoods” property type.

Statement of Significance

As documented in more detail in the MPDF, Pasadena’s lands were originally part of the lands of the San Gabriel Mission, which was established in 1771 and converted to private ownership when the Spanish missions were secularized in 1833. The Mission’s lands became Rancho San Pasqual, which was subdivided into large tracts and several were sold to conglomerates of East-Coast investors, then apportioned to individuals within those conglomerates, then subdivided into smaller lots for development.

The Raymond-Summit Historic District is significant under Criterion A because it is representative of early development patterns in Pasadena. The land was originally part of Rancho San Pasqual, 2,500 acres of which became the property of the Lake Vineyard Land and Water Company (LVLWC), which was founded in 1875 by one of the original owners of Rancho San Pasqual, Benjamin “Don Benito” Wilson on the land that remained from the 14,000-acre Rancho following the sale of several large tracts. Beginning in 1875, Wilson subdivided and sold off portions of the land in roughly ten-acre increments, which were then subdivided further when the building boom began in 1886. The Raymond-Summit district is comprised of portions of four subdivisions that occurred between 1886 and 1888: the Miller, Carter & Frost Subdivision at the southwest corner, the New Fair Oaks Tract at the northwest corner; S. Townsend’s Subdivision at the southeast corner; and a leftover portion of the San Pasqual Tract (a portion of Lot 6, Block B) in the central/northeast portion of the district. The properties in the

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district (with the exception of 464 Summit Avenue which was moved into the district), represent the remaining houses from this early residential subdivision.

The Raymond-Summit Historic District also meets the registration requirements under Criterion C for the "Residential Neighborhoods" property type identified in the MPDF in that it contains relatively intact examples of late 19th and early 20th century domestic architecture built between 1886 and 1904, including Folk Victorian, Queen Anne, Colonial Revival, American Foursquare and Vernacular Hipped and Gabled Cottage subtypes of the Single Family Residence property type. It also includes two early works of the acclaimed architects Charles and Henry Greene, and one noteworthy carriage house. The district as a whole retains integrity as follows:

Location: The majority of the buildings in the district are in their original locations. One building was moved into the district from Los Angeles in 1915 onto a property that had remained vacant until that time. This relocation represents only a fraction of the 25 properties in the district; therefore the overall integrity of the district is not affected.

Design: The scale, rhythm, layout and organization of individual elements within the district is consistent with its original configuration of lots, houses, yards, accessory buildings and architectural styles.

Setting: The setting of the district has remained residential, with lots as configured in the original subdivisions of the area. Although many of the buildings surrounding the district have been altered or replaced with new construction, sometimes at a higher density, the general placement and massing of buildings and their relationships to the street and surrounding buildings are consistent with the form of the neighborhood when it achieved its significance.

Materials: The majority of the original materials that were used to construct the houses in the district has been retained and is evident.

Workmanship: The vernacular methods of construction employed when the district was established are clearly evident.

Feeling: The grouping of buildings in the district clearly expresses the characteristics of a late nineteenth century middle class residential neighborhood in Pasadena.

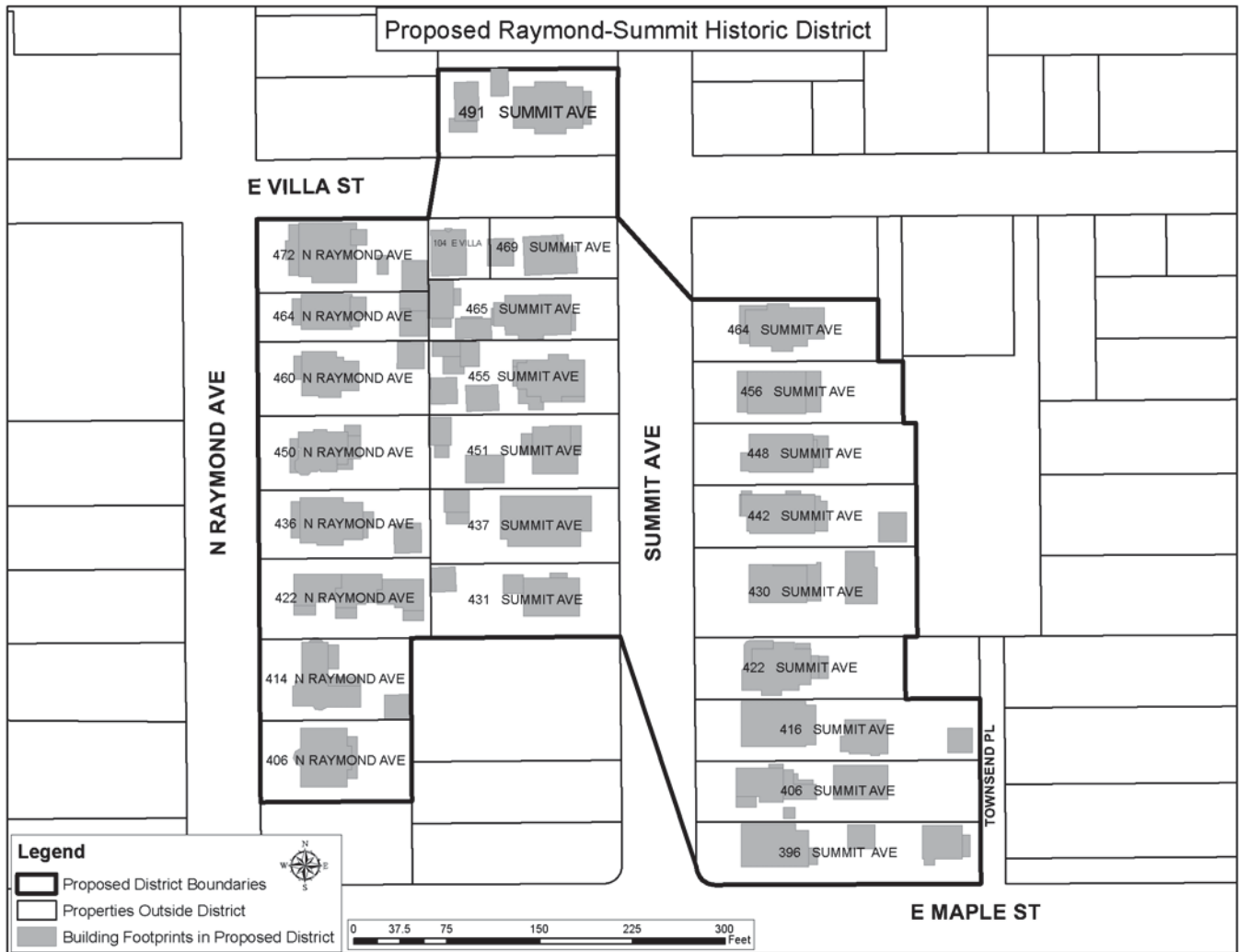
United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number 11 Page 14

Raymond-Summit Historic District
Name of Property
Los Angeles County, CA
County and State
Late 19 th /Early 20 th Century Architecture and Development in Pasadena
Name of multiple listing (if applicable)

SKETCH MAP



United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number 11 Page 15

Raymond-Summit Historic District

Name of Property

Los Angeles County, CA

County and State

Late 19th/Early 20th Century Architecture and
Development in Pasadena

Name of multiple listing (if applicable)

PHOTOGRAPHS

The following is the same for all photographs:

Name of Property: Raymond-Summit Historic District
City: Pasadena
County: Los Angeles
State: California
Name of Photographer: Kevin Johnson
Location of Original Digital Files: 175 N. Garfield Avenue, Pasadena, CA 91101

1. 406 N. Raymond Avenue looking east, December 2009
2. 436 N. Raymond Avenue looking northeast, December 2009
3. 450 N. Raymond Avenue looking northeast, December 2009
4. 460 N. Raymond Avenue looking east, August 2010
5. 464 N. Raymond Avenue looking northeast, December 2009
6. 472 N. Raymond Avenue looking east, August 2010
7. 396 Summit Avenue looking east, December 2009
8. 406 Summit Avenue looking east, December 2009
9. 422 Summit Avenue looking southeast, December 2009
10. 431 Summit Avenue looking west, December 2009
11. 437 Summit Avenue, looking northwest, August 2010
12. 442 Summit Avenue, looking northeast, December 2009
13. 442 Summit Avenue, gable detail, looking northeast, August 2010
14. 448 Summit Avenue, looking east, December 2009
15. 451 Summit Avenue, looking west, December 2009
16. 456 Summit Avenue, looking east, August 2010
17. 459 Summit Avenue, looking west, December 2009
18. 459 Summit Avenue, dormer detail, looking southwest, August 2010
19. 464 Summit Avenue, looking northeast, December 2009
20. 465 Summit Avenue, looking southwest, August 2010
21. 469 Summit Avenue, looking west, December 2009
22. 491 Summit Avenue, looking northwest, February 2010
23. 491 Summit Avenue, side elevation, looking north, August 2010
24. 491 Summit Avenue, carriage house, looking northwest, August 2010
25. 491 Summit Avenue, carriage house & accessory building, looking north, August 2010



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

Primary # _____
HRI # _____
Trinomial _____

Page 1 of 7 *Resource Name or #: (Assigned by recorder) Arroyo Seco Parkway Historic District
*Recorded by LSA Associates, Inc. *Date: 2014 _____ Continuation X Update

APE Map Reference # 16-HD-3A

This historic district is listed in the National Register of Historic Places (National Register) and consists primarily of the Arroyo Seco Parkway, also known as the Pasadena Freeway and State Route 110. It includes the route of the freeway from the four-level interchange in Los Angeles through South Pasadena to East Glenarm Street in Pasadena (Calpo and Lee 2008). The Arroyo Seco Parkway was "the first grade-separated, limited-access, high-speed divided road in the urban western United States, and it was the initial stretch of road for what would become the world-renowned Los Angeles metropolitan area freeway system" (Calpo and Lee 2008:7-2).

The Arroyo Seco Parkway was designated a National Historic Civil Engineering Landmark in 1999 and a National Scenic Byway by the United States Secretary of Transportation in 2002 (Caltrans n.d.). After being determined eligible for listing in the National Register in 1983, it was formally listed as part of the Arroyo Seco Historic District in February 2011. The Arroyo Seco Parkway Historic District includes related bridges, such as the Fair Oaks Avenue overcrossing (Bridge 53 0440).

California Historical Resources Status Code: 1S

References

Calpo, Janice, and Portia Lee

2008 National Register Nomination Form for the Arroyo Seco Parkway Historic District. On file at the South Central Coastal Information Center located at the California State University, Fullerton.

California Department of Transportation (Caltrans)

n.d. District 7 Projects, Historic Arroyo Seco Parkway (SR 110) National Scenic Byway. Accessed online in March 2013 at: <http://www.dot.ca.gov/dist07/travel/projects/details.php?id=6>.

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

February 11, 2011

The Director of the National Park Service is pleased to send you the following announcements and actions on properties for the National Register of Historic Places. For further information or if you would like to receive this list weekly via e-mail, contact Edson Beall via voice (202) 354-2255 or E-mail: Edson_Beall@nps.gov

Our physical location address is:

National Park Service 2280
National Register of Historic Places
1201 "I" (Eye) Street, N.W.
Washington D.C. 20005

Please have any Fed Ex, UPS packages sent to the above address. Please continue to use alternate carriers, as all mail delivered to us via United States Postal Service is irradiated and subsequently damaged.

WEEKLY LIST OF ACTIONS TAKEN ON PROPERTIES: 1/31/11 THROUGH 2/04/11

KEY: State, County, Property Name, Address/Boundary, City, Vicinity, Reference Number, NHL, Action, Date, Multiple Name

ARIZONA, MARICOPA COUNTY,
Archeological Site No. AZ U:10:61(ASM),
Address Restricted,
Mesa vicinity, 95000753,
REMOVED, 2/03/11
(Hohokam and Euroamerican Land Use and Settlement Along the Northern Queen Creek Delta MPS)

ARKANSAS, DESHA COUNTY,
Dickinson--Moore House,
707 Robert S Moore Ave,
Arkansas, 10001192,
LISTED, 2/01/11

ARKANSAS, DESHA COUNTY,
Furr, Hubert & Ionia, House,
702 Desoto Ave.,
Arkansas City, 10001197,
LISTED, 2/04/11

CALIFORNIA, LOS ANGELES COUNTY,
Arroyo Seco Parkway Historic District,
CA 110 from 4-Level Interchange in Los Angeles to East Glenarm St in Pasadena,
Los Angeles, 10001198,
LISTED, 2/04/11

CALIFORNIA, MARIPOSA COUNTY,
El Portal Old Schoolhouse,
Chapel Lane, Yosemite National Park,
El Portal, 10001190,
LISTED, 2/01/11

CALIFORNIA, NEVADA COUNTY,
North Star House,
12075 Old Auburn Rd,
Grass Valley vicinity, 10001191,
LISTED, 2/01/11

CALIFORNIA, SAN DIEGO COUNTY,
PILOT (Pilot Boat),
Maritime Museum of San Diego, 1492 N Harbor Dr,
San Diego, 10001160,
LISTED, 1/21/11

CALIFORNIA, SOLANO COUNTY,
Dixon Carnegie Library,
135 E. B St.,
Dixon, 10001199,
LISTED, 2/04/11
(California Carnegie Libraries MPS)

ILLINOIS, COOK COUNTY,
Cermak, Anton, House,
2348 S. Millard,
CHicago, 10001201,
LISTED, 2/04/11

ILLINOIS, JO DAVIESS COUNTY,
Frentess, Henry N., Farmstead,
19140 US 20 W.,
East Dubuque, 10001202,
LISTED, 2/04/11

LOUISIANA, NATCHITOCHE PARISH,
Flora Commissary,
LA HWY 120, aprox 1/4 mi W of LA HWY 478,
Flora, 10001194,

LISTED, 2/01/11

LOUISIANA, ORLEANS PARISH,
Bohn Motor Company Automobile Dealership,
2700 S Broad,
New Orleans, 10001193,
LISTED, 2/01/11

NEW YORK, SUFFOLK COUNTY,
Gravesite, Rev. Paul Cuffée,
N side of Montauk HWY opposite 216 Montauk HWY,
Hampton Bays, 10000852,
LISTED, 10/08/10
(Cemeteries of the Town of Southampton, 1640-1930)

NEW YORK, WESTCHESTER COUNTY,
Rye Meeting House,
624 Milton Rd,
Rye, 10001134,
LISTED, 1/14/11

NORTH DAKOTA, BARNES COUNTY,
Amphitheater and Fieldstone WPA Features at Valley City Pioneer Park,
SW of the intersection between 5th St and 8th Ave NW,
Valley City vicinity, 10001195,
LISTED, 2/01/11
(Federal Relief Construction in North Dakota, 1931-1943, MPS)

NORTH DAKOTA, BURLEIGH COUNTY,
Yegen House and Pioneer Grocery,
808--810 E. Main Ave.,
Bismarck, 77001023,
REMOVED, 2/01/11

NORTH DAKOTA, FOSTER COUNTY,
Lincoln Building,
Off U.S. 281,
Carrington, 80002912,
REMOVED, 2/01/11

OHIO, CHAMPAIGN COUNTY,
Kiser Mansion,
149 E. Main St,
Saint Paris, 10001211,
LISTED, 2/04/11

OHIO, GEAUGA COUNTY,
Pebblebrook Farm House and Gardens,
12525 Heath Rd.,
Chesterland vicinity, 10001212,
LISTED, 2/04/11

OHIO, HAMILTON COUNTY,
Kroger Barnes Graf, Gretchen, House,
9575 Cunningham Rd.,
Indian Hill, 10001213,
LISTED, 2/04/11

OHIO, TRUMBULL COUNTY,
Chalker High School,
4432 OH 305,
Southington, 10001214,
LISTED, 2/04/11

PUERTO RICO, BAYAMON MUNICIPALITY,
Casa Dr. Agustin Stahl Stamm,
14 Jose Marti St.,
Bayamon vicinity, 10001216,
LISTED, 2/04/11

PUERTO RICO, SANTA ISABEL MUNICIPALITY,
Brumbaugh, Dr. Martin G., Graded School,
33 Eugenio M. de Hostos St.,
Santa Isabel vicinity, 10001217,
LISTED, 2/04/11
(Early Twentieth Century Schools in Puerto Rico TR)

SOUTH CAROLINA, GREENVILLE COUNTY,
Greer Post Office,
106 S Main St,
Greer, 10001184,
LISTED, 1/31/11

SOUTH CAROLINA, RICHLAND COUNTY,
Columbia Electric Street Railway, Light & Power Substation,

1337 Assembly St.,
Columbia, 10001220,
LISTED, 2/04/11

TEXAS, MATAGORDA COUNTY,
Blessing Masonic Lodge No. 411,
619 Ave. B/FM 616,
Blessing, 10001222,
LISTED, 2/04/11

TEXAS, MATAGORDA COUNTY,
Holman, Judge William Shields, House,
2504 Ave. K,
Bay City, 10001223,
LISTED, 2/04/11

VIRGINIA, WESTMORELAND COUNTY,
Panorama,
ADDRESS RESTRICTED,
Montross vicinity, 10001186,
LISTED, 1/31/11

WASHINGTON, GRAYS HARBOR COUNTY,
American Veterans Building--Hoquiam,
307 7th St,
Hoquiam, 10001131,
LISTED, 1/14/11

WISCONSIN, DODGE COUNTY,
Paramount Knitting Company Mill,
222 Madison St.,
Beaver Dam, 10001229,
LISTED, 2/04/11

WISCONSIN, WAUKESHA COUNTY,
Oliver, Owen and Margaret, House,
W 314 S 3986 SHWY 83,
Town of Genesee, 10001182,
LISTED, 1/31/11

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OFFICE OF HISTORIC PRESERVATION
DEPARTMENT OF PARKS AND RECREATION
P.O. BOX 942896
SACRAMENTO, CA 94296-0001
(916) 445-7000 Fax: (916) 445-7053
calshpo@parks.ca.gov



CITY MANAGER

FEB 16 2011

2-22-11

DAVIDSON
#41

JOHN

February 14, 2011

John Davidson
City Manager
City of South Pasadena
1414 Mission Street
South Pasadena, California 91030

RE: Arroyo Seco Parkway Historic District Listing on the
National Register of Historic Places

Dear Mr. Davidson:

I am pleased to notify you that on February 4, 2011, the above-named property was placed on the National Register of Historic Places (National Register). As a result of being placed on the National Register, this property has also been listed in the California Register of Historical Resources, pursuant to Section 4851(a)(2) of the Public Resources Code.

Placement on the National Register affords a property the honor of inclusion in the nation's official list of cultural resources worthy of preservation and provides a degree of protection from adverse affects resulting from federally funded or licensed projects. Registration provides a number of incentives for preservation of historic properties, including special building codes to facilitate the restoration of historic structures, and certain tax advantages.

There are no restrictions placed upon a private property owner with regard to normal use, maintenance, or sale of a property listed in the National Register. However, a project that may cause substantial adverse changes in the significance of a registered property may require compliance with local ordinances or the California Environmental Quality Act. In addition, registered properties damaged due to a natural disaster may be subject to the provisions of Section 5028 of the Public Resources Code regarding demolition or significant alterations, if imminent threat to life safety does not exist.

If you have any questions or require further information, please contact the Registration Unit at (916) 445-7008.

Sincerely,

Milford Wayne Donaldson, FAIA
State Historic Preservation Officer

Enclosure: National Register Notification of Listing

February 11, 2011

The Director of the National Park Service is pleased to send you the following announcements and actions on properties for the National Register of Historic Places. For further information contact Edson Beall via voice (202) 354-2255, or E-mail: <Edson_Beall@nps.gov> This and past Weekly Lists are also available here: <http://www.nps.gov/history/nr/nrlist.htm>
Our physical location address is:

National Park Service 2280, 8th floor
National Register of Historic Places
1201 "I" (Eye) Street, NW,
Washington D.C. 20005

Celebrate African American History Month:
<http://www.nps.gov/history/nr/feature/afam/INDEX.HTM>

New National Register Brochure (pdf 11MB):
http://www.nps.gov/history/nr/publications/bulletins/NR_Brochure_Poster/NR_Brochure_Poster.pdf
(please distribute)

For free glossy paper copies, please e-mail:
christine_h_messing@contractor.nps.gov

WEEKLY LIST OF ACTIONS TAKEN ON PROPERTIES: 1/31/11 THROUGH
2/04/11

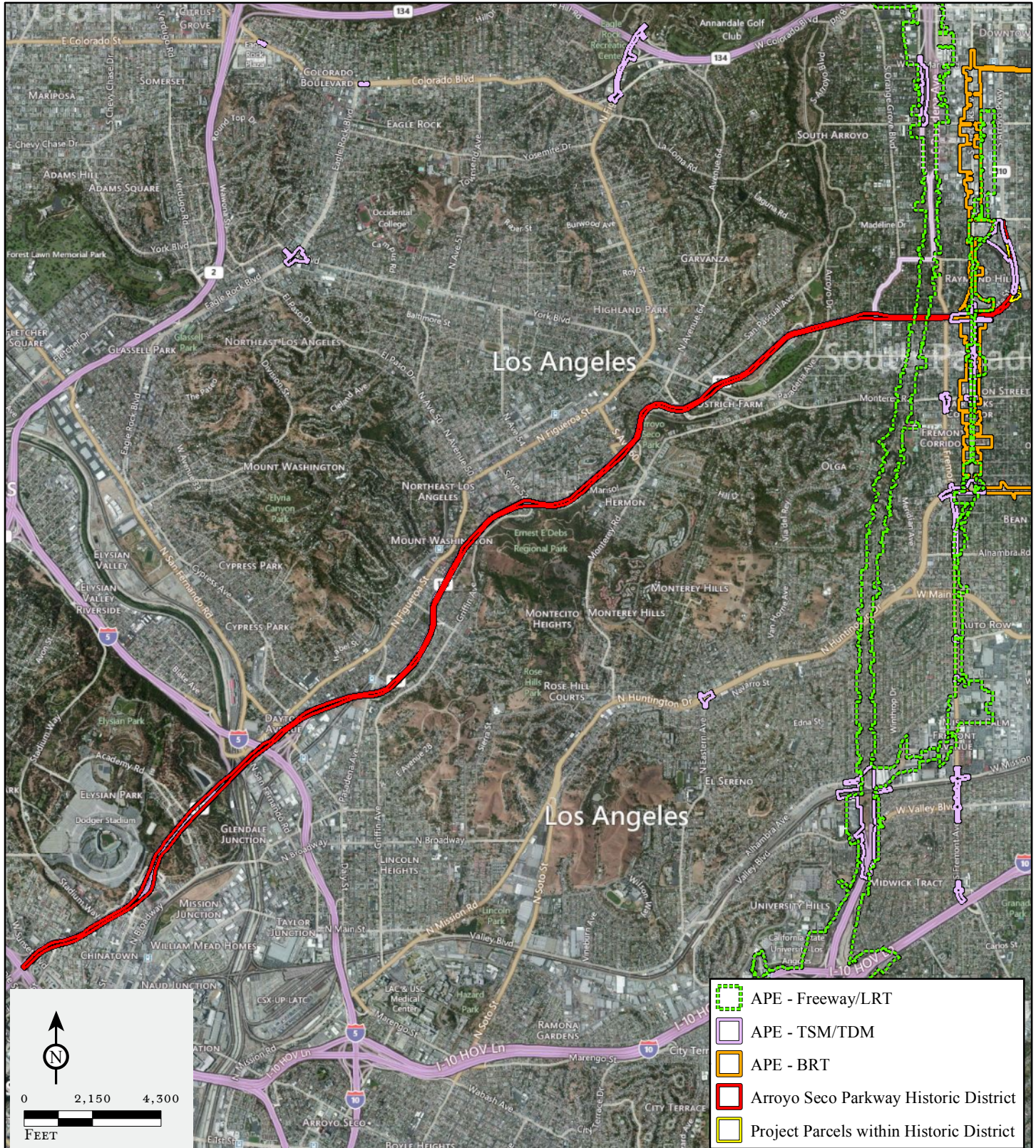
KEY: State, County, Property Name, Address/Boundary, City, Vicinity, Reference
Number, NHL, Action, Date, Multiple Name

CALIFORNIA, LOS ANGELES COUNTY,
Arroyo Seco Parkway Historic District,
CA 110 from 4-Level Interchange in Los Angeles to East Glenarm St in Pasadena, Los
Angeles, 10001198, LISTED, 2/04/11

CALIFORNIA, MARIPOSA COUNTY,
El Portal Old Schoolhouse,
Chapel Lane, Yosemite National Park,
El Portal, 10001190,
LISTED, 2/01/11

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
CONTINUATION SHEET

Primary # _____
HRI # _____
Trinomial _____

Page 1 of 3 *Resource Name or #: (Assigned by recorder) North of Mission Historic District
*Recorded by LSA Associates, Inc. *Date: 2014 _____ Continuation X Update

APE Map Reference # 14-HD-3A

The North of Mission Historic District is located in the City of South Pasadena. The Office of Historic Preservation (OHP) Directory of Properties in the Historic Property Data (HPD) file for Los Angeles County (2012) lists this district as a resource that has been determined eligible for listing in the National Register of Historic Places. According to a 2002 study, this district includes the "600-700 block of Meridian Avenue, north of Mission Street and south of the Pasadena Freeway" (PCR Services Corporation 2002:29). The district includes approximately 22 contributing properties built between 1895 and 1924 (Ibid.). Within the district, the Craftsman style is prevalent as are detached garages, concrete sidewalks separated from the street by landscaped parkways, paved front walkways, and mature trees (Ibid.). There are 15 properties within the district that are also within the project APE and 14 are contributors to the district (see list below).

California Historical Resources Status Code: 2S2

Contributors

- 1007 Magnolia Street (APE Map Ref # 339-3A)
- 610 Meridian Avenue (APE Map Ref # 354-3A)
- 612 Meridian Avenue (APE Map Ref # 353-3A)
- 616 Meridian Avenue (APE Map Ref # 352-3A)
- 620 Meridian Avenue (APE Map Ref # 351-3A)
- 624 Meridian Avenue (APE Map Ref # 350-3A)
- 704 Meridian Avenue (APE Map Ref # 338-3A)
- 708 Meridian Avenue (APE Map Ref # 337-3A)
- 712 Meridian Avenue (APE Map Ref # 336-3A)
- 716 Meridian Avenue (APE Map Ref # 335-3A)
- 720 Meridian Avenue (APE Map Ref # 327-3A)
- 726 Meridian Avenue (1002/1008 Hope Street; APE Map Ref # 256-CT-3A)
- 806 Meridian Avenue (APE Map Ref # 325-3A)
- 810 Meridian Avenue (APE Map Ref # 323-3A)

Non-contributor

- 808 Meridian Avenue (APE Map Ref # 324-3A)

References

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

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

PROPERTY-NUMBER	PRIMARY-#	STREET-ADDRESS	NAMES	CITY	OWN	YR-C	CHP-PROG	PRG-REFERENCE-NUMBER	STAT-DAT	MRS	CRIT
084668		10228 SAN VICENTE AVE		SOUTH GATE	P	1941	PROJ.REVW.	HUD930910H	11/04/93	6Y	
187183		2981 SANTA ANNA ST		SOUTH GATE	P	1923	PROJ.REVW.	HUD111027B	11/02/11	6Y	
180209		8600 SANTA FE AVE	SOUTH GATE WATER TOWER	SOUTH GATE	P	1946	PROJ.REVW.	FCC100524L	10/28/10	6Y	
095922		2442 SOUTHERN AVE		SOUTH GATE	P	1941	PROJ.REVW.	HUD950313K	05/24/95	6Y	
095920		3360 SOUTHERN AVE		SOUTH GATE	P	1924	PROJ.REVW.	HUD950313J	05/24/95	6Y	
077316		10407 ST JAMES AVE		SOUTH GATE	U	1928	PROJ.REVW.	HUD920526A	06/25/92	6Y	
170874		10600 ST JAMES AVE		SOUTH GATE	P	1952	PROJ.REVW.	HUD080407E	04/11/08	6Y	
182472		10243 STANFORD AVE		SOUTH GATE	P	1939	PROJ.REVW.	HUD110526L	06/01/11	6Y	
065528		10408 STANFORD AVE		SOUTH GATE	U		PROJ.REVW.	HUD881026B	11/17/88	6Y	
065248		STATE ST	FIRE STATION	SOUTH GATE	U		PROJ.REVW.	HUD870622J	07/14/87	6Y	
127879		8478 STATE ST		SOUTH GATE			HIST.RES.	DOE-19-01-0175-0000	04/10/01	6Y	
144647		8632 STATE ST		SOUTH GATE	P	1946	PROJ.REVW.	FCC010309F	04/10/01	6Y	
066002		8983 STATE ST		SOUTH GATE	U		PROJ.REVW.	HUD031023C	11/06/03	6Y	
066667		3727 TENAYA AVE		SOUTH GATE	U		PROJ.REVW.	HUD890711U	08/07/89	6Y	
066648		3921 TENAYA AVE		SOUTH GATE	U		PROJ.REVW.	HUD880513B	06/13/88	6Y	
179129		3725 TWEEDY BLVD		SOUTH GATE	U		PROJ.REVW.	HUD880425F	05/26/88	6Y	
184065		8157 VICTORIA AVE		SOUTH GATE	P	1962	PROJ.REVW.	FCC091221D	03/04/10	6Y	
185030		8975 VIRGINIA AVE		SOUTH GATE	P	1922	PROJ.REVW.	HUD100522B	10/05/10	6Y	
066883		8174 VIRGINIA AVE		SOUTH GATE	U		PROJ.REVW.	HUD890915A	10/12/89	6Y	
095924		9812 VIRGINIA AVE		SOUTH GATE	P	1923	PROJ.REVW.	HUD950311L	05/24/95	6Y	
099920		9820 VIRGINIA AVE		SOUTH GATE	P	1924	PROJ.REVW.	HUD951208C	01/05/96	6Y	
065632		10321 VIRGINIA AVE		SOUTH GATE	U		PROJ.REVW.	HUD881222B	01/20/89	6Y	
169972		10104 WALNUT AVE		SOUTH GATE	P	1939	PROJ.REVW.	HUD080204M	02/08/08	6Y	
087628		10243 WALNUT AVE		SOUTH GATE	P	1940	PROJ.REVW.	HUD931231F	02/18/94	6Y	
182908		10517 WALNUT AVE		SOUTH GATE	P	1942	PROJ.REVW.	HUD100809G	08/16/10	6Y	
177035			ASHBOURNE-CHELTON DISTRICT	SOUTH PASADENA	P	1910	HIST.SURV.	1030-03211-9999	11/01/04	3B	
068802			SO PASADENA WAR MEMORIAL	SOUTH PASADENA	U		PROJ.SURV.	HUD880216H	06/03/88	252	AC
030335	19-179646		GROSSE HOUSE	SOUTH PASADENA	U		HIST.SURV.	1030-0038-0000	01/01/83	252	
030337	19-179647		N OF MISSION DISTRICT	SOUTH PASADENA	U		PROJ.REVW.	65000787	03/31/83	252	
030338	19-179648		S OF MISSION DISTRICT	SOUTH PASADENA	U		HIST.SURV.	1030-0040-0000	01/01/83	252	
149735			PROSPECT CIRCLE DISTRICT	SOUTH PASADENA	P		HIST.SURV.	1030-0056-9999	09/24/04	3S	
151019			LOWER GRAND AVENUE DISTRICT	SOUTH PASADENA	P	1890	HIST.SURV.	1030-0119-9999	12/16/04	7R	
151092			WAYNE, BUSHNELL AND FLETCHER DISTR	SOUTH PASADENA	P	1902	HIST.SURV.	1030-0320-9999	12/16/04	7R	
153863		1014 ADELAINE AVE		SOUTH PASADENA	U	1905	PROJ.REVW.	HUD040329B	04/21/04	6U	
066507		1426 ALHAMBRA RD		SOUTH PASADENA	U		PROJ.REVW.	HUD880216F	03/18/88	6Y	
066508		1430 ALHAMBRA RD		SOUTH PASADENA	U		PROJ.REVW.	HUD880216G	03/18/88	6Y	
107588		2001 ALPHA AVE		SOUTH PASADENA	P	1938	HIST.RES.	DOE-19-97-0002-0001	02/24/97	6Y	
108601		2005 ALPHA AVE		SOUTH PASADENA	P		PROJ.REVW.	FHW830201A	09/11/96	7M	
108618		2011 ALPHA AVE		SOUTH PASADENA	P	1963	HIST.RES.	DOE-19-97-0002-0002	02/24/97	6Y	
108619		2015 ALPHA AVE		SOUTH PASADENA	P	1942	PROJ.REVW.	FHW830201A	09/11/96	7M	
108627		2019 ALPHA AVE		SOUTH PASADENA	P	1946	PROJ.REVW.	FHW830201A	02/24/97	6Y	
108630		2021 ALPHA AVE		SOUTH PASADENA	P	1909	HIST.RES.	DOE-19-97-0002-0005	02/24/97	6Y	
108632		2025 ALPHA AVE		SOUTH PASADENA	P	1939	PROJ.REVW.	FHW830201A	09/11/96	7M	
108640		2028 ALPHA AVE		SOUTH PASADENA	P	1922	HIST.RES.	DOE-19-97-0002-0007	02/24/97	6Y	
				SOUTH PASADENA	P	1912	PROJ.REVW.	FHW830201A	09/11/96	7M	
				SOUTH PASADENA	P	1912	HIST.RES.	DOE-19-97-0002-0009	02/24/97	6Y	
				SOUTH PASADENA	P		PROJ.REVW.	FHW830201A	09/11/96	7M	



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) Oaklawn Historic District

*Recorded by LSA Associates, Inc. *Date: 2014 _____ Continuation X Update

APE Map Reference # 18-HD-3A

The Oaklawn Historic District is located in the City of South Pasadena. The Office of Historic Preservation (OHP) Directory of Properties in the Historic Property Data (HPD) file for Los Angeles County (2012) indicates this district was determined eligible for listing in the National Register of Historic Places (National Register) in 1977, but a more recent entry indicates that in 2008 it was awaiting review by OHP. The Oaklawn Historic District was designated by the City in 2010 (Galindo 2011). This turn-of-the-century neighborhood includes 27 residences generally bordered by State Route 110 on the south, Columbia Street on the north, Fremont Avenue on the west, and Fair Oaks Avenue on the east (Ibid.). There is one property in the district that is also within the project APE and it is a contributor to the district. That property is 435 Fair Oaks Avenue, which includes the National Register listed Oaklawn bridge and waiting station (APE Map Ref # 104a-3B) and the War Memorial building (APE Map Ref # 104-3B), which has been determined eligible for listing in the National Register.

California Historical Resources Status Code: 2S

References:

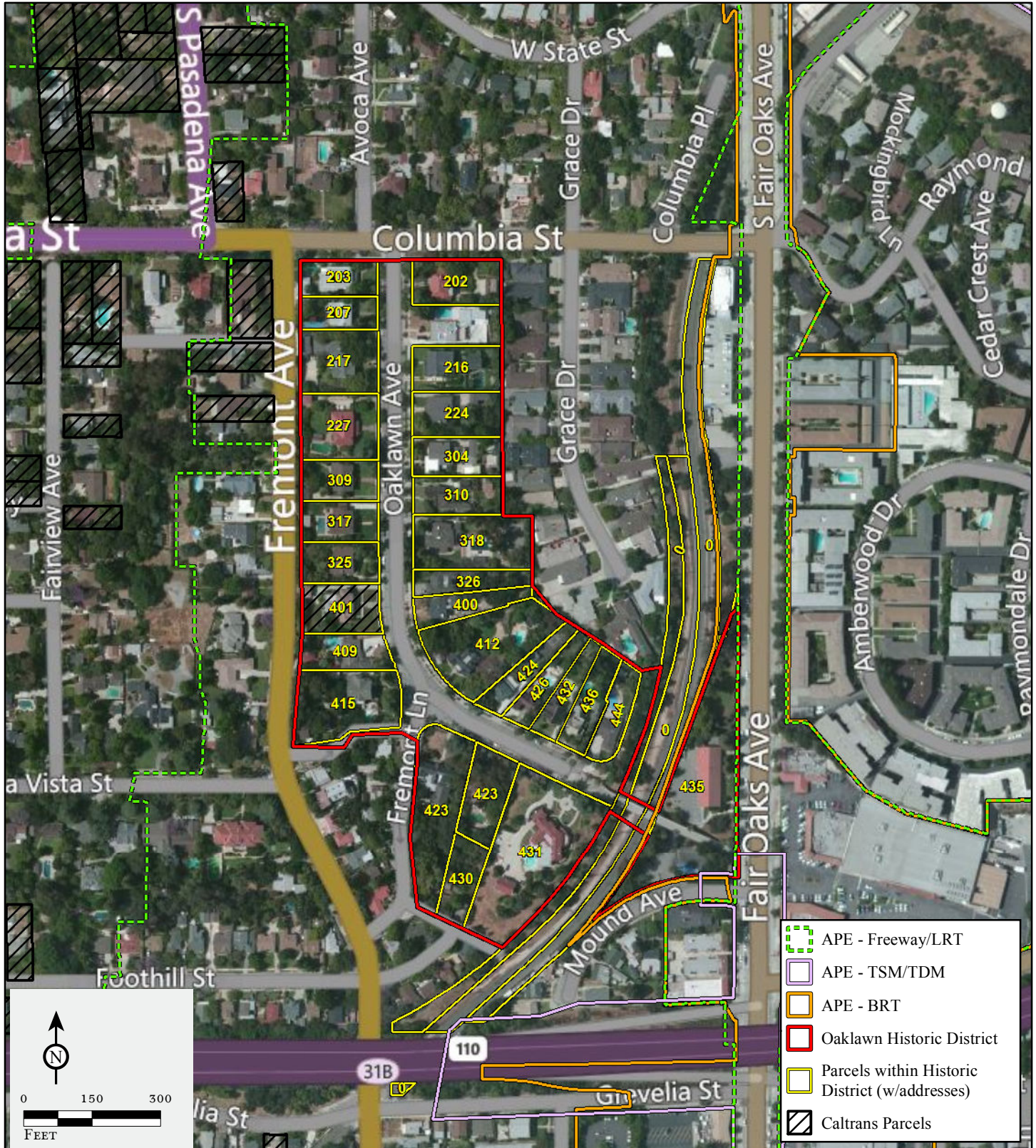
Galindo, Erick

2011 Oaklawn District neighbors seek funding to restore work of Charles Greene. *Pasadena Star-News*, September 22. Accessed online in December 2013 at: <http://www.pasadenastarnews.com/general-news/20110923/oaklawn-district-neighbors-look-for-funding-to-restore-work-of-charles-greene>.

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

OFFICE OF HISTORIC PRESERVATION * * * Directory of Properties in the Historic Property Data File for LOS ANGELES County.

PROPERTY-NUMBER	PRIMARY-#	STREET-ADDRESS	NAMES	CITY	OWN	YR-C	OWP-PROG	PRG-REFERENCE-NUMBER	STAT-DAT	NRS	CRIT
150865	1009	MOUND AVE		SOUTH PASADENA	P	1903	HIST.SURV.	1030-0262-0000	12/16/04	7R	
150866	1011	MOUND AVE		SOUTH PASADENA	P	1924	HIST.SURV.	1030-0263-0000	12/16/04	7R	
150867	1310	MOUNTAIN VIEW AVE		SOUTH PASADENA	P	1928	HIST.SURV.	1030-0264-0000	12/16/04	7R	
150870	1401	OAK CREST AVE		SOUTH PASADENA	P	1929	HIST.SURV.	1030-0269-0000	12/16/04	7R	
150871	1205	OAK HILL PL		SOUTH PASADENA	P	1926	HIST.SURV.	1030-0270-0000	12/16/04	7R	
150872	1219	OAK HILL PL		SOUTH PASADENA	P	1910	HIST.SURV.	1030-0271-0000	12/16/04	7R	
150873	1239	OAK HILL PL		SOUTH PASADENA	P	1903	HIST.SURV.	1030-0272-0000	12/16/04	7R	
150874	1508	OAK MEADOW LANE		SOUTH PASADENA	P	1923	HIST.SURV.	1030-0273-0000	12/16/04	7R	
104453	OAK ST		GILLETTE CRESCENT-MERIDIAN AVENUE	SOUTH PASADENA	P	1922	HIST.SURV.	1109-1815-9999	10/31/96	7M	AC
104798	1101	OAK ST		SOUTH PASADENA	P	1925	HIST.SURV.	1109-1815-0137	11/05/96	7M	
104800	1107	OAK ST		SOUTH PASADENA	P	1925	HIST.SURV.	1109-1815-0138	11/05/96	7M	
104802	1113	OAK ST		SOUTH PASADENA	P	1925	HIST.SURV.	1109-1815-0139	11/05/96	7M	
104804	1115	OAK ST		SOUTH PASADENA	P	1928	HIST.SURV.	1109-1815-0140	11/05/96	7M	
150868	1515	OAK ST		SOUTH PASADENA	P	1910	HIST.SURV.	1030-0265-0000	12/16/04	7R	
030161	19-179472		WILLIAM COOPER HOUSE	SOUTH PASADENA	P	1914	HIST.SURV.	1030-0268-0000	12/16/04	7R	
030175	19-179486	OAKLAWN AVE		SOUTH PASADENA	M	1906	HIST.RES.	NPS-73000406-0000	06/07/01	1S	C
			OAKLAWN BRIDGE & WAITING STATION	SOUTH PASADENA			HIST.SURV.	1030-0010-0002	07/16/73	2D	
				SOUTH PASADENA			HIST.RES.	NPS-73000406-0000	07/16/73	1S	BC
				SOUTH PASADENA			NAT.REG.	19-0383	07/16/73	1S	BC
030188	19-179499	OAKLAWN AVE		SOUTH PASADENA	P	1906	NAT.REG.	19-0543	11/24/08	7J	
			OAKLAWN DISTRICT	SOUTH PASADENA			PROJ.REVW.	65000922	12/21/77	2S	
030174	19-179485	OAKLAWN AVE		SOUTH PASADENA	U	1906	HIST.SURV.	1030-0010-0001	11/28/78	2D	
030187	19-179498	203 OAKLAWN AVE		SOUTH PASADENA	P	1911	HIST.SURV.	1030-0010-0014	11/28/78	2D	
030186	19-179497	207 OAKLAWN AVE		SOUTH PASADENA	P	1912	HIST.SURV.	1030-0010-0013	11/28/78	2D	
030176	19-179487	216 OAKLAWN AVE		SOUTH PASADENA	P	1910	HIST.SURV.	1030-0010-0003	11/28/78	2D	
030185	19-179496	217 OAKLAWN AVE		SOUTH PASADENA	P	1911	HIST.SURV.	1030-0010-0002	11/28/78	2D	
030177	19-179488	224 OAKLAWN AVE		SOUTH PASADENA	P	1908	HIST.SURV.	1030-0010-0004	11/28/78	2D	
030184	19-179495	227 OAKLAWN AVE		SOUTH PASADENA	P	1915	HIST.SURV.	1030-0010-0011	11/28/78	2D	
030178	19-179489	304 OAKLAWN AVE		SOUTH PASADENA	P	1909	HIST.SURV.	1030-0010-0005	11/28/78	2D	
030183	19-179494	317 OAKLAWN AVE		SOUTH PASADENA	P	1907	HIST.SURV.	1030-0010-0010	11/28/78	2D	
030182	19-179493	401 OAKLAWN AVE		SOUTH PASADENA	P	1915	HIST.SURV.	1030-0010-0009	11/28/78	2D	
030179	19-179490	412 OAKLAWN AVE		SOUTH PASADENA	P	1912	HIST.SURV.	1030-0010-0006	11/28/78	2D	
030181	19-179492	415 OAKLAWN AVE		SOUTH PASADENA	P	1906	HIST.SURV.	1030-0010-0008	11/28/78	2D	
030180	19-179491	431 OAKLAWN AVE		SOUTH PASADENA	P	1908	HIST.SURV.	1030-0010-0007	11/28/78	2D	
125582	1828	OLIVE AVE		SOUTH PASADENA	U	1923	HIST.RES.	DOE-19-98-0358-0000	05/11/98	6Y	
				SOUTH PASADENA			PROJ.REVW.	HUD9805111	05/11/98	6Y	
030361	19-179670	909 OLIVER ST		SOUTH PASADENA	P	1926	HIST.SURV.	1030-0056-0009	09/24/04	3D	
			P. TULLY HOUSE	SOUTH PASADENA			PROJ.REVW.	FHW841023A	04/13/87	2D2	C
				SOUTH PASADENA			HIST.RES.	DOE-19-87-0007-0011	04/13/87	2D2	C
030342	19-179651	924 OLIVER ST		SOUTH PASADENA	P	1915	HIST.RES.	DOE-19-95-0040-0000	11/20/95	6Y	
			EDWARD HALL HOUSE	SOUTH PASADENA			PROJ.REVW.	FHW830201A	03/07/95	7M	
102633	930	OLIVER ST		SOUTH PASADENA	P	1910	PROJ.REVW.	1030-0045-0000	03/07/95	7R	
			WARREN D. CLARK HOUSE	SOUTH PASADENA			HIST.SURV.	FHW830201A	02/07/96	2S	C
				SOUTH PASADENA			HIST.RES.	DOE-19-96-0013-0000	02/07/96	2S	C
				SOUTH PASADENA			PROJ.REVW.	FHW830201A	03/07/95	7M	C
				SOUTH PASADENA			CHRIS	19-150040	03/01/94	7R	
104806	803	ONEONTA DR		SOUTH PASADENA	P	1992	HIST.SURV.	1109-1815-0141	11/05/96	7M	
104810	806	ONEONTA DR		SOUTH PASADENA	P	1948	HIST.SURV.	1109-1815-0142	11/05/96	7M	
104812	809	ONEONTA DR		SOUTH PASADENA	P	1988	HIST.SURV.	1109-1815-0143	11/05/96	7M	
104814	813	ONEONTA DR		SOUTH PASADENA	P	1988	HIST.SURV.	1109-1815-0144	11/05/96	7M	
104815	819	ONEONTA DR		SOUTH PASADENA	P	1986	HIST.SURV.	1109-1815-0145	11/05/96	7M	
104816	822	ONEONTA DR		SOUTH PASADENA	P	1980	HIST.SURV.	1109-1815-0146	11/05/96	7M	
104817	826	ONEONTA DR		SOUTH PASADENA	P	1925	HIST.RES.	DOE-19-96-0085-0000	02/27/96	6Y	
				SOUTH PASADENA			PROJ.REVW.	FHW830201A	02/27/96	6Y	



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) South of Mission Historic District
*Recorded by LSA Associates, Inc. *Date: 2014 Continuation Update

APE Map Reference # 10-HD-3A

The South of Mission Historic District is located in the City of South Pasadena. The Office of Historic Preservation (OHP) Directory of Properties in the Historic Property Data (HPD) file for Los Angeles County (2012) lists this district as a resource that has been determined eligible for listing in the National Register of Historic Places. According to a 2002 study, it "is located along the 1100 block of Glendon Way and the 1000-1100 block of Meridian Avenue between Monterey Road to the south and El Centro Street to the north" (PCR Services Corporation 2002:33). The district includes 42 contributing properties built between 1885 and 1937 (Ibid.). This neighborhood illustrates the evolution of architectural styles from the Victorian era through the revival styles with an emphasis on the Craftsman style (Ibid.). Based on information obtained from the City of South Pasadena, this district has not been formally designated by the City. There are 31 parcels associated with this district located within the APE. Of those, 26 are contributors to the district.

California Historical Resources Status Code: 2S2

Contributors

- 1118 Glendon Way (APE Map Ref # 283-3A)
- 1126 Glendon Way (APE Map Ref # 282-3A)
- 1011 Meridian Avenue (APE Map Ref # 306-3A)
- 1015 Meridian Avenue (APE Map Ref # 305-3A)
- 1020 Meridian Avenue (APE Map Ref # 303-3A)
- 1023 Meridian Avenue (APE Map Ref # 301-3A)
- 1100 Meridian Avenue (APE Map Ref # 297-3A)
- 1103 Meridian Avenue (APE Map Ref # 296-3A)
- 1105 Meridian Avenue (APE Map Ref # 295-3A)
- 1106 Meridian Avenue (APE Map Ref # 293-3A)
- 1109 Meridian Avenue (APE Map Ref # 292-3A)
- 1110 Meridian Avenue (APE Map Ref # 290-3A)
- 1113 Meridian Avenue (APE Map Ref # 291-3A)
- 1114 Meridian Avenue (APE Map Ref # 288-3A)
- 1119 Meridian Avenue (APE Map Ref # 287-3A)
- 1120 Meridian Avenue (APE Map Ref # 285-3A)
- 1121 Meridian Avenue (APE Map Ref # 284-3A)

- 1122 Meridian Avenue (APE Map Ref # 280-3A)
- 1125 Meridian Avenue (APE Map Ref # 281-3A)
- 1130 Meridian Avenue (APE Map Ref # 279-3A)
- 1131 Meridian Avenue (APE Map Ref # 278-3A)
- 1133 Meridian Avenue (APE Map Ref # 276-3A)
- 1134 Meridian Avenue (APE Map Ref # 275-3A)
- 1138 Meridian Avenue (APE Map Ref # 273-3A)
- 1142 Meridian Avenue (APE Map Ref # 272-3A)
- 1146 Meridian Avenue (APE Map Ref # 271-3A)

Non-contributors

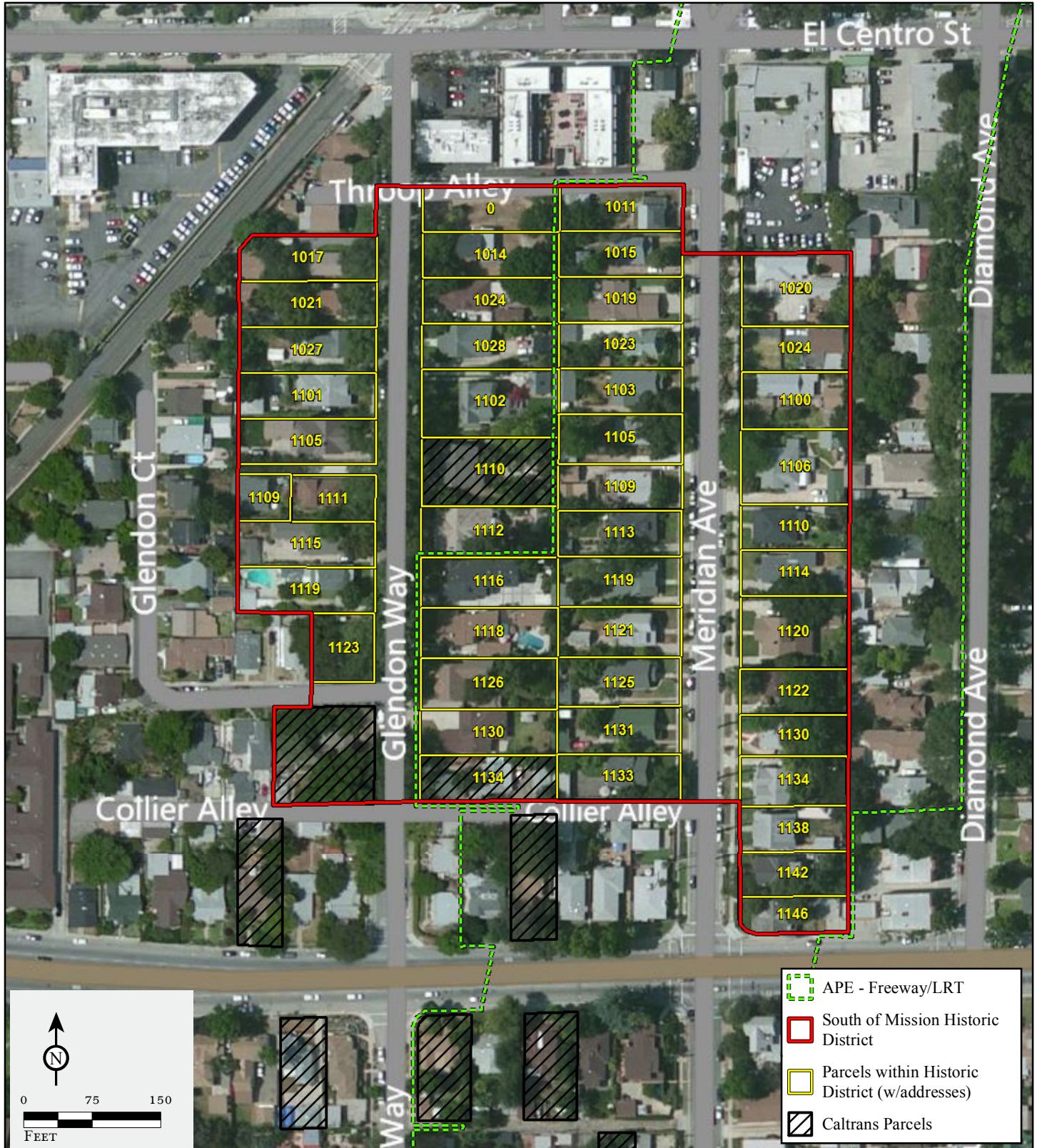
- 1116 Glendon Way (APE Map Ref # 286-3A)
- 1130 Glendon Way
- 1134-1136 Glendon Way (APE Map Ref # 255-CT-3A)
- 1019 Meridian Avenue
- 1024 Meridian Avenue (APE Map Ref # 300-3A)

References

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

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

PROPERTY-NUMBER	PRIMARY-#	STREET-ADDRESS	NAMES	CITY	OWN	YR-C	CHP-PROG	PRG-REFERENCE-NUMBER	STAT-DAT	MRS	CRIT
084668		10228 SAN VICENTE AVE		SOUTH GATE	P	1941	PROJ.REVW.	HUD930910H	11/04/93	6Y	
187183		2981 SANTA ANNA ST		SOUTH GATE	P	1923	PROJ.REVW.	HUD111027B	11/02/11	6Y	
180209		8600 SANTA FE AVE	SOUTH GATE WATER TOWER	SOUTH GATE	P	1946	PROJ.REVW.	FCC100524L	10/28/10	6Y	
095922		2442 SOUTHERN AVE		SOUTH GATE	P	1941	PROJ.REVW.	HUD950311K	05/24/95	6Y	
095920		3360 SOUTHERN AVE		SOUTH GATE	P	1924	PROJ.REVW.	HUD950311J	05/24/95	6Y	
077316		10407 ST JAMES AVE		SOUTH GATE	P	1928	PROJ.REVW.	HUD920526A	06/25/92	6Y	
170874		10600 ST JAMES AVE		SOUTH GATE	P	1952	PROJ.REVW.	HUD080407E	04/11/08	6Y	
182472		10243 STANFORD AVE		SOUTH GATE	P	1939	PROJ.REVW.	HUD110526L	06/01/11	6Y	
065528		10408 STANFORD AVE		SOUTH GATE	U		PROJ.REVW.	HUD881026B	11/17/88	6Y	
065248		STATE ST	FIRE STATION	SOUTH GATE	U		PROJ.REVW.	HUD870622J	07/14/87	6Y	
127879		8478 STATE ST		SOUTH GATE	U		HIST.RES.	DOE-19-01-0175-0000	04/10/01	6Y	
144647		8632 STATE ST		SOUTH GATE	P	1946	PROJ.REVW.	FCC010309F	04/10/01	6Y	
066002		8983 STATE ST		SOUTH GATE	U		PROJ.REVW.	HUD031023C	11/06/03	6Y	
066667		3727 TENAYA AVE		SOUTH GATE	U		PROJ.REVW.	HUD890711U	08/07/89	6Y	
066648		3921 TENAYA AVE		SOUTH GATE	U		PROJ.REVW.	HUD880513B	06/13/88	6Y	
179129		3725 TWEEDY BLVD		SOUTH GATE	U		PROJ.REVW.	HUD880425F	05/26/88	6Y	
184065		8157 VICTORIA AVE		SOUTH GATE	P	1962	PROJ.REVW.	FCC091221D	03/04/10	6Y	
185030		8975 VIRGINIA AVE		SOUTH GATE	P	1922	PROJ.REVW.	HUD100522B	10/05/10	6Y	
066883		8174 VIRGINIA AVE		SOUTH GATE	U		PROJ.REVW.	HUD890915A	10/12/89	6Y	
095924		9812 VIRGINIA AVE		SOUTH GATE	P	1923	PROJ.REVW.	HUD950311L	05/24/95	6Y	
099920		9820 VIRGINIA AVE		SOUTH GATE	P	1924	PROJ.REVW.	HUD951208C	01/05/96	6Y	
065632		10321 VIRGINIA AVE		SOUTH GATE	U		PROJ.REVW.	HUD881222B	01/20/89	6Y	
169972		10104 WALNUT AVE		SOUTH GATE	P	1939	PROJ.REVW.	HUD080204M	02/08/08	6Y	
087628		10243 WALNUT AVE		SOUTH GATE	P	1940	PROJ.REVW.	HUD931231F	02/18/94	6Y	
182908		10517 WALNUT AVE		SOUTH GATE	P	1942	PROJ.REVW.	HUD100809G	08/16/10	6Y	
177035		ASHBOURNE-CHELLEN DISTRICT		SOUTH PASADENA	P	1910	HIST.SURV.	1030-03211-9999	11/01/04	3B	
068802		SO PASADENA WAR MEMORIAL		SOUTH PASADENA	U		PROJ.SURV.	HUD880216H	06/03/88	252	AC
030335	19-179646	GROSSE HOUSE		SOUTH PASADENA	U		HIST.SURV.	1030-0038-0000	01/01/83	252	
030337	19-179647	N OF MISSION DISTRICT		SOUTH PASADENA	U		PROJ.REVW.	65000787	03/31/83	252	
030338	19-179648	S OF MISSION DISTRICT		SOUTH PASADENA	U		HIST.SURV.	1030-0040-0000	01/01/83	252	
149735		PROSPECT CIRCLE DISTRICT		SOUTH PASADENA	P		HIST.SURV.	1030-0056-9999	09/24/04	3S	
151019		LOWER GRAND AVENUE DISTRICT		SOUTH PASADENA	P	1890	HIST.SURV.	1030-0119-9999	12/16/04	7R	
151092		WAYNE, BUSHNELL AND FLETCHER DISTRICT		SOUTH PASADENA	P	1902	HIST.SURV.	1030-0320-9999	12/16/04	7R	
153863		1014 ADELAINE AVE		SOUTH PASADENA	U	1905	PROJ.REVW.	HUD040329B	04/21/04	6U	
066507		1426 ALHAMBRA RD		SOUTH PASADENA	U		PROJ.REVW.	HUD880216F	03/18/88	6Y	
066508		1430 ALHAMBRA RD		SOUTH PASADENA	U		PROJ.REVW.	HUD880216G	03/18/88	6Y	
107588		2001 ALPHA AVE		SOUTH PASADENA	P	1938	HIST.RES.	DOE-19-97-0002-0001	02/24/97	6Y	
108601		2005 ALPHA AVE		SOUTH PASADENA	P	1963	PROJ.REVW.	FHW830201A	09/11/96	7M	
108618		2011 ALPHA AVE		SOUTH PASADENA	P	1943	HIST.RES.	DOE-19-97-0002-0002	02/24/97	6Y	
108619		2015 ALPHA AVE		SOUTH PASADENA	P	1943	PROJ.REVW.	FHW830201A	09/11/96	7M	
108627		2019 ALPHA AVE		SOUTH PASADENA	P	1946	PROJ.REVW.	FHW830201A	09/11/96	7M	
108630		2021 ALPHA AVE		SOUTH PASADENA	P	1909	HIST.RES.	DOE-19-97-0002-0005	02/24/97	6Y	
108632		2025 ALPHA AVE		SOUTH PASADENA	P	1939	PROJ.REVW.	FHW830201A	09/11/96	7M	
108640		2028 ALPHA AVE		SOUTH PASADENA	P	1922	HIST.RES.	DOE-19-97-0002-0007	02/24/97	6Y	
				SOUTH PASADENA	P	1912	PROJ.REVW.	FHW830201A	09/11/96	7M	
				SOUTH PASADENA	P	1912	HIST.RES.	DOE-19-97-0002-0009	02/24/97	6Y	
				SOUTH PASADENA	P	1912	PROJ.REVW.	FHW830201A	09/11/96	7M	



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

Primary # _____
HRI # _____
Trinomial _____

Page 1 of 13 *Resource Name or #: (Assigned by recorder) South Pasadena Historic Business District
*Recorded by LSA Associates, Inc. *Date: 2014 _____ Continuation X Update

APE Map Reference # 13-HD-3A

The South Pasadena Historic Business District is located in the City of South Pasadena. The Office of Historic Preservation (OHP) Directory of Properties in the Historic Property Data (HPD) file for Los Angeles County (2012) and the National Register of Historic Places (National Register) database indicate that the district was listed in the National Register in 1982. The district is irregular in shape and generally located south of Hope Street, west of Fairview Avenue, north of Oxley Street, and east of Santa Fe Lane (Sitton 1977). This district includes the remnants of the city's earliest commercial area, as well as the city library, an elementary school, a landscaped median with watering trough, a short segment of the Santa Fe Railroad tracks, and some modern buildings (Sitton 1977:2). According to a 2002 survey, the district includes 17 properties, but based on current Assessor parcel information it appears to include 22 properties, including undeveloped parcels, segments of the Santa Fe Railroad tracks, and a median feature (PCR Services Corporation 2002:28). Consisting of mostly commercial buildings constructed between 1887 and 1924, the district is characterized by sparse landscaping and brick façades accented with patterns in glazed brick. Primary building materials are brick, wood, stucco, and concrete block. Although all of the buildings have been altered to some degree, collectively they convey the small town, small business feeling of the City's early history. There are 13 parcels and 1 feature associated with the district that are also located within the APE. Of those, 9 are contributors to the district.

California Historical Resources Status Code: 1S

Contributors

South Pasadena Bank Building, 1019 El Centro Street/
1003 Diamond Avenue (APE Map Ref # 309-3A)
El Centro School/South Pasadena Unified School District
building, 1020 El Centro Street (APE Map Ref # 311-3A)
Alexander Block 1001 Mission Street and Graham Block 1011-
1017 (APE Map Ref # 313-3A; one parcel)
Shapiro Block, 1002 Mission Street (APE Map Ref # 316-3A)
Edwards and Faw Block, 1008-1010 Mission Street (APE Map
Ref # 317-3A)
Ashton Block, 1012 Mission Street (APE Map Ref # 318-3A)
Mission Antiques, 1014 Mission Street (APE Map Ref # 319-
3A)
Family Fair, 1019 Mission Street/905 Diamond (APE Map Ref
312-3A)
Meridian Watering Trough and Median

Non-contributors

Herlihy Block, 1020 Mission Street/1024 Mission Street
(APE Map Ref # 320-3A; two parcels)
1000 El Centro Street
Parking lot at northeast corner of Pico Alley and Meridian
Avenue
Santa Fe Railroad tracks

References

Sitton, Tom
1977 National Register of Historic Places Inventory-Nomination Form for the South Pasadena Historic Business
District/Mission West Historic District. Accessed online in December 2013 at: [http://nrhp.focus.nps.gov/
natregsearchresult.do?fullresult=true&recordid=6](http://nrhp.focus.nps.gov/natregsearchresult.do?fullresult=true&recordid=6).

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

**United States Department of the Interior
Heritage Conservation and Recreation Service**

**National Register of Historic Places
Inventory—Nomination Form**

See instructions in *How to Complete National Register Forms*
Type all entries—complete applicable sections

1. Name

historic SOUTH PASADENA HISTORIC BUSINESS DISTRICT

and/or common MISSION WEST

2. Location

street & number Mission, El Centro Streets; Fairview & Meridian Avenues
950-1028 Mission St., 1019-1115 El Centro St., n/a not for publication
921 Meridian to Mission St.

city, town South Pasadena N/Avicinity of congressional district 26

state California code 06 county Los Angeles code 037

3. Classification

Category	Ownership	Status	Present Use	
<input checked="" type="checkbox"/> district	<input type="checkbox"/> public	<input checked="" type="checkbox"/> occupied	<input type="checkbox"/> agriculture	<input type="checkbox"/> museum
<input type="checkbox"/> building(s)	<input type="checkbox"/> private	<input type="checkbox"/> unoccupied	<input checked="" type="checkbox"/> commercial	<input type="checkbox"/> park
<input type="checkbox"/> structure	<input checked="" type="checkbox"/> both	<input type="checkbox"/> work in progress	<input checked="" type="checkbox"/> educational	<input type="checkbox"/> private residence
<input type="checkbox"/> site	Public Acquisition	Accessible	<input type="checkbox"/> entertainment	<input type="checkbox"/> religious
<input type="checkbox"/> object	<input type="checkbox"/> in process	<input type="checkbox"/> yes: restricted	<input type="checkbox"/> government	<input type="checkbox"/> scientific
	<input type="checkbox"/> being considered	<input checked="" type="checkbox"/> yes: unrestricted	<input type="checkbox"/> industrial	<input type="checkbox"/> transportation
	<input checked="" type="checkbox"/> N/A	<input type="checkbox"/> no	<input type="checkbox"/> military	<input type="checkbox"/> other:

4. Owner of Property

name Multiple Ownership (see list)

street & number

city, town _____ vicinity of _____ state _____

5. Location of Legal Description

courthouse, registry of deeds, etc. Los Angeles County Hall of Records

street & number 320 West Temple Street

city, town Los Angeles state California

6. Representation in Existing Surveys

title Calif. Historic Resources Inventory has this property been determined eligible? yes no

date July 1977 federal state county local

depository for survey records Office of Historic Preservation, P.O. Box 2390

city, town Sacramento state California 95811

7. Description

Condition		Check one	Check one
<input type="checkbox"/> excellent	<input type="checkbox"/> deteriorated	<input type="checkbox"/> unaltered	<input checked="" type="checkbox"/> original site
<input checked="" type="checkbox"/> good	<input type="checkbox"/> ruins	<input checked="" type="checkbox"/> altered	<input type="checkbox"/> moved date <u>N/A</u>
<input type="checkbox"/> fair	<input type="checkbox"/> unexposed		

Describe the present and original (if known) physical appearance

South Pasadena's Historic Business District is a large, irregular area containing the vestiges of the city's earliest commercial area and several adjacent public buildings. The district is composed of a number of commercial buildings (1887-1924), the city library, an elementary school, a landscaped street median with watering trough, one parcel of vacant land, a small segment of the Santa Fe Railroad tracks, several modern buildings, and several sites of historically important buildings. The district is bounded on all sides by residential and light manufacturing land usages. Although all of the significant structures in the area have been modified to some extent, the alterations for the most part have been sympathetic and the district as a whole retains its small-town, small-business atmosphere.

South Pasadena's business district was originally in the Mission Street-El Centro Street area between 1888 and 1910, as established by Sanborn Atlases. With the completion of the Pacific Electric Railway through South Pasadena in the first decade of the 20th century, the town's business activity shifted eastward to Fair Oaks Avenue. By 1925, the center of South Pasadena had moved away from the older business district. While there are several buildings nearby which are more than fifty years old, they are separated from the business area by intrusions. Some older residences exist adjacent to the district but are not included in the historic business district.

Boundaries for the nomination are drawn on the basis of the remaining integrity of the resource. They encompass the remains of the original commercial section of the city of South Pasadena. This small, compact area still conveys the small town feeling of South Pasadena as it existed around the turn of the century before the rapid growth of the Los Angeles basin amalgamated the surrounding cities and towns into one massive urban complex. The boundaries of the old commercial center are distinct. On the west, the sense of time and place ends abruptly with buildings constructed during the last twenty or thirty years. On the east, the boundary is defined by vacant parcels upon which early commercial buildings once stood; these are followed by modern buildings which are associated with the city's present commercial heart along Fair Oaks Avenue. On the north stands an older residential neighborhood which does not have the same character of design, materials, feeling, or historical association which unifies the old commercial core and has not been included as part of this historic business district nomination. On the south, the area is surrounded by residential neighborhoods of the early to mid-20th century and which do not contribute to the historical and visual quality of the old commercial core.

Buildings and sites contributing to the character of the district

1. Alexander Block (1001-1005 Mission St.): 1906; 2 stories, cement block, basically Commercial style with some detailing.
2. Graham Block (1011-1017 Mission St.): 1908; 2-story, brick, designed by Thornton Fitzhugh, geometric designs near roofline, original entablature removed.
3. Family Fair (905 Diamond Ave.): 1907; originally South Pasadena First National Bank, designed by Marsh & Russell, 1-story Neo-Classical bank altered by 1926 into a shop-apartment building with flat facade.

8. Significance

Period	Areas of Significance—Check and justify below			
<input type="checkbox"/> prehistoric	<input type="checkbox"/> archeology-prehistoric	<input type="checkbox"/> community planning	<input type="checkbox"/> landscape architecture	<input type="checkbox"/> religion
<input type="checkbox"/> 1400–1499	<input type="checkbox"/> archeology-historic	<input type="checkbox"/> conservation	<input type="checkbox"/> law	<input type="checkbox"/> science
<input type="checkbox"/> 1500–1599	<input type="checkbox"/> agriculture	<input type="checkbox"/> economics	<input type="checkbox"/> literature	<input type="checkbox"/> sculpture
<input type="checkbox"/> 1600–1699	<input type="checkbox"/> architecture	<input type="checkbox"/> education	<input type="checkbox"/> military	<input type="checkbox"/> social/
<input type="checkbox"/> 1700–1799	<input type="checkbox"/> art	<input type="checkbox"/> engineering	<input type="checkbox"/> music	<input type="checkbox"/> humanitarian
<input checked="" type="checkbox"/> 1800–1899	<input checked="" type="checkbox"/> commerce	<input type="checkbox"/> exploration/settlement	<input type="checkbox"/> philosophy	<input type="checkbox"/> theater
<input checked="" type="checkbox"/> 1900–	<input type="checkbox"/> communications	<input type="checkbox"/> industry	<input type="checkbox"/> politics/government	<input type="checkbox"/> transportation
		<input type="checkbox"/> invention		<input type="checkbox"/> other (specify)

Specific dates 1885- **Builder/Architect** various

Statement of Significance (in one paragraph)

Mission Street is the center of the original business district in South Pasadena. The district comprises an area of the city (incorporated in 1888) which developed in the late 1880s into the business center and location of the city's educational, cultural, and political institutions.

Commercial activity in the area began after the Los Angeles and San Gabriel Valley Railway began service between Los Angeles and Pasadena in 1885. The S-shaped right of way ran up the east side of Meridian Avenue by two large oak trees and then swerved northeasterly at Mission Street (the right of way was altered to its present location in 1890). A depot was built in Meridian Avenue near El Centro Street, and the post office was located on the west side of Meridian Avenue. Between 1886 and 1888, three additional structures which served as the catalyst for the area were constructed in the vicinity: the South Pasadena Hotel was located on the northeast corner of Meridian and El Centro; a wood-frame general store was built on the west side of Meridian; and the Mohr-Graham Opera House, the first two-story brick building in South Pasadena, was erected on the southwest corner of Meridian and El Centro. Of these early structures, only the general store (now Meridian Ironworks) remains.

Just after the turn of the century, the center of the commercial area began to move a block northward to Mission and Meridian. Along with a number of wooden buildings which were subsequently razed, two-story brick business buildings were erected along both sides of Mission Street. Alexander Graham built the Alexander Block in 1906 and the adjacent Graham Block two years later. The Taylor Block was completed in 1906, and the Herlihy Block and South Pasadena First National Bank were erected in the following year. In 1912, the Edwards and Faw Block was begun, and Sam Shapiro finished his block which followed the right of way of the railroad in 1915. The last additions to this district were the Mission Hotel (1923) and the Ashton Block (1924). By 1925, the Mission Street commercial network was finished. It presented a typical small town business street of brick structures with retail shops on the lower floors and apartments and meeting halls above.

An early commercial structure that did not locate on Mission Street was the South Pasadena Bank Building, built on the corner of El Centro and Diamond Avenue in 1903. Although it was a block south of the developing district, it nevertheless was an integral part of the business district and also provided space for the city trustees (it was in effect the city hall for several years). Its western-styled brick facade provided a prototype for builders on Mission Street.

Several public buildings were added to the district at the same time. In 1903, the South Pasadena Women's Improvement Association began a campaign to beautify the city, particularly the area near the railroad depot where visitors received their first

9. Major Bibliographical References

Assessment Records of Los Angeles County, 1900-30. Los Angeles County Archives.

South Pasadena Building Permits. South Pasadena City Hall.

Los Angeles Times, Jan. 1, 1888, p. 10; Oct. 25, 1903, IV, 1; Dec. 15, 1907, V, 16.

10. Geographical Data

Acreage of nominated property 11

Quadrangle name Los Angeles

Quadrangle scale 1:24,000

UMT References

A	11 393505 393590	3775 3775500
	Zone Easting	Northing
C	11 393205 393280	3775 3775160
E		
G		

B	11 393495 393590	3775 3775365
	Zone Easting	Northing
D	11 393220 393280	3775 3775700
F		
H		

Verbal boundary description and justification

See continuation sheet.

List all states and counties for properties overlapping state or county boundaries

state	n/a	code	county	code
state	n/a	code	county	code

11. Form Prepared By

name/title Tom Sitton, Curatorial Assistant (OHP staff revision)
Los Angeles County
 organization Museum of Natural History date October 7, 1977
 street & number 900 Exposition Boulevard telephone 746-0410- x241
 city or town Los Angeles state California

12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

national state local

As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the Heritage Conservation and Recreation Service.

State Historic Preservation Officer signature K. M. Miller

title State Historic Preservation Officer date June 1, 1982

For HCRS use only

I hereby certify that this property is included in the National Register

William H. ...

date 7.21.82

Keeper of the National Register

Attest: Patrick ...

date 7/20/82

Chief of ...

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CONTINUATION SHEET

ITEM NUMBER 4 PAGE 1

PROPERTY OWNERS

1. Gary Wyma and Raymond Loza, P.O. Box 4451, Pasadena, CA 91106.
2. Gary Wyma and Raymond Loza, P.O. Box 4451, Pasadena, CA 91106.
3. Gary Wyma and Raymond Loza, P.O. Box 4451, Pasadena, CA 91106.
4. Bernard and Helen Badover, 1610 Fremont Ave., South Pasadena, CA 91030.
5. John and Keiko Hole, 900 Kendall Ave., South Pasadena, CA 91030.
6. Virginia Webb, 1746 Camino Lindo, South Pasadena, CA 91030.
7. John R. Turk and Doris Paull, 1018 Mission St., South Pasadena, CA 91030.
8. William G. Ericson, et al., 1026 Brent Ave., South Pasadena, CA 91030.
9. Henry A. and Barbara K. Hutchins, 155 South Orange Grove, Apt. K, Pasadena, CA 91105.
10. South Pasadena School District, 1327 Diamond Ave., South Pasadena, CA 91030.
11. City of South Pasadena, 1414 Mission St., South Pasadena, CA 91030.
12. Tram Enterprises, 8 Rocky Knoll, Irvine, CA 92715.
13. Frederick and Padma Aladjem, 845 Las Palmas Rd., Pasadena, CA 91105.
14. Raymond L. and Flora J. Mowrer, 1183 W. Metz Rd., Perris, CA 92370.
15. City of South Pasadena, 1414 Mission St., South Pasadena, CA 91030.
16. Charles R. Crozier and Charles J. Bailey, 954 Mission St., South Pasadena, CA 91030.
17. City of South Pasadena, 1414 Mission St., South Pasadena, CA 91030.

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4. Shapiro Block (1002-1006 Mission St.): 1915; 2-story, brick, plain Commercial style with brick lintels and lugsills on upper windows and storefronts below, little facade alteration.
5. Edwards & Faw Block (1008-1010 Mission St.): 1912; 2 stories, brick, storefronts below and a row of double sash windows with brick lugsills and simple cornice above.
6. Ashton Block (1012 Mission St.): 1924; 1-story, brick, plain facade with brick masonry added below storefronts.
7. Mission Antiques (1014 Mission St.): pre-1920; 1-story, brick, plain facade with stucco added.
9. Taylor Block (1028-1032 Mission St.): 1906; 2-story, brick, originally Commercial style by Marsh & Russell, altered to flat stucco facade with storefronts.
10. El Centro School (1020 El Centro St.): 1928; Mediterranean Revival, contains first South Pasadena school bell in monument in front of facade. North half of property occupied by parking lot. School now used for administrative offices.
11. South Pasadena Public Library (1115 El Centro St.): 1907; originally designed in Neo-Classical style by Marsh & Russell, altered to Mediterranean style in 1930, contains friezes by Merrell Gage. Library grounds are used as a city park.
12. South Pasadena Bank Building (1019 El Centro St.): 1903; 2-story, brick, designed by Thomas Preston in typical western storefront style, arched windows and openings.
14. Meridian Iron Works (913 Meridian Ave.): c. 1887; 2-story, redwood frame, Victorian false front with pointed cornice, iron section added to rear in 1913.
16. Mission Hotel (950-958 Mission St.): 1923; 2 stories, brick, hotel above and storefronts below, facade almost exactly as original.
17. Watering Trough & Wayside Station (Meridian Parkway): 1906; American Craftsman style by Norman Marsh, cobblestone base with shingle roof (originally tile), trough cemented in.

Non-contributing properties

8. Herlihy Block (1024 Mission St.): 1907; 1 and 2 stories, brick, original simple storefront facade substantially altered and modernized. Includes adjacent parking lot on west.
13. Boller & Chivens (916 Meridian Ave.): post-1930; modern concrete building and adjacent parking lot.
15. Santa Fe Right of Way (SW corner Meridian and Mission): vacant lot bisected by tracks; old depot site.

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impressions of the city. After four years, the group presented the city with a watering trough and wayside station on the parkway in Meridian Avenue. The station was designed by local architect Norman F. Marsh and it provided a convenient rest stop for travelers and added to the visual charm of the city. In 1907, South Pasadena received a Carnegie grant to build a public library. The originally Neo-Classic structure was designed by Marsh and Russell and was altered to its present Mediterreanean appearance in 1930. Finally, the present El Centro School was constructed in 1928 on a lot which was originally set aside for educational purposes when the first subdivision maps were filed between 1886 and 1888. An 1898 school bell purchased by the school children is now located in front of the school set in a concrete monument.

As the center of the business district gradually moved eastward to Fair Oaks and Mission, Mission West developed into a service-oriented center supporting the surrounding residential areas. In recent years, it has been revived as a center for antique stores, and some of the structures are now being restored for this purpose. Although all of the original buildings have been altered to some extent, the district retains its character as a small town business network. Several of the structures have been designated historic landmarks by the city; the library, Meridian Ironworks, the South Pasadena Bank Building, and the watering trough are among this group.

Today, the historic district represents the origin and development of the city of South Pasadena. The district contains the sites of its earliest buildings and the remains of the commercial, educational, and civic institutions which have played a vital role in the city's growth.

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Los Angeles Daily Journal, October 10, 1903.

South Pasadenan, April 19, 1906; November 8, 1906; March 14, 1907; June 27, 1907; February 20, 1908; April 30, 1908.

South Pasadena Record, August 27, 1908; September 10, 1908.

South Pasadena Courier, October 2, 1923.

Southwest Contractor & Manufacturer, June 8, 1912, p. 8; November 27, 1915, p. 31.

Southwest Builder & Contractor, October 5, 1923, p. 51.

Bell, Howard. "A Preliminary Study of the Origin and Development of South Pasadena's Historic Business District." Unpublished typescript, South Pasadena Cultural Heritage Board, 1976.

Carew, Harold. History of Pasadena and the San Gabriel Valley, California. Chicago: S.J. Clarke Publishing Co., 1930.

Insurance Maps of Pasadena, California. New York: Sanborn Map Company, 1888, 1889, 1890, 1903, 1910.

On Old Rancho San Pasqual. South Pasadena: Security Trust & Savings Bank, 1924.

Southern California Directory Company. Directory of South Pasadena, 1911-12. Pasadena: Thurston Co., 1911.

FHR-8-300A
(11/78)

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An area beginning at a point on the east side of Santa Fe Lane 30' north of Mission St., extending southward along Santa Fe Lane approximately 315' to south property line of 913 Meridian, then eastward 125', then south 90' to El Centro Street, then eastward to a point 46.6' west of Diamond Ave., then southward 150', then eastward to Diamond Ave., then southward to Oxley St., then eastward to Fairview Ave., then northward to Mission St., then westward 100', then northward 85', then westward 80', then northward 50', then westward 100', then northward approximately 92' to the A.T.&S.F. right of way, then southwesterly along the right of way to a point 30' north of Mission St., and then westward to the original point.

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SOUTH PASADENA HISTORIC BUSINESS DISTRICT, SOUTH PASADENA, LOS ANGELES COUNTY, CA

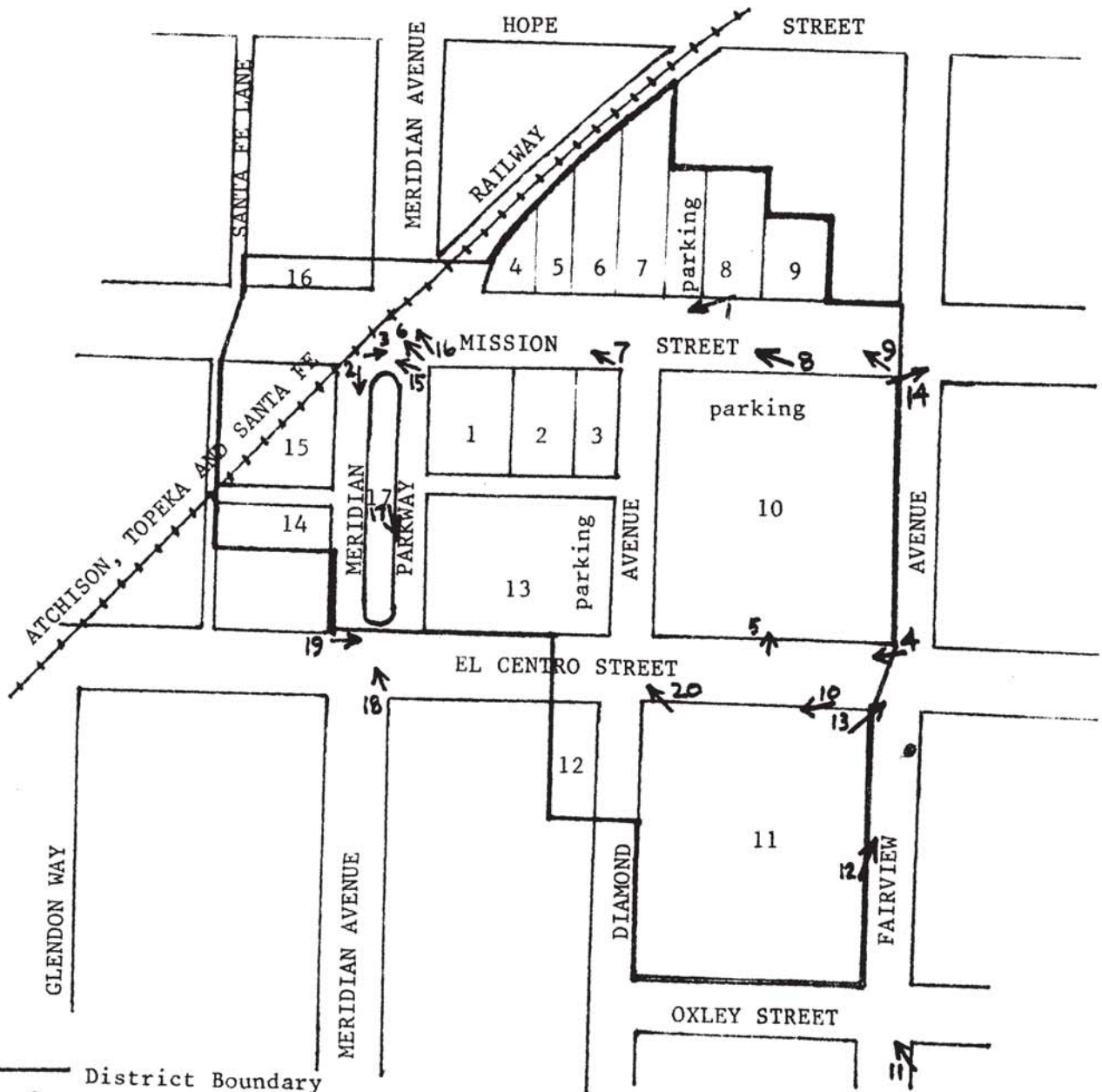
CONTINUATION SHEET

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Location of Photographs



19

District Boundary
Photo number and direction

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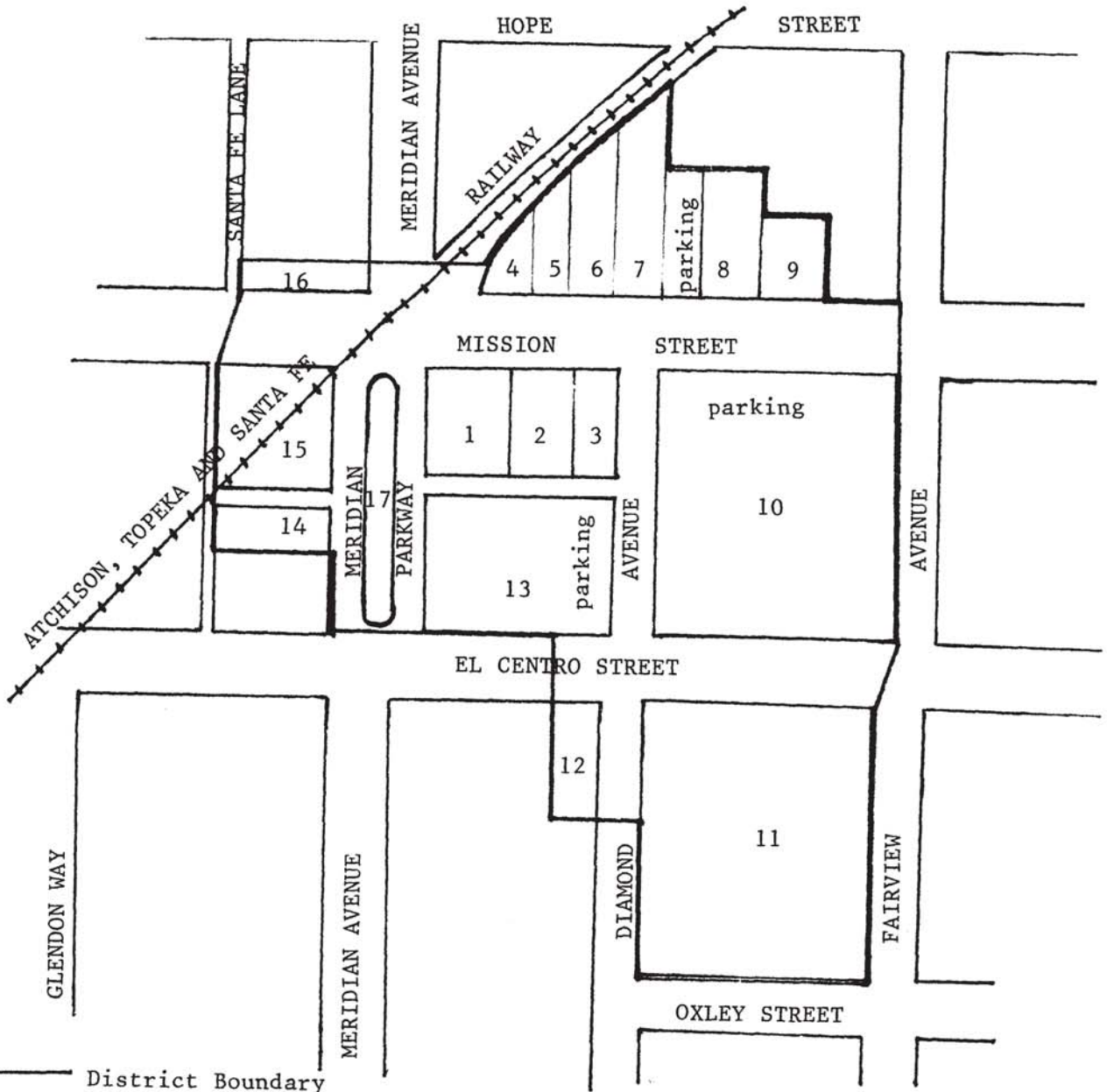
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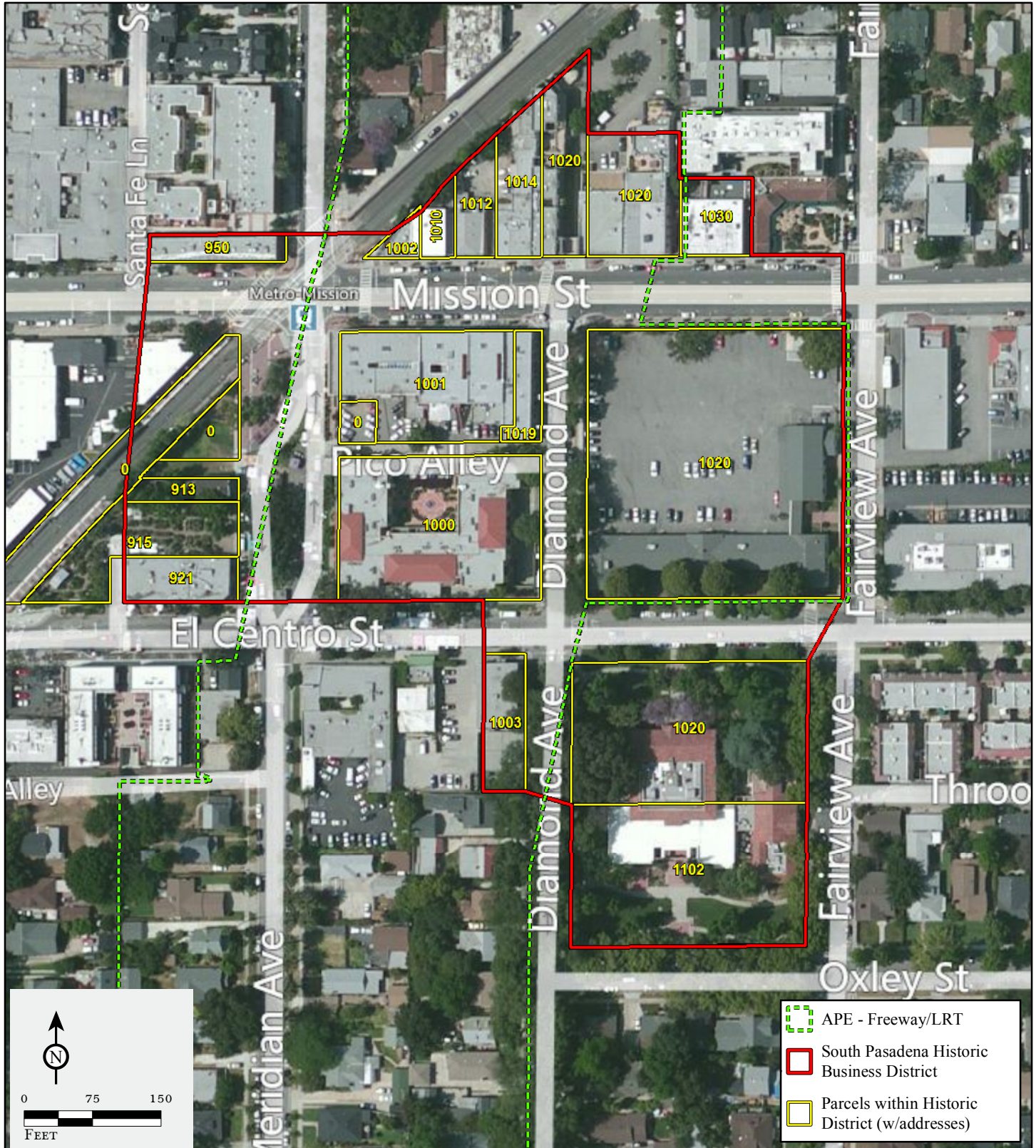
SOUTH PASADENA HISTORIC BUSINESS DISTRICT, SOUTH PASADENA, LOS ANGELES COUNTY, CA

CONTINUATION SHEET

ITEM NUMBER

PAGE





*Resource Name or # (Assigned by recorder): Jardin del Encanto and Cascades Park

APE Map Reference # 21-3B

D1. Historic Name: Midwick View Estates **D2. Common Name:** Cascades Park; El Encanto District; Heritage Falls Park

***D3. Detailed Description:** (Discuss overall coherence of the district, its setting, visual characteristics, and minor features. List all elements of district.): The Jardin del Encanto and Cascades Park historic district retains excellent overall coherence. The setting has changed dramatically: the bare hills of 1929 are now a densely populated urban area with a canopy of mature shade trees. Visually, the district is characterized by its axial plan, anchored by a water feature known as The Cascades at the upper end and a Spanish Colonial Revival building known as Jardin del Encanto, or simply "El Encanto," at the lower end. Minor features include historic stairs, landings, streetlights, fixtures, street trees, planting strips, sidewalks, curbs, flag poles, retaining walls, neon signage, wrought iron fencing, hand-decorated tiles, and planters. Historic 1929 streetlights remain at the northwest and the southwest corners of the intersection of South Atlantic Boulevard with El Portal Place (Boulevard). Historic 1929 sidewalk and curb remain at the median on the east side of S. Atlantic Boulevard. Historic sidewalk, approximately 12 square feet, remains at the median on the west side of S. Atlantic Boulevard. Historic 1929 sidewalk remains at the northwest and southwest corners of the intersection, interspersed with modern ADA ramps and small sidewalk patches along the pedestrian walkways connecting the Cascades with El Encanto.

***D4. Boundary Description** (Describe limits of district and attach map showing boundary and district elements): El Portal Place with its associated median and sidewalks from Kingsford Street at the northwest end to South Fotini Place at the southeast end, including parcel 526008900, but excluding parcels 5262008005 and 5262008003.

***D5. Boundary Justification:** These boundaries include all of the "bowling green park" landscape designed by the firm Cook, Hall and Cornell and the central block of the Midwick View Estates sales office, El Encanto, designed by Gene Verge Sr. The boundaries exclude the building hyphens and dependencies which were originally elements of the five-part plan of El Encanto, and are located on parcels 5262008005 and 5262008003. Those properties have been moved and substantially altered with respect to materials and design. They lack integrity as required by the National Register Criteria.

***D6. Significance: Theme:** Early Residential Development, Landscape Architecture

Area: Monterey Park

Period of Significance: 1928

Applicable Criteria: A, C

(Discuss district's importance in terms of its historical context as defined by theme, period of significance, and geographic scope. Also address the integrity of the district as a whole.): Jardin del Encanto and Cascades Park historic district is eligible for listing in the National Register of Historic Places (National Register) under Criteria A and C at the local level of significance both as an example of exceptional landscape design and Spanish Colonial Revival architecture. It is also important within the context of the residential development and suburbanization of what is commonly referred to as East Los Angeles, which includes communities such as Monterey Park.

Cascades Park and Jardin del Encanto, was officially listed in the California Register of Historical Resources (California Register) on April 23, 1999, following a unanimous vote of the State Historical Resources Commission. The linear resource was listed under Criterion 1 for its association with the development of Monterey Park and under Criterion 3 as an example of landscape design (Cascades) and as an example of the Spanish Colonial Revival style of architecture (El Encanto).

Summary of History: The original owner-developer of Midwick View Estates, Peter N. Snyder, conceived of The Cascades and El Encanto as the focus of a marketing effort. This subdivision was platted during a time of rapid population increase in Los Angeles. Snyder was targeting the upper-middle and upper classes, people similar to those who purchased lots and built homes in Beverly Hills. The stock market crash of 1929 and the Great Depression intervened, however. Lots did not sell as expected. Snyder wound up dedicating what is commonly known as Cascades Park to the City of Monterey Park in 1931, as a public right-of-way (street median). The city acquired El Encanto in 1987 and proceeded to rejoin the properties and rehabilitate El Encanto. The result is a beautifully designed landscape at the center of East Los Angeles. All aspects of integrity are high for this public neighborhood park/historic district, with the exception of the setting, which was meant to be ostentatious single-family residences in the Spanish Colonial Revival style, but is in fact a mix of postwar housing. (For additional information refer to the attached Primary Records for the individual features of the District.)

Significance Evaluation: Under Criterion A, this property is significant for its association with the residential development and suburbanization of the East Los Angeles area and more specifically the City of Monterey Park. Under Criterion B, the property is associated with the productive lives of owner-developer Peter N. Snyder and Wilbur D. Cook Jr., of the landscape architecture and planning firm, Cook, Hall & Cornell. However, both of these individuals are associated with numerous high profile developments in southern California. Under Criterion C, the property is an exceptional example of landscape design and Spanish Colonial Revival architecture. Under Criterion D, the property does not appear to have the potential to yield important information in prehistory or history.

***D7. References** (Give full citations including the names and addresses of any informants, where possible.):

(See *Continuation Sheet*)

D8. Evaluator: Eugene Heck, M.A.

Date: August 8, 2014

Affiliation and Address: LSA Associates, Inc., 1500 Iowa Avenue, Suite 200, Riverside, CA 92507

CONTINUATION SHEET

Primary # 19-180657

HRI #

Trinomial

Page 2 of 11 Resource Name or #: (Assigned by recorder) Jardin del Encanto and Cascades Park

*Recorded by LSA Associates, Inc. *Date: August 2014 X Continuation Update

*D7. References (continued from page 1)

Blumenson, John J.-G.

1981 Identifying American Architecture: A Pictorial Guide to Styles and Terms, 1600-1945. Second Edition, New York: W.W. Norton & Company, Inc.

Birnbaum, Charles A., and Lisa E. Crowder, ed.

1995 Pioneers of American Landscape Design: An Annotated Bibliography. U.S. Department of the Interior; National Park Service, Cultural Resources. U.S. GPO.

Bow, Lillian.

1998 Site Record for Cascades Park & Jardin del Encanto (19-180637). Includes the State Historical Resources Commission Findings, dated 23rd of April, 1999. On file at the City of Monterey Park, 320 West Newmark Ave, Monterey Park, CA 91754.

The Cultural Landscape Foundation

n.d. https://tclf.org/landscapes/advanced-search?pioneer_tid=1912&title=&design_type=All&style_tid=All&city=&state=All®ion=All&distance%5Bpostal_code%5D=&distance%5Bsearch_distance%5D=&distance%5Bsearch_units%5D=mile. Accessed August 2014.

Gebhard, David, and Robert Winter

1994 Los Angeles: An Architectural Guide. Salt Lake City: Gibbs Smith, Publisher.

Historical Society of Monterey Park.

1996 City of Monterey Park Reflections from 1916—Monterey Park's Past, Present and Future. Monterey Park 75th Anniversary Committee.

Informant: Deana Marie Sewell, Office Manager, Monterey Park Chamber of Commerce, 700 El Mercado Avenue, Monterey Park, CA 91754.

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 # 19-180657
HRI # _____
Trinomial _____
NRHP Status Code 2S2, 1CS
Other Listings 1CD, April 23, 1999
Review Code _____ Reviewer _____ Date _____

Page 4 of 11

Resource Name or #: The Cascades

P1. Other Identifier: APE Map Reference #21-3B; Heritage Falls Park

***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: CA **Date:** _____ **T** _____; **R** _____; **S.B.B.M.**

c. Address: _____ **City:** Monterey Park **Zip:** _____

d. UTM: Zone: 11; _____ mE/ _____ mN (G.P.S.)

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate): Located along El Portal Place between Kingsford Street on the northwest and De La Fuente Street on the southeast.

***P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries) The Cascades are a recirculating water feature within a "bowling green park" designed by the landscape architecture and planning firm, Cook, Hall & Cornell. The design was probably by Wilbur D. Cook Jr., who was a senior partner in the firm. Cook planned Beverly Hills, California. He also planned Highland Park Village, a suburb of Dallas, Texas. Cook is responsible for what is today known as Will Rogers Memorial Park in Beverly Hills, another linear park, which is larger than The Cascades but is similar in concept and execution. Highland Park Village was built out in the Spanish Colonial Revival (Hispano-Moorish) style in 1928–29, the same style and the same year as The Cascades.

The Cascades, a waterfall that descends 70 feet in a series of pools, was constructed in 1928 and officially opened in 1929. Peter N. Snyder, an important real estate developer of East Los Angeles, gave The Cascades to the City of Monterey Park circa 1938. The Cascades have survived virtually intact. It includes a fountain with a statue, a terraced waterfall with three main pools, an elaborate viewing platform or "stage" flanked by two wide stairways with fluted column lampposts and wrought iron light fixtures. The cast-in-place, concrete structure has a surface coat of plaster, a variety of shaped surfaces, custom "badges," and extensive use of hand-decorated glazed tile, with a variety of colors, textures, plaster finishes, and paint. It is located on El Portal Place between Kingsford and De La Fuente Streets and is connected via the landscaped median of El Portal Place to the El Encanto building on Mercado Avenue, which has been acquired by the City of Monterey Park and is currently used by the local Chamber of Commerce.

***P3b. Resource Attributes:** (List attributes and codes) HP39

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

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



P5b. Description of Photo: (View, date, accession #) View to the north, July 2014, image 060.

***P6. Date Constructed/Age and Sources:** Historic Prehistoric Both
1928

***P7. Owner and Address:**
City of Monterey Park
320 West Newmark Avenue
Monterey Park, CA 91754

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

***P9. Date Recorded:**
August 8, 2014

***P10. Survey Type:** (Describe)
Intensive Section 106 compliance

***P11. Report Citation:** (Cite survey report and other sources, or enter "none.") HRER for the SR-710 North Study.

***Attachments:** NONE Location Map Sketch Map Continuation Sheet Building, Structure, and Object Record
 Archaeological Record District Record Linear Feature Record Milling Station Record Rock Art Record
 Artifact Record Photograph Record Other (List):

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

Primary # 19-180657
HRI # _____
Trinomial _____
NRHP Status Code 2S2, 1CS
Other Listings 1CD, April 23, 1999
Review Code _____ Reviewer _____ Date _____

Page 4 of 10 Resource Name or #: Jardin del Encanto

P1. Other Identifier: APE Map Reference #21-3B; Heritage Falls Park

***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:** CA **Date:** _____ **T** _____; **R** _____; **S.B.B.M.**
c. Address: 700 El Mercado Avenue **City:** Monterey Park **Zip:** _____
d. UTM: Zone: 11; _____ mE/ _____ mN (G.P.S.)
e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate): 700 El Mercado Avenue, Monterey Park, CA 91754.

***P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries) Commonly known as El Encanto, this Spanish Colonial Revival commercial building was designed in 1928 by Eugene E. Verge, Sr. It was commissioned by Peter N. Snyder, owner-developer of Midwick View Estates. The building was first used as a real estate sales office. It is connected by a bowling green park and pedestrian ways along El Portal Place to an "amphitheater" or "stage" at Kingsford Street. The pedestrian ways (sidewalks) were constructed of concrete in 1929, as indicated by the contractor's stamp (Stevens & Company Contractors). The pedestrian ways have a high degree of integrity. Only a few small concrete patches are observed and the original decorative streetlights with fluted columns and wrought iron fixtures have been retained. (See continuation sheet.)

***P3b. Resource Attributes:** (List attributes and codes) HP14 Government Building

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



P5b. Description of Photo: (View, date, accession #) view east, July 2014, image 020

***P6. Date Constructed/Age and Sources:** Historic Prehistoric Both
1928

***P7. Owner and Address:**
The City of Monterey Park
320 W. Newman Avenue
Monterey Park, CA 91754

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

***P9. Date Recorded:**
August 8, 2014

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

***P11. Report Citation:** (Cite survey report and other sources, or enter "none.") HRER for SR-710 North Study.

***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):

CONTINUATION SHEET

Primary # 19-180657

HRI #

Trinomial

Page 6 of 11 Resource Name or #: (Assigned by recorder) Jardin del Encanto

*Recorded by LSA Associates, Inc. *Date: August 2014 X Continuation Update

P3a. Description

El Encanto retains its character-defining features including iron window grilles, arcaded cornices, terra cotta tile roof, neon sign, bell tower, stucco cladding, iron railings and lamps, stained glass, turned spindles, terra cotta and decorative stone enclosed patio with tiled fountains, a wide, undulating stucco wall with tiled entry, and three arched double doors with arched sidelights fronting on El Mercado Avenue. The rear (east) elevation is also substantially intact but a swimming pool was apparently removed and a modern patio was installed during its rehabilitation in the mid-1990s (Sewell 2014; see below).

El Encanto was designed in a Five-Part Plan: the central block (El Encanto) is connected by a hyphen (open loggia) to a dependency (pavilion) to the north and to the south. The original plan was linear and the dependencies were distant from the main block. At some point very early in El Encanto's history, the dependencies were moved and extensively altered for use as single-family residences (Monterey Park Historical Society 1991). Approximately half the lengths of the original hyphens were removed when the dependencies were moved. The geometry of the hyphens changed to L-shaped for an extended period of time. Today, the single-family residences at 650 and 704 El Mercado Avenue are connected to the main building at 700 El Mercado Avenue by short, straight hyphens (City of Monterey Park 2014; Monterey Park Historical Society 1991). The main building was rehabilitated by the City in 1994, but not the dependencies. Although the two pavilions are still attached to El Encanto by covered walkways (open loggias), the residences have lost their original Spanish roof tiles. The separate private residences located on parcels 526008003 and 526008005 adjacent to El Encanto do not contribute to the historic district because of significant alterations (dates unknown).

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

Primary # 19-180657
HRI # _____
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Page 7 of 11 Resource Name or #: (Assigned by recorder) Cascades Park
*Recorded by LSA Associates, Inc. *Date: August 2014 Continuation Update



Detail of cartouche with distinctive font, The Cascades. 2014.

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

Primary # 19-180657
HRI # _____
Trinomial _____

Page 8 of 11 Resource Name or #: (Assigned by recorder) Jardin del Encanto
*Recorded by LSA Associates, Inc. *Date: August 2014 Continuation Update



Historic photograph of Jardin del Encanto, circa 1929. Courtesy of Monterey Park Chamber of Commerce.

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

Primary # 19-180657
HRI # _____
Trinomial _____

Page 9 of 11 Resource Name or #: (Assigned by recorder) Jardin del Encanto and Cascades Park
*Recorded by LSA Associates, Inc. *Date: August 2014 Continuation Update



View southeast, The Cascades. 2014.

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

Primary # 19-180657
HRI # _____
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Page 10 of 11 Resource Name or #: (Assigned by recorder) Cascades Park
*Recorded by LSA Associates, Inc. *Date: August 2014 Continuation Update



View northwest, The Cascades. 2014.

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

Primary # 19-180657
HRI # _____
Trinomial _____

Page 11 of 11 *Resource Name or #: (Assigned by recorder) Cascades Park
*Recorded by LSA Associates, Inc. *Date: August 2014 Continuation Update



View northwest, The Cascades. Fountain with statue, "stage," flag pole, and stairs to Kingsford Street. 2014. Note decorative streetlight and luminaire.

D1. Historic Name: Building A) Mary A. Fassett House and stable, B) Raymond Florist, C) Ritzman House and stable, D) Dy-Dee Service

D2. Common Name: The Flower Garden

***D3. Detailed Description:** This district is located on the southeast corner of East California Boulevard and South Raymond Avenue. It is comprised of two dwellings, two commercial buildings, and a structure (stable converted to garage). The Fassett House (A) faces East California Avenue. Raymond Florist (B) is located at the southwest corner of California and Raymond. The Ritzman House and stable face South Raymond Avenue. The Dy-Dee building (D) faces California Boulevard. A rectangular plan building is located between the latter buildings, but it is not visible from the street. The two dwellings (A and C) and stable present an image of late nineteenth century rural/suburban development, a rare sight in Pasadena's Central Business District. The fact that these buildings attained their current location by 1922 reflects the continuity of residential development in the area through that period. The presence of the 1933 (remodeled in the 1950s) commercial building (B) reflects an accommodation of dominant commercial land use of the area.

***D4. Boundary Description** (Describe limits of district and attach map showing boundary and district elements): The four buildings and one structure are located on a U-shaped parcel, Assessor's Parcel Number 5720001012, bounded by East California Boulevard on the north side and South Raymond Avenue on the east.

***D5. Boundary Justification:** The four buildings comprising the district are all that remain of a larger development which occupied the southwest corner of East California Boulevard and South Raymond Avenue. Historically, these contributing buildings (A, B and C) were directly associated with the owners and the florist business that operated continuously from 1933 until the late 1980s.

***D6. Significance: Theme:** Japanese-American Ethnic History **Area:** Pasadena

Period of Significance: 1933-1955

Applicable Criteria: A, B

(Discuss district's importance in terms of its historical context as defined by theme, period of significance, and geographic scope. Also address the integrity of the district as a whole.)

Significance Statement: This property contains two former residences, a stable and two commercial buildings. The complex was previously found eligible for listing in the National Register in 1996, and 2004, but no evidence of SHPO concurrence was found (City of Pasadena, Central District Specific Plan, 2004).

Sanborn Map Research: The 1951 Sanborn map for 60 East California Boulevard (also addressed as 50 East California Boulevard; 585, 597, 619, 625, 629 South Raymond Avenue; and 43, 45, and 61 Pico Street on Sanborn map) depicts a two-story single family residence, two one-and-a-half story single-family residences, and three single-story, single-family residences. Other buildings on the large, 325-foot-by-125-foot rectangular parcel include a single-story junkyard located mid-block, a single-story, square shaped store located at the northeastern corner of the parcel, and a single-story commercial building of undetermined use at the southeastern corner of the parcel, and five, single-story, wood-framed automobile garages located midblock and south of the junk yard. The residential buildings are of wood-frame construction and are covered by fire-resistant roofing (likely tiles). The residential buildings are mostly, small rectangular-shaped buildings with partial-width front porches. No other buildings, structures, or objects are shown. The parcel is located in a mostly retail commercial area with many similar, small-scale commercial buildings such as auto repair, plumbing supply, Salvation Army Hospitality Hotel, a towel and linen supply, dry cleaners, and various building supply firms. A segment of the Pasadena Branch of the Union Pacific Railroad is shown approximately two blocks west of the property.

Construction History:

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

No date building permit issued to Jessie Bike for parafine confines and surfaces using composition shingles with Monarch Roofing Co.

No date minor building permit issued to install non-illuminating sign

1922 building description: 1,160 sq. ft. with stone exterior

1924 building inspection of roof to Jessie Bike (11/20/1924)

1933 Jentei Oshiro builds florist shop (Japantown Atlas Old Town [sic] Pasadena, Japanese-American Businesses in 1940)

1939 building permit for Jessie M. Bike to use John W. Little Corporation as contractor to install composition shingles on entire roof

1941 extension of room by 6'x2'x1' by Raymond Florist (finalized 4/26/1941)

1955 permit to Raymond Florist to use Monarch Roofing & Insulation to re-roof front section of building

1955 notice of unsafe structural condition in violation of Pasadena Building Code, deteriorated and dilapidated structure, fire hazard

1955 permit to Jentei Oshiro to act as owner-builder to tear down wood and rebuild with fireproof plaster inside west side with two windows and one door

1959 permit to Jessie M. Bike to use John W. Little Corp. to re-roof garage with composition shingles (finalized 1/20/1959)

1960 permit to Jentei Oshiro to be owner-builder to stucco wall between house, and for 7'x8' addition completely enclosed area with 1 hour construction

1960 inspection from Fire Prevention Bureau for illegal construction on rear of premises

1993 building permit to erect plywood sign (8'x24") on side of structure by ABE Keiso Company (finalized 2/26/1993)

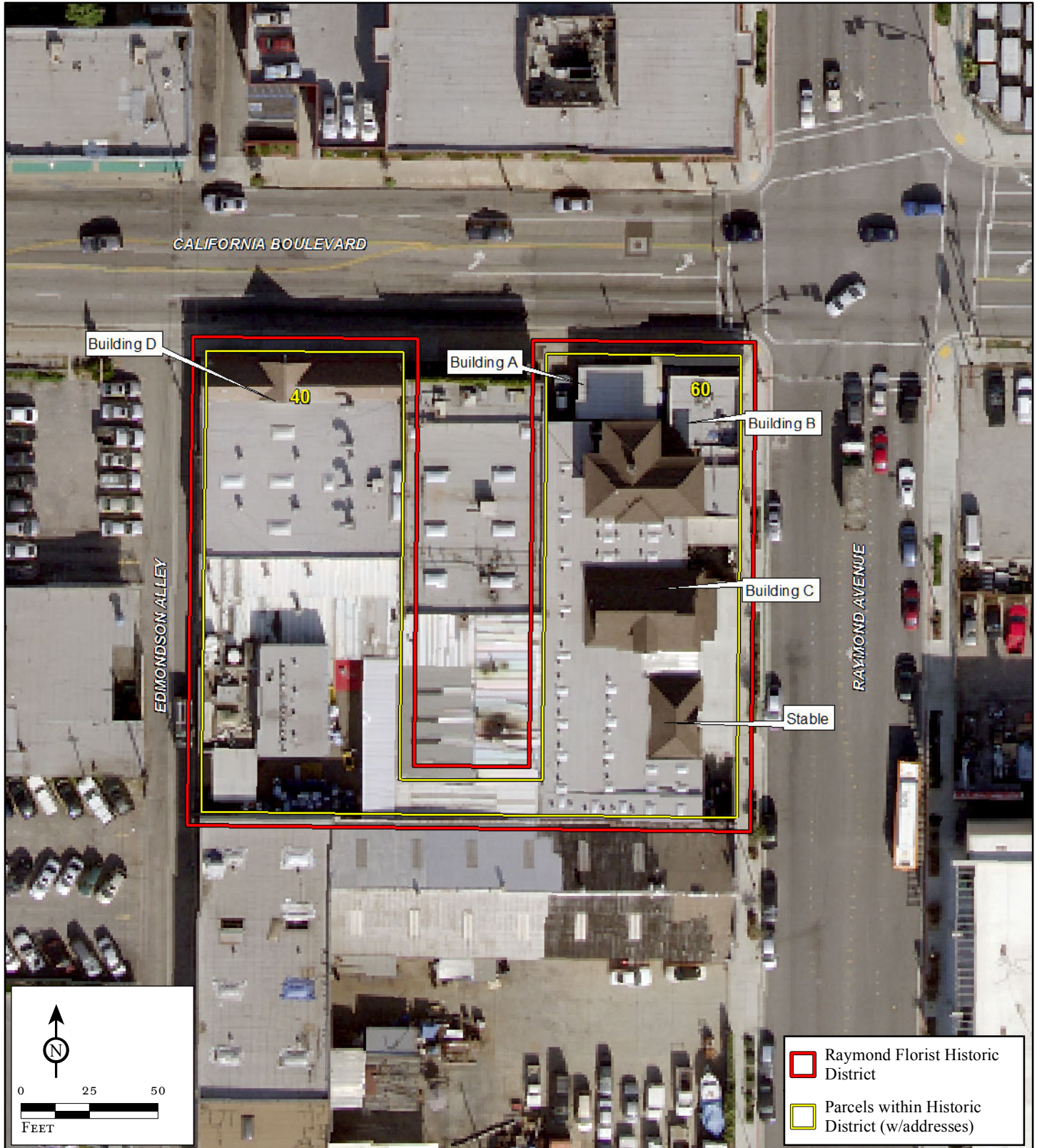
***D7. References** (Give full citations including the names and addresses of any informants, where possible.): See *Continuation Sheet*

***D8. Evaluator:** Francesca Smith **Date:** November 2014

Affiliation and Address: California Department of Transportation, District 7, 100 South Main Street, MS 16A, Los Angeles, California 90012

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 2D

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 3 of 7

Resource Name or #: APE Map Ref # 24-HD-3A

P1. Other Identifier: Raymond Florist Historic District; Building A (Mary A. Fassett House)

***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:** CA **Date:** _____ **T** _____; **R** _____; **S.B.B.M.**

c. Address: 60 East California Blvd **City:** Pasadena **Zip:** 91105

d. UTM: Zone: 11; _____ mE/ _____ mN (G.P.S.)

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) APN: 5720001012

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

Architectural Style: Queen Anne/Shingle

Siding/Sheathing: coursed, sawed wood shingles

Roof: hipped with flared eaves, deep eaves with shaped brackets

Fenestration: various wood sash, double-hung (one-over-one, some losenge uppers)

Primary Entrance: off-center, wood door on porch

Other notable features: Property includes a two-story former residence, two one-story commercial building, a one-story former residence and stable. Fencing obstructs view.

Plan: irregular

Property Type: residential

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

***P3b. Resource Attributes:** (List attributes and codes) HP07

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

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



P5b. Description of Photo: (View, date, accession #) Façade, view to the southeast (Google Maps 2014)

***P6. Date Constructed/Age and Sources:** Historic Prehistoric Both
1896 (Building Permits)

***P7. Owner and Address:**
40 East California Boulevard
Pasadena, CA 91105

***P8. Recorded by:** (Name, affiliation, and address)
Francesca Smith
Caltrans District 7
100 South Main Street, MS 16A, Los Angeles, California 90012

***P9. Date Recorded:** November 2014

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

***P11. Report Citation:** (Cite survey report and other sources, or enter "none.") HRER for the SR-710 North Study.

***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):

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

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

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 4 of 7

Resource Name or #: APE Map Ref # 24-HD-3A

P1. Other Identifier: Raymond Florist Historic District; Building B (Raymond Florist)

***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:** CA **Date:** _____ **T** _____; **R** _____; **S.B.B.M.**

c. Address: 62 East California Blvd **City:** Pasadena **Zip:** 91105

d. UTM: Zone: 11; _____ mE/ _____ mN (G.P.S.)

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) APN: 5720001012

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

Architectural Style: Streamline Moderne-influenced

Siding/Sheathing: stucco

Roof: flat, with continuous, with stepped, continuous parapet, terra cotta tiles atop parapet

Fenestration: fixed storefront with aluminum extrusions

Primary Entrance: front, recessed, storefront

Other notable features: Double-filleted sign band and awning the wraps around corner. Property includes a two-story former residence, two one-story commercial buildings, and a one-story former residence and stable. Fencing obstructs view.

Plan: irregular

Alterations: remodeled in 1955 and sometime after 1989, polished metal letters spelling "RAYMOND FLORIST" and neon FTD blade sign removed (c 1990).

Property Type: commercial

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

***P3b. Resource Attributes:** (List attributes and codes) HP07

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

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



P5b. Description of Photo: (View, date, accession #) Top: façade and east elevation, view to the southwest; bottom: east elevation, view to the west (9/24/13)

***P6. Date Constructed/Age and Sources:** Historic Prehistoric Both
1933, 1955 (Building Permits)

***P7. Owner and Address:**
40 East California Boulevard
Pasadena, CA 91105

***P8. Recorded by:** (Name, affiliation, and address)
Francesca Smith
Caltrans
100 South Main Street, MS 16A,
Los Angeles, California 90012

***P9. Date Recorded:** November 2014

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

***P11. Report Citation:** (Cite survey report and other sources, or enter "none.") HRER for the SR-710 North Study.

***Attachments:** NONE Location Map Sketch Map Continuation Sheet Building, Structure, and Object Record Archaeological Record District Record Linear Feature Record Milling Station Record Rock Art Record Artifact Record Photograph Record Other (List):

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

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

Other Listings _____
Review Code _____ Reviewer _____ Date _____

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Resource Name or #: APE Map Ref # 24-HD-3A

P1. Other Identifier: Raymond Florist Historic District; Building C (Ritzman House and stable)

***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: CA Date: _____ T: _____ R: _____; S.B.B.M.

c. Address: 597 South Raymond Avenue City: Pasadena Zip: 91105

d. UTM: Zone: 11; _____ mE/ _____ mN (G.P.S.)

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) APN: 5720001012

***P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries) 597 Raymond (built 1896) is a small, two-story, gable-on hipped roof, National Folk style house. Set on a high base, the shed extension full-length front porch was removed (date unknown). There is an off-center front door with a transom above. The hipped roof above is punctuated by a metal-framed, double-hung window set in the attic gable. Window surrounds are clipped at the corners. The side gable is interrupted by a shed-roofed dormer. All other doors and windows have been in-filled (dates unknown). Exterior walls are finished in painted shiplap siding. The roof is finished in composition shingles

The small stable next door (south side) is one story, finished in painted shiplap siding. It notably has a hipped roof with flared eaves and a central dormer. The gabled dormer interrupts the eave, has double casement doors with single light panels, and a simple knee brace for hoisting material into the attic. The roof is finished in composition shingles.

The residence, two commercial buildings and stable are set on a corner, the parcel is U shaped. The subject property residence and stable face Raymond; the other residence and commercial buildings each have frontage on California.

***P3b. Resource Attributes:** (List attributes and codes) HP07

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

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



P5b. Description of Photo: (View, date, accession #) Façade, view to the west (Google Maps 2014)

***P6. Date Constructed/Age and Sources:** Historic Prehistoric Both
1896 (Building Permits)

***P7. Owner and Address:**
40 East California Boulevard
Pasadena, CA 91105

***P8. Recorded by:** (Name, affiliation, and address)
Francesca Smith
Caltrans
100 South Main Street, MS 16A,
Los Angeles, California 90012

***P9. Date Recorded:** November 2014

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

***P11. Report Citation:** (Cite survey

report and other sources, or enter "none.") HRER for the SR-710 North Study.

***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):

CONTINUATION SHEET

Primary # _____

HRI # _____

Trinomial _____

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*Resource Name or #: (Assigned by recorder)

APE Map Ref # 24-HD-3A

Raymond Florist Historic District

*Recorded by California Department of Transportation *Date: November 2014 X Continuation Update

*D6. (Continued from Page 1)

Building A History: Building A (60 East California Boulevard) was built in 1896. It may have been located at 8 California and "was one of three 'cottages' built [at the time] by George W. Stimson" (Bricker, 1996). The first known owner was Mary E. Fassett, the recent widow of a fruit company manager. Mrs. Fassett was born in Michigan in 1882. By 1920, she was living at 8 Pico Street with a female boarder. No other information was found regarding her life. Her adult son-in-law and daughter lived on California (no address U.S. Census, Pasadena, 1920). The residence and its stable were moved to the current location in 1922 by an elderly couple, John A. and Eva E. Bike. Mr. Bike was a teamster who was born in Pennsylvania in 1885. Mrs. Bike hailed from the same state, and was born in about 1861 (City Directory, 1918 and U.S. Census, Pasadena, 1930). Mr. and Mrs. Bike lived at 60 California until his death in 1938. No further information was found on the life or death of the Bikes.

Building B History: The small, commercial building (62 East California Boulevard), originally Raymond Florist, was built in 1933 by Jentei Oshiro (refer to Building C).

Building C History: The first known residents were John W. and Sylvia E. Ritzman. He was born in Illinois in 1867, and married Mrs. Ritzman (b. 1870) in California in 1889. According to census records, Ritzman resided in Los Angeles before and after his residency in Pasadena. In 1910, the Ritzmans lived at the subject property residence with their 15 year-old son, Lester. Mr. Ritzman and his son each worked "hauling mail" (U.S. Census, Pasadena 1930). By 1930, Mr. Ritzman was living in Los Angeles and may have been divorced (U.S. Census, Los Angeles 1930).

Building D History: Building D (40 East California Boulevard), is a large, brick commercial building with a cross-gabled roof. It is the location of Dy-Dee Diaper Service, originally established in 1938. It is a non-contributing resource to the district.

In the early twentieth century, Pasadena had a thriving Japanese-American community (Anderson, 1995). By 1930 the Oshiro family rented the subject property. The *issei* patriarch, Jentei Oshiro was born in Okinawa, Japan, to farmers in 1899. He arrived in the United States in 1917, attended two years of high school, and became a "wiper" (machine assistant) for a railroad (California State Railroad Museum Library). By 1932, he and his Hawaiian-born wife Hisano Hata (b. 1904) and two young daughters were listed in the local city directory, but his occupation had notably changed to florist (U.S. Census, Pasadena 1930). In 1933 Oshiro built the single story flower shop at the corner. The business must have been a success, because the Oshiro family travelled to Yokohama, Japan, by ship at least twice in the 1930s (U.S. Passenger and Crew Lists, California). In 1939, despite the Great Depression, a city directory entry for Raymond Flowers ad boasted "floral designs for all occasions" (*Thurston's Residence and Business Directory of Pasadena, Altadena and Lamanda Park*, 1939). Other Japanese florists in the area were centered close by on the blocks just east of Fair Oaks, creating a competitive atmosphere of floriculture competition (Anderson, 1995). In 1941, Mr. Oshiro added a room to the flower shop (see building permit history). As a group, Japanese-Americans were drawn to the interrelated framing, gardening and florist industries in the twentieth century, effectively shaping and stimulating Californians' tastes for fresh vegetables, exotic landscaping and cut flowers.

In 1942, the entire Oshiro family, including five children, was interned at Gila River, Arizona, under Executive Order 9066, which designated "military areas" from which people of Japanese extraction were excluded. During the time of their internment, the house at 60 East California was vacant and the flower shop was managed by William Jonker (Bricker 1996). The Oshiro family was released in 1945 and was listed in the local directory by the end of the 1940s (Japanese-American Internee Data File, 1942-1946; Records of the War Relocation Authority, Record Group 210). In 1955, Mr. Oshiro remodeled the retail building to a close approximation of its current appearance.

Through the mid-twentieth century, Mr. Oshiro was listed in numerous trade publications, including celebration of his "silver" or 50-year anniversary as an FTD florist in 1974. He was naturalized as an American citizen in 1963 (*Naturalization Index Cards of the U.S. District Court for the Southern District of California, Central Division (Los Angeles), 1915-1976*). Mr. Oshiro died in 1984, Raymond Florists operated until at least 1998, when Mrs. Oshiro died.

Significance Evaluation:

As described by Lauren Bricker in 1996:

The Raymond Florist [historic district] is significant for its association with the history of Pasadena's Japanese-American community. The district is comprised of a collection of [two] late nineteenth century dwellings and ancillary building, which, having attained its current site plan in 1922, is indicative of the longevity of residential land use within Pasadena's Central Business District. The addition of the commercial unit to the complex in 1933 (with alterations in 1955), reflects the incorporation of a commercial function within the site. This commercial building, built by Jentei Oshiro, a resident and later owner of 597 S. Raymond Ave., introduces the property's historical association with Pasadena's Japanese-American community. From the time

CONTINUATION SHEET

Primary # _____

HRI # _____

Trinomial _____

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*Resource Name or #: (Assigned by recorder)

APE Map Ref # 24-HD-3A

Raymond Florist District

*Recorded by California Department of Transportation

*Date: November 2014

 Continuation Update

that the Oshiro family developed the building, through the post-war period (with the exception of the period of the Japanese internment) the family continued to operate their business and reside within the district. [The Raymond Florist business may have been one of the longest running, nearly continuously operating Japanese owned businesses in Pasadena. The period of historical significance for the district is 1933-1955.

The Raymond Florist [historic district] is eligible... [for listing in] the National Register of Historic Places [under Criteria A and B. In 1996, it was found to possess] exceptional significance ...from its association with the Japanese-American community. The addition of the commercial building to the site, introduced the property's association with Pasadena's well-established Japanese-American floriculture. The extensive alterations to the commercial building in 1955, effectively re-packaged the commercial image of the business to attractive Pasadena's burgeoning post-war population. The collective presence of the district's contributing buildings expresses the important role the Japanese-American community played in the history of Pasadena, particularly in the area of floriculture. This was an industry in which Japanese-American citizens played a dominant role in California, from the turn-of-the-century through the post-war period, with a brief hiatus during the internment period. The inclusion of commercial and residential buildings within the complex is reflective of a dominant settlement pattern, in which the functions of residency and business were often maintained on the same site. The ability of the Oshiro family to reclaim its residency and business ownership after World War II was a rare occurrence within California's Japanese-American community, as a whole, though less rare among those engaged in the raising and sale of flowers.

Its National Register eligibility is at the local level of significance.

*D7. References: (Continued from Page 1)

Bricker, Lauren Weiss

1996 DPR for Raymond Florist.

California State Railroad Museum Library

var. *California Railroad Employment Records, 1862-1919. 579 volumes.* California State Railroad Museum Library, Sacramento, California.

Pasadena, City of.

2004 *Central District Specific Plan.*1995 *Ethnic History Research Project* (Japanese Americans chapter, Carson Anderson.

var. Building permits. On file at the City of Pasadena Building & Safety Division.

Japantown Atlas Old Town [sic] Pasadena, Japanese-American Businesses in 1940.

Naturalization Index Cards of the U.S. District Court for the Southern District of California, Central Division (Los Angeles), 1915-1976.

Pasadena City Directories

var.

Sanborn-Perris Map Co., Ltd.

1931 Pasadena, California: Volume 5. Updated 1951. Sanborn Map and Publishing Company, Pelham, New York.

U.S. Census

var. Population Schedules, Los Angeles and Pasadena.

APE Map Reference # 8-HD-3A

D1. Historic Name: _____ **D2. Common Name:** _____

***D3. Detailed Description:** (Discuss overall coherence of the district, its setting, visual characteristics, and minor features. List all elements of district.): The El Cerrito Circle Historic District in the City of South Pasadena is located northwest of South Pasadena High School atop a small hill accessed by El Cerrito Circle (PCR Services Corporation 2002:23). The district consists of 10 one- and two-story, single-family residences on El Cerrito Circle and Diamond Avenue, built between 1927 and 1931. With two exceptions, all of the residences were designed in the Spanish Eclectic or Monterey styles, with one in English Storybook Style and another in the Italian Renaissance style. All but the two homes on Diamond Avenue are located on El Cerrito Circle, a cul-de-sac with a circular landscaped island. There are no sidewalks. All of the properties in this district are part of Tract 6760 (Los Angeles County Assessor n.d.).

All of the buildings, constructed between 1927 and 1931, have stucco coverings and nine have Mission Tile roofs. The eight Spanish Eclectic residences feature asymmetrical façades, balconies, metal grillework, decorative vents, arched doorways and windows, multi-light doors and windows, and flat or gabled roofs. The Italian Renaissance residence (1332 El Cerrito Circle) also has stucco cladding, a Mission Tile roof, and arched windowheads. The only anomaly in the District is the English Storybook Cottage (1305 El Cerrito Circle) with steeply pitched shingle roof, stucco cladding, and small multi-light frame windows.

Landscaping in the District was planned and executed with a consonance of design, natural beauty, balance, and radiations. The placement of residences, structures, road, island, and light standards was also planned according to these unifying principles. The use of the topographic feature of designing the subdivision around the knoll follows the concept of it as a planned community. The use of trees, lawns, hedges, foundation shrubbery, and accent plants to frame doors and buildings, reflect a unified approach to landscape architecture.

***D4. Boundary Description** (Describe limits of district and attach map showing boundary and district elements): This small district is irregular in shape. It includes eight properties on both sides of El Cerrito Circle and two properties on the west side of Diamond Avenue.

***D5. Boundary Justification:** This historic district was identified in a 2002 study conducted by PCR Services Corporation for the City of South Pasadena.

***D6. Significance: Theme:** Residential Architecture **Area:** City of South Pasadena

Period of Significance: 1927–1931 **Applicable Criteria:** 1 and 3 (Discuss district's importance in terms of its historical context as defined by theme, period of significance, and geographic scope. Also address the integrity of the district as a whole.)

The El Cerrito Circle Historic District is evaluated as eligible for listing in the National Register of Historic Places and the California Register of Historical Resources as a historic district at the local level of significance. It was not evaluated under the local ordinance.

The residences in this district were constructed in the late 1920s through 1931. Eight of the homes were designed in the Spanish Eclectic or Monterey styles, one in the English Storybook style, and another in the Italian Renaissance style. All 10 residences retain their integrity to their period of significance. Four of the properties in this potential district are also within the project APE.

Under Criterion A/1, the area is associated with residential development in the City of South Pasadena between 1927 and 1931, and embodies the period in architectural design that reflects the popularity of Bertram Goodhue's design of the San Diego Panama-Pacific Exposition in 1915. Under Criterion B/2, only the residences within the project APE were researched, but there is no indication that the potential district is (*see Continuation Sheet*)

***D7. References** (Give full citations including the names and addresses of any informants, where possible.):

Los Angeles County Assessor

n.d. Property Search. Accessed online in March 2014 at: <http://assessormap.co.la.ca.us/mapping/viewer.asp>

McAlester, Virginia, and Lee McAlester

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

PCR Services Corporation

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

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

***D8. Evaluator:** Judith Marvin, B.A. and Casey Tibbet, M.A. **Date:** June 2014

Affiliation and Address: LSA Associates, Inc., 1500 Iowa Avenue, Suite 200, Riverside, CA 92507

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Page 2 of 5 *Resource Name or #: (Assigned by recorder) El Cerrito Circle Historic District
*Recorded by LSA Associates, Inc. *Date: June 2014 Continuation Update

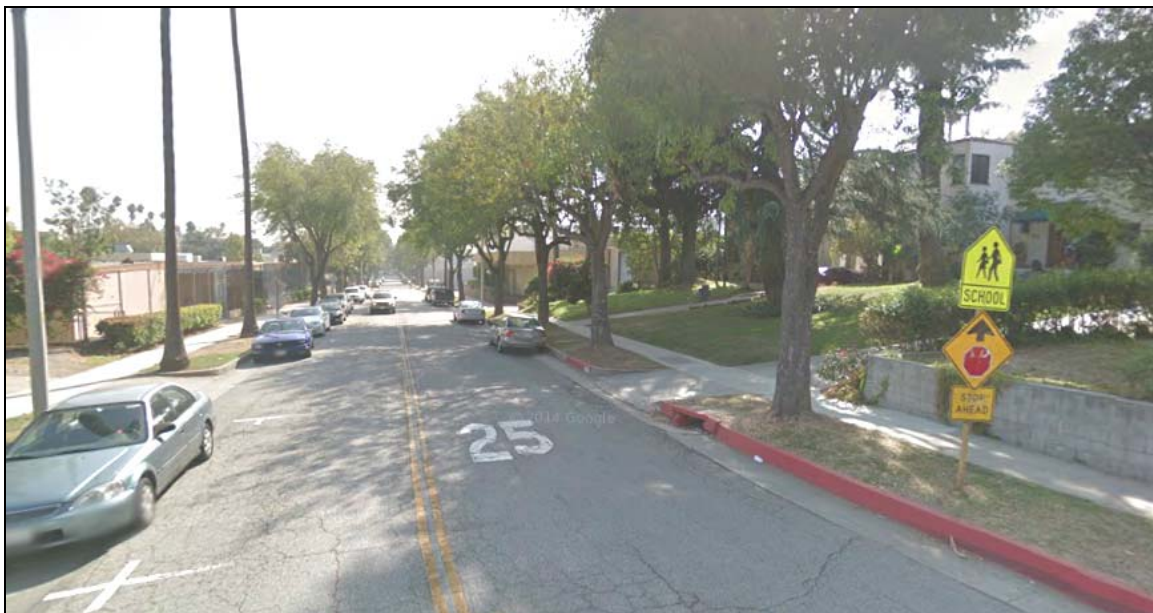
***D6. Significance:** (continued from page 1)
associated with people/entities important in local, state, or national history. Under Criterion C/3, the potential district includes several highly intact examples of Spanish Eclectic architectural styles. Although no architect was identified during the study, all of the buildings have cohesive design elements, embodying the distinctive characteristics of their type, period, and method of construction. Along with their associated landscaping, they form an integrated core that retains its integrity of location, design, setting, materials, workmanship, feeling, and association to a remarkable degree. Under Criterion D/4, which typically relates to archaeology, the potential district does not have the potential to yield important information in prehistory or history.



Taken from the island in El Cerrito Circle facing northeast (3/14/14)



Taken from El Cerrito Circle facing south toward the landscaped island (3/14/14)



Google view (2014) facing south on Diamond Avenue from near the intersection with Lyndon Street.

See Continuation Sheet

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Page 3 of 5 *Resource Name or #: (Assigned by recorder) El Cerrito Circle Historic District
*Recorded by LSA Associates, Inc. *Date: June 2014 Continuation Update

Because of the narrowness of El Cerrito Circle it was difficult to get full-width shots of the residences. All photographs were taken in May and June 2014.



1226 El Cerrito Circle. View to the west-northwest.



1232 El Cerrito Circle. View to the west. (APE map reference number 257-3A)



1234 El Cerrito Circle. View to the northwest. (APE map reference number 252-3A)



1302 El Cerrito Circle. View to the west. (APE map reference number 251-3A)

See Continuation Sheet

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*Recorded by LSA Associates, Inc. *Date: June 2014 Continuation Update



1304 El Cerrito Circle. View to the west. (APE map reference number 250-3A)



1305 El Cerrito Circle. View to the east.



1332 El Cerrito Circle. View to the northeast.



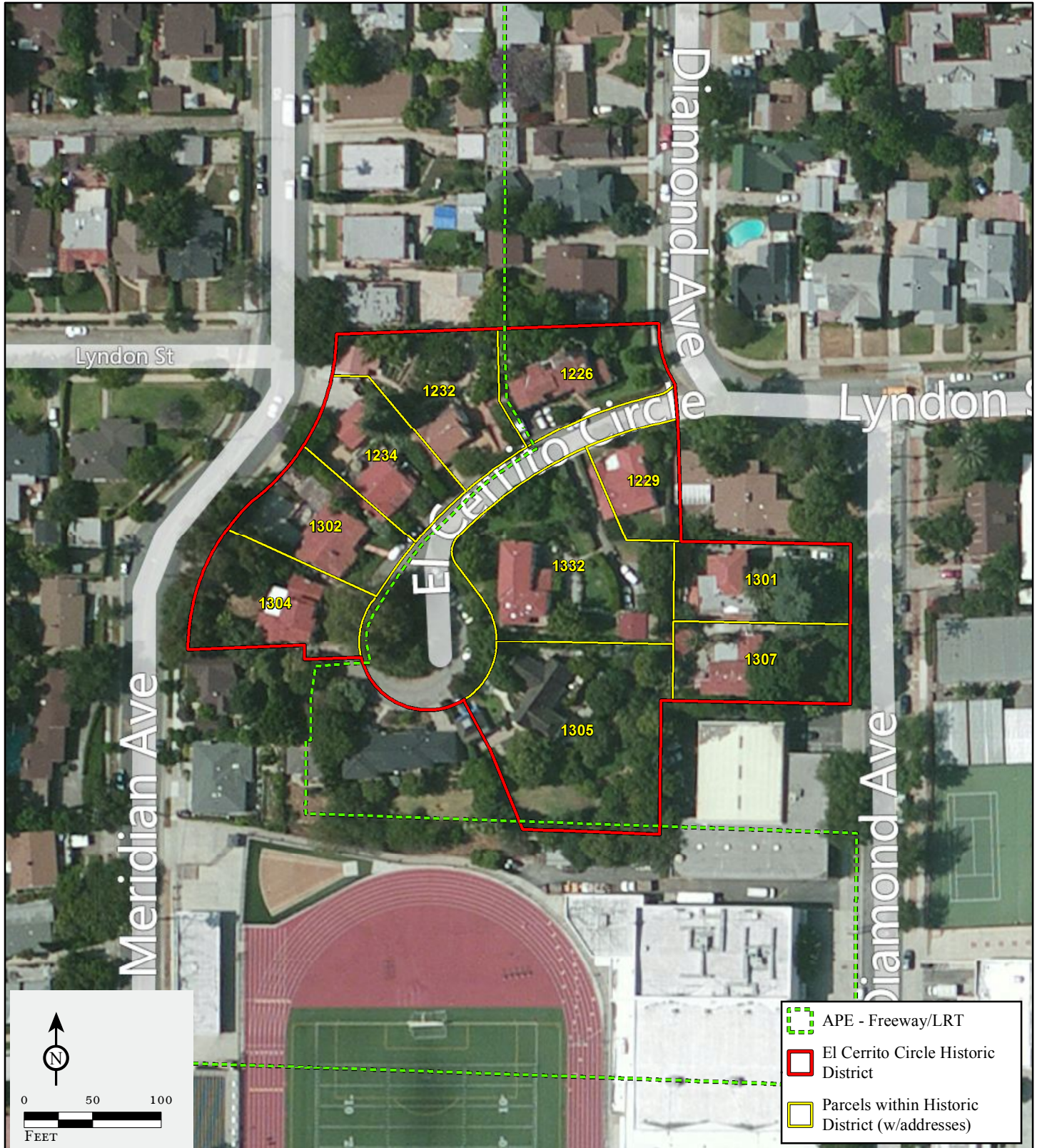
1229 El Cerrito Circle. View to the south.



1301 Diamond Avenue. View to the west.



1307 Diamond Avenue. View to the west.



DPR FORMS

HISTORIC DISTRICTS

(CEQA-ONLY)

APE Map Reference # 11-HD-3A

D1. Historic Name: _____ **D2. Common Name:** _____

***D3. Detailed Description:** (Discuss overall coherence of the district, its setting, visual characteristics, and minor features. List all elements of district.): The Mission West Historic District includes 28 properties and was formally designated as a historic district by the City of South Pasadena in 1982 (City of South Pasadena 1998:V-5). The District is irregular in shape and generally located south of Hope Street, west of Fairview Avenue, north of Oxley Street and Throop Alley, and east of Orange Grove Avenue and Glendon Way. This district includes the remnants of the city's earliest commercial area, as well as the city library, an elementary school, a landscaped median with watering trough, a short segment of the Santa Fe Railroad tracks, and some modern buildings and vacant land. Most of the buildings are commercial and dominant construction materials include various shades of brick with detailing in the form of glazed brick set into patterns in the surface, wood, stucco, and concrete block. The district is sparsely landscaped with relatively young vegetation.

The Mission West Historic District includes the entire South Pasadena Historic Business District, which is listed in the National Register of Historic Places (National Register), as well as six additional properties. These six properties are all either altered or modern. Of the 27 parcels and 1 feature in the Mission West Historic District, 14 are within the project APE and of those 9 are contributors.

***D4. Boundary Description** (Describe limits of district and attach map showing boundary and district elements): Generally located south of Hope Street, west of Fairview Avenue, north of Oxley Street and Throop Alley, and east of Orange Grove Avenue and Glendon Way (refer to Location Map).

***D5. Boundary Justification:** The boundaries were adopted by the City of South Pasadena when they designated this a historic district under the local ordinance.

***D6. Significance: Theme:** Early civic and commercial development **Area:** City of South Pasadena
Period of Significance: 1887-1924 **Applicable Criteria:** NA (Discuss district's importance in terms of its historical context as defined by theme, period of significance, and geographic scope. Also address the integrity of the district as a whole.)

The Mission West Historic District does not appear eligible for listing in the National Register of Historic Places (National Register) or the California Register of Historical Resources (California Register), but has been designated as a historic district under the local ordinance.

Under Criteria A/1, the area is associated with the early civic and commercial development of the City of South Pasadena, but the high number of modern and altered properties in the district has compromised the area's ability to convey this association. Under Criteria B/2, the area is associated with early commercial development in the city and, therefore, is also to some extent associated with early entrepreneurs and civic leaders. However, no individual important in history is closely identified with the district as a whole. Under Criteria C/3, the eclectic mix of properties within the district lacks the level of cohesiveness required to qualify the district for the National Register. By setting broad boundaries that dilute both the proportion of properties that date to the district's period of significance and by lowering the level of integrity with respect to the materials, workmanship, and design expressed by the individual buildings, the district fails to convey the significance of its theme. Under Criterion D/4, the area does not appear to have the potential to yield important information in prehistory or history.

While the Mission West Historic District may retain enough integrity and sense of place to justify its designation as a historic district under the local ordinance, it does not rise to the level necessary for listing in the National Register or California Register. The smaller, National Register-listed South Pasadena Historic Business District, which is completely within the Mission West Historic District, is a more cohesive and intact collection of buildings and features dating to the period of significance.

***D7. References** (Give full citations including the names and addresses of any informants, where possible.):

City of South Pasadena

1998 City of South Pasadena General Plan, Historic Preservation Element. On file at the City of South Pasadena and accessed online in February 2012 and December 2013 at: <http://www.ci.south-pasadena.ca.us/modules/showdocument.aspx?documentid=216>.

PCR Services Corporation

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

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

***D8. Evaluator:** Casey Tibbet, M.A.

Date: February 2015

Affiliation and Address: LSA Associates, Inc., 1500 Iowa Avenue, Suite 200, Riverside, CA 92507

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 *Recorded by LSA Associates, Inc. *Date: February 2015 Continuation Update

Properties in Mission West Historic District that are not in the South Pasadena Historic Business District



1009 El Centro Street (altered property; view to the south; Google 2015)



1003 El Centro Street (1950 building; view to the southeast; Google 2015)



923 El Centro Street (altered property; view to the southwest; Google 2015)



909 El Centro Street (2009 complex; view to the south; Google 2015)



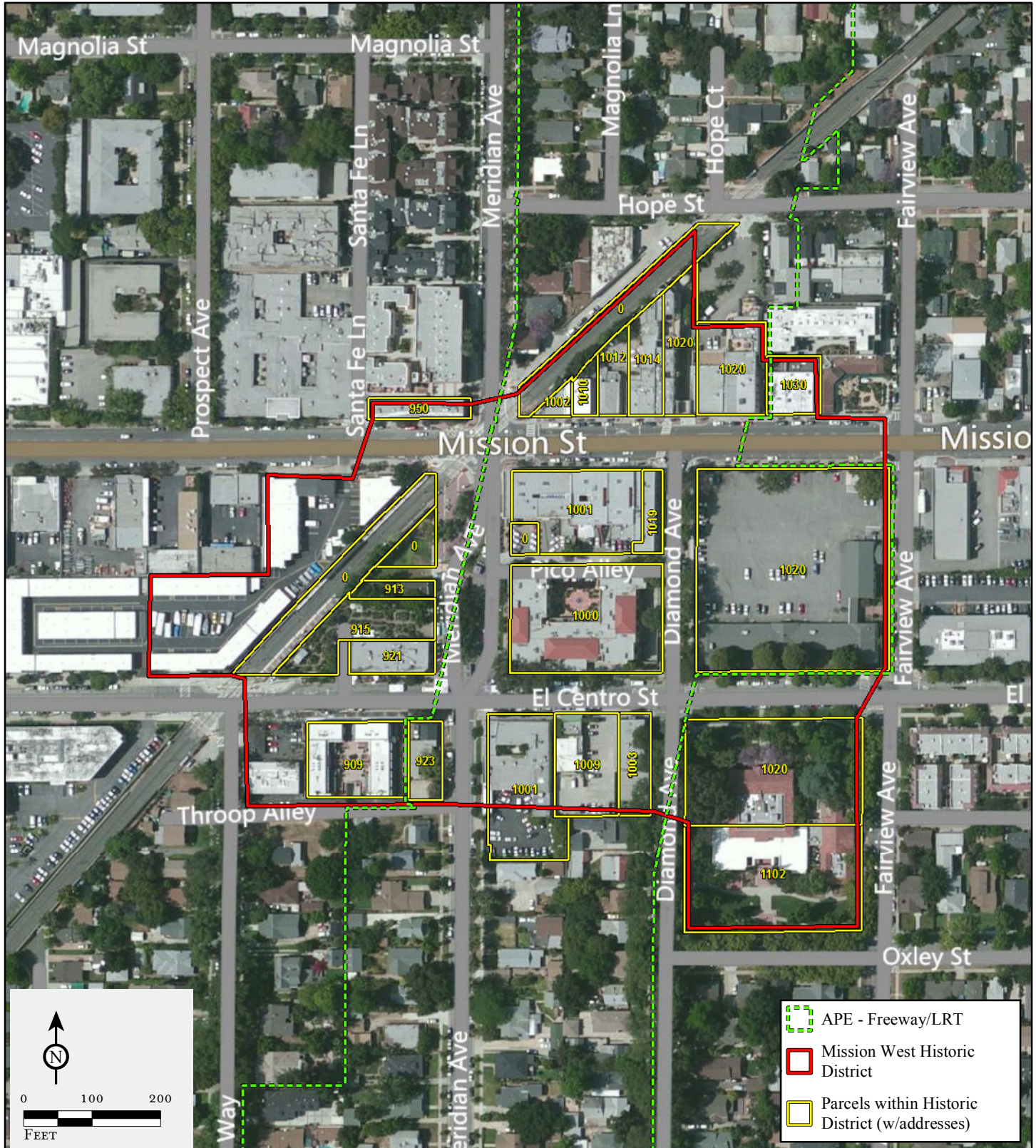
901 El Centro Street (1946 and 1980 buildings; view to the southwest; Google 2015)



919 Mission Street (1986 complex; view to the northwest; Google 2015)

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

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DPR FORMS

HISTORIC DISTRICTS

(NOT SIGNIFICANT)

D1. Historic Name: _____ **D2. Common Name:** Alhambra Hills

***D3. Detailed Description:** (Discuss overall coherence of the district, its setting, visual characteristics, and minor features. List all elements of district.):

The Alhambra Hills Tract Neighborhood (Neighborhood) includes 361 properties and is characterized by well-maintained, working class, single-family homes built mostly from about 1930 to 1960. The gently curving, two-lane streets are flanked by curbs, narrow parkways, and sidewalks. Parkway landscaping includes grass and some trees, most of which appear to be relatively young. Many stretches of parkway are hardscape, but include tree wells and there are areas where at least one side of the street does not have a sidewalk. The streetlights are modern cobra heads. There are eight cul-de-sac streets.

The most common architectural styles represented are Minimal Traditional and Ranch, but there are also some Spanish Eclectic and Tudor Revival. The Neighborhood includes two subdivisions (Tracts 6199 and 18497) and was nearly built out by 1948 (Los Angeles County Assessor n.d.; Historicaerials.com 1948 and 1952). Tract 6199, which was recorded in 1923 and originally included 208 lots, now has approximately 190 lots with a total of 159 homes dating to the 1930s and 1940s (Tract 6199 1923). Tract 18497, which was recorded in 1953 and originally included 191 lots partly in the City of Alhambra and partly in Los Angeles, now has 171 lots and all but one of the homes dates to the 1950s (Historicaerials.com 1952 and 1953; Tract 18497 1953).

Many of the homes throughout the Neighborhood have modern windows, doors, and garage doors and a few additions are also apparent. Front setbacks are consistent throughout the neighborhood even though lot sizes vary from about 5,000 to 10,000 square feet (Downtown Solutions 2009). The modest, predominantly one-story homes range generally from 1,000 to 2,500 square feet in size (*Ibid.*). Very few homes have front yard fencing. Changes in street elevation result in some homes being above-street grade and/or split-level with front yard retaining walls (typically less than four feet high). There are a few two-story, multiple-family residences at the south end of the neighborhood along Balzac Street.

***D4. Boundary Description** (Describe limits of district and attach map showing boundary and district elements): The Alhambra Hills Tract Neighborhood is generally bounded by State Route 710 on the west, State Route 110 on the south, Hellman Avenue on the north, and Westminster Avenue on the east (including the lots on the east side of the street).

***D5. Boundary Justification:** The boundaries were established by the City of Alhambra (Downtown Solutions 2009) and include Tracts 6199 and 18497 in their entirety.

***D6. Significance: Theme:** Residential Architecture and Development **Area:** City of Alhambra
Period of Significance: 1930–1960 **Applicable Criteria:** NA (Discuss district's importance in terms of its historical context as defined by theme, period of significance, and geographic scope. Also address the integrity of the district as a whole.)

The Alhambra Hills Tract Neighborhood is an area defined by the City of Alhambra as warranting special consideration because of its historic character and variety of architectural styles. The area is one of 26 neighborhoods in Alhambra that are subject to design guidelines geared toward preserving the historic character of those areas.

The Alhambra Hills Tract Neighborhood does not appear eligible for listing in the National Register of Historic Places or the California Register of Historical Resources as a historic district. The City of Alhambra does not have a preservation ordinance or any criteria for designation of historic resources, including historic districts. There are 13 properties within the project APE/survey area. Those 13 homes were built primarily in the Ranch style. (*See Continuation Sheet*)

***D7. References** (Give full citations including the names and addresses of any informants, where possible.):

Downtown Solutions

2009 City of Alhambra Single-Family Residential Design Guidelines. Approved on April 27, 2009, Ordinance No. 02M9-4531. Accessed online in November 2013 at: http://www.cityofalhambra.org/page/62/r1_design_guidelines/.

Historicaerials.com

1948 Accessed online in March 2014 at: <http://www.historicaerials.com/aerials.php?code=404>

1952 Accessed online in March 2014 at: <http://www.historicaerials.com/aerials.php?code=404>

1953 Accessed online in March 2014 at: <http://www.historicaerials.com/aerials.php?code=404>

Los Angeles County Assessor

n.d. Property search tool accessed online in 2012-2014 at: <http://assessormap.co.la.ca.us/mapping/viewer.asp>

Tract 6199

1923 Tract 6199. On file at the City of Alhambra Public Works Department.

Tract 18497

1953 Tract 18497. On file at the City of Alhambra Public Works Department.

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

***D8. Evaluator:** Judith Marvin, B. A. and Casey Tibbet, M.A. **Date:** June 2014

Affiliation and Address: LSA Associates, Inc., 1500 Iowa Avenue, Suite 200, Riverside, CA 92507

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Page 2 of 6 *Resource Name or #: (Assigned by recorder) Alhambra Hills Tract Neighborhood
 *Recorded by LSA Associates, Inc. *Date: June 2014 Continuation Update

***D6. Significance:** (continued from page 1)

Under Criterion A, the Alhambra Hills Tract Neighborhood is associated with Depression-era, pre-World War II (WWII), and post-WWII residential development in the City of Alhambra. Although the area is a well-maintained example of a modest, working class neighborhood from the 1930–1960 period, it is typical of thousands of similar neighborhoods in the San Gabriel Valley and beyond. In addition, it has sustained alterations (loss of original street trees and lighting, alterations to homes) that have compromised its integrity. Under Criterion B, this area includes two large subdivisions: Tract 6199 and Tract 18497. Tract 6199 was originally recorded by Title Guarantee and Trust Company in 1923. Tract 18497 was originally recorded by the College of Medical Evangelists in 1953. Pending further research, there is no indication that either of these entities is important in local, state, or national history. Under Criterion C, the Neighborhood includes modest examples of single-family residences designed in architectural styles common during the 1930–1960 period. While the area is well-maintained, based on a reconnaissance-level survey, it appears that the majority of homes have sustained alterations, most commonly installation of modern windows and doors. In addition, the streetlights are modern, and most of the street trees appear to be relatively young. Under Criterion D, which typically relates to archaeology, the area does not have the potential to yield important information in prehistory or history.



Taken from 2216 Westminster Avenue facing north (3/14/14)



Taken from 2300 Westmont Drive facing south (3/14/14)



Taken from 2309 Charnwood Avenue facing north (3/14/14)



Taken from the intersection of Warwick Road and Westboro Avenue facing northeast (3/14/14)

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*Recorded by LSA Associates, Inc. *Date: June 2014 Continuation Update

The following properties in the survey area are also within the project APE. However, some were exempt from evaluation because of alterations. APE Map Reference Numbers [Ref #] are provided for evaluated resources. Unless otherwise noted, all photos were taken in May and June 2014.



2445 Winthrop Drive. View to the southwest.



3220 Balzac Street (APE Map Ref # 21-3A). View to the southwest.



3300 Balzac Street (APE Map Ref # 20-3A). View to the south.



3304 Balzac Street. View to the south.



3308 Balzac Street (APE Map Ref # 19-3A). View to the south.



3312 Balzac Street (APE Map Ref # 18-3A). View to the south.

See Continuation Sheet

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3316 Balzac Street. View to the south.



3320 Balzac Street. View to the south.



3324 Balzac Street. View to the south.



3328 Balzac Street (APE Map Ref # 17-3A). View to the south.



3332 Balzac Street. View to the south.



3336 Balzac Street. View to the south.

See Continuation Sheet

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3340 Balzac Street. View to the south.



3344 Balzac Street. View to the south.



3351 Balzac Street (APE Map Ref # 16-3A). View to the southwest (taken 10/01/13).

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LOCATION MAP

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D1. Historic Name: _____ **D2. Common Name:** Granada Place, Midwick Park, Alhambra Hills

***D3. Detailed Description:** (Discuss overall coherence of the district, its setting, visual characteristics, and minor features. List all elements of district.):

Midwick Park/Granada Place includes approximately 470 parcels and is characterized by working class, single-family homes built mostly from about 1920 to 1960 along gently curving streets. The two-lane streets are flanked by curbs, narrow parkways, and sidewalks, as well as acorn style and modern mast arm streetlights. Parkway landscaping includes grass and some trees, most of which do not appear to date to the historic period. The neighborhood as a whole is fairly well-maintained.

The most common architectural styles represented in the area are Spanish Eclectic, Tudor Revival, Minimal Traditional, and Ranch. The neighborhood, which consists of Tracts 5465 and 5931, was nearly built out by 1948 (Los Angeles County Assessor n.d.; Historicaerials.com 1948 and 1952). Tract 5465 makes up the southern portion of the neighborhood. It was subdivided by the Title Insurance and Trust Company and recorded in 1922 and 1923 (Tract 5465 1922-23). Tract 5931 was recorded in 1923 with a total of 320 lots (Tract 5931 1923). There are 26 parcels on the west side of Westmont Drive adjacent to State Route 710 that are within the project APE/survey area and most are designed in the Ranch style.

Many of the homes have modern siding, windows, doors, and garage doors, and a few additions are also apparent. Front setbacks are consistent throughout the neighborhood even though lot sizes vary from about 5,000 to 10,000 square feet (Downtown Solutions 2009). The modest, predominantly one-story homes range generally from 1,000 to 2,500 square feet in size (Ibid.). Very few homes have front yard fencing. Changes in street elevation result in some homes being above-street grade and/or split-level with front yard retaining walls (typically less than four feet high). The area features a large, 1925 estate situated atop a small hill west of Grand View Drive.

***D4. Boundary Description** (Describe limits of district and attach map showing boundary and district elements):

The Midwick Park/Granada Place neighborhood is bounded by West Hellman Avenue on the south, South Fremont Avenue on the east, West Norwood Place (includes properties on both sides of Norwood) on the north, and State Route 710 on the west.

***D5. Boundary Justification:** The boundaries were established by the City of Alhambra (Downtown Solutions 2009) and include Tracts 5465 and 5931 in their entirety.

***D6. Significance: Theme:** Residential Architecture and Development **Area:** City of Alhambra

Period of Significance: 1920–1960 **Applicable Criteria:** NA (Discuss district's importance in terms of its historical context as defined by theme, period of significance, and geographic scope. Also address the integrity of the district as a whole.)

Midwick Park/Granada Place is an area defined by the City of Alhambra as warranting special consideration in planning because of its historic character and variety of architectural styles. The area is one of 26 neighborhoods in Alhambra that are subject to design guidelines geared toward preserving the historic character of those areas.

Midwick Park/Granada Place does not appear eligible for listing in the National Register of Historic Places or the California Register of Historical Resources as a historic district. The City of Alhambra does not have a preservation ordinance or any criteria for designation of historic resources, including historic districts.

Under Criterion A, the Midwick Park/Granada Place neighborhood is associated with Depression-era, pre-World War II (WWII), and post-WWII residential development in the City of Alhambra. Although the area is a fairly well-maintained example of a modest, working class neighborhood from the 1920–1960 period, it is typical of thousands of similar neighborhoods in the San Gabriel Valley and beyond. In addition, many of the homes have sustained alterations. Under Criterion B, this area includes two large subdivisions: Tract 5465 and Tract 5931. Tract 5465 was originally subdivided by the Title Insurance and Trust Company, and the owner names on Tract 5931 are illegible. Pending further research, there is no indication that the Title Insurance and Trust Company is important in local, state, or national history. Under Criterion C, the area includes modest examples of single-family residences designed in architectural styles common during the 1920–1960 period. While the area is fairly well-maintained, based on a reconnaissance-level survey, it appears that the majority of homes have sustained alterations, most commonly installation of modern windows and doors. Under Criterion D, which typically relates to archaeology, the area does not have the potential to yield important information in prehistory or history.

***D7. References** (Give full citations including the names and addresses of any informants, where possible.):

Downtown Solutions

2009 City of Alhambra Single-Family Residential Design Guidelines. Approved on April 27, 2009, Ordinance No. 02M9-4531. Accessed online in November 2013 at: http://www.cityofalhambra.org/page/62/r1_design_guidelines/.

Historicaerials.com

1948 Accessed online in March 2014 at: <http://www.historicaerials.com/aerials.php?code=404>

1952 Accessed online in March 2014 at: <http://www.historicaerials.com/aerials.php?code=404>

Los Angeles County Assessor

n.d. Property search tool accessed online in 2012-2014 at: <http://assessormap.co.la.ca.us/mapping/viewer.asp>

Tract 5465

1922-23 On file at the City of Alhambra Public Works Department.

Tract 59431

1923 On file at the City of Alhambra Public Works Department.

Related Report: Historic Property Survey Report for the SR 710 North Study, Los Angeles County, California, California Department of Transportation District 7, EA 187900, EFIS 070000191, 2014

***D8. Evaluator:** Judith Marvin, B.A. and Casey Tibbet, M.A. **Date:** June 2014

Affiliation and Address: LSA Associates, Inc., 1500 Iowa Avenue, Suite 200, Riverside, CA 92507

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Continuation

Update



Taken from the intersection of Cabrillo Avenue and Terrace Avenue facing northwest (3/14/14)



Taken from 2712 West Ross Avenue facing southwest (3/14/14)



Taken from 1804 Westmont Drive facing south (3/14/14)

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The following properties in the survey area are also within the project APE. However, some were exempt from evaluation because of alterations. APE Map Reference Numbers [Ref #] are provided for evaluated resources. Unless otherwise noted, all photos were taken in May and June 2014.



3325 West Hellman Avenue. View to the north.



3329 West Hellman Avenue - vacant lot (Google 2014).



1937 Charnwood Avenue. View to the west.



1933 Charnwood Avenue. View to the west.



1929 Charnwood Avenue. View to the west.



1925 Charnwood Avenue. View to the west.

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Continuation

Update



1896 Charnwood Avenue (Google 2014). Built in 1981.



1815 Westmont Drive. View to the west.



1809 Westmont Drive. View to the west.



1805 Westmont Drive. View to the west.



1801 Westmont Drive (APE Map Ref # 25-3A). View to the west (taken 9/26/13).



1725 Westmont Drive. View to the west.

See Continuation Sheet

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Continuation

Update



1721 Westmont Drive. View to the west.



1717 Westmont Drive. View to the west.



1715 Westmont Drive. View to the west.



1709 Westmont Drive. View to the west.



1705 Westmont Drive (APE Map Ref # 26-3A). View to the west.



1701 Westmont Drive (APE Map Ref # 27-3A). View to the west.

See Continuation Sheet

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

Primary # _____

HRI # _____

Trinomial _____

Page 6 of 8

*Resource Name or #: (Assigned by recorder) Midwick Park/Granada Place Survey Area

*Recorded by LSA Associates, Inc.

*Date: June 2014

Continuation

Update



1643 Westmont Drive. View to the west.



1635 Westmont Drive. View to the west.



1633 Westmont Drive. View to the northwest.



1625 Westmont Drive. View to the southwest (taken 9/26/13).



1623 Westmont Drive. View to the west.



1619 Westmont Drive. View to the west.

See Continuation Sheet

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*Resource Name or #: (Assigned by recorder) Midwick Park/Granada Place Survey Area

*Recorded by LSA Associates, Inc.

*Date: June 2014

Continuation

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1615 Westmont Drive (APE Map Ref # 28-3A). View to the west.



1609 Westmont Drive. View to the west.

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D1. Historic Name: Shorb

D2. Common Name: Shorb

*D3. Detailed Description: (Discuss overall coherence of the district, its setting, visual characteristics, and minor features. List all elements of district.):

West Shorb includes approximately 230 parcels and is characterized by working class, single-family homes built mostly in the 1920s, 1930s, and 1940s. The two-lane streets are flanked by curbs, narrow parkways, sidewalks, and acorn style streetlights. Parkway landscaping includes grass and some trees, most of which do not appear to date to the historic-period.

The most common architectural styles represented in the area are Spanish Eclectic, Tudor Revival, and Minimal Traditional. The neighborhood, which was developed under Tract 5906 owned by Title Insurance and Trust Company and recorded in 1923 with a total of 341 lots, was nearly built out by 1948 (Tract 5906 1923; Los Angeles County Assessor n.d.; Historicaerials.com 1948). Many of the homes have modern siding, windows, doors, and garage doors and a few additions are also apparent. Front setbacks are generally consistent throughout the neighborhood even though lot sizes range from about 4,500 to 10,000 square feet (Downtown Solutions 2009). The modest, predominantly one-story homes range generally from 1,000 to 1,700 square feet in size (Ibid.). The area includes some one- and two-story multiple-family residences/apartment buildings.

There are 18 residences in the APE/survey area and many of those have undergone some alterations. The majority of the West Shorb neighborhood is outside the APE, and many of the residences are in fair to poor condition.

*D4. Boundary Description (Describe limits of district and attach map showing boundary and district elements):

The boundaries of West Shorb are West Mission Road on the north and Westmont Drive (both sides) on the west. The southern boundary is irregular, but generally follows West Shorb (both sides) cutting across Westminster Avenue to Milton Avenue (both sides). The eastern boundary is one lot west of South Fremont Avenue.

*D5. Boundary Justification: The boundaries were established by the City of Alhambra (Downtown Solutions 2009) and include Tract 5906 in its entirety.

*D6. Significance: Theme: Residential Architecture and Development Area: City of Alhambra

Period of Significance: circa 1920–1950 Applicable Criteria: NA (Discuss district's importance in terms of its historical context as defined by theme, period of significance, and geographic scope. Also address the integrity of the district as a whole.)

The West Shorb neighborhood is an area defined by the City of Alhambra as warranting special consideration in local planning because of its historic character and variety of architectural styles. The area is one of 26 neighborhoods in Alhambra that is subject to design guidelines geared toward preserving the historic character of those areas.

The West Shorb neighborhood does not appear to be eligible for listing in the National Register of Historic Places or the California Register of Historical Resources as a historic district. The City of Alhambra does not have a preservation ordinance or any criteria for designation of historic resources, including historic districts.

Under Criterion A, the West Shorb neighborhood is associated with residential development in the City of Alhambra primarily during the 1920s and early 1940s. Although the area is a moderately well-maintained example of a modest, working class neighborhood from the 1920–1950 period, it is typical of thousands of similar neighborhoods in the San Gabriel Valley and beyond. In addition, it has sustained alterations (loss of original street trees and alterations to homes) that have compromised its integrity. Under Criterion B, this area includes one subdivision: Tract 5931, which was originally subdivided by the Title Insurance and Trust Company. Pending further research, there is no indication that this entity is important in local, state, or national history. Under Criterion C, the area includes modest examples of single-family residences designed in architectural styles common during the 1920–1950 period. While the area is fairly well-maintained, based on a reconnaissance-level survey it appears that the majority of homes have sustained alterations, most commonly installation of modern windows and doors. Under Criterion D, which typically relates to archaeology, the area does not have the potential to yield important information in prehistory or history.

*D7. References (Give full citations including the names and addresses of any informants, where possible.):

Downtown Solutions

2009 City of Alhambra Single-Family Residential Design Guidelines. Approved on April 27, 2009, Ordinance No. 02M9-4531. Accessed online in November 2013 at: http://www.cityofalhambra.org/page/62/r1_design_guidelines/.

Historicaerials.com

1948 Accessed online in March 2014 at: <http://www.historicaerials.com/aerials.php?code=404>

Los Angeles County Assessor

n.d. Property search tool accessed online in 2012-2014 at: <http://assessormap.co.la.ca.us/mapping/viewer.asp>

Tract 5906

1923 Tract 5906. On file at the City of Alhambra Public Works Department.

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

*D8. Evaluator: Judith Marvin, B. A. and Casey Tippet, M.A. Date: June 2014

Affiliation and Address: LSA Associates, Inc., 1500 Iowa Avenue, Suite 200, Riverside, CA 92507

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*Recorded by LSA Associates, Inc. *Date: June 2014 Continuation Update



Taken from 1400 Milton Avenue facing southwest (3/14/14)



Taken from 2812 West Shorb Street facing west (3/14/14)

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Page 3 of 6 *Resource Name or #: (Assigned by recorder) West Shorb Survey Area
*Recorded by LSA Associates, Inc. *Date: June 2014 Continuation Update

The following properties in the survey area are also within the project APE. However, some were exempt from evaluation because of alterations. APE Map Reference Numbers [Ref #] are provided for evaluated resources. Unless otherwise noted, all photos were taken in May and June 2014.



1517 Westmont Drive (APE Map Ref # 34-3A). View to the west.



1515 Westmont Drive (APE Map Ref # 35-3A). View to the west.



1509 Westmont Drive (APE Map Ref # 36-3A). View to the west.



1505 Westmont Drive (APE Map Ref # 37-3A). View to the west.



1501 Westmont Drive (APE Map Ref # 38-3A). View to the west.



1421 Westmont Drive (APE Map Ref # 39-3A). View to the west.

See Continuation Sheet

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Page 4 of 6 *Resource Name or #: (Assigned by recorder) West Shorb Survey Area
*Recorded by LSA Associates, Inc. *Date: June 2014 Continuation Update



1417 Westmont Drive (APE Map Ref # 40-3A). View to the west.



1415 Westmont Drive (APE Map Ref # 41-3A). View to the west.



1409 Westmont Drive (APE Map Ref # 42-3A). View to the west.



1407 Westmont Drive (APE Map Ref # 43-3A). View to the west.



1321 Westmont Drive (APE Map Ref # 44-3A). View to the west.
See Continuation Sheet



1317 Westmont Drive (APE Map Ref # 45-3A). View to the west.

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*Recorded by LSA Associates, Inc. *Date: June 2014 Continuation Update



1315 Westmont Drive (APE Map Ref # 46-3A). View to the west.



1309 Westmont Drive (APE Map Ref # 47-3A). View to the west.



1305 Westmont Drive (APE Map Ref # 48-3A). View to the west.



1301 Westmont Drive (APE Map Ref # 49-3A). View to the west.



3215 Front Street. View to the north.



3211 Front Street. View to the north.



*Resource Name or # (Assigned by recorder): Berkshire Craftsman and Bungalow Revival Village Survey Area

D1. Historic Name: _____ **D2. Common Name:** Sierra Vista; Short Line Villa Tract

***D3. Detailed Description:** (Discuss overall coherence of the district, its setting, visual characteristics, and minor features. List all elements of district.): In February 2014, the Berkshire Craftsman and Bungalow Revival Village area was introduced to the Los Angeles City Council as a proposed Historic Preservation Overlay Zone (HPOZ) as an “excellent example of railroad inspired subdivisions characteristic of Los Angeles throughout the early 1900s” (City of Los Angeles 2006; Los Angeles Office of Historic Resources n.d.). The proposed HPOZ includes approximately 170 parcels and completely encompasses and extends beyond the Short Line Villa Tract Historic District, which was determined eligible for listing in the National Register of Historic Places in 1995. There are 52 parcels in the project APE. These 52 properties are generally located on both sides of Maycrest Avenue and the west side of Alpha Street and were constructed in an eclectic mix of Craftsman and revival styles.

Located in the community of El Sereno in the City of Los Angeles, this area is characterized by single-family homes generally constructed between 1907 and 1940 as part of the Short Line Villa Tract. The land upon which the homes were developed was relatively flat, former farm land with a shallow gradient, which allowed for curved streets and raised house elevations above the sidewalks. Arroyo stone retaining walls and landscape elements were frequently utilized. The rail line formed the boundary to the east and south of the Tract. Berkshire Drive was the scenic parkway entrance to the Tract and originally included a landscaped island. Portions of the original continuous arroyo stone wall that was constructed along Berkshire Drive is still extant (between 5636 and 5668 Berkshire Drive).

Today the area is characterized by landscaped parkways, property line sidewalks, acorn style streetlights, and a mix of architectural styles and home sizes. During a brief reconnaissance-level survey, it was observed that some areas, such as those within the project APE, have sustained alterations, while others, such as those along Berkshire Avenue and Berkshire Drive, have a higher level of integrity.

***D4. Boundary Description** (Describe limits of district and attach map showing boundary and district elements): The triangular-shaped area is generally bounded by North Huntington Drive, Kendall Avenue/Moffatt Street, and Maycrest Avenue.

***D5. Boundary Justification:** The boundary was established by the City of Los Angeles.

***D6. Significance: Theme:** Streetcar suburb and Residential Architecture **Area:** El Sereno community

Period of Significance: 1906–1915 **Applicable Criteria:** NA (Discuss district’s importance in terms of its historical context as defined by theme, period of significance, and geographic scope. Also address the integrity of the district as a whole.) The Berkshire Craftsman and Bungalow Revival Village area does not appear eligible for listing in the National Register of Historic Places or the California Register of Historical Resources. It was not evaluated under the local ordinance, but as discussed above is currently being considered for local designation by the City.

Historic Context: As typical of the development along railways in the late 19th century, land speculators purchased large plots of land adjacent to the expanded interurban lines. Residential development along the lines provided the growth in the Los Angeles neighborhoods and suburbs. The communities of El Sereno, as well as Sierra Vista and Oneonta Park were established as a direct result of the rail line; whereas the larger, older cities saw new growth and commercial development. The Short Line Villa Tract is a development known as a ‘streetcar suburb’; it was advertised and sold on the basis of a short commute time to downtown Los Angeles offered daily. (See *Continuation Sheet*)

***D7. References** (Give full citations including the names and addresses of any informants, where possible.):

City of Los Angeles

2006 Motion (9/7/2006). Record of motion requesting the Planning Department to prepare a proposal to establish a Historic Preservation Overlay Zone for the Berkshire Craftsman and Bungalow Revival Village.

Los Angeles Office of Historic Preservation

n.d. Historic Preservation Overlay Zones. Accessed in March 2014 at: <http://www.preservation.lacity.org/hpoz>

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

***D8. Evaluator:** Judith Marvin, B.A. and Casey Tibbet, M.A. **Date:** June 2014

Affiliation and Address: LSA Associates, Inc., 1500 Iowa Avenue, Suite 200, Riverside, CA 92507

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Berkshire Craftsman and Bungalow Revival
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*Recorded by LSA Associates, Inc.

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Continuation Update

***D6. Significance:** (continued from page 1)

Significance Evaluation: Under Criterion A, once a street car suburb, the area includes a variety of modest examples of common residential architectural styles during the 1900–1950 period, a great portion of which fall outside the determined period of significance (1906-1915). Rather than exhibit cohesive development centered in the period of significance, the area is an informal grouping of streets, with a variety of residential building styles from a very wide period of development. Furthermore, based on a reconnaissance-level survey, it appears that the majority of homes have sustained alterations, most commonly the installation of modern windows and doors, as well as the removal of the landscaped island and arroyo stone walls on Berkshire Drive, thus drastically compromising the neighborhood's integrity. Consequently, the survey area does not retain defined characteristics to be strongly representative of the context or adequately convey an association with the Pasadena short line and railroad commuter travel to and from downtown Los Angeles. Under Criterion B, there is no indication that the area as a whole is associated with people/entities important in local, state, or national history. Under Criterion C, as discussed previously the area includes a variety of modest examples of common residential architectural styles from the first half of the 20th century, a great portion of which fall outside the determined period of significance. With styles varying from ordinary Arts & Crafts cottages to a wide range of Period Revival styles, to Minimal Traditional and vernacular houses, the survey area lacks the cohesion necessary to distinguish it from most other neighborhoods from that period in the general vicinity. It is evident by the broad and varied period of development that the residences were not built in any particular order; the neighborhood therefore does not represent any special type of development pattern and does not exhibit exceptional characteristics in its planning or development. Furthermore, as was previously noted, it appears that the majority of homes have sustained alterations, thus drastically compromising the neighborhood's integrity. It should also be noted that the survey area already includes a National Register district (the Short Line Villa Tract Historic District) and the properties that could be considered contributors to a district have already been included in this previously designated district. Under Criterion D, which typically relates to archaeology, the area does not have the potential to yield important information in prehistory or history.



Taken from the intersection of Alpha Street and Atlas Street facing east on Atlas Street (3/14/14)



Taken from 5623 Berkshire Drive facing southeast (3/14/14)

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Berkshire Craftsman and Bungalow Revival
Village Survey Area

*Recorded by LSA Associates, Inc.

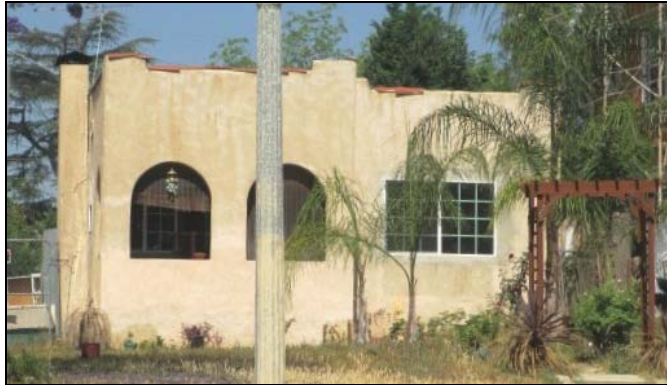
*Date: June 2014

Continuation Update



Arroyo stone wall on the east side of Berkshire Drive (3/14/14)

The following properties in the survey area are also within the project APE. However, some were exempt from evaluation because of alterations. APE Map Reference Numbers [Ref #] are provided for evaluated resources. Unless otherwise noted, all photos were taken in May and June 2014.



4401 Alpha Street (APE Map Ref # 121-3A). View to the west.



4407 Alpha Street (APE Map Ref # 122-3A). View to the west.



4417 Alpha Street (APE Map Ref # 234-CT-3A). View to the west.

See Continuation Sheet

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Berkshire Craftsman and Bungalow Revival
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*Date: June 2014

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4423 Alpha Street (APE Map Ref # 124-3A). View to the west.



4427 Alpha Street (APE Map Ref # 125-3A). View to the west.



4431 Alpha Street (APE Map Ref # 127-3A). View to the west.



4437 Alpha Street (APE Map Ref # 128-3A). View to the west (taken 10/7/14).



4441 Alpha Street (APE Map Ref # 130-3A). View to the west.



4447 Alpha Street (APE Map Ref # 131-3A). View to the west.

See Continuation Sheet

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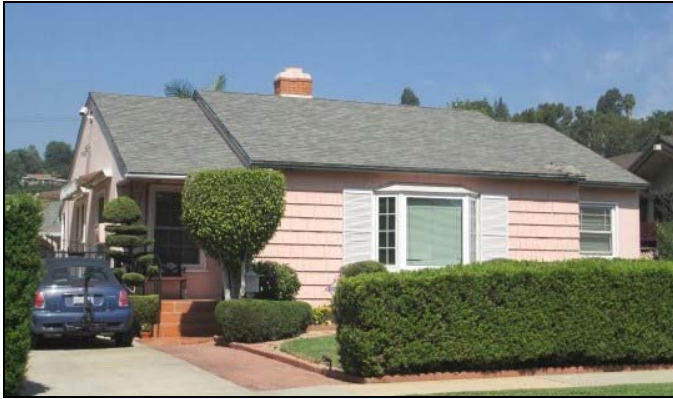
*Resource Name or #: (Assigned by recorder)

Berkshire Craftsman and Bungalow Revival
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*Recorded by LSA Associates, Inc.

*Date: June 2014

Continuation Update



4501 Alpha Street (APE Map Ref # 132-3A). View to the west.



4511 Alpha Street (APE Map Ref # 135-3A). View to the west (taken 10/2/13).



4517 Alpha Street (APE Map Ref # 136-3A). View to the west.



4527 Alpha Street (APE Map Ref # 157-3A). View to the west.

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Berkshire Craftsman and Bungalow Revival
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*Recorded by LSA Associates, Inc.

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4531 Alpha Street (APE Map Ref # 160-3A). View to the west.



4542 Maycrest Avenue (APE Map Ref # 159-3A). View to the east.



4536 Maycrest Avenue (APE Map Ref # 158-3A). View to the east.



4532 Maycrest Avenue. View to the east.



4526 Maycrest Avenue (APE Map Ref # 137-3A). View to the east.



4522 Maycrest Avenue (APE Map Ref # 134-3A). View to the east.

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Berkshire Craftsman and Bungalow Revival
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*Date: June 2014

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4516 Maycrest Avenue (APE Map Ref # 133-3A). View to the east (taken 10/2/13).



4512 Maycrest Avenue. View to the east (taken 10/2/13).



4506 Maycrest Avenue. View to the east.



4502 Maycrest Avenue. View to the east.



4442 Maycrest Avenue (APE Map Ref. # 239-CT-3A). View to the east.



4436 Maycrest Avenue. View to the east.

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4432 Maycrest Avenue (APE Map Ref. # 238-CT-3A). View to the east.



4426 Maycrest Avenue. View to the east.



4422 Maycrest Avenue (APE Map Ref. # 236-CT-3A). View to the east.



4416 Maycrest Avenue (APE Map Ref # 123-3A). View to the east.



4412 Maycrest Avenue. View to the east.



4400 Maycrest Avenue. View to the east.

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4358-62 Maycrest Avenue (APE Map Ref # 231-CT-3A). View to the east.



4352 Maycrest Avenue (APE Map Ref # 120-3A). View to the east (taken 10/2/13).



4348 Maycrest Avenue. View to the east.



4338 Maycrest Avenue. View to the east.



4332 Maycrest Avenue (APE Map Ref. # 227-CT-3A). View to the east.



4326 Maycrest Avenue (APE Map Ref. # 226-CT-3A). View to the east.

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*Resource Name or #: (Assigned by recorder)

Berkshire Craftsman and Bungalow Revival
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*Recorded by LSA Associates, Inc.

*Date: June 2014

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4320 Maycrest Avenue (APE Map Ref. # 224-CT-3A). View to the east.



4316 Maycrest Avenue (APE Map Ref. # 223-CT-3A). View to the east.



4312 Maycrest Avenue (APE Map Ref. # 221-CT-3A). View to the east.



4306 Maycrest Avenue. View to the east.



4302 Maycrest Avenue (APE Map Ref. # 215-CT-3A). View to the east. This is on the same property as 4226 Maycrest Avenue.



4226 Maycrest Avenue (APE Map Ref. # 215-CT-3A). View to the east. This is on the same property as 4302 Maycrest Avenue (Google 04/2014).

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4220 Maycrest Avenue (APE Map Ref. # 218-CT-3A). View to the southeast. This is on the same property as 5476 and 5479 North Huntington Drive.



5476-5479 North Huntington Drive (APE Map Ref. # 218-CT-3A). View to the southeast. This is on the same property as 4220 Maycrest Avenue.



4339 Winchester Avenue. View to the west (Google 2014)



4343 Winchester Avenue. View to the west (taken 10/07/13).



4344 Winchester Avenue (APE Map Ref # 119-3A). View to the north (taken 10/07/13).



5464 Newtonia Drive. View to the south (taken 10/7/13).

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5465 Newtonia Drive. View to the north (taken 10/11/13).

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Page 1 of 2 *Resource Name or #: (Assigned by recorder) Valley View Heights Neighborhood
*Recorded by LSA Associates, Inc. *Date: March 2014 Continuation Update

The Valley View Heights Neighborhood was originally identified in 1996 as part of a California Department of Transportation (Caltrans) survey and the Keeper of the National Register of Historic Places determined it ineligible for listing in the National Register of Historic Places (National Register) on February 24, 1997. It was re-surveyed in 2002 by PCR Services Corporation for the City of South Pasadena. The 2002 survey indicated that it might be eligible for designation as a historic district under the local ordinance; however, the City has not formally designated it. In 2007-2008 the Valley View Heights neighborhood was subject to a re-survey under PRC 5024. Caltrans reaffirmed the Keeper's 1997 determination that it does not meet the criteria for inclusion in the National Register or the California Register of Historical Resources because no single style predominates and the buildings do not possess sufficient character-defining features or integrity for the area to convey any sense of an architecturally or historically unified development (Kane et al. 1996). The related Historic Resources Evaluation Report (HRER) was updated in 2013 and the State Historic Preservation Officer (SHPO) reaffirmed the determination on October 25, 2013. The previous determinations are still valid.

California Historical Resources Status Code: 6L

2001 Alpha Avenue (APE Map Ref # 187-3A)	2033 Alpha Avenue (APE Map Ref # 172-3A)
2005 Alpha Avenue (APE Map Ref # 186-3A)	2034 Alpha Avenue (APE Map Ref # 170-3A)
2011 Alpha Avenue (APE Map Ref # 185-3A)	2037 Alpha Avenue (APE Map Ref # 169-3A)
2015 Alpha Avenue (APE Map Ref # 181-3A)	2041 Alpha Avenue (APE Map Ref # 167-3A)
2019 Alpha Avenue (APE Map Ref # 179-3A)	2042 Alpha Avenue (APE Map Ref # 166-3A)
2021 Alpha Avenue (APE Map Ref # 177-3A)	2043 Alpha Avenue (APE Map Ref # 164-3A)
2025 Alpha Avenue (APE Map Ref # 176-3A)	2046 Alpha Avenue (APE Map Ref # 165-3A)
2028 Alpha Avenue (APE Map Ref # 175-3A)	2049 Alpha Avenue (APE Map Ref # 163-3A)
2029 Alpha Avenue (APE Map Ref # 174-3A)	2050 Alpha Avenue (APE Map Ref # 162-3A)
2032 Alpha Avenue (APE Map Ref # 171-3A)	2060 Alpha Avenue (APE Map Ref # 161-3A)

References

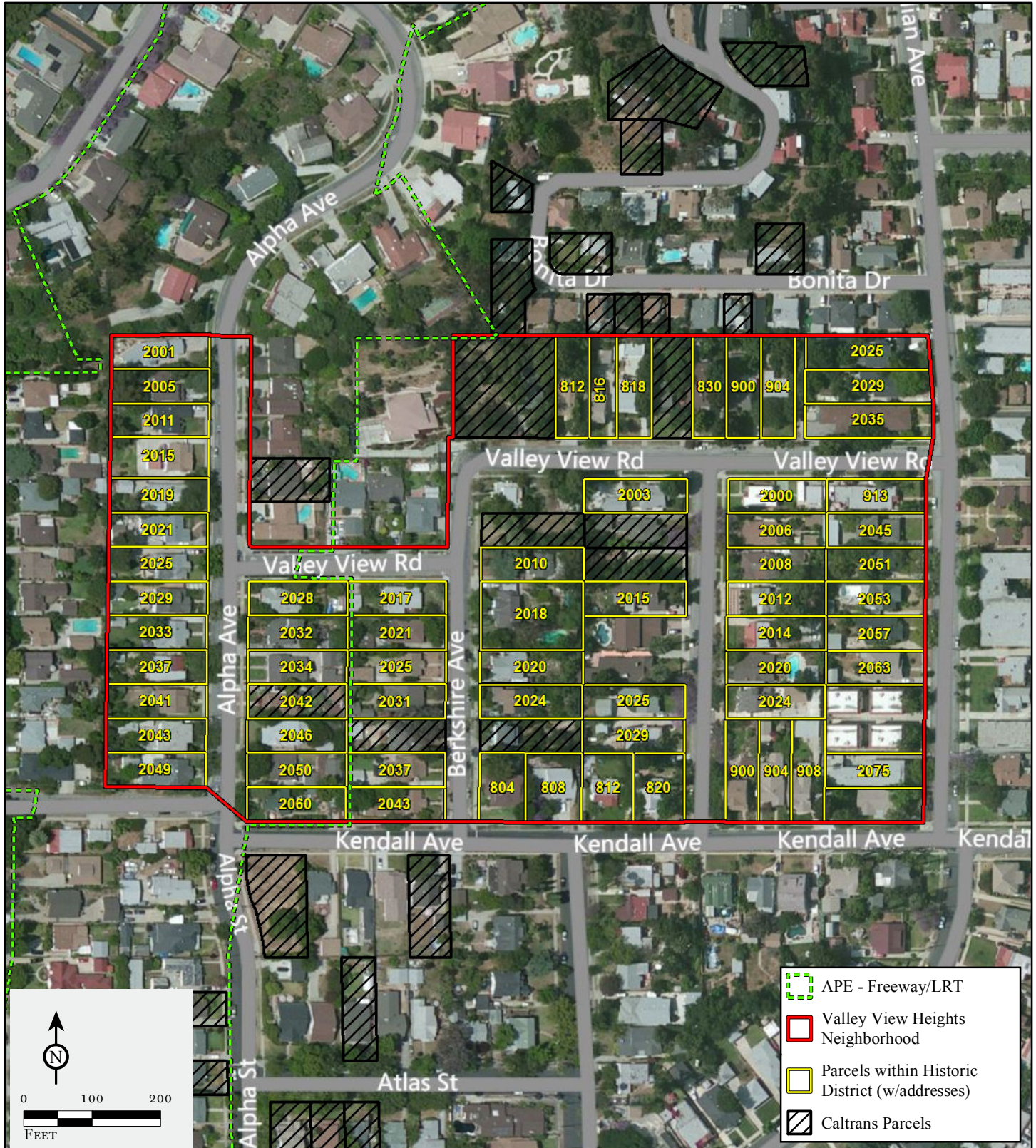
Kane, Diane, George Casen, Dorene Clement, and Gloria Scott
1996 710 Gap Closure Project 07-LA-710, PM 26.5/R32.7 (EA 07-020090), Fourth Supplemental HASR, Evaluation of the Gillette Crescent and Valley View Heights Neighborhoods in South Pasadena, Los Angeles County, California, August 30.

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

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

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Page 1 of 3 *Resource Name or #: (Assigned by recorder) Gillette Crescent Neighborhood
*Recorded by LSA Associates, Inc. *Date: March 2014 _____ Continuation Update

The Gillette Crescent Neighborhood was originally identified in 1996 as part of a California Department of Transportation (Caltrans) survey and the Keeper of the National Register of Historic Places (National Register) determined it ineligible for listing in the National Register on February 24, 1997. It was re-surveyed in 2002 by PCR Services Corporation for the City of South Pasadena. The 2002 survey indicated that it might be eligible for designation as a historic district under the local ordinance; however, the City has not formally designated it. In 2007-2008 the Gillette Crescent Neighborhood was subject to a re-survey under PRC 5024. Caltrans reaffirmed the Keeper's 1997 determination that it does not meet the criteria for inclusion in the National Register or the California Register of Historical Resources because of alterations to the historic street pattern, density, and spatial relationships. The related Historic Resources Evaluation Report (HRER) was updated in 2013 and the State Historic Preservation Officer (SHPO) re-affirmed the determination on October 25, 2013. The previous National Register and California Register determinations are still valid.

The district is located south of downtown and includes 57 contributing properties, most of which were constructed in the Spanish Colonial Revival style in the 1920s (PCR Services Corporation 2002). The potential district also includes concrete sidewalks, narrow streets, paved walks and steep stairways from the streets to the main entrances, and mature landscaping (Ibid.). It should be noted that the OHP Directory of Properties in the HPD file for Los Angeles County (2012) indicates that the Gillette Crescent Neighborhood Historic District, which was what the area was called in the 1996 Caltrans report, was determined ineligible for listing in the National Register. There are 13 properties in this historic district that are also within the project APE. Of those, 2 are owned by Caltrans and 9 were evaluated as part of this study. None appear eligible for the National Register or California Register.

California Historical Resources Status Code: 6L

- 825 Summit Drive (APE Map Ref # 228-3A)
- 826 Summit Drive (APE Map Ref # 232-3A)
- 901 Summit Drive (APE Map Ref # 233-3A)
- 1722 Gillette Crescent (APE Map Ref # 245-CT-3A)
- 1724 Gillette Crescent (APE Map Ref # 244-CT-3A)
- 1732 Gillette Crescent (APE Map Ref # 235-3A)
- 1740 Gillette Crescent (APE Map Ref # 234-3A)
- 1800 Gillette Crescent (APE Map Ref # 227-3A)
- 1804 Gillette Crescent (APE Map Ref # 226-3A)
- 1808 Gillette Crescent (APE Map Ref # 225-3A)
- 1812 Gillette Crescent (APE Map Ref # 223-3A)

References

- Kane, Diane, George Casen, Dorene Clement, and Gloria Scott
1996 710 Gap Closure Project 07-LA-710, PM 26.5/R32.7 (EA 07-020090), Fourth Supplemental HASR, Evaluation of the Gillette Crescent and Valley View Heights Neighborhoods in South Pasadena, Los Angeles County, California, August 30.
- PCR Services Corporation
2002 City of South Pasadena Historic Resources Survey Report, Phase I. On file at the City of South Pasadena Planning Department.

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

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Page 2 of 3 *Resource Name or #: (Assigned by recorder) Gillette Crescent Neighborhood
*Recorded by LSA Associates, Inc. *Date: March 2014 _____ Continuation X Update



Taken from the intersection of Gillette Crescent and Summit Drive, facing east on Summit Drive (3/14/14)



Taken near the intersection of Summit Drive and Gillette Crescent facing southeast on Gillette Crescent (3/14/14)

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

Primary # _____
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 Trinomial _____



APE Map Reference # 9-HD-3A

D1. Historic Name: _____ **D2. Common Name:** _____

***D3. Detailed Description:** (Discuss overall coherence of the district, its setting, visual characteristics, and minor features. List all elements of district.):

The Library Neighborhood is adjacent to the South Pasadena Public Library and consists of approximately 80 single-family residential properties with buildings constructed between 1890 and 1970 (Los Angeles County Assessor n.d.). The majority of residences (60) were constructed between 1900 and 1920 and are Craftsman bungalows. The grid-pattern street design features sidewalks that are buffered from the street by landscaped parkways with mature trees. Front setbacks are consistent, and paved walkways leading from the sidewalks to the houses are common. Although some residences have sustained alterations, most appear to retain a high level of integrity.

***D4. Boundary Description** (Describe limits of district and attach map showing boundary and district elements): This neighborhood is generally bounded by Diamond Avenue on the west, Oxley Street on the north, Fremont Avenue on the east, and Monterey Road on the south.

***D5. Boundary Justification:** The boundaries were established by PCR Services Corporation in a 2002 survey completed for the City of South Pasadena.

***D6. Significance: Theme:** Residential Architecture and Development **Area:** South Pasadena

Period of Significance: 1895–1930 **Applicable Criteria:** NA (Discuss district's importance in terms of its historical context as defined by theme, period of significance, and geographic scope. Also address the integrity of the district as a whole.)

The Library Neighborhood does not appear eligible for listing in the National Register of Historic Places or California Register of Historical Resources. It was not evaluated under the local ordinance.

This neighborhood is located immediately east of the South of Mission Historic District, beginning on the east side of Diamond Avenue, and shares its period of significance. Clustered near the 1937 South Pasadena Public Library (South Pasadena Cultural Landmark No. 10), the majority of the residences are Craftsman dwellings. There is also a smattering of revival styles, including Tudor, Monterey, and Spanish Eclectic, as well as Minimal Traditional; primarily constructed between 1900 and 1930. Several dwellings have been remodeled but would still be contributors to the neighborhood, as the alterations are reversible or minimal in nature. About 10 percent of the buildings are modern and out of context or have been so altered that they no longer retain their integrity. There are 13 properties that are within the project APE and this neighborhood.

Under Criterion A, the area is associated with residential development in the City of South Pasadena between 1895 and 1930 and includes portions of two subdivisions: Raymond Heights Tract and George Lightfoots Subdivision (Los Angeles County Assessor n.d.), an extended period in the residential development of the City. Under Criterion B, although only the properties within the project APE have been researched, there is no indication that the area as a whole is associated with people/entities important in local, state, or national history. Under Criterion C, the dominant architectural style in the area is Craftsman and the residences appear to have few alterations. Although many of the Craftsman homes retain their integrity to their period of significance, they represent the dominant architectural style in California from the late 1910s through the 1920s, are not the work of a master, and do not possess high artistic values. They are typical examples of resource types common to Southern California and the West, as are the Revival and Ranch style residences within the potential district. Under Criterion D, which typically relates to archaeology, the area does not have the potential to yield important information in prehistory or history.

***D7. References** (Give full citations including the names and addresses of any informants, where possible.):

- Los Angeles County Assessor
n.d. Property Search. Accessed online in March 2014 at: <http://assessormap.co.la.ca.us/mapping/viewer.asp>
- McAlester, Virginia, and Lee McAlester
1984 *A Field Guide to American Houses*. Alfred A. Knopf, New York.
- PCR Services Corporation
2002 City of South Pasadena Historic Resources Survey Report, Phase I. On file at the City of South Pasadena Planning Department.

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

***D8. Evaluator:** Judith Marvin, B.A. and Casey Tibbet, M.A. **Date:** June 2014

Affiliation and Address: LSA Associates, Inc., 1500 Iowa Avenue, Suite 200, Riverside, CA 92507

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Page 2 of 6 *Resource Name or #: (Assigned by recorder) _____ Library Neighborhood _____
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Taken from Oxley Street facing east (3/14/14)



Taken from the intersection of Oxley Street and Windsor Place facing south on Windsor (3/14/14)

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The following properties in this neighborhood are also within the project APE. However, some were exempt from evaluation because of alterations. APE Map Reference Numbers [Ref #] are provided for evaluated resources. Unless otherwise noted, all photos were taken in May and June 2014.



1135 Diamond Avenue (APE Map Ref # 274-3A). View to the west.



1133 Diamond Avenue. View to the west.



1129 Diamond Avenue. View to the west.



1123 Diamond Avenue. View to the west.

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Page 4 of 6 *Resource Name or #: (Assigned by recorder) Library Neighborhood
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1119 Diamond Avenue. View to the northwest.



1115 Diamond Avenue (APE Map Ref # 289-3A). View to the northwest.



1107 Diamond Avenue. View to the west (taken 10/1/13)



1105 Diamond Avenue (APE Map Ref # 294-3A). View to the west.



1101-03 Diamond Avenue (APE Map Ref # 298-3A). View to the west.



1025 Diamond Avenue (APE Map Ref # 299-3A). View to the west.

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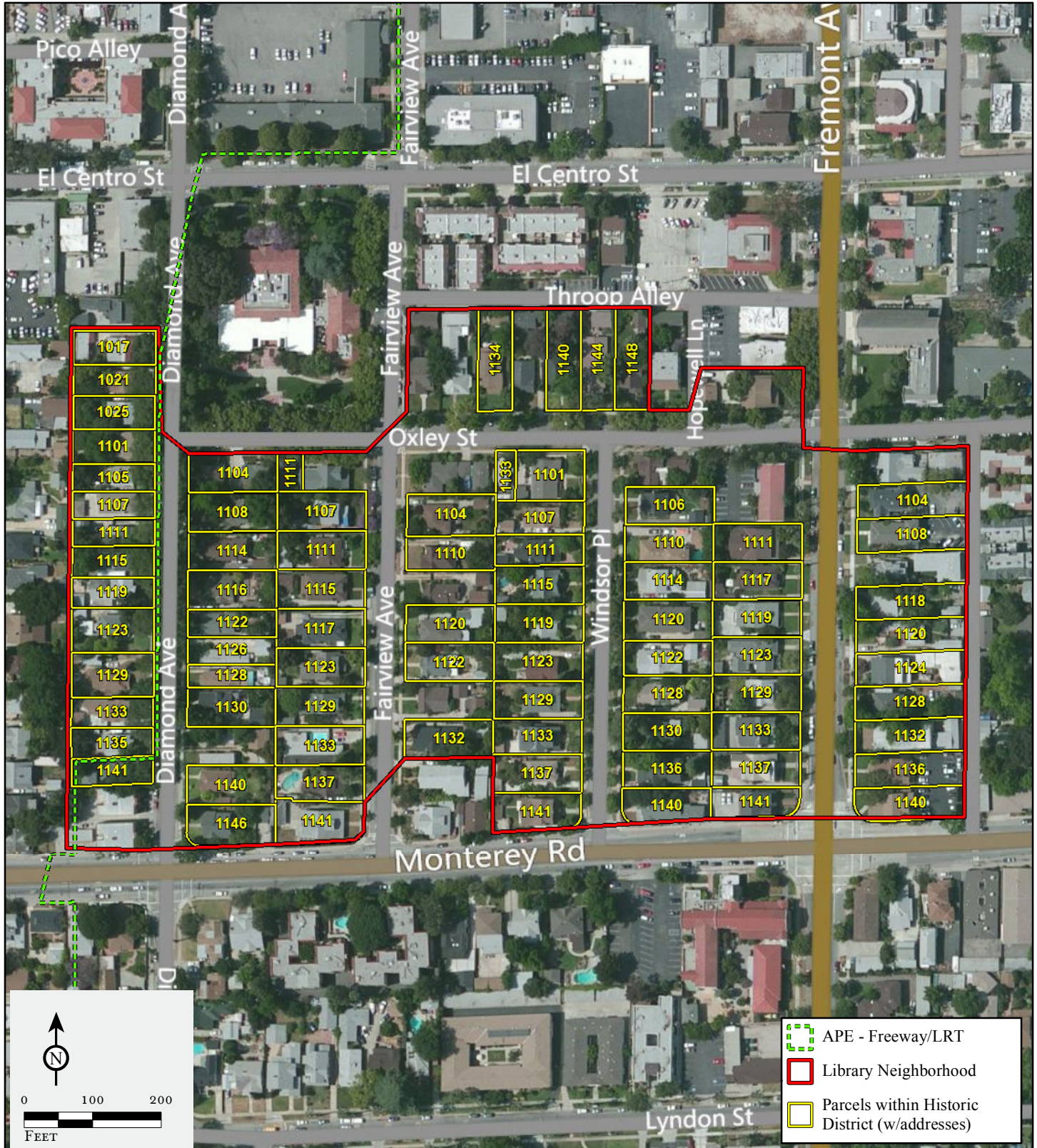
Page 5 of 6 *Resource Name or #: (Assigned by recorder) Library Neighborhood
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1021 Diamond Avenue (APE Map Ref # 302-3A). View to the southwest.



1017 Diamond Avenue (APE Map Ref # 304-3A). View to the southwest.



D1. Historic Name: _____ D2. Common Name: _____

*D3. **Detailed Description:** (Discuss overall coherence of the district, its setting, visual characteristics, and minor features. List all elements of district.): This small grouping of buildings, which encompasses most of the 1500 block of Mission Street, includes eight properties developed with nine commercial buildings built between 1908 and 1923 and a modern parking lot (PCR Services Corporation 2002:16). The area includes portions of two subdivisions: Division Number 1 of the Raymond Improvement Company Tract and the Raymond Villa Tract Number 1 (Los Angeles County Assessor n.d.). The buildings, located on both sides of Mission Street between Mound Avenue and Fair Oaks Avenue, display a similar scale and massing and feature decorative tiles in the recessed entryways, multi-paned transom windows, storefront display windows, and parapets (Ibid.).

This block includes street trees at regular intervals, acorn-style streetlights, buildings constructed at the back of sidewalks in One- and Two-Part Commercial Block proportions, and street parking. Common building materials include brick and concrete. Glass storefronts sheltered by awnings dominate the north side of the street while recessed entries are typical on the south side. The buildings were designed in vernacular adaptations of more formal architectural styles: Greek Revival, Mission Revival or Spanish Eclectic, and Modern Flat Front Commercial, but with a change from traditional materials. There is a variety of building heights, creating a stair-step effect in the alignment of storefronts. Many are brick, with façades usually flat, with slight relief around windows and in pilasters at the edges of the façades. Parapets are capped with a simple course rather than a deep cornice. During the late 1910s and through the 1920s, the Mission Revival style swept California, with new Mission style buildings constructed and façades placed on older structures. In turn, these buildings were often remodeled in the 1950s and 1960s with Modern flat façades.

*D4. **Boundary Description** (Describe limits of district and attach map showing boundary and district elements): The boundaries of this small district are roughly Central Alley on the north, Fair Oaks Avenue and Edison Lane on the east, and Mound Avenue on the west. The southern boundary is the southern parcel line of 1503–1511 Mission Street.

*D5. **Boundary Justification:** The boundaries were established during a reconnaissance-level survey completed by PCR Services Corporation in 2002 for the City of South Pasadena.

*D6. **Significance: Theme:** Commercial Architecture and Development **Area:** City of South Pasadena

Period of Significance: 1908–1923 **Applicable Criteria:** NA (Discuss district's importance in terms of its historical context as defined by theme, period of significance, and geographic scope. Also address the integrity of the district as a whole.)

The 1500 Block Mission survey area does not appear eligible for listing in the National Register of Historic Places or California Register of Historical Resources.

The 1500 Block of Mission Street is an area previously identified (2002) as warranting special consideration in local planning as a collection of commercial buildings dating to the early part of the 20th century. Consisting of eight brick commercial buildings, constructed between 1908 and 1923, and a parking lot, with a modern bank on the eastern end of the street, only five of the buildings retain their integrity to their period of significance. Others have been covered with stucco or otherwise altered and the survey area does not retain enough integrity of feeling and association to be listed as a district. The Fair Oaks Pharmacy and Soda Fountain, however, located on the northwest corner of Mission Street and Fair Oaks Avenue, has been identified as playing a vital role in the history of the city and should receive individual consideration in the planning process. (see *Continuation Sheet*)

*D7. **References** (Give full citations including the names and addresses of any informants, where possible.):

Kane, Diane, George Casen, Dorene Clement, and Gloria Scott

1996 710 Gap Closure Project 07-LA-710, PM 26.5/R32.7 (EA 07-020090), Fourth Supplemental HASR, Evaluation of the Gillette Crescent and Valley View Heights Neighborhoods in South Pasadena, Los Angeles County, California, August 30.

Los Angeles County Assessor

n.d. Property Search. Accessed online in March 2014 at: <http://assessormap.co.la.ca.us/mapping/viewer.asp>

McAlester, Virginia, and Lee McAlester

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

PCR Services Corporation

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

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

*D8. **Evaluator:** Judith Marvin, B.A. and Casey Tibbet, M.A. **Date:** June 2014

Affiliation and Address: LSA Associates, Inc., 1500 Iowa Avenue, Suite 200, Riverside, CA 92507

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Page 2 of 5 *Resource Name or #: (Assigned by recorder) 1500 Block Mission
*Recorded by LSA Associates, Inc. *Date: June 2014 Continuation Update

***D6. Significance:** (continued from page 1)

Under Criterion A, this small collection of buildings is associated with commercial development in the City of South Pasadena between 1908 and 1923, as are many other buildings in the immediate vicinity, which are included in two designated historic districts. However, because nearly half of the buildings in this survey area have been altered, and their cohesive integrity altered with the construction of a modern bank building and parking lot, as a group, they do not strongly convey their association with a particular period that is important in history. Under Criterion B, information obtained about these properties fails to document any individual whose accomplishments in a particular field of endeavor have been judged important by accepted methods of historical research and scholarly judgment. The properties do not appear to be associated with a person important to local, state, or national history. Under Criterion C, as previously noted, four of the nine buildings have sustained façade remodeling, which has diminished their integrity. One building that is within both the project APE and this survey area exhibits a minimal Art Deco influence (Fair Oaks Pharmacy), but no evidence was found indicating that it is the work of a master. Under Criterion D, which typically relates to archaeology, the area does not have the potential to yield important information in prehistory or history.



Taken from the intersection of Mission Street and Mound Avenue facing east-southeast (3/14/14)



Taken from the south side of Mission Street near Mound Avenue facing east-northeast (3/14/14)

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*Recorded by LSA Associates, Inc. *Date: June 2014 Continuation Update

Some of the street addresses differ from those provided in the Assessor's parcel data shown on the attached Location Map. Only one property is within the project APE.

North side of Mission between Mound Avenue and Fair Oaks Avenue (all photos taken in May and June 2014):



1500-02-04 Mission Street. View to the north.



1506-08 Mission Street. View to the north.



1510-12 Mission Street (west bay). View to the north.



1510-12 Mission Street (east bay). View to the north.



1514-1522 Mission Street (west bays). View to the north.



1514-1522 Mission Street (east bays). View to the north.

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Page 4 of 5 *Resource Name or #: (Assigned by recorder) 1500 Block Mission
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1526 Mission Street (APE Map Reference # 96-3B). View to the north.

South side of Mission Street between Mound Avenue and Edison Lane (all photos taken in May and June 2014):



1503 Mission Street. View to the south.



1505-07 Mission Street. View to the south.



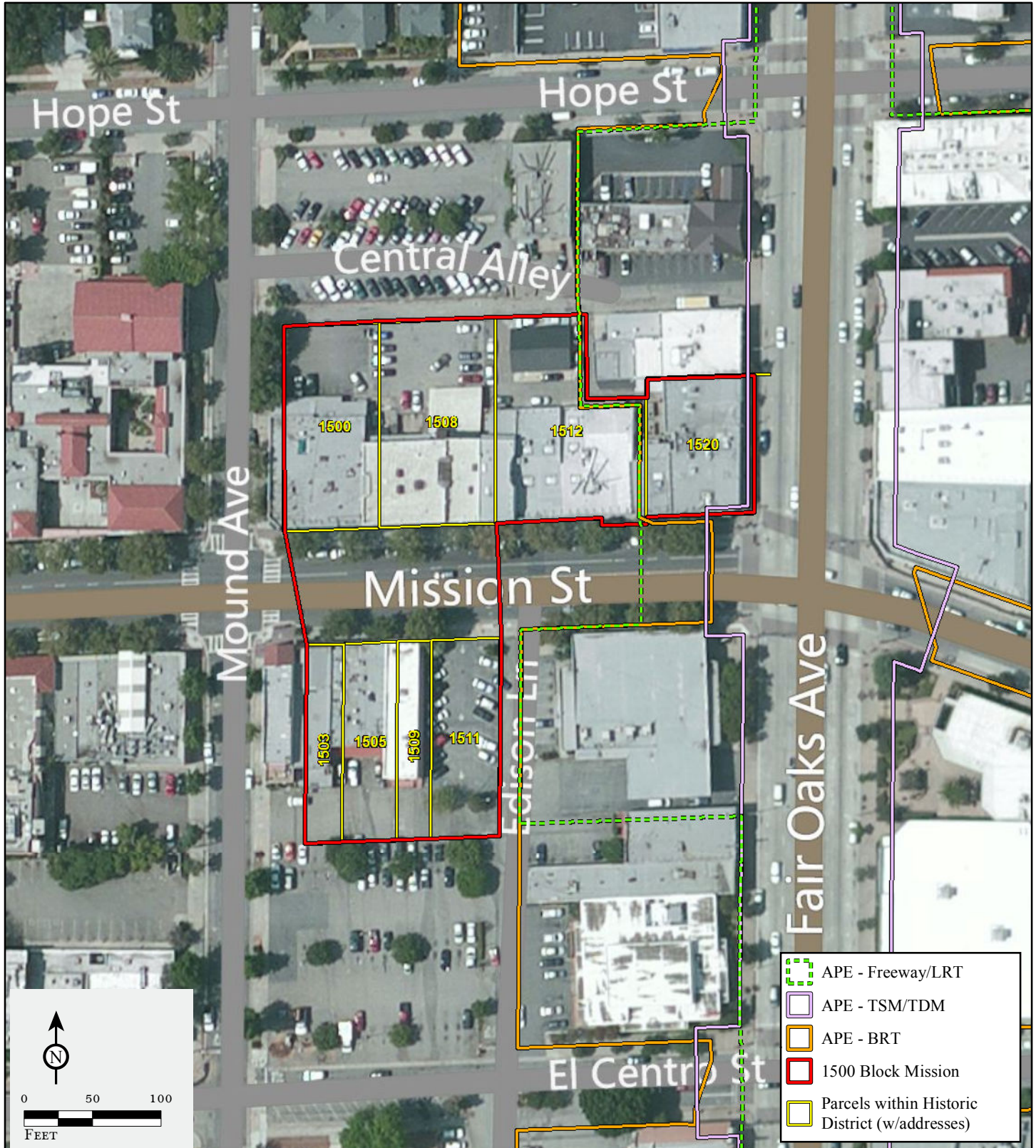
1509 Mission Street. View to the south.



Google image (2011) of parking lot east of 1509 Mission Street.

State of California - Resource Agency
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LOCATION MAP

Primary # _____
 HRI # _____
 Trinomial _____



APE Map Reference # 15-HD-3A

D1. Historic Name: _____ **D2. Common Name:** _____

***D3. Detailed Description:** (Discuss overall coherence of the district, its setting, visual characteristics, and minor features. List all elements of district.): This area includes approximately 80 one- and two-story, single-family and multifamily residences, more than half of which were built between 1880 and 1930 (PCR Services Corporation 2002:29; Los Angeles County Assessor n.d.). The area was developed as part of the Replot Map of the Buena Vista Tract and Division No. 1 of the Raymond Improvement Company Tract (Los Angeles County Assessor n.d.). Lots vary in size and configuration although front setbacks are generally consistent (PCR Services Corporation 2002). The most common architectural style is Craftsman, but the area also includes examples of the Colonial Revival, Tudor Revival, and early 1900s vernacular styles (Ibid.). The area is characterized by detached garages and concrete sidewalks separated from the street by landscaped parkways (Ibid.). Based on a brief field reconnaissance, the integrity is somewhat spotty.

***D4. Boundary Description** (Describe limits of district and attach map showing boundary and district elements): The boundaries for this district are very irregular in shape. Roughly, they are Hope Street on the south, Magnolia Lane on the west, Grevelia Street on the north, and Mound Avenue on the east.

***D5. Boundary Justification:** This area was identified in a 2002 study conducted by PCR Services Corporation for the City of South Pasadena.

***D6. Significance: Theme:** Residential Architecture **Area:** City of South Pasadena

Period of Significance: 1880–1930 **Applicable Criteria:** NA (Discuss district's importance in terms of its historical context as defined by theme, period of significance, and geographic scope. Also address the integrity of the district as a whole.)

The North of Mission District Addition area does not appear eligible for listing in the National Register of Historic Places or the California Register of Historical Resources. It was not evaluated under the local ordinance.

The North of Mission Historic District contains a preponderance of Craftsman residences, with few intrusions of other architectural styles, including a few modern apartment complexes. Within the District Addition area, however, only about half of the residences retain their integrity to the 1900s–1930 period of significance of the previously identified North of Mission Historic District. The Metro Rail system, which cuts a swath through the area, also detracts from its homogeneity, cutting off streets and altering lots. There are 18 properties in the North of Mission District Addition area that are also within the project APE.

Under Criterion A, the area is associated with residential development in the City of South Pasadena between 1880 and 1930. However, the area includes portions of two subdivisions and, while associated with development that occurred during some of the boom times in South Pasadena, it is not more reflective of these periods than many other neighborhoods in the area. Under Criterion B, there is no indication that the area as a whole is associated with people/entities important in local, state, or national history. Under Criterion C, the area includes examples of a variety of residential architectural styles, but all are typical examples of common resource types, not the work of a master, and the overall integrity level appears to be only moderate. Under Criterion D, which typically relates to archaeology, the area does not have the potential to yield important information in prehistory or history.

***D7. References** (Give full citations including the names and addresses of any informants, where possible.):

Los Angeles County Assessor

n.d. Property Search. Accessed online in March 2014 at: <http://assessormap.co.la.ca.us/mapping/viewer.asp>

PCR Services Corporation

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

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

***D8. Evaluator:** Casey Tibbet, M.A. **Date:** March 2014

Affiliation and Address: LSA Associates, Inc., 1500 Iowa Avenue, Suite 200, Riverside, CA 92507

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Page 2 of 7 *Resource Name or #: (Assigned by recorder) North of Mission District Addition
*Recorded by LSA Associates, Inc. *Date: March 2014 Continuation Update



Taken from 1025 Magnolia Street facing east (3/14/14)



Taken from 1025 Magnolia Street facing west (3/14/14)

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*Recorded by LSA Associates, Inc. *Date: June 2014 Continuation Update

The following properties in the this area are also within the project APE. However, some were exempt from evaluation because of alterations. APE Map Reference Numbers [Ref #] are provided for evaluated resources. Unless otherwise noted, all photos were taken in May and June 2014.



1039 Grevelia Street (APE Map Ref # 359-3A). View to the southwest.



1035 Grevelia Street (APE Map Ref # 358-3A). View to the south (taken 10/2/13).



1017 Grevelia Street (APE Map Ref # 355-3A). View to the south.



1014 Magnolia Street (APE Map Ref # 349-3A). View to the north.

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*Recorded by LSA Associates, Inc. *Date: June 2014 Continuation Update



1035 Magnolia Street (APE Map Ref # 346-3A). View to the south.



1029 Magnolia Street (APE Map Ref # 345-3A). View to the south.



1025 Magnolia Street (APE Map Ref # 344-3A). View to the south.



1021-1023 Magnolia Street (APE Map Ref # 343-3A). View to the south.



1017 Magnolia Street (APE Map Ref # 341-3A). View to the south.



1011 Magnolia Street (APE Map Ref # 340-3A). View to the south.

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725 Hope Court. View to the west (taken 10/2/13).



719 Hope Court (APE Map Ref # 331-3A). View to the northwest.



715 Hope Court (APE Map Ref # 332-3A). View to the northwest.



713 Hope Court (APE Map Ref # 333-3A). View to the west.



712 Hope Court (APE Map Ref # 334-3A). View to the east.



716 Hope Court. View to the southeast.

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*Resource Name or #: (Assigned by recorder) North of Mission District Addition

*Recorded by LSA Associates, Inc.

*Date: June 2014

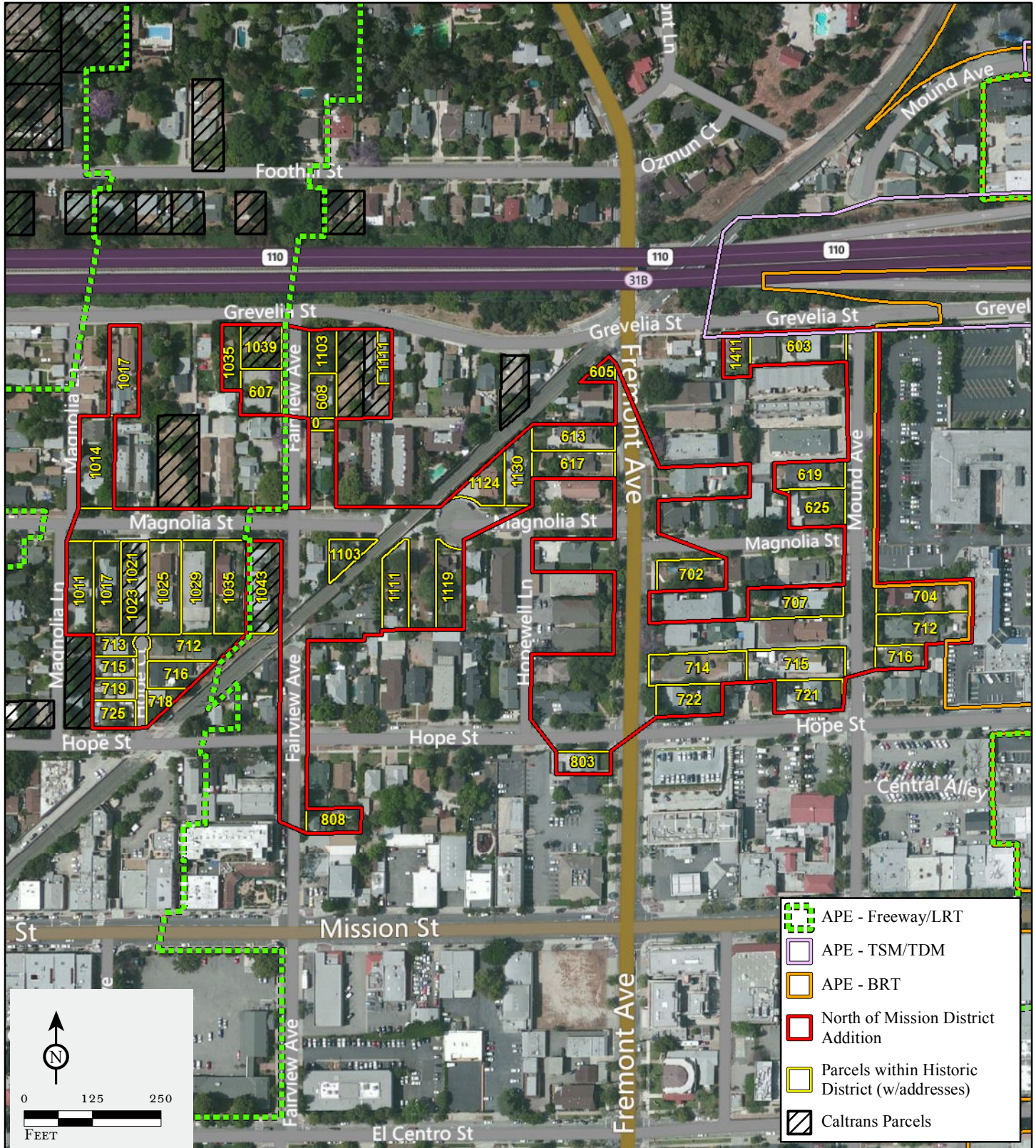
Continuation Update



718 Hope Court (APE Map Ref # 329-3A). View to the east.

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DEPARTMENT OF PARKS AND RECREATION
LOCATION MAP

Primary # _____
 HRI # _____
 Trinomial _____



APE Map Reference # 17-HD-3A

D1. Historic Name: _____ **D2. Common Name:** _____

***D3. Detailed Description:** (Discuss overall coherence of the district, its setting, visual characteristics, and minor features. List all elements of district.): This single-family residential survey area, which consists of two discontinuous areas, is located immediately north of the Pasadena Freeway and has irregular boundaries. It was identified in a 2002 survey and according to that survey includes approximately 80 properties, about 58 of which appear to be potential contributing properties based on construction dates between 1907 and 1949 (PCR Services Corporation 2002:21). The one- and two-story residences were constructed in a variety of styles including Craftsman and various Revival styles (Ibid.). The area features sidewalks buffered from the street by landscaped parkways, mature street trees, and arroyo stone retaining walls. There are modern mast-arm streetlights and some areas are missing parkway landscaping. According to a 2002 survey, the area also includes contractor stamps in the curbs and sidewalks. The area comprises several different subdivisions and wide range of architectural styles, sizes, massing, and periods (Los Angeles County Assessor n.d.).

***D4. Boundary Description** (Describe limits of district and attach map showing boundary and district elements): The western portion is roughly bounded by the Pasadena Freeway on the south, Orange Grove Avenue on the west, Buena Vista Street on the north, and Prospect Avenue on the east. The larger, eastern portion of the district includes properties in an area generally bounded by the Pasadena Freeway on the south, Meridian Avenue on the west, Columbia Avenue on the north, and Fremont Avenue on the east.

***D5. Boundary Justification:** The original boundaries were established by PCR Services Corporation in a 2002 survey completed for the City of South Pasadena and were revised as part of the current study.

***D6. Significance: Theme:** _____ Residential Architecture _____ **Area:** City of South Pasadena _____

Period of Significance: 1907–1949 **Applicable Criteria:** NA _____ (Discuss district's importance in terms of its historical context as defined by theme, period of significance, and geographic scope. Also address the integrity of the district as a whole.)

The Buena Vista/Prospect Addition Survey Area does not appear eligible for listing in the National Register of Historic Places or California Register of Historical Resources because the area is essentially a hodge-podge of styles and periods with many intrusions by later development. This lack of cohesion is further emphasized by the many variations in sizes and massing of the houses. It should be noted that the area is adjacent to the Buena Vista Historic District which the Keeper of the National Register determined eligible for listing in the National Register, and the Prospect Circle Historic District. The Survey Area has been evaluated in the context of those two districts.

The Buena Vista Historic District consists of a small collection of large mansions, dating from the 1890s to the 1920s and constructed in a variety of architectural styles including Queen Anne, Tudor Revival, Shingle, Monterey, Spanish Eclectic, Colonial Revival, and Craftsman. They all have a large scale and mass and extensive setbacks from the street. Located on a sloping hillside with expansive views, these residences were presumably erected for wealthy merchants, entrepreneurs, and others after the City of South Pasadena was incorporated in 1888. The Survey Area, however, consists of a large collection of residences with a smaller mass and scale, including several different subdivisions. Residences were constructed generally between 1907 and 1949, and include Craftsman, various revival styles, and modern Ranch styles. Of the 80 homes in the proposed addition, about 58 fit the date range (1907-1949), however not all of these retain integrity. With such a large proportion of non-contributors, and the broad date range of residences, the potential district does not retain enough of the qualities that convey any particular understanding of the area's history other than evolution from the 1890s through the post-World War II era; events that are common to all areas of southern California. (See *Continuation Sheet*)

***D7. References** (Give full citations including the names and addresses of any informants, where possible.):

Los Angeles County Assessor
n.d. Property Search. Accessed online in March 2014 at: <http://assessormap.co.la.ca.us/mapping/viewer.asp>

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

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

***D8. Evaluator:** Judith Marvin, B.A. and Casey Tibbet, M.A. **Date:** June 2014

Affiliation and Address: LSA Associates, Inc., 1500 Iowa Avenue, Suite 200, Riverside, CA 92507

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***D6. Significance:** (continued from page 1)

The Prospect Circle Historic District, located west of the project APE and north and west of the Survey Area, consists of a collection of residences constructed primarily in the 1920s and composed primarily of Spanish Eclectic, Tudor, and other revival styles in a cohesive manner. The Buena Vista/Prospect Addition Survey Area, however, is lacking in integrity, includes later homes particularly Ranch style residences, and does not convey a sense of feeling or association with the previously identified Prospect Circle Historic District.

Under Criterion A, the area is associated with residential development in the City of South Pasadena between 1907 and 1949. However, the area includes portions of several different subdivisions and is not closely associated with development during one specific time period. Like numerous other neighborhoods in southern California it shows a progression of non-cohesive development over a half century. Under Criterion B, there is no indication that the area as a whole is associated with people/entities important in local, state, or national history. Under Criterion C, the area includes examples of a variety of residential architectural styles, but includes many residences constructed outside the period of significance and has sustained modern intrusions such as the mast-arm streetlights. In addition, many of the residences have been remodeled and are lacking in integrity. The homes are typical examples of common resource types and, for the most part, do not possess high artistic values. Under Criterion D, which typically relates to archaeology, the area does not have the potential to yield important information in prehistory or history.



Taken from just north of the intersection of Buena Vista Street and Fairview Avenue facing north on Fairview Avenue (3/14/14)



Taken from Fairview Avenue looking southeast toward Buena Vista Street (3/14/14)

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The following properties in the potential district are also within the project APE. However, some were exempt from evaluation because of alterations and/or age. APE Map Reference Numbers [Ref #] are provided for evaluated resources. Unless otherwise noted, all photos were taken in May and June 2014.



319 Fairview Avenue. View to the west.



311 Fairview Avenue (APE Map Ref # 271-CT-3A). View to the west.



225 Fairview Avenue (APE Map Ref # 270-CT-3A). View to the west.



223 Fairview Avenue (APE Map Ref # 385-3A). View to the southwest.

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221 Fairview Avenue. View to the west.



219 Fairview Avenue (APE Map Ref # 388-3A). View to the northwest.



216 Fairview Avenue (APE Map Ref #274-CT-3A). View to the east.



218 Fairview Avenue (APE Map Ref # 389-3A). View to the east.



300 Fairview Avenue (APE Map Ref # 387-3A). View to the southeast.



302 Fairview Avenue (APE Map Ref # 272-CT-3A). View to the southeast.

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308 Fairview Avenue (APE Map Ref # 384-3A). View to the southeast.



312 Fairview Avenue. View to the east.



316 Fairview Avenue (APE Map Ref # 382-3A). View to the east.



318 Fairview Avenue (APE Map Ref # 381-3A). View to the east.
Flag lot – residence not visible from the street (Google 09/2011).



320 Fairview Avenue (APE Map Ref # 380-3A). View to the northeast.



328 Fairview Avenue (APE Map Ref # 379-3A). View to the east.

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330 Fairview Avenue (APE Map Ref # 378-3A). View to the east.



402 Fairview Avenue. View to the east (taken 10/02/13).



408 Fairview Avenue. View to the east.



414 Fairview Avenue (APE Map Ref # 375-3A). View to the southeast.



1033 Highland Street. View to the southwest.



1025 Highland Street 9 APE Map Ref # 377-3A). View to the south.

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1030 Highland Street. View to the north.



1100 Buena Vista Street (APE Map Ref # 372-3A). View to the north.



1106 Buena Vista Street (APE Map Ref # 373-3A). View to the north.



1020 Buena Vista Street. View to the north.



1030 Buena Vista Street (APE Map Ref # 371-3A). View to the north.



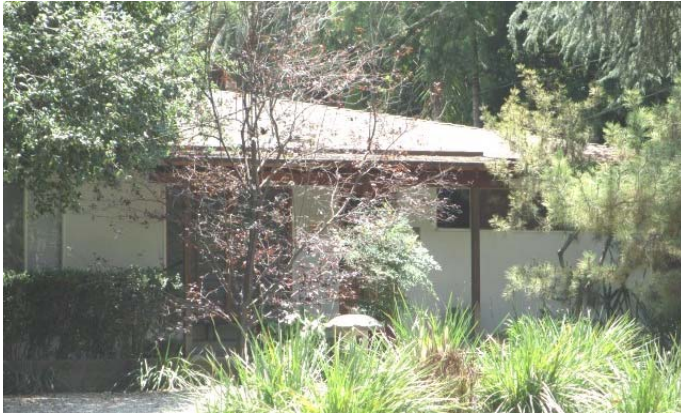
1107 Buena Vista Street (APE Map Ref # 366-3A). View to the south (taken 10/2/13)

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1105 Buena Vista Street (APE Map Ref # 367-3A). View to the south.



1037 Buena Vista Street (APE Map Ref # 368-3A). View to the south.



1033 Buena Vista Street (APE Map Ref # 369-3A). View to the south.



1023 Buena Vista Street (APE Map Ref # 370-3A). View to the south.



1010 Foothill Street. View to the north (taken 10/2/13).



1020 Foothill Street (APE Map Ref # 361-3A). View to the north (taken 10/2/13).

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1026 Foothill Street. View to the north (taken 10/2/13).



1030 Foothill Street. View to the north (taken 10/2/13).



1034 Foothill Street (APE Map Ref # 363-3A). View to the north (10/2/13).



1038 Foothill Street (APE Map Ref # 364-3A). View to the north (taken 10/2/13).



1102 Foothill Street. View to the north (taken 10/2/13).

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1101 Foothill Street. View to the south (taken 10/2/13).

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1041 Foothill Street (APE Map Ref # 264-CT-3A). View to the south (Google 09/2011).



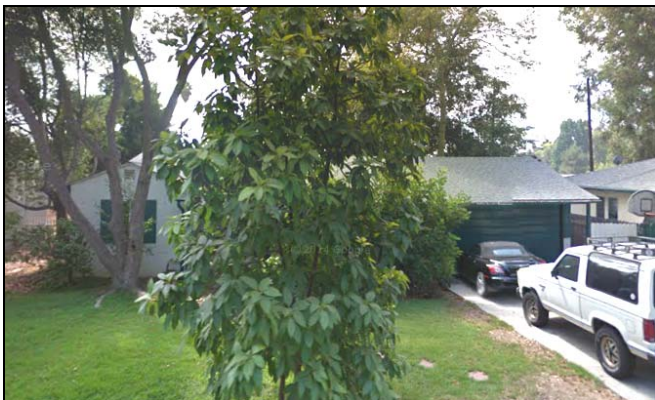
1039 Foothill Street. View to the south (taken 10/2/13)



1035 Foothill Street (APE Map Ref # 263-CT-3A). View to the south (Google 09/2011).



1021 Foothill Street (APE Map Ref # 262-CT-3A). View to the south (Google 09/2011).



1019 Foothill Street (APE Map Ref # 261-CT-3A). View to the south (Google 09/2011).



215 Fairview Avenue (APE Map Ref # 273-CT-3A). View to the west (Google 09/2011).

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