



**CITY OF SOUTH PASADENA  
CULTURAL HERITAGE COMMISSION**

**AGENDA**  
**REGULAR MEETING**  
**THURSDAY, DECEMBER 15, 2022 AT 6:30 P.M.**

**CITY COUNCIL CHAMBERS**  
**1424 MISSION STREET, SOUTH PASADENA, CA 91030**

*South Pasadena Cultural Heritage Commission Statement of Civility*

*As your appointed governing board we will treat each other, members of the public, and city employees with patience, civility and courtesy as a model of the same behavior we wish to reflect in South Pasadena for the conduct of all city business and community participation. The decisions made tonight will be for the benefit of the South Pasadena community and not for personal gain.*

**NOTICE ON PUBLIC PARTICIPATION & ACCESSIBILITY**

The South Pasadena Cultural Heritage Commission Meeting will be conducted in-person from the Council Chambers, Amedee O. "Dick" Richards, Jr., located at 1424 Mission Street, South Pasadena. Pursuant to AB 361 Government Code Section 54953, subdivision (e) (3), the Cultural Heritage Commission may conduct its meetings remotely and may be held via video conference.

The Meeting will be available:

- In Person Hybrid – City Council Chambers, 1424 Mission Street, South Pasadena
- Via Zoom: <https://us02web.zoom.us/j/82268359053> **Meeting ID: 822 6835 9053**

To maximize public safety while still maintaining transparency and public access, members of the public can observe the meeting via Zoom in one of the two methods below.

1. Go to the Zoom website, <https://zoom.us/join> and enter the Zoom Meeting information; or
2. Click on the following unique Zoom meeting link:  
<https://us02web.zoom.us/j/82268359053>

<b>CALL TO ORDER:</b>	Chair	Mark Gallatin
<b>ROLL CALL:</b>	Chair	Mark Gallatin
	Vice-Chair	Conrado Lopez
	Commissioner	William Cross
	Commissioner	Kristin Morrish
<b>COUNCIL LIAISON:</b>	Councilmember	Evelyn G. Zneimer

**APPROVAL OF AGENDA**

Majority vote of the Commission to proceed with Commission business.

**DISCLOSURE OF SITE VISITS AND EX-PARTE CONTACTS**

Disclosure by Commissioners of site visits and ex-parte contact for items on the agenda.

**PUBLIC COMMENT GUIDELINES** (Public Comments are limited to 3 minutes)

The Cultural Heritage Commission welcomes public input. If you would like to comment on an agenda item, members of the public may participate by one of the following options:

Option 1:

Participate in-person at the City Council Chambers, 1424 Mission Street, South Pasadena

Option 2:

Participants will be able to “raise their hand” using the Zoom icon during the meeting, and they will have their microphone un-muted during comment portions of the agenda to speak for up to 3 minutes per item.

Option 3:

Email public comment(s) to [PlanningComments@southpasadenaca.gov](mailto:PlanningComments@southpasadenaca.gov).

Public Comments received in writing will not be read aloud at the meeting, but will be part of the meeting record. Written public comments will be uploaded online for public viewing under Additional Documents. There is no word limit on emailed Public Comment(s). Please make sure to indicate:

- 1) Name (optional), and
- 2) Agenda item you are submitting public comment on, and
- 3) Submit by no later than 12:00 p.m., on the day of the Cultural Heritage Commission meeting.

NOTE: Pursuant to State law, the Cultural Heritage Commission may not discuss or take action on issues not on the meeting agenda, except that members of the Cultural Heritage Commission or staff may briefly respond to statements made or questions posed by persons exercising public testimony rights (Government Code Section 54954.2). Staff may be asked to follow up on such items.

**PUBLIC COMMENT**

**1. Public Comment – General (Non-Agenda Items)**

**CONSENT CALENDAR ITEMS**

**2. Minutes from the Regular Meeting of December 17, 2020**

**3. Minutes from the Regular Meeting of November 18, 2021**

**4. Minutes from the Special Meeting of February 7, 2022**

**PUBLIC HEARING**

**5. 1222 Brunswick Avenue, Project No. 2451-NID/DRX – A Notice of Intent to Demolish for the proposed demolition of an existing single-family dwelling**

Recommendation

Approve the Notice of Intent to Demolish and determine that the property does not meet the national, state, or local criteria for historic designation.

**DISCUSSION**

**6. Historic Resources Survey Update**

**ADMINISTRATION**

**7. Comments from City Council Liaison**

**8. Comments from Commissioners**

**9. Comments from Subcommittees**

**10. Comments from South Pasadena Preservation Foundation (SPPF) Liaison**

**11. Comments from Staff**

**ADJOURNMENT**

**12. Adjourn to the Regular Cultural Heritage Commission meeting scheduled for January 19, 2023 at 6:30 PM.**

**PUBLIC ACCESS TO AGENDA DOCUMENTS AND BROADCASTING OF MEETINGS**

Cultural Heritage Commission meeting agenda packets are available online at the City website: <https://www.southpasadenaca.gov/government/boards-commissions/cultural-heritage-commission/cultural-heritage-commission-agendas>

**ACCOMMODATIONS**

The City of South Pasadena wishes to make all of its public meetings accessible to the public. If special assistance is needed to participate in this meeting, please contact the City Clerk's Division at (626) 403-7230. Upon request, this agenda will be made available in appropriate alternative formats to persons with disabilities. Notification at least 48 hours prior to the meeting will assist staff in assuring that reasonable arrangements can be made to provide accessibility to the meeting (28 CFR 35.102-35.104 ADA Title II).

*I declare under penalty of perjury that I posted this notice of agenda on the bulletin board in the courtyard of City Hall at 1414 Mission Street, South Pasadena, CA 91030, and on the City's website as required by law.*

12/8/2022

Date

*matt chang*

\_\_\_\_\_  
Matt Chang, Planning Manager

MINUTES OF THE REGULAR MEETING OF THE  
**CULTURAL HERITAGE COMMISSION**

CITY OF SOUTH PASADENA

**Thursday, December 17, 2020 at 6:30 P.M.**

VIRTUAL MEETING

**ROLL CALL**

The meeting convened at: 6:32 pm

Commissioners Present: Mark Gallatin (Chair), Rebecca Thompson (Vice-Chair), Steven Friedman and Kristin Morrish

Commissioners Absent: William Cross

Staff Present: Kanika Kith (Planning Manager), Malinda Lim (Associate Planner)

*Please Note: These Minutes are a summary of the meetings and are not a fully transcribed record.*

**APPROVAL OF AGENDA**

Approved 4-0.

**DISCLOSURE OF SITE VISITS AND EX-PARTE CONTACTS**

None.

**PUBLIC COMMENTS AND SUGGESTIONS**

None.

**PRESENTATIONS**

None.

**PUBLIC HEARING**

1. **657 Forest Avenue/Project No. 2342-COA/AUP – Certificate of Appropriateness for the construction of an approximately 335 square-foot, single-story addition and a new 130 square-foot patio deck to an existing single-story single-family residence and an Administrative Use Permit to waive the second covered parking requirement:**

**Recommendation:**

Approve, subject to Conditions of Approval.

**Staff Presentation:**

Planning Manager Kith introduced Preservation Planner Debi Howell-Ardila who played a prerecorded PowerPoint presentation of this project.

**Questions for Staff:**

Chair Gallatin and Debi Howell-Ardila discussed the front porch wall and the trellis. Chair Gallatin next inquired whether each of the conditions listed with regard to an Accessory Dwelling Unit (ADU) need to be present. Planning Manager Kith will review the Code and get back to him. However, it is her understanding any one of the three Conditions is sufficient.

**Public Hearing:**

No comments were received.

**Applicant's Presentation:**

None. However, the Applicant is available to answer questions.

**Questions for Applicant:**

Vice-Chair Thompson remarked that the windows beside the master bedroom are very square and the rest of the house has windows that are very vertical in proportion, whether they are primary or secondary windows. She also commented on the crenellation on top, with red barrel tile trim, and the green vent. She confirmed that the trellis in front would remain.

Preservation Planner Debi Howell-Ardila and Vice-Chair Thompson discussed the trellis and porch as character-defining features given that the house is modest. They could be replaced in-kind if there is deterioration that is beyond repair.

Commissioner Morrish asked if the staff reviews all of the conditions with the property owner, including those conditions about videoing the street and videoing the sewer.

Planning Manager Kith replied that the conditions are shared with the applicant and are reviewed by them. If they have any opposition to the conditions, they can bring it up during the Commission meeting. The conditions referred to are standard conditions from the Public Works Department. She explained that this is to help Public Works and the applicant both be on the same page on the condition of the street prior to construction because there is a lot of concern about these construction projects damaging the existing residential streets from construction vehicles, and not being repaired properly.

**Commissioner Discussion:**

Vice-Chair Thompson is okay with the project. She wishes the north elevation was a little better defined for fenestration, for articulation and windows and the windows on the proposed south elevation looked more like the rest of the house.

Commissioner Friedman commented that the project is modest in scale and is appropriate for the neighborhood. He agrees with Vice-Chair Thompson's comments about the fenestration.

Commissioner Morrish had no concerns because it is so modest. She will defer to Vice-Chair Thompson on the fenestration.

Chair Gallatin agreed with his fellow Commissioners on the points that were brought up regarding the fenestration. He suggested that perhaps a condition of approval can be added to address that concern. He is very pleased to see that the porch and trellis are remaining in place because he didn't want to see that great bougainvillea bush get chopped down. It is a beautiful touch to the front of the home.

Planning Manager Kith provided clarification on the Administrative Use Permit for parking. According to the Code, the Commission has the authority to waive the second covered parking requirement and allow tandem parking, based on several criteria, and only one can apply. In this case, one could be because the property is substandard in size – less than 10,000 square feet - which this property is, or the property is substantial in width, which is less than 50 feet, which this property is, as well. This property is only 40 feet wide. Or the property contains the following features – a protected Heritage tree, a home listed in the City inventory of historic resources, or a physical feature that would make it impractical or unfeasible to provide the standard site garage. This section of the Code is the one that is referenced in the staff report.

Chair Gallatin conferred with Commissioner Friedman. Commissioner Friedman said he would read it as any of the three can be the basis.

**Decision:**

Commissioner Morrish motioned, seconded by Commissioner Friedman, to approve the Certificate of Appropriateness for this project at 657 Forest Avenue with the requisite mandatory findings with at least three project specific findings – specific findings numbers two, six and seven, approve it with the Conditions of Approval that are listed, and that we approve the Administrative Use Permit to waive the second covered parking space. Also, to request that the Applicant revisit the windows at the south elevation addition, with Chair review approval.

**Motion carried, 4-0.** The project is approved subject to the Conditions of Approval outlined in the staff report and as amended today.

2. **2010 Oxley Street/Project No. 2347-COA - Certificate of Appropriateness for a 408 square-foot single-story addition and alterations to an existing single-story home:**

**Recommendation:**

Approve, subject to Conditions of Approval.

**Staff Presentation:**

Planning Manager Kith reintroduced Preservation Planner Debi Howell-Ardila who played a prerecorded PowerPoint presentation of this project.

**Questions for Staff:**

Chair Gallatin inquired regarding an item included in the Conditions of Approval referencing the Smart Families Group, which is not relevant to this project. Planning Manager Kith confirmed that condition is in error and will be removed if the project is approved tonight with directions for staff to revise the Conditions of Approval.

**Public Comments:**

None.

### **Applicant's Presentation:**

Associate Planner Malinda Lim played a prerecorded PowerPoint presentation by homeowners Jennifer and Marc Trotoux. Jennifer Trotoux is also a preservation professional for over 25 years.

### **Questions for Applicant:**

Vice-Chair Thompson said this is one of the better designs we've seen in a long time. She thinks it is a really nice, humble, but adequate solution to adding more room to the house. She loves the idea in the back where they have the open framing trellis that is part of the gable. She thinks it's a wonderful solution and a modern riff on the gables that they have now.

Applicant Jennifer Trotoux responded that the detail has not yet been worked out yet.

Vice-Chair Thompson and the Applicant discussed moving the structural wall back to the envelope of the house. The Applicant said they decided to just put concrete and was told that it wouldn't really look any different because it was all going to be open lattice or something like that.

Commissioner Morrish had no questions, but she agrees that this is a great design.

Chair Gallatin wanted to clarify one item on the proposed front elevation on the west end of the front elevation regarding wood siding on the addition. The Applicant responded that the siding is shingles, not clapboard.

### **Commissioner Discussion:**

Vice-Chair Thompson agreed with the owner that the massing is changing, the roofline is changing - that anthropologists 200 years from now will be able to figure it out.

Commissioner Friedman concurred that those features that Vice-Chair Thompson just described satisfy the need for differentiation. He thinks it is a very thoughtful design. He was concerned about the comments regarding the replacement of the cedar shingles, but he drove by and saw their condition, looked at the photographs, and he's comfortable with it.

Commissioner Morrish – no additional comments.

Chair Gallatin concurred with the owner's explanation regarding the shingles as a means of differentiation. He thought the Applicant is absolutely correct that the differentiation has been accomplished during the massing and does not see a need to have a different size shingle on the addition. The note on the plans could perhaps be modified or stricken from the plans when they are submitted for plan check.

### **Decision:**

Commissioner Friedman motioned, seconded by Vice-Chair Thompson, to approve the Certificate of Appropriateness for 2010 Oxley Street, including the cleanup by staff of any and all erroneous conditions that were contained in the draft conditions in the agenda packet, and including all of the mandatory findings and design guideline findings, and at least specific findings two, six and eight.

**Motion carried, 4-0.** The project is approved, subject to the Conditions of Approval as amended today.



## CONSENT ITEMS

3. October 29, 2019 Meeting Minutes
4. April 30, 2020 Meeting Minutes
5. May 14, 2020 Joint Meeting Minutes
6. May 21, 2020 Meeting Minutes
7. June 18, 2020 Meeting Minutes
8. July 16, 2020 Meeting Minutes

### **Decision:**

Commissioner Friedman motioned, seconded by Chair Gallatin, to approve the above-referenced sets of minutes, with non-material corrections to be submitted by the Commission.

**Motion carried, 4-0.**

## PRESENTATIONS

9. None.

## DISCUSSION ITEMS

10. 2020 Annual Report and 2021 Work Plan:

### **Recommendation:**

1. Discuss and approve the 2020 Annual Report; and
2. Discuss and continue the Work Plan for 2021.

### **Staff Presentation:**

Planning Manager Kith explained that the Annual Report is a brief snapshot highlighting the Commission's accomplishments this year and proposed Work Plan for next year for City Council. Staff is looking for the Commission to provide comments and suggestions to refine the Annual Report and approve it tonight. Staff will work with the Chair on any recommended changes the Commission requests, including the addition of the two items approved tonight, which will revise the number on page 5 from 13 to 15. For the Work Plan, staff requests the Commission provide suggestions and comments, and then continue it to the January meeting so that the new Commissioner is given the opportunity to review it.

### **Questions for Staff:**

None.

### **Commissioner Discussion:**

Chair Gallatin mentioned a possible addition to the Annual Report. Back in August, the Commission formed a subcommittee to consider a Landmark Designation for the house at 807 Bank Street and although no further action has been taken, it should be included in the accomplishments for the year since Landmark applications are not often received.

There were no comments regarding the Work Plan.

**Decision:**

Commissioner Friedman motioned, seconded by Vice-Chair Thompson, to approve the Annual Report, subject to Chair Gallatin's addition of Introductory Comments which will be included, and to continue the 2021 Work Plan to the Commission's next regular meeting.

**Motion carried, 4-0.**

## ADMINISTRATION

**11. Comments from City Council Liaison:**

None.

**12. Comments from Cultural Heritage Commissioners:**

Vice-Chair Thompson commended staff on the wonderful job on summing up the year and projecting the work tasks and activities ahead. There was a lot of work done and she really appreciates their time putting together the Annual Report.

Commissioner Friedman was contacted by the City last week to inquire whether he was interested in having his name submitted to be recommended for serving an additional term on the Commission. Due to his workload, he felt that he could not balance the two, and he withdrew his name from consideration. Tonight is his last meeting. He wanted to thank the Commissioners and staff and especially, Kanika and Malinda for everything. He cherishes their leadership and devotion. Good luck to all and thank you.

Commissioner Morrish commended the staff for all the work they have done on this Commission and all the things going on in Planning. The staff is heroic. She thanked Commissioner Friedman for his service, as well.

Chair Gallatin extended a big thank you to Commissioner Friedman for his service. He joined the Commission four years ago and has been very impressed with Commissioner Friedman's abilities to calmly analyze the projects before the Commission and to make cogent arguments in favor of them in most cases or in some cases, where needed, amend them. He wishes the Commissioner nothing but the best going forward. Also, since this is the last meeting of the year, he wanted to extend a huge thank you to the staff – from Joanna to Kanika to Malinda to Aneli and Jose – all the way down the line – this has been a year unlike any other and they have risen to the challenge heroically.

**13. Comments from Subcommittees:**

None.

**14. Comments from South Pasadena Preservation Foundation (SPPF) Liaison:**

Chair Gallatin reported that SPPF continues to plan a virtual event honoring Irving Gill. It will probably be in the late spring sometime. As details are firmed up, they will be shared with the Commission.

**15. Comments from Staff:**

Planning Manager Kith thanked Chair Gallatin and all the Commissioners for their appreciation of staff. She lauded the strong support provided by Jose Villegas and Aneli Gonzalez. She added that she and Malinda have been helping applicants move through all the backlogs of projects which they are still processing. They have been really grateful that Council approved a consultant to help process the new projects, so property owners do not have to wait until the old projects are finished.

As outlined in the Work Plan, the Cultural Heritage Commission is going to have a heavy workload next year. In addition, the accessory dwelling unit ordinance will be in place. The Planning Department was awarded a grant from the State and will be working on this for most of the year next year. As soon as that is done, they will begin update of the Design Standards and Guidelines. The Planning Commission is going to be really busy with the Housing Element which will need to be included in the Design Standards for ADUs. The Planning Commission is trying to promote production of ADUs while trying to protect the character of the City.

Lastly, the hearing by SCAG for the RHNA Appeal for the City will be on January 11<sup>th</sup>. It was originally scheduled for January 6<sup>th</sup>.

Chair Gallatin added that the ad hoc Committee met with staff this morning to go over a PowerPoint presentation that was given about two weeks ago by SCAG's staff. It was an orientation to the appeal process. It provided an opportunity to get a first read on how SCAG staff is viewing the 50-plus appeals they received from the six County jurisdictions. It also helped us start to hone our strategy for when we go to our hearing on January 11<sup>th</sup>.

Chair Gallatin stated that it is going to be an uphill challenge for every city that has appealed.

Planning Manager Kith reported that the Seven Patios project approved back in November by the Planning Commission is going to be presented to City Council in February. In addition, the Planning Commission is working on inclusionary housing and looking at the density bonus. She invited any interested Commissioners to let staff know and they will be informed when the inclusionary ordinance is going before the Planning Commission – probably in January or February.

Chair Gallatin wished everyone a very happy holiday season.

**ADJOURNMENT**

16. The meeting adjourned at 7:54 pm to the next regular Cultural Heritage Commission meeting scheduled on January 21, 2021.

DRAFT

APPROVED,

\_\_\_\_\_  
Mark Gallatin  
Chair, Cultural Heritage Commission

\_\_\_\_\_  
Date

MINUTES OF THE REGULAR MEETING OF THE  
**CULTURAL HERITAGE COMMISSION**

CITY OF SOUTH PASADENA

**Thursday, November 18, 2021 at 6:30 P.M.**

AMEDEE O. "DICK" RICHARDS, JR. COUNCIL CHAMBER  
1424 MISSION STREET, SOUTH PASADENA, CA 91030

HYBRID MEETING – IN-PERSON AND VIRTUAL

## ROLL CALL

The meeting convened at: 6:30 pm

Commissioners Present: Rebecca Thompson (Chair), Mark Gallatin (Vice-Chair), William Cross and Kristin Morrish

Commissioners Absent: Conrado Lopez

Staff Present: Angelica Frausto-Lupo (Community Development Director), Margaret Lin (Deputy Community Development Director) and Alexandra Madsen (Contract Planner)

City Council Liaison: Evelyn G. Zneimer

*Please Note: These Minutes are a summary of the meetings and are not a fully transcribed record.*

## APPROVAL OF AGENDA

Approved 4-0.

## DISCLOSURE OF SITE VISITS AND EX-PARTE CONTACTS

Commissioner Cross disclosed that he visited the site on tonight's agenda.

## PUBLIC COMMENTS AND SUGGESTIONS

Jenny Bright reported that South Pasadena Historical Landmark Number 9, the Oaklawn Portals are in a serious state of disrepair.

## PRESENTATIONS

None.

## PUBLIC HEARING

1. 1123 Donaldo Court/Project No. 2423-COA – a Certificate of Appropriateness for a proposed one-story 790 square-foot addition to an existing one-story, 1,046 square-foot single-family residence located at 1123 Donaldo Court:

**Recommendation:**

Approve the Certificate of Appropriateness, subject to conditions of approval.

Vice-Chair Gallatin recused himself from this item because he owns property within 1,000 feet of the subject site.

**Staff Presentation:**

Contract Planner Alexandra Madsen presented a prerecorded PowerPoint presentation.

**Questions for Staff:**

Commissioner Cross and Contract Planner Madsen discussed the ADU garage conversion and confirmed that it was not a part of the CHC's approval tonight.

Chair Thompson asked about which type of barrel tiles would be used for this project.

**Public Comments:**

None.

**Applicant's Presentation:**

Architect Greg Crawford presented the project on behalf of the applicant. They are trying to provide a design and program for their clients within the spirit of the Secretary of the Interior's Guidelines and he complimented the staff on their discussions to refine some of those developments.

**Questions for Applicant:**

Chair Thompson asked about the vents and roof tiles. Architect Crawford said the vents would be code compliant and confirmed that the entire house would be re-roofed with barrel tile, not S-tile, including the garage.

**Commissioner Discussion:**

Chair Thompson and Commissioner Morrish both thought it was a well-designed project. Commissioner Morrish believed it to be a nice modest addition to the rear of the house. Commissioner Cross and Chair Thompson agreed that it was a sensitive design, a good addition to the neighborhood and to the historic cluster.

Commissioner Cross said he would add a condition that this approval does not apply to the ADU garage conversion.

**Decision:**

Commissioner Morrish motioned, seconded by Commissioner Cross, to approve a Certificate of Appropriateness for this project, subject to the Conditions of Approval, making the mandatory findings and specific findings 2, 3 and 5.

**Motion carried, 3-0.**

Vice-Chair Gallatin rejoined the meeting.

**ADMINISTRATION**

**2. Comments from City Council Liaison:**

Councilmember Zneimer made comments regarding the conditions of Oaklawn Portals.

Vice-Chair Gallatin said he hoped the City would get creative with funding sources for this treasure in the City.

**3. Comments from Cultural Heritage Commissioners:**

Commissioner Cross said that the house known as Oaklawn Manor had been selected to be a Pasadena Showcase House and remarked that it had been some time since a South Pasadena home had been selected for this honor.

**4. Comments from Subcommittees:**

None.

**Comments from South Pasadena Preservation Foundation (SPPF) Liaison:**

Vice-Chair Gallatin wanted to thank all who attended the Irving J. Gill Virtual Event on Sunday (or those watched virtually) which included a video tour of the Miltimore House and a webinar with four scholars who specialize in Irving J. Gill. The next event coming up will be on April 24 of next year which will be the live tour of the Miltimore House.

**5. Comments from Staff:**

Community Development Director Frausto-Lupo reported that interviews for staffing positions were being conducted and by mid-December three new associate planners and a planning manager should be in place. In addition, the current staff - an intern holding down the fort with her and Margaret - is trying to reduce the caseload backlog and keep up with current cases. Vice-Chair Gallatin wanted to know the status of the search for a land management system and recalled that there are funds allocated in the budget for this project. Community Development Director Frausto-Lupo finished her comments by wishing everyone a Happy Thanksgiving and told the Commissioners to know that they are greatly appreciated.

**ADJOURNMENT**

6. The meeting adjourned at 7:11 pm to the next regular Cultural Heritage Commission meeting scheduled on December 16, 2021.

APPROVED,

\_\_\_\_\_  
Mark Gallatin  
Chair, Cultural Heritage Commission

\_\_\_\_\_  
Date

MINUTES OF THE SPECIAL MEETING OF THE  
**CULTURAL HERITAGE COMMISSION**

CITY OF SOUTH PASADENA

**Monday, February 7, 2022 at 6:30 P.M.**

VIRTUAL MEETING VIA ZOOM TELECONFERENCE

**ROLL CALL**

The meeting convened at: 6:49 pm  
Commissioners Present: Rebecca Thompson (Chair), Mark Gallatin (Vice-Chair), William Cross, Conrado Lopez and Kristin Morrish  
Staff Present: Angelica Frausto-Lupo (Community Development Director), Matt Chang (Planning Manager) and Alexandra Madsen (Contract Planner)  
City Council Liaison: Evelyn G. Zneimer

*Please Note: These Minutes are a summary of the meetings and are not a fully transcribed record.*

**APPROVAL OF AGENDA**

Approved 5-0.

**DISCLOSURE OF SITE VISITS AND EX-PARTE CONTACTS**

Commissioner Cross, Commissioner Lopez, Commissioner Morrish and Vice-Chair Gallatin visited or drove by both sites and no Commissioner had any ex parte communications or contacts.

**PUBLIC COMMENTS AND SUGGESTIONS**

None.

**PRESENTATION**

None.

**PUBLIC HEARING**

1. **1806 Wayne Avenue/Project No. 2445-COA – a Certificate of Appropriateness for a proposed 380 square-foot second story addition to an existing 2,220-square-foot two-story single-family residence located at 1806 Wayne Avenue:**

**Recommendation:**

Approve the Certificate of Appropriateness, subject to the Conditions of Approval.

**Presentation:**

Contract Planner Alexandra Madsen presented a PowerPoint presentation of the project.

**Questions for Staff:**



Vice-Chair Gallatin asked several questions regarding the conversion of the garage to an ADU which was shown on the submitted plans and whether this project had to comply with the new design standards for ADUs on historic properties, including questions regarding FAR calculations.

Planning Manager Chang noted the ADU project would be subject to the new requirements just adopted by the City Council this past December and the regular Ordinance passed in January. The new Historical Design Guidelines would also apply to the ADU project. Contract Planner Madsen addressed the FAR concerns.

Vice-Chair Gallatin discussed the separation between the proposed addition to the garage and the main house and the minimum separation requirement between structures and wanted to confirm that it is not something for the Commission to be concerned with at tonight's meeting. Contract Planner Madsen concurred.

Planning Manager Chang explained that the Commission can only review the COA application at this point. The ADU application will be subject to staff review. However, the Municipal Code states that if anything does not comply with the Standards' requirements, staff can bring that ADU application to the Cultural Heritage Commission for approval. At this time, it will be a separate review process.

Vice-Chair Gallatin and Contract Planner Madsen discussed the landscaping section of the report.

Vice-Chair Gallatin asked for clarification regarding a series of squares and rectangles depicted on the plans which look to be multiple electrical panels. Contract Planner Madsen deferred to the architect.

Commissioner Lopez and Chair Thompson discussed whether or not a section of the submitted plans that is not part of the project should be shown on the drawings, and, if included, should contain a notation indicating that a particular section is *not a part* to be considered by the Commission considering it might affect the overall project – light, air, aesthetics, etc.

**Applicant's Presentation:**

None. However, Architect Bruce Ruggles joined the meeting.

**Questions for Applicant:**

Architect Ruggles explained that the extra panels referred to by Vice-Chair Gallatin on the side are the inverters for the existing solar panels on the roof and a power generator. With regard to the ADU, the plans were originally submitted with that section marked as *not a part*, but were told that they had to include it for the submittal.

Chair Thompson apologized for the confusion and complimented the architect on the project and mentioned that it was very sensitive and thoughtful, and appreciated that he paid attention to the existing vernacular of the building and community and the district.

**Commissioner Discussion:**

Commissioner Lopez indicated, and Chair Thompson agreed, that it was quite a nice project and a great scale, compatible with the neighbors and the building that's already there. It seemed all around very good to him.

Architect Ruggles and Chair Thompson discussed the second floor, the 1996 addition and the belly band.

The Commissioners, led by Vice-Chair Gallatin, discussed whether story poles might help with the decision-making and concluded that they were not necessary in this instance.

**Decision:**

Commissioner Lopez motioned, seconded by Commissioner Morrish, to approve the project as submitted. The required findings can be made - the general findings, the Secretary of the Interior's findings and project specific findings 2, 3 and 5.

**Motion carried, 5-0.** This project is approved, subject to the Conditions of Approval.

2. **2039 Edgewood Drive/Project No. 2444-COA – Certificate of Appropriateness for a proposed 149 square-foot first story and a 713 square-foot second story addition to an existing 2,475 square-foot two-story single-family residence located at 2039 Edgewood Drive:**

**Presentation:**

Contract Planner Alexandra Madsen presented a PowerPoint presentation of the project.

**Recommendation:**

Form a subcommittee to work with the applicant to refine and relocate the proposed addition to the rear of the property. Approve the Certificate of Appropriateness upon relocation of the addition to the rear of the residence and subject to Conditions of Approval.

**Questions for Staff:**

Vice-Chair Gallatin asked about the proposed roof plan and clarification of an existing gable vent.

Chair Thompson remarked that the existing house is a great example of Craftsman architecture from that era and an asset to the community. She requested that the Commission see it in 3-D.

Commissioner Morrish expressed concern that the specific character-defining feature of the house - the tiny little pop-up - might not be a character-defining feature anymore if the property owners make the pop-up compatible with the neighbors.

**Applicant's Presentation:**

Architect James Coane introduced himself and joined the discussion. He explained the process of working on the house and the interactions and directions from the City thus far. They met with a planner throughout July and August and were advised that there didn't seem to be any issues. They met with a different planner throughout September and October who agreed and said to go ahead and submit; it should be an easy approval. They were caught off guard when meeting with Contract Planner Alexandra Madsen who introduced them to the pop-up as a character-defining feature. They debated and decided to go ahead and submit what they had, knowing they could always design in the back, if need be. They have a 3-D model to share, which can be provided later. They have already done some studies of adding on to the back which they are willing to consider. He introduced the homeowner, Amy Chu.

Homeowner Amy Chu introduced herself and her husband, who was also online. She thanked the City and explained in great detail the current state of the home and the importance and urgency of the proposed renovation.

**Questions for Applicant:**

Commissioner Cross inquired about the identity of the architect or the original builder.

Contract Planner Madsen replied that the building permit did not identify that information and explained that she discovered a notice in a 1913 newspaper of this house being built that specifically identifies the second story. The contractor is listed as the owner, T.I. Gifford, 2039 Edgewood Drive, two-story, eight room dwelling and garage, thirty-five hundred dollars from South Pasadena records, May 9, 1913.

**Public Comments:**

None.

**Commissioner Discussion:**

Vice-Chair Gallatin acknowledged the project architect and homeowners for taking the time to attend the meeting and provide the input - the background and the context for this project. He remarked that the design process is one of constantly overcoming challenges and finding happy mediums. He commented on the thoughtfulness of the architect's work.

Commissioner Lopez expressed his opinion that the tools of a 3-D model would help guide the Commission. He mentioned that there is nice, thoughtful elevation work that's been done on the north elevation. He is not necessarily opposed to building in front of the existing second volume.

Commissioner Morrish remarked that her only concern was that to make any of the Secretary of the Interior findings – the pop-up is very significant. To wipe it out or to mask it or to negate it, even a little bit less than it is now is going to be an issue. Although she fully appreciated the homeowners' desire to increase the number of bedrooms, one of the staff recommendations was that a subcommittee work with the architect on the Secretary of the Interior's Standards to make the second story compatible with the findings the CHC has to make.

The Commissioners discussed the necessity of forming a subcommittee and robustly examined whether it was mandatory the Commission maintain defining characteristics due to the Guidelines, recognizing it would be dangerous precedent to ignore a character-defining feature because it didn't seem fair to include it or because the property owner wanted to change it. Most of the Commissioners agreed that a character-defined feature presumably was identified as part of a survey process and the character-defining features are immutable. Commissioner Lopez expressed his disagreement.

Chair Thompson and Architect Coane discussed the Commissioners' comments, with the architect expressing his frustration and that he wished the character-defining issue had come up five months earlier, but concurred that the appointment of a subcommittee was unnecessary in his view.

**Decision:**

Commissioner Morrish motioned, seconded by Commissioner Lopez, to continue this project to March 17, 2022, with the architect to be given direction about the character-defining feature of the pop-up and putting the mass mostly in the back.

Vice-Chair Gallatin provided several very specific and straightforward suggestions for the architect with respect to changes to the plans which could be incorporated when the plans are resubmitted. He also noted that the use of the term ‘guidelines’ throughout this conversation referencing the Secretary of the Interior’s Standards was misidentified as ‘guidelines.’ He pointed out ‘guidelines’ are kind of take it or leave it, if you want to use it. Standards are mandatory. He advised the architect to keep in mind the distinction between the two as he vetted the design alternatives against the Secretary of the Interior’s Standards.

**Motion carried, 5-0.** This project is continued to the March 17<sup>th</sup> meeting.

## ADMINISTRATION

### 3. Comments from Council Liaison:

None.

### 4. Comments from Commissioners:

Vice-Chair Gallatin asked for several staff updates, including the status of the review of the alterations to the Rialto Theatre and the upcoming Pasadena Showcase House of Design.

Community Development Director Frausto-Lupo explained that there is no update on the Rialto project tonight due to staff shortages, newly-hired staff and the current COVID surge, which severely impacted the workflow and productivity of the city, noting that at one point in January, there were over 40 people out due to COVID. A better update will be provided in March.

Director Frausto-Lupo deferred to Planning Manager Chang regarding the Pasadena Showcase project.

Planning Manager Chang explained that the Pasadena Showcase is a month-long event from the middle of April to the middle of May and this year will be highlighting a South Pasadena house. The staff is working with the Pasadena Showcase, the property owner and the contractors on two separate fronts. One is the operation of a temporary use permit, because staff wants to make sure that the event itself doesn’t trigger any nuisance complaints from the neighboring property owners. And second, preservation of the historical nature of the house from both interior and exterior standpoints. At this time, staff is waiting for the applicant to provide a more comprehensive set of plans to provide a better understanding of the scope of the project.

Vice-Chair Gallatin remarked that due to disturbing reports he had received from neighbors and the preservation community concerned about the restorations and manner of repairs to the Rialto Theatre and the renovations being done on behalf of the Pasadena Showcase, it would be helpful to make the community aware their concerns are being addressed and the City is on top of these projects - perhaps through a newsletter item or City Hall scoop or some other way.

And, lastly, at the previous CHC meeting, he had inquired about the Oaklawn Portals and whether they were on public property, private property or some of both. He wanted to know if an update was available.

Director Frausto-Lupo apologized that she did not have an update for this. She will follow up with Deputy Community Development Director Margaret Lin and asked if Vice-Chair Gallatin could provide more detailed information regarding his request. Vice-Chair Gallatin said he would send her an email with more information.

**5. Comments from Subcommittees:**

None.

**6. Comments from SPPF Liaison:**

Vice-Chair Gallatin reported that Mayor Cacciotti joined the group for the January meeting. The Mayor had some very interesting things to say about cultural heritage in general and his goals for the coming year to try and bring to the forefront the diverse history of Pasadena and the contributions of diverse groups – different ethnicities to South Pasadena’s history.

**7. Comments from Staff:**

Community Development Director Frausto-Lupo remarked that as this is the first official meeting after the New Year, she wished everyone a Happy New Year and wanted to thank all of the Commissioners for their patience and availability to help and assist and serve. Secondly, she addressed the staffing challenges mentioned earlier and reminded the Commission that Planning Manager Chang started in early December and three new associate planners started at the end of December. The priority has been for Matt to meet with the planners and bring them up to speed. They are moving as fast as they can to quickly fill the vacant Assistant Planner position to really help move projects forward. On another front, in the last two months or so, staff in the City Manager’s office has been analyzing the different boards and commissions of the City and scheduled a special meeting for February 23<sup>rd</sup>. The meeting will be virtual at 6:00 p.m. Commissioners are invited to participate or listen in when the staff presents their analysis to City Council. Lastly, she formally introduced Matt Chang as the new Planning Manager, welcomed him to his first meeting and invited him to address the Commission.

Planning Manager Chang thanked the Commission for welcoming him. He graduated from high school here, so it’s good to be coming home to serve this community. He thanked everyone for their availability to helping staff to get some of the projects through. The staff definitely understands there are a lot of projects that need to be processed. Staff will make sure that they are executed well and look forward to bringing more complete projects for the Commission’s consideration.

Chair Thompson welcomed all the new staff and can’t wait to meet everyone.

**ADJOURNMENT**

- 8. The meeting adjourned at 8:39 pm to the next regular Cultural Heritage Commission meeting scheduled for March 17, 2022 at 6:30 pm.

APPROVED,	
_____	_____
Mark Gallatin Chair, Cultural Heritage Commission	Date



# Cultural Heritage Commission Agenda Report

ITEM NO. 5

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**DATE:** December 15, 2022

**FROM:** Angelica Frausto-Lupo, Community Development Director  
Matt Chang, Planning Manager

**PREPARED BY:** Braulio M. Madrid, Associate Planner

**SUBJECT:** **Project No. 2451-NID/DRX – A request for a Notice of Intent to Demolish for the proposed demolition of an existing 1,260 sq. ft. single-family dwelling with an attached garage located at 1222 Brunswick Avenue (APN: 5311-007-022)**

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## Recommendation

Staff recommends that the Cultural Heritage Commission (CHC) make a determination that the property does not meet the national, state, or local criteria for historic designation and the project may proceed through the city's application process.

## Background

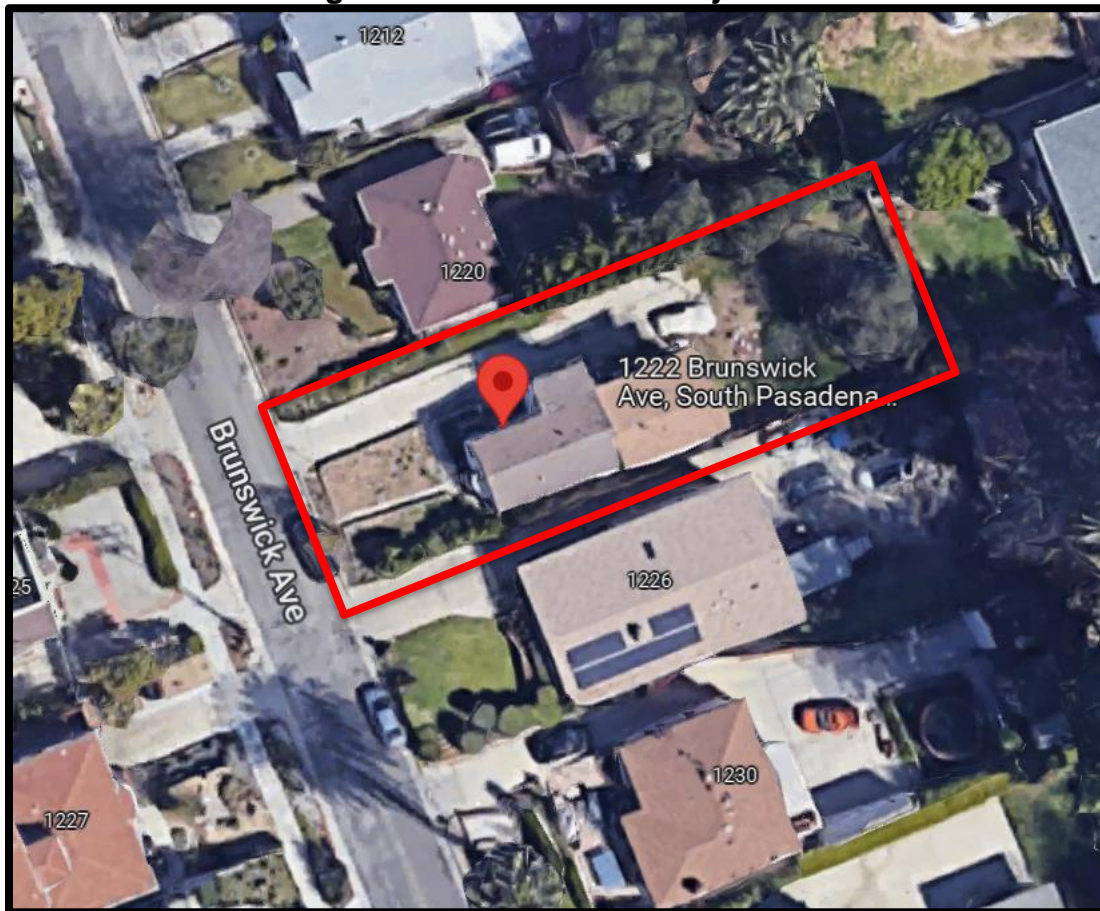
The subject site at 1222 Brunswick Avenue was originally developed in 1946 with a single-family dwelling. The site is not included in the City's Inventory of Historic Resources list nor is a contributor to a historic district. After its original construction, the house had a one-bedroom addition above the garage and other miscellaneous permits such as reroofing, siding, electrical, and plumbing permits.

An associated Design Review Permit has been submitted by the applicant to construct a new single-family dwelling with a new pool, and a new attached two-car garage. The application will be presented to the Design Review Board at a later time; if the CHC approves this request to certify the Historical Resource Evaluation (HRE) report.

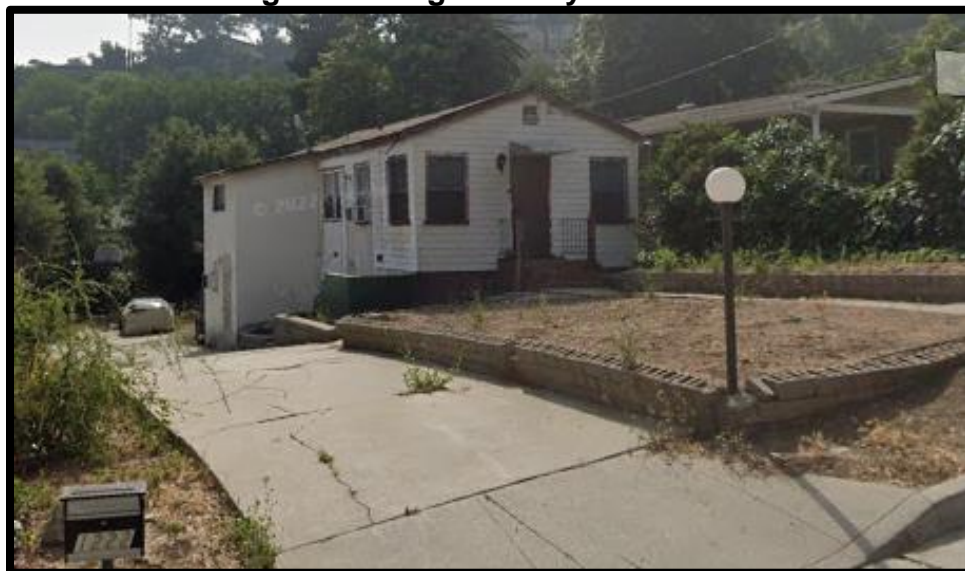
## Project Description

The applicant is requesting for the CHC to review and validate the findings within the HRE, which determined that the property is ineligible as a Historic Resource at either the national, state, or local level. The site is located on Brunswick Avenue between Monterey Road and Kolle Avenue. Brunswick Avenue is a residential street with single-family residences that vary in age, size and style. **Figure 1** below is an aerial view of the project site outlined in red, and **Figure 2** is a view of the single-family dwelling to be demolished.

**Figure 1: Aerial View of Project Site**



**Figure 2: Single Family Residence**



## Project Analysis

In accordance to the City's Ordinance, 2.65(e)(3), any structure over 45 years old that proposes a demolition and is not identified as a Cultural Resource requires the preparation of an intensive level HRE. A City selected architectural historian consultant, Dudek Consultants, prepared the intensive-level HRE. The applicant is proposing demolish the existing single-family residence.

The City started to survey properties in 1991 to ensure that cultural resources were recognized. In 1994, the City Council adopted the Inventory of Cultural Resources which included all properties and historic districts eligible for local, state, or federal designation at the time. The survey was updated in 2002. A Citywide Historic Context Statement was adopted in 2014. The project site was not included in any of the previously prepared surveys.

The HRE, included as **(Attachment 1)**, determined that the property is ineligible as a historic resource at either the national, state, or local level. In support of this determination the following research was conducted:

- *Historic Associations*

Research was conducted to determine if the property was associated with any significant pattern of development or event, or with an individual important in the history of the city, region, state, or nation. The HRE determined that the property was not associated with any of the three criteria list. Additionally, the evaluation also considered the architectural merit of the existing structure, specifically whether the building was an excellent example of its architectural style.

The HRE determined that architectural design of the existing residence has no distinct style. The building has a front-facing gable roof clad with composition tiles and open eaves with exposed rafters. Cladding is a combination of aluminum siding in a horizontal clapboard pattern on the primary elevation that continues on the north and south elevations, as well as smooth stucco cladding on the north, south, and rear elevations. Fenestration across all elevations is primarily grouped with aluminum sash and a combination of casement, double-hung, sliding, fixed, and jalousie windows with some windows covered by metal security bars.

The symmetrical primary elevation features a main entry door obscured by a metal security door and flanked by two aluminum sash double-hung windows with metal security bars. The residence has no example of any particular architectural style.

- *Neighborhood Context*

The property is not located within a historic district or a potentially eligible historic district. The neighborhood does not have a distinct architectural pattern of styles. Other homes directly across from the subject site have been developed with a contemporary modern style.

- *Loss of Integrity*

Per the HRE findings, the subject property does not retain integrity of design due to major alterations. Major alterations include an addition to the kitchen; the addition of a bedroom and bathroom above the garage; reroofing; the replacement of some siding; window replacements; an added security door; added window security bars; and the addition of a balcony and exterior



staircase. Because the property has been heavily altered since its construction in 1946, it no longer represents the intentions of the original work. Therefore, the property does not retain integrity of design. Overall, the HRE report for 1222 Brunswick Avenue determined that the property was not eligible for designation as a City of South Pasadena landmark and does not meet any local designation criteria.

Based on the report's findings, the proposed project for the demolition of the existing structure should have no impact on Historic Resources. Staff is recommending the Cultural Heritage Commission (CHC) concur with the HRE report's findings and determines that the property does not meet the national, state, or local criteria for historic designation. If the CHC clears the property from having any historic and cultural significance, the project may proceed to the Design Review Board for a Design Review Permit for a proposed new single-family dwelling.

### **Alternatives to Consider**

The Commission has the following additional options available:

1. The Cultural Heritage Commission can Continue the project to address comments discussed regarding the HRE findings; or
2. The Cultural Heritage Commission can determine that the property is potentially eligible at the federal, state, or local level, the property shall be added to the City's Inventory of Cultural Resources and proceed with procedures for a Certificate of Appropriateness for the proposed demolition.

### **Next Steps**

1. If approved, the applicant to proceed with the Design Review Board for a Design Review Permit.
2. If denied, the Cultural Heritage Commission's decision can be appealed by the applicant to the City Council.

### **Environmental Analysis**

In accordance with the California Environmental Quality Act (CEQA), the project qualifies for a Categorical Exemption under Section 15301, Class 1 Existing Facilities. Class 1 exemption includes demolition and removal of individual small structures including accessory structures. The Project meets the requirements for a Class 1 exemption.

### **Public Notification of Agenda Item**

The public was made aware that this item was to be considered this evening by virtue of its inclusion on the legally publicly noticed agenda, posting of the same agenda and reports on the City's website, in the South Pasadena Review newspaper on December 2, 2022, and individual property mailings to those within 300 feet of the project site mailed on December 1, 2022.

**Attachments**

1. Historic Resources Evaluation Report
2. Proposed Demolition Plan

# **ATTACHMENT 1**

Historic Resource Evaluation (HRE)

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Historic Resource Evaluation Report

**1222 Brunswick Avenue,  
South Pasadena, California**

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**NOVEMBER 2022**

*Prepared for:*

**CITY OF SOUTH PASADENA**

1414 Mission Street

South Pasadena, California 91030

Contact: *Braulio Madrid, Associate Planner*

*Prepared by:*

**DUDEK**

38 N Marengo Avenue Pasadena, California 91101

*Katie Ahmanson, MHC and Allison Lyons, MSHP*



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- A Preparers’ Qualifications
- B DPR Form for 1222 Brunswick Avenue

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# Acronyms and Abbreviations

Acronym/Abbreviation	Definition
Subject Property	1222 Brunswick Avenue
City	The City of South Pasadena
HRE	Historical Resource Evaluation
APN	Assessor Parcel Number
NRHP	National Register of Historic Places
CRHR	California Register of Historical Resources
CEQA	California Environmental Quality Act
NPS	National Parks System



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# Executive Summary

Dudek was retained by the City of South Pasadena (City) to evaluate the property located at 1222 Brunswick Avenue (APN: 531-100-70-22) (subject property) for historical significance under NRHP, CRHR, and City of South Pasadena designation criteria and integrity requirements. The subject property is currently developed with one residence over 45 years of age.

Plans for a proposed project at the subject property entail the demolition of an existing single-family home that has been identified as more than 45 years old. The subject property has not been previously listed on the City's Inventory of Cultural Resources. Therefore, under compliance with South Pasadena Municipal Code Section 2.65(c)(3), this Historical Resource Evaluation (HRE) report is required to evaluate the building's eligibility for listing in the National Register of Historic Places (NRHP), California Register of Historical Resources (CRHR), as a South Pasadena Landmark, and as a historical resource under the California Environmental Quality Act (CEQA).

The evaluation involved researching and developing an occupancy timeline; supplemental research on occupants and building development research; survey of the property; a description of the property; and completion of a historical resource evaluation in consideration of NRHP, CRHR, and City of South Pasadena designation criteria and integrity requirements. This report was prepared in conformance with California Environmental Quality Act (CEQA) Guidelines Section 15064.5 for historical resources and all applicable local guidelines and regulations.

After careful research and evaluation, Dudek concluded that the subject property does not appear to be eligible for listing on the NRHP, CRHR, or as a South Pasadena Landmark. The recommended California Historical Resource Status Code for the buildings is 6Z: ineligible for designation at the national, state, and local levels through survey evaluation. The finding under CEQA is No Impact. As the proposed Project would have no impact on historical resources, no further study or mitigation is required.

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# 1 Introduction

Dudek was retained by the City of South Pasadena to complete a Historical Resource Evaluation (HRE) Report for a single-family residential property located at 1222 Brunswick Avenue (APN: 531-100-70-22) (subject property) in South Pasadena, California. The property was built in 1946 and does not appear to have been previously evaluated for historical significance.<sup>1</sup> This study includes a survey of the property; building development and archival research; development of an appropriate historic context for the property; and recordation and evaluation of the property for historical significance and integrity in consideration of the City's eligibility requirements.

## 1.1 Project Location

The subject property is located at 1222 Brunswick Avenue in the northmost section of the City of South Pasadena, which is located in the northern portion of Los Angeles County (Figure 1). Regionally, the City is bordered by the City of Los Angeles to the west, and the cities of Pasadena to the north, San Marino to the east, and Alhambra to the south. Locally, the residence is situated on the east side of Brunswick Avenue, between Monterey Road and Kolle Avenue. Single-family and multi-family residential buildings surround the building (Figure 2).

## 1.2 Methodology

To identify potential historical resources and assess potential project impacts, Dudek performed the following tasks:

1. Conducted a field survey of the subject property to assess the general condition and physical integrity of the building thereon. Digital photographs of the building exteriors were taken.
2. Reviewed the City of South Pasadena Historic Resources Survey and Inventory of Addresses Survey Update prepared by Historic Resources Group (HRG) in 2017 to determine if the subject property had been identified as individual historical resource or contributor to an eligible historic district. The subject property was not identified in the 2017 survey either individually or as part of a potential historic district.
3. Determined that the subject property should be evaluated as an individual potential historical resource and does not appear to be part of a historic district.
4. Conducted building development research for the subject property. Sources consulted are described in Section 3.2 Building Development Research.
5. Consulted the City of South Pasadena Citywide Historic Context Statement prepared by HRG Affiliates to identify the appropriate context and theme under which to evaluate the subject property.
6. Reviewed and analyzed ordinances, statutes, regulations, bulletins, and technical materials relating to federal, state, and local historic preservation designations, and assessment processes and programs to evaluate the significance and integrity of the subject property as a potential historical resource.

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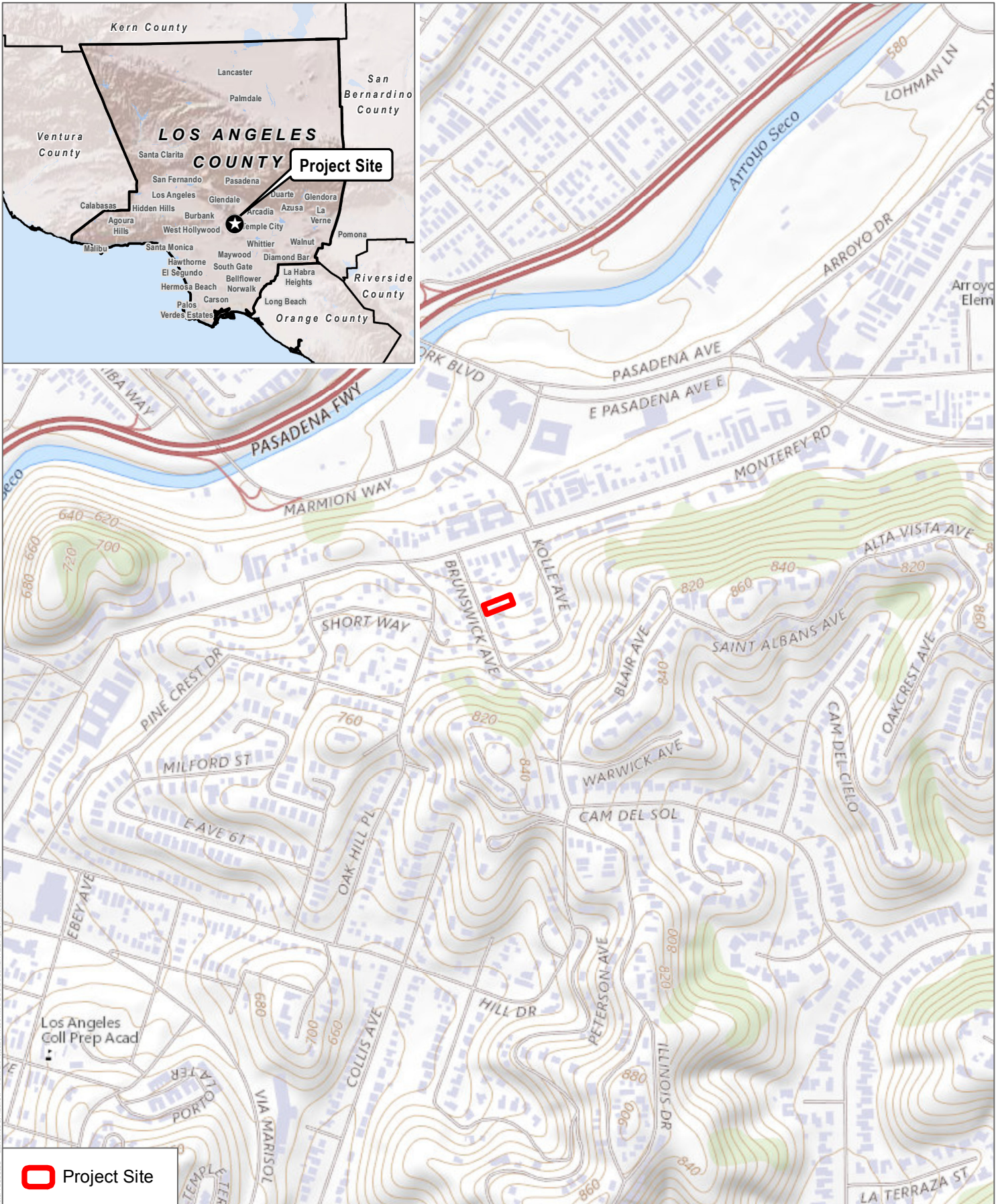
<sup>1</sup> 1222 Brunswick Avenue," Building, City of South Pasadena, February 13, 1946.

## 1.3 Project Personnel

Dudek Architectural Historian Katie Ahmanson, MHC, conducted the field survey and prepared this report and associated property significance evaluation. She conducted the field survey with assistance from Dudek Architectural Historian Claire Cancilla, MSHP. This report was reviewed for quality assurance/quality control by Dudek Senior Architectural Historian Allison Lyons, MSHP. All authors and reviewers meet the Secretary of the Interior's Professional Qualifications Standards (36 CFR Part 61) for history or architectural history. Resumes for all key personnel are provided in Appendix A.

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SOURCE: USGS Topo 2020

**FIGURE 1**



**Project Location**

1222 Brunswick Ave South Pasadena

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-  Subject Property
-  Building Footprint

SOURCE: Bing Maps Aerial, Open Streets Map 2019



**FIGURE 2**  
Project Site

1222 Brunswick Ave South Pasadena

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# 2 Regulatory Setting

## 2.1 Federal

### National Register of Historic Places

The subject property was evaluated in consideration of NRHP designation criteria. The NRHP is the United States' official list of districts, sites, buildings, structures, and objects worthy of preservation. Overseen by the National Park Service, under the U.S. Department of the Interior, the NRHP was authorized under the National Historic Preservation Act, as amended. Its listings encompass all National Historic Landmarks, as well as historic areas administered by the National Park Service.

NRHP guidelines for the evaluation of historic significance were developed to be flexible and to recognize the accomplishments of all who have made significant contributions to the nation's history and heritage. Its criteria are designed to guide state and local governments, federal agencies, and others in evaluating potential entries in the NRHP. The quality of significance in American history, architecture, archaeology, engineering, and culture is present in districts, sites, buildings, structures, and objects with integrity of location, design, setting, materials, workmanship, feeling, and association. For a property to be listed in or determined eligible for listing, it must be demonstrated to possess integrity and to meet at least one of the following criteria:

- A. That are associated with events that have made a significant contribution to the broad patterns of our history; or
- B. That are associated with the lives of persons significant in our past; or
- C. That embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction; or
- D. That have yielded, or may be likely to yield, information important in prehistory or history.

In addition to these basic evaluation criteria, the NRHP outlines further criteria considerations for significance. Moved properties; birthplaces; cemeteries; reconstructed buildings, structures, or objects; commemorative properties; and properties that have achieved significance within the past 50 years are generally not eligible for the NRHP. The criteria considerations are exceptions to these rules, and they allow for the following types of resources to be NRHP eligible:

- A. a religious property deriving primary significance from architectural or artistic distinction or historical importance;
- B. a building or structure removed from its original location, but which is significant primarily for architectural value, or which is the surviving structure most importantly associated with a historic person or event;
- C. a birthplace or grave of a historical figure of outstanding importance if there is no appropriate site or building directly associated with his or her productive life;
- D. a cemetery which derives its primary significance from graves of persons of transcendent importance, from age, from distinctive design features, from association with historic events;
- E. a reconstructed building when accurately executed in a suitable environment and presented in a dignified manner as part of a restoration master plan, and when no other building or structure with the same association has survived;

- F. a property primarily commemorative in intent if design, age, tradition, or symbolic value has invested it with its own exceptional significance; or
- G. a property achieving significance within the past 50 years if it is of exceptional importance.<sup>2</sup>

Once the significance of a resource has been determined, the resource then must be assessed for integrity. Integrity is 1) the ability of a property to illustrate the history and 2) possession of the physical features necessary to convey the aspect of history with which it is associated.<sup>3</sup> The integrity evaluation is grounded in understanding a property's physical features and how they relate to the property's significance. Historic properties either retain integrity (that is, convey their significance), or they do not. To maintain integrity, a property will always possess several, and usually most, of the seven aspects of integrity:

1. Location is where the historic property was constructed or where the historic event occurred.
2. Design is the combination of elements that create the form, plan, space, structure, and style.
3. Setting is the physical environment of a historic property.
4. Materials are the physical elements combined or deposited during a particular period and in a specific pattern or configuration to form a historic property.
5. Workmanship is the physical evidence of crafts of a particular culture or people during any period in history or prehistory.
6. Feeling is the property's expression of a particular period's aesthetic or historic sense.
7. Association is the direct link between an important historic event or person and a historic property.<sup>4</sup>

## 2.2 State

### California Register of Historical Resources

In California, the term "historical resource" includes but is not limited to "any object, building, structure, site, area, place, record, or manuscript which is historically or archaeologically significant, or is significant in the architectural, engineering, scientific, economic, agricultural, educational, social, political, military, or cultural annals of California".<sup>5</sup> In 1992, the California legislature established the CRHR "to be used by state and local agencies, private groups, and citizens to identify the state's historical resources and to indicate what properties are to be protected, to the extent prudent and feasible, from substantial adverse change".<sup>6</sup> The criteria for listing resources on the CRHR were expressly developed to be in accordance with previously established criteria developed for listing in the NRHP, enumerated below. According to California Public Resources Code Section 5024.1(c) (1-4), a resource is considered historically significant if it (i) retains "substantial integrity," and (ii) meets at least one of the following criteria:

1. Is associated with events that have made a significant contribution to the broad patterns of California's history and cultural heritage.
2. Is associated with the lives of persons important in our past.

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<sup>2</sup> U.S. Department of the Interior, "National Register Bulletin". 1995. Page 25.

<sup>3</sup> "National Register Bulletin". U.S. Department of the Interior. Page 44.

<sup>4</sup> "National Register Bulletin". U.S. Department of the Interior. Page 44-45.

<sup>5</sup> California Government. "California Public Resources Code." Code Section 5020.1(j).

<sup>6</sup> "California Public Resources Code." California Government. Section 5024.1(a).

3. Embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of an important creative individual, or possesses high artistic values.
4. Has yielded, or may be likely to yield, information important in prehistory or history.<sup>7</sup>

In order to understand the historic importance of a resource, sufficient time must have passed to obtain a scholarly perspective on the events or individuals associated with the resource. A resource less than 50 years old may be considered for listing in the CRHR if it can be demonstrated that sufficient time has passed to understand its historical importance (see 14 CCR 4852(d)(2)).

The CRHR protects cultural resources by requiring evaluations of the significance of prehistoric and historic resources. The criteria for the CRHR are nearly identical to those for the NRHP, and properties listed or formally designated as eligible for listing in the NRHP are automatically listed in the CRHR, as are the state landmarks and points of interest. The CRHR also includes properties designated under local ordinances or identified through local historical resource surveys.

### California Environmental Quality Act

As described further below, the following CEQA statutes and CEQA Guidelines are of relevance to the analysis of archaeological, historical, and tribal cultural resources:

California Public Resources Code Section 21083.2(g) defines “unique archaeological resource.”

California Public Resources Code Section 21084.1 and CEQA Guidelines Section 15064.5(a) define “historical resources.” In addition, CEQA Guidelines Section 15064.5(b) defines the phrase “substantial adverse change in the significance of an historical resource.” It also defines the circumstances when a project would materially impair the significance of an historical resource.

California Public Resources Code Section 21074(a) defines “tribal cultural resources.”

California Public Resources Code Section 5097.98 and CEQA Guidelines Section 15064.5(e) set forth standards and steps to be employed following the accidental discovery of human remains in any location other than a dedicated ceremony.

California Public Resources Code Sections 21083.2(b)-(c) and CEQA Guidelines Section 15126.4 provide information regarding the mitigation framework for archaeological and historic resources, including examples of preservation-in-place mitigation measures; preservation-in-place is the preferred manner of mitigating impacts to significant archaeological sites because it maintains the relationship between artifacts and the archaeological context and may also help avoid conflict with religious or cultural values of groups associated with the archaeological site(s).

Under CEQA, a project may have a significant effect on the environment if it may cause “a substantial adverse change in the significance of an historical resource.”<sup>8</sup> An “historical resource” is any site listed or eligible for listing in the CRHR. The CRHR listing criteria are intended to examine whether the resource in question: (a) is associated with events that have made a significant contribution to the broad patterns of California’s history and

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<sup>7</sup> “California Public Resources Code.” California Government. Section 5024.1(c) (1-4).

<sup>8</sup> “California Public Resources Code.” California Government. Section 21084.1; CEQA Guidelines Section 15064.5(b).



cultural heritage; (b) is associated with the lives of persons important in our past; (c) embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of an important creative individual, or possesses high artistic values; or (d) has yielded, or may be likely to yield, information important in pre-history or history.

The term “historical resource” also includes any site described in a local register of historic resources or identified as significant in a historical resources survey (meeting the requirements of California Public Resources Code Section 5024.1(q)).

CEQA also applies to “unique archaeological resources.” California Public Resources Code Section 21083.2(g) defines a “unique archaeological resource” as any archaeological artifact, object, or site about which it can be clearly demonstrated that, without merely adding to the current body of knowledge, there is a high probability that it meets any of the following criteria:

1. Contains information needed to answer important scientific research questions and that there is a demonstrable public interest in that information.
2. Has a special and particular quality such as being the oldest of its type or the best available example of its type.
3. Is directly associated with a scientifically recognized important prehistoric or historic event or person.<sup>9</sup>

All historical resources and unique archaeological resources – as defined by statute – are presumed to be historically or culturally significant for purposes of CEQA. The lead agency is not precluded from determining that a resource is a historical resource even if it does not fall within this presumption. A site or resource that does not meet the definition of “historical resource” or “unique archaeological resource” is not considered significant under CEQA and need not be analyzed further.<sup>10</sup>

Under CEQA a significant cultural impact results from a “substantial adverse change in the significance of an historical resource [including a unique archaeological resource]” due to the “physical demolition, destruction, relocation, or alteration of the resource or its immediate surroundings such that the significance of an historical resource would be materially impaired.”<sup>11</sup> In turn, the significance of a historical resource is materially impaired when a project:

1. Demolishes or materially alters in an adverse manner those physical characteristics of an historical resource that convey its historical significance and that justify its inclusion in, or eligibility for, inclusion in the California Register; or
2. Demolishes or materially alters in an adverse manner those physical characteristics that account for its inclusion in a local register of historical resources pursuant to section 5020.1(k) of the Public Resources Code or its identification in an historical resources survey meeting the requirements of section 5024.1(g) of the Public Resources Code, unless the public agency reviewing the effects of the project establishes by a preponderance of evidence that the resource is not historically or culturally significant; or
3. Demolishes or materially alters in an adverse manner those physical characteristics of a historical resource that convey its historical significance and that justify its eligibility for inclusion in the California Register as determined by a lead agency for purposes of CEQA.<sup>12</sup>

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<sup>9</sup> “California Public Resources Code.” California Government. Section 5020.1(q).

<sup>10</sup> “California Public Resources Code.” California Government. Section 21084.1; CEQA Guidelines Section 15064.5(a)

<sup>11</sup> “California Public Resources Code.” California Government. Section 5020.1(q).

<sup>12</sup> “California Public Resources Code.” California Government. Section 21084.1; CEQA Guidelines Section 15064.5(a)

## 2.3 Local

The City's Cultural Heritage Ordinance from 2017 establishes the eligibility criteria for landmarks and historic districts within the City of South Pasadena. Ordinance Section 2.63B identifies that buildings, structures, natural features, and historic districts are eligible for local designation if they meet any or all of the following criteria:

1. Its character, interest or value as a part of the heritage of the community;
2. Its location as a site of a significant historic event;
3. Its identification with a person, persons or groups who significantly contributed to the culture and development of the city, state or United States;
4. Its exemplification of a particular architectural style of an era of history of the city;
5. Its exemplification of the best remaining architectural type in a neighborhood;
6. Its identification as the work of a person or persons whose work has influenced the heritage of the city, the state or the United States;
7. Its embodiment of elements of outstanding attention to architectural design, engineering, detail design, detail, materials or craftsmanship;
8. It is part of or related to a square, park or other distinctive area that should be developed or preserved according to a plan based on a historic cultural or architectural motif;
9. Its unique location or singular physical characteristic representing an established and familiar visual feature of a neighborhood;
10. Its potential of yielding information of archaeological interest;
11. Its significance as a distinguishable neighborhood or area whose components may lack individual distinction <sup>13</sup>

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<sup>13</sup> The City of South Pasadena City Council. "City of South Pasadena's Cultural Heritage Ordinance." 1992.

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# 3 Overview of Subject Property

## 3.1 1222 Brunswick Avenue (APN: 531-100-70-22)

### Property Description

The subject property at 1222 Brunswick Avenue is located on the east side of Brunswick Avenue, between Monterey Road and Kolle Avenue, at the end of the block on one parcel on a sloping street (APN: 531-100-70-22). The property presently contains one single-family residence constructed in 1946 and an attached garage on the rear of the property (Exhibits 1 and 2). The parcel is slightly angled off the cardinal directions. The primary (west) elevation of the property is oriented toward Brunswick Avenue. The residence's south elevation extends nearly to the lot line with an adjacent residential property that is developed with a one-story single-family residence, and the north elevation faces a concrete driveway stretching from Brunswick Avenue to an attached garage on the basement level of the north elevation. Additionally, a concrete path leads from the sidewalk to the main entrance and concrete porch steps centered on the primary (west) elevation. Landscaping includes open space for plantings fronting both the primary (west) and rear (east) elevation, as well as shrubs and hedges along the southern, eastern, and northern boundaries of the property. Low concrete masonry unit retaining walls line the front yard.

### Residence (1946)

The residence is irregular in plan and one story in height with a basement level garage and no distinct style. The building has a front-facing gable roof clad with composition tiles and open eaves with exposed rafters. Cladding is a combination of aluminum siding in a horizontal clapboard pattern on the primary (west) elevation that continues on the north and south elevations, as well as smooth stucco cladding on the north, south, and rear (east) elevations. Fenestration across all elevations is primarily grouped with aluminum sash and a combination of casement, double-hung, sliding, fixed, and jalousie windows with some windows covered by metal security bars. The symmetrical primary (west) elevation features a main entry door obscured by a metal security door and flanked by two aluminum sash double-hung windows with metal security bars (Exhibit 1). A concrete pathway from the sidewalk and a perpendicular concrete pathway from the driveway each lead to concrete steps that provide access to the main entrance. Additionally, the driveway leads from Brunswick Avenue to an attached garage on the basement level of the north elevation with a two-car length wood-panel garage door. An exterior wood stairway with a wood railing leads to a second-story wood balcony with metal-bar railings above the garage. Additionally, the second-story balcony includes a rear entry door obscured by a metal security door (Exhibit 2).

### Identified Alterations

The following exterior alterations were identified through a review of property record research and/or during the survey conducted on October 20, 2022:

- 1946: construct three-room dwelling (Permit #14225)
- 1946: electric wiring and fixtures (Permit #14996)
- 1946: sewer (Permit #14794)
- 1946: driveway (Permit #14225)
- 1947: plumbing (Permit #16201)

- 1952: frame garage and add to kitchen (Permit #27230)
- 1959: addition of bedroom and bath above garage (Permit #41625)
- 1959: electric wiring (Permit #41945)
- 1959: plumbing and furnace (Permit #41710)
- 1962: reroof (Permit #50308)
- 1963: sewer lateral replacement (Permit #51431)
- 1964: drive approach (Permit #56490)
- 2006: replacing some siding (Permit #14733)
- Date unknown: all windows replaced (observed)
- Date unknown: balcony and exterior staircase addition (observed)
- Date unknown: added window security bars (observed)
- Date unknown: added security door (observed)

**Exhibit 1.** Primary (west) and north elevations, view looking east.



Source: Dudek, IMG\_1419

**Exhibit 2.** North and rear (east) elevations, view looking southwest.



Source: Dudek IMG\_011

## 3.2 Building Development Research

The following sections provide detailed background research conducted on the subject property in an effort to establish a thorough and accurate historic context for the significance evaluation, and to confirm the construction history. The City provided Dudek with a Sanborn Fire Insurance Map of the subject property from the 1930s, and all available building and electrical permits for the subject property.

### City of South Pasadena Building Permits

On October 21, 2022, the City provided copies of all available building permits for the subject property, 1222 Brunswick Avenue, for new construction, alteration, and additions. These documents were essential in establishing a history of alterations to the property (see Section 5.1 Significance Evaluation, Identified Alterations). Thirteen building permits associated with the subject property were on file with the City. The permits are as follows:

- 1946: construct three-room dwelling (Permit #14225)
- 1946: electric wiring and fixtures (Permit #14996)
- 1946: sewer (Permit #14794)
- 1946: driveway (Permit #14225)
- 1947: plumbing (Permit #16201)
- 1952: frame garage and add to kitchen (Permit #27230)
- 1959: addition of bedroom and bath above garage (Permit #41625)

- 1959: electric wiring (Permit #41945)
- 1959: plumbing and furnace (Permit #41710)
- 1962: reroof (Permit #50308)
- 1963: sewer lateral replacement (Permit #51431)
- 1964: drive approach (Permit #56490)
- 2006: replacing some siding (Permit #14733)

### South Pasadena Public Library

On October 25, 2022, the South Pasadena Public Library provided City Directory information for previous occupants of the subject property and two historic newspaper articles pertaining to the residence. The information gathered from these sources has been incorporated into the history of the subject property (Section 3.3).

### Historic Aerial Photographs

The subject property was reviewed on historic aerial photographs via Nationwide Environmental Title Research LLC (NETR) from the years 1948, 1952, 1964, 1972, 1977, 1980, 1987, 1988, 1992, 1993, 1994, 1995, 1996, 1997, 1998, 1999, 2000, 2003, 2004, 2005, 2009, 2010, 2012, 2014, 2016, 2018, and 2020, and UC Santa Barbara Library Aerial Photography Information FrameFinder from the year 1937 (Table 1).<sup>14</sup> The earliest available Historic Aerial photograph with the subject property dates to 1948.

**Table 1. Historical Aerial Photograph Review of Subject Property**

Photograph Year	Observations and Findings
1937	This is the earliest aerial photograph of the neighborhood and dates to before the construction of the single-family residence on the subject property. The surrounding area is partially developed with single-family homes accessed by narrow roads stemming from Monterey Road north of the property and Huntington Drive to the south.
1948	The single-family residence on the subject property has been constructed on the east side of Brunswick Avenue before the development of the rest of the neighborhood as a residential block. The surrounding area includes more newly constructed single-family residences, but still appears only partially developed. Southwest of the subject property remains undeveloped with small roads throughout the landscape. Additionally, the 110 Freeway has been developed north of the subject property, running parallel to Monterey Road.
1952	The subject property displays no noticeable changes. More residential development is visible south and east of the subject property.
1964	An addition to the rear (east) elevation of the residence is visible on the subject property. Brunswick Avenue appears fully developed with single-family homes and the surrounding area includes more single-family residences in all directions.
1972, 1977, 1980	The subject property displays no noticeable changes. More development is visible in the surrounding area.

<sup>14</sup> "Historic Aerials Online," NETR. Accessed October 20, 2022. <https://www.historicaerials.com/viewer>; "Historical Aerial Photographs: 1937". UCSB. Accessed October 19, 2022. [http://mil.library.ucsb.edu/ap\\_indexes/FrameFinder](http://mil.library.ucsb.edu/ap_indexes/FrameFinder).

**Table 1. Historical Aerial Photograph Review of Subject Property**

Photograph Year	Observations and Findings
1988	The subject property displays no noticeable changes. The surrounding area appears to be fully developed.
1992, 1993	No discernible changes to the subject property and the surrounding area.
1994	The residence on the subject property appears to have been re-roofed. The surrounding neighborhood displays no discernible changes.
1995, 1996, 1997, 1998, 1999, 2000	No discernible changes to the subject property and surrounding area.
2003	The subject property displays no noticeable changes. The construction of single-family residences along Pine Crest and the development of Milford Street, South Avenue 61, Shafter Way, and Oak Hill Drive are visible southwest of the subject property.
2004, 2005	The subject property displays no noticeable changes. Pine Crest, Milford Street, South Avenue 61, Shafter Way, and Oak Hill Drive are partially developed with single-family residences.
2009	The subject property displays no noticeable changes, and Pine Crest, Milford Street, South Avenue 61, Shafter Way, and Oak Hill Drive appear fully developed.
2010, 2012, 2014, 2016, 2018, 2020	No discernible changes to the subject property and the surrounding area.

### Sanborn Fire Insurance Maps

Dudek reviewed Sanborn Fire Insurance Maps of Los Angeles County from the years 1888, 1894, 1900, 1906, 1950, 1951 and 1955, and was unable to locate Historical Sanborn Map Company fire insurance maps covering the subject property.<sup>15</sup> However, the City of South Pasadena was able to locate a Sanborn Fire Insurance map from 1930 that appears to include the subject property at 1222 Brunswick Avenue.<sup>16</sup> City Building Permits record the build date in 1946. Further research indicates that the 1930 Sanborn Fire Insurance map was likely amended in the 1950s to show the subject property. The residence is labeled as a one-story “dwelling” with a non-combustible tile and composition roof and appears rectangular in plan.

## 3.3 Occupancy History of the Subject Property

City of South Pasadena Directories and City Building Permits indicate the subject property was owned and occupied by four inhabitants between 1946 and 1974. According to the original Building Permit filed on February 13, 1946, the single-family residence at 1222 Brunswick Avenue was constructed by “Day Labor” for the owner, S. J. Barge.

<sup>15</sup> “Los Angeles, California: 1888, 1894, 1900, 1906, 1950, 1951 and 1955,” Sanborn Map Company. Accessed October 19, 2022.

<sup>16</sup> “South Pasadena: 1930,” Sanborn Map Company. Accessed October 26, 2022



S. J. Barge was listed as the first owner of the property on its original Building Permit (Permit #14225); however, research could not determine how long he remained at the property. Barge was not noted in any City Directories, Historic Newspapers, or the City's Historic Context Statement, and research could not reveal any more information about him. However, by 1952, City Building Permit #27230 listed different next owners of the property, Sam and Frances Ivy.

Sam Ivy was born in Keo, Arkansas in 1910.<sup>17</sup> Research indicates that he worked as a gas station attendant in Nashville, Tennessee in 1931 before becoming a clerk in Los Angeles, California in 1938.<sup>18</sup> It is unclear when Sam and Frances married, but by 1940, Sam was drafted for World War II and his draft card indicated he was married to Frances and had been working for the Southern Pacific Rail Road while living in Los Angeles.<sup>19</sup> Additionally, the 1940 U.S. Census shows that Frances was working as a retail clerk.<sup>20</sup> The couple moved to the subject property in 1952 and remained for three years before leaving in 1955 and renting the property to T. B. Ballantyne for a year.<sup>21</sup>

Ballantyne was listed in the City Directory as living at the residence from 1955 to 1956. However, no further information was discovered about the resident. Likewise, research was unable to determine who occupied the property after Ballantyne, but Historic Newspapers indicate that the residence was vacant and listed for sale from 1958 to 1959.<sup>22</sup>

By 1959, Walter G. and Camille Burger were listed as the owners of the property on City Building Permit #41625. While the City Directory indicates that Walter was an inspection supervisor, research did not reveal much information about their lives while living at the subject property. The couple was listed as living at the residence as late as 1974, but it is unclear how long they remained on the property.<sup>23</sup>

The *South Pasadena Review* newspaper listed the house for sale in 1983.<sup>24</sup> In 1985, a Fictitious Business Name Statement in the paper associated the address with Andrew Hsu, who ran his business, Hong-An Construction Co., from the subject property.<sup>25</sup> Research could not determine how long Hsu remained on the property. It is unclear who occupied the residence between 1985 and 2022. Darryl Roberts currently owns it.

## Owner/Occupant Timeline

The following section presents a timeline of the owners and/or longer-term occupants of the subject property since the construction of the residence. Names with an asterisk next to them represent occupants who were also owners of the subject property (non-renters).

- 1946: S. J. Barge
- 1952-1955: Sam and Frances Ivy
- 1955-1956: T. B. Ballantyne\*

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<sup>17</sup> U.S. Census Bureau. "1940 United States Federal Census". Los Angeles, California. 1940.

<sup>18</sup> United States. "City Directories, 1822-1995". Nashville, Tennessee. 1931; United States. "City Directories, 1822-1995." Los Angeles A-L, California. 1938.

<sup>19</sup> United States. "World War II Draft Cards Young Men 1940-1947." 1940.

<sup>20</sup> "1940 United States Federal Census." U.S. Census Bureau.

<sup>21</sup> Catt, Nick, South Pasadena Public Library (personal communication, October 25, 2022).

<sup>22</sup> Ibid.

<sup>23</sup> Ibid.

<sup>24</sup> *South Pasadena Review*, "Open Houses". 1983.

<sup>25</sup> *South Pasadena Review*, "Fictitious Business Name Statement". 1985.

- 1958-1959: Vacant/unknown
- 1959-1974: Walter G. and Camille Burger
- 1983: Vacant/unknown
- 1985: Andrew Hsu
- 1985-2022: Unknown
- 2022: Darryl Robert

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# 4 Historic Context

The following historic context addresses relevant themes concerning the history of the subject property. It begins with a general overview of the development of the City of South Pasadena, which provides a brief discussion of the history of single-family housing development patterns within the City. The context then provides a discussion of the relevant themes associated with the subject property.

## 4.1 Historical Overview of South Pasadena

Early inhabitants of South Pasadena were members of the Tongva Nation known as the Hahamog-na tribe. Native dwellings were known to have lined the Arroyo Secco stream from South Pasadena to where it meets the Los Angeles River in the south. Spanish explorer, Gaspar de Portola, first contacted the Hahamongnas in 1770 in South Pasadena. Accompanying Portola was Father Junipero Serra, who established the San Gabriel Mission a few miles east of South Pasadena in 1771. Spanish settlers forced assimilation on the bands of tribes that comprised the Tongva Nation, and by the nineteenth century, the native population had significantly decreased due to disease.

After Mexico gained independence from Spanish Imperial rule in 1821, the South Pasadena area became part of Mexico and was granted to Juan Mariné by Governor Figueroa in 1834. The land became known as Rancho San Pascual and later became part of the cities of Pasadena, South Pasadena, and Altadena. By 1873, the land was sold to the San Gabriel Orange Grove Association and subdivided for the creation of South Pasadena.<sup>26</sup>

In 1888, Donald McIntyre Graham became South Pasadena's first mayor and the city was incorporated with a population of just over 500 residents. The arrival of the Los Angeles and San Gabriel Valley Railroad connected South Pasadena to its neighboring cities and encouraged local development. By 1887, the city's business district had grown to twice its original size. During the late nineteenth, South Pasadena rose in prominence as a resort town following the success of the Raymond Hotel, a large hotel for "snow birds" opened in 1886. The Raymond was Southern California's most popular resort until it was destroyed by fire in 1895.<sup>27</sup>

Throughout the early twentieth century, South Pasadena continued to grow, reaching a population of about 1,000 residents in 1900, and by 1910 reaching a population of 4,600 residents. The city's population growth corresponded with the rise of the Arts and Crafts movement and the impact of this major design movement is visible in the construction of bungalow and Craftsman-style residences in neighborhoods developed during this period. Additionally, several residential tracts were subdivided during the early twentieth century, and the city's primary business shifted from tourism to construction. By the 1920s, most of South Pasadena had been developed with single-family residential neighborhoods, and pressure to continue development led to the passage of a comprehensive zoning ordinance in 1923 to allow for the construction of multi-family residential buildings. The introduction of automobiles in the 1920s inspired further growth and the city experienced another population boom resulting in 13,700 residents by 1930.<sup>28</sup>

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<sup>26</sup> "Rancho San Pascual," Social Studies Fact Cards. Accessed October 27, 2022. <https://factcards.califa.org/ran/sanpascual.html>

<sup>27</sup> "City of South Pasadena Citywide Historic Context Statement," HRG. December 16, 2014. Page 68. <https://www.southpasadenaca.gov/home/showpublisheddocument/7332/636721709083330000>

<sup>28</sup> HRG, "City of South Pasadena Citywide Historic Context Statement." Pages 50-52.

The Great Depression during the 1930s saw many of the city's former tourist attractions close and construction activity began to decrease. However, the Works Projects Association stimulated construction with the distribution of federal funds, and in 1936 and 1937 construction began on the South Pasadena Post Office and High School, respectively. Industrial development was focused on facilitating the war effort during the cusp of World War II. Nineteen light manufacturing facilities were constructed in South Pasadena to engage in war work.<sup>29</sup>

After World War II, a massive wave of migration and building boom occurred throughout California. To plan its growth, South Pasadena appointed its first planning commission in 1947. Changes included increased zoning for industrial buildings and allowed apartments and hotels to build up to seven stories. Further development of two subdivisions saw the post-war population of South Pasadena rise from 16,953 in 1950 to 22,300 by 1970.

However, the proposed construction of the Long Beach (710) Freeway through South Pasadena had a significant impact on the community and provoked preservation efforts in the city due to its construction route that would relocate or demolish hundreds of single-family homes.<sup>30</sup> The ongoing debate about the proposed freeway continued for decades. The state approved its Master Plan of Freeways and Expressways in 1959. Plans for the 710 Freeway were adopted by 1964, and the route of the freeway was set to pass through the middle of South Pasadena, dividing its communities and neighborhoods. Impact studies and legal battles continued through the 2020s.<sup>31</sup>

## 4.2 Relevant Theme

### Post-World War II Residential Development (1945-1965)

By the end of World War II in 1945, most of the land within South Pasadena had been developed with twenty-four tracts subdivided for residential development during the Post-War period. Seven mid-sized tracts each contained about thirty to fifty parcels, while smaller subdivisions contained about thirteen parcels or less. Most tracts were developed by individual developers with over half developed around newly constructed cul-de-sacs.

Throughout the post-war period, residential styles reflected the designs of preeminent Modernists such as Irving Gill, Rudolph Schindler, and Richard Neutra. In South Pasadena, Gill designed the Miltimore House in 1911 (listed on the NRHP and South Pasadena Landmark #11); Schindler designed the Grokowsky House in 1928 (South Pasadena Landmark #28); and Neutra designed the Wilkins House in 1949. Each of these architects came to California to practice Modern styles of architecture and were inspired by Frank Lloyd Wright. Additionally, several University of South California (USC) School of Architecture graduates who lived and worked in South Pasadena had a great influence on the post-war regional Modern style that emerged there. These included Whitney Smith, Wayne Williams, Conrad Buff, Donald Hensman, Miller Fong, Carl Maston, Bob Ray Offenhauser, and Clinton Ternstrom.

Much of the architecture during this period exhibited a range of design philosophies developed from iterations of regional styles that combined Regional Modernism with elements of the International style and natural materials. Indoor and outdoor spaces were emphasized with visible connections such as patios and porches, and an organic palette further reflected an emphasis on nature.<sup>32</sup>

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<sup>29</sup> HRG, "City of South Pasadena Citywide Historic Context Statement." Pages 53-54.

<sup>30</sup> HRG, "City of South Pasadena Citywide Historic Context Statement." Page 54.

<sup>31</sup> HRG, "City of South Pasadena Citywide Historic Context Statement." Pages 201-202; Damien Newton. "Pasadena and Caltrans Reach Agreement to Relinquish 710 Freeway Stub to City." Streets Blog LA. Los Angeles, CA. May 4, 2022. <https://la.streetsblog.org/2022/05/04/pasadena-and-caltrans-reach-agreement-to-relinquish-710-freeway-stub-to-city/>.

<sup>32</sup> HRG, "City of South Pasadena Citywide Historic Context Statement." Pages 169-175.

The magazine *Arts & Architecture* issued new ideas in residential design that promoted modern styles and modes of construction. In 1945, the publication commenced its Case Study House program to highlight the post-war innovation in residential architecture and design. Over thirty projects were designed by some of California's most prominent architects bringing national attention to modern design in California. The program lasted until 1962 and inspired much of the post-war residential design during this period. Residential design in South Pasadena during the postwar period reflected reflect the styles and ideas prevalent in the publication and Case Study, rejecting Craftsman for more Mid-Century Modern styles.<sup>33</sup>

Furthermore, inspired by new construction materials and techniques refined during the war, many architects focused on producing low-cost mass-produced designs. Prefabricated housing systems, also known as manufactured homes or modular homes, were introduced to the market during the post-war period. After the war, the Consolidated Vultee Aircraft manufacturing plant converted to the construction of houses from planes. Henry Dreyfuss, a noted industrial designer in South Pasadena, collaborated with architect Edward Larabee Barnes to create the only prefabricated home built in an airfield factory, known as the "Fleet" home on 325 Monterey Road (South Pasadena Landmark #51). However, the popularity of prefabricated houses was short-lived because the cost of land acquisition, facilities and utility installation was too high for most developers to sustain a successful manufacturing business.<sup>34</sup> The City of South Pasadena Citywide Historic Context Statement clarified that Registration Requirements for significance under the theme of Post World War II Residential Development (1945-1965) require a resource to be meet the following to be eligible:

- As an excellent example of residential development or for its association with an important developer, representing a known association with the growth of the City during this period.
- For its association with a significant person. Note that a property is not eligible under this criterion if its only justification for significance is that it was owned or used by a person of importance. Properties eligible under this criterion are those associated with a person's productive life, reflecting the time period when he or she achieved significance.
- As an excellent example of a particular multi-family residential property type. South Pasadena retains significant examples of multi-family property types from this period of development.
- As having character, interest or value as a part of the heritage of the community.
- A collection of residences from this period that are linked geographically may be eligible under this theme as a historic district. Residences from this period may also contribute to historic districts that are significant under other contexts and themes. Historic districts are evaluated locally under Criterion 11 (significant as a distinguishable neighborhood or area whose components may lack individual distinction). Historic districts from this period are unified aesthetically by plan, physical development, and architectural quality, and represent post-World War II planning principles.<sup>35</sup>

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<sup>33</sup> HRG, "City of South Pasadena Citywide Historic Context Statement." Pages 207-208.

<sup>34</sup> HRG, "City of South Pasadena Citywide Historic Context Statement." Pages 208-209.

<sup>35</sup> HRG, "City of South Pasadena Citywide Historic Context Statement." Pages 218-219.

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# 5 Significance Evaluation

In order to determine if the proposed Project will impact historical resources under CEQA, the single-family residence over 45 years in age within the subject property (APN: 531-100-70-22) was evaluated for historical significance and integrity in consideration of NRHP, CRHR, and City of South Pasadena designation criteria and integrity requirements.

## 5.1 NRHP/CRHR Evaluation of Significance

The subject property at 1222 Brunswick Avenue (APN: 531-100-70-22) does not meet any of the criteria for listing in the NRHP or CRHR, either individually or as part of an existing historic district, as demonstrated below.

**Criterion A/1: That are associated with events that have made a significant contribution to the broad patterns of our history.**

To be eligible for listing in the National Register under Criterion A, a property must have a direct association with events that have made a significant contribution to the broad patterns of the history of South Pasadena.

Archival research did not find any associations with events that have made a significant contribution to the broad patterns of our history. The subject property was completed in 1946 during a time of increased development in South Pasadena. After the end of World War II in 1945, the city experienced a population increase as more people migrated to California. South Pasadena appointed its first planning commission in 1947 and proceeded to update the city's zoning for industrial buildings, multi-family residences, and hotels. Additionally, further development of two residential subdivisions resulted in a population increase from 16,953 in 1950 to 22,300 by 1970. Historic Aerials reveal the subject property simply followed development trends as a single-family residence constructed in the area during a period of increased development.

The subject property is located in a portion of South Pasadena that experienced steady residential growth through the mid-twentieth century. Substantial residential development in the area took place surrounding it since World War II. The subject property does not appear to be associated with any significant developmental trends, and research did not reveal any significant association with any other historical events significant in the history of South Pasadena. The subject property is a single-family residence with no distinct style on the east side of Brunswick Avenue, between Monterey Road and Kollie Avenue. The residence first appeared in Historic Aerials in 1948 when the surrounding residential neighborhood was partially developed. There is no indication that the construction of this specific residence is associated with a pivotal movement in the history of the neighborhood or city. It was neither the first nor the last of its type and was merely following a continuous pattern of residential development that continued through the twentieth century. The property is not known to be directly associated with events that have made a significant contribution to the history of South Pasadena; therefore, the property does not appear eligible under NRHP Criterion A or CRHR Criterion 1.

**Criterion B/2: That are associated with the lives of persons significant in our past.**

To be found eligible under Criterion B/2 the property has to be directly tied to an important person and the place where that individual conducted or produced the work for which he or she is known. Archival research failed to indicate any such direct association between individuals that are known to be historic figures at the national,

state, or local level and the subject property. The earliest ownership information indicated that the property was owned by S. J. Barge. However, research was unable to reveal anything about the resident and it is unknown how long he resided at the property. City Directory research indicated that the next residents were Sam and Frances Ivy from 1952 to 1955 before T. B. Ballantyne moved to the property from 1955 to 1956. Historic newspaper research revealed that the residence remained vacant for a year from 1958 to 1959, before Walter G. and Camille Burger purchased the property in 1959. They remained at the subject property until about 1974. The house was next listed for sale in 1983 before it was associated with Andrew Hsu and his business, Hong-An Construction Co., in 1985. However, research could not determine how long Hsu remained on the property. It is unclear who occupied the residence between 1985 and 2022, but today Darryl Roberts owns it. Research did not uncover information that would indicate these owners were important to the past. None of the residents appear in the City of South Pasadena Citywide Historic Context Statement or other records of notable residents in the history of the city. Due to a lack of identified significant associations with important persons in history, the subject property does not appear eligible under NRHP Criterion B or CRHR Criterion 2.

**Criterion C/3: That embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction.**

The subject property is a single-family residence built in 1946 and does not embody distinctive characteristics of a type, period, or method of construction. The residence does not reflect an architectural style. Additionally, the subject property has been substantially altered. Alterations include an addition to the kitchen in 1952; the addition of a bedroom and bathroom above the garage in 1959; reroofing in 1962; and the replacement of some siding in 2006. Likewise, observed alterations include window replacements (date unknown); an added security door (date unknown); added window security bars (date unknown); and the addition of a balcony and exterior staircase (date unknown).

An individual or firm may be defined as a master based on scholarship recognizing its work as unique or trendsetting within the discipline. The original building permit filed on February 13, 1946, lists the contractor as “Day Labor”. There is no known architect or firm associated with the design or development of the subject property and there is no indication it is associated with a significant method of construction. There is no indication that the property is a distinguished example of work that was designed by an architect or firm recognized as unique in the field of single-family residential development; therefore, the property is not significant under this aspect of NRHP Criterion C and CRHR Criterion 3.

Additionally, the subject property does not possess high artistic values. The last component of Criterion C, representing a significant and distinguishable entity whose components may lack individual distinction, is the most applicable to districts. The subject property does not appear likely to contribute to a potential historic district.

**Criterion D/4: That have yielded, or may be likely to yield, information important in prehistory or history.**

Criterion D was not considered in the evaluation, because it generally applies to archeological resources. The buildings on the subject property are not significant under Criterion D of the NRHP or Criterion 4 of the CRHR as a source, or likely source, of important historical information nor do they appear likely to yield important information about historic construction methods, materials, or technologies.

## 5.2 City of South Pasadena Evaluation of Significance

The subject property does not meet any of the criteria for listing by the City of South Pasadena as demonstrated below.

1. Its character, interest or value as a part of the heritage of the community;

As discussed in NRHP/CRHR Criteria A/1, archival research did not reveal that the subject property contains any character, interest, or value as a part of the heritage of the community. Research did not indicate that the residence is associated with the heritage of the community. It was merely following a continuous pattern of residential development that continued through the twentieth century and does not reflect significant parts of South Pasadena's heritage and post-World War II residential development.

2. Its location as a site of a significant historic event;

As discussed in NRHP/CRHR Criteria A/1, archival did not reveal that the subject property was associated with a significant historic event in South Pasadena. The residence was considered under the theme of Post-World War II Residential Development (1945-1965) and was found ineligible against the city's registration requirements for the theme.

3. Its identification with a person, persons or groups who significantly contributed to the culture and development of the city, state or the United States;

As discussed in NRHP/CRHR Criteria B/2, research does not indicate that the subject property is associated with a person, persons or groups who significantly contributed to the culture and development of South Pasadena, California, or the United States.

4. Its exemplification of a particular architectural style of an era of history of the city;

As discussed in NRHP/CRHR Criteria C/3, the subject property does not exemplify a particular architectural style of Post-World War II residential development in South Pasadena.

5. Its exemplification of the best remaining architectural type in a neighborhood;

As discussed in NRHP/CRHR Criteria C/3, the subject property does not exemplify the best remaining architectural type in a neighborhood as it does not reflect a specific architectural type.

6. Its identification as the work of a person or persons whose work has influenced the heritage of the city, the state or the United States;

As discussed in NRHP/CRHR Criteria C/3, the subject property is not the work of a person or persons whose work has influenced the heritage of South Pasadena, California, or the United States. According to building permits, the property was constructed by S.J. Barge and "Day Laborers;" neither of whom is recognized as a person whose work has influenced the heritage of the city, state, or the United States.



7. Its embodiment of elements of outstanding attention to architectural design, engineering, detail design, detail, materials, or craftsmanship;

As discussed in NRHP/CRHR Criteria C/3, the subject property does not embody elements of outstanding attention to architectural design, engineering, detail design, detail, materials, or craftsmanship.

8. It is part of or related to a square, park or other distinctive area that should be developed or preserved according to a plan based on a historic cultural or architectural motif;

The subject property has not been determined to be part of or related to a square, park or other distinctive area that should be developed or preserved according to a plan based on a historic cultural or architectural motif. Therefore, it is recommended not eligible for listing under City Criterion 8.

9. Its unique location or singular physical characteristic representing an established and familiar visual feature of a neighborhood;

The subject property is located within the northmost section of the City of South Pasadena in a residential neighborhood on the east side of Brunswick Avenue, between Monterey Road and Kolle Avenue. It is a non-descript residential property located mid-block in a residential area. The residence does not possess a distinct architectural style or characteristics as a unique visual feature in the area. Therefore, it is not sited in a unique location or contain a singular physical characteristic representing an established and familiar visual feature of the neighborhood and is not eligible under City Criterion 9.

10. Its potential of yielding information of archaeological interest;

As discussed in NRHP/CRHR Criteria D/4, the subject property was not considered in the evaluation, because it generally applies to archeological resources. The residence on the subject property is not significant under City Criterion 10 as a resource that has the potential to yield information of archaeological interest.

11. Its significance as a distinguishable neighborhood or area whose components may lack individual distinction.

The subject property was not considered in the evaluation of City Criterion 11, because it generally applies to a neighborhood or area. The subject property does not appear likely to contribute to a potential historic district. The residence on the subject property is not significant under City Criterion 11 as a distinguishable neighborhood or area whose components may lack individual distinction.

## 5.3 Integrity Statement

Integrity is the ability of a property to convey its significance. Historic properties either retain integrity (that is, convey their significance) or they do not. Within the concept of integrity, there are seven aspects or qualities that define integrity. The seven aspects of integrity are location, design, setting, materials, workmanship, feeling, and association. In order to retain historic integrity, “a property will always possess several, and usually most, of the aspects.”<sup>36</sup> The subject property’s period of significance is its construction date of 1946.

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<sup>36</sup> “How to Apply the National Register Criteria for Evaluation bulletin,” Andrus, Patrick W. and Rebecca H. Shrimpton. 2002. [https://www.nps.gov/nr/publications/bulletins/nrb15/December 5, 2018](https://www.nps.gov/nr/publications/bulletins/nrb15/December%205,%202018).



The residence at 1222 Brunswick Avenue retains integrity of location. The location of the building never shifted nor was it relocated; it maintains the physical location where the residence was constructed in 1946.

The subject property does not retain integrity of design. Major alterations include an addition to the kitchen (1952); the addition of a bedroom and bathroom above the garage (1959); reroofing (1962); the replacement of some siding (2006); window replacements (date unknown); an added security door (date unknown); added window security bars (date unknown); and the addition of a balcony and exterior staircase (date unknown). Because the property has been heavily altered since its construction in 1946, it no longer represents the intentions of the original work. Therefore, the property does not retain integrity of design.

The subject property lacks integrity of setting. From historical aerial findings discussed, upon the residence's completion in 1946, the surrounding neighborhood was partially developed with single-family residences and the area southwest of the residence remained undeveloped. The subject property as well as the other homes remain intact; however, the scale and massing of surrounding development has changed and has diminished overall integrity of setting. Therefore, the property has diminished integrity of setting.

The subject property does not retain integrity of materials. Since its construction in 1946, many alterations have occurred, including an addition to the kitchen in 1952; the addition of a bedroom and bathroom above the garage in 1959; reroofing in 1962; the replacement of some siding in 2006; window replacements (date unknown); an added security door (date unknown); added window security bars (date unknown); and the addition of a balcony and exterior staircase (date unknown). These changes have diminished the property's overall integrity of materials from its date of construction (1946). Therefore, the property does not retain integrity of materials.

The subject property does not retain integrity of workmanship. The physical evidence of the craftsmanship required to create the 1946 residence has been diminished since its construction. The essential features, such as its height, and stucco siding remain. However, the property no longer represents its original design because of the major alterations to the building that have obscured the original workmanship of the property. Therefore, the property does not retain integrity of workmanship.

The subject property does not retain integrity of feeling. Because the property does not retain integrity of design, materials, and workmanship it no longer conveys a sense of a particular period. The present physical features are the result of multiple alterations since it was constructed in 1946. Although minimal changes to the neighborhood over time have preserved its ability to convey the feeling of one residence in a low-scale, single-family home neighborhood, the property no longer conveys its historic character. Therefore, the subject property does not retain integrity of feeling.

Finally, the subject property does not retain integrity of association. The residence was constructed in 1946 by day laborers and was inhabited by several occupants between 1946 and 1974. The property is not associated with an important historic event, architectural style, or builder. Therefore, there is no historic association. Therefore, the subject property does not retain integrity of association.

In summary, the subject property at 1222 Brunswick Avenue retains integrity of location but does not retain integrity of design, setting, materials, workmanship, feeling, or association. Therefore, the property does not maintain the requisite integrity to warrant significance in the NRHP, CRHR, or as a historic resource in the City of South Pasadena.

## 5.4 Summary of Evaluation Findings

In conclusion, the subject property does not appear eligible for listing in the NRHP, CRHR, or as a historic resource in the City of South Pasadena due to a lack of important historical associations, lack of architectural merit, and lack of integrity. As such, the subject property is not considered a historical resource for the purposes of CEQA. The recommended California Historical Resource Status Code for the property is 6Z (found ineligible for the NRHP, CRHR, or local designation through survey evaluation).

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## 6 Findings and Conclusions

The residential building located at 1222 Brunswick Avenue (APN: 531-100-70-22) in South Pasadena, California, is not currently designated or listed under any national, state, or local landmark programs. The building has not been identified as eligible for local designation by a recent historic resources survey. Dudek evaluated the residential building constructed in 1946 as part of the CEQA compliance process. Dudek concludes that the buildings do not appear to be eligible for listing in the NRHP or the CRHR, or for local listing in South Pasadena due to a lack of significance, historical associations, and architectural merit. Therefore, the building does not appear to be a historical resource subject to CEQA. The recommended Status Code for the building is 6Z.

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# **Appendix A**

## Preparers' Qualifications

# Katie Ahmanson, MA

## ARCHITECTURAL HISTORIAN

Katie Ahmanson (KAY-tee AH-mun-son; she/her) is an architectural historian with two years' experience in the field of architectural history and heritage conservation. She has experience with Historic Cultural Monument and National Register of Historic Places (NRHP) nominations, historic context statements, building descriptions, and California Department of Parks and Recreation (DPR) 523 forms. Ms. Ahmanson has familiarity with environmental compliance documentation in support of projects that fall under the California Environmental Quality Act (CEQA)/National Environmental Policy Act (NEPA), and Sections 106 and 110 of the National Historic Preservation Act.



### Education

*University of Southern California School of Architecture MA, Heritage Conservation, 2022*  
*Claremont McKenna College BA, Art History, 2019*

## Project Experience

**1402 Broadway, Chula Vista, San Diego, California.** Dudek was retained by Patriot Development Partners to complete a Historical Resources Technical Report (HRTR) to identify all historical resources (if any) on the subject property. The purpose of this report is to determine if the subject property at 1402 Broadway (APN: 622-041-27-00) in the City of Chula Vista, San Diego County, California would impact any historical resources pursuant to the California Environmental Quality Act (CEQA). As an architectural historian, Ms. Ahmanson co-authored the Report, wrote building descriptions and significance evaluations, surveyed the property, and completed archival research for the project. (2022)

**1027 Olive Avenue and 1029 Olive Lane, Coronado, San Diego, California.** Dudek was retained by the City of Coronado (City) to evaluate the property located at 1027 Olive Avenue and 1029 Olive Lane (APN: 537-412-01-00) (subject property) for historical significance under City designation criteria and integrity requirements. The evaluation involved researching and developing an occupancy timeline; supplemental research on occupants and building development research; survey of the property; a description of the property; and completion of a historical resource evaluation in consideration of City designation criteria and integrity requirements. As an architectural historian, Ms. Ahmanson co-authored the Report, wrote building descriptions and significance evaluations, surveyed the property, and completed archival research for the project. (2022)

**335 Alameda Boulevard Historical Resources Evaluation Report, Coronado, San Diego County, California** Dudek was retained by the City of Coronado (City) to evaluate the property located at 335 Alameda Boulevard (APN: 536-191-05-00) for historical significance under City designation criteria and integrity requirements. The evaluation involved researching and developing an occupancy timeline; supplemental research on occupants and building development research; survey of the property; a description of the property; and completion of a historical resource evaluation in consideration of City designation criteria and integrity requirements. As an architectural historian, Ms. Ahmanson co-authored the Report, wrote building descriptions and significance evaluations, surveyed the property, and completed archival research for the project. (2022)

**4235 State Street, Santa Barbara, California.** Dudek was retained by the firm of Flowers & Associates to complete a Historical Resources Technical Report (HRTR) for the property and associated sign located at 4235 State Street,



Santa Barbara, California. This report evaluates the subject property (APN 061-100-006), a former gas station originally constructed in 1959 (Building Permits), and its associated historic-age sign in anticipation of a proposed redevelopment project. As an architectural historian, Ms. Ahmanson completed an analysis of historic aerial photographs and Sanborn maps for the project. (2022)

**Clara Oaks, Claremont, California.** Dudek was retained by the City of Claremont to prepare a Built Environment Inventory and Evaluation Report for The Webb Schools (AIN 8669-015-014) as part of the Clara Oaks Environmental Impact Report (EIR). This report documents Dudek's efforts to identify and update the previous evaluation for The Webb Schools' campus for eligibility as a historic district at the federal, state, and local level and identify potential direct or indirect impacts under CEQA as a result of construction and implementation of the proposed Project. As an architectural historian, Ms. Ahmanson completed an analysis of historic aerial photographs and Sanborn maps for the project. (2022)

**820 G Avenue Historical Resource Evaluation Report, Coronado, San Diego County, California.** Dudek was retained by the City of Coronado (City) to evaluate the property located at 820 G Avenue (APN: 537-222-26-00) for historical significance under City designation criteria and integrity requirements. The evaluation involved researching and developing an occupancy timeline; supplemental research on occupants and building development research; survey of the property; a description of the property; and completion of a historical resource evaluation in consideration of City designation criteria and integrity requirements. As an architectural historian, Ms. Ahmanson co-authored the Report, wrote building descriptions and significance evaluations, and completed archival research for the project. (2022)

**Gaujome Crest Built Environment Inventory and Evaluation Report, Oceanside, San Diego County, California.** Dudek was retained by Ricon Homes to prepare a Built Environment Inventory and Evaluation Report for the proposed Gaujome Crest Project in the City of Oceanside. The goal of the project is to identify and evaluate historic age built environment resources located within the Project site that may be subjected to direct or indirect impacts from the proposed Project. As an architectural historian, Ms. Ahmanson co-authored the Report, wrote building descriptions and significance evaluations, and completed archival research for the project. (2022)

**Los Angeles County Florence-Firestone Community Plan Area Historic Resources Survey, Los Angeles County, California.** Dudek was retained by the County of Los Angeles Department of Regional Planning to prepare a Historic Context Statement and conduct a Historic Resources Survey for the Community Plan Area of Florence-Firestone. The goal of the project is to document the development history of the community from the rancho period to the present, identify important themes, events, patterns of development, and describes the different property types, styles, builders, and architects associated with these important periods and themes. The document will also provide registration requirements and recommendations for future study/action by the County of Los Angeles to facilitate and streamline the historic preservation program. As an architectural historian, Ms. Ahmanson completed field work and contributed to a Historic Resources Survey report. (2022)

**Oak Knoll Road, Poway, San Diego County, California.** Dudek was retained to complete a historical resources evaluation for a residential development project in the City of Poway. The Project proposes the development of the 10.72-acre property into a residential development within an existing residential neighborhood. As an architectural historian, Ms. Ahmanson co-authored the Report, wrote building descriptions and significance evaluations, and completed archival research for the project. (2022)

## Relevant Previous Experience

**Preservation Intern, Hollywood Heritage, Hollywood, California.** As an intern, managed general office administrative work, maintained and regularly updated the Preservation Sub-Committee to-do and watch lists, set

the weekly Admin meeting and monthly Preservation Committee meeting and agendas, and recorded the meeting minutes. Additionally, organized developer and resident meetings, monitored and tracked relevant public hearings and schedules for Hollywood Heritage issues, and attended public hearings and meetings on behalf of Hollywood Heritage. Assisted residents and concerned parties seeking to designate historic resources and helped prepare nominations for city, state and national designations, such as the Historic Cultural Monument nomination for the Home Savings and Loans on 1500 Vine St. in Hollywood, which passed as a designated monument June 2, 2022. (2021–2022)

**Architecture Research Assistant, SPF: Architects, Culver City, California.** As a research assistant, researched and collected information about projects and wrote for the company website. In addition, organized content about past and ongoing projects, digitally archived old plans and documents, organized contact lists, and composed press releases for new projects and firm announcements. Aided in making architecture models and model accessories. (2019–2020)

**Intern, Frederick Fisher and Partners, Los Angeles, California.** As the office intern, archived old plans and documents and scanned documents and digitally archived published materials. In addition, worked with the marketing team to organize contact lists and research competing firms. Also assisted the front desk with answering the phone, welcoming guests, and office cleanup and organization. (2018)

# Allison Lyons, MSHP

## SENIOR ARCHITECTURAL HISTORIAN

Allison Lyons (*AL-ih-suhn LYE-ons; she/her*) is an architectural historian with 12 years' experience throughout the western United States in all elements of cultural resources management. Her expertise includes the preparation of environmental compliance documents in accordance with the California Environmental Quality Act (CEQA) and Section 106 of the National Historic Preservation Act, focusing on the evaluation of historical resources and analysis of project impacts. As a historic preservation consultant, she has been involved in the preparation of numerous large-scale historic resources surveys, Historic American Buildings Survey/Historic American Engineering Record recordation, Federal Rehabilitation Tax Credit and Mills Act Historic Property Contract applications, local landmark nominations, and evaluations of eligibility for a wide variety of projects and property types throughout California. She is highly experienced in writing National Register of Historic Places (NRHP) nominations and historic context statements for local governments. Ms. Lyons meets the Secretary of the Interior's Professional Qualifications Standards for history and architectural history pursuant to Title 36, Part 61, of the Code of Federal Regulations, Appendix A.



### Education

*Columbia University,  
M.S., Historic  
Preservation, 2010*

*Scripps College,  
B.A., European Studies,  
2006*

## Dudek Project Experience

**Los Angeles County Metro Area Plan Project, Los Angeles County, California.** Dudek was retained by the County of Los Angeles Department of Regional Planning to prepare a Historic Context Statement in support of the Metro Area Plan (MAP) project. The goal of the Historic Context Statement component of the project is to inform, enhance, and streamline the larger MAP project as it pertains to historical resources. The communities included within the MAP Historic Context Statement include the following: East Los Angeles, East Rancho Dominguez, Florence-Firestone, Walnut Park, West Athens-Westmont, West Rancho Dominguez-Victoria, and Willowbrook. The HCS documents the development history of the communities from the rancho period to the present, identifies important themes, events, and patterns of development, and describes the different property types, styles, builders, and architects associated with these important periods and themes. The document also provides registration requirements and recommendations for future study/action by the County of Los Angeles to facilitate and streamline the historic preservation program. Responsibilities include archival research, co-authoring the Historic Context Statement, stakeholder engagement, collaboration with the GIS team to create an online mapping tool, field survey, and attendance at public meetings. (2021-Present)

**Los Angeles County East Los Angeles Historic Resources Survey of Historic Age Commercial Signage, Los Angeles County, California.** Dudek was retained by the County of Los Angeles Department of Regional Planning to perform a Historic Resources Survey and focused Historic Context Statement for historic age commercial signage located in the Community Plan Area of East Los Angeles. The goal of the project is to document the history of commercial signage, record and evaluate significant historic signs, and designate all applicable signs as County Landmarks. Ms. Lyons led the fieldwork and identification component of the project, focusing on major commercial corridors along Whittier Blvd, Atlantic Blvd, E. 3<sup>rd</sup> Street, and Olympic Blvd (2021-Present)

**Los Angeles Department of Water and Power Century Trunk Line, Los Angeles Department of Water and Power, City of Los Angeles, California.** Dudek was retained by Los Angeles Department of Water and Power to prepare an Avoidance and Protection Plan for Air Raid Siren No. 150. The resource is eligible for the NRHP and California Register of Historical Resources and as a City of Los Angeles Historic-Cultural Monument under Criteria A/1/1 and C/3/3 for its association with World War II and Cold War military infrastructure, and is a historical resource under CEQA. Ms. Lyons is serving as a senior architectural historian, providing quality assurance/quality control for the Post-Construction Monitoring Report. (2021–Present)

**City of Coronado Historic Context Statement and Historic Resources Inventory, City of Coronado, California.** Dudek is currently in the process of preparing a historic context statement and historic resources inventory survey for all properties at least 50 years old within City of Coronado limits. Following current professional methodology standards and procedures developed by the California Office of Historic Preservation and the National Park Service, Dudek developed a detailed historic context statement for the City that identifies and discusses the important themes, patterns of development, property types, and architectural styles prevalent throughout the City. Dudek also conducted a reconnaissance-level survey of all properties within City limits that are at least 50 years old to identify individual properties and groupings of properties (i.e., historic districts) with potential for historical significance under City Criterion C (properties that possess distinctive characteristics of an architectural style; are valuable for the study of a type, period, or method of construction; and have not been substantially altered). This document also developed registration requirements for resource evaluation that are specific to Coronado, in consideration of both historical significance and integrity requirements. Acting as senior architectural historian, reviewed and wrote sections of the historic context statement. (2019–Present)

**Downtown Buena Park Project, Historical Resources Technical Report and Impacts Analysis (for CEQA), Buena Park, Orange County, California.** Merlone Geier is proposing to redevelop a vacant Stiles & Robert Clements-designed Sears building at the Buena Park Downtown Mall in the City of Buena Park. The redevelopment plans include residential units, amenity and lobby space, and parking. The Sears building, auto center, and surrounding parking lots that were historically connected to the Downtown Buena Park Mall. Following the initial construction of the Sears building in 1959, the Buena Park Downtown Mall was expanded in multiple stages throughout a 50-year development period. To determine if the project would have a significant impact on historical resources, Dudek evaluated the entire Buena Park Downtown Mall for historical significance and integrity in consideration of National Register of Historic Places (NRHP) and California Register of Historical Resources (CRHR) designation criteria. Dudek determined that the Buena Park Downtown Mall, including the Sears building, did not appear eligible under any NRHP or CRHR designation criteria due to a lack of significant historical associations, architectural merit, and compromised integrity and the Project would result in a less than significant impact to historical resources under CEQA. Ms. Lyons served as a senior architectural historian, providing quality assurance/quality control for the Historical Resources Technical Report. (2021)

**8730 Sunset Boulevard Billboard Project Historical Resource Assessment Report, City of West Hollywood, California.** The 8730 Sunset Boulevard Billboard Project consists of installation and operation of a new billboard and associated façade improvements at the existing “Sunset Towers” building. The Sunset Towers building at 8730 Sunset Boulevard was constructed in the 1950s and 1960s over the course of two phases. A smaller building was constructed on the northern portion of the parcel between 1957 and 1959. Dudek was retained by the City of West Hollywood to complete this Historic Resource Assessment, an intensive-level evaluation, as part of the environmental review of the proposed project in compliance with CEQA. This study included an intensive survey of the exterior of the Sunset Towers building by a qualified architectural historian; building development and archival research; development of an appropriate historic context; and evaluation of the Sunset Towers building for historical significance and integrity in consideration of NRHP, CRHR, and City of West Hollywood

Cultural Heritage Preservation Ordinance designation criteria. Ms. Lyons served as a senior architectural historian and main author of the Historic Resource Assessment of the Sunset Towers building. (2021)

## Select Recent Experience

**Athens Park Aquatics Facility Renovation Project Historical Resource Treatment Plan and Impacts Analysis (Secretary of the Interior’s Standards Compliance Review), Los Angeles, California.** The County of Los Angeles proposed a rehabilitation project at the Aquatics Facility at Athens Park, a park determined eligible for listing in the National Register of Historic Places. Ms. Lyons worked with the architect for the project on two phases of work. In advance of the development of project plans, Ms. Lyons prepared a Preservation Plan for the Aquatics Facility to establish the opportunities and constraints for the rehabilitation. After project plans were prepared, Ms. Lyons reviewed the project plans for compliance with the Secretary of the Interior’s Standards for Rehabilitation and made recommendations for modifications to ensure the project plans complied with the Standards. (2020–2021)

**676 Moss Street Redevelopment Site Historical Resource Evaluation and Impacts Analysis (for CEQA), Chula Vista, California.** Ms. Lyons completed a historical resource evaluation and impacts analysis for a redevelopment site of industrial buildings in Chula Vista. She also identified the potential for the project to cause indirect and/or cumulative impacts to adjacent historical resources. (2020)

**North Beach Historic District National Register of Historic Places Nomination and Plaque Program, San Clemente, California.** Founded in 1925, San Clemente was one of the first new master-planned towns in California. The North Beach Historic District occupies a prominent location as the historic northern tip of the City of San Clemente along North El Camino Real. The North Beach Historic District was listed on the National Register of Historic Places at the local level of significance under Criterion A in the areas of Community Planning and Development and Entertainment/Recreation. The district features five historic contributing resources designed in the Spanish Colonial Revival style with a period of significance between 1927-1946. Ms. Lyons served as project manager for the National Register of Historic Places nomination of the district and a concurrent, Certified Local Government (CLG) grant-funded project with the City of San Clemente to create content and designs for signage across the district and informational postcards featuring historic images. (2020)

**City of West Covina Historic Resources Survey and Context Statement Update, West Covina, California.** The City of West Covina was primarily developed during Southern California’s post-World War II housing construction boom. The City of West Covina Historic Context Statement, 1945-1978, and Historic Resource Inventory Update report presented the results of a project that updated the City’s existing historic context statement (HCS); reviewed properties previously identified for historical significance; and identified, citywide, properties from 1945 to 1978 that have historical significance. The City of West Covina commissioned this project to inform and implement their General Plan Policy updates. The information generated from the Historic Resources Inventory (HRI) Update was intended to assist in the identification of potential historical resources dating from 1945 to 1978. Ms. Lyons served as the project manager. She co-conducted the fieldwork, co-authored the historic context statement, documented potential historic resources on inventory forms using a Microsoft Access database, prepared the final survey report, performed project management duties, and presented findings at public hearings. (2018–2019)

**Angel’s Landing Redevelopment Site Historical Resource Evaluation and Impacts Analysis (for CEQA), Los Angeles, California.** Ms. Lyons worked with attorneys for the development team behind Angel’s Landing, a proposed 64-story skyscraper and a 42-story high-rise located between Bunker Hill and the Historic Core of downtown Los Angeles. Ms. Lyons prepared a historic resource evaluation and impacts analysis for the vacant project site. The evaluation involved the identification of historical resources in the vicinity and assessment of impacts on numerous adjacent historical resources and historic districts listed on the NRHP, including Angel’s Flight funicular railway and the Broadway Theater and Commercial District. (2018–2020)



**Artisan, 1520 Ivar Avenue Redevelopment Site Historical Resource Evaluation and Impacts Analysis (for CEQA), Los Angeles, California.** The Artisan project involved the construction of a 25-story residential and commercial tower in the center of Hollywood. The project site was mostly a vacant surface parking lot. Ms. Lyons verified that the project site did not contain historic resources and would not have a significant impact on adjacent properties identified as historic resources. Ms. Lyons prepared a Historic Resource Evaluation Report and analysis of project impacts using the Secretary of the Interior's Standards. She also participated in public outreach with Hollywood Heritage. (2018–2021)

**Sixth Street Park, Arts, River, and Connectivity (PARC) Improvements Project Historical Resource Technical Report, Los Angeles, California.** The Sixth Street Viaduct Division of the City of Los Angeles Department of Public Works, Bureau of Engineering, in coordination with the California Department of Transportation, proposed to create a public space in areas beneath and around the new Sixth Street Viaduct between Mateo Street to the west and US-101 to the east in the City of Los Angeles. Ms. Lyons worked with the GPA's team of environmental consultants to prepare Section 106 and CEQA technical reports and Cultural Resources Chapter for the project Environmental Impact Report. (2017)

**SurveyLA, Los Angeles Citywide Historic Context Statement and Field Surveys, Los Angeles, California.** Los Angeles's citywide historic context statement provides the framework for identifying and evaluating the City's historic resources. The document, created as part of SurveyLA, identifies important themes in the City's history and development. Ms. Lyons conducted research and authored several themes within the context. She was the lead author for two themes addressing architectural styles and all sub-themes. She also contributed to themes developed for two ethnic and cultural communities in Los Angeles: "African-Americans in Los Angeles" and "Jews in Los Angeles." Ms. Lyons also led fieldwork surveys for multiple phases of the SurveyLA project. (2015–2019)

**City of West Hollywood Commercial Properties Historic Context Statement and Historic Resources Survey (Intensive), West Hollywood, California.** The City of West Hollywood completed the Commercial Survey as an update to the initial citywide survey conducted in 1986. The Commercial Survey focused on commercial, institutional, and industrial structures built before 1975. The project was completed in the fall of 2016. Ms. Lyons conducted research, co-conducted fieldwork, co-authored the historic context statement, documented potential historic resources on inventory forms using the RuskinARC database, and prepared the final survey report. She presented multiple times at public meetings for the project. In conjunction with the project, a new website was developed. The project was awarded the California Governor's Historic Preservation Award and the California Preservation Foundation Preservation Design Award. (2015–2017)

**National Chicano Moratorium National Register of Historic Places Nomination, Los Angeles, California.** The Chicano Moratorium was a movement of Chicano anti-Vietnam war activists that built a coalition of Mexican-American groups to organize opposition to the Vietnam War, primarily marches. The legacy of the movement, which highlighted the unequal treatment of Mexican-Americans in multiple facets of American society, was the creation of community organizations that advocated for health and educational services. Ms. Lyons prepared a Multiple Property Documentation form and individual National Register of Historic Places nominations for five buildings and sites associated with the National Chicano Moratorium anti-Vietnam War protests. Sites included routes for marches held in 1969 and 1970, the Silver Dollar Café (site of Ruben Salazar's death), Brown Beret headquarters, and East Los Angeles Free Clinic. (2015–2018)

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# **Appendix B**

DPR Form for 1222 Brunswick Avenue

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

Primary # \_\_\_\_\_  
 HRI # \_\_\_\_\_  
 Trinomial \_\_\_\_\_  
 NRHP Status Code 6z

Review Code \_\_\_\_\_ Other Listings \_\_\_\_\_  
 Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 19 \*Resource Name or #: (Assigned by recorder) 1222 Brunswick Avenue

**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 Los Angeles Date 1966 T 1S; R 12W;  of  of Sec 12; San Bernardino B.M.

c. Address 1222 Brunswick Avenue City South Pasadena Zip 91030

d. UTM: (Give more than one for large and/or linear resources) Zone \_\_\_\_\_, \_\_\_\_\_mE/ \_\_\_\_\_mN

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

APN: 531-100-70-22

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

The subject property at 1222 Brunswick Avenue is located on the east side of Brunswick Avenue, between Monterey Road and Kollie Avenue, at the end of the block on one parcel on a sloping street (APN: 531-100-70-22). The property presently contains one single-family residence constructed in 1946 and an attached garage on the rear of the property (Exhibits 1 and 2). The parcel is slightly angled off the cardinal directions. The primary (west) elevation of the property is oriented toward Brunswick Avenue. See continuation sheet page 4.

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

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

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



P5b. Description of Photo: (view, date, accession #): View Facing southwest, 10/20/22

\*P6. Date Constructed/Age and Source:  Historic  Prehistoric  Both 1946 (ParcelQuest)

\*P7. Owner and Address: Claudette T. Roberts  
1222 Brunswick Avenue  
South Pasadena, CA 91030

\*P8. Recorded by: (Name, affiliation, and address) [name, last name], Dudek, Katie Ahmanson  
38 N. Marengo Avenue  
Pasadena, CA 91101

\*P9. Date Recorded: 10/20/22

\*P10. Survey Type: (Describe) Intensive

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.")  
Dudek. 2022. Historical

Resource Evaluation

Report: 1222 Brunswick Avenue, South Pasadena, CA. Prepared November 2022 for the City of South Pasadena.

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



# BUILDING, STRUCTURE, AND OBJECT RECORD

\*Resource Name or # (Assigned by recorder) 1222 Brunswick Avenue \*NRHP Status Code 6z

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B1. Historic Name: \_\_\_\_\_

B2. Common Name: \_\_\_\_\_

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

\*B5. Architectural Style: N/A

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

See continuation sheet page 4.

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

\*B8. Related Features:

Attached garage.

B9a. Architect: n/a b. Builder: "Day Labor"

\*B10. Significance: Theme Post-World War II Residential Development Area South Pasadena  
Period of Significance 1945-1965 Property Type single-family residence Applicable Criteria N/A  
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

As a result of the survey and research of historic built environment resources, one residence over 45 years of age was identified on the subject property, 1222 Brunswick Avenue. Section 5 (Significance Evaluation) provides a detailed physical description of the property and the associated evaluation of historic significance under all applicable local designation criteria and integrity requirements. See continuation page 5.

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

\*B12. References:

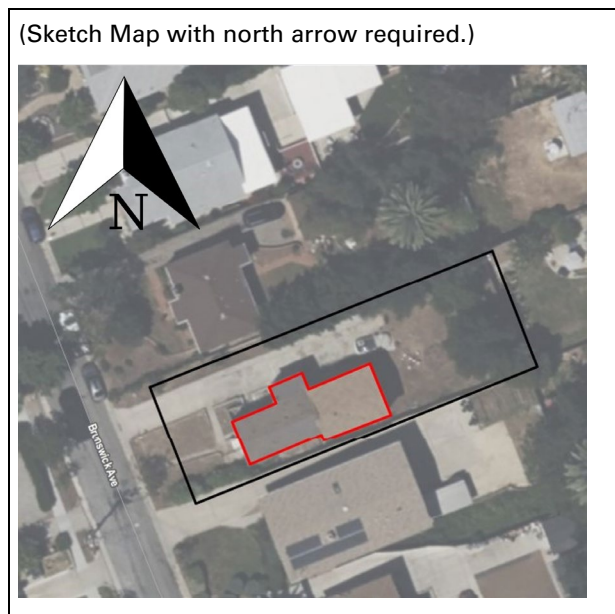
See continuation sheet page 16.

B13. Remarks:

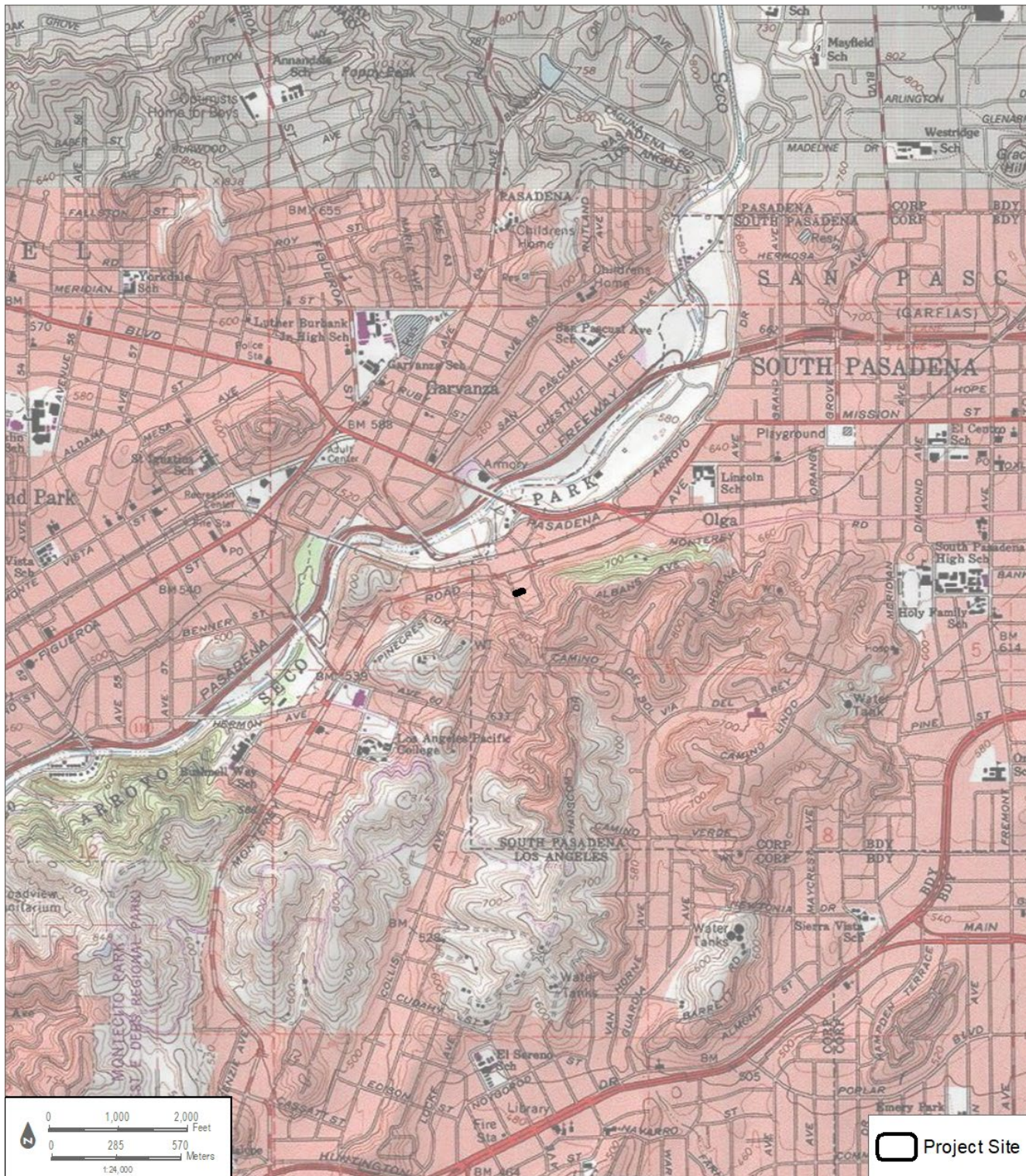
\*B14. Evaluator: Katie Ahmanson, MHC

\*Date of Evaluation: 11/22/2022

(This space reserved for official comments.)







## CONTINUATION SHEET

Property Name: 1222 Brunswick Avenue

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**\*P3a. Description (continued from page 1):**

The residence's south elevation extends nearly to the lot line with an adjacent residential property that is developed with a one-story single-family residence, and the north elevation faces a concrete driveway stretching from Brunswick Avenue to an attached garage on the basement level of the north elevation. Additionally, a concrete path leads from the sidewalk to the main entrance and concrete porch steps centered on the primary (west) elevation. Landscaping includes open space for plantings fronting both the primary (west) and rear (east) elevation, as well as shrubs and hedges along the southern, eastern, and northern boundaries of the property. Low concrete masonry unit retaining walls line the front yard.

Residence (1946)

The residence is irregular in plan and one story in height with a basement-level garage and no distinct style. The building has a front-facing gable roof clad with composition tiles and open eaves with exposed rafters. Cladding is a combination of aluminum siding in a horizontal clapboard pattern on the primary (west) elevation that continues on the north and south elevations, as well as smooth stucco cladding on the north, south, and rear (east) elevations. Fenestration across all elevations is primarily grouped with aluminum sash and a combination of casement, double-hung, sliding, fixed, and jalousie windows with some windows covered by metal security bars. The symmetrical primary (west) elevation features a main entry door obscured by a metal security door and flanked by two aluminum sash double-hung windows with metal security bars (Exhibit 1). A concrete pathway from the sidewalk and a perpendicular concrete pathway from the driveway each lead to concrete steps that provide access to the main entrance. Additionally, the driveway leads from Brunswick Avenue to an attached garage on the basement level of the north elevation with a two-car length wood-panel garage door. An exterior wood stairway with a wood railing leads to a second-story wood balcony with metal-bar railings above the garage. Additionally, the second-story balcony includes a rear entry door obscured by a metal security door (Exhibit 2).

**\*B6. Construction History (continued from page 1):**

The following exterior alterations were identified through a review of property record research and/or during the survey conducted on October 20, 2022:

- 1946: construct three-room dwelling (Permit #14225)
- 1946: electric wiring and fixtures (Permit #14996)
- 1946: sewer (Permit #14794)
- 1946: driveway (Permit #14225)
- 1947: plumbing (Permit #16201)
- 1952: frame garage and add to kitchen (Permit #27230)
- 1959: addition of bedroom and bath above garage (Permit #41625)
- 1959: electric wiring (Permit #41945)
- 1959: plumbing and furnace (Permit #41710)
- 1962: reroof (Permit #50308)
- 1963: sewer lateral replacement (Permit #51431)

## CONTINUATION SHEET

Property Name: 1222 Brunswick Avenue

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1964: drive approach (Permit #56490)

2006: replacing some siding (Permit #14733)

Date unknown: all windows replaced (observed)

Date unknown: balcony and exterior staircase addition (observed)

Date unknown: added window security bars (observed)

Date unknown: added security door (observed)

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

#### Historical Overview of South Pasadena

Early inhabitants of South Pasadena were members of the Tongva Nation known as the Hahamog-na tribe. Native dwellings were known to have lined the Arroyo Secco stream from South Pasadena to where it meets the Los Angeles River in the south. Spanish explorer, Gaspar de Portola, first contacted the Hahamongnas in 1770 in South Pasadena. Accompanying Portola was Father Junipero Serra, who established the San Gabriel Mission a few miles east of South Pasadena in 1771. Spanish settlers forced assimilation on the bands of tribes that comprised the Tongva Nation, and by the nineteenth century, the native population had significantly decreased due to disease.

After Mexico gained independence from Spanish Imperial rule in 1821, the South Pasadena area became part of Mexico and was granted to Juan Mariné by Governor Figueroa in 1834. The land became known as Rancho San Pascual and later became part of the cities of Pasadena, South Pasadena, and Altadena. By 1873, the land was sold to the San Gabriel Orange Grove Association and subdivided for the creation of South Pasadena.<sup>1</sup>

In 1888, Donald McIntyre Graham became South Pasadena's first mayor and the city was incorporated with a population of just over 500 residents. The arrival of the Los Angeles and San Gabriel Valley Railroad connected South Pasadena to its neighboring cities and encouraged local development. By 1887, the city's business district had grown to twice its original size. During the late nineteenth, South Pasadena rose in prominence as a resort town following the success of the Raymond Hotel, a large hotel for "snow birds" opened in 1886. The Raymond was Southern California's most popular resort until it was destroyed by fire in 1895.<sup>2</sup>

Throughout the early twentieth century, South Pasadena continued to grow, reaching a population of about 1,000 residents in 1900, and by 1910 reaching a population of 4,600 residents. The city's population growth corresponded with the rise of the Arts and Crafts movement and the impact of this major design movement is visible in the construction of bungalow and Craftsman-style

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<sup>1</sup>. "Rancho San Pascual," Social Studies Fact Cards. Accessed October 27, 2022.  
<https://factcards.califa.org/ran/sanpascual.html>

<sup>2</sup>. "City of South Pasadena Citywide Historic Context Statement," HRG. December 16, 2014. Page 68.  
<https://www.southpasadenaca.gov/home/showpublisheddocument/7332/636721709083330000>



## CONTINUATION SHEET

Property Name: 1222 Brunswick Avenue

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residences in neighborhoods developed during this period. Additionally, several residential tracts were subdivided during the early twentieth century, and the city's primary business shifted from tourism to construction. By the 1920s, most of South Pasadena had been developed with single-family residential neighborhoods, and pressure to continue development led to the passage of a comprehensive zoning ordinance in 1923 to allow for the construction of multi-family residential buildings. The introduction of automobiles in the 1920s inspired further growth and the city experienced another population boom resulting in 13,700 residents by 1930.<sup>3</sup>

The Great Depression during the 1930s saw many of the city's former tourist attractions close and construction activity began to decrease. However, the Works Projects Association stimulated construction with the distribution of federal funds, and in 1936 and 1937 construction began on the South Pasadena Post Office and High School, respectively. Industrial development was focused on facilitating the war effort during the cusp of World War II. Nineteen light manufacturing facilities were constructed in South Pasadena to engage in war work<sup>4</sup>

After World War II, a massive wave of migration and building boom occurred throughout California. To plan its growth, South Pasadena appointed its first planning commission in 1947. Changes included increased zoning for industrial buildings and allowed apartments and hotels to build up to seven stories. Further development of two subdivisions saw the post-war population of South Pasadena rise from 16,953 in 1950 to 22,300 by 1970.

However, the proposed construction of the Long Beach (710) Freeway through South Pasadena had a significant impact on the community and provoked preservation efforts in the city due to its construction route that would relocate or demolish hundreds of single-family homes.<sup>5</sup> The ongoing debate about the proposed freeway continued for decades. The state approved its Master Plan of Freeways and Expressways in 1959. Plans for the 710 Freeway were adopted by 1964, and the route of the freeway was set to pass through the middle of South Pasadena, dividing its communities and neighborhoods. Impact studies and legal battles continued through the 2020s.<sup>6</sup>

### History of the Subject Property

City of South Pasadena Directories and City Building Permits indicate the subject property was owned and occupied by four inhabitants between 1946 and 1974. According to the original Building Permit filed on February 13, 1946, the single-family residence at 1222 Brunswick Avenue was constructed by "Day Labor" for the owner, S. J. Barge.

<sup>3</sup>. HRG, "City of South Pasadena Citywide Historic Context Statement." Pages 50-52.

<sup>4</sup>. HRG, "City of South Pasadena Citywide Historic Context Statement." Pages 53-54.

<sup>5</sup>. HRG, "City of South Pasadena Citywide Historic Context Statement." Page 54.

<sup>6</sup>. HRG, "City of South Pasadena Citywide Historic Context Statement." Pages 201-202; Damien Newton.

"Pasadena and Caltrans Reach Agreement to Relinquish 710 Freeway Stub to City." Streets Blog LA. Los Angeles, CA. May 4, 2022. <https://la.streetsblog.org/2022/05/04/pasadena-and-caltrans-reach-agreement-to-relinquish-710-freeway-stub-to-city/>.

## CONTINUATION SHEET

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S. J. Barge was listed as the first owner of the property on its original Building Permit (Permit #14225); however, research could not determine how long he remained at the property. Barge was not noted in any City Directories, Historic Newspapers, or the City's Historic Context Statement, and research could not reveal any more information about him. However, by 1952, City Building Permit #27230 listed different next owners of the property, Sam and Frances Ivy.

Sam Ivy was born in Keo, Arkansas in 1910.<sup>7</sup> Research indicates that he worked as a gas station attendant in Nashville, Tennessee in 1931 before becoming a clerk in Los Angeles, California in 1938.<sup>8</sup> It is unclear when Sam and Frances married, but by 1940, Sam was drafted for World War II and his draft card indicated he was married to Frances and had been working for the Southern Pacific Rail Road while living in Los Angeles.<sup>9</sup> Additionally, the 1940 U.S. Census shows that Frances was working as a retail clerk.<sup>10</sup> The couple moved to the subject property in 1952 and remained for three years before leaving in 1955 and renting the property to T. B. Ballantyne for a year.<sup>11</sup>

Ballantyne was listed in the City Directory as living at the residence from 1955 to 1956. However, no further information was discovered about the resident. Likewise, research was unable to determine who occupied the property after Ballantyne, but Historic Newspapers indicate that the residence was vacant and listed for sale from 1958 to 1959.<sup>12</sup>

By 1959, Walter G. and Camille Burger were listed as the owners of the property on City Building Permit #41625. While the City Directory indicates that Walter was an inspection supervisor, research did not reveal much information about their lives while living at the subject property. The couple was listed as living at the residence as late as 1974, but it is unclear how long they remained on the property.<sup>13</sup>

The South Pasadena Review newspaper listed the house for sale in 1983.<sup>14</sup> In 1985, a Fictitious Business Name Statement in the paper associated the address with Andrew Hsu, who ran his business, Hong-An Construction Co., from the subject property.<sup>15</sup> Research could not determine how long Hsu remained on the property. It is unclear who occupied the residence between 1985 and 2022. Darryl Roberts currently owns it.

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<sup>7</sup> U.S. Census Bureau. "1940 United States Federal Census". Los Angeles, California. 1940.

<sup>8</sup> United States. "City Directories, 1822-1995". Nashville, Tennessee. 1931; United States. "City Directories, 1822-1995." Los Angeles A-L, California. 1938.

<sup>9</sup> United States. "World War II Draft Cards Young Men 1940-1947." 1940.

<sup>10</sup> "1940 United States Federal Census." U.S. Census Bureau.

<sup>11</sup> Catt, Nick, South Pasadena Public Library (personal communication, October 25, 2022).

<sup>12</sup> Ibid.

<sup>13</sup> Ibid.

<sup>14</sup> *South Pasadena Review*, "Open Houses". 1983.

<sup>15</sup> *South Pasadena Review*, "Fictitious Business Name Statement". 1985.

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Property Name: 1222 Brunswick Avenue

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### Owner/Occupant Timeline

The following section presents a timeline of the owners and/or longer-term occupants of the subject property since the construction of the residence. Names with an asterisk next to them represent occupants who were also owners of the subject property (non-renters).

1946: S. J. Barge  
1952-1955: Sam and Frances Ivy  
1955-1956: T. B. Ballantyne\*  
1958-1959: Vacant/unknown  
1959-1974: Walter G. and Camille Burger  
1983: Vacant/unknown  
1985: Andrew Hsu  
1985-2022: Unknown  
2022: Darryl Robert

### Relevant Theme: Post-World War II Residential Development (1945-1965)

By the end of World War II in 1945, most of the land within South Pasadena had been developed with twenty-four tracts subdivided for residential development during the Post-War period. Seven mid-sized tracts each contained about thirty to fifty parcels, while smaller subdivisions contained about thirteen parcels or less. Most tracts were developed by individual developers with over half developed around newly constructed cul-de-sacs.

Throughout the post-war period, residential styles reflected the designs of preeminent Modernists such as Irving Gill, Rudolph Schindler, and Richard Neutra. In South Pasadena, Gill designed the Miltimore House in 1911 (listed on the NRHP and South Pasadena Landmark #11); Schindler designed the Grokowsky House in 1928 (South Pasadena Landmark #28); and Neutra designed the Wilkins House in 1949. Each of these architects came to California to practice Modern styles of architecture and were inspired by Frank Lloyd Wright. Additionally, several University of South California (USC) School of Architecture graduates who lived and worked in South Pasadena had a great influence on the post-war regional Modern style that emerged there. These included Whitney Smith, Wayne Williams, Conrad Buff, Donald Hensman, Miller Fong, Carl Maston, Bob Ray Offenhauser, and Clinton Ternstrom.

Much of the architecture during this period exhibited a range of design philosophies developed from iterations of regional styles that combined Regional Modernism with elements of the International style and natural materials. Indoor and outdoor spaces were emphasized with visible

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connections such as patios and porches, and an organic palette further reflected an emphasis on nature.<sup>16</sup>

The magazine Arts & Architecture issued new ideas in residential design that promoted modern styles and modes of construction. In 1945, the publication commenced its Case Study House program to highlight the post-war innovation in residential architecture and design. Over thirty projects were designed by some of California's most prominent architects bringing national attention to modern design in California. The program lasted until 1962 and inspired much of the post-war residential design during this period. Residential design in South Pasadena during the postwar period reflected reflect the styles and ideas prevalent in the publication and Case Study, rejecting Craftsman for more Mid-Century Modern styles.<sup>17</sup>

Furthermore, inspired by new construction materials and techniques refined during the war, many architects focused on producing low-cost mass-produced designs. Prefabricated housing systems, also known as manufactured homes or modular homes, were introduced to the market during the post-war period. After the war, the Consolidated Vultee Aircraft manufacturing plant converted to the construction of houses from planes. Henry Dreyfuss, a noted industrial designer in South Pasadena, collaborated with architect Edward Larabee Barnes to create the only prefabricated home built in an airfield factory, known as the "Fleet" home on 325 Monterey Road (South Pasadena Landmark #51). However, the popularity of prefabricated houses was short-lived because the cost of land acquisition, facilities and utility installation was too high for most developers to sustain a successful manufacturing business.<sup>18</sup> The City of South Pasadena Citywide Historic Context Statement clarified that Registration Requirements for significance under the theme of Post World War II Residential Development (1945-1965) require a resource to be meet the following to be eligible:

- As an excellent example of residential development or for its association with an important developer, representing a known association with the growth of the City during this period.
- For its association with a significant person. Note that a property is not eligible under this criterion if its only justification for significance is that it was owned or used by a person of importance. Properties eligible under this criterion are those associated with a person's productive life, reflecting the time period when he or she achieved significance.
- As an excellent example of a particular multi-family residential property type. South Pasadena retains significant examples of multi-family property types from this period of development.
- As having character, interest or value as a part of the heritage of the community.
- A collection of residences from this period that are linked geographically may be eligible under this theme as a historic district. Residences from this period may also

<sup>16</sup> HRG, "City of South Pasadena Citywide Historic Context Statement." Pages 169-175.

<sup>17</sup> HRG, "City of South Pasadena Citywide Historic Context Statement." Pages 207-208.

<sup>18</sup> HRG, "City of South Pasadena Citywide Historic Context Statement." Pages 208-209.



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Property Name: 1222 Brunswick Avenue

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contribute to historic districts that are significant under other contexts and themes. Historic districts are evaluated locally under Criterion 11 (significant as a distinguishable neighborhood or area whose components may lack individual distinction). Historic districts from this period are unified aesthetically by plan, physical development, and architectural quality, and represent post-World War II planning principles.<sup>19</sup>

### NRHP/CRHR Evaluation of Significance

The subject property at 1222 Brunswick Avenue (APN: 531-100-70-22) does not meet any of the criteria for listing in the NRHP or CRHR, either individually or as part of an existing historic district, as demonstrated below.

*Criterion A/1: That are associated with events that have made a significant contribution to the broad patterns of our history.*

To be eligible for listing in the National Register under Criterion A, a property must have a direct association with events that have made a significant contribution to the broad patterns of the history of South Pasadena.

Archival research did not find any associations with events that have made a significant contribution to the broad patterns of our history. The subject property was completed in 1946 during a time of increased development in South Pasadena. After the end of World War II in 1945, the city experienced a population increase as more people migrated to California. South Pasadena appointed its first planning commission in 1947 and proceeded to update the city's zoning for industrial buildings, multi-family residences, and hotels. Additionally, further development of two residential subdivisions resulted in a population increase from 16,953 in 1950 to 22,300 by 1970. Historic Aerials reveal the subject property simply followed development trends as a single-family residence constructed in the area during a period of increased development.

The subject property is located in a portion of South Pasadena that experienced steady residential growth through the mid-twentieth century. Substantial residential development in the area took place surrounding it since World War II. The subject property does not appear to be associated with any significant developmental trends, and research did not reveal any significant association with any other historical events significant in the history of South Pasadena. The subject property is a single-family residence with no distinct style on the east side of Brunswick Avenue, between Monterey Road and Kolle Avenue. The residence first appeared in Historic Aerials in 1948 when the surrounding residential neighborhood was partially developed. There is no indication that the construction of this specific residence is associated with a pivotal movement in the history of the neighborhood or city. It was neither the first nor the last of its type and was merely following a continuous pattern of residential development that continued through the twentieth century. The

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<sup>19</sup> HRG, "City of South Pasadena Citywide Historic Context Statement." Pages 218-219.

## CONTINUATION SHEET

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property is not known to be directly associated with events that have made a significant contribution to the history of South Pasadena; therefore, the property does not appear eligible under NRHP Criterion A or CRHR Criterion 1.

*Criterion B/2: That are associated with the lives of persons significant in our past.*

To be found eligible under Criterion B/2 the property has to be directly tied to an important person and the place where that individual conducted or produced the work for which he or she is known. Archival research failed to indicate any such direct association between individuals that are known to be historic figures at the national, state, or local level and the subject property. The earliest ownership information indicated that the property was owned by S. J. Barge. However, research was unable to reveal anything about the resident and it is unknown how long he resided at the property. City Directory research indicated that the next residents were Sam and Frances Ivy from 1952 to 1955 before T. B. Ballantyne moved to the property from 1955 to 1956. Historic newspaper research revealed that the residence remained vacant for a year from 1958 to 1959, before Walter G. and Camille Burger purchased the property in 1959. They remained at the subject property until about 1974. The house was next listed for sale in 1983 before it was associated with Andrew Hsu and his business, Hong-An Construction Co., in 1985. However, research could not determine how long Hsu remained on the property. It is unclear who occupied the residence between 1985 and 2022, but today Darryl Roberts owns it. Research did not uncover information that would indicate these owners were important to the past. None of the residents appear in the City of South Pasadena Citywide Historic Context Statement or other records of notable residents in the history of the city. Due to a lack of identified significant associations with important persons in history, the subject property does not appear eligible under NRHP Criterion B or CRHR Criterion 2.

*Criterion C/3: That embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction.*

The subject property is a single-family residence built in 1946 and does not embody distinctive characteristics of a type, period, or method of construction. The residence does not reflect an architectural style. Additionally, the subject property has been substantially altered. Alterations include an addition to the kitchen in 1952; the addition of a bedroom and bathroom above the garage in 1959; reroofing in 1962; and the replacement of some siding in 2006. Likewise, observed alterations include window replacements (date unknown); an added security door (date unknown); added window security bars (date unknown); and the addition of a balcony and exterior staircase (date unknown).

An individual or firm may be defined as a master based on scholarship recognizing its work as unique or trendsetting within the discipline. The original building permit filed on February 13, 1946, lists the contractor as "Day Labor". There is no known architect or firm associated with the design or development of the subject property and there is no indication it is associated with a significant method of construction. There is no indication that the property is a distinguished

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example of work that was designed by an architect or firm recognized as unique in the field of single-family residential development; therefore, the property is not significant under this aspect of NRHP Criterion C and CRHR Criterion 3.

Additionally, the subject property does not possess high artistic values. The last component of Criterion C, representing a significant and distinguishable entity whose components may lack individual distinction, is the most applicable to districts. The subject property does not appear likely to contribute to a potential historic district.

*Criterion D/4: That have yielded, or may be likely to yield, information important in prehistory or history.*

Criterion D was not considered in the evaluation, because it generally applies to archeological resources. The buildings on the subject property are not significant under Criterion D of the NRHP or Criterion 4 of the CRHR as a source, or likely source, of important historical information nor do they appear likely to yield important information about historic construction methods, materials, or technologies.

### City of South Pasadena Evaluation of Significance

The subject property does not meet any of the criteria for listing by the City of South Pasadena as demonstrated below.

1. *Its character, interest or value as a part of the heritage of the community;*

As discussed in NRHP/CRHR Criteria A/1, archival research did not reveal that the subject property contains any character, interest, or value as a part of the heritage of the community. Research did not indicate that the residence is associated with the heritage of the community. It was merely following a continuous pattern of residential development that continued through the twentieth century and does not reflect significant parts of South Pasadena's heritage and post-World War II residential development.

2. *Its location as a site of a significant historic event;*

As discussed in NRHP/CRHR Criteria A/1, archival did not reveal that the subject property was associated with a significant historic event in South Pasadena. The residence was considered under the theme of Post-World War II Residential Development (1945-1965) and was found ineligible against the city's registration requirements for the theme.

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3. *Its identification with a person, persons or groups who significantly contributed to the culture and development of the city, state or the United States;*

As discussed in NRHP/CRHR Criteria B/2, research does not indicate that the subject property is associated with a person, persons or groups who significantly contributed to the culture and development of South Pasadena, California, or the United States.

4. *Its exemplification of a particular architectural style of an era of history of the city;*

As discussed in NRHP/CRHR Criteria C/3, the subject property does not exemplify a particular architectural style of Post-World War II residential development in South Pasadena.

5. *Its exemplification of the best remaining architectural type in a neighborhood;*

As discussed in NRHP/CRHR Criteria C/3, the subject property does not exemplify the best remaining architectural type in a neighborhood as it does not reflect a specific architectural type.

6. *Its identification as the work of a person or persons whose work has influenced the heritage of the city, the state or the United States;*

As discussed in NRHP/CRHR Criteria C/3, the subject property is not the work of a person or persons whose work has influenced the heritage of South Pasadena, California, or the United States. According to building permits, the property was constructed by S.J. Barge and "Day Laborers;" neither of whom is recognized as a person whose work has influenced the heritage of the city, state, or the United States.

7. *Its embodiment of elements of outstanding attention to architectural design, engineering, detail design, detail, materials, or craftsmanship;*

As discussed in NRHP/CRHR Criteria C/3, the subject property does not embody elements of outstanding attention to architectural design, engineering, detail design, detail, materials, or craftsmanship.

8. *It is part of or related to a square, park or other distinctive area that should be developed or preserved according to a plan based on a historic cultural or architectural motif;*

The subject property has not been determined to be part of or related to a square, park or other distinctive area that should be developed or preserved according to a plan based on a historic cultural or architectural motif. Therefore, it is recommended not eligible for listing under City Criterion 8.

9. *Its unique location or singular physical characteristic representing an established and familiar visual feature of a neighborhood;*

The subject property is located within the northmost section of the City of South Pasadena in a residential neighborhood on the east side of Brunswick Avenue, between Monterey Road and Kelle

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Avenue. It is a non-descript residential property located mid-block in a residential area. The residence does not possess a distinct architectural style or characteristics as a unique visual feature in the area. Therefore, it is not sited in a unique location or contain a singular physical characteristic representing an established and familiar visual feature of the neighborhood and is not eligible under City Criterion 9.

10. *Its potential of yielding information of archaeological interest;*

As discussed in NRHP/CRHR Criteria D/4, the subject property was not considered in the evaluation, because it generally applies to archeological resources. The residence on the subject property is not significant under City Criterion 10 as a resource that has the potential to yield information of archaeological interest.

11. *Its significance as a distinguishable neighborhood or area whose components may lack individual distinction.*

The subject property was not considered in the evaluation of City Criterion 11, because it generally applies to a neighborhood or area. The subject property does not appear likely to contribute to a potential historic district. The residence on the subject property is not significant under City Criterion 11 as a distinguishable neighborhood or area whose components may lack individual distinction.

### Integrity Discussion

Integrity is the ability of a property to convey its significance. Historic properties either retain integrity (that is, convey their significance) or they do not. Within the concept of integrity, there are seven aspects or qualities that define integrity. The seven aspects of integrity are location, design, setting, materials, workmanship, feeling, and association. In order to retain historic integrity, "a property will always possess several, and usually most, of the aspects."<sup>20</sup> The subject property's period of significance is its construction date of 1946.

The residence at 1222 Brunswick Avenue retains integrity of location. The location of the building never shifted nor was it relocated; it maintains the physical location where the residence was constructed in 1946.

The subject property does not retain integrity of design. Major alterations include an addition to the kitchen (1952); the addition of a bedroom and bathroom above the garage (1959); reroofing (1962); the replacement of some siding (2006); window replacements (date unknown); an added security door (date unknown); added window security bars (date unknown); and the addition of a balcony and exterior staircase (date unknown). Because the property has been heavily altered since

<sup>20</sup> "How to Apply the National Register Criteria for Evaluation bulletin," Andrus, Patrick W. and Rebecca H. Shrimpton. 2002. [https://www.nps.gov/nr/publications/bulletins/nrb15/December 5, 2018](https://www.nps.gov/nr/publications/bulletins/nrb15/December%205,%202018).

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its construction in 1946, it no longer represents the intentions of the original work. Therefore, the property does not retain integrity of design.

The subject property lacks integrity of setting. From historical aerial findings discussed, upon the residence's completion in 1946, the surrounding neighborhood was partially developed with single-family residences and the area southwest of the residence remained undeveloped. The subject property as well as the other homes remain intact; however, the scale and massing of surrounding development has changed and has diminished overall integrity of setting. Therefore, the property has diminished integrity of setting.

The subject property does not retain integrity of materials. Since its construction in 1946, many alterations have occurred, including an addition to the kitchen in 1952; the addition of a bedroom and bathroom above the garage in 1959; reroofing in 1962; the replacement of some siding in 2006; window replacements (date unknown); an added security door (date unknown); added window security bars (date unknown); and the addition of a balcony and exterior staircase (date unknown). These changes have diminished the property's overall integrity of materials from its date of construction (1946). Therefore, the property does not retain integrity of materials.

The subject property does not retain integrity of workmanship. The physical evidence of the craftsmanship required to create the 1946 residence has been diminished since its construction. The essential features, such as its height, and stucco siding remain. However, the property no longer represents its original design because of the major alterations to the building that have obscured the original workmanship of the property. Therefore, the property does not retain integrity of workmanship.

The subject property does not retain integrity of feeling. Because the property does not retain integrity of design, materials, and workmanship it no longer conveys a sense of a particular period. The present physical features are the result of multiple alterations since it was constructed in 1946. Although minimal changes to the neighborhood over time have preserved its ability to convey the feeling of one residence in a low-scale, single-family home neighborhood, the property no longer conveys its historic character. Therefore, the subject property does not retain integrity of feeling.

Finally, the subject property does not retain integrity of association. The residence was constructed in 1946 by day laborers and was inhabited by several occupants between 1946 and 1974. The property is not associated with an important historic event, architectural style, or builder. Therefore, there is no historic association. Therefore, the subject property does not retain integrity of association.

In summary, the subject property at 1222 Brunswick Avenue retains integrity of location but does not retain integrity of design, setting, materials, workmanship, feeling, or association. Therefore, the property does not maintain the requisite integrity to warrant significance in the NRHP, CRHR, or as a historic resource in the City of South Pasadena.

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### Summary of Evaluation Findings

In conclusion, the subject property does not appear eligible for listing in the NRHP, CRHR, or as a historic resource in the City of South Pasadena due to a lack of important historical associations, lack of architectural merit, and lack of integrity. As such, the subject property is not considered a historical resource for the purposes of CEQA. The recommended California Historical Resource Status Code for the property is 6Z (found ineligible for the NRHP, CRHR, or local designation through survey evaluation).

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### Exhibit 1. Primary (west) and north elevations, view looking east.



Source: Dudek, IMG\_1419

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Exhibit 2. North and rear (east) elevations, view looking southwest.



Source: Dudek IMG\_011

## **ATTACHMENT 2**

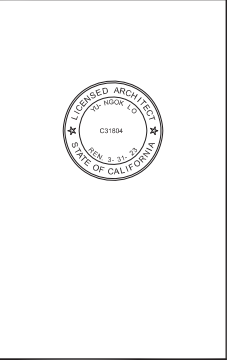
### **Proposed Demolition Plan**

DEMOLITION NOTES	
NOTE-11	REMOVE AND REPLACE PORTION OF (E) CURB AND GUTTER
NOTE-12	REMOVE (E) BUILDING, INCLUDING FOUNDATION
NOTE-13	REMOVE (E) WOOD PLANTER
NOTE-14	REMOVE (E) TREE
NOTE-15	REMOVE (E) BRUSHES
NOTE-16	REMOVE (E) CONCRETE PAVING
NOTE-17	REMOVE (E) CONCRETE APRON
NOTE-18	REMOVE (E) CONCRETE STEPS

EXISTING NOTES	
NOTE-1	(E) CHAIN LINK FENCE TO REMAIN
NOTE-2	(E) CURB AND GUTTER TO REMAIN
NOTE-3	(E) WALL TO REMAIN
NOTE-4	REMOVE (E) TREE
NOTE-5	REMOVE (E) BRUSHES
NOTE-6	REMOVE (E) CONCRETE PAVING

LEGEND	
	REMOVE (E) PAVING, LANDSCAPING, AND CLEAR SITE FOR NEW CONSTRUCTION

ARCHITECT:  
  
 architecture | interior



PROJECT ADDRESS:  
 1222 BRUNSWICK  
 SOUTH PASADENA, CA 91030

REVISIONS:

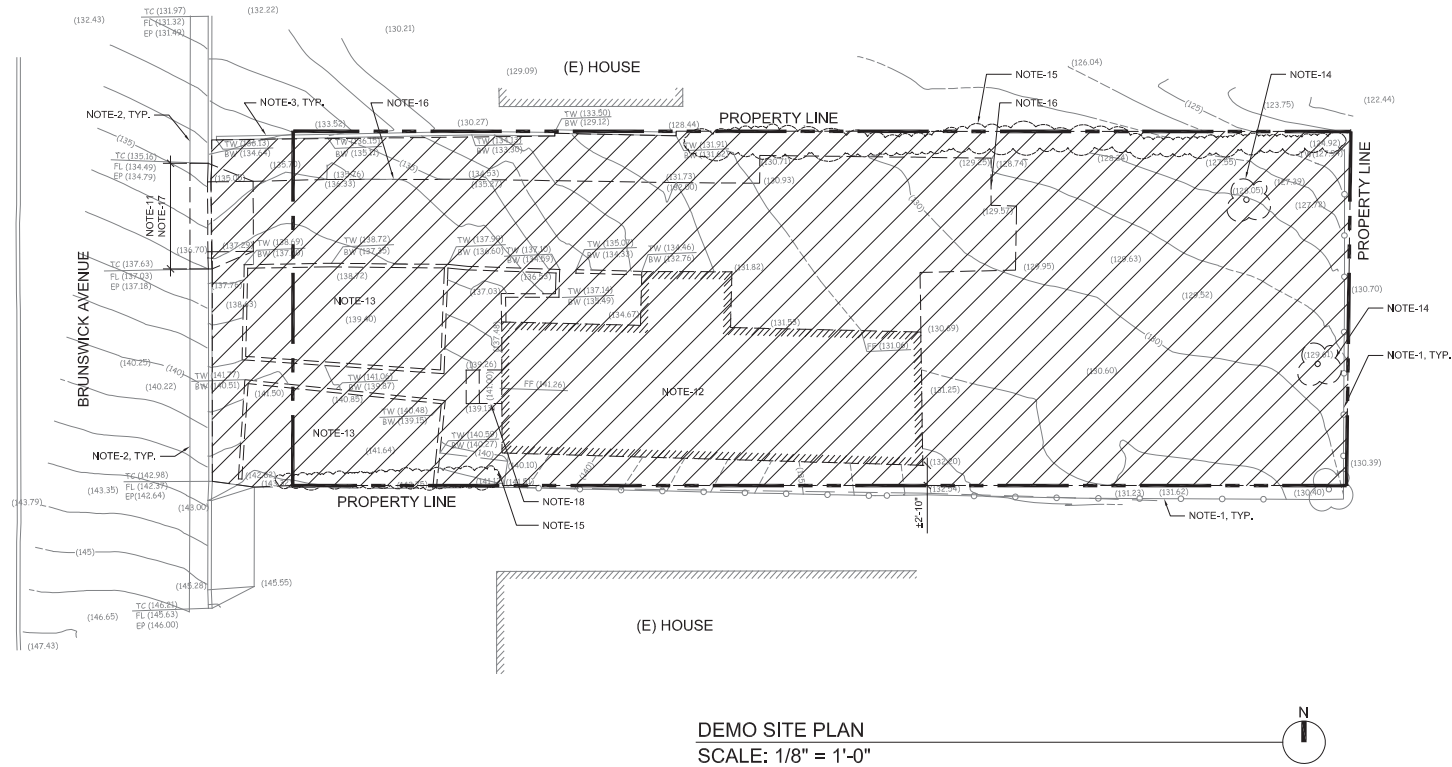
**NOT FOR CONSTRUCTION**  
 DATE ISSUED: 2021-09-03

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PROJECT NAME:  
**BRUNSWICK  
 RESIDENCE  
 AND ADU**

SHEET TITLE:  
**DEMO SITE  
 PLAN**

SHEET NO:  
**A1.0**



DEMO SITE PLAN  
 SCALE: 1/8" = 1'-0"