



FINAL ADMINISTRATIVE DRAFT

City of South Pasadena Citywide Historic Context Statement *December 16, 2014*

HISTORIC RESOURCES GROUP

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PROJECT SUMMARY

This Citywide Historic Context Statement was prepared at the request of the City of South Pasadena, and was funded in part by a grant through the Certified Local Government (CLG) program. In October 2013, the City contracted with Historic Resources Group for the preparation of the Historic Context Statement. It follows the guidance outlined for the development of historic contexts in the *Secretary of the Interior's Standards and Guidelines for Archaeology and Historic Preservation*, along with *National Register Bulletin 16B: How to Complete the National Register Multiple Property Documentation Form*.

The activity which is the subject of this Historic Context Statement has been financed in part with Federal funds from the National Park Service, Department of the Interior, through the California Office of Historic Preservation. However, the contents and opinions do not necessarily reflect the views or policies of the Department of the Interior or the California Office of Historic Preservation, nor does mention of trade names or commercial products constitute endorsement or recommendation by the Department of the Interior or the California Office of Historic Preservation.

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Director, Equal Opportunity Program
U.S. Department of the Interior
National Park Service
P.O. Box 37127
Washington, D.C. 20013-7127

INTRODUCTION**Project Introduction**

The City of South Pasadena received a State of California Certified Local Government (CLG) grant for the period 2013-2014 to prepare an updated Citywide Historic Context Statement. This project is part of South Pasadena's ongoing efforts to identify and evaluate potential historic resources. It was developed by Historic Resources Group, including Christine Lazzaretto, Principal; Heather Goers, Architectural Historian; John LoCascio, Senior Architect; Robby Aranguren, Planning Associate, and Sian Winship, Architectural Historian. All staff meet the Secretary of the Interior's qualifications in historic preservation.¹ Coordination of the project on behalf of the City was administered by John Mayer, Senior Planner. It was overseen by the Cultural Heritage Commission, City Council, and the local preservation community. Project review and oversight from the California Office of Historic Preservation was provided by Amanda Blosser.

Historic Context Statements

In order to understand the significance of the historic and architectural resources in the City of South Pasadena, it is necessary to examine those resources within a series of contexts. By placing built resources in the appropriate historic, social, and architectural context, the relationship between an area's physical environment and its broader history can be established.

A historic context statement analyzes the historical development of a community according to guidelines written by the National Park Service and specified in *National Register Bulletin 16A*. The Bulletin describes an historic context as follows:

Historic context is information about historic trends and properties grouped by an important theme in pre-history or history of a community, state, or the nation during a particular period of time. Because historic contexts are organized by theme, place, and time, they link historic properties to important historic trends. In this way, they provide a framework for determining the significance of a property.²

¹ Federal Register, Vol. 48, No. 190, p. 44738-44739, September 29, 1983.

² National Park Service, "National Register Bulletin 16A: How to Complete the National Register Registration Form," Washington, DC: U.S. Department of the Interior, National Park Service, 1997, 4.

A historic context statement is linked with tangible built resources through the concept of “property type,” a grouping of individual properties based on shared physical or associative characteristics. It should identify the various historical factors that shaped the development of the area. It may include, but need not be limited to:

- Historical activities or events
- Historic personages
- Building types, architectural styles, and materials
- Patterns of physical development

A historic context statement is not a comprehensive history of an area. Rather, it is intended to highlight trends and patterns critical to the understanding of the built environment. It provides a framework for the continuing process of identifying historic, architectural, and cultural resources. It may also serve as a guide to enable citizens, planners, and decision-makers to evaluate the relative significance and integrity of individual properties. Specific examples referred to in this context statement are included to illustrate physical and associative characteristics of each resource type.

Methodology

This Historic Context Statement is intended to expand and enhance the existing South Pasadena City-Wide Historic Context Statement.³ The expanded context will use the National Register of Historic Places Multiple Property (MPS) approach, and will cover all phases of the City’s development, from the 19th century through the recent past (approximately 1965). One of the priorities for the context update is the development of a comprehensive study of the City’s resources from 1935-1965, a period which has not been previously documented.

The development of the expanded historic context follows standard preservation practice and guidance provided by the National Park Service and the California Office of Historic Preservation. The City provided existing materials about historic resources in South Pasadena, including previous surveys and other studies, the existing City Inventory of Historic Resources, and nomination forms for designated properties. Following review of the existing documentation, an overview tour of the City was conducted with City staff, Historic Resources Group, and a member of the local preservation community. The tour was led by Cultural Heritage Commissioner Debi Howell-Ardila who provided detailed information about individual resources and neighborhoods within the City that merit further study.

³ Community Development Department, “City-Wide Historic Context Statement: City of South Pasadena,” prepared by California Archives, April 14, 2005.

Historic Resources Group then conducted a citywide street-by-street reconnaissance survey to further inform the historic context. Particular attention was given to buildings and neighborhoods from the post-World War II period, as this aspect of the City's history has not been studied as rigorously as earlier periods. In addition, properties included on the City's Inventory of Addresses (individual buildings and historic districts) were reviewed in order to determine the overall integrity thresholds of recognized resources, and to have a better understanding of the population of built resources from each period.

Background information in this report on state and national trends that generally influenced the development of South Pasadena were studied and tailored for this report. These include the 2005 City-Wide Historic Context Statement, studies conducted for the extension of the 710 Freeway, other relevant historic context statements (including the *Arts and Crafts Movement Multiple Property Documentation Form*, the *Early Automobile Context*, and the *Resources of the Recent Past* contexts developed for the City of Pasadena), nominations and other evaluation forms, and published histories about South Pasadena, including contemporary accounts by Hiram Reid and J. W. Wood, which were published in 1895 and 1917 respectively. In addition, Jane Apostol's *South Pasadena: A Centennial History* provided valuable information about the early development of the City.

The Cultural Heritage Commission, including a sub-committee composed of Commissioners Debi Howell-Ardila and John Lesak, reviewed the draft report and provided feedback, guidance for the project overall, and specific information regarding properties and neighborhoods. Glen Duncan of the South Pasadena Preservation Foundation also provided valuable insight on the draft and contributed research materials that helped to inform the historical narrative, in particular regarding the City's early history and development.

On July 29, 2014, a public outreach meeting was held to provide information about the project and solicit feedback and input from the local preservation community and other interested stakeholders. At the public outreach meeting, the project team provided an overview of the purpose and general organization of a historic context statement, as well as an overview of the draft report and a discussion of its goals in terms of the overall preservation program in the City of South Pasadena. Following the public meeting, the draft historic context statement was posted on the City's website in order to provide members of the public the opportunity to review the document and provide additional comments and feedback.

Historic Preservation Policy in South Pasadena

This Historic Context Statement is part of ongoing historic preservation efforts in the City of South Pasadena. The City of South Pasadena and its citizens have a long tradition of historic preservation and conservation, recognizing the City's special qualities early in its history. The official preservation movement in South Pasadena began in earnest in 1970 when South Pasadena Beautiful, founded in 1965, created the South Pasadena Cultural Heritage Committee to promote historic preservation in the community.⁴ This subcommittee, chaired by local architect Jean Driskel, drafted the South Pasadena Cultural Heritage Ordinance (Cultural Heritage Ordinance No. 1591), which was adopted in 1971. The ordinance established a mayoral-appointed Cultural Heritage Commission to advise the City Council on preservation-related issues. The first Commission Chair was Raymond Girvigian, FAIA. The ordinance was amended in 1992 (Cultural Heritage Ordinance No. 2004), to help clarify the role and functions of the Commission.

The City's commitment to historic preservation was reinforced with the inclusion of a Historic Preservation Element in the 1998 General Plan:

The essential core of South Pasadena's historic preservation plan...demonstrates a commitment to protect endangered resources, the special character of the City and quality of its neighborhoods. The Historic Preservation Element will help preserve this commitment by becoming one part of a comprehensive historic preservation program that recognizes the value that a sense of history can contribute to the community by providing stability and continuity without sacrificing goals for new growth and development.⁵

The Historic Preservation Element includes specific goals to support and promote the preservation of the City's historic resources and character. The goals are:

- To preserve and maintain sites, structures, and neighborhoods that serve as significant reminders of the city's social, educational, religious and architectural history.
- To encourage maintenance and preservation of historic structures and artifacts.
- To maintain elements of the natural landscape that contribute to the historic character of districts, neighborhoods and landmarks.

⁴ History of the City's early preservation movement and creation of the first ordinance from the South Pasadena Preservation Foundation, "History of the Foundation," <http://www.sppreservation.org/sppfhist.htm> (accessed August 2014).

⁵ City of South Pasadena, *General Plan, Chapter 5, Historic Preservation Element*, adopted 1998, V-1.

- To assure continuity of the city’s historic character, scale and small town atmosphere in all future construction.
- To build public awareness of preservation issues and appreciation for the unique history of South Pasadena and its neighborhoods.
- To adopt incentives that promote the preservation and rehabilitation of historic structures.
- To encourage public/private cooperation in preservation efforts that enhance property values, enrich the local economy and promote tourism.

The adoption of these goals led to specific strategies and policies for implementation, including the integration of preservation with other City planning efforts; identifying and designating sites, structures and neighborhoods that serve as significant examples of the City’s social and architectural history; and documenting the architectural and spatial elements that characterize and define residential and commercial districts and their boundaries.

In 2009, the City adopted Design Guidelines to assist planners and property owners with the identification and preservation of important character-defining features, and to guide appropriate alterations and additions to historic properties.⁶ The updated Citywide Historic Context Statement furthers the goals and policies established in the Historic Preservation Element by a providing a consistent, context-based framework for evaluations of potential historic resources and districts. It is intended to be utilized along with the Cultural Heritage Ordinance and Design Guidelines to help inform City planning efforts and policies related to historic preservation in South Pasadena.

City of South Pasadena Historic Resources Surveys

The City Council commissioned the first comprehensive historic resources survey in 1991. The purpose of that survey was to develop an inventory of historic resources and to provide a foundation for their recognition in all future planning processes. The Historic Resources Survey: Inventory of Addresses was adopted by the City Council on November 30, 1994. The Inventory of Addresses includes properties that are designated, formally determined eligible for federal, state, or local listing, or appear eligible for federal, state, or local listing. In accordance with the City’s Cultural Heritage Ordinance, all properties on the Inventory are considered historic resources for the purposes of the California Environmental Quality Act (CEQA).

In 2002, the Inventory of Addresses was updated through a reconnaissance-level survey of the City (identified as the Phase I Reconnaissance Level Survey). The Phase I survey documented

⁶ City of South Pasadena, “Design Guidelines,” January 2009. Most relevant to this project is Part II: Design Guidelines for Alterations and Additions to Historic Residences.

69 potential historic districts and 250 individual properties on Department of Parks and Recreation primary record forms (DPR 523A). In January 2003, Phase II was initiated to complete intensive-level documentation for the multi-phase survey project. Phase II consisted of an intensive-level survey of six potential historic districts, and the documentation of 261 individual properties on Department of Parks and Recreation building, structure, and object forms (DPR 523B).

As of October 2013, there are approximately 2,567 properties (both individual and district contributors) listed in the Inventory of Addresses.⁷ The inventory represents approximately 38 percent of all properties in the City.⁸

⁷ City of South Pasadena, "Inventory of Addresses," October 2013.

⁸ Based on a number of 6,690 developed parcels per the City's GIS data.

GUIDELINES FOR EVALUATION

A property may be designated as historic by National, State, and local authorities. In order for a building to qualify for listing in the National Register or the California Register, it must meet one or more identified criteria of significance. The property must also retain sufficient architectural integrity to evoke the sense of place and time with which it is historically associated. This Historic Context Statement provides guidance for listing at the federal, state, and local levels, according to the established criteria and integrity thresholds.

National Register of Historic Places

The National Register of Historic Places is an authoritative guide to be used by Federal, State, and local governments, private groups, and citizens to identify the Nation's cultural resources and to indicate what properties should be considered for protection from destruction or impairment.⁹ The National Park Service administers the National Register program. Listing in the National Register assists in preservation of historic properties in several ways, including: recognition that a property is of significance to the nation, the state, or the community; consideration in the planning for federal or federally assisted projects; eligibility for federal tax benefits; and qualification for Federal assistance for historic preservation, when funds are available.

To be eligible for listing and/or listed in the National Register, a resource must possess significance in American history and culture, architecture, or archaeology. Listing in the National Register is primarily honorary and does not in and of itself provide protection of a historic resource. The primary effect of listing in the National Register on private owners of historic buildings is the availability of financial and tax incentives. In addition, for projects that receive Federal funding, a clearance process must be completed in accordance with Section 106 of the National Historic Preservation Act. State and local regulations may also apply to properties listed in the National Register.

The criteria for listing in the National Register follow established guidelines for determining the significance of properties. The quality of significance in American history, architecture, archeology, engineering, and culture is present in districts, sites, buildings, structures, and objects:

- 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

⁹ 36CFR60, Section 60.2.

- 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.¹⁰

Standard preservation practice evaluates collections of buildings from similar time periods and historic contexts as historic *districts*. The National Park Service defines a historic district as “a significant concentration, linkage, or continuity of sites, buildings, structures, or objects united historically or aesthetically by plan or physical development.”¹¹

Criteria Considerations

Certain kinds of properties are not usually considered for listing in the National Register. These include religious properties, moved properties, birthplaces or graves, cemeteries, reconstructed properties, commemorative properties, and properties achieving significance within the past 50 years.¹² These properties can be eligible for listing, however, if they meet special requirements, called Criteria Considerations, in addition to being eligible under one or more of the four criteria and possessing integrity. The National Park Service has defined seven Criteria Considerations; those that are the most relevant to this study include:

Criteria Consideration A: Religious Properties

A religious property is eligible if it derives its primary significance from architectural or artistic distinction or historical importance.

A religious property requires justification on architectural, artistic, or historic grounds to avoid any appearance of judgment by government about the validity of any religion or belief. Historic significance for a religious property cannot be established on the merits of a religious doctrine, but rather, for architectural or artistic values or for important historic or cultural forces that the property represents. A religious property's significance under Criterion A, B, C, or D must be judged in purely secular terms. A religious group may, in some cases, be considered a cultural group whose activities are significant in areas broader than religious history.

¹⁰ 36CFR60, Section 60.3.

¹¹ Rebecca H. Shrimpton, ed., *National Register Bulletin 15: How to Apply the National Register Criteria for Evaluation*. Washington, D.C.: U.S. Department of the Interior, National Park Service, 2002.

¹² *National Register Bulletin 15*.

Criteria Consideration B: Moved Properties

A property removed from its original or historically significant location can be eligible if it is significant primarily for architectural value or it is the surviving property most importantly associated with a historic person or event.

The National Register criteria limit the consideration of moved properties because significance is embodied in locations and settings as well as in the properties themselves. Moving a property destroys the relationships between the property and its surroundings and destroys associations with historic events and persons. A move may also cause the loss of historic features such as landscaping, foundations, and chimneys, as well as loss of the potential for associated archeological deposits. Properties that were moved *before* their period of significance do not need to meet the special requirements of Criteria Consideration B.

Criteria Consideration G: Properties that have Achieved Significance within the Past 50 Years

A property achieving significance within the past fifty years is eligible if it is of *exceptional importance*.

The National Register Criteria for Evaluation exclude properties that achieved significance within the past 50 years unless they are of exceptional importance. 50 years is a general estimate of the time needed to develop historical perspective and to evaluate significance. This consideration guards against the listing of properties of passing contemporary interest and ensures that the National Register is a list of truly historic places. The phrase "exceptional importance" does not require that the property be of national significance. It is a measure of a property's importance within the appropriate historic context, whether the scale of that context is local, State, or national.

Integrity

In addition to meeting any or all of the designation criteria listed above, properties nominated must also possess historic *integrity*. Historic integrity is the ability of a property to convey its significance and is defined as "the authenticity of a property's historic identity, evidenced by the survival of physical characteristics that existed during the property's historic period."¹³ The National Park Service has defined seven aspects of integrity and promulgated guidelines regarding each of the aspects and their relationship to context and criteria.¹⁴ The seven aspects of integrity are:

¹³ *National Register Bulletin 16A*.

¹⁴ *National Register Bulletin 15*.

Location: The place where the historic property was constructed or the place where the historic event occurred.

The actual location is an important component in conveying the history of a district, building or site. Therefore, the National Park Service has determined that except in rare cases, if a building is moved it loses its historic association and therefore its significance. In the case of districts where there are found to be a large number of specialized components, some of those components may be relocated within the original larger location and still retain significance.

Design: The combination of elements that create the form, plan, space, structure, and style of a property.

Setting: The physical environment of a historic property.

Setting is differentiated from location in that it refers to the “character” of the place. However, it is defined by the physical features such as topography, vegetation, manmade features, and relationships between the buildings and the open spaces.

Materials: The physical elements that were combined or deposited during a particular period of time and in a particular pattern or configuration to form a historic property.

The National Park Service states that not only does a property still need to look as it did historically, but it needs to physically retain the key exterior materials dating from its period of significance.

Workmanship: The physical evidence of the crafts of a particular culture of people during any given period in history or prehistory.

The concept of workmanship applies to physical techniques used during the period of significance and acknowledges labor, technique, and craftsmanship associated with a particular period of time. Workmanship acknowledges the interaction of human manipulation of specific materials, and therefore is closely associated with the concepts of material and design.

Feeling: A property’s expression of the aesthetic or historic sense of a particular period of time.

The National Park Service defines feeling as the presence of physical features that convey a property’s character.

Association: The direct link between an important historic event or person and a historic property.

A property or district retains integrity of association if it is the place where an event or activity occurred and is sufficiently intact to convey that relationship to an observer. Like feeling,

association requires the presence of physical features that convey a property's historic character.

In assessing a property's integrity, the National Park Service recognizes that properties change over time. *National Register Bulletin 15* provides:

To retain historic integrity a property will always possess several, and usually most, of the aspects. It is not necessary for a property to retain all its historic physical features or characteristics. The property must retain, however, the essential physical features that enable it to convey its historic identity.¹⁵

A property that has lost some historic materials or details can be eligible if it retains the majority of the features that illustrate its style in terms of the massing, spatial relationships, proportion, pattern of windows and doors, texture of materials, and ornamentation. The property is not eligible, however, if it retains some basic features conveying massing but has lost the majority of the features that once characterized its style.¹⁶

A property that is significant for its historic association is eligible if it retains the essential physical features that made up its character or appearance during the period of its association with the important event, historical pattern, or person(s). A property important for illustrating a particular architectural style or construction technique must retain most of the physical features that constitute that style or technique.¹⁷

¹⁵ *National Register Bulletin 15*, 44, 46.

¹⁶ *National Register Bulletin 15*.

¹⁷ *National Register Bulletin 15*.

California Register of Historical Resources

The California Register is an authoritative guide in California 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.¹⁸

The criteria for eligibility for listing in the California Register are based upon National Register criteria. These criteria are:

1. Associated with events that have made a significant contribution to the broad patterns of local or regional history or the cultural heritage of California or the United States.
2. Associated with the lives of persons important to local, California or national history.
3. Embodies the distinctive characteristics of a type, period, region or method of construction or represents the work of a master or possesses high artistic values.
4. Has yielded, or has the potential to yield, information important to the prehistory or history of the local area, California or the nation.

The California Register consists of resources that are listed automatically and those that must be nominated through an application and public hearing process. The California Register includes the following:

- California properties formally determined eligible for (Category 2 in the State Inventory of Historical Resources), or listed in (Category 1 in the State Inventory), the National Register of Historic Places.
- State Historical Landmarks No. 770 and all consecutively numbered state historical landmarks following No. 770. For state historical landmarks preceding No. 770, the Office of Historic Preservation (OHP) shall review their eligibility for the California Register in accordance with procedures to be adopted by the State Historical Resources Commission (commission).
- Points of historical interest which have been reviewed by the OHP and recommended for listing by the commission for inclusion in the California Register in accordance with criteria adopted by the commission.¹⁹

Other resources which may be nominated for listing in the California Register include:

¹⁸ California PRC, Section 5023.1(a).

¹⁹ California PRC, Section 5023.1(d).

- Individual historical resources.
- Historical resources contributing to the significance of an historic district.
- Historical resources identified as significant in historical resources surveys, if the survey meets the criteria listed in subdivision (g) of Section 5023.1” of the Public Resources Code.
- Historical resources and historic districts designated or listed as city or county landmarks or historic properties or districts pursuant to any city or county ordinance, if the criteria for designation or listing under the ordinance have been determined by the office to be consistent with California Register criteria.
- Local landmarks or historic properties designated under any municipal or county ordinance.²⁰

Resources eligible for listing in the California Register must retain enough of their historic character or appearance to be recognizable as historical resources and to convey the reasons for their significance. It is possible that resources lacking sufficient integrity for listing in the National Register may still be eligible for the California Register.

Local Designation

The Cultural Heritage Ordinance as updated in 1992 contains criteria for the local designation of historic resources in Section 2.73A-14(a)(2):

Section 2.73A-14(a)(2) Designation Criteria for Landmarks and Historic Districts.

Criteria and standards for the designation of landmarks and historic districts shall include any or all of the following, as applicable:

- (A) Its character, interest or value as a part of the heritage of the community;
- (B) Its location as a site of a significant historic event;
- (C) Its identification with a person, persons or groups who significantly contributed to the culture and development of the city, state or United States;
- (D) Its exemplification of a particular architectural style of an era of history of the city;
- (E) Its exemplification of the best remaining architectural type in a neighborhood;
- (F) 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;
- (G) Its embodiment of elements of outstanding attention to architectural design, engineering, detail design, detail, materials or craftsmanship;

²⁰ California PRC, Section 5023.1(e).

- (H) Its being a part of or related to a square, park or other distinctive area which should be developed or preserved according to a plan based on a historic cultural or architectural motif;
- (I) Its unique location or singular physical characteristic representing an established and familiar visual feature of a neighborhood;
- (J) Its potential of yielding information of archaeological interest;
- (K) Its integrity as a natural feature or environment that strongly contributes to the well-being of the people of the city;
- (L) Its significance as a distinguishable neighborhood or area whose components may lack individual distinction;
- (M) With respect to the designation of a historic district, not less than fifty percent plus one of all affected owners of the proposed historic district must consent to such designation. Each parcel or lot shall be entitled to only one vote per parcel or lot. By way of example only, if the proposed historic district were composed of twenty parcels, then eleven property owners would be required to consent to the designation;
- (N) Subject to review and approval by the city council, the commission may by resolution adopt additional or more detailed criteria and standards for the determination of designation of landmarks and historic districts.

Section 2.73A-14(a) (2) (H), (L) and (M) provide criteria specifically related to districts. In addition, Section 2.73A-14(a)(2)(N) allows for the commission to adopt by resolution additional and more detailed criteria and standards for the designation of landmarks and historic districts subject to the review and approval of the city council.

Designated Resources

There are currently seven individual properties and one historic district (the Mission Street Historic District) in the City of South Pasadena which are listed in the National Register of Historic Places. Those properties are listed in Appendix A. There are approximately 183 properties included in the California Historical Resources Inventory (HRI); those properties are included in Appendix B. There are 53 designated local landmarks, which are included in Appendix C. There are four locally designated historic districts: Mission West Historic Business District (designated 1983), El Centro/Indiana/Palm Residential District (1993), Oaks/Laurel Residential District (1994), and the Ramona Street Residential District (1997).



Figure 1. L: Detail of Mission West Historic District. R: Context view of Ramona Street Residential District. Photographs 2014; source: Historic Resources Group.

Historic Context

INTRODUCTION TO THE CONTEXT STATEMENT

The City of South Pasadena has a rich and varied history, from settlements in the 18th and 19th centuries, through the post-World War II period. The City has an impressive collection of neighborhoods representing significant periods of the City's growth, along with important individual examples of period architectural styles and works by prominent local architects from the 19th century through the 1960s. The City's geography, its position as a corridor between the San Gabriel Valley and downtown Los Angeles, the importance of transportation-related development, and a prevalent design culture throughout its history are important factors in the development of South Pasadena. The design culture is reflected in the number of creative endeavors that came out of the City, and the population of artists, writers, architects, landscape architects, and designers who lived and worked in South Pasadena. Prominent architects and designers who called South Pasadena home include: Whitney Smith (whose house and studio is South Pasadena Landmark #52), Henry Dreyfuss, and Bob Ray Offenhauser; landscape architect Charles Adams Gibbs; and Nelbert Chouinard, founder of the Chouinard Institute in downtown Los Angeles and one of the most prominent and influential art educators of the 20th century (whose house is South Pasadena Landmark #44).

A defining theme in local preservation efforts has been the fight to keep the 710 Freeway extension from coming through South Pasadena, wiping out hundreds of single-family residences in its path. This has been an ongoing effort in the City dating back to the 1960s. In 1959, the State of California adopted its Master Plan of Freeways and Expressways and extended the planned Route 7 (now the SR-710 and the I-710) from its original Long Beach to Huntington Drive destination, northward to the Foothill Freeway.²¹ In 1960, South Pasadena was notified by the state of alternatives being studied to determine the exact path of the planned freeway. In November of 1964, the California Highway Commission officially adopted the "Meridian Route" as the freeway alignment. Within a month, the City requested reconsideration of the adopted route. In February of 1965, the segment of the Long Beach SR-7 Freeway between Route 10 (now I-10) and Valley Boulevard was opened. Since that time, completion of the freeway segment between Valley Boulevard in Los Angeles and Del Mar Boulevard in Pasadena has been the subject of numerous administrative proceedings, court actions, and legislative initiatives.

In the 1973, after the passage of both the National Environmental Protection Act (NEPA) and the California Environmental Quality Act (CEQA), the City sought and was granted an

²¹ Overview of the 710 Freeway history from City of South Pasadena, "710 History: South Pasadena's Historic Opposition to a Surface Extension," <http://www.ci.south-pasadena.ca.us/index.aspx?page=57> (accessed August 2014).

injunction prohibiting Caltrans from constructing the extension project until an environmental impact report (EIR) was properly completed. Caltrans submitted an EIR four times between 1973 and 1992 and it was rejected each time by Federal Highways Administration (FHWA). The injunction was not lifted until 1998, when FHWA accepted a supplemental EIR and issued the Record of Decision (ROD) – the agreement that committed the federal government to fund a large portion of the project. At this point the City of South Pasadena filed a federal lawsuit citing failure to protect clean air, the environment, and historic properties. On July 19, 1999, United States District Court Judge Pregerson issued a preliminary injunction prohibiting defendants Caltrans, et al., from proceeding with the 710 Freeway Project. Judge Pregerson’s lengthy opinion set forth numerous, substantial violations of federal law that would have to be cured to complete the project, including violations of the Clean Air Act, Environmental Protection Act, and Historic Preservation Act. At the present time, a tunnel is being studied as an alternative to a surface extension along the 710 corridor.

As a result of the proposed 710 Freeway extension, South Pasadena (along with the neighboring community of El Sereno, located in the City of Los Angeles) was included on the National Trust’s list of the “11 Most Endangered Historic Places” between 1989 and 1993. The purpose of the list is to raise awareness about threats facing the nation's historic resources. In choosing South Pasadena for the designation, the National Trust stated:

The predominantly Hispanic communities of South Pasadena and El Sereno are distinguished by their handsome Victorian, Craftsman bungalow, and Mediterranean Revival-style houses. In the late 1980s, these well-preserved communities were threatened by a proposed six-mile, \$1.4 billion freeway extension, which would have cut through four nationally-recognized historic districts and destroyed almost 1,000 homes and 6,000 mature trees. As a result of the planned freeway, thousands of long-term residents would have been forced to abandon their homes, neighbors, and distinctive heritage.

Development pressures and changing demands for single-family housing are also current preservation issues in the City, as proposed alterations and additions within historic neighborhoods need to be carefully reviewed for compatibility with the City’s architectural character.

This historic context statement provides a narrative historical overview of the overarching forces that shaped land use patterns and development of the built environment of the City of South Pasadena and provides a framework for the identification and evaluation of historic resources in the City. Much of the history contained herein is drawn from existing narratives, particularly from local histories and previous surveys.

Summary of Contexts & Themes

As an organizational framework, six broad contexts have been identified for the evaluation of potential historic resources in the City of South Pasadena. The contexts are organized chronologically, in order to create a clear and concise understanding of the development of the built environment. Within each context is an identification of the relevant themes associated with that context; a description of the associated property types; a discussion of the relevant criteria and integrity considerations; and registration requirements for determining eligibility at the federal, state, and local levels. Resources are evaluated using National Register, California Register, and local criteria. Letters and numbers associated with designation criteria are listed according to National Register, California Register, and local conventions (for example Criterion A/1/B refers to National Register Criterion A, California Register Criterion 1, and local Criterion B, all of which refer to historic events).

- Context: Town Settlement and Late 19th Century Development (1870-1899)

Properties eligible under this context include single-family residences, commercial buildings, and civic buildings that are associated with the City's early development. The period of significance spans the establishment of the Raab Family Homestead, the first significant settlement after the rancho period, through the end of the 19th century. During this period the City was incorporated, and some of the earliest neighborhoods were established.²² Resources from this period are rare; therefore, all property types are evaluated under the Town Settlement and Late 19th Century Development context.²³

- Context: Early 20th Century Development (1900-1919)
 - Theme: Early Residential Development (1900-1919)
 - Theme: Commercial and Industrial Development (1900-1919)
 - Theme: Civic and Institutional Development (1900-1919)

Residential development during this period was a major catalyst of growth in the City. During this period, neighborhoods of bungalows and two-story residences were constructed to accommodate the growing population. Tract maps illustrate that the vast majority of residential tracts in the City were subdivided between 1900 and 1909. Residential and commercial development during this period was influenced by the popularity of South Pasadena as a

²² All extant properties contributing to the built environment constructed in earlier periods are known and designated; therefore, the development of a separate context and registration requirements for their evaluation is not included in this study. Note that this historic context statement does not specifically address properties eligible under Criterion D, which is used to identify archaeological resources.

²³ In subsequent development periods with more extant resources, separate themes are included within each context to discuss the evaluation of the various resource and property types.

tourist destination during Southern California’s “grand resort era” of the late 19th and early 20th centuries.

- Context: 1920s Growth (1920-1929)
 - Theme: 1920s Residential Development (1920-1929)
 - Theme: 1920s Commercial and Industrial Development (1920-1929)
 - Theme: 1920s Civic and Institutional Development (1920-1929)

In South Pasadena, like other parts of Southern California, the 1920s represented a period of growth and prosperity. Between the end of World War I and the onset of the Great Depression, new residential and commercial properties were constructed, municipal and civic facilities were expanded, and significant institutions were founded.

- Context: The Great Depression and World War II (1930-1944)
 - Theme: Residential Development (1930-1944)
 - Theme: Commercial and Industrial Development (1930-1944)
 - Theme: Civic and Institutional Development (1930-1944)

The onset of the Great Depression marked the end of the grand resort era, marked in South Pasadena with the closure of the Raymond Hotel. Commercial and industrial development during this period largely reflected the war effort, while civic and institutional development was primarily the result of New Deal era funding programs.

- Context: Mid-20th Century Growth (1945-1972)
 - Theme: Post-World War II Residential Development (1945-1965)
 - Theme: Post-World War II Subdivisions and Tract Development (1945-1972)
 - Sub-Theme: Altos de Monterey
 - Sub-Theme: Raymond Hill
 - Theme: Post-World War II Commercial and Industrial Development (1945-1965)
 - Theme: Post-World War II Civic and Institutional Development (1945-1965)

Post-World War II development in South Pasadena reflects wider trends in Southern California in the postwar period. Although the City was largely built-out by this period, there were two new subdivisions, along with infill housing in previously-established neighborhoods. South Pasadena has a significant collection of architecture from this period, designed by important local and regional architects, several of whom lived and had offices in the City.

- Context: Architecture and Design
 - Separate Themes and Sub-Themes for each Architectural Style
 - List of significant architects, designers, and landscape architects

The Architecture and Design context highlights the quality and diversity of the architectural styles that played an important role in each era of the City's development. In particular, South Pasadena has a strong association with the Arts and Crafts movement of the early 20th century, along with excellent Period Revival styles of the 1920s and 1930s, and important examples of Modern designs from the post-World War II period. Properties eligible under this context may also be significant for their association with an important architect, designer, or landscape architect.²⁴ A working list of architects who designed properties in the City is included in this section; this list is by no means comprehensive, and it is expected that the list will be expanded and refined as additional survey work is undertaken. Many resources that are eligible for their architectural merit may also be associated with other identified contexts and themes.

²⁴ Both natural and designed landscapes are significant in the City. A context developed specifically to identify and evaluate important landscape features and practitioners could be undertaken as a future study.

DEVELOPMENT CHRONOLOGY

DATE	EVENT
1870	David Raab purchased 60 acres of undeveloped land of the former Rancho San Pasqual.
1873	Daniel M. Berry, an agent of the California Colony of Indiana, visited Rancho San Pasqual. Later, he reorganized the syndicate and formed the San Gabriel Orange Grove association who acquired the land through a deed.
1874	Calvin Fletcher, Andrew O. Porter, Perry M. Green, William J. Barcus, Ward Leavitt, and Benjamin S. Eaton all purchased land south of Columbia Street in the area now known as South Pasadena.
1878	South Pasadena formed a new school district.
1882	South Pasadena established their first post office in the Hermosa Vista Hotel.
1885	The Los Angeles & San Gabriel Valley Railroad was completed to link South Pasadena to Pasadena and Los Angeles.
1886	The Raymond Hotel opens in South Pasadena.
1888	South Pasadena becomes an incorporated city on March 2nd.
1895	The Raymond Hotel burns to the ground. The Pasadena and Los Angeles Railway company complete an electric interurban line linking South Pasadena to Los Angeles and Pasadena.
1896	The Cawston Ostrich Farm opens.
1900	South Pasadena's population reaches 1,001. The dedicated bicycle freeway known as the California Cycleway opens..
1901	The new Raymond Hotel opens.
1902	The Pacific Electric Railway Red Cars make their way through South Pasadena.
1907	The city's first high school opens on a 6-acre campus. The first funeral home opens for business.

DATE	EVENT
1908	Andrew Carnegie donates \$12,000 to finance a new library building.
1909	The first automobile showroom opens. The Chamber of Commerce is established with longtime South Pasadena businessman Edward H. Rush serving as president.
1910	South Pasadena’s population increases to 4,659 – a rate of growth exceeded by only three other cities in the state. South Pasadena Theater opens on Mission Street.
1912	The Live Oaks Tennis Association was founded.
1914	South Pasadena gets a new City Hall building at Mission Street and Mound Avenue.
1915	Nitrogen lights are installed along Fair Oaks Avenue and Huntington Drive.
1917	The United States of America enters World War I.
1919	World War I ends; South Pasadena veterans return home.
1920	South Pasadena’s population nearly doubles to 7,652 residents.
1921	Orange Grove Avenue is paved and completed.
1923	South Pasadena adopts a comprehensive zoning ordinance including the extension of commercial zoning along Fair Oaks Avenue.
1924	The Flores Adobe is renovated by master architect Carleton Winslow.
1925	The Rialto Theatre opens on Fair Oaks Avenue designed by architect Lewis A. Smith.
1927	South Pasadena decommissions the last of the City-owned horses.
1928	South Pasadena opens its first junior high school designed by architects Marsh, Smith & Powell. The Edward H. Rust Nursery moves to Pasadena after 42 years in South Pasadena.
1929	The stock market crashes resulting in the Great Depression.

DATE	EVENT
1930	South Pasadena’s population increases to 13,730 residents.
1931	The Hotel Raymond closes its doors.
1933	Southern California experiences an earthquake with a magnitude of 6.4 near Long Beach.
1934	Remnants of the Raymond Hotel were auctioned off and the building was razed. City Council endorses proposals for the Arroyo Seco Parkway.
1935	The Cawston Ostrich Farm closes. Trolleys are replaced by buses on Mission Street.
1936	A federal post office building opens at Fremont Avenue and El Centro Street. Trolley Poles move from the center of the street to the curb on Fair Oaks Avenue.
1938	The construction of the Arroyo Seco Parkway begins. South Pasadena celebrates its fiftieth anniversary.
1939	World War II begins.
1940	South Pasadena sees a small increase in their population to 14,356 residents. The Arroyo Seco Parkway opens with a floral sign at the freeway entrance to the City of South Pasadena.
1941	The Japanese bomb Pearl Harbor and the United States declares war on Japan.
1945	World War II ends. Construction begins on Raymond Hill for a half-million-dollar apartment development.
1946	20 merchant marine deckhouses are converted into emergency housing for veterans. Long-range planning begins for the Monterey Hills Development.

DATE	EVENT
1948	<p>The city's first zoning ordinance since 1926 takes effect in September.</p> <p>Pacific Electric agrees that within five years it will stop hauling freight over the tracks on Huntington Drive.</p>
1949	<p>Rent control comes to an end in South Pasadena.</p> <p>Edwin Cawston's house at Sycamore Avenue and Arroyo Verde Road is razed along with remnants of the Cawston Ostrich Farm.</p>
1950	<p>South Pasadena's population increases to 16,935 residents.</p> <p>The Korean War begins.</p>
1951	<p>Pacific Electric removes their trolley tracks from Huntington Drive and the Big Red Cars make their last run through South Pasadena.</p> <p>Work begins on Raymond Hill for an apartment house development.</p>
1952	<p>Pacific Electric removes the trolley tracks from Fair Oaks Avenue.</p>
1953	<p>The Korean War ends.</p>
1954	<p>The Santa Fe Depot is torn down.</p> <p>Arroyo Seco Parkway is renamed the Pasadena Freeway.</p>
1956	<p>The Federal government approves South Pasadena's application for redevelopment funds.</p>
1957	<p>Debates intensify over the Long Beach Freeway.</p>
1958	<p>The Community Redevelopment Agency receives a federal loan for the country's first open land project (Altos de Monterey).</p>
1959	<p>Master Plan of Freeways and Expressways extends the route to the Foothill Freeway.</p>
1960	<p>South Pasadena's population increases to 19,706 residents.</p> <p>Pasadena Freeway celebrates its twentieth anniversary.</p>
1962	<p>The city asks the State Division of Highways to consider a westerly freeway route through the city.</p> <p>The community Redevelopment Agency dedicates Altos de Monterey.</p>

DATE	EVENT
1963	South Pasadena celebrates its Diamond Jubilee.
1964	The California Highway Commission adopts the Meridian Route through South Pasadena.
1965	The City Council adopts a General Plan for the future development of the city.
1969	The city and county agree to widen Monterey Road. Union Pacific stops running trains through South Pasadena. The State Highway Commission agrees to study a modified westerly route proposed by South Pasadena's new City Freeway Commission.
1970	South Pasadena's population increases to 22,979 residents.
1973	After the passage of both the National Environmental Protection Act (NEPA) and the California Environmental Quality Act (CEQA), the City sought and was granted an injunction prohibiting Caltrans from constructing the extension project until an environmental impact report (EIR) was properly completed.
1975	Legislature passed AB 1716, the Arroyo Seco Park Preservation Act, to rule out any westerly route alternatives which might encroach on the park.
1980	South Pasadena's population increases to 22,681 residents.
1988	City commissions new City Hall by Polyzoides and De Bretteville.
1990	South Pasadena's population increases to 23,936 residents.
2000	South Pasadena's population increases to 24,292 residents.
2010	South Pasadena's population increases to 25,619 residents.

Historic Overview: Geography and Summary of South Pasadena history²⁵

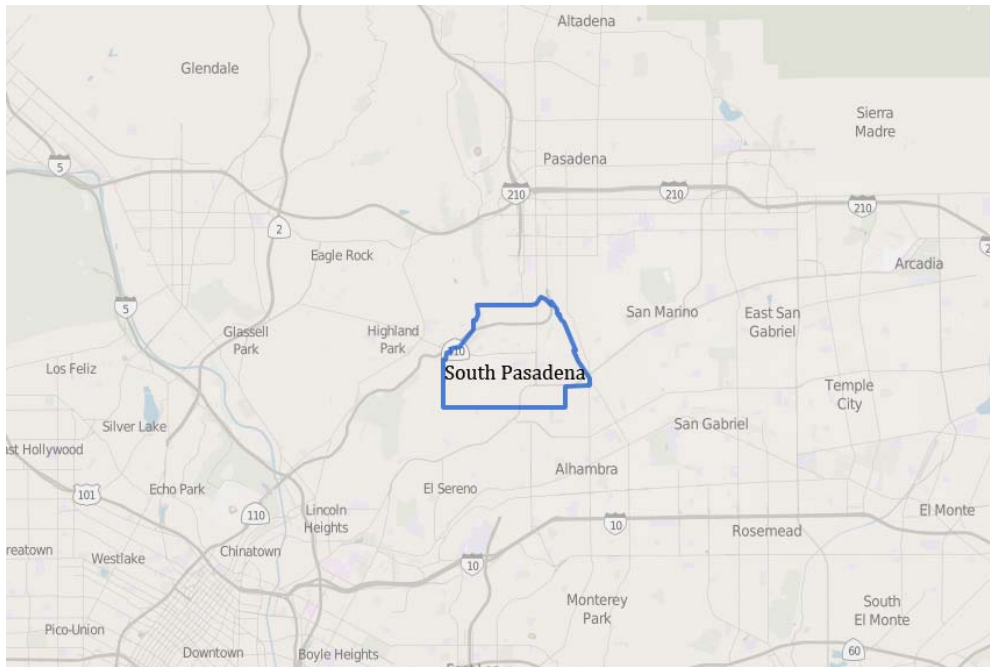


Figure 2. South Pasadena location map. Source: *Los Angeles Times, Mapping L.A.*

GEOGRAPHY

South Pasadena is located in Los Angeles County, immediately to the south of the City of Pasadena and approximately eight miles northeast of Los Angeles. It is an important connection point between the San Gabriel and San Fernando Valleys, and as a result transportation has been a major catalyst for development in the City. In the early 20th century, the South Pasadena Electric Car connected South Pasadena with downtown Los Angeles, making the City an early streetcar suburbs. In 1885, the Los Angeles & San Gabriel Valley Railroad linked South Pasadena to Pasadena and Los Angeles. There were ultimately five rail routes through the City: electric car tracks on Mission and Fair Oaks, and rail lines for the Pacific, Santa Fe, and Salt Lake Railroads.²⁶ By the 1920s, South Pasadena had fully embraced

²⁵ This section provides a broad overview history of the area. The contexts and themes, organized chronologically, are discussed in greater detail in subsequent sections.

²⁶ Rick Thomas, *South Pasadena* (Charleston, SC: Arcadia Publishing, 2007), 59.

the automobile, with a high rate of automobile ownership and several auto dealerships in the City.

The City is situated at the western end of the San Gabriel Mountain range, and its boundaries are generally defined by natural landmarks. These include the Arroyo Seco, a major watershed which originates in the San Gabriel Mountains and follows the western boundary of the city; Raymond Hill, which punctuates the northern border dividing the City from Pasadena; and the Monterey Hills, which straddle South Pasadena's southwestern border with Los Angeles.²⁷ The Arroyo Seco is an important natural resource in the area, which continues to support thriving natural ecosystems that include several native plant communities and provides shelter, food and nesting sites for hundreds of wildlife species, despite being surrounded by later development. When President Theodore Roosevelt visited the Arroyo Seco in 1911, he is quoted as saying, "This Arroyo would make one of the greatest parks in the world."

The Arroyo Seco played an important role in the development of water resources in Southern California, and access to water brought the first settlers to the area.²⁸ The Tongva or Gabrielino Native Americans referred to the region between the Los Angeles and San Gabriel Rivers as Hahamongna, "the land of flowing waters, fruitful valley." The Arroyo Seco has three distinct sections with different characteristics: 1) the precipitous upper mountain watershed; 2) the Raymond Basin area including Pasadena and surrounding communities; and 3) the region below the Raymond Dyke in South Pasadena and northeast Los Angeles. As the Arroyo Seco emerges from the San Gabriel Mountains, its steep descent slows and the waters cut through an alluvial plain. Beneath this region, which includes La Cañada-Flintridge, Altadena, Pasadena, Sierra Madre and part of Arcadia, lies the Raymond Basin – a massive bowl of alluvial sand and gravel filled with water. The south rim of the basin is the Raymond Dyke, a geological fault that runs from Highland Park to Raymond Hill at Pasadena's southern boundary with South Pasadena and then through San Marino just north of Huntington Drive to Santa Anita Canyon on the east side of Arcadia.

Settlers entering the region followed the Tongva practice of locating near the Arroyo or near flowing springs in the area. Don Manuel Garfias, the last Mexican landholder of the Rancho San Pasqual, placed his hacienda at Garfias Springs (site commemorated as South Pasadena Landmark #38), which was on the edge of the Arroyo in what is now South Pasadena. The Garfias Adobe (the site of which is designated as South Pasadena Landmark #20) was also near the Cathedral Oak (commemorated with a monument designed by landscape architect Ruth Shellhorn; City of South Pasadena Landmark #19).

²⁷ Jane Apostol, *South Pasadena: A Centennial History* (South Pasadena, CA: South Pasadena Public Library, 1987), 3.

²⁸ Discussion of water sources from Tim Brick, "Flowing Waters, Fruitful Valley A Brief History of Water Development in the Arroyo Seco," <http://www.brickonline.com/Brief%20History.pdf> (accessed August 2014).

The region's adjacency to the Arroyo Seco, water sources, fertile soil, and mild climate contributed to the development of the area's early economy, which was based primarily on agriculture. The verdant landscape also contributed to the growth of the area's tourism industry, which was a driving force in the early development of South Pasadena. Today, the City of South Pasadena is surrounded by adjacent cities, including Pasadena to the north, San Marino to the east, Alhambra to the southeast, and Los Angeles to the south and west.

South Pasadena is traversed by two main thoroughfares which echo the earliest commercial corridors of the City: Fairs Oaks Avenue running north and south, and Mission Street running east and west. Huntington Drive also serves as a regional connecting route, providing access to nearby cities such as Alhambra, San Marino, San Gabriel, Arcadia, and points beyond. The Arroyo Seco Parkway provides access to the City at two exits: Orange Grove Avenue and Fair Oaks Avenue. There were also three corridors of Route 66 running through town, including along the commercial thoroughfare of Mission Street.

Narrative Summary of South Pasadena History²⁹

The earliest development of South Pasadena was influenced by the Native American Hahamog'na tribe, a branch of the Tongva people. The Hahamog'na were drawn to the area because of the ready availability of water, drawing from both the Arroyo Seco and from a brook located east of Raymond Hill which originated from an underground reservoir. The location also afforded the Hahamog'na the opportunity to control trade and access across the San Gabriel Mountains.³⁰ The tribe settled in Millard Canyon along the banks of the Arroyo Seco. It was here that they met Spanish explorer Gaspar de Portola, who travelled through the area during the 1770s while undertaking several failed exploration expeditions. Travelling with Portolla was Father Junipero Serra, who was charged with establishing a network of Spanish missions along the California coast in order to spread the Christian faith.

In 1771, Serra founded the fourth outpost in the chain of missions, Mission San Gabriel Arcangel, several miles to the west along the Rio Hondo, and the Indians falling under its jurisdiction became known as Gabrielinos.³¹ The Gabrielinos were absorbed into the mission community, where they worked at various enterprises, including making bricks, tanning leather, and tending vineyards. They also worked as sheep herders, tending flocks along the Arroyo Seco, or as lime burners in pits in the Arroyo.³² Due to the fertile soil and mild climate, the Mission San Gabriel was the most agriculturally productive of all the California missions,

²⁹ This section provides a summary of the main historical events and trends that shaped South Pasadena. The subsequent contexts and themes, organized chronologically, provide greater detail about each period of development.

³⁰ "Hahamog'na," <http://www.kcet.org/socal/departures/highland-park/the-highlands/hahamogna.html> (accessed January 2014).

³¹ Apostol, 5.

³² Apostol, 6-7.

harvesting over 53,000 bushels of wheat, barley, corn, beans, peas, lentils, and chickpeas. The Mission also boasted the largest vineyard in Spanish California.

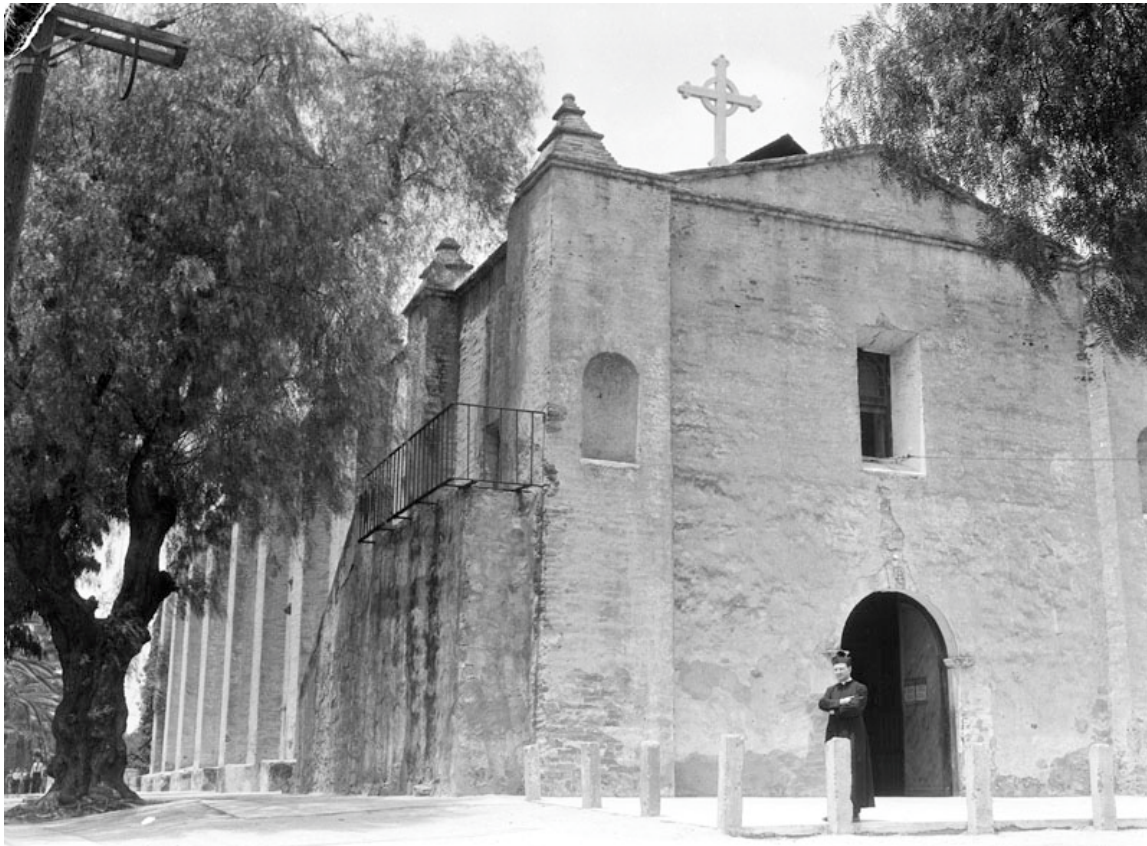


Figure 3. Mission San Gabriel Arcangel, established 1771. Photograph 1936; source: Los Angeles Public Library, WPA Collection.

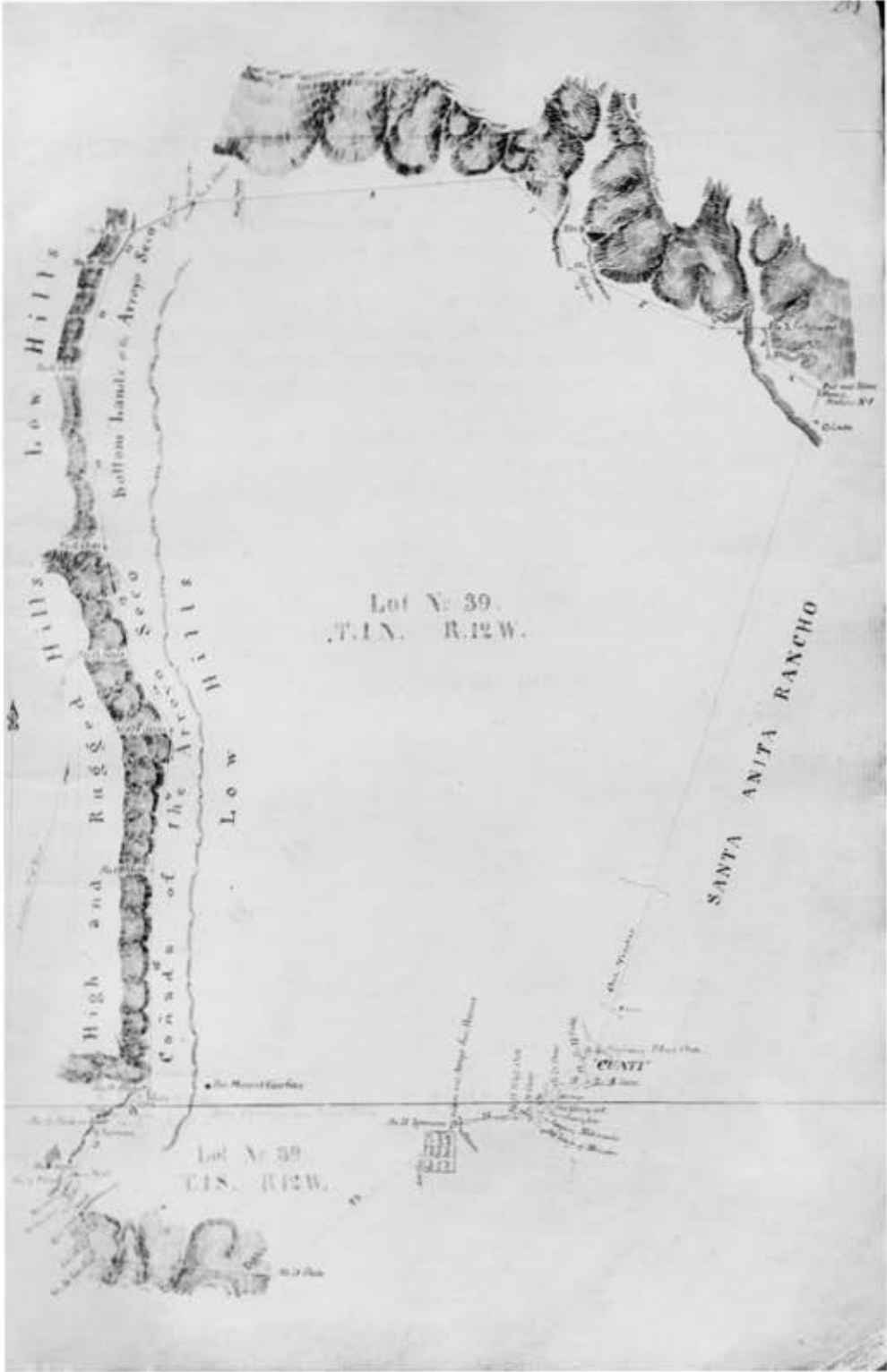


Figure 4. Map of Rancho San Pascual. Source: Los Angeles Public Library.

In 1822, Mexico successfully revolted against Spanish rule, and California land that had been vested in the name of the King of Spain now belonged to Mexico. In the 1830s there was growing pressure on the Mexican government to secularize the missions, and in 1833 the Mexican Congress passed the *Act for the Secularization of the Missions of California*. Mission San Gabriel Arcangel was secularized the following year, and a 14,000-acre tract of land, known as El Rincon de San Pascual, was transferred in a land grant to Juan Mariné, husband of Eulalia Pérez de Guillén, in 1835. The tract included portions of the present-day communities of Pasadena, South Pasadena, Altadena, and San Marino and eventually became known as Rancho San Pascual. José Perez, a cousin of Eulalia Pérez de Guillén constructed what later became known as the Flores Adobe on the Rancho San Pascual in 1839.³³ In 1840, José Perez and Enrique Sepulveda were granted title to the rancho.³⁴

Ownership of the rancho passed to Manuel Garfias in 1843. Garfias constructed an adobe home on the property and charged his enterprising mother-in-law with developing the land into a cattle ranch. However, Garfias did not find success as a rancher, and he eventually found himself unable to repay an \$8,000 loan he had borrowed from Dr. John S. Griffin to help meet expenses. In 1859, Garfias deeded the property to Benjamin D. “Don Benito” Wilson, who was Griffin’s business partner.



Figure 5. L: Flores Adobe, originally constructed 1839. Photograph c. 1974; source South Pasadena Public Library. The Flores Adobe is located at 1804 Foothill Street. It is listed in the National Register of Historic Places, and is South Pasadena Landmark #1. R: Garfias Adobe ruins, before 1890. Source: South Pasadena Public Library. The Garfias Adobe was located at 424-430 Arroyo Drive; the site is designated as City of South Pasadena Landmark #20.

³³ Wood, 40-41.

³⁴ Apostol, 7.

John S. Griffin subsequently purchased an undivided half-interest in Rancho San Pascual, and over the next ten years he and Wilson sold off more than half of the rancho's acreage. The earliest sale in what is now South Pasadena was to attorney Joseph Lancaster Brent, who purchased 800 acres composed primarily of land from Rancho San Pascual along with additional acreage from an adjoining ranch to form Marengo Ranch.³⁵

The first significant settlement in South Pasadena after the rancho period was undertaken by David and Antonia Raab.³⁶ David M. Raab purchased 60 acres of undeveloped land of the former Rancho San Pasqual in 1871 from Griffin and Wilson. The property extended from what is now Buena Vista Street on the north to El Centro Street on the south, and from what is now Fremont Avenue on the east to what is now Meridian Avenue on the west. This was three years before the Indiana Colony was founded north and west of the Raab tract, along what is now Orange Grove Avenue. The Raab Family Homestead is designated as South Pasadena Landmark #53.

In 1873, the original California Colony of Indiana, led by Daniel M. Berry, and reorganized as the San Gabriel Orange Grove Association, was deeded land that would become part of Pasadena and South Pasadena. Early in 1874 the colonists met on the site to choose the land they wanted in the settlement. Calvin Fletcher, Andrew O. Porter, Perry M. Green, William J. Barcus, Ward Leavitt, and Benjamin S. Eaton all purchased land south of Columbia Street in the area now known as South Pasadena.

The Indiana Colony residents who settled south of Columbia Street viewed themselves from the beginning as a distinct settlement from Pasadena. When the school house was moved several miles to the north, residents to the south responded by petitioning for their own school district, a request which was granted in 1878. This was soon followed by a petition for a separate post office, which was established in 1882 in the Hermosa Vista, South Pasadena's first hotel. In 1884, Pasadena began working towards incorporation; however, most South Pasadenans were opposed to the idea. As businessman O. R. Dougherty explained, "All we want is to be let alone. We have a post office, a school, and want to govern them ourselves, and don't want any outside interference."³⁷ Supervisors took these sentiments into account during their incorporation efforts; when Pasadena was incorporated in 1886, its boundaries excluded the area south of Columbia Street. In 1888, South Pasadena incorporated with a population of 500 residents.

³⁵ Apostol, 9.

³⁶ Raab family history and development of the Raab homestead from Glen Duncan, "David M. Raab Family Homestead," City of South Pasadena Landmark Application prepared for the South Pasadena Cultural Heritage Commission, April 2011.

³⁷ Apostol, 21.



Figure 6. Santa Fe Station in 1890 (demolished). Source: South Pasadena Public library.

In 1885, the arrival of the Los Angeles & San Gabriel Valley Railroad, which linked South Pasadena to Pasadena and Los Angeles, spurred local development. The following year, rate wars between the Santa Fe and Southern Pacific Railroads sparked a land boom which brought an influx of tourists, settlers, and land speculators. By the end of 1887, the town's business district had doubled in size and the first church had been constructed, along with several additional hotels. That same year, rail service was taken over by the Santa Fe Railroad. In 1895, the Santa Fe moved its tracks to avoid a sharp curve on Meridian Avenue. South Pasadena's second Santa Fe depot was constructed in 1895 near Glendon Way and Center Street (now El Centro), near the location where the Meridian Ironworks Museum now stands. At this time, the Santa Fe was one of four railroads that ran through South Pasadena; the others were the Southern Pacific, the Union Pacific, and the Pacific Electric.

This period marked the beginning of Southern California's grand resort era, which would have a direct influence on the development of South Pasadena in the late 19th and early 20th centuries. Grand resort hotels distinguished themselves from established hotels in downtown Los Angeles as havens located in the natural splendor of Southern California, far from the gritty urban center. They presented the version of Southern California promulgated by local boosters and the romantic historicism reflected in Helen Hunt Jackson's *Ramona*, published in

1884. Walter Raymond began planning his own resort hotel in 1883, selecting a hilltop site in the area that would become South Pasadena. The Raymond Hotel, located at the top of Bacon (now Raymond) Hill opened in 1886. Although its remote location placed it far from the region's existing transportation infrastructure, the Los Angeles & San Gabriel Valley Railroad supported Raymond's venture by locating a depot at the base of Bacon Hill.³⁸ Although similar hotels opened across the region, including the nearby Hotel Green in Pasadena and the beachfront Hotel Arcadia in Santa Monica, the Raymond remained Southern California's leading resort hotel until it burned to the ground in 1895.

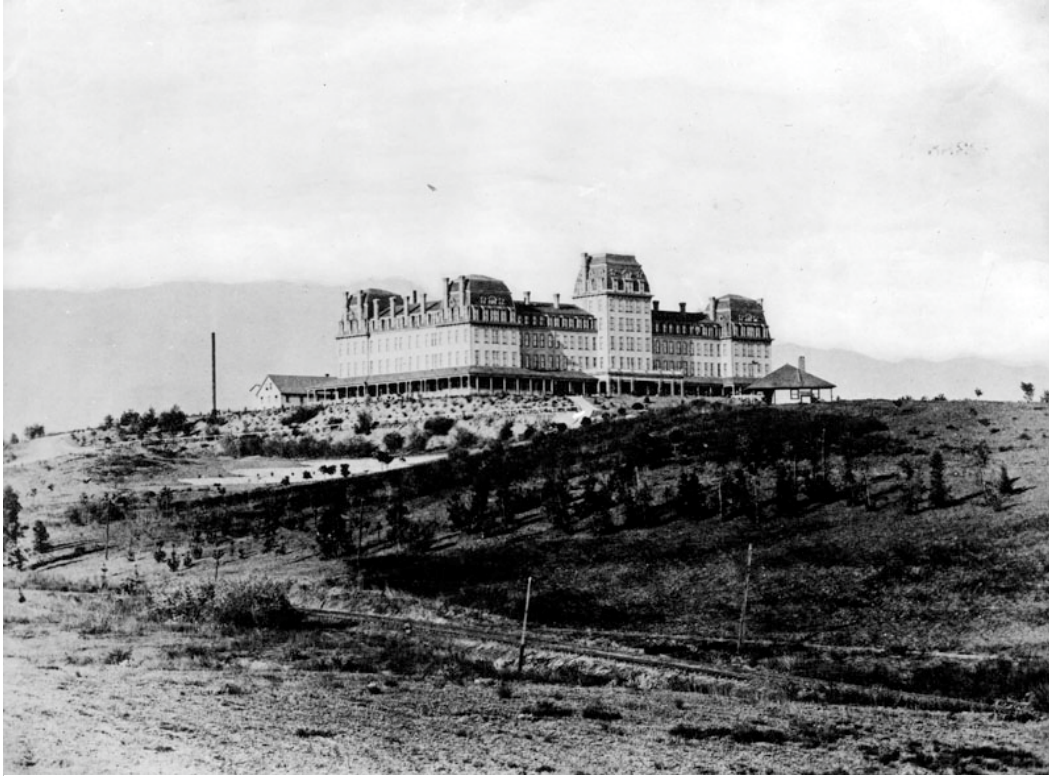


Figure 7. Original Raymond Hotel, c. 1886. The hotel was destroyed by fire in 1895. Source: Los Angeles Historical Photographs, Water and Power Associates.

³⁸ Nathan Masters, "Southern California's Los Resort: The Raymond Hotel of South Pasadena," *LA as Subject*, http://www.kcet.org/updaily/social_focus/history/la-as-subject/socals-lost-resort-the-raymond-hotel-of-south-pasadena.html (accessed August 2014).

The Cawston Ostrich Farm was an important commercial establishment/tourist attraction that opened in South Pasadena in 1896. The Ostrich Farm was the creation of Englishman Edwin Cawston, who smuggled fifty ostriches out of South Africa and established an ostrich-breeding farm in Norwalk in 1886 with the goal of becoming the principal supplier of ostrich feathers in America. In 1896, he established the Cawston Ostrich Farm and its accompanying retail operations in South Pasadena. The farm became a popular Southern California tourist attraction in the late 19th century.³⁹



Figure 8. Cawston Ostrich Farm, originally opened in South Pasadena in 1896 (demolished; site commemorated as South Pasadena Landmark #18). Photograph: no date; source: South Pasadena Public Library.

By 1900, the population of South Pasadena had grown to include 1,001 residents,⁴⁰ up from 500 when the City incorporated in 1888. By 1910 that number had grown to 4,600.⁴¹ This population growth corresponded with the burgeoning Arts and Crafts movement, and as a result, South Pasadena's residential development during this period is marked by the construction of neighborhoods of bungalows and Craftsman-style residences. Several large residential tracts were also subdivided during the early years of the 20th century, including the Raymond Villa Tract in 1901 (bounded by Hope Street to the north, Monterey Road to the south, Mound Avenue and Fair Oaks Avenue to the west, and Park Street to the east), and the

³⁹ Thomas, *South Pasadena*, 36.

⁴⁰ Apostol, 45.

⁴¹ Sapphos Environmental, Inc. *Historic Resources Technical Report, City of South Pasadena Downtown Revitalization Project Environmental Impact Report*, prepared for RBF Consulting, June 5, 2007, page 5-4.

Oneonta Park Tract in 1903 (bounded by Oak Street to the north, Huntington Drive to the south, Fair Oaks Avenue to the west, and Milan Avenue to the east).

The Raymond Hotel, which had been destroyed by a fire in 1895, opened its doors again in December 1901 after a six-year rebuilding process. While tourism continued to make up a significant portion of the town's economy in the first part of the 20th century, commercial activity began to shift away from tourism as its primary focus. Increased construction activity, including the rebuilding of the Raymond Hotel and the development of several large residential tracts, created a growing demand for building materials, and the City's first lumber yard was established in 1902 by R. H. Seay. By 1910, a light manufacturing center had also begun to develop in the area west of Meridian Avenue. Commercial development also responded to improvements in transportation, including the extension of the Los Angeles & Pasadena Railroad. As the 20th century progressed, commercial development shifted from Mission Street toward southward expansion along Fair Oaks Avenue.

Just as the railroads stimulated the real estate boom of the 1880s, transcontinental automobile travel inspired another mass influx of people in the 1920s. Between 1920 and 1930, two million people came to California, the majority of whom settled in Southern California, creating the "first great migration of the automobile age."⁴² South Pasadena experienced the boom of the 1920s, with its permanent population growing from just over 7,600 in 1920 to over 13,700 by 1930.

By the 1920s, the character of the City resembled that of a single-family residential neighborhood, and by 1930, most residential tracts had been subdivided, with the exception of Raymond Hill and Monterey Hills.⁴³ Development pressures and the demand for additional housing for the growing community motivated the passage of a comprehensive zoning ordinance in 1923, which allowed for multi-family apartments and duplexes. As a result, this period saw construction of a substantial number of multi-family residences, many along major thoroughfares such as Huntington Drive, Monterey Road, and Fremont Avenue.⁴⁴ After World War I, the influence of the Arts and Crafts movement had begun to wane, and Period Revival styles became the predominant architectural vocabulary for residential, commercial, and civic buildings. Prominent architects continued to work in South Pasadena during this period.

⁴² Carey McWilliams, *Southern California: An Island on the Land* (Salt Lake City, Peregrine Smith, 1973), 135.

⁴³ Sapphos, *Historic Resources Technical Report*, 5-4.

⁴⁴ Sapphos, *Historic Resources Technical Report*, 5-5.

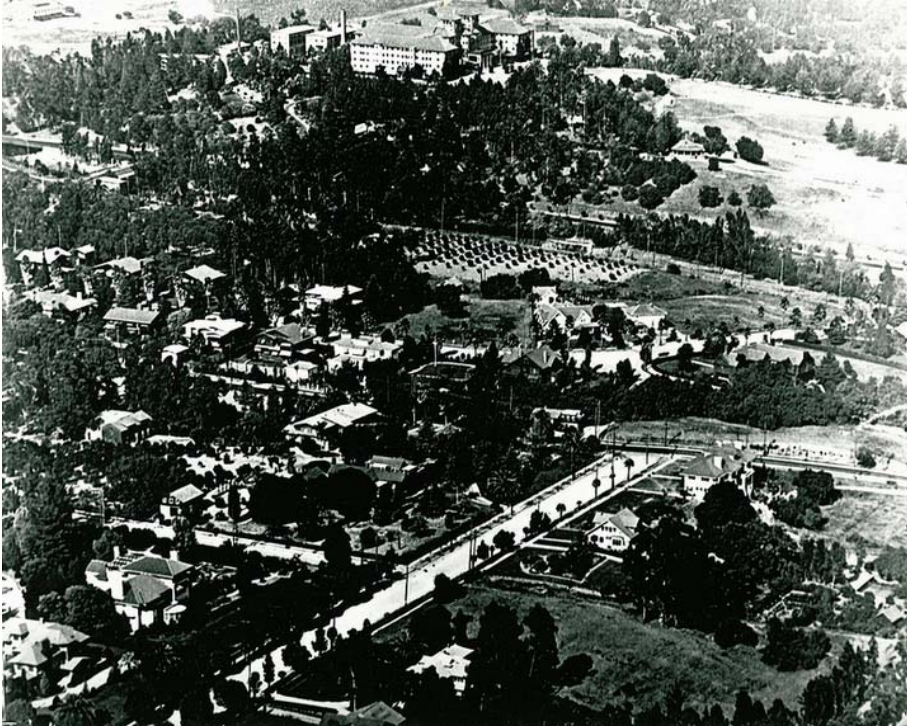


Figure 9. Aerial view of South Pasadena, Fairview and Buena Vista in the foreground. Photograph 1926; source: South Pasadena Public Library.

Civic improvement efforts that had begun in the early 20th century continued throughout the 1920s, a period which was characterized by the City's growing focus on acquiring and developing public parkland. In 1920, the City purchased Garfield Park, which had previously been leased from the Southern Pacific Railroad. In 1922, South Pasadenans voted to approve a \$100,000 bond which would finance the acquisition of one hundred acres in the Arroyo Seco to create a public park. Five years later, volunteers planted three hundred trees in the Arroyo as part of the improvement efforts.

A lush canopy of trees line the streets throughout the City, which are important features of the residential neighborhoods. South Pasadena is a designated Tree City, by the National Arbor Day Foundation, in cooperation with the U.S. Forest Service and National Association of State

Foresters. To maintain the urban tree canopy, in 1991 the City adopted an ordinance which governs removal and replacement of trees.⁴⁵



Figure 10. Camphor trees along Bushnell Avenue. Photograph 2014; source: Historic Resources Group.

Closures of some of South Pasadena's most notable tourist attractions during the 1930s highlighted the financial effects of the Great Depression. The Raymond Hotel, the mainstay of South Pasadena's resort and tourist economy, closed its doors in 1931; three years later the hotel was torn down. The Cawston Ostrich Farm also closed in 1935 (demolished; site commemorated as South Pasadena Landmark #18).

Although construction activity in South Pasadena initially slowed during the first years of the Depression, building efforts eventually rebounded and were spurred by federal funds distributed for the construction of public works projects. WPA projects in South Pasadena included the construction of the South Pasadena High School in 1937 and the Post Office in 1936. Commercial development was limited and focused primarily on contributions to the war effort. South Pasadena became the site of 19 light manufacturing facilities engaged in war work, including Day-Ray Products, Phillips Aviation, and National Technical Laboratories and

⁴⁵ City of South Pasadena, "Trees," <http://www.southpasadenaca.gov/index.aspx?page=135> (accessed August 2014).

the Heliport Corporation. Within the private sector, existing companies converted their operations to the production of mechanical equipment and precision parts.⁴⁶

Transportation continued to remain a major factor in the development of South Pasadena, although the emphasis began to shift away from the railroads and towards automobile-related development. In the 1920s, South Pasadena had a high rate of automobile ownership and there were numerous car dealerships in town. The Pacific Electric Railroad ended service along Mission Street in 1932. Buses replaced trolleys on Mission Street in 1935, and in 1938 construction commenced on the Arroyo Seco Parkway. Pedestrian-oriented commercial centers, like those along Meridian and Mission Streets, began to decline in popularity as commercial development expanded along Fair Oaks Avenue, which served as the primary vehicular thoroughfare.

In the immediate post-World War II era, California experienced a period of unprecedented growth as many who came west to participate in the war effort decided to settle permanently. In an effort to address the anticipated housing shortage, South Pasadena appointed its first planning commission in 1947, which adopted the first updates to the City's zoning laws since 1926. These updates increased the area zoned for industry and created special zoning for Raymond Hill, the site of the former Raymond Hotel, which allowed for apartments and hotels up to seven stories tall. Between 1940 and 1950, South Pasadena's population had only grown by just over 2,500 people (from 14,356 in 1940 to 16,935 in 1950), highlighting the City's limited opportunities for residential expansion. As nearly all of the land in South Pasadena had been developed prior to World War II, the two large parcels of land in Monterey Hills and on the former site of the Raymond Hotel were the only remaining resources which could be improved to accommodate the sudden influx of new residents to the area. With the development of those two subdivisions came South Pasadena's postwar population growth: the number of residents went from 16,935 in 1950 to almost 22,300 by 1970.⁴⁷ Within these two subdivisions, and in previously-established neighborhoods throughout the City, are important examples of Modern architecture designed by significant architects.

As postwar America embraced automobile travel, rail transportation became increasingly marginalized. Automobile-related transportation developments remained a focus of the community over the coming decades, as debate began to intensify over the routing and construction of the Long Beach (710) Freeway and its effects on the character of South Pasadena. The battle over the 710 Freeway played a significant role in preservation efforts in South Pasadena for decades.

⁴⁶ Apostol, 126-127.

⁴⁷ Population numbers for this period: 16,935 (1950), 19,706 (1960), 22,797 (1970).

- LEGEND**
- 19th Century
 - 1900-1909
 - 1910-1919
 - 1920-1929
 - 1930-1939
 - 1940-1949
 - 1950-1959
 - 1960-1969
 - 1970-1979
 - 1980-1989
 - 1990-1999
 - 2000-2009
 - 2010-PRESENT

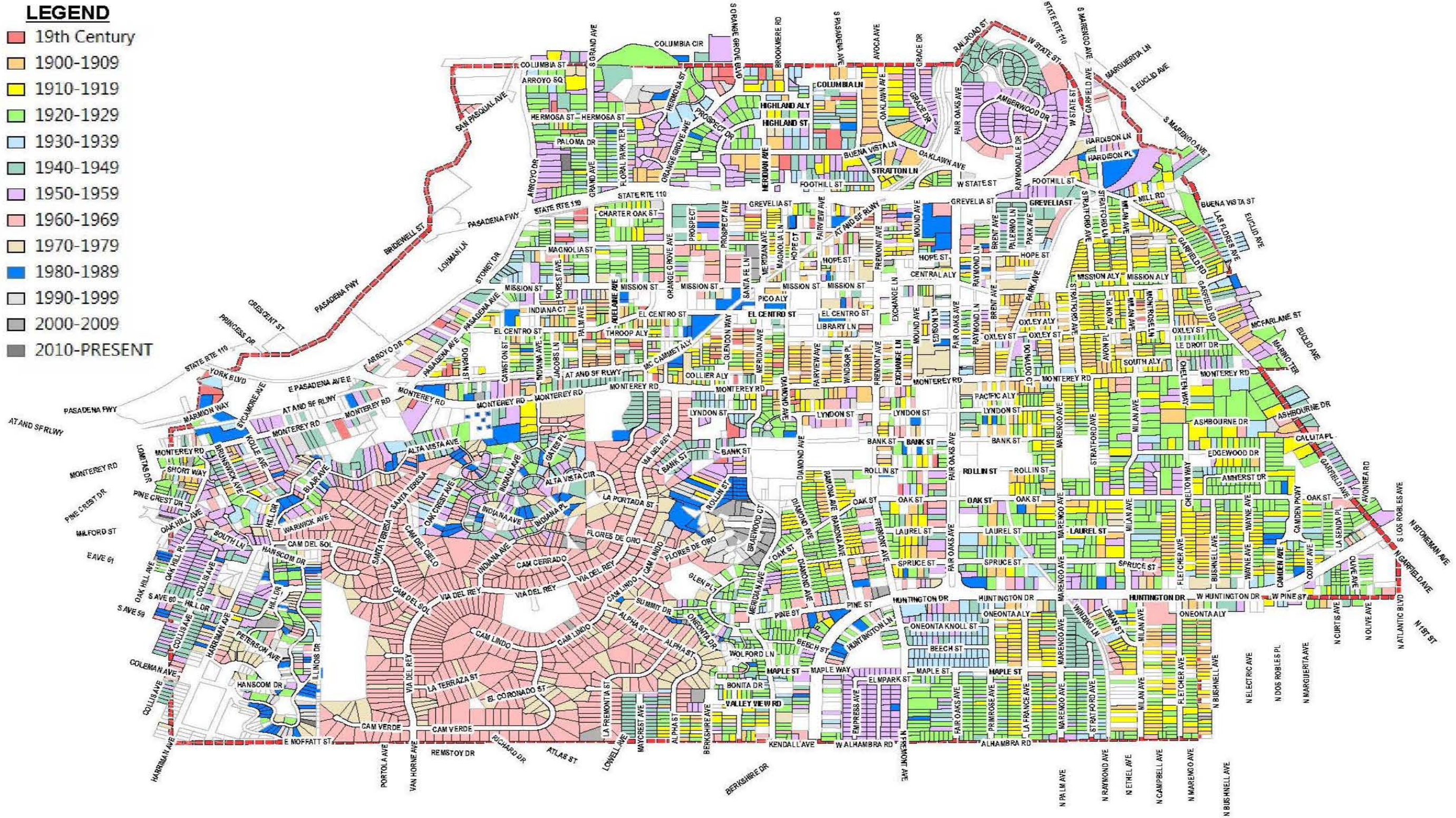


Figure 11. Map of the City of South Pasadena representing development of individual parcels by decade.

Context: Town Settlement and Late 19th Century Development (1870-1899)

OVERVIEW

This context addresses the latter decades of the 19th century, from 1870 when Daniel M. Raab purchased a portion of the Rancho San Pascual, through the end of the century. Resources eligible under this context represent the founding and establishment of South Pasadena, and include residential and commercial development, along with significant civic and infrastructure improvements. All extant resources from previous periods of development, including the Flores Adobe, have been designated and therefore a separate context has not been developed for their evaluation.

By 1859, Benjamin D. “Don Benito” Wilson owned the Rancho San Pascual. John S. Griffin, Wilson’s business partner, subsequently purchased an undivided half-interest in the former rancho, and over the next ten years he and Wilson sold off more than half of its acreage. David M. Raab purchased 60 acres of undeveloped land of the former Rancho San Pasqual in 1871 from Griffin and Wilson.

⁴⁸ The property extended from what is now Buena Vista Street on the north to El Centro Street on the south, and from what is now Fremont Avenue on the east to what is now Meridian Avenue on the west. This was three years before the Indiana Colony was founded north and west of the Raab tract, along what is now Orange Grove Avenue.

Raab established a homestead for the family, and used the land for agriculture and later a dairy. When Raab initially settled in the area, his property was “supreme in desolation,” with J. DeBarth Shorb’s estate four miles away (located in what is now the city of Alhambra) as his nearest neighbor.⁴⁹ Initially, Raab’s principal crop was grapes that he supplied to the Shorb Winery. Raab also worked at the winery, which had become a destination for tourists in the area, including those on the Boston-based Raymond and Whitcomb Travel’s rail excursions to Los Angeles.⁵⁰

⁴⁸ Raab family history and the development of the Raab homestead from Glen Duncan, “David M. Raab Family Homestead,” City of South Pasadena Landmark Application prepared for the South Pasadena Cultural Heritage Commission, April 2011.

⁴⁹ Additional information about the Raab Homestead and the development of the adjacent Buena Vista neighborhood from Laura Voisin George, “A View to the Past: Buena Vista,” unpublished, University of Southern California, n.d. Provided by Glen Duncan.

⁵⁰ Victoria Padilla, *Southern California Gardens: An Illustrated History* (Santa Barbara: Allen A. Knoll, Publishers, 1994), 36, 37; “Los Angeles County – 1866 to 1886”, L.A. Almanac Web site, <http://www.laalmanac.com/history/hi01d.htm>; Ann Scheid, *Pasadena: Crown of the Valley* (Northridge, California: Windsor Publications, 1986), 20-22; “History of Big Bear Valley” Web site: Web site: <http://www.bigbearhistory.org/discovery.htm>; Northrup, op. cit., 16. As noted in Voisin George, 2.

FINAL ADMINISTRATIVE DRAFT

City of South Pasadena
Citywide Historic Context Statement
HISTORIC RESOURCES GROUP

From the 1860s through the 1870s, wine was the number one product of Los Angeles County and the Raab farm was successful. In addition to his success in viniculture, Raab benefitted greatly from the residential building boom of the 1880s. Beginning in 1881, he sold off several parcels to George S. Lightfoot and Edward Rust, located primarily between what are now Fairview and Meridian Avenues and between El Centro and Hope Streets. These parcels became the early commercial center of what would become the City of South Pasadena.

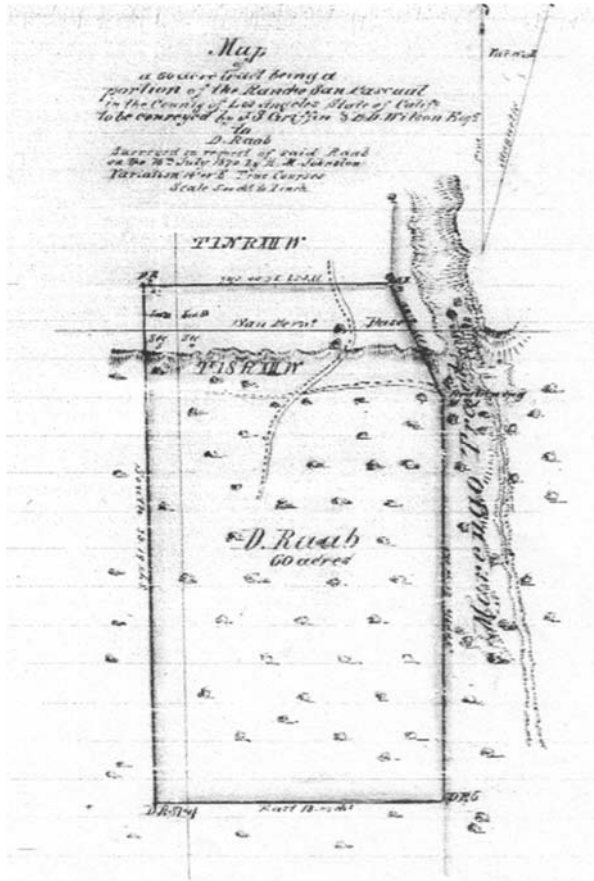


Figure 12. 1870 survey map of the Raab tract, purchased in 1871 from Benjamin “Don Benito” Wilson and John S. Griffin. Source: Raab Family Homestead Landmark Nomination.

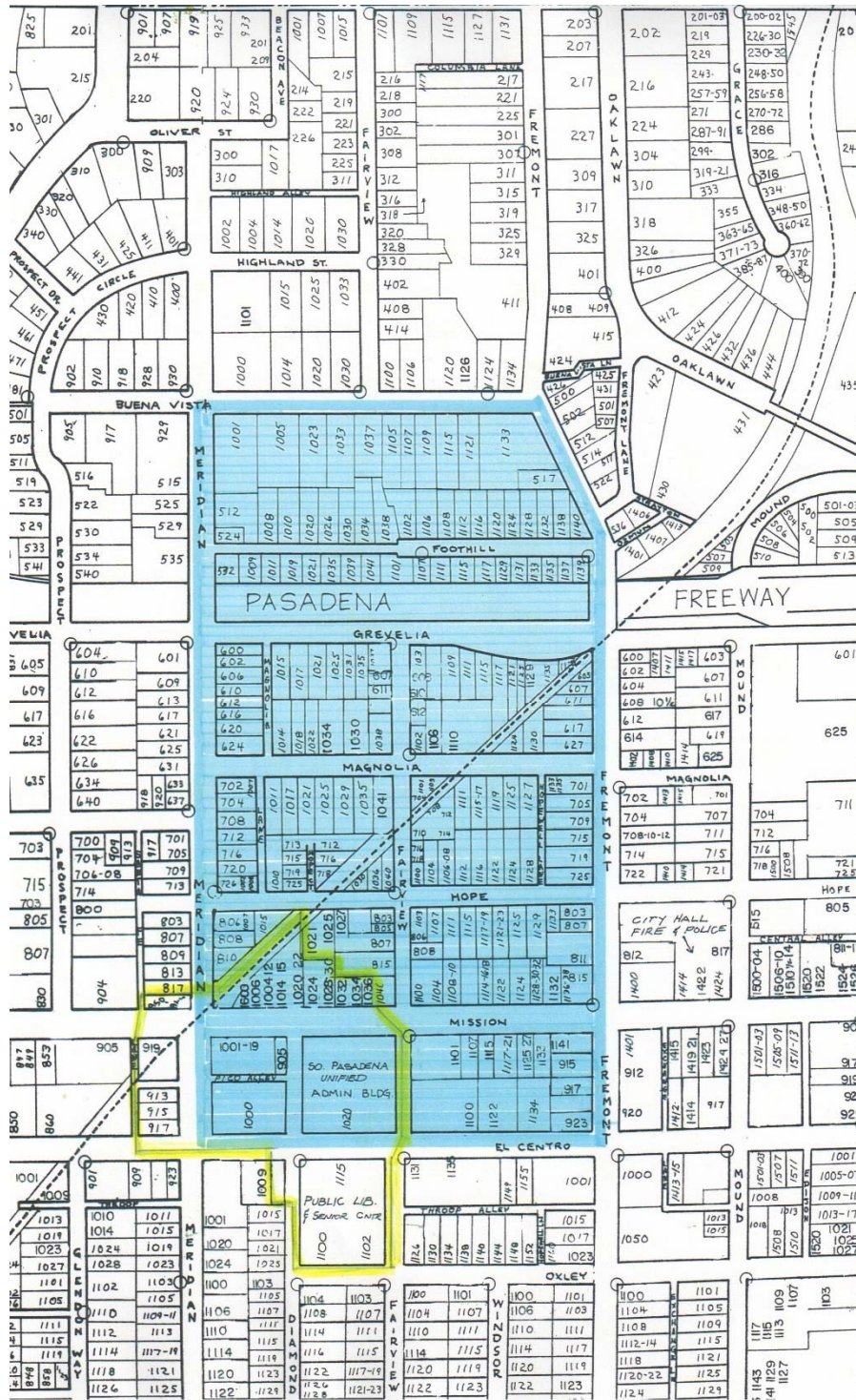


Figure 13. Raab's original 60-acre homestead shown illustrated in blue on a current South Pasadena map. The yellow outline shows a portion of the National Register listed *South Pasadena Historic Commercial District* that was originally on Raab property. Source: Raab Family Homestead Landmark Nomination.

In 1888, the Raabs began a transition into the dairy business, founding the Oak Hill Dairy, reportedly South Pasadena's first commercial establishment.⁵¹ With the help of sons Carl and Philip, the dairy prospered. At first, the business was primarily a South Pasadena operation with distribution to nearby communities, but it soon grew into a substantial enterprise with properties in El Monte, Whittier, and Orange County. Carl was Vice President of the Company and Philip managed the Orange County interests.⁵² The Raab Creamery merged with the Los Angeles Creamery Company just prior to WWI.

In 1873, Daniel M. Berry, agent for the California Colony of Indiana, visited Rancho San Pascual. Berry had been looking for several months for land for the would-be colonists from Indiana, who hoped to establish a citrus farming settlement, but had met with little success. Berry met Benjamin S. Eaton, who took him on a tour of Rancho San Pascual and explained how the property could be easily irrigated for citrus farming using water drawn from the Arroyo. Berry organized a buying syndicate after the panic of 1873, which became the San Gabriel Orange Grove Association. In December of that year, a portion of the Rancho San Pascual was deeded to the group.

Early in 1874, the colonists met on the site to choose the land they wanted in the settlement which was eventually christened "Pasadena." Six colonists purchased land south of Columbia Street in the area comprising present-day South Pasadena. These residents viewed themselves as a separate community, petitioning for their own school and other services.⁵³ In response to their request, when the Pasadena School District was established in 1878, an additional school was opened on Columbia Hill in a private home to accommodate families further to the south until a schoolhouse could be constructed in 1885.

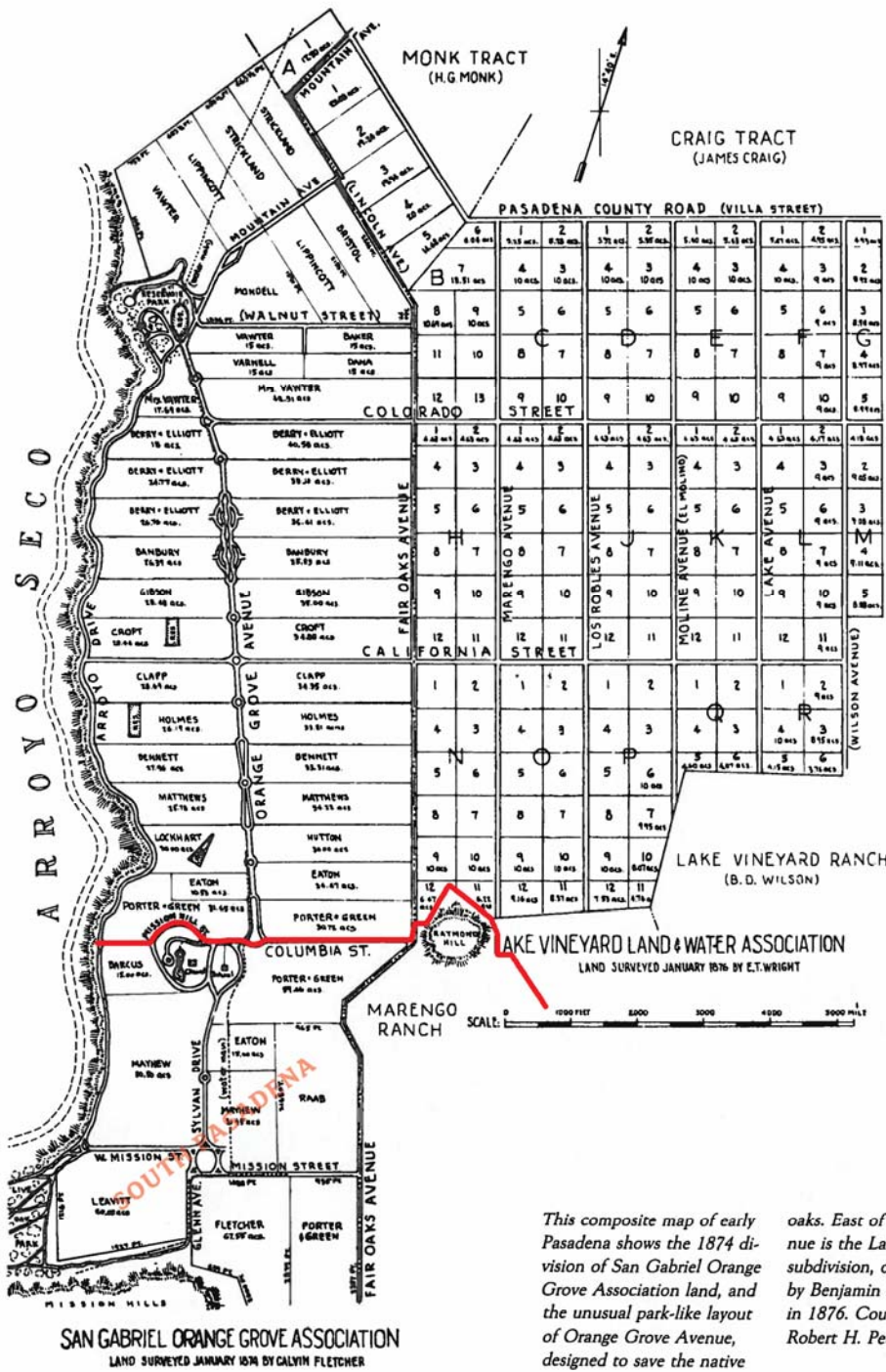
The ridgeline of the Raab property was at the edge of the southern portion of the "Indiana Colony," and Columbia Street was laid out above its descent. Plans for graceful streets and parks had been established for the area even before the arrival of the colonists, and the two hills at the western end of Columbia Street were set aside for a school and a church. Orange Grove Avenue was the main thoroughfare, terminating at Columbia Street before jogging two hundred feet to the west and continuing southward as Sylvan Avenue.⁵⁴

⁵¹ Apostol, 11.

⁵² Obituary of David Raab, *Los Angeles Times*, September 28, 1903, as quoted in Duncan, "David M. Raab Family Homestead."

⁵³ R. W. C. Farnsworth, *A Southern California Paradise* (1883, Reprint, Pasadena Historical Society, 1983), 39.

⁵⁴ Voisin George, 3.



This composite map of early Pasadena shows the 1874 division of San Gabriel Orange Grove Association land, and the unusual park-like layout of Orange Grove Avenue, designed to save the native oaks. East of Fair Oaks Avenue is the Lake Vineyard subdivision, offered for sale by Benjamin D. Wilson in 1876. Courtesy, Mrs. Robert H. Peterson

Figure 14. San Gabriel Orange Grove Association land, 1874. Source: Ann Scheid, *Pasadena: Crown of the Valley*, 30.



Figure 15. Hermosa Vista Hotel, Columbia and Orange Grove, 1883 (demolished). Source: Pasadena Digital History Collaboration.

In 1882, several key events highlighted South Pasadena's increasing independence from its neighbor to the north. The first recorded mention of South Pasadena as a separate entity occurred in the *Los Angeles Times* that year. "The improvements in South Pasadena continue," noted the *Times*, "new houses, new orchards, new vineyards."⁵⁵ At the time, development activity was indeed focused on orchards and vineyards – agricultural and horticultural operations were the mainstay of South Pasadena's earliest economy. However, the mild climate that brought success to residents' farming efforts also drew tourists and health-seekers, and South Pasadena's first resort hotel, the Hermosa Vista Hotel, opened that same year. Although construction of the luxurious resort hotels for which both Pasadena and South Pasadena would become famous would not take place for several more years, "this location was widely known as a health resort even at that early date," noted historian J. W. Wood.⁵⁶ As one of the earliest health resorts, the Hermosa Vista played a significant role in creating this reputation, as it had the distinction of being the only resort depicted in R. W. C. Farnsworth's *A Southern California Paradise*, a widely-distributed "booster" booklet promoting the region.⁵⁷

⁵⁵ "Pasadena Notes: Improvements – The Big Oak Park – A Sorrowful Errand," *Los Angeles Times*, March 17, 1882.

⁵⁶ J. W. Wood, *Pasadena, California: Historical and Personal* (Published by the author, 1917), 551.

⁵⁷ Farnsworth, 41.

The town's first post office opened in 1882 in the Hermosa Vista Hotel.⁵⁸ Although the station was initially named after its hotel location, residents soon realized that the "Hermosa" post office yielded somewhat disappointing results. As historian Hiram Reid explained,

The name "Hermosa" for their postoffice [sic] proved unsatisfactory to the people of that vicinity, because it lost to them the prestige of the name "Pasadena," which was now rising into high repute, and which they had secured for their school district. So the name of the office was soon changed to South Pasadena.⁵⁹

The creation of the post office, as well as its newfound name, marked the turning point in establishing South Pasadena as an independent settlement. The fledgling settlement was again the subject of a *Los Angeles Times* article the following year, which was titled "Progress" and extolled the virtues of the growing community. "This charming suburb...is constantly adding to her attractions and growth," the *Times* declared.⁶⁰ According to the article a new schoolhouse had recently been completed, along with new quarters for the post office and a general store at the intersection of Columbia Street and Sylvan Avenue (now Orange Grove Avenue). In closing, the paper noted that "the San Gabriel Valley [Railroad] is now regarded as a sure thing," with the station being located at "some central point."⁶¹ Although the railroad would not be completed for another two years, its anticipated arrival was widely advertised and likely helped spur development in the area.

In the spring of 1885, O. R. Dougherty opened the South Pasadena Land Office, at the corner of Sylvan Drive and Mission Streets. Dougherty subdivided ten acres of his own land into town lots, and soon other residents, including George Lightfoot, followed suit. These were among the earliest subdivisions recorded in South Pasadena, and historian Hiram Reid credits these developments as giving South Pasadena "a name and a place in the world of tangible things."⁶² Notable subdivisions developed during this period include the Malabar Tract, which offered "the advantages of a city with the healthfulness, lovely scenery, and low taxation of a country property," and the Lincoln Tract, which promised "No Fog! No Wind! Sunshine the Prevailing Element."⁶³

⁵⁸ Several secondary histories were consulted in the preparation of this report, including contemporary accounts by Hiram Reid and J. W. Wood, which were published in 1895 and 1917 respectively, and Jane Apostol's more recent history, which was published in 1988. In some cases, dates cited by the authors have understandably conflicted across these three sources, which span over one hundred years of recording. In these instances, the dates used in this report correspond to those cited by Apostol in *South Pasadena: A Centennial History*.

⁵⁹ Hiram A. Reid, *History of Pasadena* (Pasadena, CA: Pasadena History Company, 1895), 655-656.

⁶⁰ "South Pasadena's Growings," *Los Angeles Times*, November 2, 1883.

⁶¹ "South Pasadena's Growings," *Los Angeles Times*, November 2, 1883.

⁶² Reid, 650.

⁶³ Jane Apostol, *South Pasadena: A Centennial History* (South Pasadena, CA: South Pasadena Public Library, 1987), 25.



Figure 16. View of South Pasadena, looking west from Raymond Hill at Columbia, 1886. Source: South Pasadena Public Library.

The Los Angeles & San Gabriel Valley railroad arrived in South Pasadena in November, 1885, supplanting the former stagecoach line and linking South Pasadena to both Pasadena and Los Angeles.⁶⁴ By the end of the year three trains were running daily, carrying both passengers and freight, and a small rail depot had been constructed at the intersection of Meridian Avenue and Center Street (now known as El Centro Street). The presence of the depot, as well as the growing commercial activity which resulted from the increased availability of rail transport, helped establish the intersection as the nascent commercial core of South Pasadena.

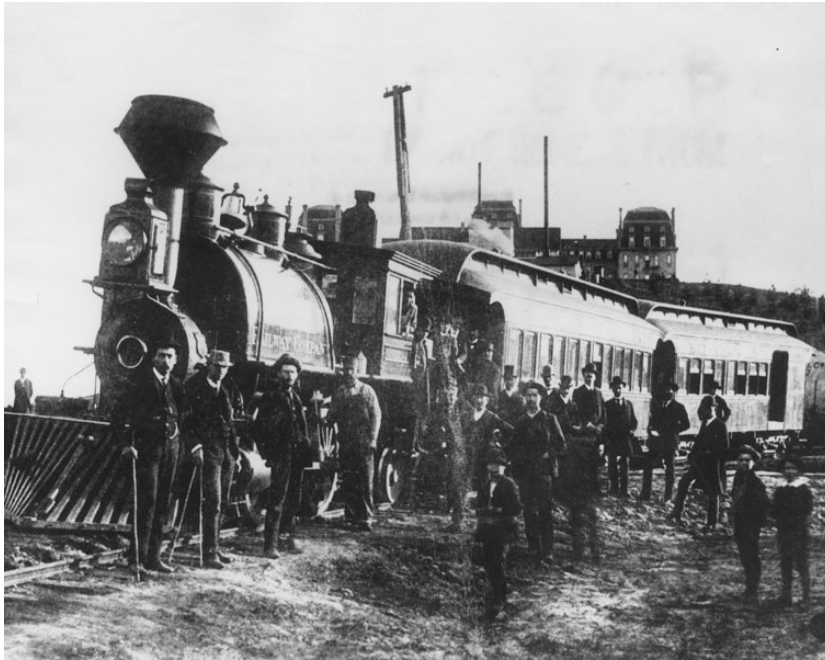


Figure 17. The Los Angeles Terminal Railway with the Raymond Hotel in the background, 1888. Source: Los Angeles Historical Photographs, Water and Power Associates.

As South Pasadena continued to grow, so did the country's awareness of Southern California, and over the next several years the City would become a popular destination for tourists and settlers. Booster publications like Farnsworth's *A Southern California Paradise* were widely distributed in the Midwest and on the East Coast, as were the annual "Mid-Winter" editions of the *Los Angeles Times*. In 1884, Helen Hunt Jackson published her seminal novel, *Ramona*, whose romanticized depiction of "Old California" drew scores of visitors to the region. Perhaps most importantly, increased transcontinental rail access created a competitive environment

⁶⁴ This venture was later acquired in 1887 by the Santa Fe Railroad Company.

that benefitted travelers to the West Coast. The Santa Fe Railroad completed its first overland run to Los Angeles in November 1885, and as historian Henry Markham Page noted, “It didn’t take the management of the Southern Pacific long to reach the conclusion that conditions would be better without a competitor.”⁶⁵ Soon a rate war was in full swing, with rates dropping as low as one dollar; “with the incentive of practically free transportation, people could not afford to stay home.”⁶⁶ Tourists, settlers, and land speculators descended upon Southern California, sparking a land boom in Los Angeles and its neighboring suburbs. Pasadena in particular became the site of unparalleled real estate activity. “There appeared to be no ceiling,” wrote Page. “Almost everyone was speculating in land and ‘making money hand-over-fist.’”⁶⁷

Following the arrival of the railroad, the City experienced record real estate and construction activity. In 1887 alone, new tract maps were filed by at least 30 developers.⁶⁸ However, the speculation was short-lived, and by 1888, the land boom had largely run its course. Nevertheless, its tangible effects could be seen in the changing landscape of South Pasadena. For the first time, the economy of South Pasadena had begun to shift significantly away from agricultural production as the sudden influx of both settlers and tourists created new opportunities for commercial enterprise. The commercial offerings constructed in 1887 alone included two hotels, two groceries, a meat market, a wood and hay yard, a blacksmith, real estate offices, a paint shop, plumber’s shop, barber shop, watch-maker’s shop, and a livery stable.⁶⁹ A beer garden for residents and visitors had also opened the previous year at the corner of Sylvan Drive and Mission Street, but this “offensive establishment” quickly ran afoul of South Pasadena’s prohibitionist sentiments and was driven out of business in 1888.⁷⁰

⁶⁵ Henry Markham Page, *Pasadena: Its Early Years* (Los Angeles: Lorrin L. Morrison Printing & Publishing, 1964), 69.

⁶⁶ Page, 69.

⁶⁷ Page, 72.

⁶⁸ Sapphos, *Historic Resources Technical Report*, 5-3.

⁶⁹ “South Pasadena: An Important Segment of the Crown of the Valley,” *Los Angeles Times*, January 1, 1888. One of the two competing grocery stores would later become the Meridian Iron Works (South Pasadena Landmark #5).

⁷⁰ Reid, 658. The property would later be converted into an orphanage – “a place to *save* homeless boys,” noted Reid, “instead of *destroy* them.”

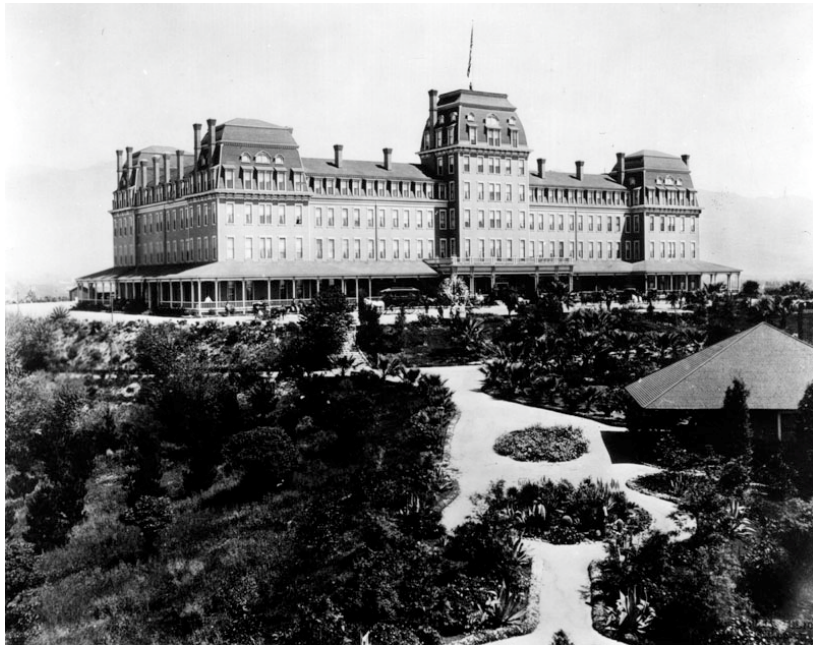


Figure 18. Raymond Hotel, originally opened in 1886 (destroyed by fire). Photograph 1890; source: Los Angeles Historical Photographs, Water and Power Associates.

The most significant commercial development in South Pasadena during the years of the land boom was the construction of the Raymond Hotel. Planning for the hotel had actually commenced in 1883, several years before the boom ignited, when Bostonian Walter Raymond announced his intention to build a palatial winter resort. Raymond headed the Raymond & Whitcomb travel agency, which organized seasonal excursions to California for wealthy East Coast residents. However, the company frequently experienced a frustrating dearth of appropriate accommodations in Los Angeles for their upscale clientele. While hotels in Los Angeles were well-appointed, they lacked the spacious, pastoral setting offered by other coastal resorts, and the lack of suitable lodging meant that wealthy travelers spent precious little time in the Los Angeles area before moving on to other destinations.⁷¹

⁷¹ Nathan Masters, "Southern California's Lost Resort: The Raymond Hotel of South Pasadena," http://www.kcet.org/updaily/social_focus/history/la-as-subject/socals-lost-resort-the-raymond-hotel-of-south-pasadena.html (accessed December 2013).

The *Los Angeles Times* decried the lost opportunity for revenue and in 1882 called for the construction of a hotel “removed from the toil of commerce,” for then “the thousands of dollars that now slip through our fingers would remain here to enrich us all.”⁷² In an effort to fill the void, Raymond decided to construct his own hotel. His timing was serendipitous; J. F. Crank, president of the San Gabriel Valley Railroad, was anxious to garner support for his projected extension of the railroad and offered Raymond any site he wished along the route as a gift on which he could then build his hotel.⁷³ Raymond accepted and selected a 25-acre site in South Pasadena on the site of what was then known as Bacon Hill. Hampered by construction significant grading problems, construction delays, and financial woes, it took Raymond’s 250 workers three years to complete the hotel.

The Raymond Hotel finally opened on November 17, 1886, an event that was hailed as “the most notable and brilliant event that has yet occurred in Southern California.”⁷⁴ The *Valley Union* described the Raymond as “perhaps the greatest undertaking ever carried through here.”⁷⁵ Henry Markham Page observed that “most descriptions by contemporary writers omitted giving the number of rooms, they were so awed by the fact the hotel had forty bathrooms and forty-three water closets.”⁷⁶ With its wealthy and well-connected East Coast clientele, the Raymond garnered national attention and immediately became Southern California’s leading resort hotel.

Institutional development also increased during the land boom in an effort to accommodate the demands of a swiftly-growing population. South Pasadena acquired its first newspaper in 1888, the *South Pasadena Bell*.⁷⁷ The City’s earliest churches were established, including the South Pasadena Methodist Episcopal Church in 1887. The “ME” was soon joined by the Calvary Presbyterian Church in 1888. The Memorial Baptist Church was also established in 1888, but did not construct permanent quarters until 1891.

As South Pasadena began to grow, several early settlers became leaders in the fledging community. This includes David M. Raab whose pioneering role in the development of the City make him one of the “founding fathers” of South Pasadena. Raab was a trustee of the Corporation of South Pasadena, served several terms as a school trustee, and was an honored member of the Society of Los Angeles Pioneers. J.M. Guinn’s *Los Angeles and Vicinity*,

⁷² “Hotel Accommodations,” *Los Angeles Times*, April 12, 1882.

⁷³ Thomas D. Carpenter, *Pasadena: Resort Hotels and Paradise* (Pasadena, CA: Castle Green Times, 1984), 23.

⁷⁴ Carpenter, 26.

⁷⁵ “Southern California’s Lost Resort.”

⁷⁶ Page, 76.

⁷⁷ The *Bell* was quickly replaced by the *South Pasadena Citizen* in 1889, which was also subsequently replaced by the *South Pasadenan* in 1893. The *Pasadenan* would be published intermittently throughout the early 1900s.

published in 1900, included a biography of Raab, noting that he was also firmly committed to “community betterment, deeply interested in education of the young, maintenance of good government, and public improvement.”⁷⁸

Donald M. Graham and his wife, Margaret Collier Graham, were also influential in the early development of the City. Donald Graham was elected the town’s first mayor and was active in real estate, building the South Pasadena’s first business block, commonly known as the “Opera House,” with his business partner Dr. J. H. Mohr. Margaret Collier Graham was a well-known writer and literary figure who garnered national recognition for her stories of life in the San Gabriel Valley. Together, the Grahams constructed “Wynyate” – Welsh for vineyard – on Lyndon Street, which became their lifelong home (designed by Frederick Roehrig; South Pasadena Landmark #43). Other prominent citizens included Horatio Nelson Rust, a nurseryman and amateur archaeologist, and George W. Glover, owner of the Hermosa Vista Hotel, publisher of the weekly *South Pasadenan*, and an early campaigner for the beautification of the City. Andrew O. Porter and Perry M. Green, the first Indiana Colony settlers to construct homes in the area, also played an active role in civic affairs.



Figure 19. Postcard showing the Opera House Building and Post Office, 1888 (demolished). Source: South Pasadena Public Library.

⁷⁸ James Miller Guinn, *Los Angeles and Vicinity* (Chicago: Chapman Publishing Co., 1901), 624-625. As quoted in Duncan, “David M. Raab Family Homestead.”

In the years following the land boom, South Pasadenans began to experience the unintended consequences of their bid for independence from Pasadena. In 1884, Pasadena had begun working towards incorporation; however, at the time most South Pasadenans were opposed to the idea. As businessman O. R. Dougherty explained, “All we want is to be let alone. We have a post office, a school, and want to govern them ourselves, and don’t want any outside interference.”⁷⁹ Pasadena supervisors took these sentiments into account during their incorporation efforts; when the Pasadena was incorporated in 1886, its boundaries excluded the area south of Columbia Street. However, passing an anti-saloon ordinance was the first order of business for the new city, and a number of drinking establishments subsequently relocated south of the Pasadena city limits. The effects of the move were immediately felt, as approximately eight or nine saloons soon opened for business along Mission Street, Columbia Street, and Fair Oaks Avenue.⁸⁰

South Pasadenans were originally opposed to the idea of incorporation; however, they soon felt bound to follow suit. As Hiram Reid explained, “Within a few months it was found that they must either incorporate so as to have police control over their territory, or else be blotched and cursed at every eligible corner by the diabolical traffic. And thus they were compelled by sheer necessity for self-protection to incur the expense and trouble of forming a city corporation.”⁸¹ The City of South Pasadena was incorporated in February, 1888, and the City adopted Pasadena’s same anti-saloon ordinance as its fourth order of business. South Pasadena redrew its boundaries the following year to exclude those recalcitrant establishments which refused to close, establishing the City borders essentially as they are today.

Although South Pasadena’s independence and identity was now firmly established, the final years of the 19th century marked a period of transition for the City. South Pasadenans were still recovering from the collapse of the land boom when the Panic of 1893 struck. The resulting economic depression was compounded by a severe drought, which impacted both residential and commercial development in the area. Many homes and business establishments were abandoned, and smaller operations such as the South Pasadena Hotel suffered.

Newspaperman George Glover complained that business was so poor, “sometimes it was difficult to get a five-dollar bill changed, and still more difficult to get hold of one of the bills.”⁸² Fortunately, the Raymond Hotel continued to attract tourists, but the City was dealt another critical blow in 1895 when the hotel caught fire. Although 165 guests were staying at the hotel at the time, many were attending church services, and those who were not were able to escape, albeit with only the clothes on their backs. Although every effort was made to bring

⁷⁹ Jane Apostol, *South Pasadena: A Centennial History* (South Pasadena, CA: South Pasadena Public Library, 1987), 21.

⁸⁰ Reid, 651.

⁸¹ Reid, 650.

⁸² Apostol, 33.

the fire under control, the water hoses malfunctioned and the flames quickly spread, engulfing the expansive hotel. The entire structure burned to the ground in under an hour, leaving a significant void in South Pasadena's tourist economy. Insurance failed to cover the totality of the financial loss, and Walter Raymond struggled for six years to rebuild the hotel, which finally reopened in 1901. In the intervening years, he constructed a pavilion over the remains of the hotel's brick foundation and offered dancing, drinks, and food.

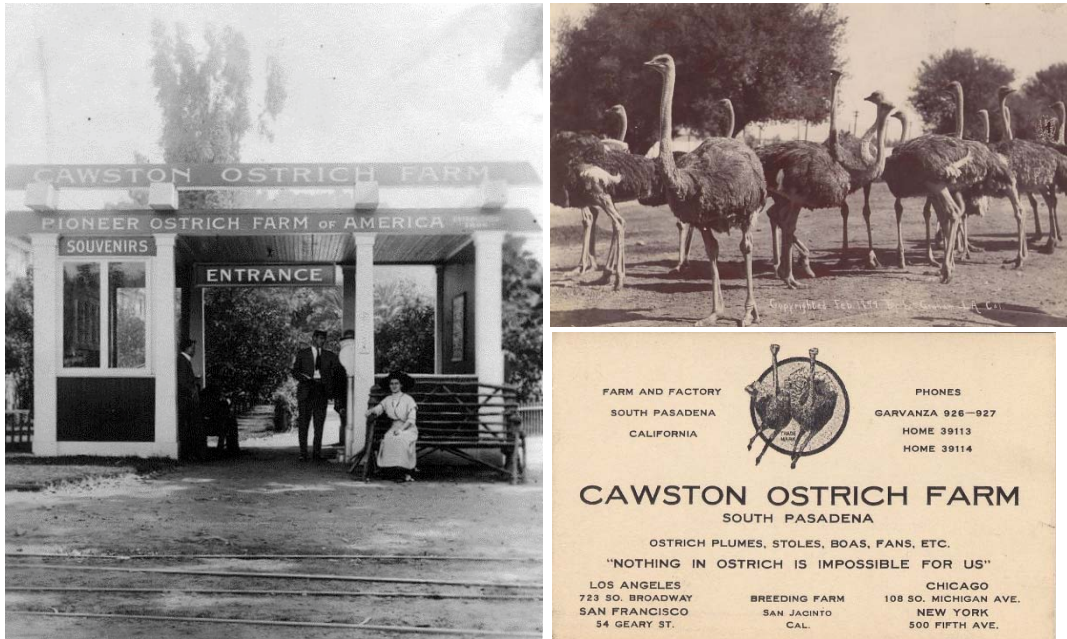


Figure 20. L: Entrance to Cawston Ostrich Farm, established late 1890s. Photograph 1910; source: Los Angeles Historical Photographs, Water and Power Associates. Top R: Cawston Ostrich Farm in 1899. Source: South Pasadena Public Library. Bottom R: Cawston Ostrich Farm business card from 1910. Source: South Pasadena Public Library. The Cawston Ostrich Farm has been demolished; the site is commemorated as South Pasadena Landmark #18.

The notable exception to the dearth of commercial development in the late 1890s was the opening of the Cawston Ostrich Farm. The Ostrich Farm was first developed by Englishman Edwin Cawston, who smuggled fifty ostriches out of South Africa and established an ostrich-breeding farm in Norwalk in 1886. Cawston's goal was to become the principal supplier of ostrich feathers in America, and he spent nearly ten years breeding ostriches to build his business before opening the Cawston Ostrich Farm and its accompanying retail operations in 1896. The farm was not a typical farm-like environment or a traditional zoo setting, but more

akin to a modern-day amusement park that rivaled the top Southern California tourist attractions of that time.⁸³

For twenty-five cents, visitors could stroll in a setting advertised as “free from any boisterous element and strictly first class.” They could see nearly a hundred ostriches, from baby chicks to birds seven feet tall, and they could buy stylish feather boas, capes, muffs, and parasols.⁸⁴

Visitors could also watch an attendant ride an ostrich, which contemporary accounts described as “a most difficult feat and a rare sight.”⁸⁵ With winter tourism at an all-time high, the Cawston Ostrich Farm garnered national attention and became wildly popular with both visitors and residents. Cawston, a shrewd businessman, parlayed the interest into developing the retail arm of the operation, which included selling ostrich plumes by mail order or through company-owned stores – never wholesale. Cawston received so many orders he once boasted of receiving more mail than any other man in California.⁸⁶

In the absence of a robust commercial market, development efforts were largely characterized by civic and infrastructural improvements. A literary society was formed, as well as a public reading room in 1889, which was initially staffed entirely by volunteers. A free public library was subsequently opened in 1895. That same year brought the opening of the Pasadena & Los Angeles Railroad – the area’s first interurban railroad – which connected South Pasadena to both Pasadena to the north and Los Angeles to the south.⁸⁷ The San Gabriel Valley Railroad tracks, acquired by the Santa Fe Railroad in 1887, which had defined the commercial district along Meridian Avenue, were straightened and re-graded to avoid a double curve in the track, “which had always been troublesome for heavy trains on the up haul.”⁸⁸

One of the most successful improvements, however, was the city beautification campaign. The land boom had taken its toll upon the landscape of South Pasadena, and by 1886 a visitor to the Raymond Hotel remarked, “South Pasadena is not very large or pretty as yet but I know it must be, sooner or later.”⁸⁹ George W. Glover used his weekly newspaper, the *South Pasadenan* to appeal for shade trees along city streets, and in 1894 a group of volunteers gathered to plant 1000 eucalyptus and pepper trees throughout the City. In 1899, the

⁸³ Thomas, *South Pasadena*, 36.

⁸⁴ Apostol, 35.

⁸⁵ Thomas, *South Pasadena*, 36.

⁸⁶ Apostol, 35.

⁸⁷ The name of the line was reversed to the Los Angeles & Pasadena Railroad following a company reorganization in 1897. The railroad was acquired by Henry Huntington and integrated into the Pacific Electric lines in 1902.

⁸⁸ Reid, 659.

⁸⁹ Apostol, 38.

Women's Improvement Association was formed to continue the beautification efforts. As one president described it, the role of the association was to "serve as housekeeper for the community."⁹⁰ The group's first project was to beautify the vacant, rubbish-strewn lot around the Santa Fe depot. The association leased the triangular-shaped lot for a dollar a year and enlisted the men in community to help out in exchange for a free lunch. The newly-improved and landscaped parcel became a park, which was tended by the ladies until 1902, when it was recalled by the railroad for further development.

⁹⁰ Apostol, 38.

LATE 19TH CENTURY RESIDENTIAL DEVELOPMENT

At the time of the establishment of the Raab Family Homestead in 1871 and the arrival of the Indiana Colony in 1873-1874, the area now known as South Pasadena was almost wholly undeveloped. Only two residences had been constructed in the area: the Garfias Adobe, which was already in ruins (demolished; site commemorated as South Pasadena Landmark #20); and the adobe then known as the Bacon Ranch House (now the Flores Adobe; South Pasadena Landmark #1).⁹¹

The Bacon Ranch House is known today as the Flores Adobe, and it is the oldest extant building in South Pasadena. It was originally constructed in 1839 by Jose Perez, a cousin of Dona Eulalia Perez de Guillen, the first white (Spanish) owner of the Rancho San Pasqual.⁹² Although historical accounts diverge regarding the interim ownership of the property, early histories confirm that the adobe passed through several subsequent owners before being sold to H.D. Bacon in the 1870s, when the property began to be known as Bacon Ranch. The name was eventually changed by a later owner, Clara Eliot Noyes, who purchased the property in 1919. Noyes named the property the Adobe Flores in honor of Mexican general Jose Maria Flores, who was headquartered at the property for one night in 1847.⁹³ After the final California battle of the Mexican-American War, the defeated *californios* met in this house under the command of General Flores. They discussed a tentative treaty that became the Articles of Capitulation, a model for the nation's only treaty to be written by the losing side.



Figure 21. Bacon Ranch/Adobe Flores in the late 19th century. Designated South Pasadena Landmark #1. Source: Los Angeles Public Library.

⁹¹ Reid, 550.

⁹² Wood, 40-41.

⁹³ Apostol, 283. Noyes hired architect Carleton M. Winslow to restore the adobe, and she also opened a tearoom and constructed four new adobes nearby that served as artist studios. South of the adobe she planted a cactus garden that is now owned by the city. It was the first building in South Pasadena to be designated a Cultural Heritage Landmark. The Adobe Flores, located at 1804 Foothill Street, is also listed in the National Register of Historic Places.

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The Raab Family Homestead (located at what is now 1107 Buena Vista Street; South Pasadena Landmark #53) was originally constructed c. 1875 as a one-story farmhouse.⁹⁴ The original Raab property included a varied topography, and an arroyo stone retaining wall dividing the property into two levels remains as a remnant feature of this early period. In 1903, the family added a full second story and partial third story to the original farmhouse. At this time, the house had stylistic elements of the Eastlake/Queen Anne, Western Stick styles. A second remodel followed soon after, most likely in about 1906, following the death of David Raab in 1905. At that time, Augusta Raab built a smaller Craftsman Style home next door for herself and her daughters and prepared to rent the original house. This c.1906 remodel gave the house a Mission Revival appearance, with some elements of the Arts and Crafts and Prairie styles.

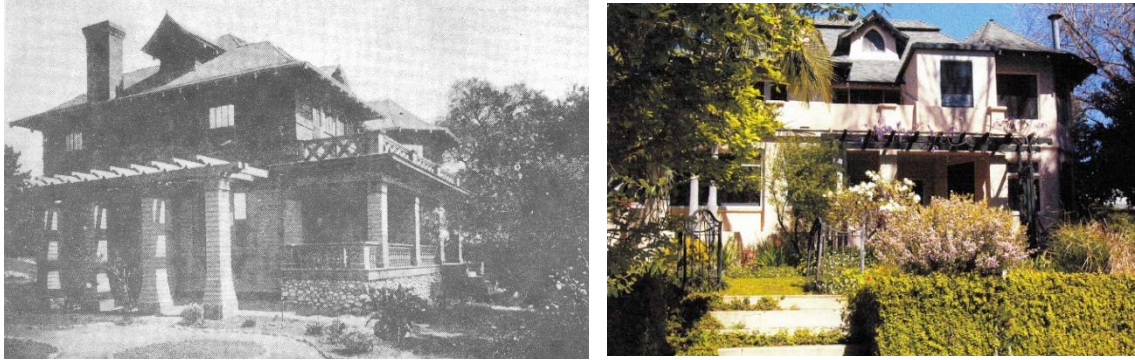


Figure 22. L: Raab House, as it appeared c. 1903. R: Raab House in 2011. The Raab Family Homestead is designated South Pasadena Landmark #53. Source: Duncan, "David M. Raab Homestead."

⁹⁴ Architectural description derived from Duncan, "David M. Raab Homestead."

Although there were extant adobe residences in the area at the time of post-rancho settlement, the construction technique was not adopted for new development; instead, wood was “used almost universally as a building material.”⁹⁵ Redwood and Oregon pine were the materials of choice, with pine being used for framing, flooring, and laths, while redwood was used for framing, finishing, and shingles.⁹⁶ The lumber was shipped to San Pedro from Oregon and northern California and then brought by rail to Los Angeles, which in the early years of the settlement was the nearest market for building materials.⁹⁷ Residences constructed in the last decades of the 19th century consisted of both vernacular and high style houses.⁹⁸ Early settlers typically constructed modest, one-story wood frame cottages.



Figure 23. TL: 1000 Mission Street. TR: 930 Palm Avenue, 1890. BL: 712 Mound Avenue, 1895. BR: 1027 Glendon Way, 1885. Photographs 2014; source: Historic Resources Group.

⁹⁵ Farnsworth, 28.

⁹⁶ Farnsworth, 29.

⁹⁷ Farnsworth, 29.

⁹⁸ *South Pasadena City-Wide Historic Context Statement*, 9.

Settlers Andrew O. Porter and Perry M. Green were early colonists who chose to settle in what would become South Pasadena. Constructed in 1875, Porter's home remains extant and has since been relocated to 215 Orange Grove Avenue (South Pasadena Landmark #15).



Figure 24. T: A. O. Porter and P. M. Green homes at the south end of Orange Grove, about 1876. The Porter Home is extant and has been relocated to 215 Orange Grove Avenue. Source: South Pasadena Public Library. B: 215 Orange Grove Avenue. Photograph 2014; source: Historic Resources Group. It is designated South Pasadena Landmark #15.

As the City prospered, high-style residences became more commonplace. One of the earliest stylized homes constructed in South Pasadena was East Wynyate, the home of Donald M. Graham and Margaret Collier Graham at 909 Lyndon Street. Completed in 1887, the house was designed by architect Frederick Roehrig and is South Pasadena Landmark #43.

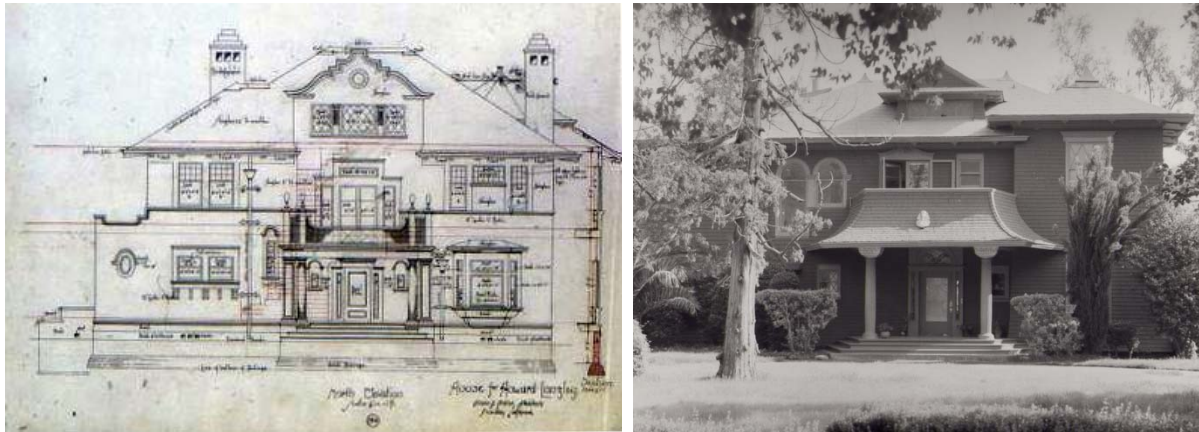


Figure 25. L: One of the drawings of the Longley House by Greene & Greene, 1897. The design went through several iterations before the house was constructed; additional changes were made by the Greens in 1910. Source: Greene & Greene Virtual Archives, Avery Architecture and Fine Arts Library, Columbia University. R: Longley House in 1980. Source: South Pasadena Public Library. The Longley House is located at 1005 Buena Vista Street. It is listed in the National Register, and is South Pasadena Landmark #17.

There was a great deal of residential construction during the land boom of 1886-1888. Over 75 homes were constructed in South Pasadena in 1887 alone. A *Los Angeles Times* article classified the homes built during that year into three categories: cottages, dwellings, and residences.⁹⁹ Although the land boom collapsed in 1888, the era of South Pasadena’s agrarian-based community and economy was already becoming a thing of the past.¹⁰⁰ Residents from the East Coast and the Midwest began arriving in greater numbers toward the end of the 19th century, bringing with them architectural, cultural, and social ideas for the new City. In the Buena Vista neighborhood, a prominent early and architecturally significant residence is the F. Howard Longley Residence, designed in 1897 by Charles and Henry Greene. Longley was serving as South Pasadena’s third mayor, and selected the site for his home with expansive views of the City below.¹⁰¹ The Longley Residence is the earliest example of the work of

⁹⁹ “South Pasadena: An Important Segment of the Crown of the Valley,” *Los Angeles Times*, January 1, 1888

¹⁰⁰ The development of the Buena Vista neighborhood excerpted from Laura Voisin George, “A View to the Past: Buena Vista,” unpublished, University of Southern California, n.d. Provided by Glen Duncan.

¹⁰¹ In 1910, the Greens were commissioned by the second owner, Frank C. Bolt, to design an addition and other improvements for the property.

Greene and Greene in California; it was listed in the National Register in 1974, and is South Pasadena Landmark #17.



Figure 26. East Wynyate, 909 Lyndon Street. South Pasadena Landmark #43. Photograph: September 1902; source: South Pasadena Public Library.

LATE 19TH CENTURY COMMERCIAL DEVELOPMENT

Figure 27. Mission Street looking west, 1896. Source: South Pasadena Public Library.

Commercial development occurred organically, in a piecemeal fashion in response to the growing community. Construction was typically wood frame, although by 1888 two buildings had been built using brick. Three commercial buildings were particularly significant in the development of South Pasadena: the South Pasadena Hotel, the Mohr-Graham Opera House, and the building now known as the Meridian Iron Works.¹⁰²

Completed in 1887, the South Pasadena Hotel (demolished) was a three-story structure which contained a general store, billiard room, and offices, in addition to the lodging offered on the upper floors. The Mohr-Graham Opera House (demolished), which was constructed in 1888, was the City's first building utilizing brick construction. The "Opera House," as it was called, was a three-story commercial block which, for many years, served as the headquarters for the City's civic and institutional operations. For a time, the first floor meeting room served as a temporary schoolroom, and the second floor housed the City's first public library, offices, and city hall.

¹⁰² *South Pasadena City-Wide Context*, 9.



Figure 28. L: Mohr-Graham Building, originally constructed in 1888 (demolished). Photograph 1910; source: South Pasadena Public Library. R: Meridian Iron Works, originally constructed in 1887. Photograph c. 1950; source: South Pasadena Public Library. The Meridian Iron Works has been relocated to 913 Meridian Avenue; it is South Pasadena Landmark #5.

The Meridian Iron Works is a rare extant example of typical commercial construction from this period. The two-story, redwood building initially operated as a grocery store after it was constructed in 1887. Over time it has served as a hotel, ticket office, telegraph station, bicycle shop, chapel, school for Japanese children, and foundry.¹⁰³ Today, the building houses the South Pasadena Historical Museum.

Following the collapse of the land boom and the ensuing financial panic in 1893, commercial activity slowed. Several storefronts and hotels, including the South Pasadena Hotel, were vacated and no further development occurred in the commercial center.

¹⁰³ *South Pasadena City-Wide Context*, 9.

Town Settlement and Late 19th Century Development (1870-1899): Property Types & Registration Requirements

Property Types: Single-family residence; Commercial or Industrial building; Institutional building; Civic improvement; Landscape feature or park

Properties eligible under this context represent early resources in the City’s history that are associated with post-rancho settlement and the establishment of South Pasadena as a City. Resources eligible under this context may include buildings (residential, commercial, and industrial), along with landscape features and parks. There may also be remnant features such as retaining walls and outbuildings that have important associations with a building or site that is no longer extant.

Note that a property from this period that is an excellent or rare example of a particular architectural style or method of construction, or the work of a master or noted architect may also be significant under the Architecture and Design Context.

A **residential property** from this period may be significant under this context:

CRITERIA	REASON
A/1/B (Event) ¹⁰⁴	As an increasingly rare example of residential development representing the establishment of South Pasadena as a City. These properties represent the transition of South Pasadena from the rancho period into a town settlement. Residential development may be associated with advances in transportation during this period, the establishment of early neighborhoods and subdivisions, or with the tourism industry.
Local Criterion A (Community Character)	As having character, interest or value as a part of the heritage of the community.

¹⁰⁴ Note that eligibility criteria are listed in the format National Register/California Register/Local.

CRITERIA	REASON
B/2/C (Person)	For its association with a significant person in the early history of South Pasadena. Significant persons within this theme include early settlers or other members of the community who were influential in the development of South Pasadena. 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. It must be shown/proven that the person was a significant early resident of South Pasadena or played a role in the City's founding or early development. Properties eligible under this criterion are typically those associated with a person's productive life, reflecting the time period when he or she achieved significance.
A/1/L (Event)	A collection of residences from this period that are linked geographically may be eligible 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 L (significant as a distinguishable neighborhood or area whose components may lack individual distinction).



Figure 30. Bissell House, 1887, 201 Orange Grove Avenue. South Pasadena Landmark #36.
Photograph: no date; source: Pasadena Heritage.

A **commercial property** from this period may be significant under this context:

CRITERIA	REASON
A/1/B (Event)	As a rare example of commercial development representing the establishment of South Pasadena as a City. Commercial properties constructed in the 19 th century are rare, and represent the earliest extant commercial development in the City. Commercial properties from this period may also reflect advances in transportation and the importance of tourism on the City's development. Remnant features from significant commercial properties (e.g. retaining walls and other features from the Raymond Hotel) may also be eligible under this context; at a minimum, remnant features should be considered for local planning purposes.
Local Criterion A (Community Character)	As having character, interest or value as a part of the heritage of the community.

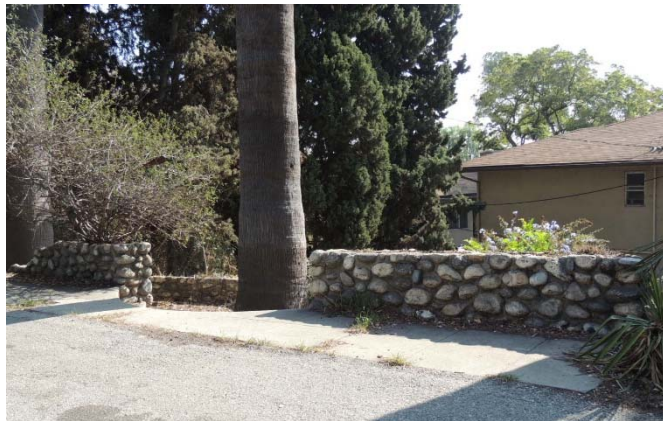


Figure 31. Remnant retaining walls and stone features on Raymond Hill, the site of the former Raymond Hotel. Photographs 2014; source: Historic Resources Group.

A **civic** or **institutional property** from this period may be significant under this context:

CRITERIA	REASON
A/1/B (Event)	As a rare example of institutional development representing the establishment of South Pasadena as a City. Under this context, extant institutional properties from this period represent the earliest local schools, churches, and social clubs that are significant for their association with the creation of the local community.
A/1/B (Event)	As a rare or remnant example of a civic improvement or tract feature representing the establishment of South Pasadena as a City.
Local Criterion A (Community Character)	As having character, interest or value as a part of the heritage of the community.

Town Settlement and Late 19th Century Development (1870-1899): Integrity Considerations

In order to be eligible for listing at the federal, state, or local levels, a property must retain sufficient integrity to convey its historic significance under the Town Settlement and Late 19th Century Development context. Properties and features from this period are rare and represent some of the earliest development in South Pasadena; therefore a greater degree of alteration may be acceptable.

CRITERIA	REQUIRED ASPECTS OF INTEGRITY
A/1/B (Event)	A residential, commercial, or institutional property from this period eligible under Criteria A/1/B (Event) should retain integrity of design, feeling, and association, at a minimum, in order to convey the historic association with the City's early settlement. It is expected that integrity of setting may have been compromised by later development. Due to the importance and rarity of resources from this period, a property may remain eligible if it has been relocated. The relocation should be consistent with the guidelines established by the National Park Service in Criteria Consideration B. In general, relocated properties should retain their orientation and relationship to the street, along with sufficient architectural features to convey their significance. Properties that are relocated to create artificial groupings of historic buildings for interpretive purposes would not be eligible. South Pasadena has several structures that have been relocated but retain eligibility for historic designation.
A/1/B (Event)	Civic improvements and landscape features should retain integrity of location, design, and feeling, at a minimum, in order to convey the early development of South Pasadena.
B/2/C (Person)	A property significant under Criterion B/2/C (Person) should retain integrity of design, feeling, and association, at a minimum, in order to convey the historic association with a significant person.

CRITERIA	REQUIRED ASPECTS OF INTEGRITY
District	<p>It is unlikely that there is a collection of residential or commercial buildings dating solely from this period that are linked geographically. However, eligible historic districts may span several periods of development, as long as the district overall reflects a strong sense of time and place. In order for a historic district to be eligible for designation, the majority of the components that add to the district’s historic character must possess integrity, as must the district as a whole. A contributing property typically must retain integrity of location, design, setting, feeling, and association to adequately convey the significance of the historic district. In general, historic districts in South Pasadena have had some level of alteration.¹⁰⁵ Some alterations to individual buildings, such as replacement roof materials, replacement of some windows (within original openings), and compatible additions may be acceptable as long as the district as a whole continues to convey its significance. In order to avoid adverse cumulative impacts to the character of a historic district, major alterations such as replacement of all windows, substantial additions constructed outside the period of significance that alter the original roofline, and enclosed porches and balconies should be avoided. Associated features such as carriage houses and landscape features should be considered as contributing to the overall character of the district. However, some alteration to ancillary features such as carriage houses may be acceptable, as long as they remain subordinate to the primary residence and do not detract from the individual residence’s ability to convey its historic significance or the character of the historic district overall.</p>

¹⁰⁵ Some alterations may have achieved significance over time.

Town Settlement and Late 19th Century Development (1870-1899): Registration Requirements

To be eligible under the Town Settlement and Late 19th Century Development context, a property must:

- date from the period of significance;
- represent patterns and trends important in the establishment of South Pasadena as a City in the late 19th century, including pioneer settlement, the transition from a rancho/agricultural economy to an established town, advances in transportation, or an association with the early tourism industry;
- display most of the character-defining features of the property type or style; and
- retain the essential aspects of integrity.

To be eligible under the Town Settlement and Late 19th Century Development context, a historic district must:

- retain a majority of the contributors dating from the period of significance;
- display most of the character-defining features of a residential subdivision, including the original layout, street plan, and other planning features; and
- retain the essential aspects of integrity.

Context: Early 20th Century Development (1900-1919)

OVERVIEW

The turn of the 20th century brought renewed growth and development to South Pasadena. In 1888, the newly incorporated City had 500 residents; by 1900, the City's population had grown to 1,001 residents.¹⁰⁶ Despite the construction of significant residences and the establishment of a commercial center in the 19th century, the landscape of South Pasadena was still largely composed of orange groves and barley fields. The commercial core was relatively small, with a post office and a half-dozen shops, including a confectioner's shop, a combined cyclery and shoemaker's shop, a blacksmith shop, general store, grocery, and the South Pasadena Bakery.¹⁰⁷



Figure 32. Raymond Hotel, reopened in 1901 (demolished). Photograph c. 1910; source: Los Angeles Historical Photographs, Water and Power Associates.

¹⁰⁶ Apostol, 45.

¹⁰⁷ Apostol, 45.

Commercial Development

The true mark of South Pasadena's economic recovery was the reopening of the Raymond Hotel on December 19, 1901. The new (and improved) Raymond Hotel was 25 per cent larger than the original, now clad in cement stucco instead of wood, and boasted a 200-foot-long columned veranda. Amenities included a nine-hole golf course with "greens" made of sand mixed with oil, horseback riding, croquet, shuffleboard, and tennis. The hotel welcomed its most distinguished guest in 1903, when President Theodore Roosevelt stayed there while visiting Pasadena and touring the Arroyo Seco.



Figure 33. California Cycleway, 1900. Source: Dobbins Collection, Pasadena Museum of History.

Guests of the new Raymond Hotel could avail themselves of one of South Pasadena's newest attractions: the elevated California Cycleway, which opened in 1900. The Cycleway was developed by then-Chairman of the Board of Supervisors Horace Dobbins, who had formed the California Cycleway Company in 1897 to advocate for the construction of a dedicated bicycle freeway. The project capitalized on the region's focus on tourism, as well as the growing popularity of the bicycle.

The California Cycleway was an elevated wooden bicycle highway that was designed to go from Hotel Green in Pasadena down the Arroyo,

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past Highland Park and into Downtown Los Angeles, ending at the Plaza on Olvera Street. Part of the design was to be a completely uninterrupted path by bridging over obstacles like creeks, roads, train tracks, and maintain only the slightest of grades (no more than 3%) over the 9 miles of smooth wooden track over an elevation of 600 feet. The entire project would have cost an estimated \$187,500 at the time, and included a casino called “Merlemount” to be placed midway in Arroyo Seco Park.¹⁰⁸

The Cycleway was hailed as feat of modern engineering, and Dobbins was nicknamed the “Grandfather of the Pasadena Freeway.” The toll for the Cycleway was ten cents for a one-way trip; fifteen cents for a round trip. Although the attraction was enormously popular, its timing was less than fortunate. The advent of the automobile at the turn of the century usurped the popularity of the bicycle, and only the initial length of the Cycleway extending from the Hotel Green to the Raymond Hotel was ever constructed.¹⁰⁹



Figure 34. Pacific Electric car (in Pasadena Short Line service) heading southbound on Fair Oaks Blvd. in South Pasadena as it approaches the wye at Huntington Drive and Oneonta Station. Photograph c. 1951; source: Alan Weeks Collection via pacificelectric.org.

¹⁰⁸ “Remembering the Great California Cycleway,” <http://highlandpark.wordpress.com/2010/12/14/remembering-the-great-california-cycleway/> (accessed April 2014).

¹⁰⁹ The Cycleway was later abandoned and eventually dismantled for lumber.

In addition to the Raymond Hotel, the City received another boost to its economy during this period with the arrival of the Pacific Electric Railroad's Pasadena Short Line in 1902. The Short Line was an important link in an extensive interurban rail network that eventually joined more than a thousand miles of track to connect cities and suburbs from the mountains to the sea.¹¹⁰ The railroad became known for its distinctive trolleys, which were dubbed the Big Red Cars. The South Pasadena segment ran along Fair Oaks Avenue and made half-hourly trips between the Raymond Hotel and Oneonta Junction, the connection with the Monrovia Line. Once the Short Line was completed, a double track, narrow-gauge extension line was also constructed along Mission Street, which linked the Los Angeles & Pasadena railroad line with the new trolley line.¹¹¹



Figure 35. Oneonta Park Station, c. 1915. Source: Los Angeles Historical Photographs, Water and Power Associates.

Anticipation for the new railroad drove development activity in South Pasadena to all-time highs. By 1902, South Pasadena had already broken all improvement records for a town of its size on the West Coast, with construction improvements totaling one million dollars.¹¹² That same year, the City adopted the slogan, "Watch Us Grow!"¹¹³ Construction activity in general continued to rebound after the lean years of the 1890s, and in 1902 R. H. Seay opened the City's first lumberyard.

¹¹⁰ Apostol, 47.

¹¹¹ Charles Seims, *Trolley Days in Pasadena* (San Marino, CA: Golden West Publishers, 1982), 126.

¹¹² *On Old Rancho San Pascual: The Story of South Pasadena* (Los Angeles: South Pasadena Branch of the Security Trust & Savings Bank of Los Angeles, 1922), 22.

¹¹³ Apostol, 47.

Transportation-related development played a critical role in the growth of South Pasadena in the early 20th century. Several significant residential tracts were subdivided during the early years of the 20th century, including the Raymond Villa tract in 1901 and the Oneonta Park tract in 1903. Both of these tracts advertised their proximity to the anticipated location of the Pasadena Short Line. Valley View Heights, which is a small tract located in the southern portion of South Pasadena adjacent to the El Sereno neighborhood of Los Angeles, was located near the Berkshire Station and boasted a direct line to downtown Los Angeles.



Figure 36. Oxley Street grade crossing, Southern Pacific Pasadena Branch, South Pasadena, looking south along Southern Pacific 40 foot right of way, Los Angeles County, 1926. Source: USC Digital Library.

With the influx of new residents and the return of commercial activity, a bank opened in 1904 at the corner of Center Street and Diamond Avenue. The commercial district also continued to expand eastward along Mission Street towards Fair Oaks Avenue. Existing buildings, once vacant, began to take on new life as businesses relocated to other quarters. By 1908, the South Pasadena Bank had moved from Center Street to Mission Street. City offices, which had been operating out of the Graham-Mohr Opera House building, settled into the old bank building.¹¹⁴

¹¹⁴ Apostol, 53.



Figure 37. L: Bank building, originally constructed in 1904. Source: South Pasadena Public Library. R: Former bank building, now mixed-use commercial. Located at 1019 El Centro. Photograph 2014; source Historic Resources Group.

The move of municipal services into the bank building was a mark of success for the City: it was the first time in the history of South Pasadena in which City operations were conducted in a stand-alone, single-service building. The public library also relocated in 1908, from its similarly-leased quarters at the Opera House building to a newly constructed six-room library building at the corner of Center Street and Diamond Avenue. Designed by architects Marsh & Russell, construction of the library was funded by a \$12,000 grant from philanthropist Andrew Carnegie.¹¹⁵ Other City services were improved as well; a volunteer fire department was formed in 1907, and three volunteer companies were organized by 1909. One company was composed entirely of workers at the Model Grocery, which was forced to close if a fire alarm sounded during working hours.¹¹⁶



Figure 38. Carnegie Library, originally constructed in 1908. Photograph 1910; source: South Pasadena Public Library.

¹¹⁵ In 1917, the library was expanded with additional funding from Carnegie. In 1930, the library was remodeled and expanded again by the original architect Norman Foote Marsh. At this time, the building's original Neoclassical design was replaced by the Mediterranean Revival style. The 1930 iteration is South Pasadena Landmark #10.

¹¹⁶ Apostol, 55.

Residential Development

A promotional booklet published during this period remarked on “the large number of people of wealth and refinement” who were moving to South Pasadena.¹¹⁷ A number of large-scale residential subdivisions were established during this period, along with individual residences by some of the most significant architects of the period. Settlement of prominent residents in the Buena Vista neighborhood, a trend that started in the late 19th century, continued in the first decade of the 20th century.¹¹⁸ One of the most notable newcomers to the city was Lucretia Garfield, widow of former United States President James Garfield. Following the assassination of her husband in 1881, Garfield made her permanent home on the family farm in northern Ohio, but spent her winters in South Pasadena. In 1903, she commissioned architects Charles and Henry Greene, to whom she was distantly related, to build her a winter residence on Buena Vista Avenue. The Garfield Residence (South Pasadena Landmark #4) is located next door to the Longley Residence at 1001 Buena Vista Street. At the time of its construction, George W. Glover wrote with some exasperation, “It goes without saying that the Pasadena papers will declare that she bought ‘in’ Pasadena – just overlooking South Pasadena’ but it is in South Pasadena all the same.”¹¹⁹



Figure 39. L: Garfield Residence, designed by Greene and Greene and constructed in 1903-1904. Photograph n.d.; source: Environmental Design Archives University of California at Berkeley via Greene & Greene Virtual Archives. The Garfield House is located at 1001 Buena Vista Street, and is designated South Pasadena Landmark #4. R: Garfield Residences in 2014; source: Historic Resources Group.

¹¹⁷ Apostol, 49.

¹¹⁸ A Buena Vista Historic District was formally determined eligible for listing in the National Register in 1977, as part of environmental review for the proposed 710 Freeway extension; as a result, the district is listed in the California Register.

¹¹⁹ Apostol, 49-50.

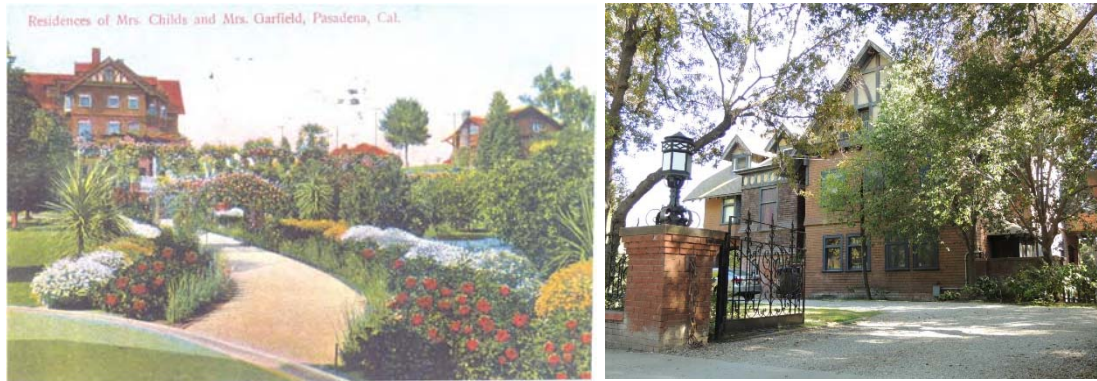


Figure 40. L: Postcard depicting the residences of Emma Childs and Lucretia Garfield on Buena Vista Street in South Pasadena. Source: Laura Voisin George, “A View to the Past: Buena Vista.” R: Childs-Torrance House, 929 Buena Vista Street. South Pasadena Landmark #41. Photograph 2014; source: Historic Resources Group.

Emma Childs, the widow of the publisher of the Philadelphia *Public Ledger* chose a prominent site at the intersection of Buena Vista Street and Meridian Avenue for her home. She commissioned architect Charles Buchanon to design the residence, named “Rose Hedge,” which was completed in the summer of 1904.¹²⁰ In 1910, Emma Childs decided to move to a smaller winter home, and she sold “Rose Hedge” to Jared Sidney Torrance. A widower when he arrived in South Pasadena, in 1914, Torrance married Helena Childs, the widowed niece of Emma Childs. Torrance was a real estate developer and businessman, owning both the Mount Lowe Railroad and the Pasadena Power and Light Company, before establishing the planned community of Torrance in 1911. The Childs-Torrance House is located at 929 Buena Vista Street, and was designated South Pasadena Landmark #41.

Other prominent citizens settling in South Pasadena in the early 20th century include retired lumber magnate P. G. Gates, who constructed an elaborate residence at Monterey Road and Indiana Avenue. Five Gates brothers would eventually make their home in South Pasadena; the family complex boasted a park, orchards, stables, tennis courts, a billiard house, and even its own fire station.¹²¹ In 1916, Gates provided the funds for Gates Chemical Laboratory, now recognized as the oldest building on campus at the California Institute of Technology.¹²²

¹²⁰ Obituary of Emma Bouvier Peterson Childs, Evening *Public Ledger*; August 14, 1928; “History of Rose Hedge,” prepared for Coldwell Banker Previews. As sited in Voisin George, 11-12.

¹²¹ Apostol, 49.

¹²² Apostol, 49.

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Figure 41. Gates House, designed by J.J. Blick in 1911 (demolished).
Source: South Pasadena Public Library.

South Pasadena also began to attract a number of artists and writers during this period. Socialist writer Upton Sinclair, who was also a “crack tennis player,” moved to South Pasadena in 1916 in large part because the tennis pro at the Hotel Del Coronado told him that there was “plenty of good tennis in that upper-middle-class enclave of high thinking and social rectitude.”¹²³ However, while Sinclair played regularly at the Live Oaks Tennis Club and at the Valley Hunt Club, he found that he was kept at arm’s length in social settings; indeed, Socialists were not socially acceptable in Pasadena.¹²⁴ “Never once was I invited to meet one of those wives,” Sinclair later wrote. “Never once was I invited to enter the doors of that club.”¹²⁵ Instead, he kept company with the more radical wing of the Pasadena elite, which included Kate Crane Gartz, Gaylord and Mary Wilshire, Charlie Chaplin, Aline Barnsdall, and razor blade magnate King Gillette.¹²⁶

Author, librarian, and literary critic Lawrence Clark Powell was influenced by his time in South Pasadena. The Powell family had relocated to the area in around 1910, when Powell was about five. He later attended Occidental College and the University of California,

¹²³ Kevin Starr, *Endangered Dreams: The Great Depression in California* (New York: Oxford University Press, 1996), 124.

¹²⁴ Starr, *Endangered Dreams*, 125.

¹²⁵ Starr, *Endangered Dreams*, 125.

¹²⁶ Starr, *Endangered Dreams*, 125.

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Berkeley, before joining the University of California, Los Angeles, library staff. Powell later served as director of the William Andrews Clark Memorial Library, and became the first dean of the UCLA School of Library Service. He wrote prolifically across a wide variety of subjects, including his memories of life in South Pasadena in the early 20th century.¹²⁷



Figure 42. Residential development from the early 20th century. L: Two-story Craftsman style residences along Bushnell Street. R: More modest, one-story examples from Valley View Heights. Photographs 2014; source: Historic Resources Group.

Much of the residential architecture developed during this period was inspired by the nascent Arts and Crafts movement, which was embraced by artists of every medium. As an outgrowth of the British Arts and Crafts movement first championed by William Morris, the movement’s evolution in Southern California reflected the realization that even by this early date, as Kevin Starr notes, “some relationship to the outdoors, to nature, had been fixed as part of the Californian identity...Californians became interested in questions of diet and exercise and the possibilities of integrating themselves into a natural way of living.”¹²⁸



Figure 43. “Tiffany Oaks,” 1311 Cheltenham Way, 1909. Photograph 2014; source: Historic Resources Group.

¹²⁷ Kevin Starr, *Material Dreams: Southern California through the 1920s* (New York: Oxford University Press, 1990), 367.

¹²⁸ Kevin Starr, *Americans and the California Dream: 1850-1915* (New York: Oxford University Press, 1973), 204.

This integration was aided by the development of a new regional style of architecture which eschewed historical idioms and instead referenced the area's natural surroundings. The Craftsman style, named for the Arts and Crafts movement, exemplified the interrelationship between indoor and outdoor living.

In the hands of talented California architects, the Craftsman bungalow made the garden an essential element of the architecture, used natural woods and finishes on the walls and the palette of the surrounding trees and hills so that the exterior would disappear into the landscape. Emphasizing workmanship and the essence of materials, designers created the quintessential shelter using a solid roof profile, extending beams beyond supporting walls and lengthening roof lines to provide sheltering overhangs for porches and outside stairways. The roof has a wide eave overhang with rafter ends exposed along horizontal edges and cut into decorative shapes. Columns, battered piers and balustrades often begin at ground level and extend upward to support the porch roof.¹²⁹

While local architects Charles and Henry Greene elevated the humble Craftsman bungalow to create landmark examples of high-style residential architecture, the primary appeal of the Craftsman style was its egalitarian origins and affordability, which contributed to its widespread appeal. Kevin Starr observed that the development of the Craftsman bungalow as a regional style possessed "enormous social implications. It was the architecture of middle class California."¹³⁰ Indeed, the bungalow has been characterized as "the response to a call for suburban housing by a variety of people seeking a respectable place in the sun at a reasonable cost."¹³¹

Other architects worked to develop their own interpretations of the surrounding environment, including Irving Gill and Bernard Maybeck. Although less directly related to the surrounding landscape than the designs of the Greene brothers and the Craftsman style in general, their work nonetheless represents what Kevin Starr calls "an innovative, non-historical attempt at regional expression."¹³²

¹²⁹ *South Pasadena City-Wide Context Statement*, 21.

¹³⁰ Starr, *Americans and the California Dream*, 410.

¹³¹ *South Pasadena City-Wide Context Statement*, 21.

¹³² Starr, *Americans and the California Dream*, 409.

Civic and Institutional Development

South Pasadena closed out the first decade of the 20th century by organizing a Chamber of Commerce in 1909, with longtime South Pasadena businessman Edward H. Rush serving as president. A Craftsman-style headquarters for the Women’s Club was completed in 1914, designed by Norman Foote Marsh. Statistics recorded the following year gave the group much to celebrate: in just ten years, the City’s population had increased by more than 400 percent, numbering 4,600 residents in 1910.¹³³ Retail operations and business offices had also both grown by 400 percent.¹³⁴ In the second decade of the 20th century South Pasadena embarked on a series of municipal and infrastructural improvements to accommodate the demands of the swiftly-growing community. The City passed its first bond issue in 1910, authorizing the construction of the Arroyo Seco Bridge near the Cawston Ostrich Farm. In 1913, additional bonds were approved for the construction of public sewers and the modernization of the City’s fire department.



Figure 44. Women’s Club, 1914, Norman Foote Marsh, 1424 Fremont Avenue. Photograph 2014; source: Historic Resources Group.

One of South Pasadena’s earliest and most significant civic institutions was established during this period. The Live Oaks Tennis Association was founded in 1912, making it one of the oldest private tennis clubs in Southern California.¹³⁵ The Association was formed by a group of neighbors who were keen on the game and initially included 20 members, all of whom were

¹³³ Sapphos, *Historic Resources Technical Report*, 5-4. The population in 1900 was 1,001 residents.

¹³⁴ *South Pasadena City-Wide Context Statement*, 12.

¹³⁵ *South Pasadena City-Wide Context Statement*, 7. See also “History,” Official Site of the Live Oaks Tennis Association, <http://www.liveoakstennis.com/page/show/720585-history> (accessed April 2014).

prominent residents of South Pasadena and San Marino. Clarence Barker, grandson of the founder of Barker Brothers Furniture, served as the first president. The organization's first facilities consisted of three state-of-the-art clay courts located on Oak Avenue, which hosted matches between world-famous tennis champions. As the Association grew, the club competed against rival tennis clubs, including the Monrovia Tennis Club, Alhambra's Dos Robles Tennis Club, and the Los Angeles Tennis Club. With the expansion of their membership over time, the Association came to represent a coterie of prosperous and well-known community members, which stimulated sharing of local news, as well as information about local financial and civic affairs.¹³⁶

Civic improvement efforts continued until the onset of World War I in 1917. Development slowed during this period as the community's attention immediately turned to supporting the war effort. South Pasadena organized a Home Guard and introduced voluntary military training in the high school.¹³⁷ In 1918, the City followed the lead of the United States Congress and passed an ordinance banning seditious remarks.¹³⁸ By 1919, South Pasadena veterans had returned home, and development picked up where it had left off before the war.

¹³⁶ *South Pasadena City-Wide Context Statement*, 7.

¹³⁷ Apostol, 84.

¹³⁸ Apostol, 84.

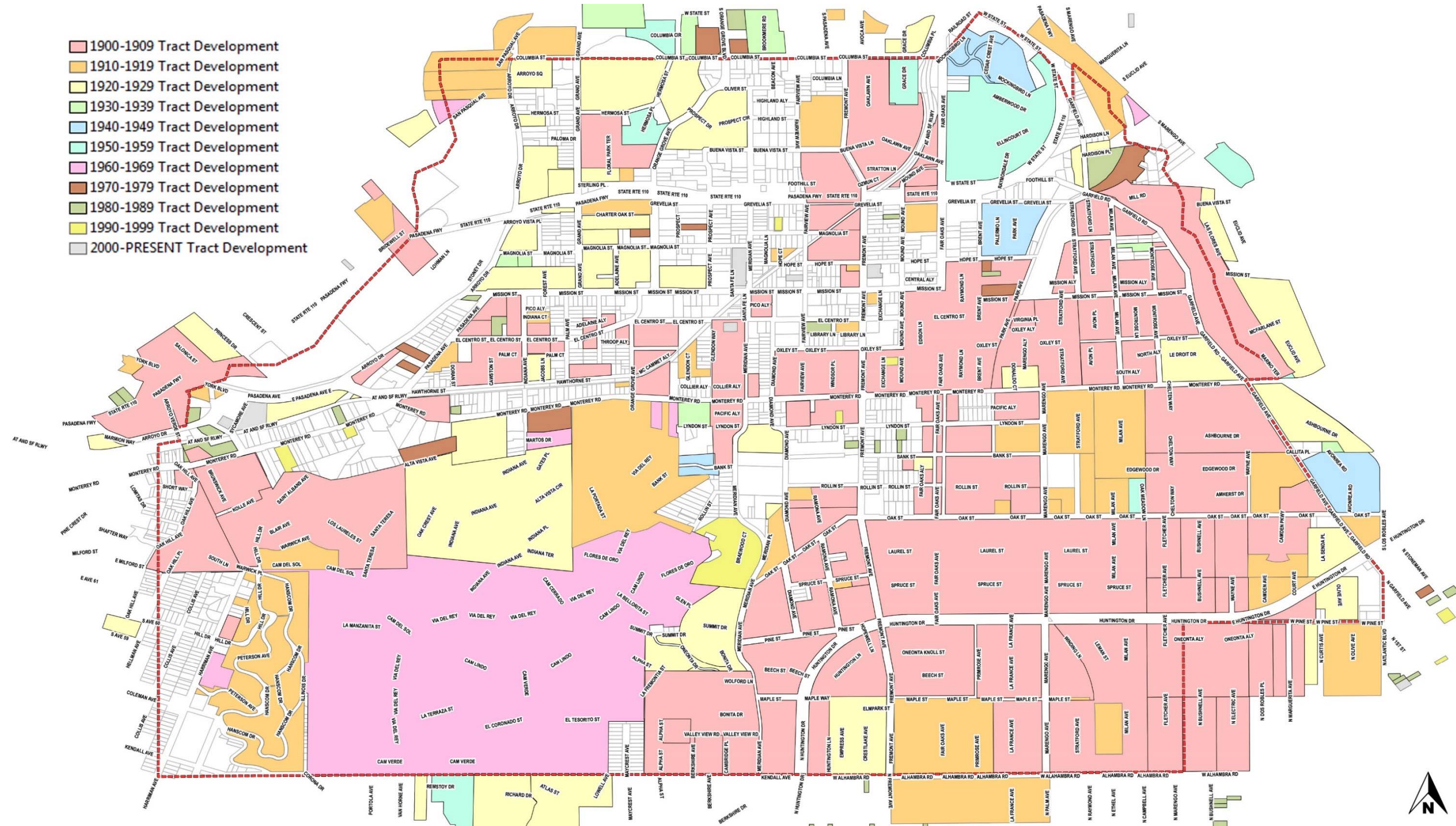


Figure 45. Map illustrating tract development by decade (1900-present).

THEME: EARLY 20TH CENTURY RESIDENTIAL DEVELOPMENT (1900-1919)

The first decades of the 20th century marked one of the greatest population increases in the history of South Pasadena. The United States Census recorded 4,659 residents in 1910 – compared to 1,001 residents in 1900 – which represented a rate of growth exceeded by only three cities in the state.¹³⁹ The period was one of immense growth in the City, and development activity reflected the demand for single-family housing. Between 1900 and 1919, the City recorded 145 subdivisions; of those, 91 were subdivided between 1900 and 1909. Advertising for many of the tracts boasted of their location and convenient proximity to the newly-constructed Pasadena Short Line. The map on the preceding page illustrates tract development in the City by decade.

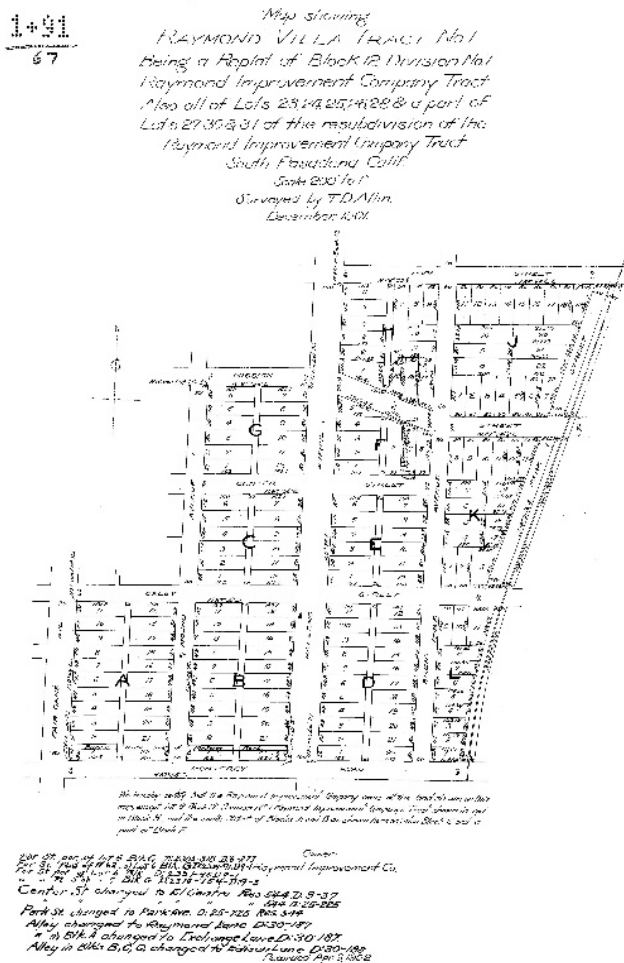


Figure 46. Tract Map: Raymond Villa.

¹³⁹ Apostol, 83.

Several prominent, large-scale subdivisions were developed during this period, many of which were promoted as streetcar suburbs in proximity to downtown Los Angeles. The 200-acre Raymond Villa Tract benefitted from its association with the Raymond Hotel, its reputation as the “high class suburban property par excellence,” and its claim that no lot was further than a five-minute walk from the Pasadena Short Line, then under construction by the Pacific Electric Railroad.¹⁴⁰ Within ten years, the subdivision was almost completely developed and accounted for 30 percent of the City’s total residential housing stock.¹⁴¹

The Oneonta Park tract, located south of the Raymond Villa Tract in the southeastern portion of the City, was also successful, numbering 172 improvements and representing 18 per cent of the City’s homes by 1910.¹⁴² Developed by Henry Huntington, the tract featured expansive lots with lush landscaping featuring many varieties of ornamental trees, which were planted under the direction of William Hertrich, who was the superintendent of Huntington’s San Marino Ranch. The Huntington Land & Improvement Company literature explained that the tract was designed “not for the residences of millionaires...but for the well-to-do who aspire to what is artistic and who appreciate the opportunities here afforded for home building.”¹⁴³

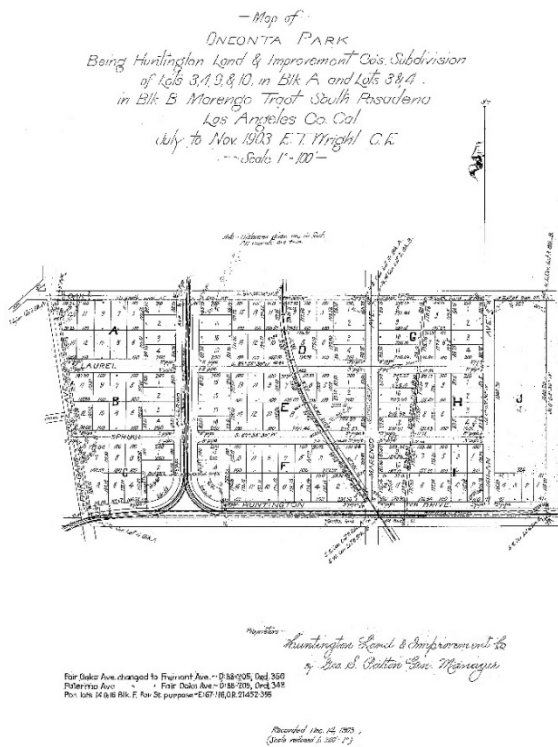


Figure 47. Oneonta Park tract, originally developed by Henry Huntington in 1903. Oneonta Park expanded over the next several years with the addition of other tracts.

¹⁴¹ Sapphos, *Historic Resources Technical Report*, 5-4.

¹⁴² Sapphos, *Historic Resources Technical Report*, 5-4.

¹⁴³ Apostol, 49.

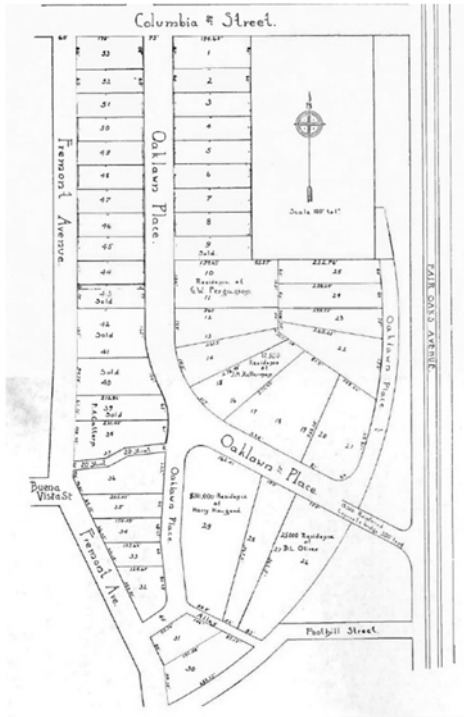


Figure 48. Map of Oaklawn from the promotional brochure, "Oaklawn: A Suburb De Luxe," produced by G. Lawrence Stimson.

Another notable, yet small-scale, tract developed during this period was the Oaklawn tract, located at the northern border of South Pasadena. Subdivided in 1903 by the South Pasadena Realty and Improvement Company, the Oaklawn tract offered high-style residential architecture in an upscale neighborhood, claiming that "anyone wanting low-priced lots need not apply."¹⁴⁴ Developers of the tract commissioned architects Charles and Henry Greene to design the subdivision's Arroyo stone entrance portals and perimeter fence, which surrounded much of the subdivision. The overall effect created a "naturalistic and harmonious theme for the tract."¹⁴⁵ The Oaklawn tract originally included Oaklawn Park, which is now Memorial Park, as an amenity for residents.

¹⁴⁴ Apostol, 49.

¹⁴⁵ Edward R. Bosley, *Greene & Greene* (London: Phaidon Press, 2000), 75.

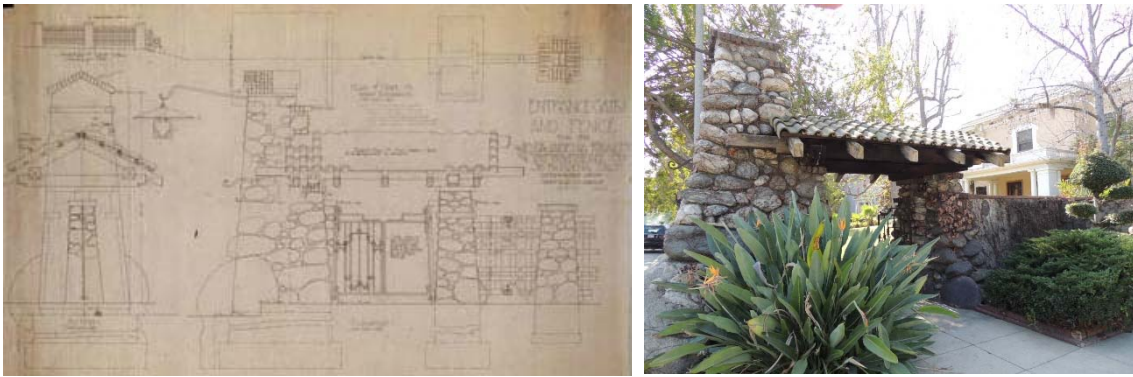


Figure 49. L: Oaklawn Residential Park Portals, constructed 1904-1905; Greene & Greene section, elevation, and plan, 1904. Source: Avery Architectural and Fine Arts Library, Columbia University. R: Oaklawn entrance portals, in 2014; source: Historic Resources Group. South Pasadena Landmark #3.

In late 1904, the South Pasadena Realty and Improvement Co. contracted with the Greens to design a pair of entrance-gate portals and an accompanying perimeter fence for the Oaklawn residential development. The Greens duly supplied thoughtful designs, calling for native arroyo stones for the pillars set on clinker-brick platforms, with timber and tile roofs. Both in materials and construction — down to the soft metal strap details on the wrought iron gates and the tapering of boulders from base to the top of each pillar — the portals encapsulated in miniature the aesthetic and quality that were coming to be identified with the firm of Greene and Greene.¹⁴⁶

¹⁴⁶ Edward R. Bosley and Anne Mallek, ed., *A New and Native Beauty, the Art and Craft of Greene & Greene*, as excerpted on the Gamble House website: <http://www.gamblehouse.org/nnb/object/420.html> (accessed August 2014).



Figure 50. Oaklawn Bridge, 1906. Source: Greene & Greene Virtual Archives, University of Southern California. The Oaklawn Bridge and Waiting Station are listed in the National Register and South Pasadena Landmark #3.

In 1906, the same South Pasadena realty company commissioned the Greens to design a bridge for Oaklawn. The bridge would span rail tracks, the cycleway, and the street in order to connect the private Oaklawn Place with Fair Oaks Avenue, allowing residents convenient access to the nearby streetcar lines and the Raymond Hotel. The bridge's design of a slender roadway supported by five graceful arches was reminiscent of one Charles might have seen in England at Stourhead (near Bath) on his honeymoon journey.¹⁴⁷ The Greens designed a small waiting station for the terminus of the bridge at Fair Oaks Avenue, which was also constructed in 1906. The station was an amenity for passengers awaiting the "big red cars" on the Pacific Electric Line. Advertising for the tract emphasized the location of one block from the Raymond Hotel and the Pacific Electric Short Line as a primary selling point. The station also signified the entrance to the development and set the tone for the stately residences along Oaklawn Avenue. The bridge, perimeter fence, and waiting station are all designated as South Pasadena Landmark #3; the bridge and waiting station are listed in the National Register.

¹⁴⁷ Bosley and Mallek, *A New and Native Beauty*.

In 1907, prominent architect G. Lawrence Stimson purchased the northern portion of the Oaklawn tract. Stimson designed and lived at 304 Oaklawn while working on the development. In keeping with the intention of an upscale development, lots in Oaklawn are generously sized with deep setbacks and lush landscaping. The majority of the contributing buildings are two-story Craftsman-style residences. An Oaklawn Historic District was formally determined eligible for listing in the National Register in 1977, as part of the environmental review process for the proposed 710 Freeway extension; as a result, it is listed in the California Register.



Figure 51. L: View of Oaklawn Drive in 1927. R: 304 Oaklawn Drive as it appeared in 1926. Source: Huntington Digital Library.



L: 412 Oaklawn (1906). R: 309 (1909) and 317 Oaklawn (1908). Photographs 2014; source: Historic Resources Group.



Figure 52. Early 20th century residential development. L: 1501 Marengo (1923) located in Oneonta Park; M: 1809 Ramona (1908) located in the Ramona Street Historic District; 2046 Alpha (1912) located in Valley View Heights. Photographs 2014; source: Historic Resources Group.

In 1910, Sanborn Fire Insurance maps showed a total of 935 dwellings in the City.¹⁴⁸ Construction methods recorded indicate that 929 were constructed with wood frame, while four were of brick construction.¹⁴⁹ Residential development throughout the City extended outward from the city center, with construction concentrated along the east-west thoroughfares of Mission Street and Monterey Road, and along the north-south thoroughfares of Meridian and Fair Oaks Avenues. Significantly, these streets were major thoroughfares on, or close to, the newly-developed railroad lines.¹⁵⁰ Many individual landowners began to subdivide smaller parcels of land between Mission Street and Monterey Road, west of the city center.¹⁵¹

Residential growth continued into the second decade of the 20th century, primarily in the early 1910s, before the onset of World War I. Between 1910 and 1919, 54 tracts were subdivided in the City; this number represented a decrease compared to the previous decade, but the large-scale subdivisions of the early 1900s had occupied much of the undeveloped land in South Pasadena. The largest developments represented two additions to the existing Oneonta Park tract, which was subdivided in 1910. On the whole, however, tracts developed in the 1910s were significantly smaller in scale than previous subdivisions.

¹⁴⁸ *South Pasadena City-Wide Historic Context Statement*, 12.

¹⁴⁹ *South Pasadena City-Wide Historic Context Statement*, 12. The remaining two dwellings were recorded as tents.

¹⁵⁰ *South Pasadena City-Wide Historic Context Statement*, 12.

¹⁵¹ *South Pasadena City-Wide Historic Context Statement*, 12.

Although single-family homes remained the primary focus of residential development throughout the City, as the population expanded so did the demand for other types of housing. While historically many commercial buildings also included apartments in the upper stories, development during the 1910s began to shift away from the strictly mixed-use model to include the construction of multi-family residential buildings. By 1920, the South Pasadena City Directory listed ten apartment buildings in the City, which included both flats above commercial establishments and residential apartment buildings. These were located primarily on El Centro Street, Mission Street, and Fremont Avenue. Extant examples of early multi-family developments which have retained their residential character include the Fremont Apartments (1912, 1400 Fremont Avenue), and the Tower Apartments (1912, 923 Fremont Avenue).



Figure 53. 1400 Fremont Avenue, 1912. Photograph 2014; source: Historic Resources Group.



Figure 54. L: Mabel Packard House, 2031 Berkshire, 1914. South Pasadena Landmark #39. R: 1711 Bushnell, 1907. Photographs 2014; source: Historic Resources Group.

During this period, the influence of the Arts and Crafts movement is reflected in South Pasadena's residential neighborhoods. The City retains intact streets and neighborhoods, along with prominent individual examples, illustrating the importance of Arts and Crafts architecture and the role it played in residential development in the early 20th century. Southern California, and Pasadena in particular, was a center of the American Arts and Crafts movement; the philosophy, aesthetics, and major proponents and practitioners all influenced South Pasadena during this same period. As described in the Multiple Property Documentation for Arts and Crafts residential architecture in Pasadena:

Originating in England during the second half of the 19th century, the Arts and Crafts movement was born out of a reaction to the deleterious effects of industrialization on the quality of manufactured goods and the separation of the worker from his product... The influence of the movement was first evidenced in the Shingle style houses which date from the mid-1890s. By the early 20th century, Arts and Crafts residences encompassed a variety of architectural styles including the Craftsman, Swiss Chalet, Prairie School, Anglo-Colonial Revival, Mission Revival and English Influenced (Tudor, Cotswold Cottage). Their simplicity of form, informal character, direct response to site, and extensive use of natural materials, particularly wood and rubble masonry, were a regional interpretation of the socio-economic and aesthetic reforms espoused by the movement's founder, William Morris.¹⁵²

¹⁵² Lauren Bricker, Robert Winter, and Janet Tearan, "The Residential Architecture of Pasadena, CA, 1895-1918: The Influence of the Arts and Crafts Movement," Multiple Property Documentation, 1998.

Architecturally, the anti-industrial, anti-Victorian ideologies came together in the form of the California bungalow – the simple, garden-oriented house uniquely suited for the climate and lifestyle of the region. “The use of this woodsy Craftsman style was no simple coincidence of time and fortune. It has an ideological, even moral significance. On one level the material and fusion of the styles indicate a feeling for the environment of the Arroyo, an attempt to associate well known picturesque human contrivances with the picturesque natural landscape.”¹⁵³ The architecture of the Craftsman movement represented both the elite, in the work of the Greene brothers, as well as the modest bungalow, the most potent symbol of the democratization of art.¹⁵⁴



Figure 55. L: 1216 Lyndon, 1915. R: 1947 Oak Street, 1916. Photographs 2014; source: Historic Resources Group.

¹⁵³ Robert Winter, “The Arroyo Culture,” in *California Design 1910*, Tim Andersen and Eudorah Moore, ed., (Santa Barbara: CA: Peregrine Smith, Inc., 1980), 14.

¹⁵⁴ Elizabeth Cumming, and Wendy Kaplan, *The Arts and Crafts Movement* (New York: Thames and Hudson, 1991), 123.

FINAL ADMINISTRATIVE DRAFT

**City of South Pasadena
Citywide Historic Context Statement
HISTORIC RESOURCES GROUP**



Figure 56. 1531 Ramona Avenue, 1908. Photograph 2014; source: Historic Resources Group.

The term bungalow typically refers to a modest, one- or one-and-a-half-story house with an informal floor plan. The Victorian entry hall and formal parlor were replaced with an open plan, welcoming guests directly into the cozy living room from the spacious front porch. These small-scale dwellings forced architects to maximize living spaces through a variety of convenient devices. Galley kitchens were frequent features, as were built-in furniture, and cleverly tucked-away linen closets and disappearing beds. Kitchens were carefully laid out to create a suitable work environment, and featured new advances in appliances and other labor-saving devices.

Natural materials were important to the design aesthetic, with oak floors, exposed ceiling beams, and brick or stone fireplaces featuring prominently. The exteriors were generally simple, to fit with the rugged lifestyle of the inhabitants. Wide, overhanging eaves not only emphasized the horizontal emphasis of the small bungalow, but were also practical in shading the house from the hot California sun. Structural members were exposed, particularly at the roof line. Brick or arroyo stone foundations supported the wood frames, which were clad either in wood shingles or stucco, and heavy supports define the deeply recessed front porch. Sleeping porches, terraces, and pergolas were often part of the design.

Designs for the bungalow were promulgated throughout the country through popular magazines like *House Beautiful*, *Good Housekeeping*, and *Ladies Home Journal*. Pattern books such as *Sweet's Bungalows* included a wide variety of bungalow designs and complete mail order house kits soon followed, allowing the style to spread quickly across the country. The three largest manufacturers of kit homes in the United States were Aladdin, Sears, and Pacific Ready Cut Homes, which was based in Los Angeles. Kit homes were sold from 1908 until 1940. Shipped by boxcar, each kit contained framing members and all architectural details.

FIVE ROOMS AND SLEEPING PORCH



Honor Title

The Del Rey

No. 3068 "Already Cut and Fitted"

\$2,185⁰⁰

See Description of this House on page 7.

At the price quoted we will furnish all the material to build this five-room cottage, consisting of mill work, lumber, lath, Roma-Tile Roofing, porch ceiling, siding, flooring, finishing lumber, building paper, eaves trough, down spout, sash weights, hardware, medicine case, kitchen case, bookcases, painted and painting material. We guarantee enough material to build this house. Price does not include cement, brick or plaster.

WITH its Roma-Tile Roof, handsome entrance and French front door and windows, the Del Rey spells "Welcome" as plainly as modern architecture can make it.

Main Floor Nothing tells more of the character of a house than the entrance. There is no disappointment in this case, for the living room proves to be all that is expected. Its hospitable atmosphere is due to its large size, to the flood of light pouring in through the door and many pretty windows, and to the attractive fireplace on the right, flanked by bookcases. Notice the good wall spaces for furniture. French doors lead to the big dining room.

The dining room is just as interesting as the living room and fully as light and cheerful with two windows, double French doors into the living room and single French door to the screen porch. There is plenty of space for all furniture where it will show to best advantage. Notice how completely the kitchen work is isolated from the living rooms and how entirely out of sight it is. See how it is arranged to save steps and how all the work is kept the windows. Space is provided for the refrigerator between the two doors so the fireman cannot track the kitchen floor. Cupboards of the latest design, ample for every purpose, greatly simplify the work and there is plenty of room for an extra table if wanted. Each bedroom has a chest and windows are so arranged that in both rooms there is more than light and airy. In the front bedroom is a three-compartment wardrobe, with mirror, as illustrated on page 7 (No. 9266). The bathroom is located between the two bedrooms, which may prove to be one of the most delightful spots in the house is the private screened porch. No one passes through it in entering or leaving the house, so it is easy to keep clean and free from mosquitoes. It is available as a summer breakfast room, as a playroom, as a place for afternoon tea, or as a sleeping porch, there being two entrances to it. By this arrangement it is perfectly practical to use it both day and night all Summer.

Rooms are 9 feet from floor to ceiling.

Basement Excavated basement under the entire house 7 feet from floor to joists, lighted with basement tank.

We furnish our best "Quality Guaranteed" mill work, shown on pages 108 and 109. Interior doors are five-cross panel, with trim and flooring to match, all yellow pine, in beautiful grain and color. Windows are made of clear California white pine with good quality glass set in with best grade of putty.

Paint for three coats outside, your choice of color. Varnish and wood filler for interior finish. Chicago Design hardware, see page 116.

Built on a concrete foundation. No. 1 yellow pine framing lumber. Clear cypress siding. Roofed with Roma-Tile Roofing, guaranteed seventeen years.

Our Guarantee Protects You—Order Your House From This Book.
Price Includes Plans and Specifications.



Brick Mantel and Bookcases in Living Room.



FLOOR PLAN.

OPTIONS

Sheet Plaster and Plaster Finish to take the place of wood lath, \$114.00 extra. See Page 114.
Oak Doors, Trim and Floors in living room and dining room instead of yellow pine, \$22.00 extra.
Marble Flooring for kitchen and bathroom instead of yellow pine, no extra charge.
Screen Doors and Windows, \$112.00 extra; galvanized wire, \$24.00 extra.
If Mantel is not wanted, deduct \$45.00.
This house can be built on a lot 30 feet wide.
For prices of Plumbing, Heating, Wiring, Electric Fixtures and Shades see page 115.

Figure 57. Page from the 1921 "Sears Modern Homes" catalogue. Source: searshomes.org.

The Arts and Crafts bungalow also led to an innovative solution for higher density housing for Southern California's growing middle class, in the emergence of the bungalow court. The courts promoted a specific style of living, providing the amenities of a single-family residence – privacy, gardens, and porches – with the convenience of an apartment – affordability, community, and security. Sylvanus Marston is credited with building the first bungalow court, Pasadena's St. Francis Court in 1908. St. Francis and other early courts were intended for long-term stays for wealthy seasonal tourists, but the courtyard form was quickly embraced by advocates for better housing conditions for the working class. For a small sum, the courts provided greater comfort and independence than apartment living, while also providing its residents with a sense of community. The courtyard house grew directly out of the California bungalow tradition -- a regionally suitable, moderately priced, and carefully designed domestic architecture. The courtyard type would persist into later periods of development, with Spanish Colonial Revival examples in the 1920s, and simplified Minimal Traditional examples (sometimes with Moderne decorative details) in the 1930s and 1940s.



Figure 58. English Revival bungalow court, 1617 Fremont Avenue, 1921. Photograph 2014; source: Historic Resources Group.

Although there were many local practitioners whose works received national recognition, the Greene brothers were the best known architects to come out of the local Arts and Crafts movement, and they rank along with Bernard Maybeck in the San Francisco Bay Area and Frank Lloyd Wright in Chicago as the premier architects of the movement in the United States.¹⁵⁵

Charles Sumner Greene (1868-1957) and Henry Mather Greene (1870-1954) were born in Brighton, Ohio, outside Cincinnati. They spent part of their childhood living on their mother's family farm in West Virginia where they developed a love of nature. When they were teenagers the family relocated to St. Louis where they were enrolled in the Manual Training School of the University of Washington. The director of the school followed the teachings of John Ruskin and William Morris, and instilled in the brothers an appreciation for handcraft. Following high school, at their father's suggestion both brothers studied architecture at the Massachusetts Institute of Technology. They completed their architectural certification in 1891, and apprenticed at Boston firms before joining their parents in Pasadena in 1893. On their way west the brothers passed through the World's Columbian Exposition in Chicago and saw for the first time the Japanese architecture that would later influence their work. When they arrived in Pasadena they opened an architectural office; they would practice together from 1893-1914.

During the first ten years of their practice they largely designed conventional single-family residences in popular styles of the period. In 1904 the Greenses completed the first two commissions that would explore their desire for a new California architecture – the Reeve House and the Tichenor House, both in Long Beach. At the Reeve House they worked with structural expression and broad, sheltering gable roofs. They also designed furniture, light fixtures, and leaded glass windows and doors in an early attempt at creating a whole environment. At the Tichenor House they explored their interest in Japan that began in Chicago in 1893 and was reignited with a visit to the St. Louis World's Fair at the client's request in 1904. During this same period they started receiving larger commissions from wealthier clients, and their style continued to evolve into the innovative forms for which they would become famous. In 1952 the brothers were presented with an award from the American Institute of Architects, which hailed the Greenses as "formulators of a new and native architecture," that established a new paradigm for the art of architecture in the United States.¹⁵⁶

¹⁵⁵ Properties that are eligible for their architectural significance are evaluated under the Architecture and Design context.

¹⁵⁶ Edward R. Bosley and Anne Mallek, ed. Introduction to *A New and Native Beauty: The Art and Architecture of Greene & Greene*, excerpted on the Gamble House website: <http://www.gamblehouse.org/nnb/introduction/index.html> (accessed August 2014).

Early 20th Century Residential Development (1900-1919): Property Types & Registration Requirements

Property Types: Single-family residence; Multi-family residence, including mixed use, apartment house, and bungalow court; Tract feature; Historic District

The early 20th century represents a significant period of growth in South Pasadena. The City has a particularly strong collection of residential neighborhoods that developed during this period, and it was during this period that the City’s residential character was largely established. Early 20th century neighborhoods reflect the influence of the Arts and Crafts movement that was prevalent in South Pasadena until World War I. Original tract features, including parks such as Oaklawn Park (now Memorial Park) that were originally established as part of residential developments may also be eligible under this theme.

A property that is an excellent or rare example of a particular architectural style or method of construction, or the work of a master or noted architect may also be significant under the Architecture and Design Context.

A **residential property** or **tract feature** from this period may be significant under this theme:

CRITERIA	REASON
A/1/B (Event)	As an excellent example of residential development representing a known association with the growth of the City during this period. The overall character of the City was established during this period, and these properties represent the residential patterns that would influence development in ensuing decades. Residences may be eligible for their association with significant tracts established during this period. Many neighborhoods developed adjacent to the streetcar, reflecting advances in transportation that was an important settlement pattern in Southern California. Some of the earliest multi-family residential development in South Pasadena dates to this period. The bungalow court property type was introduced in the early 20 th century, which is an important and threatened low density housing type.
A/1/B (Event)	Significant tract features may be eligible for their association with residential development during this period. The most prominent examples are the features associated with the Oaklawn tract, including the Oaklawn Bridge, the entrance portals, and the waiting station (all of which are designated). Other examples may include extant retaining walls, street lamps, street trees, and other tract features established during this period. These tract features contribute to the overall character of the City, and reflect important development patterns during this period.

CRITERIA	REASON
Local Criterion A (Community Character)	As having character, interest or value as a part of the heritage of the community.
B/2/C (Person)	<p>For its association with a significant person. Significant persons within this theme include members of the community who may have been influential in the development of South Pasadena during this period, or who gained significance within their profession. A number of prominent citizens settled in South Pasadena in the early 20th century whose residences would be eligible under this theme. 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.</p>
A/1/L (Event)	<p>A collection of residences from this period that are linked geographically may be eligible 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 L (significant as a distinguishable neighborhood or area whose components may lack individual distinction).</p> <p>South Pasadena has a strong collection of residential neighborhoods from this period that appear eligible under this theme.¹⁵⁷ These potential districts represent intact collections of single-family residential development from this period, and reflect significant development patterns in the City. A historic district may represent the original tract boundaries, or an intact portion of a residential subdivision from the period. Historic districts from this period are unified aesthetically by plan, physical development, and architectural quality. Secondary features such as carriage houses or garages, retaining walls (particularly constructed of Arroyo stone), landscape features, and civic improvements such as street trees and street lights all contribute to the overall sense of time and place of a historic district from this period.</p>

¹⁵⁷ Residential historic districts may represent several periods of development.

Early 20th Century Residential Development (1900-1919): Integrity Considerations

In order to be eligible for listing at the federal, state, or local levels, a property must retain sufficient integrity to convey its historic significance under the Early 20th Century Residential Development theme. During this era, South Pasadena experienced significant growth, particularly in single-family residential development. There were a large number of residential properties constructed during this period; therefore, eligible properties will have a high degree of physical integrity, with little to no alteration from their original design. South Pasadena has numerous intact neighborhoods from this period which give the City a unique character.

CRITERIA	REQUIRED ASPECTS OF INTEGRITY
A/1/B (Event)	A residential property from this period eligible under Criteria A/1/B (Event) should retain integrity of location, design, workmanship, materials, feeling, and association, at a minimum, in order to reflect the important association with the City’s residential development during this period. The historic setting should also be relatively unaltered. A property that has lost some historic materials or details can be eligible if it retains the majority of the features that illustrate its style in terms of the massing, spatial relationships, proportion, pattern of windows and doors, texture of materials, and ornamentation. The property is not eligible, however, if it retains some basic features conveying massing but has lost the majority of the features that once characterized its style. ¹⁵⁸ Secondary features such as carriage houses or garages, retaining walls, and landscape features also contribute to the character of a residential property from this period.
B/2/C (Person)	A property that is significant for its historic association with a person is eligible if it retains the essential physical features that made up its character or appearance during the period of its association with the important person(s). ¹⁵⁹ A residential property significant under this criterion should retain integrity of location, design, feeling, and association, at a minimum, in order to convey the historic association with a significant person.

¹⁵⁸ *National Register Bulletin 15.*

¹⁵⁹ *National Register Bulletin 15.*

CRITERIA	REQUIRED ASPECTS OF INTEGRITY
District	<p>A collection of residences from this period that are linked geographically may be eligible as a historic district. Eligible historic districts may span several periods of development, as long as the district overall reflects a strong sense of time and place. South Pasadena has many historic districts from this period; many of these districts have had some degree of change over time.¹⁶⁰ In order for a historic district to be eligible for designation, the majority of the components that add to the district’s historic character must possess integrity, as must the district as a whole. A contributing property typically must retain integrity of location, design, setting, feeling, and association to adequately convey the significance of the historic district. Some alterations to individual buildings, such as replacement roof materials, replacement garage doors, and replacement of some windows (within original openings) may be acceptable as long as the district as a whole continues to convey its significance. In order to avoid adverse cumulative impacts to the character of a historic district, major alterations such as replacement of all windows, substantial additions to the primary façade or that alter the original roofline, and enclosed porches and balconies should be avoided. Alterations to both individual residences and the district should be evaluated in terms of the cumulative effect on the historic resource. South Pasadena has a strong collection of significant residences and neighborhoods from this period; alterations should not erode that character over time.</p> <p>Original tract features, such as street trees, street lights, and other planning features may also be contributing features to the historic district under this theme. Associated features of an individual property, such as carriage houses or garages and landscape features should be considered contributing features to the character of the district; however, some alteration to ancillary features such as carriage houses may be acceptable, as long as they remain subordinate to the primary residence and do not detract from the individual residence’s ability to convey its historic significance, or the character of the historic district overall.</p>

¹⁶⁰ Some alterations may have achieved significance over time.

Early 20th Century Residential Development (1900-1919): Registration Requirements

To be eligible under the Early 20th Century Residential Development theme, a property must:

- date from the period of significance;
- reflect important development patterns from this period, including streetcar-related residential development; an association with an important tract or subdivision; or an important multi-family property type;
- display most of the character-defining features of the property type or style; and
- retain the essential aspects of integrity.

To be eligible under the Early 20th Century Residential Development theme, a historic district must:

- retain a majority of the contributors dating from the period of significance;
- reflect planning and design principles from the period;
- display most of the character-defining features of a residential subdivision, including the original layout, street plan, and other planning features; and
- retain the essential aspects of integrity.



Figure 59. Intact collections of early 20th century residential development along Fletcher Avenue and Stratford Street. Photographs 2014; source: Historic Resources Group.



L: Tract features along Orange Grove. R: Arroyo stone retaining wall at 1628 Laurel in the Oaks Laurel Historic District. Photographs 2014; source: Historic Resources Group.

THEME: EARLY 20TH CENTURY COMMERCIAL AND INDUSTRIAL DEVELOPMENT (1900-1919)

Commercial development during the first two decades of the 20th century was significantly impacted by two important railroad developments in South Pasadena: the 1895 re-grading of the Santa Fe line, and the 1902 opening of the Pasadena Short Line. The Santa Fe track had been straightened and re-graded in 1895 to correct an S-curve in the line that had proved problematic for rail cars carrying heavy loads. Historically, the line had run along Meridian Avenue from the curve south of Center Street to the second northern curve at Mission Avenue, and the rail depot had been located at the northwest corner of Meridian Avenue and Center Street. The placement of the track allowed a business district to develop around the site of the rail depot and along the north-south corridor of Meridian Avenue. However, the improvements involved straightening a large portion of the rail line, which was essentially relocated a block north and now cut diagonally across the intersection of Meridian Avenue and Mission Street from the southwest to the northeast.



Figure 60. T: Postcard of the Alexander Building, 1906. Photograph: 1940; source: South Pasadena Public Library. B: View of the block in 2014, source: Historic Resources Group. Listed in the National Register as part of the South Pasadena Historic Business District.

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The rail depot was relocated as a result, and rail activity in general now bypassed the former heart of the business district. Commercial activity followed, with most new commercial development after the turn of the century occurring east of Meridian Avenue along the east-west corridor of Mission Street, closer to the relocated rail line. The district consisted primarily of one- and two-story storefront buildings and included such amenities as a post office, bakery, and a hardware store. Some of the City's earliest commercial blocks were developed in this area, following the trend previously set by the Graham-Mohr Opera House building (demolished). Extant examples include the Alexander Building, notably constructed of cement block (1906), and the Graham Building (1908), both constructed by Alexander R. Graham at the southwest corner of Mission Street and Meridian Avenue. Other examples include the Taylor Building, designed by Marsh & Russell (1906), the Shapiro Building (1915), and the Edwards-Faw Building (1912). Also located in the Mission Street business district was the South Pasadena Bank, which opened in 1904 at the corner of Center Street and Diamond Avenue.



Figure 61. L: Edwards Faw Building, 1912, 1008 Mission. R: Shapiro Building, 1915, 1002 Mission. Photographs 2014; source: Historic Resources Group.

As commerce migrated eastward, light manufacturing facilities were established west of Meridian Street. Perhaps the most significant industrial operation was the South Pasadena Lumber Company, which occupied several blocks and included a planing mill.

Rail improvements impacted commercial development again in late 1902, when the Pasadena Short Line was launched. Developed by Henry Huntington, the Short Line trolleys provided the shortest – and eventually the busiest – passenger route between Pasadena and Los Angeles. The line was also the most direct route through South Pasadena, running on a right-of-way along the north-south corridor of Fair Oaks Avenue. Following the construction of the Short Line, a connecting line was added along Mission Street, linking the trolley line to the Los Angeles & Pasadena Railroad.

The establishment of the trolley line signaled a shift in rail traffic through South Pasadena, which now featured separate, dedicated lines for freight and passengers. Passenger rail activity was now focused along Fair Oaks Avenue, with the main South Pasadena stop for the trolley line located at the intersection of Mission Street and Fair Oaks Avenue.¹⁶¹ With continuous pedestrian activity virtually guaranteed due to the presence of the trolley stop, this intersection became the nexus for much of the subsequent commercial development throughout the early 20th century. An examination of the South Pasadena city directory's business listings reveals that by 1920 a significant majority of the customer-oriented commercial establishments in the City were headquartered in those blocks of Mission Street and Fair Oaks Avenue surrounding the trolley stop. These establishments were primarily comprised of retail and other service enterprises, such as shops and stores, markets, dentists' and doctors' offices, and beauty parlors. Another notable business was established when M. O. Eggleston opened the City's first funeral home in 1907, prompting George W. Glover to remark, "It is no longer necessary to go to Pasadena when you die."¹⁶²

A significant number of automobile-related businesses were constructed near the Mission Street and Fair Oaks Avenue intersection, including garages, repair and body shops, and automobile showrooms. Although this trend may seem antithetical to the area's development as the City's nexus for public transportation, it highlights the continued significance of the Mission Street and Fair Oaks Avenue intersection as a central business district throughout the changing times and tastes in transportation.

¹⁶¹ Other stops were located to the south at Oneonta Junction, Oak Street, Bank Street, and Monterey Road; additional South Pasadena stops to the north were located at Mound Street and Columbia Street (Raymond Hotel). See John Heller, ed., *Pacific Electric Stations* (Long Beach, CA: Electric Railway Historical Association of Southern California, 1998), xxxii.

¹⁶² Apostol, 60.

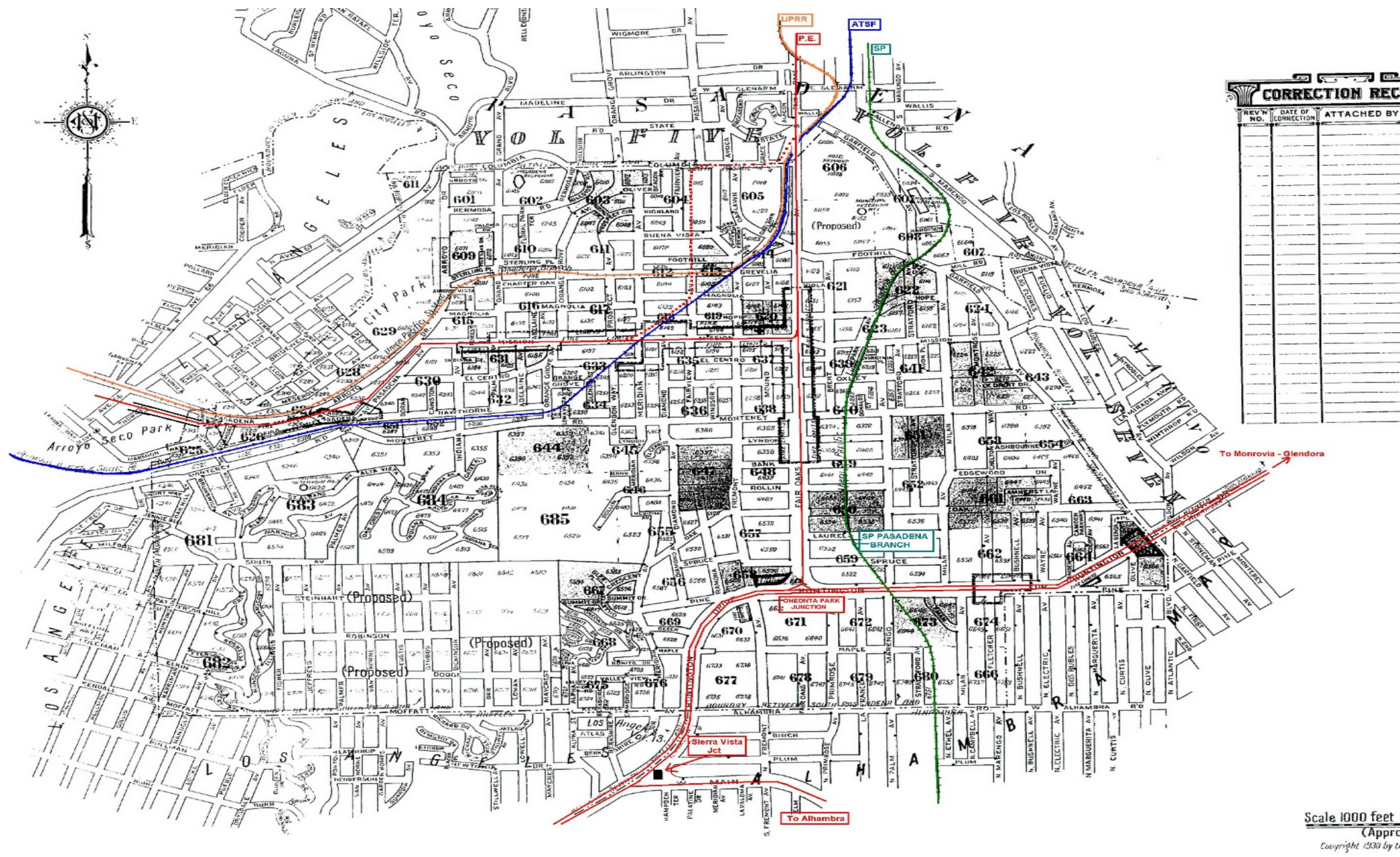


Figure 62. South Pasadena Rail Lines Map, 1930. Source: John Heller.

Mission Street was the center of the original business district in South Pasadena. Just after the turn of the 20th century, the center of the commercial area began to move a block northward to Mission and Meridian. Along with a number of wood frame buildings which were subsequently razed, two-story brick business buildings were erected along both sides of Mission Street and by the 1920s, the Mission Street commercial district was built out. It presented a typical small town business street of brick structures with retail shops on the lower floors and apartments and meeting halls above.¹⁶³ The original South Pasadena Business District has been listed in the National Register of Historic Places; however, there are commercial and industrial buildings from this period that are outside of the district boundary that may be eligible under this theme.



Figure 63. Chaffee's Basket Grocery, 1910 (demolished). Source: South Pasadena Public Library.

¹⁶³ Tom Sitton, "South Pasadena Historic Business District," National Register nomination form, October 7, 1977. The district was listed in the National Register of Historic Places in 1982.

Early 20th Century Commercial and Industrial Development (1900-1919): Property Types & Registration Requirements

Property Types: Commercial building, including retail storefront, mixed use commercial, and commercial blocks; Industrial building

Examples of commercial buildings from this period may include hotels, theaters, banks, markets, and low-rise commercial storefront buildings. During this period, light industrial uses were developed in the City adjacent to the commercial areas. The dominant small-scale commercial building from this period is the retail storefront, which is characterized by its direct relationship to the street. Typically, the retail storefront is a detached single-use structure, though it may align with adjacent buildings giving the appearance of being attached. The storefront is set at the sidewalk and features large display windows and a prominent pedestrian entrance. Parking, if any, is dedicated and occurs at the rear. These structures are of a neighborhood scale, designed to provide goods and services to the surrounding community.

Note that a property from this period that is an excellent or rare example of a particular architectural style or method of construction, or the work of a master or noted architect may also be significant under the Architecture and Design Context.

A **commercial** or **industrial property** from this period may be significant:

CRITERIA	REASON
A/1/B (Event)	As an excellent example of early commercial or industrial development representing a significant period of growth in the City. The overall character of the City's commercial center was established during this period, and extant examples represent the continued development of the original commercial core. Commercial properties constructed during this period may continue to reflect the importance of tourism on the City's development, or they may be associated with developments in transportation, including the streetcar, railroads, or early automobile-related uses. Remnant features from grand resort hotels such as the Raymond Hotel may also be eligible under this theme.
Local Criterion A (Community Character)	As having character, interest or value as a part of the heritage of the community.

CRITERIA	REASON
A/1/L (Event)	A collection of commercial or industrial properties from this period that are linked geographically may be eligible as a historic district. Commercial or industrial properties from this period may also contribute to historic districts that are significant under other contexts and themes. Historic districts are evaluated locally under Criterion L (significant as a distinguishable neighborhood or area whose components may lack individual distinction).

Early 20th Century Commercial and Industrial Development (1900-1919): Integrity Considerations

Each type of property depends on certain aspects of integrity, more than others, to express its historic significance. Determining which of the aspects is most important to a particular property type requires an understanding of the property’s significance and its essential physical features. The rarity of the property type should also be considered when assessing its physical integrity. In order to be eligible for listing at the federal, state, or local levels, a property must retain sufficient integrity to convey its historic significance under the Early 20th Century Commercial and Industrial Development (1900-1919) theme.

CRITERIA	REQUIRED ASPECTS OF INTEGRITY
A/1/B (Event)	Commercial or industrial properties from this period eligible under Criterion A/1/B (Event) should retain integrity of location, design, setting, feeling, and association, at a minimum, in order to reflect the important association with the City’s development during this period. Replacement of original storefronts is a common and acceptable alteration.

CRITERIA	REQUIRED ASPECTS OF INTEGRITY
District	<p>A collection of commercial or industrial properties from this period that are linked geographically may be eligible as a historic district. Eligible historic districts may span several periods of development, as long as the district overall reflects a strong sense of time and place. In general, historic districts in South Pasadena have had some degree of change over time.¹⁶⁴ In order for a historic district to be eligible for designation, the majority of the components that add to the district’s historic character must possess integrity, as must the district as a whole. A contributing property must retain integrity of location, design, setting, feeling, and association to adequately convey the significance of the historic district. Some alterations to individual buildings, such as replacement of storefronts and replacement of some windows (within original openings) may be acceptable as long as the district as a whole continues to convey its significance. In order to avoid adverse cumulative impacts to the character of the district, major alterations such as alterations to storefront openings, entrance openings, and replacement of all windows with incompatible replacements should be avoided.</p>

¹⁶⁴ Some alterations may have achieved significance over time.

Early 20th Century Commercial and Industrial Development (1900-1919): Registration Requirements

To be eligible under the Early 20th Century Commercial and Industrial Development (1900-1919) theme, a property must:

- date from the period of significance;
- reflect important commercial development patterns and trends from the period, including the continued growth and migration of the original commercial center, associations with the tourism industry, and advances in transportation;
- display most of the character-defining features of its style and/or method of construction; and
- retain the essential aspects of integrity.

To be eligible under the Early 20th Century Commercial and Industrial Development: (1900-1919) theme, a historic district must:

- retain a majority of the contributors dating from the period of significance;
- reflect planning and design principles from the period; and
- retain the essential aspects of integrity.



Figure 64. 1002-1040 Mission Street. Photograph 2014; source: Historic Resources Group.

THEME: EARLY 20TH CENTURY CIVIC AND INSTITUTIONAL DEVELOPMENT (1900-1919)

The early 20th century represents the City's first significant period of growth, and civic and institutional development began in earnest to accommodate the growing in population. A number of religious institutions were established during this period, along with existing congregations that constructed new churches to accommodate an increase in membership. South Pasadena has an excellent collection of institutional architecture from this period, with many designs by prominent architects.



Figure 65. T: United Methodist Church, 1905, John Parkinson, 599 Monterey Road. B: St. James Episcopal Church, 1906, Cram, Goodhue & Ferguson, 1325 Monterey Road. Photographs 2014; source: Historic Resources Group.

Infrastructure became a main concern due to increased traffic throughout the City. The Lincoln Park League, which was comprised of residents living along the Arroyo Seco, had long campaigned for a permanent bridge connecting South Pasadena and Los Angeles to be constructed across the canyon. In 1910, City officials reached an agreement to share the cost of the construction of the bridge with the City of Los Angeles, the County of Los Angeles, and the Salt Lake Railroad. After years of boasting, “Not a dollar of bonded indebtedness!” the City held its first municipal bond election to finance the City’s contribution to the construction of the bridge, which was located at York Street near the Cawston Ostrich Farm.¹⁶⁵ Because of its proximity to his property, Walter Cawston contributed \$1,500 for the beautification of the bridge.

The presence of the bridge highlighted the deplorable condition of the City’s roads. A 1910 editorial asked, “Shall South Pasadena offer the travelers of Southern California chuck-holes, treacherous crossings, dust and mud when they cross the beautiful Arroyo Seco to enter the valley?”¹⁶⁶ The once-fledgling settlement’s dirt roads were not up to the task of transporting residents of the growing city, especially as those residents began to acquire automobiles. The City began to experiment with various methods of combatting the dust driven up by so many vehicles, including periodic road grading, surface oiling, and oil tamping. None of these methods were particularly popular with residents, with one writing in 1902, “Pouring a lot of oil down on a road almost impassable (except at walking pace) does not make a fine boulevard. Neither does an eighty-foot strip of dirt.”¹⁶⁷ By 1910, “everyone agreed there must be a better way than hauling dirt on the streets in summer and having it wash away in winter rains,”¹⁶⁸ and the City Council voted to approve the paving of a two-mile stretch of Mission Street, which segued into Pasadena Avenue at the western terminus.

Small changes to the streets were made as well. The Women’s Improvement Association donated funds in 1906 to build a watering trough and wayside station on Meridian Avenue, intended “for man and beast, with shade trees to cool it.”¹⁶⁹ Several years later, high-efficiency nitrogen lights were installed on Fair Oaks Avenue and on Huntington Drive from the Oneonta Station to Alhambra Road, prompting a parade along Fair Oaks Avenue.¹⁷⁰ In 1908,

¹⁶⁵ Apostol, 63.

¹⁶⁶ Apostol, 65.

¹⁶⁷ Apostol, 63.

¹⁶⁸ Apostol, 65.

¹⁶⁹ Apostol, 50. The station was designed by architect Norman Foote Marsh, who designed many municipal buildings in the City during this period.

¹⁷⁰ Apostol, 75.

the names of Center Street and the Center Street School were both changed to El Centro in order to avoid confusion with Pasadena's Center Street and its accompanying school.¹⁷¹

Educational improvements were also a high priority for the City during this period. J. W. Wood noted in 1917 that "the schools of South Pasadena are always crowded. They have a good name, hence it is almost impossible to build ahead with sufficient speed to provide at all times the room that seems to be required."¹⁷² Population growth as well as the aging of the current student body necessitated an expansion of educational services: the first high school program was organized in 1904, with five students in the ninth grade; a kindergarten program was established in 1911. Facilities were improved as well: the existing Center Street schoolhouse was replaced in 1903 with a larger building designed by architect Norman Foote Marsh, which faced Mission Street and the Pacific Electric trolley tracks. The existing Lincoln Park primary school was also replaced with a new building in 1908. An additional elementary school, Marengo School, was then constructed in 1910.

Perhaps most significantly, however, was the construction of a separate campus for the City's newly-established high school. After several years of operating out of shared or rented facilities, a bond was passed in 1906 which authorized \$65,000 for the construction of a new high school. However, construction was delayed when the San Francisco earthquake in 1906 – along with the subsequent rebuilding efforts – inflated the cost of building materials. Voters were compelled to approve an additional \$10,000 before construction could begin.¹⁷³ Designed by the firm of Marsh & Russell, the three-story building was officially opened in April 1907. Additional buildings housing domestic science and manual training programs were added in 1912.



Figure 66. South Pasadena High School, completed in 1907 (demolished). Photograph c. 1920; source: South Pasadena Public Library.

¹⁷¹ Thomas, *Images of America: South Pasadena*, 100.

¹⁷² Wood, 555.

¹⁷³ Apostol, 220.

An auxiliary program was opened on the high school campus during this period: South Pasadena's first adult school, which was organized in 1916 to teach English to foreign-born residents. The first class of 30 people demonstrated the growing diversity of the City's population and included Japanese, Russian, Mexican, French, and Swiss residents.¹⁷⁴

Other municipal services were expanded in the early 20th century. Bond measures were approved in 1913 for the construction of a sewer system and the development of a modernized fire department. The following year, the fire department – along with the City's municipal offices – relocated to a newly-constructed City Hall at the northwest corner of Mission Street and Mound Avenue.¹⁷⁵ The building was designed by Norman Foote Marsh, the principal civic architect of the period, and provided a centralized headquarters for the City government along with two jail cells, fireman's quarters, and a garage for the City's two new fire engines.¹⁷⁶ Additionally, the South Pasadena post office, which was relocated to the Alexander Building in 1910, now also boasted two satellite locations by the end of this period; one at the intersection of Mission Street and Fair Oaks Avenue, and the other at 1935 Huntington Drive.¹⁷⁷



Figure 67. South Pasadena City Hall, 1914 (altered). Photograph c.1928; source: South Pasadena Public Library.

¹⁷⁴ Apostol, 223.

¹⁷⁵ South Pasadena commissioned De Bretteville and Polyzoides to design a new civic center (composed of a police station, jail, fire station, and council chambers attached to the existing city hall building) in 1985-1988.

¹⁷⁶ Apostol, 75.

¹⁷⁷ *Resident and Classified Business Directory of South Pasadena* (South Pasadena, CA: Record Publishing Company, 1920), 3.

The South Pasadena Library, which had been operating out of a room in the Graham-Mohr Opera House building, had grown to include about 3,000 volumes by the turn of the century. Library trustees decided to write to Andrew Carnegie, requesting “whatever sum he thought proper for a library building.”¹⁷⁸ After several inquiries and years of waiting, in 1906 the Carnegie Corporation agreed to donate \$10,000 for the construction of a permanent library if the City would provide the site. The six-room library opened in 1908 at the southeast corner of Diamond Avenue and El Centro Street. In just eight years, the library had more than quadrupled its inventory and now included over 14,000 volumes. The Carnegie Corporation again donated \$6,600 for the construction of an addition, which included stack rooms, a sunroom, and a basement auditorium.¹⁷⁹ The library expansion was the last major civic improvement undertaken this period; the addition opened in April 1917, two weeks after the United States declared war on Germany. Development activity slowed during the subsequent years of World War I, and the focus on the war effort brought an end to major civic construction for the rest of the 1910s.



Figure 68. Carnegie Library, as originally designed in 1908. Photograph 1910; source: South Pasadena Public Library.

¹⁷⁸ Apostol, 263.

¹⁷⁹ Apostol, 264.

Early 20th Century Civic and Institutional Development (1900-1919): Property Types & Registration Requirements

Property Types: Civic or Institutional building, Civic improvement, Landscape feature or park

Civic property types include city halls, courthouses, post offices, libraries, schools, and buildings associated with public infrastructure agencies such as those providing power and water. Non-governmental institutional buildings include churches, meeting halls, and other buildings associated with social organizations. Landscape features established as part of civic programs, such as street trees, and public parks are also evaluated under this theme.

Note that a property from this period that is an excellent or rare example of a particular architectural style or method of construction, or the work of a master or noted architect may also be significant under the Architecture and Design Context.

A **civic or institutional property** from this period may be significant:

CRITERIA	REASON
A/1/B (Event)	As an excellent example of civic and institutional development representing a significant period of growth in the City. Extant civic or institutional properties from this period represent the City's early growth during which time important civic improvements were undertaken and institutions were founded. Civic and institutional properties reflect important components of the City's history and help to tell the story of its establishment and growth.
Local Criterion A (Community Character)	As having character, interest or value as a part of the heritage of the community.

A **civic improvement** from this period may be significant under this theme:

CRITERIA	REASON
A/1/B (Event)	As a significant landscape or other civic improvement (including street trees, street lights, retaining walls) representing an important period in the City's development.

Early 20th Century Civic and Institutional Development (1900-1919): Integrity Considerations

Each type of property depends on certain aspects of integrity, more than others, to express its historic significance. Determining which of the aspects is most important to a particular property type requires an understanding of the property’s significance and its essential physical features. The rarity of the property type should also be considered when assessing its physical integrity. In order to be eligible for listing at the federal, state, or local levels, a property must retain sufficient integrity to convey its historic significance under the Early 20th Century Civic and Institutional Development (1900-1919) theme.

CRITERIA	REQUIRED ASPECTS OF INTEGRITY
A/1/B (Event)	A civic or institutional property from this period eligible under Criteria A/1/B (Event) should retain integrity of design, materials, feeling, and association, at a minimum, in order to reflect the important association with this significant period in the City’s growth. Some replacement of original features, particularly in educational buildings, may be acceptable given the importance of these resources in the City’s history.
	Civic improvements and landscape features should retain integrity of location, design, and feeling, at a minimum, in order to convey the early development of South Pasadena.

Early 20th Century Civic and Institutional Development (1900-1919): Registration Requirements

To be eligible under the Early 20th Century Civic and Institutional Development (1900-1919) theme, a property must:

- date from the period of significance;
- represent significant municipal and institutional growth during this period; represent the founding of an important local institution; or reflect a significant municipal improvement;
- display most of the character-defining features of the property type or style; and
- retain the essential aspects of integrity.

Context: 1920s Growth (1920-1929)

OVERVIEW

By the 1920s, the character of the City largely resembled that of a single-family residential neighborhood. The City lacked an extensive commercial or industrial base, but did have a library, parks, and public schools.¹⁸⁰ Although historians cite the 1920s as a period of growth and prosperity for South Pasadena, the decade also marked a time of transition and modernization. The City's long-held identity as a single-family residential community was challenged as development pressures and population increases encouraged a call for greater density in zoning. During this period South Pasadenans struggled with the issue of community growth.

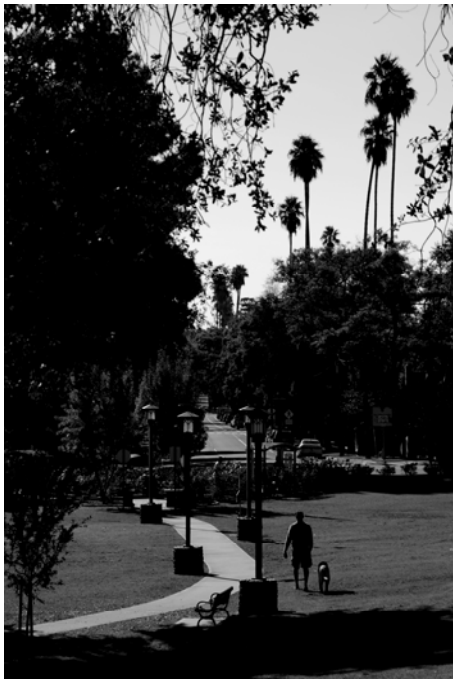


Figure 69. Garfield Park, established 1920. Photograph 2010; source: Joe Wolf, flickr.

The earliest improvement efforts of the decade focused on conservation of open spaces and creation of public parks. Several parcels of land were acquired by the City during the 1920s to preserve and maintain public park land. In 1920, the City purchased Garfield Park, “a beautiful spot with a stream and great oak trees,” which was located two blocks from the business center at Fair Oaks Avenue and Mission Street.¹⁸¹

The following year, a \$12,000 bond issue was passed to fund a combined war memorial and American Legion clubhouse. The City donated a site at Fair Oaks Avenue and Oaklawn Avenue for the memorial, and the Legionnaires raised an additional \$3,000 for the construction of the building. The American Legion Park was officially commemorated on December 4, 1921, at a ceremony attended by 20,000 people.

In August 1922 voters approved another bond measure, which allocated \$100,000 for the purchase and improvement of 100 acres of land in the Arroyo Seco for use as a public park. The City subsequently acquired 25 additional acres from the Pacific Electric Railroad.¹⁸²

¹⁸⁰ Sapphos, *Historic Resources Technical Report*, 5-4.

¹⁸¹ Apostol, 87.

¹⁸² “Acquiring Land for New Park,” *Los Angeles Times*, December 3, 1922.

In reporting the passage of the bond measure, the *Los Angeles Times* noted that “the election culminates a struggle dating back several years which has been carried on by citizens of the western part of South Pasadena to secure sufficient help from voters in the eastern half of the city to purchase and improve the Arroyo Seco, which has held back property values and improvements in the western section.”¹⁸³



Figure 70. L: War Memorial Building, designed by Norman Foote Marsh and completed in 1921. Photograph 1939; source: Los Angeles Public Library. R: War Memorial in 2014; source: Historic Resources Group. The War Memorial is located at 435 Fair Oaks Avenue, and is designated South Pasadena Landmark #2.

¹⁸³ “Vote Fund to Clear Park Site,” *Los Angeles Times*, August 2, 1922.

While the summer of 1922 may have witnessed the conclusion of the fight to preserve the Arroyo Seco, it also brought the beginning of another land battle when the City moved to adopt a comprehensive zoning ordinance. The ordinance provided for increased zoning for apartment houses and duplexes, and additional zoning for businesses along Fair Oaks Avenue. Proponents of the plan included both developers and residents, who felt that multi-family housing was needed to ensure the kind of growth that would support convenient commercial and service activities along with a tax base.¹⁸⁴ Opponents, however, claimed the measures would retard growth in the city and keep it from developing “as nature intended.”¹⁸⁵ Two measures initially passed by the council were overturned, once by the courts and once through referendum.¹⁸⁶ After holding a public hearing and reviewing more than 1,200 responses to a survey sent to property owners, the City Council proposed a third version of the ordinance, which was passed in June 1923. The revised ordinance made it easier to rezone land for the construction of apartments and duplexes. The business district along Fair Oaks Avenue was also extended south from its original boundary at El Centro Street to Monterey Road.¹⁸⁷

Work continued throughout the mid-1920s on civic improvements for the expanding City. In 1924, a new municipal reservoir was completed on Raymond Hill. On August 31, 1924, three days after the reservoir was filled, its walls gave way, spilling five million gallons of water down the hill and into the City. Within five minutes, the eastern part of the City was under one to two feet of water.¹⁸⁸ As the break occurred early in the predawn hours, no one was injured; however, there were understandably some vehement objections to the reconstruction of the reservoir.¹⁸⁹ Nevertheless, the City rebuilt the reservoir, and it remains in service today.

¹⁸⁴ *South Pasadena City-Wide Context Statement*, 14.

¹⁸⁵ Apostol, 89.

¹⁸⁶ Apostol, 89.

¹⁸⁷ Apostol, 89.

¹⁸⁸ Apostol, 89.

¹⁸⁹ Apostol, 90.



Figure 71. Las Flores Elementary School, 1924 (demolished). Source: South Pasadena Public Library.

Other City services were improved during this period, particularly those concerning children. Two new elementary schools were opened; the Oneonta Elementary School and the Las Flores Elementary School. A children's room was added to the library in 1926, offering three thousand books for young readers. That same year, the City granted permission for the Boy Scouts, Campfire Girls, and the YMCA to construct cabins on former dairy land which now comprised part of the Arroyo Seco park system. A playground was dedicated in 1926 on the site of the former Free Will Children's Home at Orange Grove Avenue and Mission Avenue.¹⁹⁰ By 1927, most of the Arroyo Seco within the boundaries of South Pasadena had been acquired by the City for use as a park. Landscape architect (and South Pasadena resident) Charles Gibbs Adams was commissioned to design stone steps and other hardscape improvements. In April 1927, residents celebrated the acquisition of the park by planting 300 trees along the banks of the Garfias Spring. City officials were planning for further improvements through the end of the decade, including expanding the library and acquiring a new building for the growing police department.

¹⁹⁰ Apostol, 90.



Figure 72. L: South Pasadena Middle School Auditorium, Marsh, Smith & Powell, 1928. R: 1816 Oak Street. Photographs 2014; source: Historic Resources Group.

Architecture in South Pasadena in the 1920s reflected the larger trends taking shape in California during this period. The Arts and Crafts movement had largely fallen out of favor by the end of World War I, replaced by an eclectic array of period revival styles, inspired in part by the Panama-California Exposition and the burgeoning film industry. “Just as everything grew in the Southern California garden, so too did every architectural tradition take hold as well,” wrote Kevin Starr.¹⁹¹

As the focus on regional expression through architecture evolved, period and exotic revival styles took hold. Mediterranean Revival and Spanish Colonial Revival examples prevailed, in large measure due to the Panama-California Exposition, held in San Diego in 1915. The lead architect was Bertram Grosvenor Goodhue, who was assisted by Carleton Winslow. Goodhue chose an eclectic Spanish style for the exposition buildings, setting it apart from the more formal European Renaissance and Neoclassical styles which were being employed at the San Francisco World’s Fair the same year. Goodhue’s architecture featured stylistic references to the Catholic missions and churches of Southern California and Mexico, as well as to grand palaces of Mexico, Spain, and Italy. Well suited to the region’s warm, dry climate, the Spanish Colonial and Mediterranean Revival styles in particular appealed to many Southern California residents for their exotic appearance and sense of history. “Here were two styles supported by the regional myth of California as the Mediterranean shores of America and even, in the case of Spanish Revival, supported by a slight degree of historical justification.”¹⁹² The popularity of

¹⁹¹ Starr, *Material Dreams*, 187.

¹⁹² Starr, *Material Dreams*, 191.

revival style architecture for a time supplanted the burgeoning modern movement seen in early 20th century buildings such as Irving Gill's Miltimore House (constructed in 1911). The Miltimore House is located at 1301 Chelton Way. It was listed in the National Register in 1972, and is designated South Pasadena Landmark #11.



Figure 73. Miltimore House, 1911. Source: South Pasadena Public Library. The Miltimore House is located at 1301 Chelton Way; it is listed in the National Register and is South Pasadena Landmark #11.



Figure 74. Mediterranean Revival single family residences. L: 1717 Ramona Avenue, 1923. R: 1628 Spruce Street, 1925. Photographs 2014; source: Historic Resources Group.

Spanish and Mediterranean Revival styles also had the benefit of being easily adapted across the spectrum of cost and class. High-style examples designed by prominent architects were frequently featured in national publications such as *House and Garden* and *House Beautiful*, both of which featured the Southern California designs of architects such as Myron Hunt, Elmer Grey, and Sylvanus Marston and Garrett Van Pelt. By the mid-1920s, the Spanish Colonial Revival style had become the style considered to be most representative of Southern California.¹⁹³



Figure 75. Spanish Colonial Revival multi-family residences. R: 315 Pasadena Avenue. R: 317 Pasadena Avenue. Photographs 2014; source: Historic Resources Group.

¹⁹³ Starr, *Material Dreams*, 204.

The historical architecture of the Mediterranean region also lent itself to able translation across a wide variety of building types. Whether residential or commercial, aspects of Mediterranean-style architecture could be adopted for any need.

Traveling through Andalusia, aspiring architects such as Austin Whittlesey...noted with delight the rich courtyard types and structures – the urban patio house, the fortified urban palace or *alcazar* (many of them later recycled as apartment dwellings), the snug courtyard inns... the open marketplaces and monastery cloisters, the farmhouses combining living quarters and workspaces around a central courtyard... As Santa Barbara and San Clemente showed, many of these forms were directly applicable to Southern California, albeit the courtyard format was now being used for city halls and courthouses, public high schools, hotels, restaurants, and...bungalow courts.¹⁹⁴



Figure 76. L: Spanish Colonial Revival single-family residence at 928 Buena Vista, 1927. Tudor Revival single-family residence at 1623 Marengo, 1927. Located in the Oneonta Park tract. Photographs 2014; source: Historic Resources Group.

Other revival styles constructed in South Pasadena during this period include Tudor Revival, French Revival, Italian Renaissance Revival, and Neoclassical. There may be some early examples of the American Colonial Revival and Monterey Colonial Revival styles, although those were more prevalent in the 1930s and early 1940s. South Pasadena has works by prominent architects of the period, including Reginald Johnson, Cram, Goodhue & Ferguson, and Paul Loveland, among others. The most significant contributions to the City's architectural landscape from this period are arguably from Norman Foote Marsh of the firm Marsh, Smith & Powell. Marsh designed nearly all of the important civic and institutional buildings constructed in South Pasadena in the early 20th century.

¹⁹⁴ Starr, *Material Dreams*, 216.

Norman Foote Marsh (1871-1955) was born in Upper Alton, Illinois, and educated at the Urbana School of Architecture at the University of Illinois. He moved to Los Angeles in 1900 and formed a partnership with J.N. Preston which lasted only one year. Soon afterward, he worked with C.H. Russell, under the firm Marsh & Russell. They practiced together for six years, successfully completing many projects, most notably the planning of the Venice canals (1904-1905) in Venice, California and the design for the principal buildings in that area. In 1907 this partnership dissolved, and Marsh worked independently for almost 20 years, specializing in public buildings, including schools, churches, and libraries. In 1927 he entered a partnership with Herbert Powell (1898-1996) and David D. Smith (1886-1964). During the 1930s and early 1940s, Marsh, Smith & Powell designed numerous school commissions that garnered national attention. Their work brought together the latest ideas in functional site plans and child-centered buildings and classrooms, with the all-important indoor-outdoor spaces and connections.¹⁹⁵ The firm served as the University Architect for the University of Southern California, and employed a number of USC architecture alumni, including Thornton M. Abell, William F. Cody, and Whitney R. Smith.

¹⁹⁵ Debi Howell-Ardila, *Los Angeles Unified School District Historic Context Statement, 1870 to 1969* (prepared by Sapphos Environmental, Inc. for the LAUSD Office of Environmental Health & Safety, March 2014), 59.

THEME: 1920S RESIDENTIAL DEVELOPMENT (1920-1929)



Figure 77. Context view of 1920s residential development along Marengo Avenue. Photograph 2014; source: Historic Resources Group.

The 1920s was a period of significant population growth in the City. Residential development from this period is primarily located in neighborhoods that were subdivided in earlier periods. Some undeveloped land remained on Raymond Hill, in the Monterey Hills, and in the western area of the City between Orange Grove Avenue and the Arroyo Seco. A total of 56 tracts were subdivided in the City between 1920-1928, with the largest developments taking place between Orange Grove Avenue and Arroyo Drive. The Monterey Hills remained undeveloped during this decade, largely because of long-running legal and financial entanglements. Several residential tracts were built on spec, including what is now known as the Prospect Circle District. Prospect Circle offered upscale, period revival architecture and expansive views from Columbia Hill.¹⁹⁶ Due to the updated zoning ordinance in 1923, multi-family residential development began to play a critical role in the City's growth during this period.

¹⁹⁶ *South Pasadena City-Wide Context Statement*, 14.



Figure 78. L: 410 Prospect Circle. R: 430 Prospect Circle. Photographs 2014; source: Historic Resources Group.

In the 1920s, a new interest in historic architecture also inspired architects and historians to study and experiment with earlier architectural forms and building techniques.¹⁹⁷ There was a renewed interest in adobe as a construction method. This popularity was reflected in the 1924 renovation of the Flores Adobe by architect Carleton Winslow. The first building on Rancho San Pasqual, the Flores Adobe was first constructed around 1839; it was then subsequently purchased by Clara Eliot Noyes in 1919 and converted into a tea room. Noyes commissioned Winslow to restore the adobe and also construct four new adobes on the property, which she rented as artist studios. The Flores Adobe was designated as South Pasadena’s first Landmark, and is also listed in the National Register of Historic Places.



Figure 79. L: 1741 La Senda Place, one of a small grouping of duplexes from this period. R: 331 Pasadena Avenue, part of a group of multi-family residential properties along Pasadena Avenue. Photographs 2014; source: Historic Resources Group.

¹⁹⁷ *South Pasadena City-Wide Context Statement*, 24.

1920s Residential Development (1920-1929): Property Types & Registration Requirements

Property Types: Single-family residence; Multi-family residence, including bungalow court, apartment house, duplex, fourplex, and courtyard apartment; Historic District

Single-family and multi-family residences in period revival styles popular in the 1920s were constructed throughout the City. The residential character established in the early 20th century continued during this era, and there remains a strong collection of residential neighborhoods with examples from this period. These neighborhoods are characterized by a mixture of architectural styles designed by both prominent architectural firms and local builders. For the first time there was significant multi-family development in South Pasadena, due to the revised zoning ordinance of 1923.

Note that a property from this period that is an excellent or rare example of a particular architectural style or method of construction, or the work of a master or noted architect may also be significant under the Architecture and Design Context.

A **residential property** from this period may be significant under this theme:

CRITERIA	REASON
A/1/B (Event)	As an excellent example of residential development representing a known association with the growth of the City during this period. Residences may be eligible for their association with significant tracts established during this period. Multi-family residences from this period represent an important component of the City's development that dates to this period. The City has a collection of the bungalow court property type that was introduced in the early 20 th century, which is an important and threatened low density housing type.
B/2/C (Person)	For its association with a significant person. Significant persons within this theme include members of the community who may have been influential in the development of South Pasadena during this period, or who gained significance within their profession. 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.
C/3/D (Design)	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.

CRITERIA	REASON
Local Criterion A (Community Character)	As having character, interest or value as a part of the heritage of the community.
A/1/L (Event)	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 L (significant as a distinguishable neighborhood or area whose components may lack individual distinction). South Pasadena has a strong collection of residential neighborhoods from this period that appear eligible under this theme. ¹⁹⁸ These potential districts represent intact collections of single-family residential development from this period, and reflect significant development patterns in the City. A historic district may represent the original tract boundaries, or an intact portion of a residential subdivision from the period. Historic districts from this period are unified aesthetically by plan, physical development, and architectural quality. Secondary features such as garages, retaining walls landscape features, and civic improvements such as street trees and street lights all contribute to the overall sense of time and place of a historic district from this period.

¹⁹⁸ Residential historic districts may represent several periods of development.

1920s Residential Development (1920-1929): Integrity Considerations

In order to be eligible for listing at the federal, state, or local levels, a property must retain sufficient integrity to convey its historic significance under the 1920s Residential Development (1920-1929) theme. There were a large number of residential properties constructed during this period; therefore, eligible properties will have a high degree of physical integrity, with little to no alteration from their original design. South Pasadena has several intact neighborhoods from this period, which give the City a unique character.

CRITERIA	REQUIRED ASPECTS OF INTEGRITY
A/1/B (Event)	A residential property from this period eligible under Criteria A/1/B (Event) should retain integrity of location, design, workman, materials, feeling, and association, at a minimum, in order to reflect the important association with the City’s residential development during this period. The historic setting should also be relatively unaltered. A property that has lost some historic materials or details can be eligible if it retains the majority of the features that illustrate its style in terms of the massing, spatial relationships, proportion, pattern of windows and doors, texture of materials, and ornamentation. The property is not eligible, however, if it retains some basic features conveying massing but has lost the majority of the features that once characterized its style. ¹⁹⁹
B/2/C (Person)	A property that is significant for its historic association is eligible if it retains the essential physical features that made up its character or appearance during the period of its association with the important event, historical pattern, or person(s). ²⁰⁰ A residential property significant under Criterion B/2/C (Person) should retain integrity of location, design, feeling, and association, at a minimum, in order to convey the historic association with a significant person.

¹⁹⁹ *National Register Bulletin 15.*

²⁰⁰ *National Register Bulletin 15.*

CRITERIA	REQUIRED ASPECTS OF INTEGRITY
District	<p>A collection of residences from this period that are linked geographically may be eligible as a historic district. Eligible historic districts may span several periods of development, as long as the district overall reflects a strong sense of time and place. South Pasadena has many historic districts from this period; many of these districts have had some degree of change over time.²⁰¹ In order for a historic district to be eligible for designation, the majority of the components that add to the district’s historic character must possess integrity, as must the district as a whole. A contributing property typically must retain integrity of location, design, setting, feeling, and association to adequately convey the significance of the historic district. Some alterations to individual buildings, such as replacement roof materials, replacement garage doors, and replacement of some windows (within original openings) may be acceptable as long as the district as a whole continues to convey its significance. In order to avoid adverse cumulative impacts to the character of a historic district, major alterations such as replacement of all windows, substantial additions to the primary façade or that alter the original roofline, and enclosed porches and balconies should be avoided. Alterations to both individual residences and the district should be evaluated in terms of the cumulative effect on the historic resource. South Pasadena has a strong collection of significant residences and neighborhoods from this period; alterations should not erode that character over time.</p> <p>Original tract features, such as street trees, street lights, and other planning features may also be contributing features to the historic district under this theme. Associated features of an individual property, such as garages and landscape features should be considered contributing features to the character of the district; however, some alteration to ancillary features such as garages may be acceptable, as long as they remain subordinate to the primary residence and do not detract from the individual residence’s ability to convey its historic significance, or the character of the historic district overall.</p>

²⁰¹ Some alterations may have achieved significance over time.

1920s Residential Development (1920-1929): Registration Requirements

To be eligible under the 1920s Residential Development (1920-1929) theme, a property must:

- date from the period of significance;
- represent important patterns and trends in residential development from this period, including single-family residential growth, and significant development of multi-family residences following the 1923 zoning ordinance;
- display most of the character-defining features of the property type or style; and
- retain the essential aspects of integrity.

To be eligible under the 1920s Residential Development (1920-1929) theme, a historic district must:

- retain a majority of the contributors dating from the period of significance;
- reflect planning and design principles from the period;
- display most of the character-defining features of a residential subdivision, including the original layout, street plan, and other planning features; and
- retain the essential aspects of integrity.



Figure 80. TL: Collection of 1920s residences along Primrose Avenue. TR: Bungalow court at 1825 Fremont Avenue. BL: 1719 Marengo Avenue. BR: “Marengo Apartments,” 1612-1616 Huntington Drive. Photographs 2014; source: Historic Resources Group.

THEME: 1920s COMMERCIAL AND INDUSTRIAL DEVELOPMENT (1920-1929)



Figure 81. L: Security Trust & Savings, 1922, 824 Fair Oaks Avenue. Source: South Pasadena Public Library. R: 824 Fair Oaks Avenue as it appears in 2014; source: Historic Resources Group.

The business center of South Pasadena was redefined during the 1920s as a result of two key factors: the adoption of the zoning ordinance, and the growing popularity of the Red Car Line. A portion of the zoning ordinance adopted in 1923 addressed the extension of commercial zoning along Fair Oaks Avenue. At the time, Fair Oaks Avenue was only zoned for commercial use as far south as El Centro Street, which bolstered development around the Fair Oaks Avenue and Mission Street intersection. The new ordinance extended commercial zoning southward along Fair Oaks Avenue to Monterey Road. A notable extant example of this southern expansion is the first building constructed south of El Centro Street following the adoption of the ordinance: the former Record Publishing Company (1922, 1108 Fair Oaks Avenue).²⁰²

The zoning expansion allowed for a longer commercial corridor along the path of the Pasadena Short Line, and businesses could now take advantage of the pedestrian activity around secondary trolley stops further south. Customer-oriented businesses continued to develop along Fair Oaks Avenue throughout this period; it is likely that at least part of this trend can be attributed to an effort to capitalize on the pedestrian activity generated by the proximity of the trolley line.

²⁰² Jane Apostol cites this building as the first to be *completed* following the adoption of the ordinance in 1923. However, construction on the building began in 1922, before the adoption of the ordinance. See Apostol, 89.



Figure 82. Rialto Theatre, 1925. Source: South Pasadena Public Library. The Rialto Theatre is located at 1019 Fair Oaks Avenue; it is listed in the National Register and South Pasadena Landmark #25.

A notable addition to the Fair Oaks district during this period was the opening of the Rialto Theatre at 1023 Fair Oaks Avenue (listed in the National Register and South Pasadena Landmark #25). Designed by architect Lewis A. Smith, the Moorish-style theatre was built to showcase both film and vaudeville acts and featured a Wurlitzer organ. It opened on October 17, 1925, with the world premiere of the silent film *What Happened to Jones?* The theatre later showed its first “talkie” in 1929.

Commercial activity also continued to develop along Mission Street, following the course of the connecting trolley line. Businesses in this area were a mix of primarily service and trade establishments, as well as light manufacturing operations. Automobile-related businesses now comprised a significant portion of the commercial activity in this area, reflecting the popularity of the car as the transportation method of choice. Brick continued to be the most common method of construction for commercial buildings; most were one story in height; only eleven structures were two stories tall.²⁰³

²⁰³ *South Pasadena City-Wide Context Statement*, 14.



Figure 83. Gas Station at Mission and Los Robles, 1930. Source: Huntington Digital Library.

While most commercial buildings along this corridor represent modest vernacular examples, two high-style, artistic front commercial buildings remain extant. Baranger Studios, designed by architect G. A. Howard, opened in 1925 at 729 Mission Street (South Pasadena Landmark #27). The one-story brick Gothic Revival storefront was built for Arch and Hazel Baranger, who operated a successful wholesale business supplying motion displays to downtown jewelry stores. The animated Baranger displays were designed to stop traffic along busy sidewalks and were often leased by stores, who would recycle them on a regular basis to freshen their window displays.²⁰⁴ The Lewis-Markey Building at 634-646 Mission Street, opposite the Baranger Studios, also exhibits a similar Gothic Revival style. Completed in 1928, the building housed an antique shop run by Anna and Ormond Lewis; its design was inspired by architecture Mrs. Lewis had admired while traveling in England.²⁰⁵

²⁰⁴ Thomas, *Images of America: South Pasadena*, 106.

²⁰⁵ Apostol, 99.



Figure 84. L: Baranger Studios, completed in 1925. Photograph 2014; source: Historic Resources Group. R: Drawing of the building from *Pacific Goldsmith*, 1925. Baranger Studios is located at 729 Mission Avenue; it is designated South Pasadena Landmark #27.

Manufacturing operations continued to grow around the intersection of Mission Street and Meridian Avenue and included a food processing plant, bottling services, a print shop, and metal works.²⁰⁶ Large-scale operations such as the Patten & Davies Lumber Company, located on the former site of the South Pasadena Lumber Company, and the Violet Ray Ice Company were situated along the rail line and expanded the manufacturing district south to El Centro Street.

As the 1920s drew to a close, South Pasadena marked the loss of a significant business in the community. In 1928, the Edward H. Rust Nursery moved to Pasadena after forty-two years of business in the City. Located east of Fair Oaks Avenue, the Rust nursery was one of the earliest commercial operations established in South Pasadena, having been founded in 1884 by Edward Rust and his father, Horatio Nelson Rust. Many of the citrus groves in South Pasadena and San Marino had been started with Rust stock, and the nursery supplied trees and plants for many of the area's most prominent estates. Rust also supplied trees for the San Diego and San Francisco Expositions as well as William Wrigley's development of Catalina Island. The closure of the nursery marked the beginning of difficult times to come as the City moved towards the Great Depression.

²⁰⁶ *South Pasadena City-Wide Context Statement*, 14.

1920s Commercial and Industrial Development (1920-1929): Property Types & Registration Requirements

Property Types: Commercial building, including one- and two-story commercial buildings, and commercial blocks; Industrial building

Examples of commercial buildings from this period may include hotels, theaters, retail stores, banks, restaurants, commercial storefront buildings, and commercial blocks. Corresponding with the significant population growth and prosperity of the era, South Pasadena experienced a great deal of commercial development during the 1920s. Commercial development during this period extended outside of the original commercial core along Fair Oaks Avenue, reflecting the increasing importance of the automobile.

Note that a property from this period that is an excellent or rare example of a particular architectural style or method of construction, or the work of a master or noted architect may also be significant under the Architecture and Design Context.

A **commercial** or **industrial property** from this period may be significant:

CRITERIA	REASON
A/1/B (Event)	As an excellent example of 1920s commercial development representing a significant period of commercial growth in the City. Extant commercial properties from this represent the most significant period of commercial growth in the City's history, and reflect the expansion of commercial enterprise outside of the original commercial core. Commercial and industrial properties from this period may reflect transportation advances, including the influence of the railroad and the automobile industries.
Local Criterion A (Community Character)	As having character, interest or value as a part of the heritage of the community.
A/1/L (Event)	A collection of commercial or industrial properties from this period that are linked geographically may be eligible as a historic district. Commercial or industrial properties from this period may also contribute to historic districts that are significant under other contexts and themes. Historic districts are evaluated locally under Criterion L (significant as a distinguishable neighborhood or area whose components may lack individual distinction).

1920s Commercial and Industrial Development (1920-1929): Integrity Considerations

Each type of property depends on certain aspects of integrity, more than others, to express its historic significance. Determining which of the aspects is most important to a particular property type requires an understanding of the property’s significance and its essential physical features. The rarity of the property type should also be considered when assessing its physical integrity. In order to be eligible for listing at the federal, state, or local levels, a property must retain sufficient integrity to convey its historic significance under the 1920s Commercial and Industrial Development (1920-1929) theme. This era represents a significant period of commercial growth in the City.

CRITERIA	REQUIRED ASPECTS OF INTEGRITY
A/1/B (Event)	Commercial properties from this period eligible under Criterion A/1/B (Event) should retain integrity of location, design, setting, feeling, and association, at a minimum, in order to reflect the important association with the City’s commercial development during this period. Replacement of original storefronts is a common and acceptable alteration.
District	A collection of commercial or industrial properties from this period that are linked geographically may be eligible as a historic district. Eligible historic districts may span several periods of development, as long as the district overall reflects a strong sense of time and place. In general, historic districts in South Pasadena have had some degree of change over time. In order for a historic district to be eligible for designation, the majority of the components that add to the district’s historic character must possess integrity, as must the district as a whole. A contributing property must retain integrity of location, design, setting, feeling, and association to adequately convey the significance of the historic district. Some alterations to individual buildings, such as replacement of storefronts and replacement of some windows (within original openings) may be acceptable as long as the district as a whole continues to convey its significance. In order to avoid adverse cumulative impacts to the character of the district, major alterations such as alterations to storefront openings, entrance openings, and replacement of all windows with incompatible replacements should be avoided.

1920s Commercial and Industrial Development (1920-1929): Registration Requirements

To be eligible under the 1920s Commercial and Industrial Development (1920-1929) theme, a property must:

- date from the period of significance;
- reflect important commercial development patterns and trends from the period, including the continued growth and migration of the original commercial center, associations with the tourism industry, and advances in transportation;
- display most of the character-defining features of its style and/or method of construction; and
- retain the essential aspects of integrity.

To be eligible under the 1920s Commercial and Industrial Development (1920-1929) theme, a historic district must:

- retain a majority of the contributors dating from the period of significance;
- reflect planning and design principles from the period; and
- retain the essential aspects of integrity.

THEME: 1920s CIVIC AND INSTITUTIONAL DEVELOPMENT (1920-1929)

The City's continued efforts to maintain and improve civic and institutional resources helped define the character of South Pasadena as a residential community. A number of institutions were constructed along Fremont Avenue in the 1920s, including several churches. Religious institutions constructed during this period include Grace Baptist Church (1920), St. Joseph Church (1923), and Holy Family Catholic Church (1928).



Figure 85. L: St. Joseph Church, 1923, 1524 Fremont Avenue. R: Holy Family Church, 1928, 1527 Fremont Avenue. Photographs 2014; source: Historic Resources Group.

Municipal improvements were an early priority, largely in response to the exponential increases in population the City experienced in the preceding years. Although the City had initially been reluctant to embrace municipal indebtedness, by the 1920s bond measures had become commonplace and were utilized to fund a number of significant civic improvements during this period. In 1920, after several attempts, a \$325,000 bond measure was successfully passed to finance a municipal water company, and the Garfield Avenue Reservoir was subsequently constructed on Raymond Hill. In 1921, another bond measure was approved for a War Memorial and American Legion clubhouse (designed by Norman Foote Marsh; South Pasadena Landmark #2). The following year, voters endorsed one of the largest bond issues yet: a \$100,000 bond used to purchase one hundred acres of the Arroyo Seco for use as a public park.

During the 1920s, the City continued to make significant improvements to the infrastructure. Orange Grove Avenue was paved in 1921, after years of contention between property owners and the City.²⁰⁷ Automobiles continued to serve as the prevailing method of transportation, a shift that was highlighted in 1927 when South Pasadena decommissioned the last of the City-owned horses.

²⁰⁷ Apostol, 97.

Beginning in 1926, children benefitted from additional resources dedicated to their enrichment. A children's reading room opened that year at the South Pasadena Public Library, where "Japanese lanterns shaded the electric lights, and bright cretonne curtains hung at the windows."²⁰⁸ More than 3,000 children's books had been acquired for the reading room, and staff assembled scrapbooks for the youngest readers. That same year, the City gave permission for South Pasadena youth groups, including the Boy Scouts, Campfire Girls, and the YMCA to establish camps within the City's newly-acquired park land in the Arroyo Seco. By the end of the decade, most of the Arroyo Seco land within the boundaries of South Pasadena had become City property, highlighting a commitment to developing the landscape for public use that would continue into the next decade.

²⁰⁸ Apostol, 264.

Sub-theme: Schools

The South Pasadena School District expanded in the 1920s, both in terms of facilities and boundaries. The California State Legislature passed a law in 1921 stating that any city without its own high school must annex to a neighboring school district. As a result, San Marino joined the South Pasadena High School District in 1921, although the partnership was short-lived. In 1928, ninth-grade classes were transferred to the new South Pasadena Junior High School, and the transition to a three-year high school program became a source of friction with San Marino.²⁰⁹ Ultimately, the two cities established separate high school districts.

Schools constructed during this period reflect the widespread reform of school design triggered by the Progressive Education Movement in the United States in the early 20th century.²¹⁰ This resulted in a more differentiated, expansive school plant, with specialized facilities and program-specific buildings and classrooms; this ended the era of the monumental, big-block school. Schools constructed in this period pre-date a statewide overhaul of school building codes and practices after the 1933 Long Beach earthquake. This period also began as the 1920s ushered in a school building boom and period revival golden age in Southern California architecture. The importance placed on public education was expressed through beautifully designed school buildings, often created by the region's leading architects. Campus design became more unified, with elaborate approaches and entrances. The advent of more grand entrances, as well as the incorporation of separate auditoriums, sited for ease of public access, reflected a growing sense that public education was a community affair.

Numerous improvements to South Pasadena's public and private schools were completed during this period. In 1921, an auditorium and gymnasium were added to the high school. That same year, Oneonta School was established on Fremont Avenue, and the City's fifth primary school, Las Flores School, opened in 1924. El Centro School, badly in need of repair, received funding for improvements from a bond measure as early as 1920. In 1928, the wooden schoolhouse was demolished and replaced by a new brick building designed by Marsh, Smith & Powell. A new private school established during this period was the Oneonta Military Academy, which opened on Fremont Avenue in 1923, on the former campus of the Huntington Hall for Girls.

²⁰⁹ Apostol, 223.

²¹⁰ Overview discussion of school design from this period from Howell-Ardila, *Los Angeles Unified School District Historic Context Statement, 1870 to 1969*, 9.



Figure 86. L: South Pasadena Middle School Auditorium, designed by Marsh, Smith & Powell, 1928. Photograph c. 1960; source: South Pasadena Public Library. R: The building in 2014. Source: Historic Resources Group.

The most significant addition to the school district, however, was the opening of the South Pasadena Junior High School (now the South Pasadena Middle School) in 1928. The City had passed a bond measure in 1924 to finance the purchase of a site for a new junior high school; the town then waited for the population to grow to a point which would necessitate construction. Finally, in 1927, \$555,000 was budgeted for erection and equipping of the junior high school.²¹¹ Designed by Marsh, Smith & Powell, the school was located on Fair Oaks Avenue, where city officials believed that the “location on a busy thoroughfare would advertise the educational values of the city and the progressiveness of the community.”²¹²

²¹¹ “Early Views of Pasadena,” Water and Power Associates, http://waterandpower.org/museum/Early_Views_of_Pasadena.html (accessed March 2014).

²¹² Apostol, 219.

1920s Civic and Institutional Development (1920-1929): Property Types & Registration Requirements

Property Type: Civic or institutional building, Civic improvement, Designed landscape feature or park

Civic property types include city halls, courthouses, post offices, libraries, schools, and buildings associated with public infrastructure agencies such as those providing power and water. Non-governmental institutional buildings include churches, meeting halls, and other buildings associated with social organizations. The 1920s represent a significant period of growth in the City. Civic and institutional development reflects the overall City growth during this period. Note that a property from this period that is an excellent or rare example of a particular architectural style or method of construction, or the work of a master or noted architect may also be significant under the Architecture and Design Context.

A **civic or institutional property** from this period may be significant under this theme:

CRITERIA	REASON
A/1/B (Event)	As an excellent example of civic or institutional development representing a significant period of growth in the City. Significant civic buildings, features, and amenities were constructed in the 1920s, and important local institutions were established. Civic and institutional properties reflect important components of the City's history and help to tell the story of its growth.
Local Criterion A (Community Character)	As having character, interest or value as a part of the heritage of the community.

A school building or campus from this period may be significant under the school sub-theme:

CRITERIA	REASON
A/1/B (Event)	As an excellent example of school planning and design principles established during the Progressive era; and representing a rare intact example of an educational facility pre-dating the 1933 Long Beach earthquake. ²¹³ Design concepts for individual buildings include articulated building plans, facilitating the creation of designed outdoor spaces such as courtyards and patios; and typically one- or two-story massing. Campus design includes an emphasis on a spread-out site plan; a varied collection of buildings differentiated by function and use; and may include an elaborate administration building as the focal point.

1920s Civic and Institutional Development (1920-1929): Integrity Considerations

Each type of property depends on certain aspects of integrity, more than others, to express its historic significance. Determining which of the aspects is most important to a particular property type requires an understanding of the property’s significance and its essential physical features. The rarity of the property type should also be considered when assessing its physical integrity. Most schools were substantially remodeled following the Long Beach Earthquake, therefore intact examples of schools constructed before 1933 are rare. In order to be eligible for listing at the federal, state, or local levels, a property must retain sufficient integrity to convey its historic significance under the 1920s Civic and Institutional Development theme.

CRITERIA	REQUIRED ASPECTS OF INTEGRITY
A/1/B (Event)	A civic or institutional property (excluding a school building, discussed below) from this period eligible under Criteria A/1/B (Event) should retain integrity of design, materials, feeling, and association, at a minimum, in order to reflect the important association with this significant period in the City’s growth. Some replacement of original features may be acceptable given the importance of these resources to the City’s history.

²¹³ Guidelines for evaluation of schools based on Howell-Ardila, *Los Angeles Unified School District Historic Context Statement, 1870 to 1969*.

CRITERIA	REQUIRED ASPECTS OF INTEGRITY
A/1/B (Event)	Because most pre-1933 schools were substantially remodeled following the Long Beach earthquake, intact examples from this era are relatively rare. It is common to find 1920s-era schools that were remodeled following the earthquake; such schools might exhibit the building plans and configurations typical of the 1920s but with 1930s PWA Moderne and Streamline Moderne detailing. A school from this period eligible under Criteria A/1/B (Event) should retain integrity of materials, design, workmanship, feeling, and association in order to reflect the design ideals and principles of school design from this period. Some materials and features may have been altered or removed, but the overall relationship of the building(s) and the designed landscape should be intact, and designed outdoor spaces such as courtyard and patios should remain. Common alterations such as the addition of modern lighting and fencing are acceptable.

1920s Civic and Institutional Development (1920-1929): Registration Requirements

To be eligible under the 1920s Civic and Institutional Development theme, a property must:

- date from the period of significance;
- represent the growth or establishment of municipal facilities or institutions during this period;
- display most of the character-defining features of the property type or style; and
- retain the essential aspects of integrity.

Schools (1920-1929): Registration Requirements

To be eligible under the 1920s Schools sub-theme, a school must:

- date from the period of significance;
- embody school planning and design ideals and principles from the era;
- display most of the character-defining features of the property type or style; and
- retain the essential aspects of integrity.

Context: The Great Depression and World War II (1930-1944)

OVERVIEW

While South Pasadena entered the 1930s with confidence and optimism, the goodwill was short-lived. Historian Kevin Starr notes that this was a common occurrence during the early years of the Great Depression, as “many communities were reluctant to admit that there was a problem at all, seeing in such imagery as public soup kitchens and long lines of unemployed men awaiting a meal or a bed for the night images of social disgrace.”²¹⁴

Historian Jane Apostol commented that “perhaps nothing better symbolized the effect of the Great Depression on South Pasadena than the closing of the Raymond Hotel.”²¹⁵ While the stock market crash of 1929 provided the catalyst for the closing of the hotel in 1931, its decline had already begun many years earlier. Ironically, it was the initial exclusivity of the Raymond – once restricted only to guests of the Raymond & Whitcomb excursions - that had first popularized the resort; now, the same reputation contributed to its downfall.

As the world changes so do the tastes of its people and the [Raymond] Hotel, once the bastion of a somewhat stodgy elite, tried to join in the social and civic life flourishing around it. Not quite having the reputation of the other hotels for being open to the public for dining and entertainment or for events by business and fraternal organizations, by the 1920s its popularity had fallen. Lacking funds to modernize the accommodations, as styles were rapidly changing in those decades, the hotel had to suffer along with rather garish and outmoded fixtures. Walter [Raymond] tried to do his best, reinvesting profits from the fatter years to make improvements, but the task was a weighty one.²¹⁶

South Pasadena’s attempts at modernization also hastened the demise of the hotel. The land surrounding the hotel was some of the last undeveloped property in the city; eventually, a city dump was constructed at the foot of Raymond Hill, which had once boasted the “best panoramic view of any of the Pasadena hotels.”²¹⁷ Thomas Carpenter dryly notes that the

²¹⁴ Kevin Starr, *Endangered Dreams: The Great Depression in California* (New York: Oxford University Press, 1996), 226.

²¹⁵ Apostol, 101, 103.

²¹⁶ Carpenter, 146-147.

²¹⁷ Carpenter, 146.

presence of the dump “taxed Walter Raymond’s resourcefulness.”²¹⁸ Additionally, the Vista del Arroyo hotel in Pasadena opened a new wing in 1931, creating further competition for the Raymond, as did the newer concept of lower-cost tourist courts and motels, which appealed to Americans suffering from the financial effects of the Depression.²¹⁹

In 1931, the hotel’s staff dormitory and stables, which one housed carriage horses and 60 saddle horses for guests, was torn down. That same year, the bank foreclosed on the Raymond Hotel. It was subsequently purchased and briefly operated by “hotel genius” D. M. Linnard, who also failed to find success, before closing permanently in 1931. In 1934, the contents of the hotel, including over 10,000 yards of carpet and 675 mirrors, were sold at auction and the building was subsequently razed.²²⁰ Walter Raymond, who had retired to live in seclusion in a cottage on the grounds of the hotel, died there that same year.

The closure of the Raymond Hotel contributed to one of South Pasadena’s greatest struggles during the Depression: rising unemployment. In 1931, the City opened a job registry to give work on a rotating basis to the neediest applicants. The city manager also attempted to allocate \$12,000 from the City budget to hire more part-time workers in order to combat widespread unemployment. One hundred City employees even pledged five percent of their salaries to an employment fund – which, at best, would support only twenty-five families a year.²²¹ Concerns grew among City officials that those residents who were fortunate enough to make money were hoarding it instead of spending it. City manager O. S. Roen advised, “Good times are just around the corner, and if you buy and spend now we’ll all soon get around the corner.”²²² South Pasadena advertisers were more direct; one headline ordered, “BUY – BUY – SPEND – SPEND – NOW – NOW.”²²³

By January 1932, more than 100 South Pasadenans had reached the end of their resources, a number which doubled within three weeks and had quadrupled by April.²²⁴ W. A. Anderson, editor of the *Foothill Review*, realized the significance of this number within the context of the community.

Remember, we are not talking about some slum community, but about the fair home city of South Pasadena – the city that boasts about the economic independence of its people. We are not talking about chronic

²¹⁸ Carpenter, 147.

²¹⁹ Carpenter, 147.

²²⁰ “Display Ad 8,” *Los Angeles Times*, July 22, 1934.

²²¹ Apostol, 103.

²²² Apostol, 103.

²²³ Apostol, 103.

²²⁴ Apostol, 103.

pauperism; we are talking about men and women who have never before faced the economic situation that now confronts them – we are talking about good, substantial citizens.²²⁵

Anderson’s comments reflected the feelings of “social disgrace” experienced by many wealthy and upscale communities during the Depression and explain why, at first, many communities tried to organize relief on a private basis.²²⁶ Residents formed the South Pasadena Emergency Relief Committee, which was organized to promote home trade and create jobs within the community. The group adopted a concept which had previously been implemented in Anaheim:

The committee issued employment scrip in denominations of twenty and forty cents. It urged residents to offer paint-up, fix-up jobs to the unemployed and to buy scrip with which to pay the workers. The suggested rate of pay was forty cents an hour for unskilled labor, sixty cents for skilled. Workers could spend the scrip in South Pasadena for food and clothing or exchange it at City Hall for checks with which to pay their utility bills.²²⁷

Within a year, however, scrip sales totaled only \$7,900, and the project was abandoned in 1933.²²⁸ Other community groups attempted to provide some relief, including the Red Cross, the Community Chest, and the Home Service Circle. The South Pasadena Unemployment Unit put men to work cutting firewood for sale; the South Pasadena Cooperative Relief Association provided staple foods and vegetables, some of which were grown on vacant lots along Mission Street, in exchange for sixteen hours of work a week.²²⁹ On the whole, though, local relief efforts were too limited to combat the widespread effects of the Depression. The effects of the Great Depression were also reflected in the Census figures: the 1940 Census was the first since the turn of the century to reflect a population increase of less than 1,000 people (the population was 13,700 in 1930 and 14,356 in 1940).

Federal relief came to South Pasadena with the implementation of several initiatives which motivated both municipal and private development. President Roosevelt’s New Deal, which allocated funds for the construction of public works projects across the country, created jobs for workers improving their own communities. From 1933 to 1940, the monies provided by

²²⁵ Apostol, 103.

²²⁶ Starr, 226.

²²⁷ Apostol, 103.

²²⁸ Apostol, 103.

²²⁹ Apostol, 104.

the New Deal enabled South Pasadena to construct new municipal buildings and improve infrastructure in the area. Although City residents had voted two to one for Herbert Hoover in the last election, Roosevelt's New Deal and the National Recovery Administration (NRA) were embraced by South Pasadenans. The *Foothill Review* called it "the greatest national adventure of our time," and store windows throughout the City displayed the blue eagle logo of the NRA with the slogan, "We do our part."²³⁰

The National Housing Act of 1934 established the Federal Housing Authority (FHA), which helped reignite the construction of single-family homes by establishing mortgage terms that were conducive to the average American family and would regulate the interest rates and terms of interest that had ballooned out of control in the aftermath of the stock market crash.²³¹ Although the agency's programs would have little impact until the years following World War II, the FHA's efforts to establish a protocol for the construction of single-family dwellings during this period had a lasting impact on both residential design and community planning.

In 1933, South Pasadena adopted – albeit reluctantly – one of its most significant ordinances. After forty-five years of temperance within the City limits, the City Council approved an ordinance which included provisions for the license and regulation of the sale of beer in the City. On the whole, Americans had grown tired of the "noble experiment" of Prohibition, which ended in December 1933 with the ratification of the 21st amendment. In the period before final ratification, Congress legalized the sale of beer. South Pasadena fought the ruling, claiming that its own prohibition measure still prevailed within the City, but the local ordinance was overruled by the Superior Court.²³² Historian Jane Apostol notes that while South Pasadenans had voted for the repeal of Prohibition by a slim majority, "support for temperance remained strong and vocal."²³³ While bars and liquor stores were established in South Pasadena beginning in the 1930s, their development was limited.

By 1935, the landscape of South Pasadena reflected the effects of the Depression. Construction had begun on those improvement projects funded by the New Deal, but the failure of several of the City's most significant commercial enterprises was evident, and the second half of the decade marked the closure and/or demolition of many beloved local landmarks. The Cawston Ostrich Farm closed in 1935 (demolished; site commemorated as South Pasadena Landmark #18). "The closing of the ostrich farm brought to an end one of the

²³⁰ Apostol, 107.

²³¹ Historic Resources Group and Pasadena Heritage, *City of Pasadena Cultural Resources of the Recent Past*, prepared for the City of Pasadena (October 2007), 27.

²³² Apostol, 104.

²³³ Apostol, 105, 107.

strangest and most spectacular business enterprises ever undertaken in this country,” declared the *Los Angeles Times*.²³⁴ As women’s fashions evolved during the 1920s and 1930s, the demand for ostrich plumes decreased, and the farm could no longer remain financially viable. Arrangements were made to transport the last of the remaining ostriches to the California Zoological Gardens, and the site was cleared for redevelopment, leaving only the workshop and showroom buildings.²³⁵

Dairy operations established by David M. Raab in the 1870s closed and were demolished in 1938. The Mohr-Graham Opera House commercial block was demolished in 1939, as was the Lincoln Park School, which was subsequently replaced by the Lincoln School. When the Opera House building was razed, the bricks were repurposed, with some used to pave the walkways at the home of Walter Garmshausen, who later served as mayor.²³⁶

The evolving landscape highlighted significant changes in transportation as well. The Pacific Electric Railroad ended service along Mission Street in 1932. Trolley tracks and overhead lines were removed from Mission Street and Pasadena Avenue in 1935, when the Pacific Electric company replaced the Big Red Cars with modern motor coaches.²³⁷ The elimination of the Big Red Cars reflected the slow demise of passenger rail transport in the face of the public’s growing preference for automobile travel. Indeed, the increasing popularity of the automobile played a critical role in the development of suburban neighborhoods throughout the 20th century, allowing communities South Pasadena to expand outward and away from city centers.

The idea of a more direct route linking Los Angeles and Pasadena had been discussed for decades, with surveys for a proposed boulevard through the Arroyo dating from as early as 1895. However, it was not until the 1930s that efforts to construct an Arroyo Seco highway began in earnest. In 1935, Governor Frank Merriam signed legislation that included the Arroyo Seco Parkway in the state highway system but did not specify its exact route.²³⁸ South Pasadenans fought bitterly over how the route might divide their community; finally, the city council voted to approve the route that same year, and a groundbreaking ceremony was held on March 22, 1938, at the intersection of Arroyo Drive and Sterling Place in South Pasadena.

²³⁴ “Ostriches Leave Farm for Proposed New Zoo,” *Los Angeles Times*, July 29, 1935.

²³⁵ Ed Ainsworth, “Along El Camino Real,” *Los Angeles Times*, December 6, 1935.

²³⁶ Apostol, 115.

²³⁷ Apostol, 109.

²³⁸ Apostol, 109.



Figure 87. L: Arroyo Seco Parkway before construction, looking northwest from the South Pasadena Reservoir, 1938. R: Arroyo Seco Parkway, 1940. Source: Pasadena Digital History Collaborative.

The Arroyo Seco Parkway was the first divided-lane, high-speed, limited-access road in the urban western United States and the first stretch of road for what would become the extensive Los Angeles freeway network.²³⁹ The WPA and PWA, along with numerous local agencies, all contributed to the project. The 8.2-mile roadway was constructed in three stages; the 6-mile initial stage, completed in 1940, was envisioned as both a vital transportation conduit and a scenic boulevard, linking the cities of Pasadena and Los Angeles along a naturally landscaped parkway. Engineers and planners attempted to blend landscaping and native plants into the overall design while implementing safety features appropriate for high-speed travel.²⁴⁰ The final result was hailed as a marvel of engineering, with 40 grade separations including tunnels, bridges, equestrian and pedestrian under crossings, state-of-the-art safety features and landscape utilizing a native plant palette.²⁴¹

Even before the United States entered World War II in late 1941, international events were increasingly intruding on everyday life. Congress approved increased defense appropriations, including funds for a two-ocean navy and the nation's first peacetime conscription, which began in October 1940.²⁴² On December 7, 1941, Japan attacked Pearl Harbor, as well as

²³⁹ Historic American Engineering Record, "Arroyo Seco Parkway," <http://www.arroyoseco.org/HAERASP.pdf> (accessed April 2014).

²⁴⁰ Historic American Engineering Record, "Arroyo Seco Parkway."

²⁴¹ *South Pasadena City-Wide Historic Context Statement*, 15.

²⁴² Apostol, 123.

United States forces in the Philippines. Within twenty-four hours Congress declared war on Japan.

The landscape and development of South Pasadena changed drastically as a result of World War II. Building efforts and construction materials were dedicated almost entirely to the war effort, and little private residential or commercial development took place during the first half of the 1940s. In fact, the FHA decreed that due to the scarcity of building materials, only temporary housing could be constructed during the war.²⁴³ The lean years of the Depression and World War II motivated experimentation in residential architecture, and many local architects were devoted to finding a solution to the problem of low-cost housing. Architects who matured in the 1930s were particularly interested in architecture as a cure for social problems, and many were acutely interested in solving the crisis of sanitary, affordable, and attractive low-cost housing.²⁴⁴ As Esther McCoy states, “when practice wanes, theory flourishes,” so work on low-cost housing solutions continued during the war.²⁴⁵ Prominent architects such as Gregory Ain and Wallace Neff both developed their own concept designs for low-cost housing models.



Figure 88. Airform House by Wallace Neff, 1941 (demolished).
Source: Huntington Digital Library.

While Wallace Neff is better known for his upscale Period Revival homes for wealthy clients, he also had a lifelong interest in low-cost housing. In 1941, Neff developed the “bubble house,” which utilized Airform construction. The Airform method called for a giant balloon to be inflated to create the building’s round form before being coated in gunite to create the

²⁴³ Thomas Hines, as quoted in *City of Pasadena Cultural Resources of the Recent Past*, 25.

²⁴⁴ Esther McCoy, as quoted in *City of Pasadena Cultural Resources of the Recent Past*, 26.

²⁴⁵ *City of Pasadena Cultural Resources of the Recent Past*, 26.

walls and ceiling of the house. A bubble house, free of load-bearing supports, could be completed in less than 48 hours. The bubble house was Neff's direct response to the shortage of traditional building materials during the war, as well as the need for innovative and inexpensive housing for defense workers.²⁴⁶ Throughout his lifetime, Neff frequently said that Airform construction permitted the best design for the least money using materials that were plentiful.²⁴⁷ Two examples of bubble houses were constructed in the area: one in Pasadena for Neff's brother, Andrew, which was completed in 1946 and is likely the last remaining example of this housing type in the United States. That same year Neff also built a second bubble house on Alta Vista Drive in South Pasadena, which is no longer extant.²⁴⁸

Commercial development in South Pasadena evolved during this period as a result of the Great Depression, increased reliance on the automobile, and World War II. Many of South Pasadena's most significant existing commercial operations, such as the Raymond Hotel and the Cawston Ostrich Farm, were demolished for subdivision by the mid-1930s. In 1935, buses replaced the trolleys along Mission Street, and by 1940 pedestrian-oriented commercial centers, like those along Meridian and Mission Streets, began to decline as the growing popularity of the automobile created a demand for further commercial development along Fair Oaks Avenue, which served as the primary vehicular thoroughfare.

In the late 1930s, many of the City's existing commercial and industrial facilities were converted to light manufacturing plants to participate in the war effort. Companies such as Baranger Studios, which had previously designed mechanized window displays, now devoted its craftsmanship to ball bearings and precision parts.²⁴⁹ Another notable contribution to the war effort came from the Perkins Oriental Books company, which was owned and operated by P. D. Perkins and his wife, Ione. Perkins, who had lived in Japan for five years, had made publications on the Orient the mainstay of his business. Perkins and his wife were asked by the United States government to reprint dictionaries and pocket-sized textbooks in Japanese and other Asian languages and dialects, which were then used in language training courses for military personnel. The governments of both the United States and Great Britain later commended the Perkinses for their valuable contributions to the war effort.²⁵⁰

²⁴⁶ *City of Pasadena Cultural Resources of the Recent Past*, 28.

²⁴⁷ "The rise and fall of Wallace Neff's bubble houses," *Los Angeles Times*, December 30, 2011, http://latimesblogs.latimes.com/home_blog/2011/12/wallace-neff-bubble-houses.html (accessed April 2014). See also "In Pasadena, Wallace Neff's last remaining 'bubble house'," *Los Angeles Times*, December 30, 2011, http://latimesblogs.latimes.com/home_blog/2011/12/wallace-neff-shell-house.html (accessed April 2014).

²⁴⁸ The construction of the South Pasadena bubble house was funded by Eleanor Ince, widow of silent film director Thomas Ince. When Wallace Neff and his wife separated, Mrs. Neff moved into the house with her children.

²⁴⁹ *Apostol*, 127.

²⁵⁰ *Apostol*, 127.

Those South Pasadenans who were not engaged in war work volunteered on the home front. Thirteen hundred residents enrolled in the Civilian Defense Corps, and another eight hundred joined the Civilian Service Corps. Children contributed to the community effort as well, planting victory gardens and collecting scrap metal. Older children made model airplanes for the government to use in training aircraft spotters.²⁵¹

²⁵¹ Apostol, 124.

THEME: RESIDENTIAL DEVELOPMENT 1930-1944

The effects of the Great Depression meant that there was little large-scale residential development in the 1930s and early 1940s. Through most of the 1930s, the average contractor in California built no more than four homes per year.²⁵² The construction that did take place during this period was primarily infill development in previously established neighborhoods. This is true in South Pasadena, which retains examples of single- and multi-family residences constructed in the 1930s scattered throughout the City. Many of the historic districts identified in the City's Inventory of Addresses have periods of significance that begin in the 1910s or 1920s, but continue into the 1930s, illustrating the infill nature of development during this period.



Figure 89. Minimal Traditional house at 1430 Beech Street, 1937. Photograph 2014; source: Historic Resources Group.

Federal initiatives established during Roosevelt's New Deal provided assistance with private development during this period. In particular, the National Housing Act of 1934 which established the Federal Housing Authority (FHA) helped reignite the construction of single-family homes for the average American in the aftermath of the stock market crash.²⁵³ The FHA's efforts to establish a protocol for the construction of single-family dwellings during this period would have a lasting influence on both residential design and community planning; however, these programs would have the greatest impact in the years following World War II.

²⁵² California Department of Transportation, *Tract Housing in California, 1945-1973: A Context for National Register Evaluation*, 2011, 4.

²⁵³ Historic Resources Group and Pasadena Heritage, *City of Pasadena Cultural Resources of the Recent Past*, prepared for the City of Pasadena (October 2007), 27.

FINAL ADMINISTRATIVE DRAFT

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Figure 90. 1930s single-family residential development along Maple Avenue. Photograph 2014; source: Historic Resources

In South Pasadena, tract development during this period was primarily limited to small subdivisions. Between 1930 and 1945 only 16 tracts were subdivided, and the majority contained fewer than 25 lots. A notable exception was Tract No. 10950, which was developed by California Subdividers Ltd. Subdivided in 1936, the tract contained 86 lots in the area bordered by Huntington Drive to the north, Primrose Avenue to the east, Maple Street to the south, and Fremont Avenue to the west. One-story dwellings prevailed, with only 29 percent of residences constructed comprising two stories or more.²⁵⁴ Large, two-story homes from this period were located primarily east of Fair Oaks Avenue between Monterey Road and Oak Street, west of Fair Oaks Avenue, and north of Grevelia Street.²⁵⁵ Wood frame construction was utilized almost exclusively, with some examples using brick, decorative stone, or tile.²⁵⁶

Multi-family residential development proliferated during this period, with most construction occurring along main thoroughfares such as Huntington Drive, Monterey Road, and Fremont Avenue.²⁵⁷ There is also a concentration of multi-family residences along Pasadena Avenue. Multi-family housing types from this period are primarily one-story courts, apartment houses, and courtyard apartments. The one-story court, a later iteration of the early 20th century bungalow court, was common in 1930s and early 1940s. With increased demand, higher density developments such as courtyard apartments and garden apartments were an increasingly popular option for developers. The garden apartment concept was influenced by

²⁵⁴ *South Pasadena City-Wide Context Statement*, 14.

²⁵⁵ *South Pasadena City-Wide Context Statement*, 15.

²⁵⁶ *South Pasadena City-Wide Context Statement*, 14.

²⁵⁷ Sapphos, *Historic Resources Technical Report*, 5-5.

planning and design principles dating to the 1920s. The Garden City Movement in particular had a profound influence on the design of multi-family housing.

Architectural styles during this period reflect period revival styles that gained popularity in the 1920s, including Spanish Colonial Revival and Mediterranean Revival. Additionally, the American Colonial and Monterey Colonial Revival styles proliferated in the 1930s and early 1940s, along with simplified Minimal Traditional designs influenced by the FHA's minimum house that would become prevalent in the post-World War II period. This period also saw the evolution of Art Deco precedents into the Streamline and PWA Moderne styles.



Figure 91. L: Monterey Colonial Revival, 1914 Edgewood Drive. R: American Colonial Revival, 1030 Buena Vista Street. Photographs 2014; source: Historic Resources Group.

The Monterey Colonial Revival style is based upon the distinctive style of residential architecture that developed in California beginning in the 1830s, which was revived in the late-1920s and was favored by architects and homeowners who wanted a return to building traditions more familiar to most Americans than those of the Spanish Colonial and Mediterranean Revivals. As its name implies, the style developed in and around Monterey and combined vernacular adobe construction with elements of American Federal and Greek Revival architecture. The style's most distinguishing characteristic is a second-floor covered wood balcony, often cantilevered, extending the length of the primary façade and sometimes wrapping one or two sides.

A late iteration of the American Colonial Revival style was popularized by the restoration of Colonial Williamsburg in the 1930s, which was originally inspired by the U.S. Centennial Exposition of 1876. American Colonial Revival architecture inspired a sense of patriotism in Americans and fostered an interest in the styles of the Colonial era. While earlier examples of the style were typically found in the design of grand homes, by the late 1920s and 1930s it was being applied to more modest residences. Late American Colonial Revival designs are generally more simplified than earlier precedents.



Figure 92. Minimal Traditional, 1501 Beech Street. Photograph 2014; source: Historic Resources Group.

The Minimal Traditional style is defined by a single-story configuration, simple exterior forms, and a restrained use of traditional architectural detailing. The Minimal Traditional house was immensely popular in large suburban residential developments throughout the United States during the 1940s and early 1950s, but it has its origins in the principles of the Modern movement and the requirements of the FHA and other Federal programs of the 1930s. Primarily associated with the detached single family house, Minimal Traditional detailing may also be applied to apartment buildings from this period.

The Moderne style developed during the Depression as a stripped-down version of the Art Deco style that originated in France in the early 20th century. Moderne architecture is a product of its time, reflecting the influences of the Modern movement, while retaining and simplifying many of the classically-inspired motifs of Art Deco. Hallmarks of Moderne architecture include symmetrical composition; simplified classical elements such as pilasters and cornices; smooth exterior surfaces finished in plaster, cast concrete, or brick; and steel casement windows. These styles are more typically applied to commercial, civic, and institutional buildings. However, simplified versions were popular in the design of single- and multi-family residential buildings from this period.

Residential Development 1930-1944: Property Types & Registration Requirements

Property Types: Single-family residence; Multi-family residence, including bungalow court, apartment house, duplex, fourplex, and courtyard apartment; Historic District

Residences from this period range from small, one-story minimal houses, to one- and two-story residences designed in established neighborhoods in popular architectural styles of the period. Since there was little single-family residential development during this period, residences constructed during this period will most likely be eligible under the Architecture and Design context, rather than representing an important development pattern or trend in the City.

Note that a property from this period that is an excellent or rare example of a particular architectural style or method of construction, or the work of a master or noted architect may also be significant under the Architecture and Design Context.

A **residential property** from this period may be significant under this theme:

CRITERIA	REASON
A/1/B (Event)	As an excellent example of 1930s residential development in South Pasadena. As there was little large-scale development during this period, it is unlikely that an individual residence will be eligible under this criterion.
A/1/B (Event) & C/3/D (Design/Construction)	As an excellent or rare example of a multi-family residential development or a particular multi-family residential property type from the period.
Local Criterion A (Community Character)	As having character, interest or value as a part of the heritage of the community.
B/2/C (Person)	For its association with a significant person. Significant persons within this theme include members of the community who may have been influential in the development of South Pasadena during this period, or who gained significance within their profession. 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.

Residential Development 1930-1944: Integrity Considerations

In order to be eligible for listing at the federal, state, or local levels, a property must retain sufficient integrity to convey its historic significance under the Residential Development 1930-1944 theme.

CRITERIA	REQUIRED ASPECTS OF INTEGRITY
A/1/B (Event)	A residential property from this period eligible under Criteria A/1/B (Event) should retain integrity of location, design, workman, materials, feeling, and association, at a minimum, in order to reflect the important association with the City’s residential development during this period. The historic setting should also be relatively unaltered. A property that has lost some historic materials or details can be eligible if it retains the majority of the features that illustrate its style in terms of the massing, spatial relationships, proportion, pattern of windows and doors, texture of materials, and ornamentation. The property is not eligible, however, if it retains some basic features conveying massing but has lost the majority of the features that once characterized its style. ²⁵⁸
B/2/C (Person)	A property that is significant for its historic association is eligible if it retains the essential physical features that made up its character or appearance during the period of its association with the important event, historical pattern, or person(s). ²⁵⁹ A residential property significant under Criterion B/2/C (Person) should retain integrity of location, design, feeling, and association, at a minimum, in order to convey the historic association with a significant person.

²⁵⁸ *National Register Bulletin 15.*

²⁵⁹ *National Register Bulletin 15.*

CRITERIA	REQUIRED ASPECTS OF INTEGRITY
District	<p>It is unlikely that there is a collection of residential or commercial buildings dating solely from this period that are linked geographically. However, eligible historic districts may span several periods of development, as long as the district overall reflects a strong sense of time and place. South Pasadena has many historic districts; many of these districts have had some degree of change over time.²⁶⁰ In order for a historic district to be eligible for designation, the majority of the components that add to the district’s historic character must possess integrity, as must the district as a whole. A contributing property typically must retain integrity of location, design, setting, feeling, and association to adequately convey the significance of the historic district. Some alterations to individual buildings, such as replacement roof materials, replacement garage doors, and replacement of some windows (within original openings) may be acceptable as long as the district as a whole continues to convey its significance. In order to avoid adverse cumulative impacts to the character of a historic district, major alterations such as replacement of all windows, substantial additions to the primary façade or that alter the original roofline, and enclosed porches and balconies should be avoided. Alterations to both individual residences and the district should be evaluated in terms of the cumulative effect on the historic resource. South Pasadena has a strong collection of significant residences and neighborhoods from the early to mid-20th century; alterations should not erode that character over time.</p> <p>Original tract features, such as street trees, street lights, and other planning features may also be contributing features to the historic district under this theme. Associated features of an individual property, such as garages and landscape features should be considered contributing features to the character of the district; however, some alteration to ancillary features such as garages may be acceptable, as long as they remain subordinate to the primary residence and do not detract from the individual residence’s ability to convey its historic significance, or the character of the historic district overall.</p>

²⁶⁰ Some alterations may have achieved significance over time.

Residential Development 1930-1944: Registration Requirements

To be eligible under the Residential Development 1930-1944 theme, a property must:

- date from the period of significance;
- reflect important patterns or development trends from the period;
- display most of the character-defining features of the property type or style; and
- retain the essential aspects of integrity.

To be eligible under the Residential Development 1930-1944 theme, a historic district must:

- retain a majority of the contributors dating from the period of significance;
- reflect planning and design principles from the period;
- display most of the character-defining features of a residential subdivision, including the original layout, street plan, and other planning features; and
- retain the essential aspects of integrity.

THEME: COMMERCIAL AND INDUSTRIAL DEVELOPMENT 1930-1944

Commercial development declined during this period due to the Great Depression, and in the 1940s due to the conversion of most commercial operations to wartime manufacturing facilities.²⁶¹ During this period, the commercial corridor extended two blocks along Fair Oaks Avenue south of Oxley, and 16 new buildings were constructed.²⁶² Brick construction was the method of choice for commercial structures, with 13 of the 16 new buildings constructed in brick.²⁶³



Figure 93. 1030 Mission Street, 1930. Photograph 2014, source: Historic Resources Group.

During the war, many of the City's existing commercial and industrial facilities were converted to light manufacturing plants which could be used to produce parts and equipment for the war effort. South Pasadena became the site of 19 light manufacturing facilities engaged in war work, including Day-Ray Products, Phillips Aviation, and National Technical Laboratories and the Heliport Corporation.

²⁶¹ Note that there is a gap in the Sanborn maps from 1930-31 to 1951, and there are City directories only for the decade years (i.e. 1930, 1940), so it is difficult to provide greater detail about commercial development during this period.

²⁶² *South Pasadena City-Wide Context Statement*, 15.

²⁶³ *South Pasadena City-Wide Context Statement*, 15.



Figure 94. Day-Ray, 1131 Mission Street. Photograph 2014; source: Historic Resources Group.

Wartime manufacturing became the pillar of the City's economy throughout the first half of the 1940s. In 1945, the South Pasadena Chamber of Commerce conducted a survey of 17 of the 19 companies engaged in war work in the City. The companies disclosed that they had a combined monthly payroll of \$272,000 and employed nearly 1,500 people, half of whom resided in South Pasadena.²⁶⁴ Many of these workers were women, who were now employed in roles traditionally held by men. When the war ended in 1945, the Chamber of Commerce lobbied extensively for those manufacturers who had established themselves in South Pasadena during the war to remain there and continue with peacetime commercial activities. Their efforts were mostly unsuccessful, with Day-Ray being the only manufacturing company to continue operating in the City, located at 1131 Mission Avenue. The former Abbott Laboratories building at 820 Mission Avenue was used to test torpedoes during the war. After the war, Abbott Laboratories, a pharmaceutical company, used the site as a clinical chemistry plant until 2008.²⁶⁵

²⁶⁴ Apostol, 127.

²⁶⁵ The site is currently slated for potential redevelopment.

Commercial and Industrial Development 1930-1944: Property Types & Registration Requirements

Property Types: Commercial building, including one- and two-story commercial buildings, and commercial blocks; Industrial building

Examples of commercial buildings from this period may include theaters, retail stores, banks, restaurants, commercial storefront buildings, commercial blocks, and automobile-related properties such as gas stations, service stations, and drive-ins. There was little commercial development during this period, as a result of the onset of the Great Depression and the subsequent war effort.

Note that a property from this period that is an excellent or rare example of a particular architectural style or method of construction, or the work of a master or noted architect may also be significant under the Architecture and Design Context.

A **commercial** or **industrial property** from this period may be significant:

CRITERIA	REASON
A/1/B (Event)	As an excellent or rare example of commercial or industrial development from the period. Commercial and industrial properties from this period may represent advances in transportation or an association with the war effort.

Commercial and Industrial Development 1930-1944: Integrity Considerations

Each type of property depends on certain aspects of integrity, more than others, to express its historic significance. Determining which of the aspects is most important to a particular property type requires an understanding of the property’s significance and its essential physical features. The rarity of the property type should also be considered when assessing its physical integrity. In order to be eligible for listing at the federal, state, or local levels, a property must retain sufficient integrity to convey its historic significance under the Commercial and Industrial Development 1930-1944 theme.

CRITERIA	REQUIRED ASPECTS OF INTEGRITY
A/1/B (Event)	Commercial or industrial properties from this period eligible under Criterion A/1/B (Event) should retain integrity of location, design, setting, feeling, and association, at a minimum, in order to reflect the important association with the City’s commercial or industrial development during this period. Replacement of original storefronts is a common and acceptable alteration.

Commercial and Industrial Development 1930-1944: Registration Requirements

To be eligible under the Commercial and Industrial Development 1930-1944 theme, a property must:

- date from the period of significance;
- represent an important trend or pattern in commercial development from this period, including an association with wartime industries;
- display most of the character-defining features of its style and/or method of construction; and
- retain the essential aspects of integrity.

THEME: CIVIC AND INSTITUTIONAL DEVELOPMENT 1930-1944

While private residential and commercial development slowed during this period, particularly in the early 1930s, civic and institutional development flourished. The continuation of state and federal funding programs established in the late 1920s resulted in the construction of significant public improvements in the 1930s. Local funding sources included the employment aid program begun by Los Angeles County in the summer of 1932. County funds put South Pasadenans to work, at 30 cents an hour, repairing roads in the Arroyo Seco and replacing curbs and gutters in the city.²⁶⁶ Other civic improvements in South Pasadena include the installation of street lights, stone retaining walls, and a bridge. Under the auspices of the Works Progress Administration (WPA), the Public Works Administration (PWA), and other programs, South Pasadena was able to complete several high profile municipal buildings during this period.

Several of South Pasadena's civic and institutional buildings from this period contain notable works of art by prominent WPA artists, muralists, and sculptors. This is the result of the New Deal federal arts program which specifically provided economic relief to artists during the Depression. Government programs funded projects in post offices, civic centers, libraries, museums, and public schools. Leadership of the projects in Southern California included Merle Armitage as chairman of the Federal Art Project, Stanton Macdonald-Wright as director, and Lorser Feitelson as his assistant. The Southern California committee received national acclaim for the unusual cooperation between artists and the public, and for soliciting more arts funding than any other region. All works completed under the federal projects were committed to the themes of the American Scene. New Deal art in Southern California was intended to project an idyllic image of the region during a time when the state was transformed by poverty, expansion, and cultural diversity.²⁶⁷

²⁶⁶ Apostol, 104.

²⁶⁷ Susan M. Anderson, "Dream and Perspective: American Scene Painting in Southern California." Originally published in Ruth Westphal and Janet Blake Dominik, ed., *American Scene Painting: California 1930s and 1940s* (Irvine, CA: Westphal Publishing, 1991).

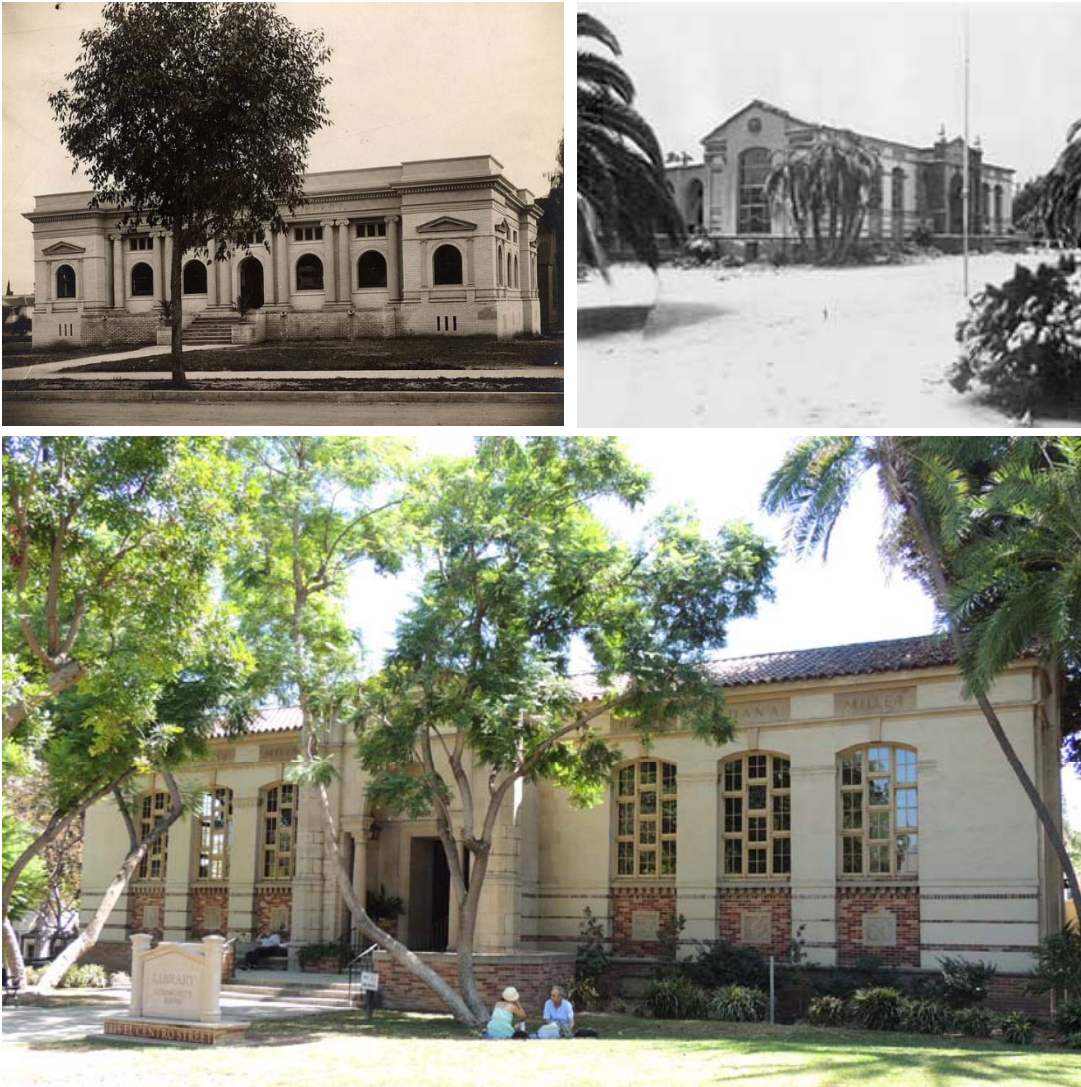


Figure 95. TL: South Pasadena Public Library, as originally constructed in 1908. Photograph 1910; source: South Pasadena Public Library. TR: South Pasadena Public Library after an expansion and remodel by Norman Foote Marsh in 1930. Source: carnegielibraries.org. B: South Pasadena Public Library 2014; source: Historic Resources Group. The library is located at 1115 El Centro; the 1930 iteration is South Pasadena Landmark #10.

The South Pasadena Public Library was originally constructed in 1908 and expanded in 1917 with funding by Andrew Carnegie. In 1930, the library was remodeled and expanded again by the original architect Norman Foote Marsh.²⁶⁸ At this time, the building's original Neoclassical design was replaced by the Mediterranean Revival style. At the same time, a number of works by Merrell Gage were installed. These include six bas-relief panels illustrating classic scenes from literature, including: David and his sling; Perseus with the head of Medusa; Don Quixote and a windmill; a Native American (possibly Hiawatha); Rip Van Winkle; and Hamlet. Above the main entrance Gage crafted two shields: one of the coat of arms of the City of South Pasadena, and a second with the California bear. The cornice includes ten friezes carved with the last names of famed writers of the American West: Mark Twain, Bret Harte, John Muir, Josiah Royce, Edwin Markham, Robert Louis Stevenson, Luther Burbank, Richard Henry Dana, Joaquin Miller, and Mary Austin. Austin is the only one with a local connection, as she began her writing career when she lived along the Arroyo Seco.²⁶⁹



Figure 96. Municipal Plunge, 1939, 815 Mission Street. South Pasadena Landmark #45. Photograph 2014; source: Historic Resources Group.

PWA funding also allowed the City to build a 110-foot swimming pool or “municipal plunge” in 1939, plus a mission-style bathhouse and recreation office.²⁷⁰ The Municipal Plunge is located at 815 Mission Street; it is designated South Pasadena Landmark #45.

²⁶⁸ In 1982 the library was enlarged again, by the firm of Howard H. Morgridge & Associates.

²⁶⁹ Steve Fieldsted, “Merrell Gage, Southern California’s Iconic 20th Century Sculptor,” http://www.friendsofsopaslibrary.org/images/LB_Merrell%20Gage.pdf (accessed August 2014).

²⁷⁰ Apostol, 115.



Figure 97. South Pasadena Post Office at 1001 Fremont Avenue, designed by Louis A. Simon and dedicated in 1936. Source: Rick Thomas, *South Pasadena*. Inset: South Pasadena Post Office , 2014; source: Historic Resources Group.

The City donated land at Fremont Avenue and El Centro for the construction of a new post office in the mid-1930s. However, officials were displeased with the architect’s initial design for the project, which they deplored as “drab, characterless, and boxlike.”²⁷¹ The City threatened to rescind their donation of the property, claiming that they didn’t want any “barn on El Centro.”²⁷² Supervising architect Louis A. Simon – who had designed a number of WPA post offices in Southern California, including those in Covina, Gardena, and Ontario – reviewed photographs of South Pasadena buildings and street scenes and submitted a revised design that Jane Apostol notes the City accepted “without enthusiasm.”²⁷³ The post office was formally dedicated in 1936. By the time of its opening it boasted a mural depicting a Concord stage coach commissioned under the Treasury Relief Art Project. The mural was created by local artist and former postal service employee John Law Walker, who had studied under Millard Sheets.

²⁷¹ Apostol, 107.

²⁷² Apostol, 107.

²⁷³ Apostol, 107.

Sub-theme: Schools

Following the 1933 Long Beach earthquake, state and city legislation regarding school building codes and practices shifted the character of Southern California schools and campuses.²⁷⁴ Requirements of the Field Act (1934), such as maintaining one-story massing for elementary schools and no more than two stories for junior and high schools, mirrored reforms already under way. Classroom wings continued to be designed for connections to the outdoors, with L-, H-, U-, and T-shaped buildings accommodating courtyard and patio spaces. Continuing another trend under way in the 1920s, campuses displayed an increasingly unified site design, with sheltered corridors linking campus buildings.

The advances of the Progressive Education Movement also continued to shift school plant design during this period. Campuses were increasingly differentiated, with administration buildings, auditoriums and gymnasiums, separate classroom, shop, and specialty wings, and cafeterias. Adequate indirect lighting and ventilation were provided through the use of generous bands of windows. Stylistically, these buildings were less ornamental than their 1920s period-revival counterparts. An emphasis was placed on traditional Southern Californian styles, such as the Spanish Colonial and Mission Revival. Other styles included Streamline Moderne, Art Deco, and Late Moderne. Much post-earthquake reconstruction was funded through the Public Works Administration (PWA), and many schools exhibit a range of PWA Moderne styles.

In South Pasadena, the high school was rebuilt using PWA funds after sustaining significant damage during the 1933 Long Beach earthquake. The new campus was designed by Marsh, Smith & Powell. PWA records note that work included the science building and the auditorium, where “the size of the stage enables the production of major plays. Covered passageways connect the auditorium with the other buildings of the school plant. The inside is finished with acoustical plaster. An organ is installed by the stage. The project was completed in April 1937 at a construction cost of \$113,528 and a project cost of \$126,378.”²⁷⁵ The 1930s design is obscured from the street by an addition completed in 1970; however, elements of the core campus from this period remain.

Marsh, Smith & Powell are significant in the context of school design in California. They were responsible for the design of numerous school facilities during the 1930s, and published several articles about current trends in classroom design and campus planning that got national attention. Their work brought together the latest ideas in functional site plans and child-centered buildings and classrooms, with the all-important indoor-outdoor spaces and

²⁷⁴ Overview discussion of school design and the influence of Marsh, Smith & Powell from Howell-Ardila, *Los Angeles Unified School District Historic Context Statement, 1870 to 1969*, 11.

²⁷⁵ “South Pasadena High School – South Pasadena CA,” <http://livingnewdeal.berkeley.edu/projects/south-pasadena-high-school-south-pasadena-ca/> (accessed January 2014).

connections. In 1936, *Architectural Record* included the firm's design of Roosevelt Elementary School in Santa Monica to illustrate the new trends. A 1938 issue of *Architect and Engineer* featured the work of Marsh, Smith & Powell in order to illustrate the "progress" made in American school design during the decade: "The architects of California can well take pride in that which has been accomplished during the last twenty-five years. Their school buildings are beautiful—they are practical, they are utilitarian, and they are economical. To the credit of the architectural profession, the architecture of educational buildings has kept abreast with the progress of education."²⁷⁶

The South Pasadena Middle School, originally constructed in 1928, of which only Marsh, Smith & Powell's auditorium remains, contains an impressive collection of artwork from the 1930s. In 1932, artist Millard Sheets created a fresco triptych for the north-facing exterior wall of the auditorium entitled "The Farm," "The Harbor," and "The City" and depicting images of the Southern California he had known growing up just after the turn of the 20th century. The murals had been damaged, and then were painted over in the 1970s. A replica of one of the panels was recently installed while the school determines whether the originals can be restored.

In 1933, artist Donal Hord carved a bas-relief panel at the south entrance of the auditorium. The panel was commissioned by the WPA Federal Arts Project and depicts a group of workers in the Civilian Conservation Corps, which provided jobs to young men performing conservation work in rural areas. The panel had suffered years of damage and deferred maintenance until it was restored by the school's Art and Architectural Preservation Committee with funding from the National Trust for Historic Preservation in 2011. It was reinstalled in the auditorium's lobby, in order to protect it from future damage.

²⁷⁶ "Progress in School Design, As Evidenced in the Work of Marsh, Smith & Powell, Architects," *The Architect & Engineer* (November, 1938), 14–22.

Civic and Institutional Development 1930-1944: Property Types & Registration Requirements

Property Types: Institutional building, Civic improvement, Landscape feature or park

Civic and institutional development continued during this period, due in large measure to New Deal and other funding programs established following the onset of the Great Depression. Civic and institutional property types include city halls, post offices, fire stations, auditoriums, and office buildings for public agencies. Infrastructural improvements and other civic amenities may also be eligible under this theme, as roadways, bridges, and other improvements were funded by the WPA and the PWA and other programs. Important works of public art were also funded by New Deal-era programs. Non-governmental institutional buildings include churches, meeting halls, and buildings associated with social organizations.

Note that a property from this period that is an excellent or rare example of a particular architectural style or method of construction, or the work of a master or noted architect may also be significant under the Architecture and Design Context.

A **civic or institutional property** or **civic improvement** from this period may be significant:

CRITERIA	REASON
A/1/B (Event)	As an intact example of civic or institutional development from this period. Properties may be associated with important New Deal era programs, or with the domestic war effort that played a significant role in the development of Southern California.
Local Criterion A (Community Character)	As having character, interest or value as a part of the heritage of the community.

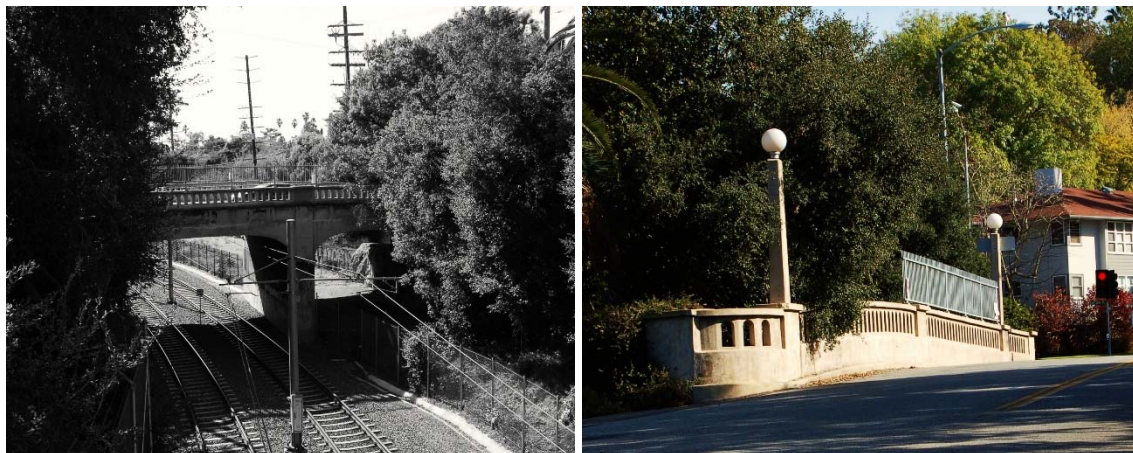


Figure 98. L: Columbia Street Bridge. Photograph no date; source: Bridgehunter.com. R: Columbia Street Bridge. Photograph no date; source: Bridgehunter.com.

A school building or campus from this period may be significant:

CRITERIA	REASON
A/1/B (Event)	As an excellent example of a post-Long Beach Earthquake school facility, exemplifying the school planning and design concepts of the period, including requirements under the 1934 Field Act. Design concepts for individual buildings include one- to two-story massing; classroom wings designed for access to the outdoors; stylistically more streamlined than 1920s designs; may have been fully or partially funded by the WPA; may include significant artworks. Campus design concepts include a unified plan; and designed outdoor spaces; connecting sheltered courtyards. ²⁷⁷

²⁷⁷ Guidelines for the evaluation of schools based on Howell-Ardila, *Los Angeles Unified School District Historic Context Statement, 1870 to 1969*.

Civic and Institutional Development 1930-1944: Integrity Considerations

Each type of property depends on certain aspects of integrity, more than others, to express its historic significance. Determining which of the aspects is most important to a particular property type requires an understanding of the property’s significance and its essential physical features. The rarity of the property type should also be considered when assessing its physical integrity. In order to be eligible for listing at the federal, state, or local levels, a property must retain sufficient integrity to convey its historic significance under the Civic and Institutional Development 1930-1944 theme.

CRITERIA	REQUIRED ASPECTS OF INTEGRITY
A/1/B (Event)	A civic or institutional property from this period eligible under Criteria A/1/B (Event) should retain integrity of location, design, feeling, and association.
A/1/B (Event)	Intact campus groupings from the pre-1945 era are not common. Many pre-1933 schools were substantially remodeled following the Long Beach earthquake may retain a 1920s plan but with 1930s stylistic detailing. A school building or campus from this period eligible under Criteria A/1/B (Event) must retain integrity of materials, design, workmanship, feeling, and association. Some original materials may have been altered or removed, and the addition of modern lighting and fencing are acceptable alterations. Schools from this period often include buildings constructed after the period of significance. Schools constructed before 1933 but rehabilitated after the earthquake may have additional seismic supports.

Civic and Institutional Development 1930-1944: Registration Requirements

To be eligible under the Civic and Institutional Development 1930-1944 theme, a property must:

- date from the period of significance;
- reflect important civic or institutional development from the period;
- display most of the character-defining features of the property type or style; and
- retain the essential aspects of integrity.

Schools (1930-1944): Registration Requirements

To be eligible under the 1930-1944 Schools sub-theme, a school must:

- date from the period of significance;
- embody school planning and design ideals and principles from the era;
- display most of the character-defining features of the property type or style; and
- retain the essential aspects of integrity.

Context: Mid-20th Century Growth (1945-1972)

OVERVIEW

In the immediate post-World War II era, California experienced a period of unprecedented growth as many who came west to participate in the war effort decided to settle permanently. Between 1940 and 1950 California's population increased by 53 per cent, which was partially accounted for by the 850,000 veterans who took up residence after the war.²⁷⁸ Marriage rates also began to rise dramatically: within the first two years after the war more than 2.8 million new households were formed; this high rate of household formation would continue into the 1950s.²⁷⁹

In South Pasadena, the limited opportunities for physical growth controlled the increase in population in the immediate postwar period. Between 1940 and 1950, South Pasadena's permanent population had only grown by just over 2,500 people (from 14,356 in 1940 to 16,935 in 1950). However, the City still anticipated an immediate need for new housing, which inspired a variety of responses from the private and public sectors. Some measures addressed the problem in a short-term fashion: in 1946, the demand for housing was so great that the City of South Pasadena set up emergency accommodations in a trailer camp and converted twenty merchant marine deckhouses into housing for veterans. By 1947, however, the City had embarked upon a long-range solution to the housing problem by appointing its first planning commission. The following year, the commission adopted the first updates to the City's zoning laws since 1923. These updates increased the area zoned for industry and created special zoning for Raymond Hill, the site of the former Raymond Hotel, which allowed for apartments and hotels up to seven stories tall. Despite these changes, in an effort to maintain South Pasadena's character as a single-family residential community, nearly 55 per cent of the City's acreage remained dedicated to single-family housing.²⁸⁰

Monterey Hills and Raymond Hill were the only remaining resources within the City which could be improved to accommodate new residential development on a large scale. When these two subdivisions were developed, South Pasadena saw significant growth in the postwar population: the number of residents went from 16,935 in 1950 to almost 22,300 by 1970.²⁸¹

The sudden and significant demand for housing during this period created an unparalleled opportunity for experimentation in residential design, and architects and builders explored new philosophies of design and construction. In the years following World War II, architects

²⁷⁸ Kevin Starr, *Embattled Dreams: California in War and Peace, 1940-1950* (New York: Oxford University Press, 2002), 193-194.

²⁷⁹ *Tract Housing in California*, 15.

²⁸⁰ Apostol, 132.

²⁸¹ Population numbers for this period: 16,935 (1950), 19,706 (1960), 22,797 (1970).

largely abandoned historical precedents in favor of the modern styles that had first emerged in the pre-war years. This new generation of architects combined a concern for landscape and site relationships, the use of natural materials, and innovative building technologies to create a new regional architecture. This was also a period of exuberance and optimism that was directly reflected in the architecture. According to historian Kevin Starr, the theory that domestic architecture would not take up where it had left off before the war was fundamental.²⁸²

Experimental designs developed by architects in the years before World War II had produced some tangible ideas that would become influential in the development of residential architecture in the years following the war. The discovery that a good house could be made of inexpensive materials, that outdoor living was important to quality of life, and that formal spaces such as separate dining rooms are expendable when space is limited, all became integral components of postwar, middle-class housing.²⁸³ These ideas for the ideal, modern home were embraced and promoted by national architecture and shelter magazines before, during, and after the war. South Pasadena architect Whitney Smith's ideas for the modern indoor-outdoor home captured the zeitgeist particularly well, and by the mid-1940s his work had been published nationally on numerous occasions. These national publications were particularly attuned to what was characterized as a softer, more livable modernism (essentially a regional modernism).²⁸⁴ Smith lived and worked in South Pasadena, but his ideas were reaching a national audience as early as the mid-1940s.

These principles were embraced by the FHA, which implemented guidelines promoting the construction of a 624-square-foot dwelling type known as the "basic plan" or "minimum house." Although these FHA concepts were originally established in the 1930s, they would have the greatest influence after the war.

To satisfy functional and spatial requirements, FHA design staff organized the house in a side-by-side arrangement. A small hall served as the pivot for this plan type. The private spaces, two bedrooms and a bath, opened off the hall. Opposite this was a public zone with living room and kitchen. These contained a major and minor entry respectively...The kitchens were small, planned for efficiency, and stocked with up-to-date appliances. A utility room with an integrated

²⁸² *Cultural Resources of the Recent Past*, 29.

²⁸³ Esther McCoy, as quoted in *City of Pasadena Cultural Resources of the Recent Past*, 27.

²⁸⁴ Debi Howell-Ardila, "Whitney Roland Smith and the USC Connection," *Outside In: The Architecture of Smith & Williams*, June 2013, 8.

mechanical system replaced the basement heating plant and coal storage.²⁸⁵

The widespread construction of such houses was made possible by the FHA's mortgage guarantee program, and further incentivized by the 1944 Serviceman's Readjustment Act, also known as the GI Bill. The GI Bill included a mortgage guarantee program for veterans which allowed returning serviceman to purchase a home with no down payment. For many new families, the availability of FHA mortgages with agreeable rates and little or no down payment made buying a home as affordable as renting one, if not more so. From another perspective, the agency's involvement in the home mortgage market made it possible for builders to address the postwar housing crisis by constructing single-family houses rather than apartment buildings.²⁸⁶

The postwar housing crisis was alleviated over the course of several years by the building industry's application of mass-production techniques to the construction of single-family houses, and by the construction of housing tracts of unprecedented scale.²⁸⁷ The scope of these tracts prompted many architects and builders to experiment with systems of prefabrication. Although the germs of prefabrication in housing design date as far back as the 1830s to London carpenter H. Manning, the most experimental and productive period of prefabricated housing systems occurred immediately after World War II.²⁸⁸

Vehicular traffic in Southern California remained a concern throughout the 1950s, and following the completion of the Arroyo Seco Parkway in 1953 the cities of Pasadena, South Pasadena, and Los Angeles passed ordinances that closed the parkway to heavy trucks. The State of California designed an alternate route for trucks that passed through South Pasadena, from the City's western limits at Pasadena Avenue across Mission Street to Fair Oaks Avenue, where the route proceeded north. Although residents fought against the truck route through the City, their efforts were unsuccessful. Steps were taken to ameliorate the situation, including synchronizing traffic signals and limiting traffic hours for heavy trucks, but the alternate route remained intact.

Despite the many conveniences of the Arroyo Seco Parkway, in the years following its completion many South Pasadenans continued to resent the intrusion of the freeway upon the landscape of the City. In 1959, when the State of California adopted its Master Plan of

²⁸⁵ *City of Pasadena Cultural Resources of the Recent Past*, 28.

²⁸⁶ *Tract Housing in California*, 17.

²⁸⁷ *Tract Housing in California*, 16.

²⁸⁸ American architects like Buckminster Fuller and Frank Lloyd Wright worked on prefabricated designs during the 1920s, however, high start-up costs and economic decline rendered these visions largely untenable.

Freeways and Expressways, residents rebelled at a proposed possible extension of the planned Route 7 (now the SR-710 and the I-710), which would bring the freeway directly through South Pasadena. John J. McCrory, president of the South Pasadena Realty Board, argued that “we now have the Pasadena Freeway cutting us in two, north and south, and with this division, east and west, dividing our city of only 3.44 square miles into four parcels, we might as well go out of business as an independent city.”²⁸⁹

In November 1964, the California Highway Commission officially adopted the “Meridian Route” as the freeway alignment, extending the route through South Pasadena. Within a month, the City requested reconsideration of the adopted route.²⁹⁰ In February 1965, the segment of the Long Beach Freeway between Route 10 (now I-10) and Valley Boulevard was completed. Since the opening of the extension to Valley Boulevard, the completion of the segment between Valley Boulevard in Los Angeles and Del Mar Boulevard in Pasadena has been the subject of numerous administrative proceedings, court actions, and legislative initiatives.²⁹¹

Architecture in South Pasadena in the post-World War II era embraced the burgeoning Modern movement that played a significant role in shaping the character of Southern California. The University of Southern California (USC) School of Architecture had a profound influence on the development of a Regional Modernism after the war. As summarized by historian Alson Clark, the style reflects the unique combination of factors that contributed locally to the area’s postwar architecture:

The postwar Pasadenans managed to combine, successfully, creatively, the post-and-beam rationalism which ultimately came from Neutra, the Arts-and-Crafts tradition of Wright and the Greenes, and the high standards of design and technique perpetuated here by architects like Myron Hunt, Reginald Johnson and Roland Coate into a fresh, convincing expression of residential architecture.²⁹²

South Pasadena has well-known examples by nationally and internationally renowned modernists, along with regional practitioners who shaped the architectural landscape of Southern California after the war. Many works constructed during this period in South Pasadena were published in architectural journals and periodicals, showing the nation the innovative designs and prominent practitioners coming out of South Pasadena during this

²⁸⁹ Apostol, 153.

²⁹⁰ “City of South Pasadena: 710 History,” <http://www.ci.south-pasadena.ca.us/index.aspx?page=57> (accessed December 2013).

²⁹¹ “City of South Pasadena: 710 History,” <http://www.ci.south-pasadena.ca.us/index.aspx?page=57> (accessed December 2013).

²⁹² Alson Clark, as quoted in *City of Pasadena Cultural Resources of the Recent Past*, 31.

period. According to architectural historians David Gebhard and Robert Winter, Irving Gill's Miltimore House and Carl Maston's Chiat House "should put South Pasadena on the architectural map."²⁹³



Figure 99. Jay Chiat Residence, Carl Maston, 1967, 612 Camino Verde. Photographs by Julius Shulman, 1968; source: Getty Research Institute, Digital Collection.

²⁹³ David Gebhard and Robert Winter, *A Guide to Architecture in Southern California*, Peregrine & Smith, 1977, 311.

THEME: POST-WORLD WAR II RESIDENTIAL DEVELOPMENT (1945-1965)

Aside from the land comprising the Raymond Hill and Altos de Monterey developments (which are discussed in separate sub-themes), there was little undeveloped land within the City limits, and just 24 tracts were subdivided during this period.²⁹⁴ Most were small subdivisions initiated by individual developers; primarily comprising 13 parcels or less. Seven mid-sized tracts contained approximately thirty to fifty parcels. An examination of tract maps from this period reveals that over half of all new subdivisions were developed around newly-constructed cul-de-sacs, which had become an increasingly popular residential planning element. Despite the limited opportunities for growth in the City, South Pasadena has an excellent collection of single- and multi-family residences from this period, many of which were designed by prominent local practitioners. There is a prevalent design culture in South Pasadena, and a tradition of first-rate architecture dating to the City's earliest periods of development that continues into the postwar era.

South Pasadena has works by three of the seminal early Modernists: Irving Gill's Miltimore House, 1911 (South Pasadena Landmark #11); Rudolph Schindler's Grokowsky House, 1928 (South Pasadena Landmark #28); and Richard Neutra's Wilkins House, 1949.

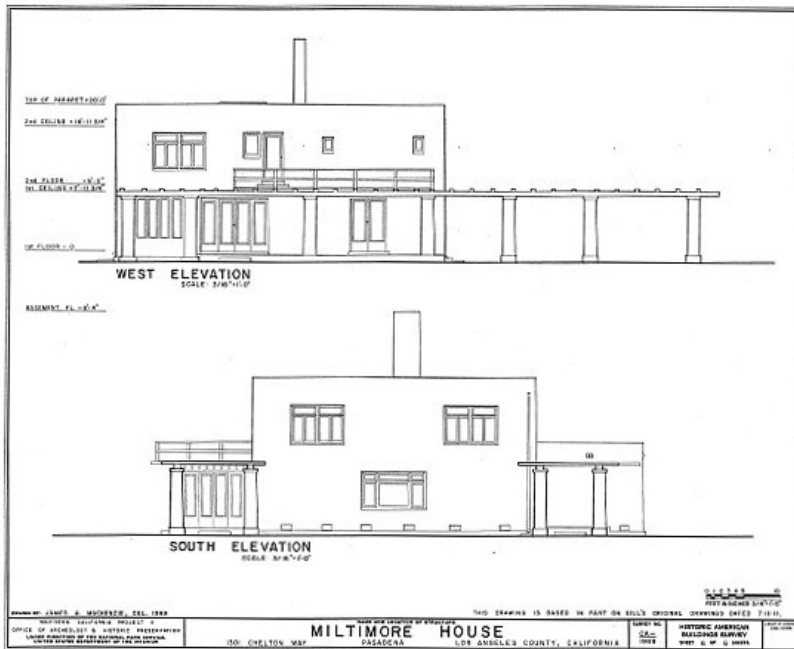


Figure 100. West and south elevations of the Miltimore House, 1911, Irving Gill. 1301 Chelton Way; South Pasadena Landmark #11. Source: Historic American Building Survey.

²⁹⁴ This figure includes those tracts subdivided for the larger developments of Raymond Hill and Altos de Monterey.

Irving J. Gill (1870-1936) was born in 1870 in upstate New York. He grew up on his family's farm where his father was a carpenter and building contractor. Gill had no formal architectural training. He worked as a draftsman in the office of Ellis Hall in Syracuse before moving to Chicago in 1890 and joining the firm of Joseph Lyman Silsbee. By 1891, Gill had joined the firm of Dankmar Adler and Louis Sullivan, where Frank Lloyd Wright was working as chief draftsman. In 1893, Gill moved to San Diego for health reasons. In 1897, Gill partnered with famed local architect William S. Hebbard, with whom he was commissioned to stabilize the ruins of the Mission San Diego de Alcalá. Mission architecture would influence Gill's own work in the early 20th century. Gill became known in the West as a forward-looking architect whose work was characterized by minimalist, modern designs. The Miltimore house was designed in 1911 for Mrs. Paul Miltimore and is considered one of the most significant extant residential designs by Gill. The Miltimore House is listed in the National Register and is South Pasadena Landmark #11.

Rudolph Schindler (1887-1968) was born in 1887 in Vienna. He studied both engineering and painting before coming to the United States in 1914. An admiration for Wright's work and an excitement for the opportunity in America drew him to Chicago in 1914, and three years later he joined Wright's office.²⁹⁵ Schindler was sent to Los Angeles in 1920 to supervise the construction of Wright's Hollyhock House. Once completed, Schindler remained in Los Angeles to start his own practice. Like other young architects in Vienna, including Richard Neutra, who later joined him in Los Angeles, Schindler was also drawn to Adolf Loos and his forceful lectures and writings arguing against ornament in architecture and for an architecture of complex interior space with highly articulated sections, later codified as the *raumplan*.²⁹⁶

²⁹⁵ "Rudolph Schindler," <http://www.usc.edu/dept/architecture/shulman/architects/schindler/> (accessed August 2014).

²⁹⁶ "Rudolph Schindler."

In 1928, Schindler designed the Grokowsky residence in South Pasadena (South Pasadena Landmark #28).²⁹⁷ The Grokowsky House has been described as an excellent example of Schindler's early *de Stijl* phase, which marked his departure from Wright's influence and development of his own interpretation of the International Style that would inform his later work.²⁹⁸ The Grokowsky House illustrates Schindler's problem-solving abilities; in this case, navigating the difficulties of a small site located on hilly terrain.



Figure 101. Grokowsky House, Rudolph Schindler, 1928, 816 Bonita Drive. South Pasadena Landmark #28. L: Exterior, 2014; source: Historic Resources Group. R: Interior, no date; source: Architectural Resources Group.

Along with fellow Austrian Rudolph M. Schindler, architect Richard J. Neutra (1892-1970) is credited with bringing European modernism to America. Neutra also immigrated to the United States by way of Chicago, and like Schindler followed Frank Lloyd Wright to Los Angeles in the early 1920s. After collaborating with Schindler for several years, Neutra established his own practice in 1926. One of his earliest projects in Los Angeles, the 1929 Lovell "Health" House, was the first completely steel-framed residence in the United States, and would become one of the most iconic examples of American 20th century Modern architecture. In South Pasadena, Neutra designed the Wilkins House in 1949. The Wilkins House is a near duplication of Neutra's 1946 design for Case Study House #13 which was never built.²⁹⁹

²⁹⁷ The Grokowsky House is located in the path of the proposed 710 Freeway extension, and has been owned by Caltrans since 1975. In 1999 Caltrans spent \$650,000 on its rehabilitation. Richard Winton, "Entering the Renovation Business," *Los Angeles Times*, February 14, 1999.

²⁹⁸ David Gebhard and Robert Winter, *A Guide to Architecture in Southern California*, Salt Lake City, UT: 1977, 311.

²⁹⁹ Neutra scholar Barbara Lamprecht credits architect John Bertram with the discovery of the similarities between Neutra's Wilkins House and his design for Case Study House 13. David A. Keeps, "A Bit of Genius," *Los Angeles Times*, August 22, 2009.

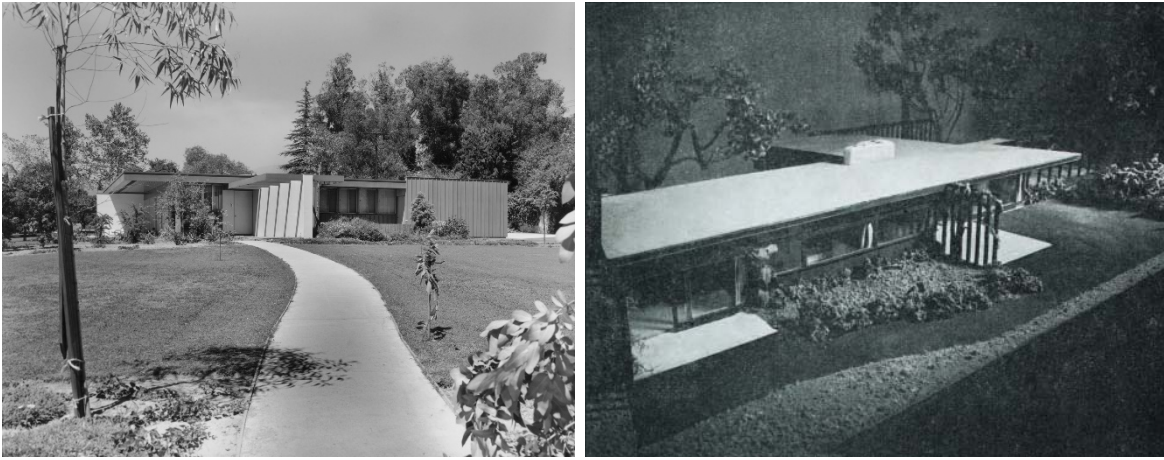


Figure 102. L: Wilkins House, 1949, Richard Neutra, 528 Hermosa Avenue. Photograph by Julius Shulman in 1950; source: Getty Research Institute. R: Model for Case Study House 13, 1946, Richard Neutra. Photograph by Julius Shulman, published in *Arts & Architecture* magazine, March 1946.

The Case Study House program was the creation of *Arts & Architecture* editor John Entenza. During the war, Entenza and a number of architects discussed new ideas in residential design and construction that could only be talked about because of wartime service and restrictions.³⁰⁰ Among them were Ralph Rapson, John Rex, Richard Neutra, Charles Eames, J.R. Davidson, Whitney Smith, and Thornton Abell. The program announcement stated that each “house must be capable of duplication and in no sense be an individual ‘performance’... It is important that the best material available be used in the best possible way in order to arrive at a ‘good’ solution of each problem, which in the overall program will be general enough to be of practical assistance to the average American in search of a home in which he can afford to live.”³⁰¹

Over the course of the program, which lasted from 1945 until 1962, over 30 projects were designed by many of Southern California’s most renowned Modernists. The real impact of the program was the national attention that it brought to modern design in California during this period. “Publication in *Arts & Architecture* became a door to national and international renown for West Coast architects. Reyner Banham said that ‘*Arts and Architecture* changed the itinerary of the Grand Tour pilgrimage for European architects and students: America replaced Italy and Los Angeles replaced Florence.’”³⁰²

³⁰⁰ David Travers, “Case Study House Program: Introduction,” <http://www.artsandarchitecture.com/case.houses/index.html> (accessed August 2014).

³⁰¹ Travers, “Case Study House Program: Introduction.”

³⁰² David Travers, “About *Arts and Architecture*,” <http://www.artsandarchitecture.com/about.html> (accessed August 2014).

In addition to the Case Study House program, many architects experimented with low-cost, mass-produced housing during this period. Fueled by new technologies and production techniques refined during the war effort, several prefabricated housing systems, manufactured homes, and modular homes were brought to market. A few of these included the Lustron Corporation of Ohio; the Burbank-based General Panel System (GPS) houses by architects Walter Gropius and Konrad Wachsmans; Airform houses by Pasadena-based architect Wallace Neff; and a line of prefabricated homes by Southern California architects Cliff May and Chris Choate.

In Southern California, where the presence of the aircraft industry was significant, the Consolidated Vultee Aircraft manufacturing plant attempted to convert its facility from the construction of planes to the construction of houses. Noted industrial designer and South Pasadena resident Henry Dreyfuss and architect Edward Larabee Barnes collaborated on the “Vultee,” the only house ever known to have been built in an aircraft factory.³⁰³ Also known as the “Fleet” home, the prefabricated house was marketed by South Pasadena resident and President of Southern California Homes, Inc., Reginald S. Fleet. The Fleet House is located at 325 Monterey Road, and is designated as South Pasadena Landmark #51.



Figure 103. L: Exterior of Vultee prefabricated house at 325 Monterey Road, South Pasadena Landmark #51. R: Consolidated Vultee Aircraft factory workers standing on a panel for the prefabricated “Vultee” or “Fleet” House marketed through Southern California Homes Inc. in 1949. Source: Julius Shulman, Getty Research Institute, Digital Collection.

Overall, however, prefabrication met with little success, and most development efforts were short-lived. This can be attributed to a variety of factors, including the high cost of initial investment, the substantial space and facilities requirements, and the diversity of local

³⁰³ Jeffrey Head, “Snatched from Oblivion,” *Metropolis Magazine*, October 2006.

regulations and building codes. Perhaps the most significant deterrent, however, was the proportionately high cost of land acquisition and utility installation for each house; builders had no opportunity to reduce these costs through prefabrication.³⁰⁴ The Vultee House did receive national attention, as it was published in *Arts & Architecture* in September, 1947.

Henry Dreyfuss (1904-1972) apprenticed with prominent theatrical designer Norman Bel Geddes before gaining prominence as one of the first celebrity industrial designers of the mid-20th century. In addition to designing locomotives, steamships, airplanes, and John Deere tractors, Dreyfuss developed a wide array of household products that would become emblematic of their time. His creations included the Westclox “Big Ben” alarm clock, the “Princess” and “Trimline” telephones, and the Hoover Constellation vacuum cleaner. Dreyfuss eventually settled in South Pasadena, where he maintained his home and West Coast studio at 500 Columbia Street.

Architecture in the postwar period exemplified a wide range of design philosophies. Architects in Southern California during this period developed iterations of a new, regional style that was influenced by the surrounding landscape, as well as modern architectural trends and planning principles that have roots in the prewar era. This Regional Modernism combined elements of the International Style with the palette and emphasis on natural materials seen in Arts and Crafts architecture. The local modern aesthetic used an organic palette, and emphasized a visual connection between indoor and outdoor space. Teachers and graduates from the University of Southern California (USC) School of Architecture, several of whom lived and worked in South Pasadena, had a profound influence on the development of a regional style after the war.

Among the most influential practitioners of Regional Modernism were USC graduates Whitney Smith and Wayne Williams. Smith & Williams perhaps best demonstrated the philosophy behind the movement when they described their work not in stylistic terms, but instead as a means to produce the best possible living and working environment for their clients in a modern California context. Other USC architects who worked in South Pasadena during this period include Buff & Hensman (Conrad Buff and Donald Hensman), Miller Fong, Carl Maston, Bob Ray Offenhauser, and Clinton Ternstrom.

Whitney R. Smith, FAIA (1911-2002) was born in Pasadena, and received a bachelor's degree in architecture from USC in 1934.³⁰⁵ During the Depression he picked up drafting and design work with Harwell Hamilton Harris, Lawrence Test, Kem Weber, and William Pereira, among others. Smith also drew film scenes for Universal Studios, and designed subsistence housing for

³⁰⁴ *Tract Housing in California*, 65.

³⁰⁵ Whitney Smith biography from *Outside In: The Architecture of Smith & Williams*, <https://secure.lsit.ucsb.edu/artm/cms/exhibitions/online/smith-williams> (accessed August 2014).

federal New Deal programs. During World War II Smith worked on housing for war workers and designed a shopping center for Linda Vista, the site of the largest housing tract built for the war effort before the attack on Pearl Harbor. In the mid-1940s, Smith designed two Case Study Houses: Case Study House 5, the Loggia House (1945), and Case Study House 12, the Lath House (1946). Although both projects were unrealized, they received widespread attention. Between 1948 and 1951, Smith worked alongside A. Quincy Jones, Edgardo Contini, and landscape architect Garrett Eckbo on the design of the Mutual Housing Association Tract in Brentwood.

In 1949, Smith formed partnership with Wayne R. Williams (1919-2007). The highly successful collaboration of Smith & Wayne produced numerous award-winning projects, including private residences, schools, community buildings, and recreational facilities. Smith operated his own private practice in South Pasadena until the mid-1980s. His personal projects include the auditorium for the Huntington Library, the Pasadena Neighborhood Church, and the art studio and gymnasium at Westridge School for Girls in Pasadena. Smith taught architecture and planning at USC and at Scripps College in Claremont. He served on the Planning Commission and the Community Redevelopment Agency of South Pasadena. During his career, Smith designed dozens of commissions throughout Southern California for which he earned numerous local and national awards. Smith's work was widely published in national architectural periodicals and shelter magazines, including *Arts and Architecture*, *Progressive Architecture*, *Architectural Record*, *Architectural Forum*, *Sunset Magazine*, *House and Garden*, and *Better Homes and Gardens*.



Figure 104. Whitney Smith Residence, after additions by Smith in 1946 and 1962. The house is located at 209 Beacon Avenue and is designated South Pasadena Landmark #52. Photograph 2011; source: Debi Howell-Ardila.

Whitney Smith lived and worked in South Pasadena for most of his career. In 1936, he purchased a guesthouse that was originally a garage for the neighboring bungalow. The house, located at 209 Beacon Avenue and South Pasadena Landmark #52, would be Smith's residence for the next 50 years. The Smith Residence represents one of the most significant examples of Mid-century Modernism in South Pasadena. As described by architectural historian Debi Howell-Ardila:

Although Smith's work for the Case Study House program has garnered much attention and comment, the architect's home in South Pasadena served in many ways as his true Case Study House. As Smith completed his designs for CSH Nos. 5 and 12, neither of which was built, his house provided a blank slate for experimentation. Many of the ideas that came to typify Smith's mature design approach came together in his South Pasadena home: the attenuated wood post and beam idiom for transparency and lightness; artful, rhythmic modular design; and economy of plan and materials, including the use of single sheet panels of plywood.³⁰⁶



Figure 105. L and R: Jay Chiat Residence, Carl Maston, 1967, 612 Camino Verde. Photographs by Julius Shulman, 1968; source: Getty Research Institute, Digital Collection.

³⁰⁶ Debi Howell-Ardila, "Whitney Roland Smith and the USC Connection," written for the exhibition catalogue for *Outside In: The Architecture of Smith & Williams*, University of California, Santa Barbara.

In the Altos de Monterey development (discussed in a separate theme, below) there are a number of architecturally significant residences. One of the most significant is the Jay Chiat House at 612 Camino Verde, designed by USC graduate Carl Maston in 1967. Carl Maston (1915-1992) was an influential mid-century modern architect based in Los Angeles.³⁰⁷ Known for his stark modern style and inventive use of concrete structural solutions, he designed over 100 projects in Southern California. Born Carl Mastopietro in Jacksonville, Illinois, he first studied music before settling on architecture while at USC. Upon graduating in 1937, he worked for Floyd Rible, A. Quincy Jones, Fred Emmons, Phil Daniel, and Arthur Mann at Allied Architects before starting his own practice in 1946. For the next 40 years, Maston and his office designed commercial buildings, shopping centers, institutional buildings, private homes, and military housing units locally and nationally. His first of several design awards was for Maston (or Marmont) House in West Hollywood, a late Craftsman-style home. In 1946, he was commissioned to build the Pandora Apartments, the first of several garden apartments. Other notable projects include Hillside House, the Cal Poly Pomona College of Environmental Design, Valley Ice Skating Center in Tarzana, and the Creative Arts Building at Cal State San Bernardino. In South Pasadena, Maston designed a residence for advertising magnate Jay Chiat at 612 Camino Verde. Gebhard and Winter describe the Chiat House as a “vertically planked Miesian box [that] stands out as one of the best pieces of architecture in South Pasadena.”³⁰⁸

Maston helped to create the Los Angeles Community Design Center and served on the Los Angeles Planning Commission. He was the 1989 recipient of the USC Distinguished Alumni Award for excellence in design and innovative leadership in public service. Semi-retired but still teaching courses at USC and accepting architectural commissions, Carl Maston was 77 when he died in Los Angeles.

³⁰⁷ Carl Maston biography excerpted from “Finding Aid of Carl Maston Papers,” http://www.usc.edu/libraries/finding_aids/records/finding_aid.php?fa=4002 (accessed August 2014).

³⁰⁸ Gebhard and Winter, 311.



Figure 106. John Andrews Residence, 1964, Buff & Hensman, 1400 Via Del Rey. Photograph, no date; source: Don Hensman and James Steele, *Buff and Hensman*.

Buff, Straub and Hensman designed the John Andrews Residence in Altos de Monterey in 1964. Along with Smith & Williams, Conrad Buff III (1926-1988) and Donald Hensman (1924-2002) were some of the leading practitioners of Regional Modernism. Both veterans of World War II, Buff and Hensman met as students at the USC School of Architecture, where they both had enrolled in 1947. In each other, Buff and Hensman discovered a unique counterpart that allowed them to develop a tremendous personal and professional rapport. Their working relationship was so successful that the architects had already formed the partnership of Buff & Hensman by the time they graduated in 1952. Their partnership lasted some 40 years, during which time they received numerous awards from the American Institute of Architects and other prizes, particularly for their residential work. Notably, the firm produced two residences for the Case Study program: Case Study House 20 in Altadena for designers Ruth and Saul Bass, with landscape design by Eckbo, Modine & Williams; and Case Study House 28 in Thousand Oaks, sponsored by the Janss Corporation. Conrad Buff III was made a Fellow of the American Institute of Architects in 1980. He died in Pasadena in 1988 at the age of 62. Hensman taught design studios at USC from 1952 to 1963. He became a Fellow of the American Institute of Architects in 1982, and continued to work after Buff's death in 1988. Hensman died in 2002 at the age of 78.



Figure 107. 551 Alta Vista Avenue, 1959. Example of Mid-century Modern architecture in a hillside neighborhood. Photograph 2014; source: Historic Resources Group.

Other noteworthy examples of Mid-century Modern single- and multi-family residences are located in established neighborhoods throughout South Pasadena. There are clusters of Modern houses in the hillside neighborhoods in the western part of the City, including along Monterey Road (the Vultee House is at 325 Monterey). Outside of Raymond Hill and Altos de Monterey, the hillside streets between Kolle Avenue and Alpha Street, including the streets windy through the neighborhood (St. Albans, Alta Vista Avenue, etc.) likely represent the highest concentration of Modern design in South Pasadena. Some examples in the hillside neighborhoods are built on stilts to accommodate the uneven terrain. Concentrations of multi-family residences from this period are found along Huntington Drive and Pasadena Avenue.



Figure 108. L: 332-334 Pasadena Avenue, 1961. R: 1420 Oak Street, 1957. Photographs 2014; source: Historic Resources Group.

There are two small groupings of Ranch houses in South Pasadena. The first is located along the 500 block of Arroyo Parkway, where there is a small cluster of houses constructed in the 1950s which includes several Ranch-style residences. The post-war population boom coupled with federal housing policies that promoted homeownership dramatically increased the demand for housing. Consequently, the most popular style of domestic architecture during the period, the Ranch house, became common in Southern California. The Ranch house represents the ultimate symbol of the post-war American dream: a safe, affordable home promising efficiency and casual living. Capitalizing on the national fascination with the “Old West,” the California or Traditional Ranch was popular during this period, and was used on both custom-designed residences and tract housing. The Modern Ranch style was influenced by Mid-century Modernism, and emphasized more “modern” stylistic elements.

The highlight of the postwar grouping along Arroyo Parkway, and one of the most significant residential designs in the City is the 1959 Cox House by architect John Galbraith at 534 Arroyo Parkway.



Figure 109. Cox House, 1959, John Galbraith, 534 Arroyo Parkway. Photograph no date; source: georgearchitecture.com.

John Galbraith (1923-) studied architecture after serving as a Captain in the United States Army Air Corps from 1942 to 1947; he received his bachelor’s degree from the University of Washington in 1949. After graduation, Galbraith moved to Pasadena. His first professional position was as a designer-draftsman in the office of well-known local architect Harold J. Bissner. Galbraith opened his own office in Pasadena in 1952. He designed a number of commercial and institutional structures, but was best-known for his residential designs. The Cox House is one of Galbraith’s finest designs. The simple geometric forms and wide expanses of glass reflect the influence of the Miesian Modernist tradition, while the use of natural materials represents Southern California Regional Modernism.



Figure 110. Context view of Grace Drive. Photograph 2014; source: Historic Resources Group.

The second grouping of Ranch-style houses in South Pasadena is located along Grace Drive, and represents the City's only cohesive subdivision of Ranch-style development. The subdivision originally comprised a single property that was demolished sometime after 1930.³⁰⁹ Following demolition of the original property, the area was re-zoned to accommodate duplexes. In 1953, architect Bob Ray Offenhauser (USC graduate and South Pasadena resident) and his father bought two of the lots that had been re-zoned. The duplexes sold immediately "reaping handsome profits," and Offenhauser was commissioned to design 12 more on the street.³¹⁰ All of the duplexes were constructed between 1953 and 1958. The remainder of the parcels were developed with single-family residences.

³⁰⁹ April Rabanera, Memo to Cultural Heritage Commissioner Debi Howell-Ardila, June 8, 2014.

³¹⁰ Katherine I. Offenhauser, *Bob Ray Offenhauser An Architect's Journey*, Glendale, CA: Balcony Press, 2010, 27.



Figure 111. Offenhauser House, San Marino. Photographs by Julius Shulman, 1956; source: Getty Research Institute, Digital Collection.

Another proponent of Regional Modernism, Bob Ray Offenhauser (1927-) graduated from the USC School of Architecture in 1952. His first commission was from his parents, in lieu of a graduation trip to Europe.³¹¹ In partnership with his father, who had recently retired and had previous experience in the building trade, Offenhauser designed a small garden apartment complex in Arcadia that was intended as the family home.³¹² The complex quickly sold, however, and Offenhauser designed a second home for the family in San Marino in 1955, which was photographed by Julius Shulman and published in *House and Garden* in 1957.³¹³

A notable commission during this time was from artist Millard Sheets, who asked Offenhauser to design a pavilion for the Pomona Valley Fair. Over the course of his career, upscale single-family homes became the hallmark of Offenhauser's work, although he continued to design multi-family housing as well as commercial and institutional projects, including the Botanical Center and the Chinese Garden at the Huntington Library in San Marino. In 1978, Offenhauser settled in South Pasadena, where he constructed a home on Columbia Avenue.

³¹¹ Offenhauser, 26.

³¹² Offenhauser, 25.

³¹³ *House and Garden*, June 1957.

Post-World War II Residential Development (1945-1965): Property Types & Registration Requirements

Property Types: Single-family residence; Multi-family residence, including apartment house, duplex, fourplex, courtyard apartment, garden apartment; Historic District

Outside of Raymond Hill and Altos de Monterey, which are discussed in separate sub-themes, there was little large-scale residential development in South Pasadena during the post-World War II period. Properties or neighborhoods evaluated under this theme are eligible for their association with residential subdivisions from the post-World War II period, or represent specific patterns of development. In South Pasadena there are several small collections of single- and multi-family residential properties from this period that may be eligible as historic districts.

It is not anticipated that individual single-family properties will be eligible under this theme for their association with a specific residential development or developer (Criterion A/1/B). Instead, individual properties from this period will be eligible primarily as excellent examples of a particular architectural style associated with the period, or the work of a known or master architect, under the Architecture and Design context (Criterion C/3/D).

A **residential property** may be eligible under this theme:

CRITERIA	REASON
A/1/B (Event)	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.
B/2/C (Person)	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.
C/3/D (Design)	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.
Local Criterion A (Community Character)	As having character, interest or value as a part of the heritage of the community.

CRITERIA	REASON
A/1/L (Event)	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 L (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.

Post-World War II Residential Development (1945-1965): Integrity Considerations

Each type of property depends on certain aspects of integrity, more than others, to express its historic significance. Determining which of the aspects is most important to a particular property type requires an understanding of the property’s significance and its essential physical features. The rarity of the property type should also be considered when assessing its physical integrity. In order to be eligible for listing at the federal, state, or local levels, potential historic districts must retain sufficient integrity to convey their historic significance under the Post-World War II Residential Development (1945-1965) theme.

CRITERIA	REQUIRED ASPECTS OF INTEGRITY
A/1/B (Event)	A residential property from this period eligible under Criteria A/1/B (Event) should retain integrity of location, design, workman, materials, feeling, and association, at a minimum, in order to reflect the important association with the City’s residential development during this period. The historic setting should also be relatively unaltered. A property that has lost some historic materials or details can be eligible if it retains the majority of the features that illustrate its style in terms of the massing, spatial relationships, proportion, pattern of windows and doors, texture of materials, and ornamentation. The property is not eligible, however, if it retains some basic features conveying massing but has lost the majority of the features that once characterized its style. ³¹⁴
B/2/C (Person)	A property that is significant for its historic association is eligible if it retains the essential physical features that made up its character or appearance during the period of its association with the important event, historical pattern, or person(s). ³¹⁵ A residential property significant under this criterion should retain integrity of location, design, feeling, and association, at a minimum, in order to convey the historic association with a significant person.

³¹⁴*National Register Bulletin 15.*

³¹⁵*National Register Bulletin 15.*

CRITERIA	REQUIRED ASPECTS OF INTEGRITY
District	<p>A collection of residences from this period that are linked geographically may be eligible as a historic district. Eligible historic districts may span several periods of development, as long as the district overall reflects a strong sense of time and place. Historic districts typically have had some degree of change over time.³¹⁶ In order for a historic district to be eligible for designation, the majority of the components that add to the district’s historic character must possess integrity, as must the district as a whole. A contributing property typically must retain integrity of location, design, setting, feeling, and association to adequately convey the significance of the historic district. Some alterations to individual buildings, such as replacement roof materials, replacement garage doors, and replacement of some windows (within original openings) may be acceptable as long as the district as a whole continues to convey its significance. In order to avoid adverse cumulative impacts to the character of a historic district, major alterations such as replacement of all windows, or substantial additions to the primary façade or that alter the original roofline should be avoided. Alterations to both individual residences and the district should be evaluated in terms of the cumulative effect on the historic resource. Alterations that erode the historic character of the district over time should be avoided.</p> <p>Original tract features, such as street trees, street lights, and other planning features may also be contributing features to the historic district under this theme. Associated features of an individual property, such as garages, carports, or landscape features should be considered contributing features to the character of the district.</p>

³¹⁶ Some alterations may have achieved significance over time.

Post-World War II Residential Development (1945-1965): Registration Requirements

To be eligible under the Post-World War II Residential Development (1945-1965) theme, a property must:

- date from the period of significance;
- represent an important development or developer associated with the postwar period; or reflect important development patterns;
- display most of the character-defining features of the property type or style;
- represent the work of a master architect, or be an excellent example of its style or type; and
- retain the essential aspects of integrity.

To be eligible Post-World War II Residential Development (1945-1965) theme, a historic district must:

- retain a majority of the contributors dating from the period of significance;
- reflect planning and design principles from the period;
- display most of the character-defining features of a residential subdivision, including the original layout, street plan, and other planning features; and
- retain the essential aspects of integrity.

THEME: POST-WORLD WAR II SUBDIVISIONS & TRACT DEVELOPMENT (1945-1972)**Sub-Theme: Raymond Hill and Fireside Manor (1945-1968)**

In response to the overall need for postwar housing in Southern California, well-known developer Paul Trousdale acquired a tract of land on Raymond Hill (the former site of the Raymond Hotel) for a large multi-family residential development. In 1945, Trousdale subdivided the land into 36 lots along streets arranged in a circular pattern to take advantages of the natural contours of the land and create a bucolic environment.³¹⁷ Four-unit buildings of similar design were constructed on each of the 36 lots and the development became known as the “Raymond Hill Apartments.” Advertisements from the 1950s touted the development for the “de-luxe views” and “curved streets and palm tree environment just fifteen minutes from downtown Los Angeles.”³¹⁸ The one- and two-bedroom units featured fireplaces, appliances, and garages.

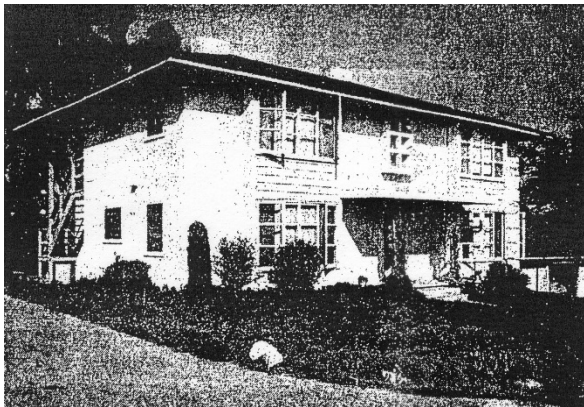


Figure 112. One of 36 Raymond Hill Apartment buildings developed by Paul Trousdale for Raymond Hill. “36 Apartment Structures are Offered in Sales Program,” *Los Angeles Times*, August 26, 1951, E8.

Paul Whitney Trousdale (1915-1990) was a second-generation developer. Trousdale was responsible for the development and creation of more than 25,000 homes throughout Southern California.³¹⁹ Born near Gallatin, Tennessee, he attended Los Angeles High School and completed one year at the University of Southern California. A born salesman, he dabbled in advertising, selling gum and other products, then switched to real estate. During World War II, he built large estates for movie stars and executives, and approximately 3,000 single-family

³¹⁷ Based on a *Los Angeles Times* article, the last available site for apartments was under construction in August of 1967. “S. Pasadena Apartments Underway,” *Los Angeles Times*, August 13, 1967, N20.

³¹⁸ “Display Ad 73,” *Los Angeles Times*, August 13, 1950, E5.

³¹⁹ “Paul Trousdale, Developer and Innovator, Dies,” *Los Angeles Times*, April 12, 1990.

houses, including seven large housing projects. A 1949 *Los Angeles Times* ad for Trousdale and Associates featured the South Pasadena development with a valuation at \$1,152,000, which was the smallest of the organization’s holdings. At the same time, Trousdale was about to embark on two of his best-known developments: Baldwin Hills Estates and later, Trousdale Estates in Beverly Hills.

In 1951, the “investor syndicate” owners of the Raymond Hill Apartments offered the buildings for individual sale to purchasers.³²⁰ By 1953, all thirty-six buildings had sold. Several buyers bought two or more buildings.

Why 24,000 CALIFORNIANS PREFERRED A
Trousdale
home

DEVELOPMENT VALUES

Ventura	\$2,040,000
San Fernando Valley	\$6,720,000
South Pasadena	\$1,152,000
West Los Angeles	\$17,880,000
Los Angeles	\$4,785,000
East Los Angeles	\$6,672,000
San Bernardino	\$2,364,000
Palm Springs	\$1,500,000
North Long Beach	\$9,292,000
Wilmington	\$5,097,000

SUB-DIVIDERS

Los Angeles

Long Beach

Pacific Ocean

Because no other builder in the West has made such progress in creating an innovation in home quality, design, comfort and beauty.

Since 1941, the Trousdale Organization has completed and sold over fifty-seven million dollars worth of high quality homes in Southern California.

Performing home building miracles in the West and setting the pace for the future growth of the world's fourth largest city, another fifty million dollars worth of Trousdale developments are now under way in the famed Baldwin Hills of Los Angeles

ANOTHER *Paul W. Trousdale* & ASSOCIATES DEVELOPMENT

GENERAL CONTRACTORS, 650 N. SEPULVEDA BL., LOS ANGELES 24, CALIF

Figure 113. 1949 *Los Angeles Times* ad for Paul Trousdale and Associates listing the development in South Pasadena among its holdings. “Display Ad 70,” *Los Angeles Times*, January 3, 1949, C8.

³²⁰ “36 Apartment Structures Are Offered in Sales Program,” *Los Angeles Times*, August 26, 1951.

Adjacent to the Raymond Hill Apartments was land that had been the former site of the Raymond Hotel golf course. In 1947-1948, developers proposed a \$500,000 development including four- and six-story apartment buildings housing 1,500 rental units.³²¹ Developers Frank A. Murphy and Harrison R. Baker (a.k.a., Parkway-Fairoaks, Inc.) developed the largest subdivision in the history of the City to that point: 72 large lots of 15,000 square feet each. Mirroring the circular plan of the adjacent Trousdale development, Baker and Murphy laid out a system of curving streets. Harrison R. Baker was a long-time Pasadena real estate broker and land developer who also served several terms on the California Highway Commission and was instrumental in furthering the area's freeway system. He was known as the "Father of the Pasadena Freeway."³²²

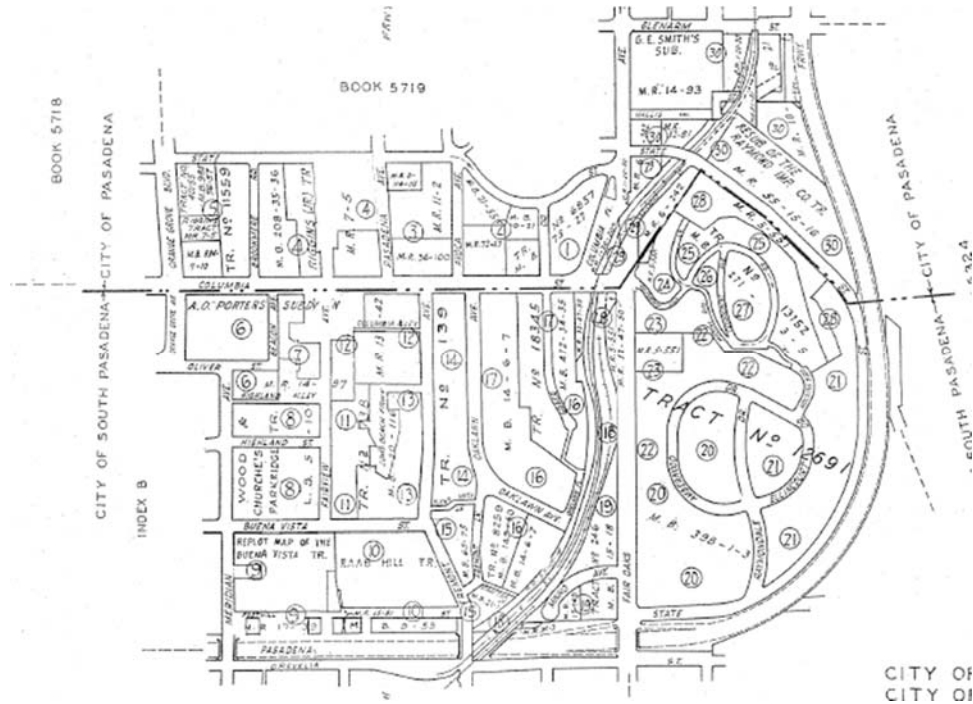


Figure 114. Assessor's Map showing circular development patterns of Raymond Hill developments. The Raymond Hill Apartments development is the upper circle. The Baker and Murphy development is the lower circle. Both plans take advantage of the natural contours of the hill.

³²¹ Apostol, 132.

³²² "H.R. Baker, "Father" of Pasadena Freeway," *Los Angeles Times*, August 7, 1970, B4.

Developer Merton H. Baker³²³ quickly planned to build 40 buildings in the tract in his \$2,000,000 Fireside Manor de-luxe apartment project. By fall of 1952, the developer had erected eight buildings—mostly one-and two-story six-unit buildings in the minimal traditional style.³²⁴ One year later, he had created a total of 16 buildings.³²⁵ In 1954, Merton H. Baker engaged architect Edward H. Fickett, FAIA to design one of the most upscale apartment buildings in the development, the Fireside Lanai. An architect who worked almost exclusively for developers, Fickett understood how to blend modern post-and-beam construction techniques and aesthetics into efficient single-family and multi-family residential projects that would maximize a developer's return on investment.³²⁶ The 40-unit Fireside Manor Lanai (at 1633 Amberwood Drive) exemplified Fickett's modern design aesthetic with its large expanses of glass and long, low-pitched roofline. "Fireside Manor" was a "branded" line of apartment hotel rental properties for Baker, with opportunities to rent by the day or month. Baker owned similarly named holdings in Hollywood, Monterey Park, and Inglewood.³²⁷

³²³ At this time it is unknown if Merton H. Baker is related to Harrison Baker. Another Baker, Virgil Baker, was contractor for Merton H. Baker's projects.

³²⁴ "No Title," *Los Angeles Times*, September 28, 1952, F11.

³²⁵ "New Tract Residents Eye Schools' Opening," *Los Angeles Times*, August 23, 1953, E6.

³²⁶ Sian Winship, "Quantity and Quality: Architects Working for Developers in Southern California, 1960-1973" (MHP Thesis, University of Southern California, 2011), 110.

³²⁷ "Display Ad 9," *Los Angeles Times*, November 7, 1958, I2.

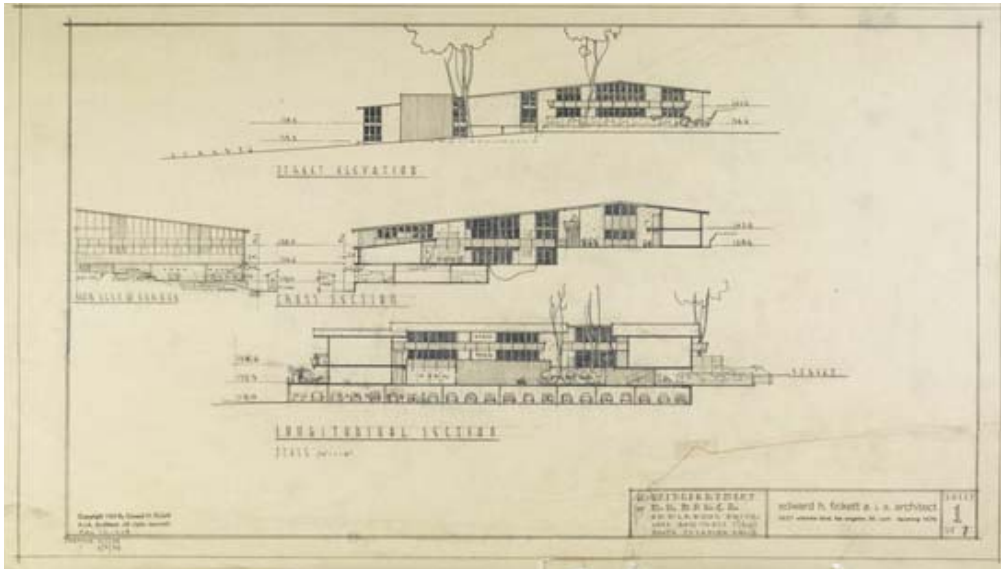


Figure 115. T: Elevations for Fireside Lanai Apartment building at 1633 Amberwood Drive by Edward H. Fickett, FAIA for Merton H. Baker, developer. Source: USC Digital Archive. B: Fireside Lanai Apartment building at 1633 Amberwood Drive in 2014; source: Historic Resources Group.

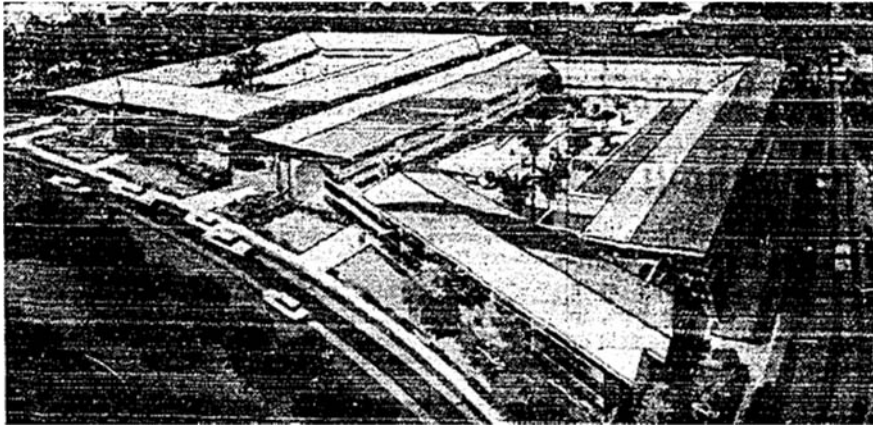


Figure 116. Perspective drawing of 400 Raymondale Drive Apartments by Rochlin & Baran Architects for Merton H. Baker, developer. "Photo Standalone 14," *Los Angeles Times*, September 27, 1959, F12.

In 1959-1960, Baker expanded the Raymond Hill development again with "Fireside Manor-Raymondale." Phase one was an 85 unit, three-story apartment building at 400 Raymondale Drive. Phase two was constructed in 1960 on the property to the south along State Street. Baker engaged architects Rochlin & Baran and the project featured modern design and broad eaves for shading the private lanais and pool area. Fred Rochlin (1923-2002), AIA and Ephraim Baran, AIA (1921-) joined forces in 1953 and their commissions primarily included multi-family residential and commercial (medical/hospital) architecture.³²⁸

Baker was not the only developer to erect buildings in the development. The last multi-family residential unit was constructed at the corner of Raymondale Drive and Amberwood Drive, by Albert and Maury Abrams in 1967.

³²⁸ The firm continues today as RBB Architects, Inc.

Sub-Theme: Altos De Monterey (1953-1972)



Figure 117. Outline of area defined for the Altos de Monterey development. "Renewal Project Hums With Building Activity," *Los Angeles Times*, June 30, 1968, 11.

Altos de Monterey was not only the largest post-war single-family residential housing development in South Pasadena, it was emblematic of the "close-in" communities which became highly desirable in the Los Angeles area during the late 1950s and 1960s. In the Los Angeles area, much of the available flat land from which one could easily commute to downtown and new industrial centers via the expanding freeway system was developed in the 1950s. In response, builders (and enterprising city leaders) began looking to the previously undeveloped hills for new housing tracts. In 1964, estimates of the Los Angeles County land available for urbanization quantified this dilemma: 20% were level lots, 21% were "hilly," and 59% were "mountainous."³²⁹



Figure 118. Altos De Monterey. Photograph 1967; source: South Pasadena Public Library.

³²⁹ "What Will Happen to Our Hills," *Los Angeles Times*, November 15, 1964, C28.

Hillside developments were consistently marketed for their close-in locations, views, and superior air quality in a city that had become synonymous with the term “smog.” Given the higher costs associated with grading, hillside developments necessitated higher prices and offered amenities such as underground utilities. These developments attracted upper-middle class homebuyers. As noted in the *Los Angeles Times*, “It is the fullest flowering of the housing tract. But instead of appealing to young GI families as did the first tracts after World War II, [a hillside tract] appeals to young, affluent Californians.”³³⁰



Figure 119. L: City officials from South Pasadena reviewing plans for Altos de Monterey development, 1965. R: South Pasadena as viewed from a graded lot in Altos de Monterey, March 1, 1963. Source: South Pasadena Local History Images Collection, Calisphere.

In 1950, City officials in South Pasadena turned their attention to Monterey Hills, the last undeveloped parcel within the City limits. Following the establishment of the Community Redevelopment Agency (CRA) in 1953, the CRA worked to secure a loan from the Federal Housing Authority (FHA) to fund the development of the area. Repayment would come from the proceeds of the property sales. In 1958, the CRA was granted a federal loan of \$4.5 million to finance the construction of Altos de Monterey, a 631-parcel, single-family residential subdivision. The project garnered national attention as the country’s first open-land, straight-loan residential development project and one of the largest undertaken by the Urban Renewal Agency.³³¹

³³⁰ “New and News,” *Los Angeles Times*, May 12, 1968, A14.

³³¹ Apostol, 147.

The 309-acre site (approximately one-fifth of the City of South Pasadena) was graded, street improvements constructed and all utilities buried underground. Sales of the first 75 parcels were held at auction on January 25-26, 1964.³³² Auction rules stipulated that land purchasers had to attend in person and start construction within a year of the sale, with the houses completed within two years. Parcels could be purchased by individuals or by builder/developers for resale. All residential designs were subject to approval of the architectural control committee that included local architect Whitney R. Smith.³³³

Architects and builders who worked in Altos de Monterey include Stuart Fletcher and Martin Associates, Incorporated. Stuart W. Fletcher was a South Pasadena architect/builder responsible for more than 200 custom homes and office buildings in Pasadena, San Marino, Altadena, and Montecito. He designed the Gold Medallion Home of the Year for 1964. South Pasadena-based Martin Associates were general building contractors.



Figure 120. Early parcel auction at Altos de Monterey development. Source: South Pasadena Local History Images Collection, Calisphere.

At the first auction, sixty-four parcels were sold totaling \$964,500. The first house was completed in September of 1964.³³⁴ CRA officials intended auctions to be held every ninety days until all parcels were sold. By August of 1965 there had been seven auctions. Roughly 63% of the lots were sold to builders and 37% to individual owners.³³⁵

³³² "64 Lots Bring \$964,500 in S. Pasadena," *Los Angeles Times*, January 28, 1964, B14.

³³³ "Hundreds of Homes May Soon Dot South Pasadena's Monterey Hills," *Los Angeles Times*, April 26, 1963.

³³⁴ "First House 'Sprouts' in Development Area," *Los Angeles Times*, April 23, 1964 and "Altos de Monterey Progress Report, 1965" published by the CRA.

³³⁵ Community Redevelopment Agency of the City of South Pasadena, "Altos de Monterey Progress Report 1965." South Pasadena Local History Images Collection, Calisphere, California Digital Library.



Figure 121. Map of Altos de Monterey development in 1965. "Altos de Monterey Progress Report, 1965" by the Community Redevelopment Agency. Source: South Pasadena Local History Images Collection, Calisphere.



Figure 122. L and R: Altos De Monterey model homes for Norman Shanahan Industries, 1965. Source: Julius Shulman, Getty Research Institute, Digital Collection.

In 1965, twenty-two model homes in a wide range of styles were open for inspection by builders such as Halo Homes, Rudnick Homes, Shanahan Homes, Throp and Hoyt Homes, and Wencon Homes.³³⁶ Each builder carved out his own price point and featured amenities. For example, Shanahan's homes were priced between \$40,000 and \$100,000, while Rudnick Homes were priced between \$50,000 and \$54,000.³³⁷ Homes were produced in a range of architectural styles with builders preferring "rustic contemporary design...because sixty percent of the market seems to want this style with thick shake roofs, wood siding and plenty of masonry."³³⁸

In 1965, the federal loans were replaced with an offering of tax-free municipal bonds. By December 31st, 1965 a total of 441 lots had been sold (13 lots were set aside for an elementary school site and six lots were purchased by the City of South Pasadena).³³⁹ By the end of that year, 160 homes had been completed, 105 families had moved in, and another 101 homes were in various phases of construction.³⁴⁰ Sales at Altos de Monterey slowed, however, with the 1966 credit crunch.³⁴¹ In 1967, Monterey Hills School was completed in the center of the development as an additional amenity. By mid-1968, sales were once again

³³⁶ "22 Model Homes Hold Open House," *Los Angeles Times*, June 13, 1965, 14.

³³⁷ "First Open-Land Renewal is Well Under Way," *Los Angeles Times*, August 29, 1965, M1.

³³⁸ "First Open-Land Renewal is Well Under Way," *Los Angeles Times*, August 29, 1965, M1.

³³⁹ Community Redevelopment Agency of the City of South Pasadena, "Altos de Monterey Progress Report 1965." South Pasadena Local History Images Collection, Calisphere, California Digital Library.

³⁴⁰ Community Redevelopment Agency of the City of South Pasadena, "Altos de Monterey Progress Report 1965." South Pasadena Local History Images Collection, Calisphere, California Digital Library.

³⁴¹ Sian Winship, "Quantity and Quality: Architects Working for Developers in Southern California, 1960-1973," 47; and "Renewal Project Hums with Building Activity," *Los Angeles Times*, June 30, 1968, 11.

strong and only 105 of the original 620 lots remained for sale. The auction model was discontinued in 1968 and the remaining lots were sold “over the counter.” Final lot sales are believed to have taken place in 1969-1970.³⁴² According to a survey conducted by the CRA, 27% of Altos residents owned businesses, were managers, or worked in sales; another 24.2% were engineers. 36.5% of Altos de Monterey families earned between \$20,000 and 30,000 annually, which is consistent with middle- and upper-middle class settlements during this period.³⁴³



Figure 123. Homes under construction in Altos de Monterey. “Altos de Monterey Progress Report, 1965” by the Community Redevelopment Agency. South Pasadena Local History Images Collection, Calisphere.

³⁴² One contemporary *Los Angeles Times* article predicts that all lots sales will be completed by the end of 1969. Another notes final sales would take place prior to the proposed date of dissolution of the CRA in 1972 (consistent with the requirements for completing construction within the development).

³⁴³ “Renewal Project Hums with Building Activity,” *Los Angeles Times*, June 30, 1968, 11.



Figure 124. Melbye Residence, Tyron and Driskel, 1967, 1743 Camino Lindo. Source: Julius Shulman, Getty Research Institute, Digital Collection.

As discussed in the Post-World War II Residential Development theme above, there are a number of architecturally significant homes in Altos de Monterey, designed by prominent architects of the period. In addition to works by Carl Maston and Buff & Hensman, known architects who designed residences in the subdivision include Tryon and Driskel (Melbye Residence, 1968 at 1743 Camino Lindo), Miller Fong, AIA (Ted and Alice Fong Residence, 1969), Harlan H. Pedersen, AIA (Monterey Speculative House, 1964 at 1325 Via Del Rey), Alfred V. Chaix, FAIA (Chaix Residence, 1966 at 730 La Portada Street), Earl Kastenbach & Associates (Residence, 1964), Ternstrom & Skinner (Residence, 1964), and Howard Gewertz (Residence, 1964).

Altos de Monterey was the location for the *Los Angeles Times* Model House of 1964. The modern-style residence by architect Robert H. Skinner (1231 Via del Rey) was featured prominently in the *Los Angeles Times Home Magazine*. The split-level model house was located on a gradually sloping lot, and featured a 13-foot 3-inch high steel “universal pavilion” at the center of its plan. In addition to its dramatic post-and-beam structural effect, the central pavilion acted as a buffer space between the private master suite, the public areas, and the children’s rooms. The house featured stained redwood siding, stucco, and slumpstone. It was

published in *Architectural Record* as one of the "Record Houses of 1965."³⁴⁴ Henry Soto was the landscape architect, and Roger P. Wood led the interior design.

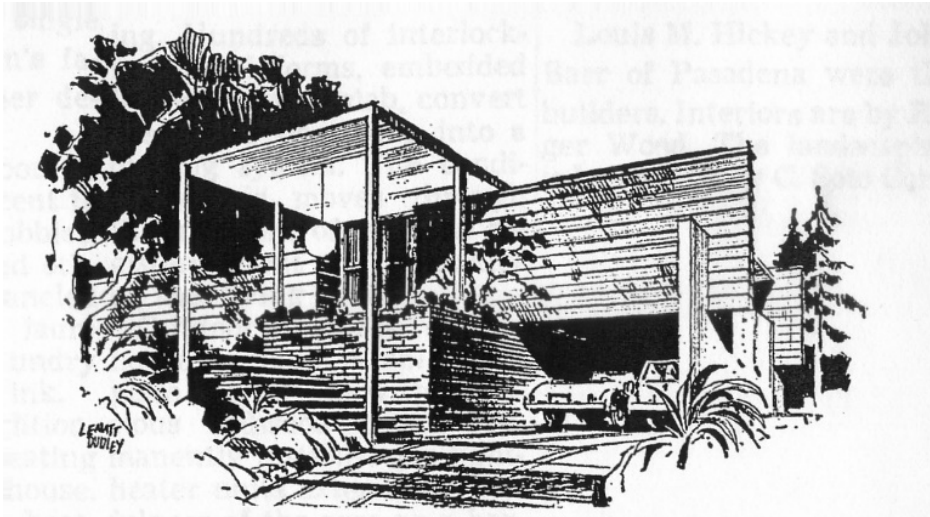


Figure 125. T: Perspective drawing of street elevation for *Los Angeles Times Home Magazine* Model House of 1964 by Robert Skinner, AIA. Source: "Model House Design Ties Structure to Its Site," *Los Angeles Times*, November 15, 1964, O1. B: 1231 Via del Rey. Photograph 2014; source: Historic Resources Group.

³⁴⁴ Published as "Redevelopment House for Louis Hickey and John Barr," "Record Houses of 1965," *Architectural Record*, Mid-May, 1965, 53-144.

Post-World War II Subdivisions & Tract Development (1945-1972): Property Types & Registration Requirements

Property Types: Single-family residence, Multi-family residence, School, Tract feature, Historic District

Raymond Hill and Altos de Monterey represent the only large-scale post-World War II developments in South Pasadena. Properties eligible under this theme represent the development of Raymond Hill and Altos de Monterey. Raymond Hill is a cohesive multi-family development, with residences constructed between 1945 and 1968; Altos de Monterey was developed with single-family residences between 1953 and 1972. Additional fieldwork is needed to determine whether all or a portion of either tract is eligible as a historic district. Individual residences may be eligible under this theme as representative examples of these postwar developments, reflecting design and planning principles of the period. Individual properties may also be eligible as excellent examples of a particular architectural style associated with the period, or the work of a known or master architect, under the Architecture and Design context (Criterion C/3/D).

A **residential property** or **tract feature** from this period may be significant under this theme:

CRITERIA	REASON
A/1/B (Event)	<p>As an excellent and intact single- or multi-family residence representing the development of Raymond Hill and Altos de Monterey. These two developments represent South Pasadena’s large-scale residential subdivisions of the post-World War II era. Individual properties that are eligible under this theme must also be excellent examples of their style, or the work of a noted architect.</p> <p>As an extant example of original tract features associated with Raymond Hill and Altos de Monterey, including street patterns, landscaping, and other features and amenities.</p>
C/3/D (Design)	<p>As an excellent example of a particular multi-family residential property type. Raymond Hill may retain significant examples of multi-family property types from this period of development that are eligible under this theme.</p>

CRITERIA	REASON
A/1/L (Event)	A collection of residences from this period that are linked geographically may be eligible under this theme as a historic district. Historic districts are evaluated locally under Criterion L (significant as a distinguishable neighborhood or area whose components may lack individual distinction). Raymond Hill and Altos de Monterey are unified aesthetically by plan, physical development, and architectural quality, and represent post-World War II planning principles. An intensive-level survey of these two areas should be undertaken to determine whether they retain sufficient historic integrity to be eligible as a historic district. There may not be intact districts that correspond to the original tract boundaries; however, a smaller portion of each neighborhood may still qualify under this theme.

Post-World War II Subdivisions & Tract Development (1945-1972): Integrity Considerations

Each type of property depends on certain aspects of integrity, more than others, to express its historic significance. Determining which of the aspects is most important to a particular property type requires an understanding of the property’s significance and its essential physical features. The rarity of the property type should also be considered when assessing its physical integrity. In order to be eligible for listing at the federal, state, or local levels, a property must retain sufficient integrity to convey its historic significance under the Post-World War II Subdivisions & Tract Development (1945-1968).

CRITERIA	REQUIRED ASPECTS OF INTEGRITY
A/1/B (Event)	A residential property from this period eligible under Criteria A/1/B (Event) should retain integrity of location, design, workmanship, materials, setting, feeling, and association, in order to reflect the important association with the City’s residential development during this period. A property that has lost some historic materials or details can be eligible if it retains the majority of the features that illustrate its style in terms of the massing, spatial relationships, proportion, pattern of windows and doors, texture of materials, and ornamentation. The property is not eligible, however, if it retains some basic features conveying massing but has lost the majority of the features that once characterized its style. ³⁴⁵

³⁴⁵*National Register Bulletin 15.*

CRITERIA	REQUIRED ASPECTS OF INTEGRITY
District	<p>A collection of residences from this period within the boundaries of Raymond Hill and Altos de Monterey may be eligible as a historic district. In order for a historic district to be eligible for designation, the majority of the components that add to the district’s historic character must possess integrity, as must the district as a whole. A contributing property must retain integrity of location, design, setting, feeling, and association to adequately convey the significance of the historic district. Some alterations to individual buildings, such as replacement roof materials, replacement garage doors, and replacement of some windows (within original openings) may be acceptable as long as the district as a whole continues to convey its significance. In order to avoid adverse cumulative impacts to the character of a historic district, major alterations such as replacement of all windows, substantial additions that are visible from the public right-of-way or alter the original roofline should be avoided. Alterations to both individual residences and the district should be evaluated in terms of the cumulative effect on the historic resource. Alterations that erode the historic character of the district over time should be avoided.</p> <p>Original tract features, such as street trees, street lights, and other planning features may also be contributing features to the historic district under this theme. Associated features of an individual property, such as garages, carports, or landscape features should be considered contributing features to the character of the district.</p>

Post-World War II Subdivisions & Tract Development (1945-1972): Registration Requirements

To be eligible under the Post-World War II Subdivisions & Tract Development (1945-1972) theme, a property must:

- date from the period of significance;
- represent residential development patterns and design principles associated with tract development from this period;
- display most of the character-defining features of the property type or style;
- represent the work of a master architect, or be an excellent example of its style or type; and
- retain the essential aspects of integrity.

To be eligible, a historic district must:

- retain a majority of the contributors dating from the period of significance;
- reflect planning and design principles from the period;
- display most of the character-defining features of a residential subdivision, including the original layout, street plan, and other planning features; and
- retain the essential aspects of integrity.



Figure 126. Examples of multi-family residences in Raymond Hill. L: 248 Mockingbird. R: 232 Mockingbird. Photographs: 2014, source: Historic Resources Group.



Examples of single-family residences in Altos de Monterey. L: 1225 Via Del Rey, 1964. R: 1401 Via del Rey, 1971. Photographs 2014; source: Historic Resources Group

THEME: POST-WORLD WAR II COMMERCIAL AND INDUSTRIAL DEVELOPMENT (1945-1965)

Commercial development in South Pasadena in the postwar period reflects the need for additional services for the growing population, the importance of the automobile, and the continued growth of the commercial district beyond the original commercial core. Commercial property types associated with the postwar commercial growth include retail storefronts, supermarkets, restaurants, automobile-related commercial enterprises, and office buildings.

Following World War II, Route 66 became a major tourist attraction, creating the ultimate road trip for automobile tourists and helping to support the smaller communities along the way. Route 66 was originally created in 1926 by the board of the American Association of Highway officials, and championed by Oklahoman Cyrus Avery. It runs 2,448 miles from Chicago to Santa Monica, linking the commercial streets of small towns along the route. Avery dubbed the route the “Main Street of America” and established the U.S. Highway 66 Association to promote it as the best route to California.³⁴⁶ During the Depression, thousands of families came to California on Route 66 to escape the “Dust Bowl” of the Midwest. During the postwar years, mom-and-pop businesses sprang up along Route 66 to service travelers along the route, including diners, gas stations, drive-in movie theaters, and motels. Route 66 traveled through South Pasadena along Fair Oaks Avenue, where the City “catered to the Route 66 traveler like no other city.”³⁴⁷

Automobile-related businesses dominated the commercial corridors of Fair Oaks Avenue and Mission Street during this period. The corner of Fair Oaks Avenue and Mission Street remained the heart of the business district, as Fair Oaks Avenue continued to serve as the City’s primary vehicular thoroughfare. Light manufacturing and small industrial operations were the only commercial sectors to experience measurable growth during the postwar years, with the nexus of operations remaining in the former business district to the west around the intersection of Mission Street and Meridian Avenue.

Several commercial mainstays from the prewar era remained, such as the Patten Lumber Company and the Violet Ray Ice Company. Eleven additional plants had been constructed during the war, with manufacturing efforts concentrated west of the Santa Fe Railroad tracks along Mission Street, between Fairview and Mound Streets. In this area, retail services had decreased by ten sites. Along El Centro Street, some new buildings had been built.³⁴⁸ In the

³⁴⁶ Quinta Scott, *Along Route 66*, Norman, OK: University of Oklahoma Press, 2000, 3.

³⁴⁷ Thomas, *Images of America: South Pasadena*, 62.

³⁴⁸ *South Pasadena City-Wide Context Statement*, 18.

City's commercial core along Fair Oaks Avenue, the corner of Mission Street and Fair Oaks Avenue still operated as the peak value intersection.

A nationwide recession in the late 1950s affected commercial development in South Pasadena. Between January 1958 and December 1962, the number of businesses in the City dropped from 242 to 189.³⁴⁹ In an attempt to revitalize the downtown area, the Chamber of Commerce proposed various plans, which included painting storefronts and building a shopping mall.³⁵⁰ The City Council re-zoned three acres on the outskirts of the City in the hopes of constructing a grocery store, but downtown merchants urged the City to confine business to a centralized commercial area.³⁵¹ A special election was called, and following a contentious campaign, voters approved the construction of a Ralph's grocery store at Huntington Drive and Atlantic Boulevard in January 1963.

Several significant national businesses could claim ties to South Pasadena in the second half of the 20th century. Wham-O, the iconic toy manufacturer, was founded in 1948 by University of Southern California classmates Arthur "Spud" Melin and Richard Knerr, who started their fledgling business in the Knerr family garage in South Pasadena. Operations soon outgrew the close quarters, and the company relocated its manufacturing facilities to San Gabriel in the 1950s. Additionally, the Trader Joe's grocery store chain, which opened its first store in Pasadena on the Arroyo Parkway in 1967, maintained their headquarters in South Pasadena for about 25 years beginning in the late 1970s.

³⁴⁹ Apostol, 165.

³⁵⁰ Apostol, 165.

³⁵¹ Apostol, 165.



Figure 127. L: Community Facilities Planners Building courtyard, completed in 1959. Photograph 2013; source: Jocelyn Gibbs for the Los Angeles Conservancy. R: Community Facilities Planners Building, exterior. Photograph 2014; source: Historic Resources Group. South Pasadena Landmark 46.

A number of low-scale commercial offices were constructed in South Pasadena during this period. The most notable example is the Community Facilities Planners (CFP) Building at 1414 Fair Oaks Avenue, designed by Smith & Williams, with prominent landscape architect Garrett Eckbo, in 1958 (South Pasadena Landmark #46). Community Facilities Planners was a loose consortium of several different disciplines that would collaborate on large jobs. The first participants in CFP were Smith and Williams, architecture; Eckbo, Dean and Williams, landscape architecture; John Kariotis, structural engineering; Simon Eisner, city planning; and Selje and Bond, interiors. As described by Whitney Smith:

The building was built for five different firms that were just starting up, just incubator, small time, almost one person firms. We designed the building specifically for them. It was interesting, I don't know anybody else that's done that. We often worked together. Sometimes we would go in as a group. Trying to get a city hall job in Salinas, we took all five guys with us to the interview. Some had written books; we had the books there: traffic, city planning, art, landscape or whatever they had written about. We said these are the guys that are actually going to work on the job, they're in our office and here are the books they have written. So we beat out Skidmore, Owings and Merrill for instance, doing our presentation. It was a really good idea, we called it Community Facilities Planners (CFP). We did over forty jobs doing that. Wayne Williams, my architectural partner for 27 years was the one who thought of the idea of a collaborative of five small offices, each with a

different discipline...For a while, it was a very interesting way to develop a sales pitch that was truly good.³⁵²

The building was designed as a cluster of small offices under one roof, reflecting the individual practices that made up the consortium. It reflects the postwar concepts of an indoor/outdoor environment, easy automobile access, natural light, and innovative use of geometric forms. The one- and two-story office spaces interlock around a courtyard covered by metal canopies at varying heights. Globe light fixtures are suspended from the undulating barrel-shaped canopies. Exposed beams and skeletal, branch-like support systems expose the structural bones of the building.³⁵³

The Community Facilities Planners Building received an Award of Excellence from the Pasadena & Foothill Chapter of the American Institute of Architects in 1959, and is listed by the Southern California Chapter of the AIA as one of the most significant examples of Los Angeles architecture constructed between 1947 and 1967.

³⁵² Obie Bowman, "Whitney Smith FAIA Profile," <http://www.obiebowman.com/articles/Whitney%20Smith%20article.pdf> (accessed August 2014).

³⁵³ Description of the Community Facilities Planners from Los Angeles Conservancy, "Historic Places of Los Angeles: 1414 South Fair Oaks," <https://www.laconservancy.org/explore-la/historic-places> (accessed May 2014).

Post-World War II Commercial and Industrial Development (1945-1965): Property Types & Registration Requirements

Property Types: Commercial building, including one- and two-story commercial buildings, and commercial blocks; Commercial office building; Industrial building

Examples of commercial buildings from this period may include theaters, retail stores, banks, restaurants, commercial storefront buildings, commercial blocks, office buildings, and automobile-related properties such as gas stations, service stations, and drive-ins. South Pasadena does not have a commercial historic district developed solely in the post-World War II era; however, commercial or industrial buildings from this period may be eligible as part of a historic district that spans several chronological periods.

Note that a property from this period that is an excellent or rare example of a particular architectural style or method of construction, or the work of a master or noted architect may also be significant under the Architecture and Design Context.

A **commercial or industrial property** from this period may be significant:

CRITERIA	REASON
A/1/B (Event)	As an excellent example of commercial or industrial development from the post-World War II period. Commercial and industrial properties from this period may represent advances in transportation, a specific association with Route 66, and continued commercial and industrial growth.

Post-World War II Commercial and Industrial Development (1945-1965): Integrity Considerations

Each type of property depends on certain aspects of integrity, more than others, to express its historic significance. Determining which of the aspects is most important to a particular property type requires an understanding of the property’s significance and its essential physical features. The rarity of the property type should also be considered when assessing its physical integrity. In order to be eligible for listing at the federal, state, or local levels, a property must retain sufficient integrity to convey its historic significance under the Post-World War II Commercial and Industrial Development (1945-1965) theme.

CRITERIA	REQUIRED ASPECTS OF INTEGRITY
A/1/B (Event)	Commercial or industrial properties from this period eligible under Criterion A/1/B (Event) should retain integrity of location, design, setting, feeling, and association, at a minimum, in order to reflect the important association with the City’s commercial development during this period. Replacement of original storefronts is a common and acceptable alteration.

Post-World War II Commercial and Industrial Development (1945-1965): Registration Requirements

To be eligible under the Post-World War II Commercial and Industrial Development (1945-1965) theme, a property must:

- date from the period of significance;
- represent important patterns or trends of post-World War II commercial development;
- display most of the character-defining features of its style and/or method of construction;
- and
- retain the essential aspects of integrity.

THEME: POST-WORLD WAR II CIVIC AND INSTITUTIONAL DEVELOPMENT (1945-1965)

Civic and institutional improvements in South Pasadena were somewhat limited in the postwar decades, as development efforts were focused on providing housing for returning GIs and their families. However, there were some new institutional facilities constructed during this period, including school buildings and churches. Institutions that had been established during the war, such as the South Pasadena Hospitality Center, closed during peacetime. In 1953, the City Council authorized the formation of the Community Redevelopment Agency, which spearheaded efforts to develop Monterey Hills and played a leading role in both residential and commercial development activities.



Figure 128. Oneonta Congregational Church, 1951. Source: Julius Shulman, Getty Research Institute, Digital Collection.

Sub-theme: Schools

By the 1950s, many of the design ideas considered experimental in the 1930s had matured and become the national standard for schools.³⁵⁴ Stylistically, schools might include some historicist detailing reflecting popular styles (such as Colonial Revival). But, overall, a unified campus design, building types and plans that accommodated a high degree of indoor-outdoor integration, ample outdoor spaces, and sheltered corridors marked the typology as the mature version of the functionalist school plant. The priority remained the creation of a domestic scale for schools. Campuses displayed a one-story massing for elementary schools, and up to two stories for middle and high schools. Site plans, which often featured a decentralized, pavilion-

³⁵⁴ Overview discussion of school design from this period from Howell-Ardila, *Los Angeles Unified School District Historic Context Statement, 1870 to 1969*, 13.

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like layout, lacked the formality and monumentality that characterized earlier eras of school design.

School types expressive of these ideals include the finger-plan (1940s-1950s) and cluster plan (1950s), and variations on their basic themes. Combinations of these basic forms, which flexed according to available lot size and school enrollment, are also evident. For LAUSD, the postwar years brought another round of reform as well as unprecedented expansion. Given the postwar classroom shortage, many campuses were constructed quickly, from standardized plans used districtwide, in designs that convey some of these ideas. The most intact and well-designed campuses among these, though, uniquely represent this era of reform and the mid-century modern school.

Post-World War II Civic and Institutional Development (1945-1965): Property Types & Registration Requirements

Property Types: Civic or institutional building, Civic improvement, Landscape feature or park

Civic and institutional property types include municipal facilities, post offices, fire stations, auditoriums, public schools, and office buildings for public agencies. Infrastructural improvements and other civic amenities may also be eligible under this theme. Non-governmental institutional buildings include churches, meeting halls, and buildings associated with social organizations. Note that a property from this period that is an excellent or rare example of a particular architectural style or method of construction, or the work of a master or noted architect may also be significant under the Architecture and Design Context.

A **civic or institutional property** from this period may be significant:

CRITERIA	REASON
A/1/B (Event)	As an intact example of post-World War II civic and institutional growth – Criterion A/1/B (Event). The postwar population growth in Southern California necessitated growth in civic institutions, including police and fire stations, schools, libraries, and infrastructure improvements.

A **school building or campus** from this period may be significant:

CRITERIA	REASON
A/1/B (Event)	As an excellent example of post-World War II school planning, design ideals, and principles. ³⁵⁵ Postwar ideals in school design include (1) finger-plan schools (1940s through 1950s); (2) cluster-plan schools (beginning in 1950s); and (3) variations and combinations of these typologies clearly expressive of the ideals for informality, indoor-outdoor connections, and zoned planning for the site. Design concepts include building plans and site designs that clearly express their function; classroom wings with one-story “finger-like” wings arranged on an axis; easily identifiable indoor-outdoor spaces; and patios, courtyards, and outdoor canopied corridors. Unified campus design typically includes: lack of formality; low massing; strong geometric ordering of buildings and outdoor spaces; decentralized, pavilion-like layout; rational, function driven site design; buildings extending across the site; buildings oriented to outdoor spaces (courtyards, patios, outdoor areas); and purposeful indoor-outdoor integration.

³⁵⁵ Guidelines for evaluation of schools based on Howell-Ardila, *Los Angeles Unified School District Historic Context Statement, 1870 to 1969*.

Post-World War II Civic and Institutional Development (1945-1965): Integrity Considerations

Each type of property depends on certain aspects of integrity, more than others, to express its historic significance. Determining which of the aspects is most important to a particular property type requires an understanding of the property’s significance and its essential physical features. In order to be eligible for listing at the federal, state, or local levels, a property must retain sufficient integrity to convey its historic significance under the Post-World War II Civic and Institutional Development (1945-1965) theme.

CRITERIA	REQUIRED ASPECTS OF INTEGRITY
A/1/B (Event)	Civic and institutional properties from this period eligible under Criterion A/1/B (Event) should retain integrity of location, design, setting, feeling, and association, at a minimum, in order to reflect the important association with the City’s development during this period.
A/1/B (Event)	A school from this period eligible under Criteria A/1/B (Event) should retain integrity of location, design, setting, materials, workmanship, feeling, and association in order to reflect the design ideals and principles of school design from this period. Many postwar schools were designed to be easily expandable as enrollment increased; the original site design and building types and plans should be readily discernible. If additional wings were added or the campus extended, the additions should be compatible with and visually subordinate to the original. Some materials may have been removed or altered. Modern lighting and fencing are common and acceptable alterations.

Post-World War II Civic and Institutional Development (1945-1965): Registration Requirements

To be eligible under the Post-World War II Civic and Institutional Development (1945-1965) theme, a property must:

- date from the period of significance;
- represent postwar civic and institutional growth;
- display most of the character-defining features of its style and/or method of construction; and
- retain the essential aspects of integrity.

Post-World War II Schools (1945-1965): Registration Requirements

To be eligible under the Post-World War II Schools sub-theme, a school must:

- date from the period of significance;
- embody school planning and design ideals and principles from the era;
- display most of the character-defining features of the property type or style; and
- retain the essential aspects of integrity.

Context: Architecture & Design

INTRODUCTION

South Pasadena has a rich collection of buildings from each period of development representing high style examples of significant architectural styles. The City is particularly rich in early 20th century styles and has a strong association with the local Arts and Crafts movement. Buildings that are significant for the embodiment of the distinguishing features of an architectural style and/or as a significant work of a master architect or designer will be evaluated under this context. Designed landscapes or landscape features may also be significant under this context.

For each significant architectural style there is a discussion of the origins and a list of character-defining features intrinsic to each. A property that is eligible for designation as an excellent example of its architectural style retains most - though not necessarily all - of the character-defining features of the style, and continues to exhibit its historic appearance. A property that has lost some historic materials or details can be eligible if it retains the majority of the features that illustrate its style in terms of the massing, spatial relationships, proportion, pattern of windows and doors, texture of materials, and ornamentation. The property is not eligible, however, if it retains some basic features conveying massing but has lost the majority of the features that once characterized its style.³⁵⁶ A property important for illustrating a particular architectural style or construction technique must retain most of the physical features that constitute that style or technique.³⁵⁷

For guidance on the proper treatment of historic resources and appropriate alterations to specific architectural styles, refer to *The Secretary of the Interior's Standards for the Rehabilitation of Historic Buildings*. In general, acceptable alterations to historic resources of all architectural styles may include:

- Replacement roofing, when necessary, that matches the original as closely as possible in material, profile, color, and pattern.
- Structural reinforcement or infrastructure upgrades that are compatible and do not result in the loss of distinctive materials or features that characterize the property.
- Repair, rather than replacement, of deteriorated historic features.
- Replacement of severely deteriorated or missing features with new that match the old in design, color, texture, and where possible, material.

³⁵⁶ *National Register Bulletin 15.*

³⁵⁷ *National Register Bulletin 15.*

- New additions that are compatible with, differentiated from, and subordinate to the original and do not damage or destroy historic materials, features, and spatial relationships that characterize the property.

The architectural character of South Pasadena reflects changes in popular tastes over the time. Represented styles include 19th century styles such as Shingle Style and Queen Anne; numerous individual examples and neighborhoods in the Craftsman style, a distinctly regional style that enjoyed widespread popularity in the first two decades of the 20th century; period revival styles of the 1920s and 1930s which made explicit references to their European or North American predecessors (Spanish Colonial Revival, Monterey Colonial Revival, Mediterranean Revival, Renaissance Revival, Tudor Revival, French Revival, American Colonial Revival, Neoclassical); Early Modern styles of the 1920s and 1930s (Art Deco, Streamline Moderne); Modern styles of the post-World War II era (Mid-century Modern, Ranch, Googie, Late Modern). In addition, there are individual examples such as the Miltimore House, a rare local example of the work of early modernist architect Irving Gill, that because of their rarity do not have an individual theme or sub-theme identified in the context.

Properties significant as an excellent or rare example of an architectural style are eligible under the following criteria:

- National/California Register Criterion C/3 (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)
- Examples that are eligible locally for architectural merit are evaluated under:
 - Criterion D (exemplifies a particular architectural style or era of history)
 - Criterion E (best remaining architectural type in a neighborhood)
 - Criterion F (work of a person whose work has influenced the heritage of the city)
 - Criterion G (embodies elements of outstanding attention to architectural design, engineering, detail design, detail, materials or craftsmanship)

There may be properties that are eligible under this context that have not reached 50 years of age, which is the generally accepted threshold for assessing historic significance. A property that is less than 50 years old can be listed in the National Register of Historic Places if it meets Criteria Consideration G which states that “a property which has achieved significance within the past 50 years is eligible if it is of exceptional importance.” The California Register does not have a specific criteria consideration, but the guidelines state that significant time must have passed for the development of a scholarly perspective on the potential resource.

LOCAL PRACTITIONERS

Prominent architects, designers, and landscape architects contributed to the architectural landscape of South Pasadena through each period of development. A working list of architects who designed properties in the City is included in this section; this list is by no means comprehensive, and it is expected that the list will be expanded and refined as additional research is conducted and survey work is undertaken. There are numerous architects and designers who lived in South Pasadena, contributing to a distinct design culture in the City.

NAME	DATES	FIRM/NOTES
Adams, Charles Gibbs	1884-1953	Landscape architect; lived in South Pasadena
Bailey, Van E.		
Baran, Ephraim	1921-	Baran & Rochlin
Barnes, Edward	1915-2004	
Blick, J.J.	?-1947	
Brown, Carroll	1890-1920	
Buchanan, Charles	c. 1852-?	
Buff III, Conrad	1926-1988	Buff & Hensman; USC graduate
Chaix, Alfred	1913-2003	
Coate, Roland E.	1890-1958	
Cram, Ralph Adams	1863-1942	Cram, Goodhue & Ferguson
Cromwell, William C.		
Dreyfuss, Henry	1904-1972	Lived in South Pasadena
Eckbo, Garrett	1910-2000	Landscape architect
Ferguson, Frank	1861-1926	Cram, Goodhue & Ferguson
Fickett, Edward	1916-1999	USC graduate
Fitzhugh, Thornton	1864-1933	
Fletcher, Stuart W.		

NAME	DATES	FIRM/NOTES
Fong, Miller		USC graduate
Freese, Ernest Irving		
Galbraith, John	1923-	
Gewertz, Howard		
Gill, Irving	1870-1936	
Goodhue, Bertram	1869-1924	Cram, Goodhue & Ferguson
Greene, Charles	1868-1957	Greene & Greene
Greene, Henry	1870-1954	Greene & Greene
Hensman, Donald	1924-2002	Buff & Hensman; USC graduate
Howard, G.A.		
Johnson, Reginald	1882-1952	
Kastenbach, Earl		
Kelley, H. Roy	1893-1989	
Loveland, Paul		
Marsh, Norman Foote	1871-1955	
Maston, Carl	1915-1992	USC graduate
McMurray, Donald	1891-1954	
Neff, Wallace	1895-1982	
Neutra, Richard	1892-1970	
Noonan, Frederick		
Norton, W.R.		
Offenhauser, Bob Ray	1927-	Lives in South Pasadena; USC graduate
Ogilvie, David A.	1885-1954	

NAME	DATES	FIRM/NOTES
Parkinson, John	1861-1935	
Pedersen, Harlan	1924-	
Preston, Thomas		
Purcell, William Gray	1880-1965	
Rochlin, Fred	1923-2002	Rochlin & Baran
Roehrig, Frederick	1857-1948	
Ryman, Sidney		
Schindler, Rudolph	1887-1953	
Shellhorn, Ruth	1909-2006	Landscape Architect
Skinner, Robert		Ternstrom & Skinner
Ternstrom, Clinton C.	1917-	Ternstrom & Skinner; USC graduate
Smith, L.A.		
Smith, Whitney	1911-2002	Smith & Williams; lived in South Pasadena; USC graduate
Soto, Henry		Landscape Architect
Stimson, G. Lawrence	1882-1939	Lived in South Pasadena
Train, Robert Farquhar	1869-1951	Train & Williams
Tryon & Driskel		
Williams, Charles Phelps		
Williams, Robert Edmund	1874-1960	Train & Williams
Williams, Wayne	1919-2007	Smith & Williams; USC graduate
Winslow, Carleton	1876-1946	

THEME: 19TH CENTURY METHODS OF CONSTRUCTION & ARCHITECTURAL STYLES**Sub-Theme: Adobe Construction**

Early adobe buildings were typically small, single-story structures, with thick adobe walls, low sloping tile roofs, and wood detailing. Adobe construction consists of thick walls composed of large sun-dried bricks, usually made from clay, sand, and straw and covered with plaster and whitewash. The unreinforced adobe walls typically vary from one and one-half to six feet thick, resting on a dirt or rock foundation. Roofs are typically tile or wood shingle, resting on wooden roof timbers. Door and window openings are normally surrounded by heavy timbers, often with a prominent timber lintel above the openings. Adobe construction demonstrates a continuation of indigenous building traditions that were passed down from generation to generation of craftsmen. Adobe construction used locally available resources, and was appropriate for the climate in the Southwest, staying cool in the summer and warm in the winter.

After California was ceded to the United States in 1848, there was an increased migration of settlers from the east. During this period many adobe structures were destroyed to make way for new development. Many were altered during this period, with the addition of wood siding, composition roofing, and exterior finishes that may have obscured the adobe structure beneath. Clapboard siding was commonly used to protect adobe blocks from weathering, or to create a more stylish, ornamental appearance. In some cases, adobes were covered with a later cement plaster finish.

Any remaining examples of adobe construction in South Pasadena with fair integrity would likely be eligible. In general, the adobe walls should remain largely intact and the residence should retain the majority of the character-defining features associated with an adobe structure of its age. Alterations that are consistent with upgrades typically seen in early adobe structures, including later additions constructed with wood framing and replacement windows within original window openings, are acceptable. It is expected that the setting will have been compromised by later development.

Character-defining features include:

- Rectangular plan
- Thick masonry walls of adobe brick
- Simple, unadorned exteriors (often with plaster finish)
- Small, widely spaced window openings
- Simple arrangement of interior spaces

Acceptable alterations may include:

- Replacement of roofing material with compatible new roofing
- Replacement of incompatible cement plaster finish, which may cause damage to adobe bricks, with new compatible plaster finish
- Replacement of windows within original openings
- Wood-frame additions

Adobe: Extant Examples³⁵⁸



1804 Foothill Street, Flores Adobe

³⁵⁸ Photographs included in the Architecture and Design section are meant to illustrate the associated architectural style. All photographs in this section were taken in 2014 by Historic Resources Group, unless noted otherwise.

Sub-Theme: Queen Anne

The eclectic and elaborate Queen Anne style was one of the most popular styles for domestic architecture in the United States from the 1880s until about 1900, although it continued in California until about 1910. Misnamed after the early-19th century British sovereign, the style actually originated in 19th-century Britain and combines freely adapted elements of English Gothic, Elizabethan, and classical architecture. Like the Stick style that it quickly replaced, Queen Anne uses exterior wall surfaces as a primary decorative element and was popularized throughout the United States by the rapidly-expanding railroad network that made pre-cut architectural features easily available. The style is characterized by irregular compositions with complex multi-gabled and hipped roofs, intricately patterned shingles and masonry, turned spindlework, and classical elements executed in wood.

Character-defining features include:

- Asymmetrical façade
- Steeply-pitched roof of irregular shape, usually with a dominate front-facing gable
- Wooden exterior wall cladding with decorative patterned shingles or patterned masonry
- Projecting partial-, full-width or wrap-around front porch, usually one story in height
- Cut-away bay windows
- Wood double-hung sash windows
- Towers topped by turrets, domes or cupolas
- Tall decorative brick chimneys
- Ornamentation may include decorative brackets, bargeboards and pendants, as well as Eastlake details, such as spindle work
- Detached carriage house, usually at rear of property

Acceptable alterations may include:

- Replacement of roofing material with compatible new roofing; asphalt composition shingles can be a compatible replacement for wood shakes.
- Chemical removal of paint buildup on decorative wood features.
- Minor additions that ideally are not visible from the public right-of-way and do not alter the historic roofline; because of the asymmetrical character of the Queen Anne style, visible additions may be acceptable if not located on the primary façade. Additions should be compatible in design with the original, and subordinate in size, scale, massing, and proportion.
- The replacement of some windows in original openings. Replacement windows where necessary should match the original in size, design, muntin pattern, profile, and material.
- Compatible additions to detached carriage house.

Queen Anne: Extant Examples



919 Columbia Street, Riggins House (South Pasadena
Landmark #48)



309 Monterey Road, Vivekananda House (South
Pasadena Landmark #29)

Sub-Theme: Shingle Style

The Shingle style was a uniquely American adaptation combining the wide porches, shingled surfaces, and asymmetrical forms of the Queen Anne style; the gambrel roofs, rambling lean-to additions, classical columns, and Palladian windows of the Colonial Revival; and the irregular sculpted shapes, Romanesque arches, and rusticated stonework of the contemporaneous Richardsonian Romanesque. The style first appeared in the 1870s and reached its highest expression in the fashionable seaside resorts of the northeast. Although the style spread throughout the United States it never achieved the widespread popularity of the Queen Anne, and therefore Shingle style houses are relatively rare in California.³⁵⁹

Character-defining features include:

- Irregular plan and asymmetrical composition
- Steeply-pitched cross gable, hipped, and gambrel roofs
- Shingle wall and roof cladding
- Towers or turrets
- Broad porches, sometimes wrapping two or more sides
- Wood double-hung windows, typically with divided lights in the upper sash and a single light below, frequently grouped in horizontal bands
- Rusticated stone foundations, first stories, porch piers, and towers
- Classical elements including columns and Palladian windows
- Detached carriage house, usually at rear of property

Acceptable alterations may include:

- Replacement of roofing material with compatible new roofing; asphalt composition shingles can be a compatible replacement for wood shakes.
- Chemical removal of paint buildup on decorative wood features.
- Minor additions that ideally are not visible from the public right-of-way; because of the asymmetrical character of the Shingle style, visible additions may be acceptable if not located on the primary façade. Additions should be compatible in design with the original, and subordinate in size, scale, massing, and proportion.
- The replacement of some windows in original openings. Replacement windows where necessary should match the original in size, design, muntin pattern, profile, and material.
- Compatible additions to detached carriage house.

³⁵⁹ Virginia and Lee McAlester, *A Field Guide to American Houses* (New York: Alfred A. Knopf, 2000), 290.

Shingle Style: Extant Examples



1005 Buena Vista Street, Longley House (South Pasadena Landmark #17)

Sub-Theme: American Foursquare

The American Foursquare was one of the most popular house types in the United States from about 1890 well into the 20th century. The compact, sparsely ornamented Foursquare was an antidote to the ornate Queen Anne and, because of its simplicity, affordability, and ease of construction, was a popular mail-order “kit home.” It is thus found on small urban and suburban lots throughout the country.

Character-defining features include:

- Square or rectangular plan and compact, two-story massing
- Symmetrical or asymmetrical composition
- Hipped or pyramidal roof, sometimes with wide boxed eaves and eave brackets or dentil molding
- Central hipped dormer
- Exterior walls finished in horizontal wood siding
- Projecting one-story porch across front, sometimes extending over driveway as a *porte-cochère*
- Wood double-hung windows
- Detached carriage house, usually at rear of property

Acceptable alterations may include:

- Replacement of roofing material with compatible new roofing; asphalt composition shingles can be a compatible replacement for wood shakes
- Chemical removal of paint buildup on decorative wood features
- Minor additions that ideally are not visible from the public right-of-way and do not alter the historic roofline; visible additions may be acceptable if not located on the primary façade. Additions should be compatible in design with the original, and subordinate in size, scale, massing, and proportion.
- The replacement of some windows in original openings. Replacement windows where necessary should match the original in size, design, muntin pattern, profile, and material.
- Compatible additions to detached carriage house.

American Foursquare: Extant Examples

1980 Oak Street



515 El Centro

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Sub-Theme: Neoclassical Cottage

The term “Neoclassical Cottage” is used to describe simple house forms or cottages with fewer decorative features than other styles from the period. While vernacular residences may display certain characteristics of recognizable styles, especially Queen Anne, decorative detailing is typically confined to the porch or cornice line.

Character-defining features include:

- Symmetrical façade
- Simple square or rectangular form
- Gabled or hipped roof with boxed or open eaves
- Wood exterior cladding
- Simple window and door surrounds
- Bay windows
- Details may include cornice line brackets
- Porch support with turned spindles or square posts
- Detached carriage house, usually at rear of property

Acceptable alterations may include:

- Replacement of roofing material with compatible new roofing; asphalt composition shingles can be a compatible replacement for wood shakes.
- Chemical removal of paint buildup on decorative wood features.
- Minor, one-story additions that ideally are not visible from the public right-of-way and do not alter the historic roofline; visible additions may be acceptable if not located on the primary façade. Additions should be compatible in design with the original, and subordinate in size, scale, massing, and proportion.
- The replacement of some windows in original openings. Replacement windows where necessary should match the original in size, design, muntin pattern, profile, and material.
- Compatible additions to detached carriage house.

Neoclassical Cottage: Extant Examples



1941 Fremont Avenue



712 Mound Avenue



1102 Indiana Avenue



810 Meridian Avenue

Sub-theme: Residential Vernacular

The term “Residential Vernacular” is used to describe simple houses or cottages with little or no distinguishing decorative features. These buildings are characterized by their simplicity and lack of any characteristics of recognizable styles.

Character-defining features include:

- Simple square or rectangular form
- Gabled or hipped roof with boxed or open eaves
- Wood exterior cladding
- Simple window and door surrounds

Acceptable alterations may include:

- Replacement of roofing material with compatible new roofing; asphalt composition shingles can be a compatible replacement for wood shakes.
- Chemical removal of paint buildup on decorative wood features.
- Minor additions that ideally are not visible from the public right-of-way and do not alter the historic roofline; visible additions may be acceptable if not located on the primary façade. Additions should be compatible in design with the original, and subordinate in size, scale, massing, and proportion.
- The replacement of some windows in original openings. Replacement windows where necessary should match the original in size, design, muntin pattern, profile, and material.
- Compatible additions to detached carriage house or garage.

Residential Vernacular: Extant Example



930 Palm Avenue

Sub-theme: Commercial Vernacular

Although not an officially recognized style, “commercial vernacular” describes simple commercial structures with little decorative ornamentation, common in American cities and towns of the late 19th and early 20th centuries. They are typically brick in construction, with minimal decorative detailing.

Character-defining features include:

- Simple square or rectangular form
- Flat roof with a flat or stepped parapet
- Brick exterior wall surfaces, with face brick on the primary facade
- First-story storefronts, typically with a continuous transom window above
- Wood double-hung sash upper-story windows, often in pairs
- Segmental arch window and door openings on side and rear elevations
- Decorative detailing, if any, may include cornices, friezes, quoins, or stringcourses

Acceptable alterations may include:

- Replacement of roofing material with compatible new roofing.
- Minor additions that are not visible from the public right-of-way.
- Replacement of storefront with compatible new storefront in historic openings.
- Replacement of signage.

Commercial Vernacular: Extant Examples



1907 Fremont Avenue



913 Meridian Street (South Pasadena Landmark #5)

Sub-theme: Mission Revival

The Mission Revival style is indigenous to California, which drew upon its own colonial past as a counterpart to the Colonial Revival of the Northeastern states. The style grew out of the romanticized image of old California fostered by Helen Hunt Jackson's popular 1884 novel *Ramona*, and through the efforts of writer Charles Fletcher Lummis, who promoted California tourism with his magazine *Land of Sunshine* and founded the Landmarks Club in 1895 to restore the crumbling Spanish missions. Beginning in about 1890 California architects borrowed and freely adapted features of the California missions, including bare plaster walls, curvilinear bell parapets or *espadañas*, arcades, and tile roofs, often in combination with elements of other styles. Never common beyond the Southwest, its regional popularity was spurred by its adoption by the Santa Fe and Southern Pacific Railroads as the preferred style for train stations and resort hotels, where the original scale of the missions could be more successfully replicated. The style was less successful and therefore rarer in residential applications, but continued in decreasing use until at least 1920.

Character-defining features include:

- Red clay tile roofs with overhanging eaves and open rafters
- Shaped parapets
- Cement plaster exterior wall finish
- Arched window and door openings
- Details may include bell towers, arcades, quatrefoil openings or patterned tiles
- Detached carriage house or garage at rear of property

Acceptable alterations may include:

- Replacement of damaged or missing clay tile roofing with compatible new roofing.
- Chemical removal of paint buildup on wood features.
- Minor additions that ideally are not visible from the public right-of-way and do not alter the historic roofline; because of the asymmetrical character of some Mission Revival buildings, visible additions may be acceptable if not located on the primary façade. Additions should be compatible in design with the original, and subordinate in size, scale, massing, and proportion.
- The replacement of some windows in original openings. Replacement windows where necessary should match the original in size, design, muntin pattern, profile, and material.
- Compatible additions to detached carriage house or garage.

Mission Revival: Extant Examples



920 Fremont Avenue, Grace Brethren Baptist Church



1973 Fletcher Avenue

THEME: CRAFTSMAN

Craftsman architecture grew out of the late-19th century English Arts and Crafts movement. A reaction against industrialization and the excesses of the Victorian era, the movement stressed simplicity of design, hand-craftsmanship, and the relationship of the building to the climate and landscape. Craftsman architecture developed in the first decade of the 20th century as an indigenous California version of the American Arts and Crafts movement, incorporating Southern California's unique qualities. Constructed primarily of stained wood, with wide overhanging eaves, balconies, and terraces extending the living space outdoors, the style embodied the goals of the Arts and Crafts movement.

The Craftsman bungalow dates from the early 1900s through the 1920s. The bungalow's simplicity of form, informal character, direct response to site, and extensive use of natural materials, particularly wood and stone, was a regional interpretation of the reforms espoused by the Arts and Crafts movement's founder, William Morris. Craftsman bungalows generally have rectangular or irregular plans, and are one to one-and-a-half stories tall. They have wood clapboard or shingle exteriors and a pronounced horizontal emphasis, with broad front porches, often composed with stone, clinker brick, or plastered porch piers. Other character-defining features include low-pitched front-facing gable roofs, and overhanging eaves with exposed rafter tails.

As opposed to smaller developer-built or prefabricated bungalows, two-story Craftsman houses were often commissioned for wealthy residents and designed specifically with the homeowner's needs and the physical site in mind. They generally feature a low-pitched gable roof, wide overhanging eaves with exposed rafter tails, and windows grouped in horizontal bands. A high-style Craftsman house is distinguished by the quality of the materials and complexity of design and may feature elaborate, custom-designed woodwork, stained glass, and other fixtures.

By World War I, the Craftsman style declined in popularity and was replaced by Period Revival styles. The Craftsman bungalow continued to be built into the 1920s, but was often painted in lighter colors, stripped of its dark wood interiors, or blended with characteristics of various Revival styles.

Character-defining features include:

- Horizontal massing
- Low-pitched gable roof with rolled or composition shingle roofing
- Wide overhanging eaves with exposed rafter tails, outriggers, or knee braces
- Exterior walls clad in wood shingle, shake, or clapboard siding
- Projecting partial- or full-width, or wrap-around front porch
- Heavy porch piers, often of river stone or masonry

- Wood sash casement or double-hung windows, often grouped in multiples
- Wide front doors, often with a beveled light
- Wide, plain window and door surrounds, often with extended lintels
- Extensive use of natural materials (wood, brick or river stone)
- Detached garage at rear of property

Acceptable alterations may include:

- Replacement of roofing material with compatible new roofing; asphalt composition shingles are generally not a compatible replacement for rolled roofing.
- Chemical removal of paint buildup on decorative wood features.
- Minor additions that ideally are not visible from the public right-of-way and do not alter the historic roofline; because of the asymmetrical character of the Craftsman style, visible additions may be acceptable if not located on the primary façade. Additions should be compatible in design with the original, and subordinate in size, scale, massing, and proportion.
- The replacement of some windows in original openings. Replacement windows where necessary should match the original in size, design, muntin pattern, profile, and material.
- Compatible additions to detached carriage house or garage.

Craftsman: Extant Examples



1625 Bushnell Avenue



1101 Stratford Street



1311 Chelton Way



2046 Alpha Street

Sub-Theme: Airplane Bungalow

Airplane Bungalows date from the early 1900s and reached their peak of popularity in the late 1910s. The Airplane Bungalow is a variation of the one-story Craftsman bungalow and shares many of its character-defining features, including a usually asymmetrical composition, low-pitched gable roof, wide overhanging eaves with exposed rafter tails, wood shingles or horizontal wood siding, and a wide porch. The distinguishing feature of the Airplane Bungalow is a small second story in the middle of the house, usually of only one or two rooms, that rises above the surrounding roof. The influence of Japanese architecture is common in Airplane bungalows, exhibited in *torii*-inspired post-and-beam joinery, flaring eaves and ridges, and corresponding curved bargeboards.

Character-defining features include:

- Small, one- or two-room second story in the middle of the roof
- Japanese influences including Asian-inspired post-and-beam joinery, flared eaves and ridges, and curved bargeboards.

Airplane Bungalow: Extant Example



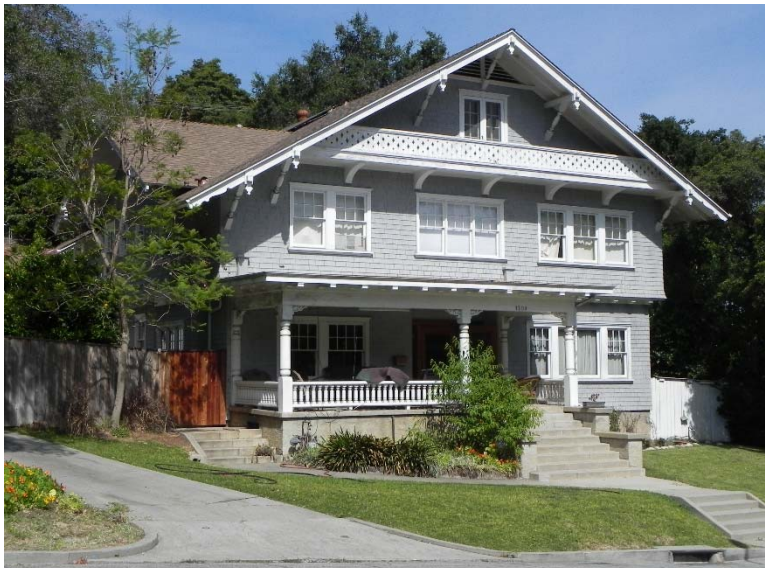
835 Milan Avenue

Sub-Theme: Swiss Chalet Style

The Swiss Chalet style - constructed primarily of stained wood, in which wide overhanging eaves and balconies helped integrate the outdoors as part of the living space - was compatible with the goals of the Arts and Crafts movement. The Chalet style Craftsman house usually consists of a single, rectangular two-story volume covered by a front-facing gable roof. The primary façade is typically symmetrical and frequently features a wide porch topped by a second-story balcony. Porches and balconies usually have plank railings with decorative cutouts. Brackets and bargeboards are usually more decorative than those found in other variations of Craftsman architecture.

Character-defining features include:

- Rectangular plan and compact, 2-story massing
- Flat, usually symmetrical primary façade
- Moderately pitched front gable roof with wide, overhanging eaves and rake, and exposed rafter tails
- Wood shingle, horizontal wood siding, or cement plaster exterior wall finish, sometimes in combination
- Wide porch, recessed or projecting
- Second-story balcony with plank railing, usually with decorative cut-outs
- Divided light casement or double hung wood windows, sometimes with diamond-patterned lights
- Decorative brackets and bargeboards

Swiss Chalet: Extant Example

1209 Indiana Avenue, Gates Estate

FINAL ADMINISTRATIVE DRAFT

City of South Pasadena

Citywide Historic Context Statement

HISTORIC RESOURCES GROUP

Sub-Theme: English-influenced Craftsman

The English-influenced Craftsman style, as its name implies, is a hybrid that exhibits a stronger resemblance to the late-19th century British roots of the Arts and Crafts movement than does the typical California Craftsman. English-influenced Craftsman houses typically have a more compact plan and a more vertical emphasis than their Craftsman counterparts, moderate to steeply pitched gable, hipped, or jerkinhead roofs, dormers, bay windows, and sometimes decorative half-timbering in the gable ends and at second stories with cement plaster or brick veneer at the first story. They also frequently feature exterior walls clad in wood shingles or horizontal siding and wide front porches characteristic of the Craftsman style.

Character-defining features include:

- Irregular or rectangular plan with 1 ½ or 2-story massing
- Typically asymmetrical composition
- Moderately- to steeply-pitched gable, hipped, or jerkinhead roof, usually with overhanging eaves and exposed rafter tails
- Usually one or more dominant front-facing cross gables
- Dormers and/or bay windows
- Decorative half-timbering at second stories and gable ends
- Wood shingle, horizontal wood siding, brick, or cement plaster exterior wall finish, sometimes in combination
- Divided light casement or double hung wood windows in various groupings, sometimes with leaded glass or diamond-patterned lights
- Prominent chimney with decorative brickwork

English-influenced Craftsman: Extant Example

929 Buena Vista Street

FINAL ADMINISTRATIVE DRAFT

City of South Pasadena

Citywide Historic Context Statement

HISTORIC RESOURCES GROUP

Sub-Theme: Japanese-influenced Craftsman

The influence of Japanese architecture in the Craftsman style is usually traced to the works of Charles and Henry Greene, who had been deeply impressed by the Japanese pavilion at the 1893 Chicago world's fair. This influence is evident in the complex roof trusses and brackets, lanterns, and especially the beautifully joined wood interiors for which the Greenes were noted. These subtle Japanese-inspired features became staples of many large and small Craftsman-style houses and were sometimes joined with more overt Japanese references, especially multi-gabled, pagoda-like roofs with flared ridges and eaves, battered stone piers supporting porch roofs, and *torii*-style gateways.

Character-defining features include:

- Complex, elaborately joined wood trusses and brackets
- Multi-gabled roofs with flared ridges and eaves
- Battered stone piers
- *Torii*-style gateways
- Decorative hanging and standing lanterns

Japanese-influenced Craftsman: Extant Example



1967 Marengo Avenue

THEME: PRAIRIE STYLE

The Prairie Style is an indigenous American style developed in the late 19th century in Chicago, one of the centers of the American Arts and Crafts movement, by a group of architects known collectively as the Prairie School. The acknowledged master of the Prairie House was Frank Lloyd Wright, whose designs emphasized the horizontal with eaves extending well beyond the face of the exterior wall, bands of casement windows, and open floor plans accentuating the flow of space on the interior.

A West Coast version of the Prairie Style developed later and was slightly different from its Midwestern counterpart. Almost exclusively applied to domestic architecture, the Southern California Prairie Style house is defined by simple rectangular volumes and strong horizontal lines. It usually features exterior walls finished in cement plaster, flat or low-pitched roofs with wide boxed eaves sometimes punctuated by decorative brackets, and horizontal bands of windows. French doors frequently provide a flowing connection from living and dining room to outdoor patios and terraces. Unlike their Craftsman counterparts where porches play a key role in welcoming visitors, porches on many Prairie Style houses are reserved for the homeowner, surrounded by low walls with squat square piers and only accessible from the interior. Informal, inviting interior spaces with a clear view of, or direct connection to the outdoors coupled with a spare use of ornamentation link these houses to the Craftsman idiom as well as the modern styles that would soon follow. The style is so rare in Southern California that even representative samples may be considered significant.

Character-defining features include:

- One- or two-story rectangular volumes, sometimes with projecting wings
- Pronounced horizontal emphasis
- Low-pitched hipped or flat roofs
- Wide boxed eaves, sometimes supported on decorative brackets
- Smooth cement plaster wall finish
- Recessed or projecting entry porches with low walls and square piers
- Wood tripartite windows or casement windows in horizontal groupings, sometimes with continuous sills; double-hung windows found on vernacular examples
- Detached garage at rear of property

Acceptable alterations may include:

- Replacement of roofing material with compatible new roofing.
- Chemical removal of paint buildup on decorative wood features.
- Minor additions that ideally are not visible from the public right-of-way and do not alter the historic roofline; visible additions may be acceptable if not located on the

primary façade. Additions should be compatible in design with the original, and subordinate in size, scale, massing, and proportion.

- The replacement of some windows in original openings. Replacement windows where necessary should match the original in size, design, muntin pattern, profile, and material.
- Compatible additions to detached garage.

Prairie Style: Extant Example



220 Orange Grove Avenue

THEME: 20TH CENTURY PERIOD REVIVALS**Sub-Theme: Tudor Revival**

The Tudor Revival style is loosely based on a variety of late medieval English building traditions including Perpendicular Gothic, Tudor, Elizabethan, and Jacobean. It has its origins in the late 19th-century English Arts and Crafts movement, whose leaders drew inspiration in part from English domestic architecture of the 16th and 17th centuries because of its picturesque qualities and sympathetic relationship to the natural landscape. The earliest examples of the style appeared in the United States in large estates of the 1890s. The Tudor Revival style grew in favor after World War I and reached its peak of popularity in the 1920s and 1930s, as architects and developers adapted it to the country's rapidly growing suburban residential communities and advancements in masonry veneering techniques allowed even the most modest examples to emulate the brick and stone exteriors of English prototypes.

High style Tudor Revival houses are typically two and sometimes three stories in height with steeply-pitched, multi-gable roofs; slate roof shingles are found in the finer examples, but wood shakes and composition shingles are also common. At least one front-facing gable is almost universally present as a dominant façade element. The buildings are usually rambling compositions of multiple volumes in a variety of sizes and shapes. Exterior walls are veneered in brick or stone, or feature decorative half-timbering, sometimes in elaborate patterns, with plaster between, which mimics the appearance of medieval construction techniques. Tall, narrow casement windows, sometimes with leaded diamond-shaped lights, are frequently set in horizontal groupings or projecting bays. Main entrances are frequently set in crenellated turrets or under secondary gables with catclips, and feature paneled wood doors framed by four-centered pointed arches. Projecting exterior chimneys with multiple flues and elaborate brickwork are sometimes located on the primary façade.

Sub-types of the Tudor Revival style include the English Revival bungalow and the Storybook cottage. The English Revival bungalow, so called because of its simpler features, is usually veneered in plaster, with brick or stone used only at the chimney or around the primary entrance. Half-timbering, if used at all, is usually limited to the primary front-facing gable. The Storybook cottage is a more whimsical version of the Tudor Revival style, derived from the quaint medieval cottages of the Cotswold region of southwestern England. Storybook cottages typically feature very steeply-pitched roofs with composition shingles laid in irregular patterns and rolled eaves to suggest thatching, eyebrow dormers, and exterior walls veneered in a rough, irregular plaster finish. The Storybook style was particularly popular in Hollywood where motion picture set designers sometimes moonlighted as architects.

Character-defining features include:

- Asymmetrical façade and irregular massing
- Steeply-pitched multi-gabled roof with a prominent front-facing gable and slate, wood shake, or composition roofing
- Brick or plaster exterior wall cladding, typically with half-timbering and decorative details in stone or brick
- Tall, narrow divided-light windows, usually casement, often grouped horizontally or in bays; may have leaded diamond-shaped lights
- Entrance with pointed arch, set in turret or under secondary gable
- Prominent chimney with elaborate brickwork
- Detached garage at rear of property

Acceptable alterations may include:

- Replacement of roofing material with compatible new roofing; asphalt composition shingles can be a compatible replacement for wood shakes.
- Chemical removal of paint buildup on decorative wood features.
- Minor additions that ideally are not visible from the public right-of-way and do not alter the historic roofline; because of the asymmetrical character of the Tudor Revival style, visible additions may be acceptable if not located on the primary façade. Additions should be compatible in design with the original, and subordinate in size, scale, massing, and proportion.
- The replacement of some windows in original openings. Replacement windows where necessary should match the original in size, design, muntin pattern, profile, and material.
- Compatible additions to detached garage.

Tudor Revival: Extant Examples



412 Oaklawn Avenue



1623 Marengo Avenue



1649 Spruce Street



910 Buena Vista Street

Sub-Theme: Spanish Colonial Revival

The Spanish Colonial Revival style attained widespread popularity throughout Southern California following the 1915 Panama-California Exposition in San Diego, which was housed in a series of buildings designed by chief architect Bertram Grosvenor Goodhue in the late Baroque *Churrigueresque* style of Spain and Mexico. The *Churrigueresque* style, with intricate ornamentation juxtaposed against plain stucco wall surfaces and accented with towers and domes, lent itself to monumental public edifices, churches, and exuberant commercial buildings and theaters, but was less suited to residential or smaller scale commercial architecture. For those, architects drew inspiration from provincial Spain, particularly the arid southern region of Andalusia, where many young American architects were diverted while World War I prevented their traditional post-graduate “grand tour” of Great Britain, France, Italy, and Germany. The resulting style was based on infinitely creative combinations of plaster, tile, wood, and iron, featuring plaster-clad volumes arranged around patios, low-pitched tile roofs, and a sprawling, horizontal orientation. It was a deliberate attempt to develop a “native” California architectural style and romanticize the area’s colonial past, though it drew directly from Spanish and other Mediterranean precedents and bore little resemblance to the missions and rustic adobe ranch houses that comprised the state’s actual colonial-era buildings.

The popularity of the Spanish Colonial Revival style extended across nearly all property types, and coincided with Southern California’s population boom of the 1920s. It shaped the region’s expansion for nearly two decades, reaching a high point in 1929 and tapering off through the 1930s as the Great Depression gradually took hold. Like other revival styles, the Spanish Colonial Revival style was often simplified, reduced to its signature elements, or creatively combined with design features of other Mediterranean regions such as Italy, southern France, and North Africa, resulting in a pan-Mediterranean *mélange* of eclectic variations (see Mediterranean Revival Style). It was sometimes combined, although much less frequently, with the emerging Art Deco and Moderne styles.

Character-defining features include:

- Asymmetrical façade
- Irregular plan and horizontal massing
- Varied gable or hipped roofs with clay barrel tiles
- Plaster veneered exterior walls forming wide, uninterrupted expanses
- Wood-sash casement or double-hung windows, typically with divided lights
- Round, pointed, or parabolic arched openings
- Arcades or colonnades
- Decorative grilles of wood, wrought iron, or plaster
- Balconies, patios or towers
- Decorative terra cotta or glazed ceramic tile work
- Detached garage at rear of property

Acceptable alterations may include:

- Replacement of missing or damaged clay roof tiles with compatible new roof tiles.
- Chemical removal of paint buildup on decorative wood or metal features.
- Minor additions that ideally are not visible from the public right-of-way and do not alter the historic roofline; because of the asymmetrical character of the Spanish Colonial Revival style, visible additions may be acceptable if not located on the primary façade. Additions should be compatible in design with the original, and subordinate in size, scale, massing, and proportion.
- The replacement of some windows in original openings. Replacement windows where necessary should match the original in size, design, muntin pattern, profile, and material.
- Compatible additions to detached garage.

Spanish Colonial Revival: Extant Examples



431 Prospect Circle



1527 Fremont Avenue, Holy Family Catholic Church (Churrigueresque)



2035 Oak Street



300 Orange Grove Avenue

Sub-Theme: Mediterranean Revival

The Mediterranean Revival style is distinguished by its eclectic mix of architectural elements from several regions around the Mediterranean Sea, including Spain, Italy, southern France, and North Africa. Much of the American architecture of the late 19th and early 20th centuries can be broadly classified as ultimately Mediterranean in origin, including the Beaux Arts, Mission Revival, Spanish Colonial Revival, and Italian Renaissance Revival styles. By the 1920s, the lines between these individual styles were frequently blurred and their distinguishing characteristics blended by architects who drew inspiration from throughout the Mediterranean region. These imaginative combinations of details from varied architectural traditions resulted in the emergence of a distinct Mediterranean Revival style.

In contrast to the more academic and more literal interpretations such as the Andalusian-influenced Spanish Colonial Revival style or the restrained, dignified Italian Renaissance Revival style, the broader Mediterranean Revival frequently incorporated elements of Italian and Spanish Renaissance, Provençal, Venetian Gothic, and Moorish architecture into otherwise Spanish Colonial Revival designs. The Mediterranean Revival style is sometimes more formal and usually more elaborately composed and ornamented than the simpler, more rustic Spanish Colonial Revival style, and often more flamboyant than the sober Italian Renaissance Revival style. Typical features of the Mediterranean Revival style include arched entrance doorways with richly detailed surrounds; arcades and loggias; stairways and terraces with cast stone balustrades; and Classical decorative elements in cast stone or plaster, including architraves, stringcourses, cornices, pilasters, columns, and quoins.

Character-defining features include:

- Frequently symmetrical façade
- Rectangular plan and two-story height
- Hipped roof with clay barrel tiles and wide boxed or bracketed eaves, or eave cornice
- Exterior walls veneered in smooth plaster
- Wood-sash casement windows, typically with divided lights; sometimes double-hung windows; Palladian windows or other accent windows
- Arched door or window openings
- Elaborate door surrounds
- Arcades, colonnades, or loggias
- Terraces and stairs with cast stone balustrades
- Cast stone or plaster decorative elements including architraves, stringcourses, cornices, pilasters, columns, and quoins
- Decorative grilles of wood, wrought iron, or plaster
- Balconies, patios or towers
- Decorative terra cotta or glazed ceramic tile work
- Detached garage at rear of property

Acceptable alterations may include:

- Replacement of missing or damaged clay roof tiles with compatible new roof tiles.
- Chemical removal of paint buildup on decorative wood or metal features.
- Minor additions that ideally are not visible from the public right-of-way and do not alter the historic roofline; because of the asymmetrical character of some Mediterranean Revival buildings, visible additions may be acceptable if not located on the primary façade. Additions should be compatible in design with the original, and subordinate in size, scale, massing, and proportion.
- The replacement of some windows in original openings. Replacement windows where necessary should match the original in size, design, muntin pattern, profile, and material.
- Compatible additions to detached garage.

Mediterranean Revival: Extant Examples



1816 Oak Street



1628 Spruce Street

Sub-Theme: Monterey Colonial Revival

The Monterey Colonial Revival style is based upon the distinctive style of residential architecture that developed in California beginning in the 1830s, as more and more Yankee merchants and settlers arrived in Alta California and adapted the Anglo building traditions of the East Coast to local Hispanic customs. As its name implies, the style developed in and around Monterey and combined vernacular adobe construction with elements of American Federal and Greek Revival architecture, including multi-light sliding sash windows, louvered shutters, paneled doors, and Classical details executed in wood. The style's most distinguishing characteristic is a second-floor covered wood balcony, often cantilevered, extending the length of the primary façade and sometimes wrapping one or two sides. The best-known example of the style, and one of the earliest, is the Thomas Larkin adobe, constructed beginning in 1834 and one of the first two-story dwellings in Monterey.³⁶⁰

The style was revived beginning in the mid- to late-1920s and was favored by architects and homeowners who perhaps found the fantastical Spanish and Mediterranean revivals too exotic and too different from the building traditions familiar to most Americans. It reached the height of its popularity in Southern California in the 1930s, with some examples constructed in the early 1940s. The Monterey Colonial Revival style replaced adobe construction with wood framed walls veneered in smooth plaster and devoid of surface ornament, and featured second-story balconies, low-pitched gable or hipped roofs, and double-hung wood windows.

Character-defining features include:

- Usually asymmetrical façade
- Two-story height
- Rectangular or L-shaped plan
- Low-pitched hipped or side gable roofs with wood shakes or clay tiles
- Plaster-veneered exterior walls devoid of surface ornament
- Second-floor covered wood balcony, sometimes cantilevered, across primary façade and occasionally wrapping one or more sides, with simple wood posts and wood or metal railing
- Wood-sash double-hung windows, typically with divided lights
- Louvered or paneled wood shutters
- Recessed entrances with paneled wood doors
- Detached garage at rear of property

³⁶⁰ Monterey County Historical Society, "Monterey's Larkin House Adobe and Garden," <http://www.mchsmuseum.com/larkinhouse.html> (accessed September 2013).

Acceptable alterations may include:

- Replacement of roofing material with compatible new roofing; asphalt composition shingles can be a compatible replacement for wood shakes.
- Chemical removal of paint buildup on decorative wood features.
- Minor additions that ideally are not visible from the public right-of-way and do not alter the historic roofline; because of the asymmetrical character of the Monterey Revival style, visible additions may be acceptable if not located on the primary façade. Additions should be compatible in design with the original, and subordinate in size, scale, massing, and proportion.
- The replacement of some windows in original openings. Replacement windows where necessary should match the original in size, design, muntin pattern, profile, and material.
- Compatible additions to detached garage.

Monterey Colonial Revival: Extant Example



1914 Edgewood Drive

Sub-Theme: Italian Renaissance Revival

The Italian Renaissance Revival style was based upon the classically-inspired architecture developed in Italy during the artistic, architectural, and literary movement of the 14th through 16th centuries that was spurred by the rebirth of interest in the ideals and achievements of imperial Rome. Italian Renaissance architecture was familiar to late 19th-century American architects who were trained at the École des Beaux Arts, and the style was first interpreted for monumental, elaborately decorated public buildings such as the Boston Public Library (McKim, Mead, and White, 1887) and lavish mansions such as the Breakers (Richard Morris Hunt, 1893), the Vanderbilt “summer cottage” in Newport, Rhode Island. By the early 20th century a more restrained, more literal interpretation of the style developed as a larger number of American architects, as well as their clients, visited Italy and thus gained first-hand knowledge of original examples of Italian Renaissance architecture. This knowledge was further disseminated through extensive photographic documentation. Italian Renaissance Revival buildings are often characterized by formal, usually symmetrical façades with recessed entrances, open loggias, and restrained use of classical details including quoins, roofline balustrades, pedimented windows, molded cornices and stringcourses, and rusticated stone work. The style was frequently used for imposing civic buildings.

Character-defining features include:

- Symmetrical façade
- Rectangular plan and formal composition
- Low-pitched hipped roof with clay barrel or Roman tile; sometimes flat roof with balustrade or parapet
- Boxed eaves with decorative brackets or cornice
- Exterior walls veneered in smooth plaster or masonry
- Arched window and door openings, especially at the first floor
- Divided-light wood sash casement windows (upper story windows usually smaller and less elaborately detailed than lower)
- Pedimented windows
- Primary entrance framed with classical columns or pilasters
- Decorative cast stone classical details including quoins, entablatures, stringcourses, pediments, architraves, cornices
- Open loggias
- Detached garage at rear of property

Acceptable alterations may include:

- Replacement of missing or damaged clay roof tiles with compatible new roof tiles.
- Chemical removal of paint buildup on decorative wood or metal features.

- Minor additions that ideally are not visible from the public right-of-way and do not alter the historic roofline or symmetrical composition. Additions should be compatible in design with the original, and subordinate in size, scale, massing, and proportion.
- The replacement of some windows in original openings. Replacement windows where necessary should match the original in size, design, muntin pattern, profile, and material.
- Compatible additions to detached garage.

Italian Renaissance Revival: Extant Example



715 Brent Avenue

Sub-Theme: French Revival

French Revival style architecture in Southern California often consists of two sub-types, Chateausque and French Provincial. The Chateausque style is loosely modeled on the 16th century chateaux of France's Loire Valley and combines features of French Gothic and Renaissance architecture. The style gained popularity in the United States in the late 19th century and is most closely associated with Richard Morris Hunt, the first American architect to study at the *École des Beaux-Arts* in Paris. The style did not gain popularity in Southern California until the 1920s; it was most frequently used there for luxury apartment buildings and only occasionally for large single-family residences. Chateausque style buildings are typically two or more stories in height and feature multiple, steeply-pitched hipped roofs with towers, turrets, spires, tall chimneys, and highly ornamented dormers. Exterior walls are usually veneered in stone, brick, or scored plaster, and are ornamented with classical pilasters, stringcourses, and cornices. Windows are typically divided light wood casements and are frequently paired or grouped with prominent mullions.

The more modest French Provincial style was popularized after World War I and is based upon country houses of the French provinces, including Normandy. Although it shares several basic features with the more elaborate Chateausque style, the French Provincial style is much simpler in its composition and detailing. It is characterized by a prominent, steeply pitched hipped roof with flared eaves and a classical eave cornice; simple rectangular plan and massing; exterior walls veneered in smooth plaster; and divided light, wood sash casement or double-hung windows, usually with louvered wood shutters. Second floor windows sometimes break the cornice line with shallow dormers. The Norman variation usually features decorative half-timbering and a circular entrance tower with a conical roof.

Character-defining features of the Chateausque style include:

- Multiple, steeply pitched hipped roofs
- Complex massing
- Stone, brick, or scored plaster veneer at exterior walls
- Towers, turrets, and spires
- Highly ornamented dormers
- Tall chimneys
- Divided light wood casement windows, paired or grouped, with prominent mullions
- Classical pilasters, stringcourses, and cornices
- Detached garage at rear of property

Character-defining features of the French Provincial style include:

- Steeply pitched hipped roofs with flared eaves and eave cornice
- Rectangular plan and simple massing
- Smooth plaster veneer at exterior walls

- Divided light, wood sash casement or double hung windows that sometimes break the cornice line
- Louvered wood shutters
- Decorative half-timbering and circular entrance tower with conical roof (Norman variation)
- Detached garage at rear of property

Acceptable alterations may include:

- Replacement of roofing material with compatible new roofing.
- Chemical removal of paint buildup on decorative wood or metal features.
- Minor additions that ideally are not visible from the public right-of-way and do not alter the historic roofline; because of the asymmetrical character of some French Revival buildings, visible additions may be acceptable if not located on the primary façade. Additions should be compatible in design with the original, and subordinate in size, scale, massing, and proportion.
- The replacement of some windows in original openings. Replacement windows where necessary should match the original in size, design, muntin pattern, profile, and material.
- Compatible additions to detached garage.

French Revival: Extant Examples



1600 Fremont Avenue



1814 Fletcher Avenue

Sub-Theme: American Colonial Revival

American Colonial Revival describes a varied style that combines a number of architectural features found throughout the American Colonies, particularly in New England. The style has neither the strict formality of the Georgian Revival nor the decorative embellishments of the Neoclassical, although it sometimes incorporates elements of both. It also adapts elements of Dutch colonial architecture, such as the gambrel roof. American Colonial Revival buildings are typically one or two stories in height, and are sometimes symmetrical but frequently asymmetrical, with rectangular, L-shaped, or irregular plans. They typically feature side gable or cross gable roofs, sometimes with gabled dormers; exterior walls clad in horizontal wood siding and occasionally brick; prominent brick chimneys; double hung, divided light wood sash windows, usually with louvered wood shutters; paneled wood doors, sometimes with sidelights, transom lights, or fanlights; and restrained use of Classical details. Some American Colonial Revival houses have small, pedimented porches, while others have shed-roofed porches supported on wood posts extending the length of the primary façade.

The U.S. Centennial Exposition of 1876 inspired a sense of patriotism in Americans and fostered an interest in the styles of the Colonial era. Early examples of a revival style in the late 19th century were rarely accurate reproductions, but were instead free interpretations with details inspired by colonial precedents, while later examples shifted to more historically correct proportions and details. The American Colonial Revival style was popular for grand homes in the early 20th century, and by the 1920s was being applied to more modest homes. The restoration of Colonial Williamsburg in the 1930s refueled interest in the style, and it remained popular into the post-World War II era. Local examples primarily date from the 1930s and early 1940s, and often are a simplified version of the style.

Character-defining features include:

- Side gable or cross gable roof, sometimes with dormers
- Asymmetrical composition (occasionally symmetrical)
- Horizontal wood siding at exterior walls
- Paneled wood entry door, sometimes with sidelights, transom light, or fanlight
- Double hung, divided light wood sash windows, usually with louvered wood shutters
- Projecting front porch
- Prominent brick chimney
- Detached garage at rear of property

Acceptable alterations may include:

- Replacement of roofing material with compatible new roofing; asphalt composition shingles can be an acceptable replacement for wood shakes.
- Chemical removal of paint buildup on decorative wood features.

- Minor additions that ideally are not visible from the public right-of-way and do not alter the historic roofline or symmetrical composition; because some American Colonial Revival buildings are asymmetrical, visible additions may be acceptable if not located on the primary façade. Additions should be compatible in design with the original, and subordinate in size, scale, massing, and proportion.
- The replacement of some windows in original openings. Replacement windows where necessary should match the original in size, design, muntin pattern, profile, and material.
- Compatible additions to detached garage.

American Colonial Revival: Extant Examples



1030 Buena Vista Street



1405 Milan Avenue

Sub-Theme: Georgian Revival

The Georgian style was the predominant architectural style in Great Britain and her North American colonies throughout the 18th century. It takes its name from the three kings – George I, George II, and George III - whose successive reigns (1714-1820) encompassed the period, but its stylistic elements were probably fixed by the end of the 17th century. The Georgian style combined traditional elements of late medieval English architecture, such as steeply-pitched roofs, towering chimneys, and dormers, with the strict proportions, symmetrical composition and Classical detailing of the Italian Renaissance as well as a recent invention, the vertical sliding sash (double hung) window. Inspired by pattern books and constructed by prosperous merchants and planters, the Georgian houses of the American Colonies were smaller and less ornate, but no less stately, than their British counterparts and projected the same aura of dignity and gentility. In the late 18th century the sober, restrained Georgian style gave way to the lighter, more ornate Adam style.

The U.S. Centennial Exposition of 1876 inspired a sense of patriotism in Americans and fostered an interest in the styles of the Colonial era. Early examples of a revival style in the late 19th century were rarely accurate reproductions, but rather took elements of Georgian architecture and applied them to Victorian buildings. In the early 20th century architects began to produce more accurate interpretations that featured historically correct proportions and details. The Georgian Revival style is characterized by a rectangular plan and a formal, symmetrical, 5-bay composition; restrained use of Classical ornament; hipped or side gable roof with eave cornice, sometimes with dormers; tall chimneys; and double hung, divided light wood sash windows. Georgian Revival buildings of the 1920s and 1930s sometimes also feature Adam (Federal), Palladian, or other Neo-Classical elements such as columned, pedimented porticos or Venetian (Palladian) windows.

Character-defining features include:

- Hipped or side gable roofs with eave cornice; sometimes dormers
- Rectangular plan and regular massing
- Symmetrical façade, typically 5 bays wide
- Exterior walls veneered in brick; occasionally wood siding
- Main entrance centered on front façade, with paneled wood door flanked by Classical pilasters or columns supporting a pediment
- Double hung, divided light wood sash windows, sometimes with louvered or paneled shutters
- Prominent brick chimney(s)
- Detached garage at rear of property

Acceptable alterations may include:

- Replacement of roofing material with compatible new roofing; asphalt composition shingles can be an acceptable replacement for wood shakes.
- Chemical removal of paint buildup on decorative wood features.
- Minor additions that ideally are not visible from the public right-of-way and do not alter the historic roofline or symmetrical composition. Additions should be compatible in design with the original, and subordinate in size, scale, massing, and proportion.
- The replacement of some windows in original openings. Replacement windows where necessary should match the original in size, design, muntin pattern, profile, and material.
- Compatible additions to detached garage.

Georgian Revival: Extant Example



1217 Milan Avenue

Sub-Theme: Neoclassical

Neoclassical styles include elements of the late-18th century Classical Revival and Adam (Federal) styles as well as the early 19th-century Greek Revival style, sometimes combining them in the same building. The Classical Revival style was influenced by the work of the 16th century Italian architect Andrea Palladio, who adapted Roman temple forms to residential design. The style is characterized by a dominant entrance portico, usually full height, with classical columns supporting a pediment, and the frequent use of the tripartite Venetian (Palladian) window as a focal point. The Classical Revival style was championed in the United States by Thomas Jefferson, whose designs for the Virginia state capitol, the University of Virginia, and his own home, Monticello, are among the finest American examples of the style.

The related Adam style, a contemporary of the Classical Revival, is based on the work of the Scottish architects and designers Robert, John, and James Adam, who lightened the sober, rectilinear Georgian style by adding round arches, semicircular niches, domes, semicircular or elliptical fanlights, and delicate classical Roman decorative details such as swags, garlands, urns, and grotesques in cast plaster or brightly-colored paint. Both the Classical Revival and the Adam styles were popular in the post-Revolutionary War United States (where the Adam style is known as the Federal style on patriotic principle) from the 1780s until the 1830s, by which time both were supplanted by the Greek Revival style.

The Greek Revival was based on classical Greek, rather than Roman, precedents and was popular in the United States from about 1830 until the outbreak of the Civil War. It is usually characterized by simple forms and bold classical details, including Etruscan or Greek Doric columns and heavy entablatures at the eave and porch.

The Neoclassical styles did not achieve the broader popularity of their related American Colonial Revival contemporary in the 1920s and 1930s. The style is best identified by its symmetrical façade typically dominated by a full-height porch with the roof supported by classical columns. Like the Renaissance Revival, this style was widely used for imposing civic buildings, institutional buildings, and banks.

Character-defining features include:

- Symmetrical façade
- Rectangular plan, sometimes with side wings
- Low-pitched hipped or side gable roof
- Exterior walls clad in masonry veneer or horizontal wood siding
- Paneled wood entrance door with sidelights, transom light, and classical surround
- Double-hung, divided light wood sash windows, sometimes with louvered wood shutters
- Venetian (Palladian) window or round or elliptical accent windows (Classical Revival and Adam/Federal)

- Semicircular or elliptical fanlights over entrance doors (Classical Revival and Adam/Federal)
- Pedimented entrance portico, usually full height, supported on classical columns (Classical Revival and Greek Revival)
- Wide classical entablatures (Greek Revival)
- Roof balustrade (Classical Revival and Adam/Federal)
- Decorative details including swags, garlands, urns, and grotesques (Adam/Federal)
- Detached garage at rear of property

Acceptable alterations may include:

- Replacement of roofing material with compatible new roofing; asphalt composition shingles can be an acceptable replacement for wood shakes.
- Chemical removal of paint buildup on decorative wood features.
- Minor additions that ideally are not visible from the public right-of-way and do not alter the historic roofline or symmetrical composition. Additions should be compatible in design with the original, and subordinate in size, scale, massing, and proportion.
- The replacement of some windows in original openings. Replacement windows where necessary should match the original in size, design, muntin pattern, profile, and material.
- Compatible additions to detached garage.

Neoclassical: Extant Examples



1315 Chelton Way



1227 Milan Avenue

THEME: EARLY MODERNISM**Sub-Theme: International Style**

The International Style – an architectural aesthetic that stressed rationality, logic, and a break with the past – emerged in Europe in the 1920s with the work of Le Corbusier in France, and Walter Gropius and Ludwig Mies van der Rohe in Germany. The United States became a stronghold of Modern architecture after the emigration of Gropius, Mies, and Marcel Breuer. Two Austrian emigrants, Richard Neutra and Rudolph Schindler, helped introduce modern architecture to Southern California in the 1920s. Their buildings were minimalist in concept, stressed functionalism, and were devoid of regional characteristics and nonessential decorative elements. In 1932, the Museum of Modern Art hosted an exhibition, titled simply "Modern Architecture," that featured the work of fifteen architects from around the world whose buildings shared a stark simplicity and vigorous functionalism. The term International Style was coined by Henry Russell Hitchcock and Philip Johnson in the accompanying catalog.

The early impact of the International Style in the United States was primarily in the fields of residential and small-scale commercial design. The economic downturn of the Depression, followed by World War II, resulted in little architectural development during this period. It was not until the postwar period that Americans embraced Modernism, and its full impact on the architectural landscape is observed. Within the International Style, two trends emerged after World War II. The first emphasized the expression of the building's function, following the early work of Walter Gropius, who created innovative designs that borrowed materials and methods of construction from modern technology. He advocated for industrialized building and an acceptance of standardization and prefabrication. Gropius introduced a screen wall system that utilized a structural steel frame to support the floors and which allowed the external glass walls to continue without interruption.

The second postwar trend in the International Style is represented by Mies van der Rohe and his followers. Within the Miesian tradition there are three subtypes: the glass and steel pavilion, modeled on Mies' design for the Barcelona Pavilion (1929); the skyscraper with an all-glass curtain wall like his Seagram Building (1954) in New York; and the modular office building like his design for Crown Hall (1955) at the Illinois Institute of Technology (IIT). While "form follows function" was the mantra of Gropius, "less is more" was the aphorism of Mies. He focused his efforts on the idea of enclosing open and adaptable "universal" spaces with clearly arranged structural frameworks, featuring pre-manufactured steel frames spanned with large sheets of glass.

Pure examples of the International Style are rare.

Character-defining features include:

- Rectangular massing
- Balance and regularity, but not symmetry
- Clear expression of form and function
- Steel frame structure used as an organizing device
- Elevation of buildings on tall piers (piloti)
- Flat roofs
- Frequent use of glass, steel, concrete, and smooth plaster
- Horizontal bands of flush windows, often meeting at corners
- Absence of ornamentation
- Column-free interior spaces

Acceptable alterations may include:

- Replacement of roofing material with compatible new roofing.
- Minor additions that ideally are not visible from the public right-of-way and do not alter the historic roofline; because of the asymmetrical character of some International Style buildings, visible additions may be acceptable if not located on the primary façade. Additions should be compatible in design with the original, and subordinate in size, scale, massing, and proportion.
- The replacement of some windows in original openings. Replacement windows where necessary should match the original in size, design, muntin pattern, profile, and material.

International Style: Extant Example



816 Bonita Drive, Grokowsky House. Photograph c. 1980; source: South Pasadena Public Library. (South Pasadena Landmark #28)

Sub-Theme: Art Deco

Art Deco originated in France in the 1910s as an experimental movement in architecture and the decorative arts. It developed into a major style when it was first exhibited in Paris at the 1925 *Exposition Internationale des Arts Decoratifs et Industriels Modernes*, from which it takes its name. The Exposition's organizers had insisted on the creation of a new, modern aesthetic. The architecture of the Art Deco movement rejected the rigid organizational methods and classical ornamentation of the Beaux Arts style. It emphasized a soaring verticality through the use of stepped towers, spires, and fluted or reeded piers, and embraced highly stylized geometric, floral and figurative motifs as decorative elements on both the exterior and interior. Ornate metalwork, especially aluminum, glazed terra cotta tiles, and bright colors were hallmarks of the style.

Art Deco was the first popular style in the United States that consciously rejected historical precedents. It was instead a product of the Machine Age and took its inspiration from industry and transportation. Art Deco was employed primarily in commercial and institutional buildings, and occasionally in multi-family residential buildings. It was rarely used for single-family residences. By the mid-1930s, in the depths of the Great Depression, the highly decorated style was already viewed as garish and overwrought, and it was soon abandoned in favor of the cleaner, simpler Streamline Moderne style.

Character-defining features include:

- Vertical emphasis
- Smooth wall surfaces, usually of plaster
- Flat roofs with decorative parapets or towers
- Stylized decorative floral and figurative elements in cast stone, glazed terra cotta tiles, or aluminum
- Geometric decorative motifs such as zigzags and chevrons
- Stepped towers, piers, and other vertical elements
- Metal windows, usually fixed or casement

Acceptable alterations may include:

- Replacement of roofing material with compatible new roofing.
- Minor additions that ideally are not visible from the public right-of-way and do not alter the historic roofline; because of the asymmetrical character of some Art Deco style buildings, visible additions may be acceptable if not located on the primary façade. Additions should be compatible in design with the original, and subordinate in size, scale, massing, and proportion.

- The replacement of some windows in original openings. Replacement windows where necessary should match the original in size, design, muntin pattern, profile, and material.

Art Deco: Extant Example



1100 Fair Oaks Avenue

Sub-Theme: Streamline Moderne

The constraints of the Great Depression cut short the development of Art Deco architecture, but replaced it with a more pure expression of modernity, the Streamline Moderne. Characterized by smooth surfaces, curved corners, and sweeping horizontal lines, Streamline Moderne is considered to be the first thoroughly Modern architectural style to achieve wide acceptance among the American public. Inspired by the industrial designs of the period, the style was popular throughout the United States in the late 1930s, particularly with the Federally-funded projects of the Works Progress Administration; buildings executed under those programs are often referred to as PWA Moderne. Unlike the equally modern but highly-ornamental Art Deco style of the late 1920s, Streamline Moderne was perceived as expressing an austerity more appropriate for Depression-era architecture, although Art Deco and Streamline Moderne were not necessarily opposites. A Streamline Moderne building with a few Deco elements was not uncommon, but the prime movers behind the Streamline Moderne style such as Raymond Loewy, Walter Dorwin Teague, Gilbert Rohde, and Norman Bel Geddes all disliked Art Deco, seeing it as falsely modern.

The origins of the Streamline Moderne are rooted in transportation design, which took the curved form of the teardrop, because it was the most efficient shape in lowering the wind resistance of an object. Product designers and architects who wanted to express efficiency borrowed the streamlined shape of cars, planes, trains, and ocean liners. Streamline Moderne architecture looked efficient in its clean lines. It was in fact relatively inexpensive to build because there was little labor-intensive ornament like terra cotta; exteriors tended to be concrete or plaster. The Streamline Moderne's finest hour was the New York World's Fair of 1939-40. Here, the "World of Tomorrow" showcased the cars and cities of the future, a robot, a microwave oven, and a television, all in streamlined pavilions. While the style was popular throughout Southern California during the 1930s, there are relatively few examples simply because there was so little construction activity during the Depression.

Character-defining features include:

- Horizontal emphasis
- Asymmetrical façade
- Flat roof with coping
- Smooth plaster wall surfaces
- Curved end walls and corners
- Glass block and porthole windows
- Flat canopy over entrances
- Fluted or reeded moldings or stringcourses
- Pipe railings along exterior staircases and balconies
- Steel sash windows

Acceptable alterations may include:

- Replacement of roofing material with compatible new roofing.
- Minor additions that ideally are not visible from the public right-of-way and do not alter the historic roofline; because of the asymmetrical character of some Streamline Moderne buildings, visible additions may be acceptable if not located on the primary façade. Additions should be compatible in design with the original, and subordinate in size, scale, massing, and proportion.
- The replacement of some windows in original openings. Replacement windows where necessary should match the original in size, design, muntin pattern, profile, and material.

Streamline Moderne: Extant Example



1401 Fremont Avenue, South Pasadena High School Auditorium.

THEME: MINIMAL TRADITIONAL

The Minimal Traditional style is defined by a single-story configuration, simple exterior forms, and a restrained use of traditional architectural detailing. The Minimal Traditional house was immensely popular in large suburban residential developments throughout the United States during the 1940s and early 1950s. The style had its origins in the principles of the Modern movement and the requirements of the FHA and other Federal programs of the 1930s. Its open plan reflected the developer's desire for greater efficiency. Modern construction methods addressed the builder's need to reduce costs and keep homes affordable to the middle class. Conventional detailing appealed to conservative home buyers and mortgage companies. In Southern California, the style is closely associated with large-scale residential developments of the World War II and postwar periods. Primarily associated with the detached single family house, Minimal Traditional detailing may also be applied to apartment buildings of the same period.

Character-defining features include:

- One-story configuration
- Rectangular plan
- Medium or low-pitched hip or side-gable roof with shallow eaves
- Smooth stucco wall cladding, often with wood lap or stone veneer accents
- Wood multi-light windows (picture, double-hung sash, casement)
- Projecting three-sided oriel
- Shallow entry porch with slender wood supports
- Wood shutters
- Lack of decorative exterior detailing
- Detached garages, usually located at the rear of the property

Acceptable alterations may include:

- Replacement of roofing material with compatible new roofing; asphalt composition shingles can be an acceptable replacement for wood shakes.
- Minor additions that ideally are not visible from the public right-of-way and do not alter the historic roofline; because of the asymmetrical character of the Minimal Traditional style, visible additions may be acceptable if not located on the primary façade. Additions should be compatible in design with the original, and subordinate in size, scale, massing, and proportion.
- The replacement of some windows in original openings. Replacement windows where necessary should match the original in size, design, muntin pattern, profile, and material
- Compatible additions to detached garage.

Minimal Traditional: Extant Examples



1430 Beech Street



1401 Beech Street

THEME: POST-WORLD WAR II MODERNISM / REGIONAL MODERNISM**Sub-Theme: Mid-century Modern**

Mid-century Modern is a term used to describe the post-World War II iteration of the International Style in both residential and commercial design. The International Style was characterized by geometric forms, smooth wall surfaces, and an absence of exterior decoration. Mid-century Modern represents the adaptation of these elements to the local climate and topography, as well as to the postwar need for efficiently-built, moderately-priced homes. In Southern California, this often meant the use of wood post-and-beam construction. Mid-century Modernism is often characterized by a clear expression of structure and materials, large expanses of glass, and open interior plans.

The roots of the style can be traced to early Modernists like Richard Neutra and Rudolph Schindler, whose local work inspired “second generation” Modern architects like Gregory Ain, Craig Ellwood, Harwell Hamilton Harris, Pierre Koenig, Raphael Soriano, and many more. These postwar architects developed an indigenous Modernism that was born from the International Style but matured into a fundamentally regional style, fostered in part by *Art and Architecture* magazine’s pivotal Case Study Program (1945-1966). The style gained popularity because its use of standardized, prefabricated materials permitted quick and economical construction. It became the predominant architectural style in the postwar years and is represented in almost every property type, from single-family residences to commercial buildings to gas stations.

Character-defining features include:

- One or two-story configuration
- Horizontal massing (for small-scale buildings)
- Simple geometric forms
- Exposed post-and-beam construction, in wood or steel
- Flat roof or low-pitched gable roof with wide overhanging eaves and cantilevered canopies
- Unadorned wall surfaces
- Wood, plaster, brick or stone used as exterior wall panels or accent materials
- Flush-mounted metal frame fixed windows and sliding doors, and clerestory windows
- Exterior staircases, decks, patios and balconies
- Little or no exterior decorative detailing
- Attached carport or garage
- Expressionistic/Organic subtype: sculptural forms and geometric shapes, including butterfly, A-frame, folded plate or barrel vault roofs

Acceptable alterations may include:

- Replacement of roofing material with compatible new roofing; asphalt composition shingles can be an acceptable replacement for wood shakes.
- Minor additions that ideally are not visible from the public right-of-way and do not alter the historic roofline; because of the asymmetrical character of the Mid-century Modern style, visible additions may be acceptable if not located on the primary façade. Additions should be compatible in design with the original, and subordinate in size, scale, massing, and proportion.
- The replacement of some windows in original openings. Replacement windows where necessary should match the original in size, design, muntin pattern, profile, and material.

Mid-century Modern: Extant Examples



534 Arroyo Drive, Cox House



611 Camino Verde

Sub-Theme: Ranch

The Ranch style emerged from the 1930s designs of Southern California architect Cliff May, who merged modernist ideas with traditional notions of the working ranches of the American West and in particular, the rustic adobe houses of California's Spanish- and Mexican-era *ranchos*. The resulting architectural style – characterized by its low horizontal massing, sprawling interior plan, and wood exterior detailing – embodied the mid-20th century ideal of “California living.” The Ranch style enjoyed enormous popularity throughout the United States from the 1940s to 1970s. It epitomized unpretentious architecture and dominated the suburbs of the post-World War II period. It was more conservative than other modern residential architecture of the period, often using decorative elements based on historical forms and capitalizing on the national fascination with the “Old West.” The underlying philosophy of the Ranch house was informality, outdoor living, gracious entertaining, and natural materials.

The most common style of Ranch house is the California Ranch. It is characterized by its one-story height; asymmetrical massing in L- or U-shaped plans; low-pitched hipped or gabled roofs with wide overhanging eaves; a variety of materials for exterior cladding, including plaster and board-and-batten; divided light wood sash windows, sometimes with diamond-shaped panes; and large picture windows. Decorative details commonly seen in California Ranch houses include scalloped bargeboards, false cupolas and dovecotes, shutters, and iron or wood porch supports. The California Ranch house accommodated America's adoption of the automobile as the primary means of transportation with a two-car garage that was a prominent architectural feature on the front of the house, and a sprawling layout on a large lot. Floor plans for the tracts of Ranch houses were usually designed to meet the FHA standards so that the developer could receive guaranteed loans.

Another variation on the Ranch house is the Modern Ranch, which was influenced by Mid-century Modernism. Modern Ranches emphasized horizontal planes more than the California Ranch, and included modern instead of traditional stylistic details. Character-defining features included low-pitched hipped or flat roofs, prominent rectangular chimneys, recessed entryways, and wood or concrete block privacy screens. Other stylistic elements resulted in Asian variations.

Character-defining features include:

- One-story
- Sprawling plan
- L- or U-shaped plan, often with radiating wings
- Low, horizontal massing with wide street façade
- Low-pitched hipped or gable roof with open overhanging eaves and wood shakes
- Plaster, wood lap, or board-and-batten siding, often with brick or stone accents
- Divided light wood sash windows (picture, double-hung sash, diamond-pane)

- Wide, covered front porch with wood posts
- Attached garage, sometimes linked with open-sided breezeway
- Details such as wood shutters, attic vents in gable ends, dovecotes, extended gables, or scalloped barge boards
- Modern Ranch sub-type may feature flat or low-pitched hipped roof with composition shingle or gravel roofing; metal framed windows; wood or concrete block privacy screens

Acceptable alterations may include:

- Replacement of roofing material with compatible new roofing; asphalt composition shingles can be an acceptable replacement for wood shakes.
- Minor, one-story additions that ideally are not visible from the public right-of-way and do not alter the historic roofline; because of the asymmetrical character of the Ranch style, visible additions may be acceptable if not located on the primary façade. Additions should be compatible in design with the original, and subordinate in size, scale, massing, and proportion.
- The replacement of some windows in original openings. Replacement windows where necessary should match the original in size, design, muntin pattern, profile, and material.

Ranch House: Extant Examples



300 Grace Drive



299 Grace Drive



1303 Lyndon Street

Sub-Theme: Googie

Googie has been described as Modernism for the masses. With its swooping lines and organic shapes, the style attempted to capture the playful exuberance of postwar America. Named for the John Lautner-designed Googie's Restaurant in Los Angeles, the style was widely employed in roadside commercial architecture of the 1950s, including coffee shops, bowling alleys, and car washes.

Character-defining features include:

- Expressive rooflines, including butterfly, folded-plate, and cantilevers
- Organic, abstract, and parabolic shapes
- Clear expression of materials, including concrete, steel, asbestos, cement, glass block, plastic, and plywood
- Large expanses of plate glass
- Thematic ornamentation, including tiki and space age motifs
- Primacy of signage, including the pervasive use of neon

Googie: Extant Example



601 Fair Oaks Avenue, Shakers

Sub-Theme: New Formalism

New Formalism is a sub-type of Late Modern architecture that developed in the mid-1950s as a reaction to the International Style's strict vocabulary and total rejection of historical precedent. New Formalist buildings are monumental in appearance, and reference and abstract classical forms such as full-height columns, projecting cornices, and arcades. Traditional materials such as travertine, marble, or granite were used, but in a panelized, non-traditional form. In Southern California, the style was applied mainly to public and institutional buildings. On a larger urban design scale, grand axes and symmetry were used to achieve a modern monumentality. Primary in developing New Formalism were three architects: Edward Durrell Stone, who melded his Beaux Arts training with the stark Modernism of his early work; Philip Johnson; and Minoru Yamasaki. All three had earlier achieved prominence working within the International Style and other Modernist idioms.

Character-defining features of New Formalism include:

- Symmetrical plan
- Flat rooflines with heavy overhanging cornices
- Colonnades, plazas and elevated podiums used as compositional devices
- Repeating arches and rounded openings
- Large screens of perforated concrete block, concrete, or metal

Acceptable alterations may include:

- Minor additions that are not visible from the public right-of-way. Additions should be compatible in design with the original, and subordinate in size, scale, massing, and proportion.
- The replacement of some windows in original openings. Replacement windows where necessary should match the original in size, design, muntin pattern, profile, and material.

New Formalism: Extant Example

1499 Huntington Drive

FINAL ADMINISTRATIVE DRAFT

City of South Pasadena

Citywide Historic Context Statement

HISTORIC RESOURCES GROUP

Sub-Theme: Late Modernism

Late Modern is a blanket term used to describe the evolution of Modern architecture from the mid-1950s through the 1970s. It is typically applied to commercial and institutional buildings. Unlike the straightforward, functionalist simplicity of International Style and Mid-century Modernism, Late Modern buildings exhibit a more deliberate sculptural quality with bold geometric volumes, uniform surfaces such as glass skin or concrete, and a sometimes exaggerated expression of structure and systems. Significant architects who produced works in the style include Marcel Breuer, Philip Johnson, Cesar Pelli, Piano and Rogers, and John Portman.

Character-defining features of Late Modern style include:

- Bold geometric volumes
- Large expanses of unrelieved wall surfaces
- Uniform use of cladding materials including glass, concrete, or masonry veneer
- Exaggerated expression of structure and systems
- Hooded or deeply set windows
- Little or no applied ornament

Acceptable alterations may include:

- Replacement of roofing material with compatible new roofing.
- Minor additions that ideally are not visible from the public right-of-way and do not alter the historic roofline; because of the asymmetrical character of the Late Modern style, visible additions may be acceptable if not located on the primary façade. Additions should be compatible in design with the original, and subordinate in size, scale, massing, and proportion.
- The replacement of some windows in original openings. Replacement windows where necessary should match the original in size, design, muntin pattern, profile, and material.

Late Modern: Extant Example



550 Camino Verde

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FINAL ADMINISTRATIVE DRAFT

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FINAL ADMINISTRATIVE DRAFT

City of South Pasadena
Citywide Historic Context Statement
HISTORIC RESOURCES GROUP

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Appendix A: Properties in South Pasadena Listed in the National Register of Historic Places

NAME	ADDRESS
Adobe Flores	1804 Foothill Street
Garfield House	1001 Buena Vista Street
Longley, Howard, House	1005 Buena Vista Street
Miltimore House	1301 S. Chelton Way
Oaklawn Bridge and Waiting Station	Between Oaklawn and Fair Oaks Avenues
Rialto Theatre	1019--1023 Fair Oaks Avenue
South Pasadena Historic District	Roughly bounded by Mission and El Centro Streets, and Fairview and Meridian Avenues

Appendix B: Properties in South Pasadena Listed in the State Historic Resources Inventory

PROPERTY-NUMBER	PRIMARY-#	STREET-ADDRESS	NAMES	CITY-NAME	OWN	YR-C	OHP-PROG..	PRG-REFERENCE-NUMBER	STAT-DAT	NRS	CRIT
030338	19-179648		S OF MISSION DISTRICT	SOUTH PASADENA	U		HIST.SURV.	1030-0041-0000	01/01/83	2S2	
030337	19-179647		N OF MISSION DISTRICT	SOUTH PASADENA	U		HIST.SURV.	1030-0040-0000	01/01/83	2S2	
030335	19-179646		GROSSE HOUSE	SOUTH PASADENA	U		HIST.SURV.	1030-0038-0000	01/01/83	2S2	
149735			PROSPECT CIRCLE DISTRICT	SOUTH PASADENA	P		HIST.SURV.	1030-0056-9999	09/24/04	3S	
151092			WAYNE, BUSHNELL AND FLETCHER DISTR	SOUTH PASADENA		1902	HIST.SURV.	1030-0320-9999	12/16/04	7R	
151019			LOWER GRAND AVENUE DISTRICT	SOUTH PASADENA	P	1890	HIST.SURV.	1030-0319-9999	12/16/04	7R	
153863		1014 ADELAINA AVE		SOUTH PASADENA		1905	PROJ.REVW.	HUD040329B	04/21/04	6U	
066507		1426 ALAHAMBRA RD		SOUTH PASADENA	U		PROJ.REVW.	HUD880216F	03/18/88	6Y	
066508		1430 ALHAMBRA RD		SOUTH PASADENA	U		PROJ.REVW.	HUD880216G	03/18/88	6Y	
107588		2001 ALPHA AVE		SOUTH PASADENA	P	1938	HIST.RES.	DOE-19-97-0002-0001	02/24/97	6Y	
							PROJ.REVW.	FHWA830201A	09/11/96	7M	
108601		2005 ALPHA AVE		SOUTH PASADENA	P	1963	HIST.RES.	DOE-19-97-0002-0002	02/24/97	6Y	
							PROJ.REVW.	FHWA830201A	09/11/96	7M	
108618		2011 ALPHA AVE		SOUTH PASADENA	P	1942	HIST.RES.	DOE-19-97-0002-0003	02/24/97	6Y	
							PROJ.REVW.	FHWA830201A	09/11/96	7M	
108619		2015 ALPHA AVE		SOUTH PASADENA	P	1946	HIST.RES.	DOE-19-97-0002-0004	02/24/97	6Y	
							PROJ.REVW.	FHWA830201A	09/11/96	7M	
108627		2019 ALPHA AVE		SOUTH PASADENA	P	1909	HIST.RES.	DOE-19-97-0002-0005	02/24/97	6Y	
							PROJ.REVW.	FHWA830201A	09/11/96	7M	
108630		2021 ALPHA AVE		SOUTH PASADENA	P	1939	HIST.RES.	DOE-19-97-0002-0006	02/24/97	6Y	
							PROJ.REVW.	FHWA830201A	09/11/96	7M	
108632		2025 ALPHA AVE		SOUTH PASADENA	P	1922	HIST.RES.	DOE-19-97-0002-0007	02/24/97	6Y	
							PROJ.REVW.	FHWA830201A	09/11/96	7M	
108640		2028 ALPHA AVE		SOUTH PASADENA	P	1912	HIST.RES.	DOE-19-97-0002-0009	02/24/97	6Y	
							PROJ.REVW.	FHWA830201A	09/11/96	7M	
108635		2029 ALPHA AVE		SOUTH PASADENA	P	1922	HIST.RES.	DOE-19-97-0002-0008	02/24/97	6Y	
							PROJ.REVW.	FHWA830201A	09/11/96	7M	
108644		2032 ALPHA AVE		SOUTH PASADENA	P	1923	HIST.RES.	DOE-19-97-0002-0011	02/24/97	6Y	
							PROJ.REVW.	FHWA830201A	09/11/96	7M	
108642		2033 ALPHA AVE		SOUTH PASADENA	P	1922	HIST.RES.	DOE-19-97-0002-0010	02/24/97	6Y	
							PROJ.REVW.	FHWA830201A	09/11/96	7M	
108653		2034 ALPHA AVE		SOUTH PASADENA	P	1939	HIST.RES.	DOE-19-97-0002-0012	02/24/97	6Y	
							PROJ.REVW.	FHWA830201A	09/11/96	7M	
108654		2037 ALPHA AVE		SOUTH PASADENA	P	1923	HIST.RES.	DOE-19-97-0002-0013	02/24/97	6Y	
							PROJ.REVW.	FHWA830201A	09/11/96	7M	
108656		2041 ALPHA AVE		SOUTH PASADENA	P	1913	HIST.RES.	DOE-19-97-0002-0014	02/24/97	6Y	
							PROJ.REVW.	FHWA830201A	09/11/96	7M	
065467		2042 ALPHA AVE		SOUTH PASADENA	P	1914	HIST.RES.	DOE-19-97-0002-0015	02/24/97	6Y	
							PROJ.REVW.	FHWA830201A	09/11/96	7M	
							PROJ.REVW.	HUD881004B	10/27/88	6Y	
108786		2043 ALPHA AVE		SOUTH PASADENA	P	1919	HIST.RES.	DOE-19-97-0002-0016	02/24/97	6Y	
							PROJ.REVW.	FHWA830201A	09/11/96	7M	
108893		2046 ALPHA AVE		SOUTH PASADENA	P	1912	HIST.RES.	DOE-19-97-0002-0017	02/24/97	6Y	
							PROJ.REVW.	FHWA830201A	09/11/96	7M	
108897		2049 ALPHA AVE		SOUTH PASADENA	P	1910	HIST.RES.	DOE-19-97-0002-0018	02/24/97	6Y	
							PROJ.REVW.	FHWA830201A	09/11/96	7M	
108900		2050 ALPHA AVE		SOUTH PASADENA	P	1938	HIST.RES.	DOE-19-97-0002-0019	02/24/97	6Y	
							PROJ.REVW.	FHWA830201A	09/11/96	7M	
099576		2060 ALPHA AVE		SOUTH PASADENA	P	1906	HIST.RES.	DOE-19-97-0002-0020	02/24/97	6Y	
							PROJ.REVW.	FHWA830201A	09/11/96	7M	
							HIST.RES.	DOE-19-95-0004-0000	11/20/95	6Y	
							PROJ.REVW.	FHWA830201A	03/07/95	7M	
150384		330 ALTA VISTA AVE		SOUTH PASADENA	P	1925	HIST.SURV.	1030-0057-0000	12/16/04	7R	
150385		535 ALTA VISTA AVE		SOUTH PASADENA	P	1942	HIST.SURV.	1030-0058-0000	12/16/04	7R	
150386		ARROYO SQUARE	600 BLOCK OF ARROYO SQUARE	SOUTH PASADENA		1938	HIST.SURV.	1030-0059-0000	12/16/04	7R	
150388		1001 ARROYO VERDE RD		SOUTH PASADENA	P	1887	HIST.SURV.	1030-0060-0000	12/16/04	7R	

PROPERTY-NUMBER	PRIMARY-#	STREET-ADDRESS.....	NAMES.....	CITY-NAME.....	OWN	YR-C	OHP-PROG..	PRG-REFERENCE-NUMBER	STAT-DAT	NRS	CRIT
030166	19-179477	2041 ASHBOURNE DR	PLUMB HOUSE	SOUTH PASADENA	P	1910	HIST.SURV.	1030-0007-0000			3S
116022		857 BANK ST	OTAKE/NAMBU HOUSE	SOUTH PASADENA	P	1890	CHRIS	19-150042	11/01/93	7	
099579		201 BEACON AVE		SOUTH PASADENA	P	1907	HIST.RES.	DOE-19-95-0005-0000	11/20/95	6Y	
							PROJ.REVW.	FHWA830201A	03/07/95	7M	
116020		209 BEACON AVE	SMITH, WHITNEY R. AND VIRGINIA, HO	SOUTH PASADENA	S	1900	CHRIS	19-150039	10/01/93	7	
104459		1100 BEECH ST	GILLETTE CRESCENT-MERIDIAN AVENUE	SOUTH PASADENA	P	1951	HIST.SURV.	1109-1815-0001	10/31/96	7M	
104462		1103 BEECH ST		SOUTH PASADENA	P	1923	HIST.SURV.	1109-1815-0002	10/31/96	7M	
104463		1104 BEECH ST		SOUTH PASADENA	P	1932	HIST.SURV.	1109-1815-0003	10/31/96	7M	
104464		1107 BEECH ST		SOUTH PASADENA	P	1924	HIST.SURV.	1109-1815-0004	10/31/96	7M	
104465		1108 BEECH ST		SOUTH PASADENA	P	1923	HIST.SURV.	1109-1815-0005	10/31/96	7M	
104468		1112 BEECH ST		SOUTH PASADENA	P	1923	HIST.SURV.	1109-1815-0006	10/31/96	7M	
104470		1113 BEECH ST		SOUTH PASADENA	P	1923	HIST.SURV.	1109-1815-0007	10/31/96	7M	
104471		1115 BEECH ST		SOUTH PASADENA	P	1922	HIST.SURV.	1109-1815-0008	10/31/96	7M	
104473		1118 BEECH ST		SOUTH PASADENA	P	1922	HIST.SURV.	1109-1815-0009	10/31/96	7M	
104474		1120 BEECH ST		SOUTH PASADENA	P	1924	HIST.SURV.	1109-1815-0010	10/31/96	7M	
104475		1121 BEECH ST		SOUTH PASADENA	P	1922	HIST.SURV.	1109-1815-0011	10/31/96	7M	
104477		1124 BEECH ST		SOUTH PASADENA	P	1922	HIST.SURV.	1109-1815-0012	10/31/96	7M	
104478		1125 BEECH ST		SOUTH PASADENA	P	1923	HIST.SURV.	1109-1815-0013	10/31/96	7M	
104480		1127 BEECH ST		SOUTH PASADENA	P	1923	HIST.SURV.	1109-1815-0014	10/31/96	7M	
104482		1130 BEECH ST		SOUTH PASADENA	P	1923	HIST.SURV.	1109-1815-0015	10/31/96	7M	
104483		1131 BEECH ST		SOUTH PASADENA	P	1923	HIST.SURV.	1109-1815-0016	10/31/96	7M	
104485		1132 BEECH ST		SOUTH PASADENA	P	1924	HIST.SURV.	1109-1815-0017	10/31/96	7M	
104487		1136 BEECH ST		SOUTH PASADENA	P	1923	HIST.SURV.	1109-1815-0018	10/31/96	7M	
150389		1404 BEECH ST		SOUTH PASADENA	P	1937	HIST.SURV.	1030-0061-0000	12/16/04	7R	
150390		1417 BEECH ST		SOUTH PASADENA	P	1937	HIST.SURV.	1030-0062-0000	12/16/04	7R	
150391		1427 BEECH ST		SOUTH PASADENA	P	1937	HIST.SURV.	1030-0063-0000	12/16/04	7R	
150393		1504 BEECH ST		SOUTH PASADENA	P	1937	HIST.SURV.	1030-0064-0000	12/16/04	7R	
150394		1512 BEECH ST		SOUTH PASADENA	P	1936	HIST.SURV.	1030-0065-0000	12/16/04	7R	
099885		BERKSHIRE AVE	SHORT LINE VILLA DISTRICT	SOUTH PASADENA	P	1900	HIST.RES.	DOE-19-95-0003-9999	11/20/95	2S	AC
							PROJ.REVW.	FHWA830201A	03/07/95	7M	
108905		2002 BERKSHIRE AVE		SOUTH PASADENA	S	1923	HIST.RES.	DOE-19-97-0002-0021	02/24/97	6Y	
							PROJ.REVW.	FHWA830201A	09/11/96	7M	
108922		2010 BERKSHIRE AVE		SOUTH PASADENA	P	1910	HIST.RES.	DOE-19-97-0002-0022	02/24/97	6Y	
							PROJ.REVW.	FHWA830201A	09/11/96	7M	
099578		2017 BERKSHIRE AVE		SOUTH PASADENA	P	1903	HIST.RES.	DOE-19-97-0002-0023	02/24/97	6Y	
							PROJ.REVW.	FHWA830201A	09/11/96	7M	
							HIST.RES.	DOE-19-95-0006-0000	11/20/95	6Y	
							PROJ.REVW.	FHWA830201A	03/07/95	7M	
108924		2018 BERKSHIRE AVE		SOUTH PASADENA	P	1914	HIST.RES.	DOE-19-97-0002-0024	02/24/97	6Y	
							PROJ.REVW.	FHWA830201A	09/11/96	7M	
099582		2020 BERKSHIRE AVE		SOUTH PASADENA	P	1924	HIST.RES.	DOE-19-97-0002-0025	02/24/97	6Y	
							PROJ.REVW.	FHWA830201A	09/11/96	7M	
							HIST.RES.	DOE-19-95-0007-0000	11/20/95	6Y	
							PROJ.REVW.	FHWA830201A	03/07/95	7M	
109078		2021 BERKSHIRE AVE		SOUTH PASADENA	P	1903	HIST.RES.	DOE-19-97-0002-0026	02/24/97	6Y	
							PROJ.REVW.	FHWA830201A	09/11/96	7M	
109079		2024 BERKSHIRE AVE		SOUTH PASADENA	P	1950	HIST.RES.	DOE-19-97-0002-0027	02/24/97	6Y	
							PROJ.REVW.	FHWA830201A	09/11/96	7M	
109405		2025 BERKSHIRE AVE		SOUTH PASADENA	P	1924	HIST.RES.	DOE-19-97-0002-0028		6Y	
							PROJ.REVW.	FHWA830201A	09/11/96	7M	
109409		2028 BERKSHIRE AVE		SOUTH PASADENA	S	1925	HIST.RES.	DOE-19-97-0002-0029	02/24/97	6Y	
							PROJ.REVW.	FHWA830201A	09/11/96	7M	
099583		2031 BERKSHIRE AVE		SOUTH PASADENA	P	1914	HIST.RES.	DOE-19-97-0002-0030	02/24/97	6Y	
							PROJ.REVW.	FHWA830201A	09/11/96	7M	
							HIST.RES.	DOE-19-95-0008-0000	11/20/95	6Y	
							PROJ.REVW.	FHWA830201A	03/07/95	7M	

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109419		2035 BERKSHIRE AVE		SOUTH PASADENA	S		HIST.RES.	DOE-19-97-0002-0031	02/24/97	6Y	
							PROJ.REVW.	FHWA830201A	09/11/96	7M	
099584		2037 BERKSHIRE AVE		SOUTH PASADENA	P	1919	HIST.RES.	DOE-19-97-0002-0032	02/24/97	6Y	
							PROJ.REVW.	FHWA830201A	09/11/96	7M	
							HIST.RES.	DOE-19-95-0009-0000	11/20/95	6Y	
							PROJ.REVW.	FHWA830201A	03/07/95	7M	
109425		2043 BERKSHIRE AVE		SOUTH PASADENA	P	1923	HIST.RES.	DOE-19-97-0002-0033	02/24/97	6Y	
							PROJ.REVW.	FHWA830201A	09/11/96	7M	
030217	19-179528	816 BONITA AVE	GROKOWSKY HOUSE	SOUTH PASADENA	S	1928	HIST.RES.	DOE-19-83-0021-0000	03/31/83	2S2	A
							PROJ.REVW.	FHWA830201A	02/02/83	2S2	A
							HIST.SURV.	1030-0023-0000	01/01/83	2S2	
							PROJ.REVW.		10/28/77	2S	
107570		704 BONITA DR		SOUTH PASADENA	P	1939	HIST.RES.	DOE-19-97-0001-0053	02/24/97	6Y	
							PROJ.REVW.	FHWA830201A	09/11/96	7M	
104489		704 BONITA DR		SOUTH PASADENA	P	1938	HIST.SURV.	1109-1815-0019	10/31/96	7M	
104491		705 BONITA DR		SOUTH PASADENA	P	1926	HIST.SURV.	1109-1815-0020	10/31/96	7M	
107550		705 BONITA DR		SOUTH PASADENA	S	1926	HIST.RES.	DOE-19-97-0001-0035	02/24/97	6Y	
							PROJ.REVW.	FHWA830201A	09/11/96	7M	
099585		708 BONITA DR		SOUTH PASADENA	P	1924	HIST.RES.	DOE-19-97-0001-0001	02/24/97	6Y	
							PROJ.REVW.	FHWA830201A	09/11/96	7M	
							HIST.RES.	DOE-19-95-0010-0000	11/20/95	6Y	
							PROJ.REVW.	FHWA830201A	03/07/95	7M	
104493		708 BONITA DR		SOUTH PASADENA	P	1924	HIST.SURV.	1109-1815-0021	10/31/96	7M	
104495		709 BONITA DR		SOUTH PASADENA	P	1937	HIST.SURV.	1109-1815-0022	10/31/96	7M	
107465		709 BONITA DR		SOUTH PASADENA	P	1938	HIST.RES.	DOE-19-97-0001-0002	02/24/97	6Y	
							PROJ.REVW.	FHWA830201A	09/11/96	7M	
107467		712 BONITA DR		SOUTH PASADENA	P	1944	HIST.RES.	DOE-19-97-0001-0003	02/24/97	6Y	
							PROJ.REVW.	FHWA830201A	09/11/96	7M	
104497		712 BONITA DR		SOUTH PASADENA	P	1944	HIST.SURV.	1109-1815-0023	10/31/96	7M	
104499		716 BONITA DR		SOUTH PASADENA	P	1925	HIST.SURV.	1109-1815-0024	10/31/96	7M	
099587		717 BONITA DR		SOUTH PASADENA	P	1924	HIST.RES.	DOE-19-95-0011-0000	11/20/95	6Y	
							PROJ.REVW.	FHWA830201A	03/07/95	7M	
104501		717 BONITA DR		SOUTH PASADENA	P	1924	HIST.SURV.	1109-1815-0025	10/31/96	7M	
104503		724 BONITA DR		SOUTH PASADENA	P	1990	HIST.SURV.	1109-1815-0026	10/31/96	7M	
104505		731 BONITA DR		SOUTH PASADENA	P	1926	HIST.SURV.	1109-1815-0027	10/31/96	7M	
104507		732 BONITA DR		SOUTH PASADENA	P	1987	HIST.SURV.	1109-1815-0028	10/31/96	7M	
104509		736 BONITA DR		SOUTH PASADENA	P	1923	HIST.SURV.	1109-1815-0029	10/31/96	7M	
104511		739 BONITA DR		SOUTH PASADENA	P	1964	HIST.SURV.	1109-1815-0030	10/31/96	7M	
104512		740 BONITA DR		SOUTH PASADENA	P	1945	HIST.SURV.	1109-1815-0031	10/31/96	7M	
104514		744 BONITA DR		SOUTH PASADENA	P	1992	HIST.SURV.	1109-1815-0032	10/31/96	7M	
104515		748 BONITA DR		SOUTH PASADENA	P	1926	HIST.SURV.	1109-1815-0033	10/31/96	7M	
104517		751 BONITA DR		SOUTH PASADENA	P	1927	HIST.SURV.	1109-1815-0034	10/31/96	7M	
104519		752 BONITA DR		SOUTH PASADENA	P	1963	HIST.SURV.	1109-1815-0035	10/31/96	7M	
099588		756 BONITA DR		SOUTH PASADENA	P	1926	HIST.RES.	DOE-19-95-0012-0000	11/20/95	6Y	
							PROJ.REVW.	FHWA830201A	03/07/95	7M	
104521		756 BONITA DR		SOUTH PASADENA	P	1926	HIST.SURV.	1109-1815-0036	10/31/96	7M	
104522		760 BONITA DR		SOUTH PASADENA	P	1924	HIST.SURV.	1109-1815-0037	10/31/96	7M	
104524		769 BONITA DR		SOUTH PASADENA	P	1924	HIST.SURV.	1109-1815-0038	10/31/96	7M	
104526		773 BONITA DR		SOUTH PASADENA	P	1926	HIST.SURV.	1109-1815-0039	10/31/96	7M	
104527		801 BONITA DR		SOUTH PASADENA	P	1925	HIST.SURV.	1109-1815-0040	10/31/96	7M	
104529		809 BONITA DR		SOUTH PASADENA	P	1925	HIST.SURV.	1109-1815-0041	10/31/96	7M	
104531		811 BONITA DR		SOUTH PASADENA	P	1938	HIST.SURV.	1109-1815-0042	10/31/96	7M	
104532		815 BONITA DR		SOUTH PASADENA	P	1924	HIST.SURV.	1109-1815-0043	10/31/96	7M	
104534		816 BONITA DR		SOUTH PASADENA	P	1929	HIST.SURV.	1109-1815-0044	10/31/96	7M	
104632		820 BONITA DR		SOUTH PASADENA	P	1923	HIST.SURV.	1109-1815-0045	11/05/96	7M	
104633		823 BONITA DR		SOUTH PASADENA	P	1924	HIST.SURV.	1109-1815-0046	11/05/96	7M	

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104636		827 BONITA DR		SOUTH PASADENA	P	1924	HIST.SURV.	1109-1815-0047	11/05/96	7M	
104638		830 BONITA DR		SOUTH PASADENA	P	1925	HIST.SURV.	1109-1815-0048	11/05/96	7M	
104639		831 BONITA DR		SOUTH PASADENA	P	1938	HIST.SURV.	1109-1815-0049	11/05/96	7M	
104641		900 BONITA DR		SOUTH PASADENA	P	1949	HIST.SURV.	1109-1815-0050	11/05/96	7M	
104644		901 BONITA DR		SOUTH PASADENA	P	1924	HIST.SURV.	1109-1815-0051	11/05/96	7M	
104647		905 BONITA DR		SOUTH PASADENA	P	1926	HIST.SURV.	1109-1815-0052	11/05/96	7M	
104649		910 BONITA DR		SOUTH PASADENA	P	1946	HIST.SURV.	1109-1815-0053	11/05/96	7M	
104650		911 BONITA DR		SOUTH PASADENA	P	1961	HIST.SURV.	1109-1815-0054	11/05/96	7M	
104652		912 BONITA DR		SOUTH PASADENA	P	1984	HIST.SURV.	1109-1815-0055	11/05/96	7M	
104654		916 BONITA DR		SOUTH PASADENA	P	1928	HIST.SURV.	1109-1815-0056	11/05/96	7M	
104657		917 BONITA DR		SOUTH PASADENA	P	1936	HIST.SURV.	1109-1815-0057	11/05/96	7M	
150395		705 BRENT AVE		SOUTH PASADENA	P	1925	HIST.SURV.	1030-0066-0000	12/16/04	7R	
150397		711 BRENT AVE		SOUTH PASADENA	P	1928	HIST.SURV.	1030-0067-0000	12/16/04	7R	
150399		715 BRENT AVE		SOUTH PASADENA	P	1928	HIST.SURV.	1030-0068-0000	12/16/04	7R	
150400		735 BRENT AVE		SOUTH PASADENA	P	1899	HIST.SURV.	1030-0069-0000	12/16/04	7R	
150401		805 BRENT AVE		SOUTH PASADENA	P	1923	HIST.SURV.	1030-0070-0000	12/16/04	7R	
150406		812 BRENT AVE		SOUTH PASADENA	P	1907	HIST.SURV.	1030-0071-0000	12/16/04	7R	
150408		816 BRENT AVE		SOUTH PASADENA	P	1916	HIST.SURV.	1030-0072-0000	12/16/04	7R	
150409		825 BRENT AVE		SOUTH PASADENA	P	1909	HIST.SURV.	1030-0073-0000	12/16/04	7R	
030167	19-179478	1036 BRENT ST	KATE A. WHITE HOUSE	SOUTH PASADENA	P	1904	HIST.SURV.	1030-0008-0000		5S2	
030220	19-179531	1243 BRUNSWICK AVE	MARVIN HOUSE, CAPTAINS HOUSE	SOUTH PASADENA	P	1906	HIST.SURV.	1030-0074-0000	12/16/04	7R	
							HIST.SURV.	1030-0026-0000	01/01/83	2S2	
150410		1305 BRUNSWICK AVE		SOUTH PASADENA	P	1929	HIST.SURV.	1030-0075-0000	12/16/04	7R	
150412		1313 BRUNSWICK AVE		SOUTH PASADENA	P	1931	HIST.SURV.	1030-0076-0000	12/16/04	7R	
150413		1335 BRUNSWICK AVE		SOUTH PASADENA	P	1912	HIST.SURV.	1030-0077-0000	12/16/04	7R	
030173	19-179484	BUENA VISTA ST	BUENA VISTA DISTRICT	SOUTH PASADENA	P	1900	HIST.SURV.	1030-0009-9999	01/01/78	2D	
069357		91 BUENA VISTA ST	BUENA VISTA DISTRICT	SOUTH PASADENA	U		PROJ.REVW.		10/28/77	2S	
030355	19-179664	902 BUENA VISTA ST		SOUTH PASADENA	P	1955	HIST.SURV.	1030-0056-0001	10/25/04	3D	
							PROJ.REVW.	FHWA841023A	04/13/87	2D2	C
							HIST.RES.	DOE-19-87-0007-0005	04/13/87	2D2	C
							HIST.SURV.	1030-0054-0005		3S	
030356	19-179665	910 BUENA VISTA ST	R.L. SPAYDE HOUSE	SOUTH PASADENA	P	1927	HIST.SURV.	1030-0056-0003	09/24/04	3D	
							PROJ.REVW.	FHWA841023A	04/13/87	2D2	C
							HIST.RES.	DOE-19-87-0007-0006	04/13/87	2D2	C
							HIST.SURV.	1030-0054-0006		3S	
030168	19-179479	917 BUENA VISTA ST	ALBERT SHERMAN HOYT HOUSE	SOUTH PASADENA	S	1900	HIST.SURV.	1030-0009-0001	01/01/78	2D	
030357	19-179666	918 BUENA VISTA ST	JESSIE WATERMAN HOUSE	SOUTH PASADENA	P	1928	HIST.SURV.	1030-0056-0004	09/24/04	3D	
							PROJ.REVW.	FHWA841023A	04/13/87	2D2	C
							HIST.RES.	DOE-19-87-0007-0007	04/13/87	2D2	C
							HIST.SURV.	1030-0054-0007		3S	
030358	19-179667	928 BUENA VISTA ST	P.A. REID HOUSE	SOUTH PASADENA	P	1927	HIST.SURV.	1030-0056-0005	09/24/04	3D	
							HIST.RES.	DOE-19-87-0007-0008		3S	
							HIST.SURV.	1030-0054-0008		3S	
030169	19-179480	929 BUENA VISTA ST	CHILDS HOUSE	SOUTH PASADENA	P	1904	HIST.SURV.	1030-0009-0002	01/01/78	2D	
030359	19-179668	930 BUENA VISTA ST	DONALD E. MARQUIS HOUSE	SOUTH PASADENA	P	1930	HIST.SURV.	1030-0056-0006	09/24/04	3D	
							HIST.RES.	DOE-19-87-0007-0009		3S	
							HIST.SURV.	1030-0054-0009		3S	
030170	19-179481	1000 BUENA VISTA ST	CHARLES P. WILLIAMS HOUSE, WILLIAM	SOUTH PASADENA	S	1903	HIST.SURV.	1030-0009-0003	01/01/78	2D	
030171	19-179482	1001 BUENA VISTA ST	MRS. JAMES A. GARFIELD HOUSE	SOUTH PASADENA	P	1902	HIST.RES.	NPS-73000405-0000	04/24/73	1S	C
							HIST.SURV.	1030-0055-0000	04/24/73	1S	C
							HIST.SURV.	1030-0009-0004	01/01/73	2D	
030172	19-179483	1005 BUENA VISTA ST	HOWARD LONGLEY HOUSE	SOUTH PASADENA	S	1904	HIST.SURV.	1030-0009-0005	01/01/73	2D	
030307	19-179618	1133 BUENA VISTA ST	GROSSE HOUSE, TANNER HOUSE	SOUTH PASADENA	S	1910	HIST.SURV.	1030-0036-0000	01/01/83	2S2	
151095		1606 BUSHNELL AVE		SOUTH PASADENA	P	1923	HIST.SURV.	1030-0320-0001	12/16/04	7R	
151096		1609 BUSHNELL AVE		SOUTH PASADENA	P	1924	HIST.SURV.	1030-0320-0002	12/16/04	7R	
151097		1610 BUSHNELL AVE		SOUTH PASADENA	P	1923	HIST.SURV.	1030-0320-0003	12/16/04	7R	

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151099		1615 BUSHNELL AVE		SOUTH PASADENA	P	1909	HIST.SURV.	1030-0320-0004	12/16/04	7R	
151100		1616 BUSHNELL AVE		SOUTH PASADENA	P	1915	HIST.SURV.	1030-0320-0005	12/16/04	7R	
151102		1618 BUSHNELL AVE		SOUTH PASADENA	P	1927	HIST.SURV.	1030-0320-0006	12/19/04	7R	
065603		1618 BUSHNELL AVE		SOUTH PASADENA	U		PROJ.REVW.	HUD8811210	12/19/88	6Y	
151103		1621 BUSHNELL AVE		SOUTH PASADENA	P	1908	HIST.SURV.	1030-0320-0007	12/16/04	7R	
151105		1622 BUSHNELL AVE		SOUTH PASADENA	P	1909	HIST.SURV.	1030-0320-0008	12/16/04	7R	
151106		1623 BUSHNELL AVE		SOUTH PASADENA	P	1910	HIST.SURV.	1030-0320-0009	12/16/04	7R	
151107		1625 BUSHNELL AVE		SOUTH PASADENA	P	1914	HIST.SURV.	1030-0320-0010	12/16/04	7R	
151109		1628 BUSHNELL AVE		SOUTH PASADENA	P	1914	HIST.SURV.	1030-0320-0011	12/16/04	7R	
151110		1633 BUSHNELL AVE		SOUTH PASADENA	P	1912	HIST.SURV.	1030-0320-0012	12/16/04	7R	
151111		1700 BUSHNELL AVE		SOUTH PASADENA	P	1921	HIST.SURV.	1030-0320-0013	12/16/04	7R	
151113		1701 BUSHNELL AVE		SOUTH PASADENA	P	1914	HIST.SURV.	1030-0320-0014	12/16/04	7R	
151114		1704 BUSHNELL AVE		SOUTH PASADENA	P	1924	HIST.SURV.	1030-0320-0015	12/16/04	7R	
151115		1705 BUSHNELL AVE		SOUTH PASADENA	P	1912	HIST.SURV.	1030-0320-0016	12/16/04	7R	
151116		1710 BUSHNELL AVE		SOUTH PASADENA	P	1902	HIST.SURV.	1030-0320-0017	12/16/04	7R	
151117		1711 BUSHNELL AVE		SOUTH PASADENA	P	1907	HIST.SURV.	1030-0320-0018	12/16/04	7R	
151118		1712 BUSHNELL AVE		SOUTH PASADENA	P	1933	HIST.SURV.	1030-0320-0019	12/16/04	7R	
151119		1721 BUSHNELL AVE		SOUTH PASADENA	P	1909	HIST.SURV.	1030-0320-0020	12/16/04	7R	
151120		1722 BUSHNELL AVE		SOUTH PASADENA	P	1920	HIST.SURV.	1030-0320-0021	12/16/04	7R	
151121		1727 BUSHNELL AVE		SOUTH PASADENA	P	1909	HIST.SURV.	1030-0320-0022	12/16/04	7R	
151122		1800 BUSHNELL AVE		SOUTH PASADENA	P	1910	HIST.SURV.	1030-0320-0023	12/16/04	7R	
151123		1803 BUSHNELL AVE		SOUTH PASADENA	P	1908	HIST.SURV.	1030-0320-0024	12/16/04	7R	
151124		1807 BUSHNELL AVE		SOUTH PASADENA	P	1914	HIST.SURV.	1030-0320-0025	12/16/04	7R	
151125		1809 BUSHNELL AVE		SOUTH PASADENA	P	1910	HIST.SURV.	1030-0320-0026	12/16/04	7R	
151126		1810 BUSHNELL AVE		SOUTH PASADENA	P	1910	HIST.SURV.	1030-0320-0027	12/16/04	7R	
151127		1814 BUSHNELL AVE		SOUTH PASADENA	P	1906	HIST.SURV.	1030-0320-0028	12/16/04	7R	
151128		1815 BUSHNELL AVE		SOUTH PASADENA	P	1909	HIST.SURV.	1030-0320-0029	12/16/04	7R	
151129		1817 BUSHNELL AVE		SOUTH PASADENA	P	1908	HIST.SURV.	1030-0320-0030	12/16/04	7R	
151130		1818 BUSHNELL AVE		SOUTH PASADENA	P	1910	HIST.SURV.	1030-0320-0031	12/16/04	7R	
151131		1820 BUSHNELL AVE		SOUTH PASADENA	P	1923	HIST.SURV.	1030-0320-0032	12/16/04	7R	
151132		1821 BUSHNELL AVE		SOUTH PASADENA	P	1923	HIST.SURV.	1030-0320-0033	12/16/04	7R	
109494		2000 CAMBRIDGE PL		SOUTH PASADENA	P	1923	HIST.RES.	DOE-19-97-0002-0034	02/24/97	6Y	
							PROJ.REVW.	FHWA830201A	09/11/96	7M	
109703		2003 CAMBRIDGE PL		SOUTH PASADENA	P	1912	HIST.RES.	DOE-19-97-0002-0035	02/24/97	6Y	
							PROJ.REVW.	FHWA830201A	09/11/96	7M	
109704		2006 CAMBRIDGE PL		SOUTH PASADENA	P	1914	HIST.RES.	DOE-19-97-0002-0036	02/24/97	6Y	
							PROJ.REVW.	FHWA830201A	09/11/96	7M	
109705		2007 CAMBRIDGE PL		SOUTH PASADENA	S	1950	HIST.RES.	DOE-19-97-0002-0037	02/24/97	6Y	
							PROJ.REVW.	FHWA830201A	09/11/96	7M	
109706		2008 CAMBRIDGE PL		SOUTH PASADENA	P	1939	HIST.RES.	DOE-19-97-0002-0038	02/24/97	6Y	
							PROJ.REVW.	FHWA830201A	09/11/96	7M	
109707		2011 CAMBRIDGE PL		SOUTH PASADENA	S	1950	HIST.RES.	DOE-19-97-0002-0039	02/24/97	6Y	
							PROJ.REVW.	FHWA830201A	09/11/96	7M	
109717		2012 CAMBRIDGE PL		SOUTH PASADENA	P	1924	HIST.RES.	DOE-19-97-0002-0040	02/24/97	6Y	
							PROJ.REVW.	FHWA830201A	09/11/96	7M	
109718		2014 CAMBRIDGE PL		SOUTH PASADENA	P	1926	HIST.RES.	DOE-19-97-0002-0041	02/24/97	6Y	
							PROJ.REVW.	FHWA830201A	09/11/96	7M	
109719		2015 CAMBRIDGE PL		SOUTH PASADENA	P	1910	HIST.RES.	DOE-19-97-0002-0042	02/24/97	6Y	
							PROJ.REVW.	FHWA830201A	09/11/96	7M	
109826		2017 CAMBRIDGE PL		SOUTH PASADENA	P	1977	HIST.RES.	DOE-19-97-0002-0043	02/24/97	6Y	
							PROJ.REVW.	FHWA830201A	09/11/96	7M	
109827		2020 CAMBRIDGE PL		SOUTH PASADENA	P	1910	HIST.RES.	DOE-19-97-0002-0044	02/24/97	6Y	
							PROJ.REVW.	FHWA830201A	09/11/96	7M	
109828		2021 CAMBRIDGE PL		SOUTH PASADENA	P	1991	HIST.RES.	DOE-19-97-0002-0045	02/24/97	6Y	
							PROJ.REVW.	FHWA830201A	09/11/96	7M	
109829		2024 CAMBRIDGE PL		SOUTH PASADENA	P	1937	HIST.RES.	DOE-19-97-0002-0046	02/24/97	6Y	

OFFICE OF HISTORIC PRESERVATION * * * Directory of Properties in the Historic Property Data File for LOS ANGELES County.										Page 929	02-03-09
PROPERTY-NUMBER	PRIMARY-#	STREET-ADDRESS.....	NAMES.....	CITY.NAME.....	OWN	YR-C	OHP-PROG..	PRG-REFERENCE-NUMBER	STAT-DAT	NRS	CRIT
109830		2025 CAMBRIDGE PL		SOUTH PASADENA	P	1921	PROJ.REVW.	FHWAB30201A	09/11/96	7M	
							HIST.RES.	DOE-19-97-0002-0047	02/24/97	6Y	
109831		2029 CAMBRIDGE PL		SOUTH PASADENA	P	1923	PROJ.REVW.	FHWAB30201A	09/11/96	7M	
							HIST.RES.	DOE-19-97-0002-0048	02/24/97	6Y	
150414		612 CAMINO VERDE		SOUTH PASADENA	P	1967	PROJ.REVW.	FHWAB30201A	09/11/96	7M	
125586		1026 CAWSTON ST		SOUTH PASADENA	U	1914	HIST.SURV.	1030-0078-0000	12/16/04	7R	
							HIST.RES.	DOE-19-98-0362-0000	05/11/98	6Y	
151020		609 CHARTER OAK ST		SOUTH PASADENA	P	1916	PROJ.REVW.	HUD980511I	05/11/98	6Y	
151021		613 CHARTER OAK ST		SOUTH PASADENA	P	1926	HIST.SURV.	1030-0319-0001	12/16/04	7R	
151022		616 CHARTER OAK ST		SOUTH PASADENA	P	1923	HIST.SURV.	1030-0319-0002	12/16/04	7R	
151023		620 CHARTER OAK ST		SOUTH PASADENA	P	1920	HIST.SURV.	1030-0319-0003	12/16/04	7R	
151024		622 CHARTER OAK ST		SOUTH PASADENA	P	1923	HIST.SURV.	1030-0319-0004	12/16/04	7R	
030347	19-179656	623 CHARTER OAK ST	DRACHMANN HOUSE	SOUTH PASADENA	P	1902	HIST.SURV.	1030-0319-0005	12/16/04	7R	
							HIST.SURV.	1030-0319-0006	12/16/04	7R	
							HIST.SURV.	1030-0050-0000		7R	
151027		700 CHARTER OAK ST		SOUTH PASADENA	P	1921	HIST.SURV.	1030-0319-0007	12/16/04	7R	
151028		705 CHARTER OAK ST		SOUTH PASADENA	P	1927	HIST.SURV.	1030-0319-0008	12/16/04	7R	
151029		707 CHARTER OAK ST		SOUTH PASADENA	P	1927	HIST.SURV.	1030-0319-0009	12/16/04	7R	
151030		708 CHARTER OAK ST		SOUTH PASADENA	P	1910	HIST.SURV.	1030-0319-0010	12/16/04	7R	
151031		710 CHARTER OAK ST		SOUTH PASADENA	P	1923	HIST.SURV.	1030-0319-0011	12/16/04	7R	
151032		711 CHARTER OAK ST		SOUTH PASADENA	P	1924	HIST.SURV.	1030-0319-0012	12/16/04	7R	
151033		714 CHARTER OAK ST		SOUTH PASADENA	P	1911	HIST.SURV.	1030-0319-0013	12/16/04	7R	
151034		715 CHARTER OAK ST		SOUTH PASADENA	P	1924	HIST.SURV.	1030-0319-0014	12/16/04	7R	
066494		717 CHARTER OAK ST		SOUTH PASADENA	U		PROJ.REVW.	HUD880208M	03/16/88	6Y	
030189	19-179500	1311 CHELTEN WY	SEYMOUR HOUSE	SOUTH PASADENA	P	1909	HIST.SURV.	1030-0011-0000		3S	
150417		1510 CHETLEN WY		SOUTH PASADENA	P	1914	HIST.SURV.	1030-0079-0000	12/16/04	7R	
150418		1845 CLARCK PL		SOUTH PASADENA	P	1915	HIST.SURV.	1030-0080-0000	12/16/04	7R	
150420		COLUMBIA ST		SOUTH PASADENA	P	1938	HIST.SURV.	1030-0082-0000	12/16/04	7R	
150419		500 COLUMBIA ST		SOUTH PASADENA	P	1954	HIST.SURV.	1030-0081-0000	12/16/04	7R	
030190	19-179501	919 COLUMBIA ST	J. R. RIGGINS HOUSE	SOUTH PASADENA	P	1887	HIST.SURV.	1030-0012-0000	01/01/77	7N	
							HIST.SURV.	1030-0044-0000	10/18/85	3S	
							PROJ.REVW.	FHWAB41023A	09/17/86	2	C
099589		1001 COLUMBIA ST	F. O. MILLER HOUSE	SOUTH PASADENA	P	1931	HIST.RES.	DOE-19-95-0013-0000	11/20/95	6Y	
							PROJ.REVW.	FHWAB30201A	03/07/95	7M	
099590		1007 COLUMBIA ST	MRS. W.S. CHARNLEY HOUSE	SOUTH PASADENA	P	1934	HIST.RES.	DOE-19-95-0014-0000	11/20/95	6Y	
							PROJ.REVW.	FHWAB30201A	03/07/95	7M	
030300	19-179611	1109 COLUMBIA ST	STONE/BROOKS HOUSE	SOUTH PASADENA	S	1909	HIST.SURV.	1030-0029-0000	08/31/82	7K	
							HIST.RES.	DOE-19-83-0016-0079	11/20/95	2D2	AC
							PROJ.REVW.	FHWAB30201A	02/28/83	2D2	AC
098614		1115 COLUMBIA ST		SOUTH PASADENA	P	1907	HIST.RES.	DOE-19-83-0016-0080	03/31/83	6Y	
							PROJ.REVW.	FHWAB30201A	02/28/83	6Y	
030301	19-179612	1127 COLUMBIA ST	HENRY STEPHEN BOICE HOUSE	SOUTH PASADENA	S	1908	HIST.SURV.	1030-0030-0000	01/01/83	7K	
							HIST.RES.	DOE-19-83-0016-0041	11/20/95	2D2	AC
							PROJ.REVW.	FHWAB30201A	02/28/83	2D2	AC
030302	19-179613	1131 COLUMBIA ST		SOUTH PASADENA	P	1910	HIST.SURV.	1030-0031-0000	01/01/83	7K	
							HIST.RES.	DOE-19-83-0016-0081	03/31/83	2D2	AC
							PROJ.REVW.	FHWAB30201A	02/28/83	2D2	AC
150432		1545 COLUMBIA ST		SOUTH PASADENA	P	1948	HIST.SURV.	1030-0083-0000	12/16/04	7R	
150436		DIAMOND AVE	1400 BLOCK OF DIAMOND AVENUE	SOUTH PASADENA	P	1907	HIST.SURV.	1030-0086-0000	12/16/04	7R	
030193	19-179504	905 DIAMOND AVE	SOUTH PASADENA FIRST NATIONAL BANK	SOUTH PASADENA	P	1907	HIST.SURV.	1030-0013-0003	01/01/83	1D	
150434		1212 DIAMOND AVE		SOUTH PASADENA	P	1894	HIST.SURV.	1030-0084-0000	12/16/04	7R	
150435		1217 DIAMOND AVE		SOUTH PASADENA	P	1906	HIST.SURV.	1030-0085-0000	12/16/04	7R	
030212	19-179523	1327 DIAMOND AVE	SOUTH PASADENA HIGH SCHOOL ADMIN B	SOUTH PASADENA	D	1925	HIST.SURV.	1030-0018-0000		3S	
066716		1512 DIAMOND AVE		SOUTH PASADENA	U		PROJ.REVW.	HUD880616D	07/18/88	6Y	
150437		335 EL CENTRO ST		SOUTH PASADENA		1939	HIST.SURV.	1030-0087-0000	12/16/04	7R	
030202	19-179513	1019 EL CENTRO ST	SOUTH PASADENA BANK BUILDING	SOUTH PASADENA	P	1903	HIST.SURV.	1030-0013-0012	01/01/83	1D	

PROPERTY-NUMBER	PRIMARY-#	STREET-ADDRESS.....	NAMES.....	CITY-NAME.....	OWN	YR-C	OHP-PROG..	PRG-REFERENCE-NUMBER	STAT-DAT	NRS	CRIT
030200	19-179511	1020 EL CENTRO ST	EL CENTRO SCHOOL	SOUTH PASADENA	D	1928	HIST.SURV.	1030-0013-0010	01/01/83	1D	
030201	19-179512	1115 EL CENTRO ST	SOUTH PASADENA PUBLIC LIBRARY	SOUTH PASADENA	M	1930	PROJ.REVW.	FEMA970909A	09/16/97	7K	
150438		1412 EL CENTRO ST		SOUTH PASADENA	P	1905	HIST.SURV.	1030-0013-0011	07/21/82	1D	BC
150448		FAIR OAKS AVE	1600 BLOCK OF FAIR OAKS AVENUE	SOUTH PASADENA	P	1905	HIST.SURV.	1030-0096-0000	12/16/04	7R	
150988		FAIR OAKS AVE	1000 BLOCK OF FAIR OAKS DISTRICT	SOUTH PASADENA		1917	HIST.SURV.	1030-0317-9999	12/16/04	7R	
151002		FAIR OAKS AVE	1100 BLOCK OF FAIR OAKS AVENUE	SOUTH PASADENA		1922	HIST.SURV.	1030-0318-9999	12/16/04	7R	
030165	19-179476	FAIR OAKS AVE	RAYMOND HILL WAITING STATION	SOUTH PASADENA	M	1902	HIST.SURV.	1030-0006-0000		3S	
030211	19-179522	435 FAIR OAKS AVE	WAR MEMORIAL BUILDING	SOUTH PASADENA	M	1922	HIST.RES.	DOE-19-94-0663-0000	07/18/94	2S2	
							PROJ.REVW.	HUD940509J	07/18/94	2S2	
							HIST.SURV.	1030-0017-0000		3S	
150441		501 FAIR OAKS AVE		SOUTH PASADENA	P	1909	HIST.SURV.	1030-0089-0000	12/16/04	7R	
150442		800 FAIR OAKS AVE		SOUTH PASADENA	P	1911	HIST.SURV.	1030-0090-0000	12/16/04	7R	
150443		824 FAIR OAKS AVE		SOUTH PASADENA	P	1922	HIST.SURV.	1030-0091-0000	12/16/04	7R	
150996		1005 FAIR OAKS AVE		SOUTH PASADENA	P	1934	HIST.SURV.	1030-0317-0002	12/16/04	7R	
150990		1008 FAIR OAKS AVE		SOUTH PASADENA	P	1926	HIST.SURV.	1030-0317-0001	12/16/04	7R	
150998		1009 FAIR OAKS AVE		SOUTH PASADENA	P	1938	HIST.SURV.	1030-0317-0003	12/16/04	7R	
150999		1016 FAIR OAKS AVE		SOUTH PASADENA	P	1938	HIST.SURV.	1030-0317-0004	12/16/04	7R	
030210	19-179521	1019 FAIR OAKS AVE	RIALTO THEATER	SOUTH PASADENA	P	1925	HIST.SURV.	1030-0317-0005	12/16/04	7R	
							HIST.RES.	NPS-78000700-0000	05/24/78	1S	
							HIST.SURV.	1030-0016-0000	05/24/78	1S	
151001		1020 FAIR OAKS AVE		SOUTH PASADENA	P	1917	HIST.SURV.	1030-0317-0006	12/16/04	7R	
151003		1100 FAIR OAKS AVE		SOUTH PASADENA	P	1937	HIST.SURV.	1030-0318-0001	12/16/04	7R	
151004		1106 FAIR OAKS AVE		SOUTH PASADENA	P	1922	HIST.SURV.	1030-0318-0002	12/16/04	7R	
151007		1114 FAIR OAKS AVE		SOUTH PASADENA	P	1921	HIST.SURV.	1030-0318-0003	12/16/04	7R	
151008		1118 FAIR OAKS AVE		SOUTH PASADENA	P	1930	HIST.SURV.	1030-0318-0004	12/16/04	7R	
151009		1132 FAIR OAKS AVE		SOUTH PASADENA	P	1936	HIST.SURV.	1030-0318-0005	12/16/04	7R	
151011		1134 FAIR OAKS AVE		SOUTH PASADENA	P	1936	HIST.SURV.	1030-0318-0006	12/16/04	7R	
150444		1401 FAIR OAKS AVE		SOUTH PASADENA	P	1924	HIST.SURV.	1030-0092-0000	12/16/04	7R	
150445		1411 FAIR OAKS AVE		SOUTH PASADENA	P	1921	HIST.SURV.	1030-0093-0000	12/16/04	7R	
146196		1414 FAIR OAKS AVE	COMMUNITIES FACILITIES PLANNERS -	SOUTH PASADENA		1958	HIST.SURV.	1030-0095-0000	12/16/04	7R	
							NAT.REG.	19-0450	05/03/04	7W	
150446		1500 FAIR OAKS AVE		SOUTH PASADENA		1928	HIST.SURV.	1030-0094-0000	12/16/04	7R	
150450		1600 FAIR OAKS AVE		SOUTH PASADENA	P	1924	HIST.SURV.	1030-0097-0000	12/16/04	7R	
150451		1714 FAIR OAKS AVE		SOUTH PASADENA	P	1940	HIST.SURV.	1030-0098-0000	12/16/04	7R	
150452		1801 FAIR OAKS AVE		SOUTH PASADENA		1905	HIST.SURV.	1030-0099-0000	12/16/04	7R	
081625		1126 FAIRVIEW AVE		SOUTH PASADENA	U	1919	PROJ.REVW.	HUD871027C	08/29/89	6Y	
151136		1601 FLETCHER AVE		SOUTH PASADENA	P	1923	HIST.SURV.	1030-0320-0035	12/16/04	7R	
151134		1611 FLETCHER AVE		SOUTH PASADENA	P	1922	HIST.SURV.	1030-0320-0034	12/16/04	7R	
151137		1614 FLETCHER AVE		SOUTH PASADENA	P	1919	HIST.SURV.	1030-0320-0036	12/16/04	7R	
151139		1615 FLETCHER AVE		SOUTH PASADENA	P	1919	HIST.SURV.	1030-0320-0037	12/16/04	7R	
151140		1619 FLETCHER AVE		SOUTH PASADENA	P	1908	HIST.SURV.	1030-0320-0038	12/16/04	7R	
151142		1623 FLETCHER AVE		SOUTH PASADENA	P	1910	HIST.SURV.	1030-0320-0039	12/16/04	7R	
151143		1625 FLETCHER AVE		SOUTH PASADENA	P	1911	HIST.SURV.	1030-0320-0040	12/16/04	7R	
151144		1626 FLETCHER AVE		SOUTH PASADENA	P	1910	HIST.SURV.	1030-0320-0041	12/16/04	7R	
151146		1631 FLETCHER AVE		SOUTH PASADENA	P	1908	HIST.SURV.	1030-0320-0042	12/16/04	7R	
151149		1632 FLETCHER AVE		SOUTH PASADENA	P	1910	HIST.SURV.	1030-0320-0043	12/16/04	7R	
151150		1700 FLETCHER AVE		SOUTH PASADENA	P	1912	HIST.SURV.	1030-0320-0044	12/16/04	7R	
151152		1703 FLETCHER AVE		SOUTH PASADENA	P	1911	HIST.SURV.	1030-0320-0045	12/16/04	7R	
151153		1705 FLETCHER AVE		SOUTH PASADENA	P	1913	HIST.SURV.	1030-0320-0046	12/16/04	7R	
151154		1708 FLETCHER AVE		SOUTH PASADENA	P	1908	HIST.SURV.	1030-0320-0047	12/16/04	7R	
151155		1710 FLETCHER AVE		SOUTH PASADENA	P	1915	HIST.SURV.	1030-0320-0048	12/16/04	7R	
151156		1711 FLETCHER AVE		SOUTH PASADENA	P	1910	HIST.SURV.	1030-0320-0049	12/16/04	7R	
151157		1714 FLETCHER AVE		SOUTH PASADENA	P	1914	HIST.SURV.	1030-0320-0050	12/16/04	7R	
154761		1131 FOOTHILL ST		SOUTH PASADENA		1904	PROJ.REVW.	HUD050627E	07/15/05	6U	
030305	19-179616	1804 FOOTHILL ST	ADOBE FLORES/LA CASA DE JOSE PEREZ	SOUTH PASADENA	P	1840	HIST.RES.	NPS-73000404-0000	06/18/73	1S	

PROPERTY-NUMBER	PRIMARY-#	STREET-ADDRESS	NAMES	CITY-NAME	OWN	YR-C	OHP-PROG..	PRG-REFERENCE-NUMBER	STAT-DAT	NRS	CRIT
							HIST.SURV.	1030-0034-0000	01/01/73	1S	
151035		636 FOREST AVE		SOUTH PASADENA	P	1910	HIST.SURV.	1030-0319-0015	12/16/04	7R	
151037		641 FOREST AVE		SOUTH PASADENA	P	1925	HIST.SURV.	1030-0319-0016	12/16/04	7R	
151038		644 FOREST AVE		SOUTH PASADENA	P	1924	HIST.SURV.	1030-0319-0017	12/16/04	7R	
151039		649 FOREST AVE		SOUTH PASADENA	P	1938	HIST.SURV.	1030-0319-0018	12/16/04	7R	
151040		651 FOREST AVE		SOUTH PASADENA	P	1924	HIST.SURV.	1030-0319-0019	12/16/04	7R	
151041		652 FOREST AVE		SOUTH PASADENA	P		HIST.SURV.	1030-0319-0020	12/16/04	7R	
151042		655 FOREST AVE		SOUTH PASADENA	P	1924	HIST.SURV.	1030-0319-0021	12/16/04	7R	
151044		657 FOREST AVE		SOUTH PASADENA	P	1924	HIST.SURV.	1030-0319-0022	12/16/04	7R	
151045		660 FOREST AVE		SOUTH PASADENA	P	1893	HIST.SURV.	1030-0319-0023	12/16/04	7R	
151046		661 FOREST AVE		SOUTH PASADENA	P	1924	HIST.SURV.	1030-0319-0024	12/16/04	7R	
151047		665 FOREST AVE		SOUTH PASADENA	P	1923	HIST.SURV.	1030-0319-0025	12/16/04	7R	
150453		800 FOREST AVE		SOUTH PASADENA	P	1927	HIST.SURV.	1030-0100-0000	12/16/04	7R	
150455		801 FOREST AVE		SOUTH PASADENA	P	1927	HIST.SURV.	1030-0101-0000	12/16/04	7R	
150456		809 FOREST AVE		SOUTH PASADENA	P	1929	HIST.SURV.	1030-0102-0000	12/16/04	7R	
150465		1001 FREEMONT AVE	UNITED STATES POST OFFICE	SOUTH PASADENA	P	1935	HIST.SURV.	1030-0106-0000	12/16/04	7R	
150466		1050 FREEMONT AVE	CALVARY PRESBYTERIAN CHURCH	SOUTH PASADENA		1924	HIST.SURV.	1030-0107-0000	12/16/04	7R	
150467		1501 FREEMONT AVE		SOUTH PASADENA		1927	HIST.SURV.	1030-0108-0000	12/16/04	7R	
150468		1524 FREEMONT AVE		SOUTH PASADENA		1922	HIST.SURV.	1030-0109-0000	12/16/04	7R	
150469		1527 FREEMONT AVE		SOUTH PASADENA		1998	HIST.SURV.	1030-0110-0000	12/16/04	7R	
150470		1600 FREEMONT AVE		SOUTH PASADENA	P	1939	HIST.SURV.	1030-0111-0000	12/16/04	7R	
150471		1617 FREEMONT AVE		SOUTH PASADENA	P	1925	HIST.SURV.	1030-0112-0000	12/16/04	7R	
150472		1701 FREEMONT AVE		SOUTH PASADENA	P	1926	HIST.SURV.	1030-0113-0000	12/16/04	7R	
150473		1718 FREEMONT AVE		SOUTH PASADENA	P	1924	HIST.SURV.	1030-0114-0000	12/16/04	7R	
150474		1821 FREEMONT AVE		SOUTH PASADENA	P	1929	HIST.SURV.	1030-0115-0000	12/16/04	7R	
150478		1827 FREEMONT AVE		SOUTH PASADENA	P	1921	HIST.SURV.	1030-0119-0000	12/16/04	7R	
150475		1903 FREEMONT AVE		SOUTH PASADENA	P	1922	HIST.SURV.	1030-0116-0000	12/16/04	7R	
150476		1909 FREEMONT AVE		SOUTH PASADENA	P	1923	HIST.SURV.	1030-0117-0000	12/16/04	7R	
150477		1941 FREEMONT AVE		SOUTH PASADENA	P	1921	HIST.SURV.	1030-0118-0000	12/16/04	7R	
150479		2000 FREEMONT AVE		SOUTH PASADENA	P	1926	HIST.SURV.	1030-0120-0000	12/16/04	7R	
150480		2008 FREEMONT AVE		SOUTH PASADENA	P	1923	HIST.SURV.	1030-0121-0000	12/16/04	7R	
150481		2012 FREEMONT AVE		SOUTH PASADENA	P	1924	HIST.SURV.	1030-0122-0000	12/16/04	7R	
150482		2016 FREEMONT AVE		SOUTH PASADENA	P	1926	HIST.SURV.	1030-0123-0000	12/16/04	7R	
150483		2020 FREEMONT AVE		SOUTH PASADENA	P	1925	HIST.SURV.	1030-0124-0000	12/16/04	7R	
150484		2031 FREEMONT AVE		SOUTH PASADENA	P	1950	HIST.SURV.	1030-0125-0000	12/16/04	7R	
150485		2040 FREEMONT AVE		SOUTH PASADENA	P	1928	HIST.SURV.	1030-0126-0000	12/16/04	7R	
150486		2042 FREEMONT AVE		SOUTH PASADENA	P	1923	HIST.SURV.	1030-0127-0000	12/16/04	7R	
150487		2070 FREEMONT AVE		SOUTH PASADENA	P	1923	HIST.SURV.	1030-0128-0000	12/16/04	7R	
030218	19-179529	221 FREMONT AVE	SHERRY HOUSE	SOUTH PASADENA	S	1912	HIST.SURV.	1030-0024-0000	01/01/83	2S2	
125583		319 FREMONT AVE		SOUTH PASADENA	U	1935	HIST.RES.	DOE-19-98-0359-0000	05/11/98	6Y	
							PROJ.REVW.	HUD980511I	05/11/98	6Y	
030209	19-179520	920 FREMONT AVE	FREMONT AVENUE BRETHERN CHURCH, CA	SOUTH PASADENA	P	1886	HIST.SURV.	1030-0015-0000		3S	
150458		501 FREMONT LANE		SOUTH PASADENA	P	1923	HIST.SURV.	1030-0103-0000	12/16/04	7R	
150459		923 FREMONT LANE		SOUTH PASADENA	P	1912	HIST.SURV.	1030-0104-0000	12/16/04	7R	
150460		1000 FREMONT LANE		SOUTH PASADENA	P	1925	HIST.SURV.	1030-0105-0000	12/16/04	7R	
150488		505 GARFIELD AVE		SOUTH PASADENA	P	1981	HIST.SURV.	1030-0129-0000	12/16/04	7R	
150489		1114 GARFIELD AVE		SOUTH PASADENA	P	1919	HIST.SURV.	1030-0130-0000	12/16/04	7R	
150490		1128 GARFIELD AVE		SOUTH PASADENA	P	1906	HIST.SURV.	1030-0131-0000	12/16/04	7R	
150491		1129 GARFIELD AVE		SOUTH PASADENA	P	1924	HIST.SURV.	1030-0132-0000	12/16/04	7R	
150492		1148 GARFIELD AVE		SOUTH PASADENA	P	1925	HIST.SURV.	1030-0133-0000	12/16/04	7R	
150493		1515 GARFIELD AVE		SOUTH PASADENA	P	1949	HIST.SURV.	1030-0134-0000	12/16/04	7R	
150494		1300 GATES PL		SOUTH PASADENA	P	1925	HIST.SURV.	1030-0135-0000	12/16/04	7R	
150495		1304 GATES PL		SOUTH PASADENA	P	1925	HIST.SURV.	1030-0136-0000	12/16/04	7R	
150496		1324 GATES PL		SOUTH PASADENA	P	1924	HIST.SURV.	1030-0137-0000	12/16/04	7R	
107587		GILLETTE CRESCENT	GILLETTE CRESCENT NEIGHBORHOOD HIS	SOUTH PASADENA	PS	1923	HIST.RES.	DOE-19-97-0001-9999	02/24/97	6Y	
							PROJ.REVW.	FHWA830201A	09/11/96	7M	

PROPERTY-NUMBER	PRIMARY-#	STREET-ADDRESS.....	NAMES.....	CITY-NAME.....	OWN	YR-C	OHP-PROG..	PRG-REFERENCE-NUMBER	STAT-DAT	NRS	CRIT
107473		1708 GILLETTE CRESCENT		SOUTH PASADENA	P	1923	HIST.RES.	DOE-19-97-0001-0004	02/24/97	6Y	
							PROJ.REVW.	FHWA830201A	09/11/96	7M	
104660		1708 GILLETTE CRESCENT		SOUTH PASADENA	P	1923	HIST.SURV.	1109-1815-0059	11/05/96	7M	
099592		1709 GILLETTE CRESCENT	THOR PETERSON HOUSE	SOUTH PASADENA	P	1926	HIST.RES.	DOE-19-97-0001-0005	02/24/97	6Y	
							PROJ.REVW.	FHWA830201A	09/11/96	7M	
							HIST.SURV.	1109-1815-0058	11/05/96	7M	
							HIST.RES.	DOE-19-95-0015-0000	11/20/95	6Y	
							PROJ.REVW.	FHWA830201A	03/07/95	7M	
099593		1712 GILLETTE CRESCENT	FLORANBELL CT	SOUTH PASADENA	P	1924	HIST.RES.	DOE-19-97-0001-0006	02/24/97	6Y	
							PROJ.REVW.	FHWA830201A	09/11/96	7M	
							HIST.SURV.	1109-1815-0060	11/05/96	7M	
							HIST.RES.	DOE-19-95-0016-0000	11/20/95	6Y	
							PROJ.REVW.	FHWA830201A	03/07/95	7M	
099594		1713 GILLETTE CRESCENT	E. M. LINN HOUSE	SOUTH PASADENA	P	1924	HIST.RES.	DOE-19-97-0001-0007	02/24/97	6Y	
							PROJ.REVW.	FHWA830201A	09/11/96	7M	
							HIST.SURV.	1109-1815-0061	11/05/96	7M	
							HIST.RES.	DOE-19-95-0017-0000	11/20/95	6Y	
							PROJ.REVW.	FHWA830201A	03/07/95	7M	
107476		1715 GILLETTE CRESCENT		SOUTH PASADENA	P	1928	HIST.RES.	DOE-19-97-0001-0008	02/24/97	6Y	
							PROJ.REVW.	FHWA830201A	09/11/96	7M	
104668		1716 GILLETTE CRESCENT		SOUTH PASADENA	P	1946	HIST.RES.	DOE-19-97-0001-0009	02/24/97	6Y	
							PROJ.REVW.	FHWA830201A	09/11/96	7M	
							HIST.SURV.	1109-1815-0062	11/05/96	7M	
107478		1718 GILLETTE CRESCENT	JOE AND HELEN SELDEN RESIDENCE	SOUTH PASADENA	P	1947	HIST.RES.	DOE-19-97-0001-0010	02/24/97	6Y	
							PROJ.REVW.	FHWA830201A	09/11/96	7M	
099596		1719 GILLETTE CRESCENT	H.A. ARMSTRONG HOUSE	SOUTH PASADENA	P	1924	HIST.RES.	DOE-19-97-0001-0011	02/24/97	6Y	
							PROJ.REVW.	FHWA830201A	09/11/96	7M	
							HIST.SURV.	1109-1815-0063	11/05/96	7M	
							HIST.RES.	DOE-19-95-0018-0000	11/20/95	6Y	
							PROJ.REVW.	FHWA830201A	03/07/95	7M	
099597		1720 GILLETTE CRESCENT	MRS. JEAN L. TRAUGOTT	SOUTH PASADENA	P	1923	HIST.RES.	DOE-19-97-0001-0012	02/24/97	6Y	
							PROJ.REVW.	FHWA830201A	09/11/96	7M	
							HIST.SURV.	1109-1815-0064	11/05/96	7M	
							HIST.RES.	DOE-19-95-0019-0000	11/20/95	6Y	
							PROJ.REVW.	FHWA830201A	03/07/95	7M	
104673		1722 GILLETTE CRESCENT		SOUTH PASADENA	S	1947	HIST.RES.	DOE-19-97-0001-0013	02/24/97	6Y	
							PROJ.REVW.	FHWA830201A	09/11/96	7M	
							HIST.SURV.	1109-1815-0065	11/05/96	7M	
104676		1723 GILLETTE CRESCENT		SOUTH PASADENA	P	1926	HIST.RES.	DOE-19-97-0001-0014	02/24/97	6Y	
							PROJ.REVW.	FHWA830201A	09/11/96	7M	
							HIST.SURV.	1109-1815-0066	11/05/96	7M	
104677		1724 GILLETTE CRESCENT		SOUTH PASADENA	S	1924	HIST.RES.	DOE-19-97-0001-0015	02/24/97	6Y	
							PROJ.REVW.	FHWA830201A	09/11/96	7M	
							HIST.SURV.	1109-1815-0067	11/05/96	7M	
104678		1732 GILLETTE CRESCENT		SOUTH PASADENA	S	1929	HIST.RES.	DOE-19-97-0001-0016	02/24/97	6Y	
							PROJ.REVW.	FHWA830201A	09/11/96	7M	
							HIST.SURV.	1109-1815-0068	11/05/96	7M	
104679		1740 GILLETTE CRESCENT		SOUTH PASADENA	P	1940	HIST.RES.	DOE-19-97-0001-0017	02/24/97	6Y	
							PROJ.REVW.	FHWA830201A	09/11/96	7M	
							HIST.SURV.	1109-1815-0069	11/05/96	7M	
104680		1750 GILLETTE CRESCENT		SOUTH PASADENA	P	1973	HIST.RES.	DOE-19-97-0001-0018	02/24/97	6Y	
							PROJ.REVW.	FHWA830201A	09/11/96	7M	
							HIST.SURV.	1109-1815-0070	11/05/96	7M	
104681		1754 GILLETTE CRESCENT		SOUTH PASADENA	P	1929	HIST.SURV.	1109-1815-0071	11/05/96	7M	
107495		1756 GILLETTE CRESCENT		SOUTH PASADENA	P	1929	HIST.RES.	DOE-19-97-0001-0019	02/24/97	6Y	

PROPERTY-NUMBER	PRIMARY-#	STREET ADDRESS	NAMES	CITY NAME	OWN	YR-C	OHP-PROG..	PRG-REFERENCE-NUMBER	STAT-DAT	NRS	CRIT
104682		1800 GILLETTE CRESCENT		SOUTH PASADENA	P	1923	PROJ.REVW. HIST.RES.	FHWA830201A DOE-19-97-0001-0020	09/11/96 02/24/97	7M 6Y	
104683		1804 GILLETTE CRESCENT		SOUTH PASADENA	S	1924	PROJ.REVW. HIST.SURV. HIST.RES.	FHWA830201A 1109-1815-0072 DOE-19-97-0001-0021	09/11/96 11/05/96 02/24/97	7M 7M 6Y	
104684		1808 GILLETTE CRESCENT		SOUTH PASADENA	P	1926	PROJ.REVW. HIST.SURV. HIST.RES.	FHWA830201A 1109-1815-0073 DOE-19-97-0001-0022	09/11/96 11/05/96 02/24/97	7M 7M 6Y	
104686		1809 GILLETTE CRESCENT		SOUTH PASADENA	P	1930	PROJ.REVW. HIST.SURV. HIST.RES.	FHWA830201A 1109-1815-0074 DOE-19-97-0001-0023	09/11/96 11/05/96 02/24/97	7M 7M 6Y	
104688		1812 GILLETTE CRESCENT		SOUTH PASADENA	P	1924	PROJ.REVW. HIST.SURV. HIST.RES.	FHWA830201A 1109-1815-0075 DOE-19-97-0001-0024	09/11/96 11/05/96 02/24/97	7M 7M 6Y	
104691		1815 GILLETTE CRESCENT		SOUTH PASADENA	P	1924	PROJ.REVW. HIST.SURV. HIST.RES.	FHWA830201A 1109-1815-0076 DOE-19-97-0001-0025	09/11/96 11/05/96 02/24/97	7M 7M 6Y	
104693		1816 GILLETTE CRESCENT		SOUTH PASADENA	P	1924	PROJ.REVW. HIST.SURV. HIST.RES.	FHWA830201A 1109-1815-0077 DOE-19-97-0001-0026	09/11/96 11/05/96 02/24/97	7M 7M 6Y	
104695		1819 GILLETTE CRESCENT		SOUTH PASADENA	P	1924	PROJ.REVW. HIST.SURV. HIST.RES.	FHWA830201A 1109-1815-0078 DOE-19-97-0001-0027	09/11/96 11/05/96 02/24/97	7M 7M 6Y	
104698		1820 GILLETTE CRESCENT		SOUTH PASADENA	P	1949	PROJ.REVW. HIST.SURV. HIST.RES.	FHWA830201A 1109-1815-0079 DOE-19-97-0001-0028	09/11/96 11/05/96 02/24/97	7M 7M 6Y	
107547		1822 GILLETTE CRESCENT		SOUTH PASADENA	P	1951	PROJ.REVW. HIST.SURV. HIST.RES.	FHWA830201A 1109-1815-0080 DOE-19-97-0001-0029	09/11/96 11/05/96 02/24/97	6Y 7M 6Y	
104699		1823 GILLETTE CRESCENT		SOUTH PASADENA	P	1924	PROJ.REVW. HIST.SURV. HIST.RES.	FHWA830201A 1109-1815-0081 DOE-19-97-0001-0030	09/11/96 11/05/96 02/24/97	6Y 7M 6Y	
104701		1824 GILLETTE CRESCENT		SOUTH PASADENA	P	1953	PROJ.REVW. HIST.SURV. HIST.RES.	FHWA830201A 1109-1815-0082 DOE-19-97-0001-0031	09/11/96 11/05/96 02/24/97	7M 7M 6Y	
104703		1828 GILLETTE CRESCENT		SOUTH PASADENA	P	1938	PROJ.REVW. HIST.SURV. HIST.RES.	FHWA830201A 1109-1815-0083 DOE-19-97-0001-0033	09/11/96 11/05/96 02/24/97	7M 7M 6Y	
104705		1829 GILLETTE CRESCENT		SOUTH PASADENA	P	1936	PROJ.REVW. HIST.SURV. HIST.RES.	FHWA830201A 1109-1815-0084 DOE-19-97-0001-0032	09/11/96 11/05/96 02/24/97	7M 7M 6Y	
104707		1832 GILLETTE CRESCENT		SOUTH PASADENA	S	1924	PROJ.REVW. HIST.SURV. HIST.RES.	FHWA830201A 1109-1815-0085 DOE-19-97-0001-0034	09/11/96 11/05/96 02/24/97	7M 7M 6Y	
104709		1833 GILLETTE CRESCENT		SOUTH PASADENA	P	1946	PROJ.REVW. HIST.SURV. HIST.RES.	FHWA830201A 1109-1815-0086 DOE-19-97-0001-0036	09/11/96 11/05/96 02/24/97	7M 7M 6Y	
104711		1839 GILLETTE CRESCENT		SOUTH PASADENA	P	1924	PROJ.REVW. HIST.SURV. HIST.RES.	FHWA830201A 1109-1815-0087 DOE-19-97-0001-0037	09/11/96 11/05/96 02/24/97	7M 7M 6Y	
099598		1107 GLENDON CT		SOUTH PASADENA	P	1914	PROJ.REVW. HIST.RES.	FHWA830201A DOE-19-95-0020-0000	03/07/95 11/20/95	7M 6Y	
099599		1112 GLENDON CT		SOUTH PASADENA	P	1912	PROJ.REVW. HIST.RES.	FHWA830201A DOE-19-95-0021-0000	03/07/95 11/20/95	7M 6Y	
099600		1115 GLENDON CT	E. N. THOMAS HOUSE	SOUTH PASADENA	P	1912	PROJ.REVW. HIST.RES.	FHWA830201A DOE-19-95-0022-0000	03/07/95 11/20/95	7M 6Y	

PROPERTY-NUMBER	PRIMARY-#	STREET-ADDRESS	NAMES	CITY-NAME	OWN	YR-C	OHP-PROG..	PRG-REFERENCE-NUMBER	STAT-DAT	NRS	CRIT
099602		1117 GLENDON CT		SOUTH PASADENA	P	1912	PROJ.REVW. HIST.RES.	FHWA830201A DOE-19-95-0024-0000	03/07/95 11/20/95	7M 6Y	
099601		1116 GLENDON ST		SOUTH PASADENA	P	1910	PROJ.REVW. HIST.RES.	FHWA830201A DOE-19-95-0023-0000	03/07/95 11/20/95	7M 6Y	
030288	19-179599	1013 GLENDON WY		SOUTH PASADENA	P	1910	HIST.SURV.	1030-0028-0038	01/01/83	2D2	
030277	19-179588	1014 GLENDON WY		SOUTH PASADENA	P	1885	HIST.SURV.	1030-0028-0027	01/01/83	2D2	
030289	19-179600	1019 GLENDON WY		SOUTH PASADENA	P	1915	HIST.SURV.	1030-0028-0039	01/01/83	7R	
030290	19-179601	1021 GLENDON WY		SOUTH PASADENA	P	1910	HIST.SURV.	1030-0028-0040	01/01/83	2D2	
030278	19-179589	1024 GLENDON WY		SOUTH PASADENA	P	1908	HIST.SURV.	1030-0028-0028	01/01/83	2D2	
030291	19-179602	1027 GLENDON WY		SOUTH PASADENA	P	1885	HIST.SURV.	1030-0028-0041	01/01/83	2D2	
030279	19-179590	1028 GLENDON WY		SOUTH PASADENA	P	1907	HIST.SURV.	1030-0028-0029	01/01/83	2D2	
030292	19-179603	1101 GLENDON WY		SOUTH PASADENA	P	1909	HIST.SURV.	1030-0028-0042	01/01/83	2D2	
030280	19-179591	1102 GLENDON WY		SOUTH PASADENA	P	1893	HIST.SURV.	1030-0028-0030	01/01/83	2D2	
030293	19-179604	1105 GLENDON WY		SOUTH PASADENA	P	1909	HIST.SURV.	1030-0028-0043	01/01/83	2D2	
030281	19-179592	1110 GLENDON WY		SOUTH PASADENA	P	1909	HIST.SURV.	1030-0028-0031	01/01/83	2D2	
030294	19-179605	1111 GLENDON WY		SOUTH PASADENA	P	1906	HIST.SURV.	1030-0028-0044	01/01/83	2D2	
030282	19-179593	1112 GLENDON WY		SOUTH PASADENA	P	1919	HIST.SURV.	1030-0028-0032	01/01/83	2D2	
030283	19-179594	1114 GLENDON WY		SOUTH PASADENA	P	1920	HIST.SURV.	1030-0028-0033		7R	
030295	19-179606	1115 GLENDON WY		SOUTH PASADENA	P	1905	HIST.SURV.	1030-0028-0045	01/01/83	2D2	
030284	19-179595	1118 GLENDON WY		SOUTH PASADENA	P	1908	HIST.SURV.	1030-0028-0034	01/01/83	2D2	
030296	19-179607	1119 GLENDON WY		SOUTH PASADENA	P	1895	HIST.SURV.	1030-0028-0046	01/01/83	2D2	
030297	19-179608	1123 GLENDON WY		SOUTH PASADENA	P	1923	HIST.SURV.	1030-0028-0047	01/01/83	2D2	
066535		1125 GLENDON WY		SOUTH PASADENA	U		PROJ.REVW.	HUD880226P	04/06/88	6Y	
030285	19-179596	1126 GLENDON WY		SOUTH PASADENA	P	1924	HIST.SURV.	1030-0028-0035	01/01/83	2D2	
030286	19-179597	1130 GLENDON WY		SOUTH PASADENA	P	1905	HIST.SURV.	1030-0028-0036		7R	
030298	19-179609	1133 GLENDON WY		SOUTH PASADENA	P	1923	HIST.SURV.	1030-0028-0048	01/01/83	2D2	
030287	19-179598	1136 GLENDON WY		SOUTH PASADENA	P	1920	HIST.SURV.	1030-0028-0037		7R	
150497		208 GRAND AVE		SOUTH PASADENA	P	1924	HIST.SURV.	1030-0138-0000	12/16/04	7R	
030216	19-179527	225 GRAND AVE	TANNER HOUSE	SOUTH PASADENA	P	1916	HIST.SURV.	1030-0022-0000	01/01/99	3S	
030348	19-179657	605 GRAND AVE	GROETZINGER HOUSE, RUDDOCK HOUSE	SOUTH PASADENA	P	1930	HIST.SURV.	1030-0051-0000		7R	
151048		626 GRAND AVE		SOUTH PASADENA	P	1917	HIST.SURV.	1030-0319-0026	12/16/04	7R	
030349	19-179658	629 GRAND AVE		SOUTH PASADENA	P	1890	HIST.SURV.	1030-0319-0027	12/16/04	7R	
							HIST.SURV.	1030-0052-0000		7R	
151049		634 GRAND AVE		SOUTH PASADENA	P	1928	HIST.SURV.	1030-0319-0028	12/16/04	7R	
151050		637 GRAND AVE		SOUTH PASADENA	P	1890	HIST.SURV.	1030-0319-0029	12/16/04	7R	
151051		640 GRAND AVE		SOUTH PASADENA	P	1926	HIST.SURV.	1030-0319-0030	12/16/04	7R	
151052		644 GRAND AVE		SOUTH PASADENA	P	1925	HIST.SURV.	1030-0319-0031	12/16/04	7R	
151053		649 GRAND AVE		SOUTH PASADENA	P	1924	HIST.SURV.	1030-0319-0032	12/16/04	7R	
151054		658 GRAND AVE		SOUTH PASADENA	P	1927	HIST.SURV.	1030-0319-0033	12/16/04	7R	
151055		700 GRAND AVE		SOUTH PASADENA	P	1930	HIST.SURV.	1030-0319-0034	12/16/04	7R	
151056		701 GRAND AVE		SOUTH PASADENA	P	1922	HIST.SURV.	1030-0319-0035	12/16/04	7R	
151057		705 GRAND AVE		SOUTH PASADENA	P	1926	HIST.SURV.	1030-0319-0036	12/16/04	7R	
151058		706 GRAND AVE		SOUTH PASADENA	P	1912	HIST.SURV.	1030-0319-0037	12/16/04	7R	
151059		709 GRAND AVE		SOUTH PASADENA	P	1930	HIST.SURV.	1030-0319-0038	12/16/04	7R	
151060		710 GRAND AVE		SOUTH PASADENA	P		HIST.SURV.	1030-0319-0039	12/16/04	7R	
151061		716 GRAND AVE		SOUTH PASADENA	P	1926	HIST.SURV.	1030-0319-0040	12/16/04	7R	
151062		801 GRAND AVE		SOUTH PASADENA	P	1924	HIST.SURV.	1030-0319-0041	12/16/04	7R	
151063		802 GRAND AVE		SOUTH PASADENA	P	1926	HIST.SURV.	1030-0319-0042	12/16/04	7R	
151064		807 GRAND AVE		SOUTH PASADENA	P	1920	HIST.SURV.	1030-0319-0043	12/16/04	7R	
151065		808 GRAND AVE		SOUTH PASADENA	P	1927	HIST.SURV.	1030-0319-0044	12/16/04	7R	
151066		809 GRAND AVE		SOUTH PASADENA	P	1926	HIST.SURV.	1030-0319-0045	12/16/04	7R	
153864		1103 GREVELIA ST		SOUTH PASADENA		1900	PROJ.REVW.	HUD040329B	04/21/04	6U	
150498		1704 HANSCOM DR		SOUTH PASADENA	P	1924	HIST.SURV.	1030-0139-0000	12/16/04	7R	
150499		304 HAWTHORNE ST		SOUTH PASADENA	P	1914	HIST.SURV.	1030-0140-0000	12/16/04	7R	
150500		314 HAWTHORNE ST		SOUTH PASADENA	P	1890	HIST.SURV.	1030-0141-0000	12/16/04	7R	

PROPERTY-NUMBER	PRIMARY-#	STREET-ADDRESS.....	NAMES.....	CITY.NAME.....	OWN	YR-C	OHP-PROG..	PRG-REFERENCE-NUMBER	STAT-DAT	NRS	CRIT
150711		320 HAWTHORNE ST		SOUTH PASADENA	P	1885	HIST.SURV.	1030-0142-0000	12/16/04	7R	
150712		340 HAWTHORNE ST		SOUTH PASADENA	P	1910	HIST.SURV.	1030-0143-0000	12/16/04	7R	
066533		525 HERMOSA ST		SOUTH PASADENA	U	1905	HIST.RES.	DOE-19-98-0379-0000	08/21/98	6Y	
							PROJ.REVW.	HUD980821J	08/21/98	6Y	
							PROJ.REVW.	HUD880226N	04/06/88	6Y	
150713		528 HERMOSA ST		SOUTH PASADENA	P	1948	HIST.SURV.	1030-0144-0000	12/16/04	7R	
150714		709 HERMOSA ST		SOUTH PASADENA	P	1913	HIST.SURV.	1030-0145-0000	12/16/04	7R	
030344	19-179653	1002 HIGHLAND ST		SOUTH PASADENA	P	1921	HIST.SURV.	1030-0047-0000		7R	
030345	19-179654	1004 HIGHLAND ST		SOUTH PASADENA	P	1918	HIST.SURV.	1030-0048-0000		7R	
125694		1728 HILL DR		SOUTH PASADENA	U	1929	HIST.RES.	DOE-19-98-0384-0000	08/21/98	6Y	
							PROJ.REVW.	HUD980821J	08/21/98	6Y	
150715		1899 HILL DR		SOUTH PASADENA	P	1906	HIST.SURV.	1030-0146-0000	12/16/04	7R	
153865		715 HOPE CT		SOUTH PASADENA		1916	PROJ.REVW.	HUD040329B	04/21/04	6U	
150716		1614 HOPE ST		SOUTH PASADENA	P	1908	HIST.SURV.	1030-0147-0000	12/16/04	7R	
125585		1851 HOPE ST		SOUTH PASADENA	U	1936	HIST.RES.	DOE-19-98-0361-0000	05/11/98	6Y	
							PROJ.REVW.	HUD980511	05/11/98	6Y	
150717		1107 HUNTINGTON DR		SOUTH PASADENA	P	1922	HIST.SURV.	1030-0148-0000	12/16/04	7R	
150718		1139 HUNTINGTON DR		SOUTH PASADENA	P	1922	HIST.SURV.	1030-0149-0000	12/16/04	7R	
150719		1140 HUNTINGTON DR		SOUTH PASADENA	P	1923	HIST.SURV.	1030-0150-0000	12/16/04	7R	
150720		1147 HUNTINGTON DR		SOUTH PASADENA	P	1921	HIST.SURV.	1030-0151-0000	12/16/04	7R	
150721		1160 HUNTINGTON DR		SOUTH PASADENA	P	1923	HIST.SURV.	1030-0152-0000	12/16/04	7R	
150722		1171 HUNTINGTON DR		SOUTH PASADENA	P	1923	HIST.SURV.	1030-0153-0000	12/16/04	7R	
150723		1206 HUNTINGTON DR		SOUTH PASADENA	P	1924	HIST.SURV.	1030-0154-0000	12/16/04	7R	
150724		1226 HUNTINGTON DR		SOUTH PASADENA	P	1923	HIST.SURV.	1030-0155-0000	12/16/04	7R	
150725		1301 HUNTINGTON DR		SOUTH PASADENA	P	1923	HIST.SURV.	1030-0156-0000	12/16/04	7R	
150726		1321 HUNTINGTON DR		SOUTH PASADENA	P	1922	HIST.SURV.	1030-0157-0000	12/16/04	7R	
150727		1521 HUNTINGTON DR		SOUTH PASADENA	P	1938	HIST.SURV.	1030-0158-0000	12/16/04	7R	
150728		1601 HUNTINGTON DR		SOUTH PASADENA	P	1936	HIST.SURV.	1030-0159-0000	12/16/04	7R	
150729		1611 HUNTINGTON DR		SOUTH PASADENA	P	1908	HIST.SURV.	1030-0160-0000	12/16/04	7R	
150730		1612 HUNTINGTON DR		SOUTH PASADENA	P	1929	HIST.SURV.	1030-0161-0000	12/16/04	7R	
150731		1616 HUNTINGTON DR		SOUTH PASADENA	P	1929	HIST.SURV.	1030-0162-0000	12/16/04	7R	
150732		1620 HUNTINGTON DR		SOUTH PASADENA	P	1927	HIST.SURV.	1030-0163-0000	12/16/04	7R	
150734		1624 HUNTINGTON DR		SOUTH PASADENA	P	1924	HIST.SURV.	1030-0164-0000	12/16/04	7R	
150735		1636 HUNTINGTON DR	STONE WALL	SOUTH PASADENA	P	1920	HIST.SURV.	1030-0165-0000	12/16/04	7R	
150736		1645 HUNTINGTON DR	STONE WALL	SOUTH PASADENA			HIST.SURV.	1030-0166-0000	12/16/04	7R	
150737		1720 HUNTINGTON DR		SOUTH PASADENA	P	1928	HIST.SURV.	1030-0167-0000	12/16/04	7R	
150738		1724 HUNTINGTON DR		SOUTH PASADENA	P	1928	HIST.SURV.	1030-0168-0000	12/16/04	7R	
150739		1801 HUNTINGTON DR		SOUTH PASADENA	P	1945	HIST.SURV.	1030-0169-0000	12/16/04	7R	
150740		1829 HUNTINGTON DR		SOUTH PASADENA	P	1923	HIST.SURV.	1030-0170-0000	12/16/04	7R	
150741		1835 HUNTINGTON DR		SOUTH PASADENA	P	1923	HIST.SURV.	1030-0171-0000	12/16/04	7R	
150742		1916 HUNTINGTON DR		SOUTH PASADENA	P	1909	HIST.SURV.	1030-0172-0000	12/16/04	7R	
150748		1922 HUNTINGTON DR		SOUTH PASADENA	P	1923	HIST.SURV.	1030-0173-0000	12/16/04	7R	
150749		1929 HUNTINGTON DR		SOUTH PASADENA	P	1915	HIST.SURV.	1030-0174-0000	12/16/04	7R	
150751		1938 HUNTINGTON DR		SOUTH PASADENA	P	1923	HIST.SURV.	1030-0175-0000	12/16/04	7R	
150752		1949 HUNTINGTON DR		SOUTH PASADENA	P	1905	HIST.SURV.	1030-0176-0000	12/16/04	7R	
150753		2008 HUNTINGTON DR		SOUTH PASADENA	P	1923	HIST.SURV.	1030-0177-0000	12/16/04	7R	
150754		2012 HUNTINGTON DR		SOUTH PASADENA	P	1930	HIST.SURV.	1030-0178-0000	12/16/04	7R	
150755		2101 HUNTINGTON DR		SOUTH PASADENA	P	1923	HIST.SURV.	1030-0179-0000	12/16/04	7R	
125686		1020 INDIANA AVE		SOUTH PASADENA	U	1921	HIST.RES.	DOE-19-98-0376-0000	08/21/98	6Y	
							PROJ.REVW.	HUD980821J	08/21/98	6Y	
153866		1026 INDIANA AVE		SOUTH PASADENA		1922	PROJ.REVW.	HUD040329B	04/21/04	6U	
125584		1030 INDIANA AVE		SOUTH PASADENA	U	1921	HIST.RES.	DOE-19-98-0360-0000	05/11/98	6Y	
							PROJ.REVW.	HUD980511	05/11/98	6Y	
150757		1102 INDIANA AVE		SOUTH PASADENA	P	1904	HIST.SURV.	1030-0180-0000	12/16/04	7R	
150758		1105 INDIANA AVE		SOUTH PASADENA	P	1900	HIST.SURV.	1030-0181-0000	12/16/04	7R	
150759		1209 INDIANA AVE		SOUTH PASADENA			HIST.SURV.	1030-0182-0000	12/16/04	7R	

OFFICE OF HISTORIC PRESERVATION * * * Directory of Properties in the Historic Property Data File for LOS ANGELES County.										Page 936	02-03-09
PROPERTY-NUMBER	PRIMARY-#	STREET ADDRESS.....	NAMES.....	CITY.NAME.....	DWN	YR-C	OHP-PROG..	PRG-REFERENCE-NUMBER	STAT-DAT	NRS	CRIT
150763		1215 INDIANA AVE		SOUTH PASADENA	P	1911	HIST.SURV.	1030-0183-0000	12/16/04	7R	
150765		1320 INDIANA AVE		SOUTH PASADENA	P	1924	HIST.SURV.	1030-0184-0000	12/16/04	7R	
150766		1323 INDIANA AVE		SOUTH PASADENA	P	1924	HIST.SURV.	1030-0185-0000	12/16/04	7R	
150767		1324 INDIANA AVE		SOUTH PASADENA	P	1929	HIST.SURV.	1030-0186-0000	12/16/04	7R	
150768		1335 INDIANA AVE		SOUTH PASADENA	P	1925	HIST.SURV.	1030-0187-0000	12/16/04	7R	
150769		1400 INDIANA AVE		SOUTH PASADENA	P	1925	HIST.SURV.	1030-0188-0000	12/16/04	7R	
066495		1540 INDIANA AVE	REHABILITATION RESID	SOUTH PASADENA	U		PROJ.REVW.	HUD880208N	03/18/88	6Y	
109832		804 KENDALL AVE		SOUTH PASADENA	P	1963	HIST.RES.	DOE-19-97-0002-0049	02/24/97	6Y	
							PROJ.REVW.	FHWA830201A	09/11/97	7M	
109833		808 KENDALL AVE		SOUTH PASADENA	P	1963	HIST.RES.	DOE-19-97-0002-0050	02/24/97	6Y	
							PROJ.REVW.	FHWA830201A	09/11/96	7M	
109834		812 KENDALL AVE		SOUTH PASADENA	P	1924	HIST.RES.	DOE-19-97-0002-0051	02/24/97	6Y	
							PROJ.REVW.	FHWA830201A	09/11/96	7M	
109835		820 KENDALL AVE		SOUTH PASADENA	P	1910	HIST.RES.	DOE-19-97-0002-0052	02/24/97	6Y	
							PROJ.REVW.	FHWA830201A	09/11/96	7M	
109836		900 KENDALL AVE		SOUTH PASADENA	P	1906	HIST.RES.	DOE-19-97-0002-0053	02/24/97	6Y	
							PROJ.REVW.	FHWA830201A	09/11/96	7M	
109837		904 KENDALL AVE		SOUTH PASADENA	P	1923	HIST.RES.	DOE-19-97-0002-0054	02/24/97	6Y	
							PROJ.REVW.	FHWA830201A	09/11/96	7M	
109838		908 KENDALL AVE		SOUTH PASADENA	P	1911	HIST.RES.	DOE-19-97-0002-0055	02/24/97	6Y	
							PROJ.REVW.	FHWA830201	09/11/96	7M	
153174		2029 LA FRANCE AVE		SOUTH PASADENA		1913	PROJ.REVW.	HUD040329B	04/21/04		
147063		700 LA PORTADA ST		SOUTH PASADENA	M	1940	HIST.RES.	DOE-19-04-0066-0000	05/12/04	6Y	
							PROJ.REVW.	FCC040421D	05/12/04	6Y	
150777		700 LA PORTADA ST		SOUTH PASADENA		1965	HIST.SURV.	1030-0189-0000	12/16/04	7R	
066506		1705 LA SENDA PL		SOUTH PASADENA	U		PROJ.REVW.	HUD880216E	03/18/88	6Y	
150778		1685 LAS FLORES AVE		SOUTH PASADENA	P		HIST.SURV.	1030-0190-0000	12/16/04	7R	
150779		1695 LAS FLORES AVE		SOUTH PASADENA	P		HIST.SURV.	1030-0191-0000	12/16/04	7R	
150780		1540 LAUREL ST		SOUTH PASADENA	P	1910	HIST.SURV.	1030-0192-0000	12/16/04	7R	
030339	19-179649	1100 LOMA VISTA CT		SOUTH PASADENA	P	1908	HIST.SURV.	1030-0042-0000		7R	
064983		1100 LOMA VISTA CT	RESIDENCE	SOUTH PASADENA	U		PROJ.REVW.	HUD860923G	11/24/86	6Y	
116021		909 LYNDON AVE	EAST WYNYATE	SOUTH PASADENA	P	1896	CHRIS	19-150041	10/01/93	7	
030306	19-179617	851 LYNDON ST	WYNYATE	SOUTH PASADENA	P	1887	HIST.RES.	NPS-73000407-0000	04/24/73	1S	
							HIST.SURV.	1030-0035-0000	01/01/73	1S	
150781		858 LYNDON ST		SOUTH PASADENA	P		HIST.SURV.	1030-0193-0000	12/16/04	7R	
150782		904 LYNDON ST		SOUTH PASADENA	P	1923	HIST.SURV.	1030-0194-0000	12/16/04	7R	
150784		914 LYNDON ST		SOUTH PASADENA	P	1931	HIST.SURV.	1030-0195-0000	12/16/04	7R	
150785		916 LYNDON ST		SOUTH PASADENA	P	1923	HIST.SURV.	1030-0196-0000	12/16/04	7R	
150786		920 LYNDON ST		SOUTH PASADENA	P	1911	HIST.SURV.	1030-0197-0000	12/16/04	7R	
150788		1100 LYNDON ST		SOUTH PASADENA	P	1928	HIST.SURV.	1030-0198-0000	12/16/04	7R	
150789		1104 LYNDON ST		SOUTH PASADENA	P	1908	HIST.SURV.	1030-0199-0000	12/16/04	7R	
150790		1200 LYNDON ST		SOUTH PASADENA	P	1911	HIST.SURV.	1030-0200-0000	12/16/04	7R	
150791		1204 LYNDON ST		SOUTH PASADENA	P	1917	HIST.SURV.	1030-0201-0000	12/16/04	7R	
150792		1212 LYNDON ST		SOUTH PASADENA	P	1910	HIST.SURV.	1030-0202-0000	12/16/04	7R	
150793		1216 LYNDON ST		SOUTH PASADENA	P	1915	HIST.SURV.	1030-0203-0000	12/16/04	7R	
150794		1407 LYNDON ST		SOUTH PASADENA	P	1924	HIST.SURV.	1030-0204-0000	12/16/04	7R	
150795		1412 LYNDON ST		SOUTH PASADENA	P	1925	HIST.SURV.	1030-0205-0000	12/16/04	7R	
150798		1419 LYNDON ST		SOUTH PASADENA		1914	HIST.SURV.	1030-0206-0000	12/16/04	7R	
150799		1420 LYNDON ST		SOUTH PASADENA	P	1911	HIST.SURV.	1030-0207-0000	12/16/04	7R	
150800		1421 LYNDON ST		SOUTH PASADENA	P	1907	HIST.SURV.	1030-0208-0000	12/16/04	7R	
150802		1422 LYNDON ST		SOUTH PASADENA	P	1910	HIST.SURV.	1030-0209-0000	12/16/04	7R	
150803		1429 LYNDON ST		SOUTH PASADENA	P	1912	HIST.SURV.	1030-0210-0000	12/16/04	7R	
150804		MAGNOLIA ST	800 BLOCK OF MAGNOLIA STREET	SOUTH PASADENA	P	1900	HIST.SURV.	1030-0211-0000	12/16/04	7R	
151067		414 MAGNOLIA ST		SOUTH PASADENA	P	1924	HIST.SURV.	1030-0319-0046	12/16/04	7R	
151068		422 MAGNOLIA ST		SOUTH PASADENA	P	1931	HIST.SURV.	1030-0319-0047	12/16/04	7R	

PROPERTY-NUMBER	PRIMARY-#	STREET-ADDRESS.....	NAMES.....	CITY-NAME.....	OWN	YR-C	OHP-PROG..	PRG-REFERENCE-NUMBER	STAT-DAT	NRS	CRIT
151069		423 MAGNOLIA ST		SOUTH PASADENA	P	1900	HIST.SURV.	1030-0319-0048	12/16/04	7R	
151070		513 MAGNOLIA ST		SOUTH PASADENA	P	1925	HIST.SURV.	1030-0319-0049	12/16/04	7R	
151071		517 MAGNOLIA ST		SOUTH PASADENA	P	1926	HIST.SURV.	1030-0319-0050	12/16/04	7R	
099603		815 MAGNOLIA ST	MADELINE DUOLE HOUSE	SOUTH PASADENA	P	1915	HIST.RES.	DOE-19-95-0025-0000	11/20/95	6Y	
							PROJ.REVW.	FHWAB30201A	03/07/95	7M	
099604		820 MAGNOLIA ST	G.W. WILSON HOUSE	SOUTH PASADENA	P	1920	HIST.RES.	DOE-19-95-0026-0000	11/20/95	6Y	
							PROJ.REVW.	FHWAB30201A	03/07/95	7M	
099605		821 MAGNOLIA ST	GEORGE BROWN HOUSE	SOUTH PASADENA	P	1914	HIST.RES.	DOE-19-95-0027-0000	11/20/95	6Y	
							PROJ.REVW.	FHWAB30201A	03/07/95	7M	
099606		827 MAGNOLIA ST	W.S. ADMONSON HOUSE	SOUTH PASADENA	P	1922	HIST.RES.	DOE-19-95-0028-0000	11/20/95	6Y	
							PROJ.REVW.	FHWAB30201A	03/07/95	7M	
150805		913 MAGNOLIA ST		SOUTH PASADENA	P	1925	HIST.SURV.	1030-0212-0000	12/16/04	7R	
030228	19-179539	1007 MAGNOLIA ST		SOUTH PASADENA	P	1921	HIST.SURV.	1030-0027-0008	01/01/83	2D2	
104712		1100 MAPLE ST		SOUTH PASADENA	P	1926	HIST.SURV.	1109-1815-0088	11/05/96	7M	
104713		1104 MAPLE ST		SOUTH PASADENA	P	1924	HIST.SURV.	1109-1815-0089	11/05/96	7M	
104714		1107 MAPLE ST		SOUTH PASADENA	P	1948	HIST.SURV.	1109-1815-0090	11/05/96	7M	
104716		1108 MAPLE ST		SOUTH PASADENA	P	1924	HIST.SURV.	1109-1815-0091	11/05/96	7M	
104717		1109 MAPLE ST		SOUTH PASADENA	P	1940	HIST.SURV.	1109-1815-0092	11/05/96	7M	
104719		1112 MAPLE ST		SOUTH PASADENA	P	1924	HIST.SURV.	1109-1815-0093	11/05/96	7M	
104721		1115 MAPLE ST		SOUTH PASADENA	P	1922	HIST.SURV.	1109-1815-0094	11/05/96	7M	
104723		1116 MAPLE ST		SOUTH PASADENA	P	1924	HIST.SURV.	1109-1815-0095	11/05/96	7M	
104726		1120 MAPLE ST		SOUTH PASADENA	P	1924	HIST.SURV.	1109-1815-0096	11/05/96	7M	
134453		1217 MARENGO AVE		SOUTH PASADENA		1911	HIST.RES.	DOE-19-02-1043-0000	10/09/02	6U	
							PROJ.REVW.	HUD021009N	10/09/02	6U	
134454		1721 MARENGO AVE		SOUTH PASADENA		1929	HIST.RES.	DOE-19-02-1044-0000	10/09/02	6U	
							PROJ.REVW.	HUD021009N	10/09/02	6U	
150808		2007 MARENGO AVE		SOUTH PASADENA	P	1925	HIST.SURV.	1030-0213-0000	12/16/04	7R	
150809		2017 MARENGO AVE		SOUTH PASADENA	P	1924	HIST.SURV.	1030-0214-0000	12/16/04	7R	
150810		2025 MARENGO AVE		SOUTH PASADENA	P	1914	HIST.SURV.	1030-0215-0000	12/16/04	7R	
150811		118 MARMION WY		SOUTH PASADENA	P		HIST.SURV.	1030-0216-0000	12/16/04	7R	
110036		2009 MAYCREST AVE		SOUTH PASADENA	P	1942	HIST.RES.	DOE-19-00-0011-0000	02/27/96	6Y	
							PROJ.REVW.	FHWAB30201A	02/27/96	6Y	
110037		2010 MAYCREST AVE		SOUTH PASADENA	P	1941	HIST.RES.	DOE-19-96-0084-0000	02/27/96	6Y	
							PROJ.REVW.	FHWAB30201A	02/27/96	6Y	
109964		2012 MAYCREST AVE		SOUTH PASADENA	P	1941	HIST.RES.	DOE-19-96-0054-0000	02/27/96	6Y	
							PROJ.REVW.	FHWAB30201A	02/27/96	6Y	
110035		2021 MAYCREST AVE		SOUTH PASADENA	P	1940	HIST.RES.	DOE-19-96-0082-0000	02/27/96	6Y	
							PROJ.REVW.	FHWAB30201A	02/27/96	6Y	
109973		2028 MAYCREST AVE		SOUTH PASADENA	P	1941	HIST.RES.	DOE-19-96-0055-0000	02/27/96	6Y	
							PROJ.REVW.	FHWAB30201A	02/27/96	6Y	
110034		2033 MAYCREST AVE		SOUTH PASADENA	P	1944	HIST.RES.	DOE-19-96-0081-0000	02/27/96	6Y	
							PROJ.REVW.	FHWAB30201A	02/27/96	6Y	
110033		2037 MAYCREST AVE		SOUTH PASADENA	P	1940	HIST.RES.	DOE-19-96-0080-0000	02/27/96	6Y	
							PROJ.REVW.	FHWAB30201A	02/27/96	6Y	
109975		2040 MAYCREST AVE		SOUTH PASADENA	P	1945	HIST.RES.	DOE-19-96-0056-0000	02/27/96	6Y	
							PROJ.REVW.	FHWAB30201A	02/27/96	6Y	
110032		2041 MAYCREST AVE		SOUTH PASADENA	P	1945	HIST.RES.	DOE-19-96-0079-0000	02/27/97	6Y	
							PROJ.REVW.	FHWAB30201A	02/27/96	6Y	
109842		MERIDIAN AVE		SOUTH PASADENA	P	1924	HIST.RES.	DOE-19-97-0002-0059	02/24/97	6Y	
							PROJ.REVW.	FHWAB30201A	09/11/96	7M	
076628		MERIDIAN AVE	SANTA FE RIGHT OF WAY	SOUTH PASADENA	P	0	HIST.SURV.	1030-0013-0015	07/21/82	6Y	
030299	19-179610	MERIDIAN AVE	SOUTH OF MISSION DISTRICT	SOUTH PASADENA	P	1885	HIST.SURV.	1030-0028-9999	01/01/83	2S2	
030206	19-179517	MERIDIAN AVE	WATERING TROUGH AND WAYSIDE STATIO	SOUTH PASADENA	M	1906	HIST.SURV.	1030-0013-0017	01/01/83	1D	
030250	19-179561	MERIDIAN AVE	NORTH OF MISSION DISTRICT	SOUTH PASADENA	P	1885	HIST.SURV.	1030-0027-9999	01/01/83	2S2	
030343	19-179652	300 MERIDIAN AVE	E. C. EMMONS HOUSE	SOUTH PASADENA	P	1920	HIST.RES.	DOE-19-95-0029-0000	11/20/95	6Y	
							PROJ.REVW.	FHWAB30201A	03/07/95	7M	

PROPERTY-NUMBER	PRIMARY-#	STREET-ADDRESS	NAMES	CITY-NAME	OWN	YR-C	OHP-PROG..	PRG-REFERENCE-NUMBER	STAT-DAT	NRS	CRIT
030360	19-179669	303 MERIDIAN AVE	KENNETH A. GABRIEL HOUSE	SOUTH PASADENA	P	1926	HIST.SURV.	1030-0046-0000		7R	
							HIST.SURV.	1030-0056-0008	09/24/04	3D	
							HIST.RES.	DOE-19-87-0007-0010		3S	
							HIST.SURV.	1030-0054-0010		3S	
099608		310 MERIDIAN AVE	E. H. LOCKWOOD HOUSE	SOUTH PASADENA	P	1936	HIST.RES.	DOE-19-95-0030-0000	11/20/95	6Y	
							PROJ.REVW.	FHWA830201A	03/07/95	7M	
030221	19-179532	602 MERIDIAN AVE		SOUTH PASADENA	P	1914	HIST.SURV.	1030-0027-0001		01/01/83	2D2
030222	19-179533	606 MERIDIAN AVE		SOUTH PASADENA	P	1913	HIST.SURV.	1030-0027-0002		01/01/83	2D2
030223	19-179534	610 MERIDIAN AVE		SOUTH PASADENA	P	1915	HIST.SURV.	1030-0027-0003		01/01/83	2D2
030224	19-179535	612 MERIDIAN AVE		SOUTH PASADENA	P	1913	HIST.SURV.	1030-0027-0004		01/01/83	2D2
030236	19-179549	613 MERIDIAN AVE		SOUTH PASADENA	P	1895	HIST.SURV.	1030-0027-0018		01/01/83	2D2
030225	19-179536	616 MERIDIAN AVE		SOUTH PASADENA	P	1913	HIST.SURV.	1030-0027-0005		01/01/83	2D2
030239	19-179550	617 MERIDIAN AVE		SOUTH PASADENA	P	1915	HIST.SURV.	1030-0027-0019		01/01/83	2D2
030226	19-179537	620 MERIDIAN AVE		SOUTH PASADENA	P	1912	HIST.SURV.	1030-0027-0006		01/01/83	2D2
030240	19-179551	621 MERIDIAN AVE		SOUTH PASADENA	P	1912	HIST.SURV.	1030-0027-0020		01/01/83	2D2
030227	19-179538	624 MERIDIAN AVE		SOUTH PASADENA	P	1912	HIST.SURV.	1030-0027-0007		01/01/83	2D2
030241	19-179552	625 MERIDIAN AVE		SOUTH PASADENA	P	1913	HIST.SURV.	1030-0027-0021		01/01/83	2D2
030242	19-179553	631 MERIDIAN AVE		SOUTH PASADENA	P	1890	HIST.SURV.	1030-0027-0022		01/01/83	2D2
030243	19-179554	633 MERIDIAN AVE		SOUTH PASADENA	P	1923	HIST.SURV.	1030-0027-0023		7R	
030244	19-179555	637 MERIDIAN AVE		SOUTH PASADENA	P	1924	HIST.SURV.	1030-0027-0024	01/01/83	2D2	
030245	19-179556	701 MERIDIAN AVE		SOUTH PASADENA	P	1905	HIST.SURV.	1030-0027-0025	01/01/83	2D2	
030229	19-179540	704 MERIDIAN AVE		SOUTH PASADENA	P	1912	HIST.SURV.	1030-0027-0009	01/01/83	2D2	
030246	19-179557	705 MERIDIAN AVE		SOUTH PASADENA	P	1915	HIST.SURV.	1030-0027-0026		7R	
030230	19-179541	708 MERIDIAN AVE		SOUTH PASADENA	P	1905	HIST.SURV.	1030-0027-0010	01/01/83	2D2	
030247	19-179558	709 MERIDIAN AVE		SOUTH PASADENA	P	1885	HIST.SURV.	1030-0027-0027	01/01/83	2D2	
030231	19-179542	712 MERIDIAN AVE		SOUTH PASADENA	P	1910	HIST.SURV.	1030-0027-0011	01/01/83	2D2	
030248	19-179559	713 MERIDIAN AVE		SOUTH PASADENA	P	1910	HIST.SURV.	1030-0027-0028	01/01/83	2D2	
030232	19-179543	716 MERIDIAN AVE		SOUTH PASADENA	P	1912	HIST.SURV.	1030-0027-0012	01/01/83	2D2	
030233	19-179544	720 MERIDIAN AVE		SOUTH PASADENA	P	1911	HIST.SURV.	1030-0027-0013	01/01/83	2D2	
030234	19-179545	726 MERIDIAN AVE		SOUTH PASADENA	P	1920	HIST.SURV.	1030-0027-0014	01/01/83	2D2	
030249	19-179560	803 MERIDIAN AVE		SOUTH PASADENA	P	1885	HIST.SURV.	1030-0027-0029	01/01/83	2D2	
030235	19-179546	806 MERIDIAN AVE		SOUTH PASADENA	P	1905	HIST.SURV.	1030-0027-0015	01/01/83	2D2	
030236	19-179547	808 MERIDIAN AVE		SOUTH PASADENA	P	1920	HIST.SURV.	1030-0027-0016		7R	
030237	19-179548	810 MERIDIAN AVE		SOUTH PASADENA	P	1903	HIST.SURV.	1030-0027-0017	01/01/83	2D2	
030204	19-179515	913 MERIDIAN AVE	MERIDIAN IRONWORKS	SOUTH PASADENA	P	1887	HIST.SURV.	1030-0013-0014	01/01/83	1D	
030203	19-179514	916 MERIDIAN AVE	BOLLER & CHIVENS	SOUTH PASADENA	P	1955	HIST.SURV.	1030-0013-0013		7R	
030264	19-179575	1011 MERIDIAN AVE		SOUTH PASADENA	P	1910	HIST.SURV.	1030-0028-0014	01/01/83	2D2	
030265	19-179576	1015 MERIDIAN AVE		SOUTH PASADENA	P	1926	HIST.SURV.	1030-0056-0007	09/24/04	3D	
							HIST.SURV.	1030-0028-0015	01/01/83	2D2	
030266	19-179577	1019 MERIDIAN AVE		SOUTH PASADENA	P	1976	HIST.SURV.	1030-0028-0016		7R	
030251	19-179562	1020 MERIDIAN AVE		SOUTH PASADENA	P	1905	HIST.SURV.	1030-0028-0001	01/01/83	2D2	
030267	19-179578	1023 MERIDIAN AVE		SOUTH PASADENA	P	1906	HIST.SURV.	1030-0028-0017	01/01/83	2D2	
030252	19-179563	1024 MERIDIAN AVE		SOUTH PASADENA	P	1922	HIST.SURV.	1030-0028-0002		7R	
030253	19-179564	1100 MERIDIAN AVE		SOUTH PASADENA	P	1906	HIST.SURV.	1030-0028-0003	01/01/83	2D2	
030268	19-179579	1103 MERIDIAN AVE		SOUTH PASADENA	P	1912	HIST.SURV.	1030-0028-0018	01/01/83	2D2	
030269	19-179580	1105 MERIDIAN AVE		SOUTH PASADENA	P	1903	HIST.SURV.	1030-0028-0019	01/01/83	2D2	
030254	19-179565	1106 MERIDIAN AVE		SOUTH PASADENA	P	1909	HIST.SURV.	1030-0028-0004	01/01/83	2D2	
030270	19-179581	1109 MERIDIAN AVE		SOUTH PASADENA	P	1920	HIST.SURV.	1030-0028-0020	01/01/83	2D2	
030255	19-179566	1110 MERIDIAN AVE		SOUTH PASADENA	P	1908	HIST.SURV.	1030-0028-0005	01/01/83	2D2	
030271	19-179582	1113 MERIDIAN AVE		SOUTH PASADENA	P	1907	HIST.SURV.	1030-0028-0021	01/01/83	2D2	
030256	19-179567	1114 MERIDIAN AVE		SOUTH PASADENA	P	1920	HIST.SURV.	1030-0028-0006	01/01/83	2D2	
030272	19-179583	1119 MERIDIAN AVE		SOUTH PASADENA	P	1910	HIST.SURV.	1030-0028-0022	01/01/83	2D2	
030257	19-179568	1120 MERIDIAN AVE		SOUTH PASADENA	P	1911	HIST.SURV.	1030-0028-0007	01/01/83	2D2	
030273	19-179584	1121 MERIDIAN AVE		SOUTH PASADENA	P	1907	HIST.SURV.	1030-0028-0023	01/01/83	2D2	
030258	19-179569	1122 MERIDIAN AVE		SOUTH PASADENA	P	1909	HIST.SURV.	1030-0028-0008	01/01/83	2D2	
030274	19-179585	1125 MERIDIAN AVE		SOUTH PASADENA	P	1915	HIST.SURV.	1030-0028-0024	01/01/83	2D2	

OFFICE OF HISTORIC PRESERVATION * * * Directory of Properties in the Historic Property Data File for LOS ANGELES County.										Page 939	02-03-09
PROPERTY-NUMBER	PRIMARY-#	STREET-ADDRESS	NAMES	CITY-NAME	OWN	YR-C	OHP-PROG..	PRG-REFERENCE-NUMBER	STAT-DAT	NRS	CRIT
030259	19-179570	1130 MERIDIAN AVE		SOUTH PASADENA	P	1924	HIST.SURV.	1030-0028-0009	01/01/83	2D2	
030275	19-179586	1131 MERIDIAN AVE		SOUTH PASADENA	P	1914	HIST.SURV.	1030-0028-0025	01/01/83	2D2	
030276	19-179587	1133 MERIDIAN AVE		SOUTH PASADENA	P	1908	HIST.SURV.	1030-0028-0026	01/01/83	2D2	
030260	19-179571	1134 MERIDIAN AVE		SOUTH PASADENA	P	1909	HIST.SURV.	1030-0028-0010	01/01/83	2D2	
030261	19-179572	1138 MERIDIAN AVE		SOUTH PASADENA	P	1910	HIST.SURV.	1030-0028-0011	01/01/83	2D2	
030262	19-179573	1142 MERIDIAN AVE		SOUTH PASADENA	P	1910	HIST.SURV.	1030-0028-0012	01/01/83	2D2	
030263	19-179574	1146 MERIDIAN AVE		SOUTH PASADENA	P	1914	HIST.SURV.	1030-0028-0013	01/01/83	2D2	
104727		1700 MERIDIAN AVE		SOUTH PASADENA	P	1928	HIST.SURV.	1109-1815-0097	11/05/96	7M	
104728		1701 MERIDIAN AVE		SOUTH PASADENA	P	1926	HIST.SURV.	1109-1815-0098	11/05/96	7M	
107553		1701 MERIDIAN AVE		SOUTH PASADENA	P	1926	HIST.RES.	DOE-19-97-0001-0038	02/24/97	6Y	
							PROJ.REVW.	FHWA830201A	09/11/96	7M	
107554		1707 MERIDIAN AVE		SOUTH PASADENA	S	1923	HIST.RES.	DOE-19-97-0001-0039	02/24/97	6Y	
							PROJ.REVW.	FHWA830201A	09/11/96	7M	
104729		1707 MERIDIAN AVE		SOUTH PASADENA	S	1923	HIST.SURV.	1109-1815-0099	11/05/96	7M	
104731		1708 MERIDIAN AVE		SOUTH PASADENA	P	1950	HIST.SURV.	1109-1815-0100	11/05/96	7M	
104734		1709 MERIDIAN AVE		SOUTH PASADENA	P	1927	HIST.SURV.	1109-1815-0101	11/05/96	7M	
107555		1709 MERIDIAN AVE		SOUTH PASADENA	P	1927	HIST.RES.	DOE-19-97-0001-0040	02/24/97	6Y	
							PROJ.REVW.	FHWA830201A	09/11/96	7M	
107557		1717 MERIDIAN AVE		SOUTH PASADENA	P	1924	HIST.RES.	DOE-19-97-0001-0041	02/24/97	6Y	
							PROJ.REVW.	FHWA830201A	09/11/96	7M	
104736		1717 MERIDIAN AVE		SOUTH PASADENA	P	1924	HIST.SURV.	1109-1815-0102	11/05/96	7M	
104738		1721 MERIDIAN AVE		SOUTH PASADENA	P	1926	HIST.SURV.	1109-1815-0103	11/05/96	7M	
107558		1721 MERIDIAN AVE		SOUTH PASADENA	P	1926	HIST.RES.	DOE-19-97-0001-0042	02/24/97	6Y	
							PROJ.REVW.	FHWA830201A	09/11/96	7M	
104739		1722 MERIDIAN AVE		SOUTH PASADENA	P	1955	HIST.SURV.	1109-1815-0104	11/05/96	7M	
104740		1724 MERIDIAN AVE		SOUTH PASADENA	P	1960	HIST.SURV.	1109-1815-0105	11/05/96	7M	
099609		1725 MERIDIAN AVE	JOHN G. WERNLI HOUSE	SOUTH PASADENA	P	1926	HIST.RES.	DOE-19-97-0001-0043	02/24/97	6Y	
							PROJ.REVW.	FHWA830201A	09/11/96	7M	
							HIST.RES.	DOE-19-95-0031-0000	11/20/95	6Y	
							PROJ.REVW.	FHWA830201A	03/07/95	7M	
104742		1725 MERIDIAN AVE		SOUTH PASADENA	P	1925	HIST.SURV.	1109-1815-0106	11/05/96	7M	
104745		1728 MERIDIAN AVE		SOUTH PASADENA	P	1937	HIST.SURV.	1109-1815-0107	11/05/96	7M	
099610		1729 MERIDIAN AVE	ARTHUR B. NORMAN HOUSE	SOUTH PASADENA	P	1934	HIST.RES.	DOE-19-97-0001-0044	02/24/97	6Y	
							PROJ.REVW.	FHWA830201A	09/11/96	7M	
							HIST.RES.	DOE-19-95-0032-0000	11/20/95	6Y	
							PROJ.REVW.	FHWA830201A	03/07/95	7M	
104747		1729 MERIDIAN AVE		SOUTH PASADENA	P	1934	HIST.SURV.	1109-1815-0108	11/05/96	7M	
104750		1732 MERIDIAN AVE		SOUTH PASADENA	P	1923	HIST.SURV.	1109-1815-0109	11/05/96	7M	
099611		1733 MERIDIAN AVE	J. FINKELSTEIN HOUSE	SOUTH PASADENA	P	1925	HIST.RES.	DOE-19-97-0001-0045	02/24/97	6Y	
							PROJ.REVW.	FHWA830201A	09/11/96	7M	
							HIST.RES.	DOE-19-95-0033-0000	11/20/95	6Y	
							PROJ.REVW.	FHWA803021A	03/07/95	7M	
104752		1733 MERIDIAN AVE		SOUTH PASADENA	P	1925	HIST.SURV.	1109-1815-0110	11/05/96	7M	
099612		1737 MERIDIAN AVE	O.H. EMMONS HOUSE	SOUTH PASADENA	P	1924	HIST.RES.	DOE-19-97-0001-0046	02/24/97	6Y	
							PROJ.REVW.	FHWA830201A	09/11/96	7M	
							HIST.RES.	DOE-19-95-0034-0000	11/20/95	6Y	
							PROJ.REVW.	FHWA830201A	03/07/95	7M	
104754		1737 MERIDIAN AVE		SOUTH PASADENA	P	1923	HIST.SURV.	1109-1815-0111	11/05/96	7M	
104758		1738 MERIDIAN AVE		SOUTH PASADENA	P	1939	HIST.SURV.	1109-1815-0112	11/05/96	7M	
104760		1800 MERIDIAN AVE		SOUTH PASADENA	P	1924	HIST.SURV.	1109-1815-0113	11/05/96	7M	
104762		1801 MERIDIAN AVE		SOUTH PASADENA	P	1923	HIST.SURV.	1109-1815-0114	11/05/96	7M	
107586		1801 MERIDIAN AVE		SOUTH PASADENA	P	1925	HIST.RES.	DOE-19-97-0001-0067	02/24/97	6Y	
							PROJ.REVW.	FHWA830201A	09/11/96	7M	
107564		1805 MERIDIAN AVE		SOUTH PASADENA	P	1990	HIST.RES.	DOE-19-97-0001-0048	02/24/97	6Y	
							PROJ.REVW.	FHWA830201A	09/11/96	7M	
104764		1805 MERIDIAN AVE		SOUTH PASADENA	P	1990	HIST.SURV.	1109-1815-0115	11/05/96	7M	

PROPERTY-NUMBER	PRIMARY-#	STREET-ADDRESS	NAMES	CITY-NAME	OWN	YR-C	OHP-PROG..	PRG-REFERENCE-NUMBER	STAT-DAT	NRS	CRIT
104766		1815 MERIDIAN AVE		SOUTH PASADENA	P	1964	HIST.SURV.	1109-1815-0116	11/05/96	7M	
107565		1815 MERIDIAN AVE		SOUTH PASADENA	P	1964	HIST.RES.	DOE-19-97-0001-0049	02/24/97	6Y	
							PROJ.REVW.	FHWA830201A	09/11/96	7M	
107567		1821 MERIDIAN AVE		SOUTH PASADENA	S	1924	HIST.RES.	DOE-19-97-0001-0050	02/24/97	6Y	
							PROJ.REVW.	FHWA830201A	09/11/96	7M	
104767		1821 MERIDIAN AVE		SOUTH PASADENA	S	1924	HIST.SURV.	1109-1815-0117	11/05/96	7M	
104769		1909 MERIDIAN AVE		SOUTH PASADENA	P	1923	HIST.SURV.	1109-1815-0118	11/05/96	7M	
107568		1909 MERIDIAN AVE		SOUTH PASADENA	P	1923	HIST.RES.	DOE-10-97-0001-0051	02/24/97	6Y	
							PROJ.REVW.	FHWA830201A	09/11/96	7M	
104771		1912 MERIDIAN AVE		SOUTH PASADENA	P	1924	HIST.SURV.	1109-1815-0119	11/05/96	7M	
104773		1913 MERIDIAN AVE		SOUTH PASADENA	P	1938	HIST.SURV.	1109-1815-0120	11/05/96	7M	
107569		1913 MERIDIAN AVE		SOUTH PASADENA	P	1938	HIST.RES.	DOE-19-97-0001-0052	02/24/97	6Y	
							PROJ.REVW.	FHWA830201A	09/11/96	7M	
107571		1917 MERIDIAN AVE		SOUTH PASADENA	P	1924	HIST.RES.	DOE-19-97-0001-0054	02/24/97	6Y	
							PROJ.REVW.	FHWA830201A	09/11/96	7M	
104775		1917 MERIDIAN AVE		SOUTH PASADENA	P	1924	HIST.SURV.	1109-1815-0121	11/05/96	7M	
104777		1921 MERIDIAN AVE		SOUTH PASADENA	P	1923	HIST.SURV.	1109-1815-0122	11/05/96	7M	
107572		1921 MERIDIAN AVE		SOUTH PASADENA	P	1923	HIST.RES.	DOE-19-97-0001-0055	02/24/97	6Y	
							PROJ.REVW.	FHWA830201A	09/11/96	7M	
104779		1927 MERIDIAN AVE		SOUTH PASADENA	P	1923	HIST.SURV.	1109-1815-0123	11/05/96	7M	
104782		1933 MERIDIAN AVE		SOUTH PASADENA	P	1938	HIST.SURV.	1109-1815-0124	11/05/96	7M	
104783		1937 MERIDIAN AVE		SOUTH PASADENA	P	1925	HIST.SURV.	1109-1815-0125	11/05/96	7M	
104784		1940 MERIDIAN AVE		SOUTH PASADENA	P	1936	HIST.SURV.	1109-1815-0126	11/05/96	7M	
104785		1941 MERIDIAN AVE		SOUTH PASADENA	P	1925	HIST.SURV.	1109-1815-0127	11/05/96	7M	
104786		1945 MERIDIAN AVE		SOUTH PASADENA	P	1925	HIST.SURV.	1109-1815-0128	11/05/96	7M	
104787		1949 MERIDIAN AVE		SOUTH PASADENA	P	1925	HIST.SURV.	1109-1815-0129	11/05/96	7M	
104788		1955 MERIDIAN AVE		SOUTH PASADENA	P	1926	HIST.SURV.	1109-1815-0130	11/05/96	7M	
104789		2003 MERIDIAN AVE		SOUTH PASADENA	P	1925	HIST.SURV.	1109-1815-0131	11/05/96	7M	
104791		2004 MERIDIAN AVE		SOUTH PASADENA	P	1938	HIST.SURV.	1109-1815-0132	11/05/96	7M	
104792		2009 MERIDIAN AVE		SOUTH PASADENA	P	1934	HIST.SURV.	1109-1815-0133	11/05/96	7M	
104793		2013 MERIDIAN AVE		SOUTH PASADENA	P	1935	HIST.SURV.	1109-1815-0134	11/05/96	7M	
104794		2014 MERIDIAN AVE		SOUTH PASADENA	P	1923	HIST.SURV.	1109-1815-0135	11/05/96	7M	
104796		2021 MERIDIAN AVE		SOUTH PASADENA	P	1936	HIST.SURV.	1109-1815-0136	11/05/96	7M	
109839		2025 MERIDIAN AVE		SOUTH PASADENA	P	1923	HIST.RES.	DOE-19-97-0002-0056	02/24/97	6Y	
							PROJ.REVW.	FHWA830201A	09/11/96	7M	
109840		2029 MERIDIAN AVE		SOUTH PASADENA	P	1926	HIST.RES.	DOE-19-97-0002-0057	02/24/97	6Y	
							PROJ.REVW.	FHWA830201A	09/11/96	7M	
109841		2035 MERIDIAN AVE		SOUTH PASADENA	P	1949	HIST.RES.	DOE-19-97-0002-0058	02/24/97	6Y	
							PROJ.REVW.	FHWA830201A	09/11/96	7M	
109843		2045 MERIDIAN AVE		SOUTH PASADENA	P	1949	HIST.RES.	DOE-19-97-0002-0060	02/24/97	6Y	
							PROJ.REVW.	FHWA830201A	09/11/96	7M	
109848		2051 MERIDIAN AVE		SOUTH PASADENA	P	1908	HIST.RES.	DOE-19-97-0002-0061	02/24/97	6Y	
							PROJ.REVW.	FHWA830201A	09/11/96	7M	
109849		2053 MERIDIAN AVE		SOUTH PASADENA	P	1923	HIST.RES.	DOE-19-97-0002-0062	02/24/97	6Y	
							PROJ.REVW.	FHWA830201A	09/11/96	7M	
109850		2057 MERIDIAN AVE		SOUTH PASADENA	P	1917	HIST.RES.	DOE-19-97-0002-0063	02/24/97	6Y	
							PROJ.REVW.	FHWA830201A	09/11/96	7M	
109851		2063 MERIDIAN AVE		SOUTH PASADENA	P	1911	HIST.RES.	DOE-19-97-0002-0064	02/24/97	6Y	
							PROJ.REVW.	FHWA830201A	09/11/96	7M	
109852		2067 MERIDIAN AVE		SOUTH PASADENA	P	1970	HIST.RES.	DOE-19-97-0002-0065	02/24/97	6Y	
							PROJ.REVW.	FHWA830201A	09/11/96	7M	
109853		2075 MERIDIAN AVE		SOUTH PASADENA	P	1961	HIST.RES.	DOE-19-97-0002-0066	02/24/97	6Y	
							PROJ.REVW.	FHWA830201A	09/11/96	7M	
109854		2079 MERIDIAN AVE		SOUTH PASADENA	P	1917	HIST.RES.	DOE-19-97-0002-0067	02/24/97	6Y	
							PROJ.REVW.	FHWA830201A	09/11/96	7M	
153175		2014 MILAN AVE		SOUTH PASADENA		1910	PROJ.REVW.	HUD030710C	11/14/03	6U	

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PROPERTY-NUMBER	PRIMARY-#	STREET-ADDRESS	NAMES	CITY-NAME	OWN	YR-C	OHP-PROG..	PRG-REFERENCE-NUMBER	STAT-DAT	NRS	CRIT
150830		MISSION ST	1800 BLOCK OF MISSION STREET	SOUTH PASADENA			HIST.SURV.	1030-0231-0000	12/16/04	7R	
030207	19-179518	MISSION ST	SOUTH PASADENA HISTORIC DISTRICT /	SOUTH PASADENA	PM	1887	HIST.RES.	NPS-82002202-9999	07/21/82	1S	A
							HIST.SURV.	1030-0013-9999	07/01/77	3S	A
150812		401 MISSION ST		SOUTH PASADENA	P	1921	HIST.SURV.	1030-0217-0000	12/16/04	7R	
150813		403 MISSION ST		SOUTH PASADENA	P	1923	HIST.SURV.	1030-0218-0000	12/16/04	7R	
150815		408 MISSION ST		SOUTH PASADENA	P	1938	HIST.SURV.	1030-0219-0000	12/16/04	7R	
150816		430 MISSION ST		SOUTH PASADENA	P	1939	HIST.SURV.	1030-0220-0000	12/16/04	7R	
150817		444 MISSION ST		SOUTH PASADENA	P	1929	HIST.SURV.	1030-0221-0000	12/16/04	7R	
150818		454 MISSION ST		SOUTH PASADENA	P	1929	HIST.SURV.	1030-0222-0000	12/16/04	7R	
150819		605 MISSION ST		SOUTH PASADENA	P	1936	HIST.SURV.	1030-0223-0000	12/16/04	7R	
150820		701 MISSION ST		SOUTH PASADENA	P	1930	HIST.SURV.	1030-0224-0000	12/16/04	7R	
030340	19-179650	815 MISSION ST	SWIMMING POOL BUILDING, PLUNGE	SOUTH PASADENA	M	1939	HIST.SURV.	1030-0043-0000		7R	
099613		835 MISSION ST		SOUTH PASADENA	P	1962	HIST.RES.	DOE-19-95-0035-0000	11/20/95	6Y	
							PROJ.REVW.	FHWA830201A	03/07/95	7M	
030205	19-179516	950 MISSION ST	MISSION HOTEL	SOUTH PASADENA	P	1923	TAX.CERT.	537.9-19-0067	06/13/85	2D3	
							HIST.RES.	NPS-82002202-0016	07/21/82	1D	A
							HIST.SURV.	1030-0013-0016	01/01/77	7N	A
030191	19-179502	1001 MISSION ST	ALEXANDER BLOCK	SOUTH PASADENA	P	1906	HIST.RES.	NPS-82002202-0001	07/21/82	1D	A
							HIST.SURV.	1030-0013-0001	01/01/77	3S	A
030194	19-179505	1002 MISSION ST	SHAPIRO BLOCK	SOUTH PASADENA	P	1915	HIST.RES.	NPS-82002202-0004	07/21/82	1D	A
							HIST.SURV.	1030-0013-0004	01/01/77	7N	A
030195	19-179506	1008 MISSION ST	EDWARDS & FAW BLOCK	SOUTH PASADENA	P	1912	HIST.RES.	NPS-82002202-0005	07/21/82	1D	A
							HIST.SURV.	1030-0013-0005	01/01/77	7N	A
030192	19-179503	1011 MISSION ST	GRAHAM BLOCK	SOUTH PASADENA	P	1908	HIST.RES.	NPS-82002202-0002	07/21/82	1D	A
							HIST.SURV.	1030-0013-0002	01/01/77	7N	A
030196	19-179507	1012 MISSION ST	ASHTON BLOCK	SOUTH PASADENA	P	1924	HIST.SURV.	1030-0013-0006	01/01/83	1D	
030197	19-179508	1014 MISSION ST	MISSION ANTIQUES	SOUTH PASADENA	P	1910	HIST.SURV.	1030-0013-0007	01/01/83	1D	
030198	19-179509	1024 MISSION ST	HERLIHY BLOCK, SOUTH PASADENA REVI	SOUTH PASADENA	P	1907	HIST.RES.	NPS-082002202-0008	07/21/82	1D	A
							HIST.SURV.	1030-0013-0008	01/01/77	5D2	A
030199	19-179510	1028 MISSION ST	TAYLOR BLOCK	SOUTH PASADENA	P	1906	HIST.RES.	NPS-82002202-0009	07/21/82	1D	A
							HIST.SURV.	1030-0013-0009	01/01/77	7N	A
126436		1040 MISSION ST	EL CENTRO MARKET/CENTRAL MARKET	SOUTH PASADENA	P	1930	NAT.REG.	19-0352	02/20/01	3S	C
							HIST.RES.	NPS-01000327-0000	04/13/01	2S	C
150821		1108 MISSION ST		SOUTH PASADENA	P	1925	HIST.SURV.	1030-0225-0000	12/16/04	7R	
150822		1115 MISSION ST		SOUTH PASADENA	P	1921	HIST.SURV.	1030-0226-0000	12/16/04	7R	
150823		1128 MISSION ST		SOUTH PASADENA	P	1910	HIST.SURV.	1030-0227-0000	12/16/04	7R	
030208	19-179519	1128 MISSION ST	JACOBS BLOCK	SOUTH PASADENA	P	1910	HIST.SURV.	1030-0014-0000		5S2	
150826		1133 MISSION ST		SOUTH PASADENA	P	1947	HIST.SURV.	1030-0228-0000	12/16/04	7R	
150828		1415 MISSION ST		SOUTH PASADENA	P	1931	HIST.SURV.	1030-0229-0000	12/16/04	7R	
150829		1610 MISSION ST		SOUTH PASADENA	P	1926	HIST.SURV.	1030-0230-0000	12/16/04	7R	
150834		75 MONTEREY RD		SOUTH PASADENA	P	1903	HIST.SURV.	1030-0232-0000	12/16/04	7R	
150835		84 MONTEREY RD		SOUTH PASADENA		1924	HIST.SURV.	1030-0233-0000	12/16/04	7R	
150837		95 MONTEREY RD		SOUTH PASADENA	P	1920	HIST.SURV.	1030-0234-0000	12/16/04	7R	
150838		100 MONTEREY RD		SOUTH PASADENA		1923	HIST.SURV.	1030-0235-0000	12/16/04	7R	
150839		121 MONTEREY RD		SOUTH PASADENA	P	1900	HIST.SURV.	1030-0236-0000	12/16/04	7R	
081615		121 MONTEREY RD		SOUTH PASADENA	U	1906	PROJ.REVW.	HUD871027C	08/29/89	6Y	
134452		123 MONTEREY RD		SOUTH PASADENA	P	1908	HIST.SURV.	1030-0238-0000	12/16/04	7R	
							HIST.RES.	DOE-19-02-1042-0000	10/09/02	6U	
							PROJ.REVW.	HUD021009N	10/09/02	6U	
150841		125 MONTEREY RD		SOUTH PASADENA	P	1905	HIST.SURV.	1030-0239-0000	12/16/04	7R	
150842		219 MONTEREY RD		SOUTH PASADENA	P		HIST.SURV.	1030-0240-0000	12/16/04	7R	
030213	19-179524	237 MONTEREY RD	A. A. MITCHELL HOUSE, WILLIAM DIET	SOUTH PASADENA	P	1887	HIST.SURV.	1030-0242-0000	12/16/04	7R	
							HIST.RES.	DOE-19-83-0020-0000	03/31/83	2S2	A
							PROJ.REVW.	FHWA830201A	02/28/83	2S2	A
							HIST.SURV.	1030-0019-0000	11/01/76	7N	
150843		258 MONTEREY RD		SOUTH PASADENA	P	1905	HIST.SURV.	1030-0243-0000	12/16/04	7R	

PROPERTY-NUMBER	PRIMARY-#	STREET-ADDRESS	NAMES	CITY-NAME	OWN	YR-C	OHP-PROG..	PRG-REFERENCE-NUMBER	STAT-DAT	NRS	CRIT
150844		259 MONTEREY RD		SOUTH PASADENA	P	1905	HIST.SURV.	1030-0244-0000	12/16/04	7R	
150845		335 MONTEREY RD		SOUTH PASADENA	P	1925	HIST.SURV.	1030-0245-0000	12/16/04	7R	
150847		424 MONTEREY RD		SOUTH PASADENA	P	1908	HIST.SURV.	1030-0246-0000	12/16/04	7R	
150848		499 MONTEREY RD		SOUTH PASADENA	P		HIST.SURV.	1030-0247-0000	12/16/04	7R	
030214	19-179525	699 MONTEREY RD	A. C. BILICKE HOUSE, SOUTH PASADEN	SOUTH PASADENA	P	1905	HIST.SURV.	1030-0249-0000	12/16/04	7R	
							HIST.SURV.	1030-0020-0000		3S	
066496		782 MONTEREY RD		SOUTH PASADENA	U		PROJ.REVW.	HUD8802080	03/16/88	6Y	
099614		848 MONTEREY RD	J.D. SCHWEITZ HOUSE	SOUTH PASADENA	P	1922	HIST.RES.	DOE-19-95-0036-0000	11/20/95	6Y	
							PROJ.REVW.	FHWA830201A	03/07/95	7M	
099615		852 MONTEREY RD	A. A. MORSE HOUSE	SOUTH PASADENA	P	1923	HIST.RES.	DOE-19-95-0037-0000	11/20/95	6Y	
							PROJ.REVW.	FHWA830201A	03/07/95	7M	
099616		856 MONTEREY RD	ROBERT S. PAYNE HOUSE	SOUTH PASADENA	P	1914	HIST.RES.	DOE-19-95-0038-0000	11/20/95	6Y	
							PROJ.REVW.	FHWA830201A	03/07/95	7M	
099617		860 MONTEREY RD	E. E. BARDEN HOUSE	SOUTH PASADENA	P	1922	HIST.RES.	DOE-19-95-0039-0000	11/20/95	6Y	
							PROJ.REVW.	FHWA830201A	03/07/95	7M	
030303	19-179614	911 MONTEREY RD	J. G. PIERCE HOUSE	SOUTH PASADENA	S	1910	HIST.SURV.	1030-0032-0000	01/01/83	2D2	
030219	19-179530	921 MONTEREY RD	KENNETH W. JOY HOUSE	SOUTH PASADENA	P	1912	HIST.SURV.	1030-0039-0000	01/01/83	2S2	
							HIST.SURV.	1030-0025-0000		2S2	
150854		1003 MONTEREY RD		SOUTH PASADENA	P	1890	HIST.SURV.	1030-0250-0000	12/16/04	7R	
150855		1011 MONTEREY RD		SOUTH PASADENA	P	1907	HIST.SURV.	1030-0251-0000	12/16/04	7R	
030160	19-179471	1103 MONTEREY RD	LEO LONGLEY HOUSE	SOUTH PASADENA	P	1887	HIST.SURV.	1030-0001-0000		5S2	
150856		1107 MONTEREY RD		SOUTH PASADENA	P	1917	HIST.SURV.	1030-0252-0000	12/16/04	7R	
150857		1221 MONTEREY RD		SOUTH PASADENA	P	1922	HIST.SURV.	1030-0253-0000	12/16/04	7R	
150858		1225 MONTEREY RD		SOUTH PASADENA	P	1904	HIST.SURV.	1030-0254-0000	12/16/04	7R	
150859		1231 MONTEREY RD		SOUTH PASADENA	P	1904	HIST.SURV.	1030-0255-0000	12/16/04	7R	
150860		1305 MONTEREY RD		SOUTH PASADENA	P	1904	HIST.SURV.	1030-0256-0000	12/16/04	7R	
030215	19-179526	1325 MONTEREY RD	ST JAMES EPISCOPAL CHURCH	SOUTH PASADENA	P	1906	HIST.SURV.	1030-0021-0000		3S	
150861		1427 MONTEREY RD		SOUTH PASADENA	P	1910	HIST.SURV.	1030-0257-0000	12/16/04	7R	
083777		1910 MONTEREY RD		SOUTH PASADENA	U	1910	PROJ.REVW.	HUD910630T	08/24/93	6Y	
150862		2050 MONTEREY RD		SOUTH PASADENA	P	1922	HIST.SURV.	1030-0258-0000	12/16/04	7R	
150863		2120 MONTEREY RD		SOUTH PASADENA	P	1926	HIST.SURV.	1030-0259-0000	12/16/04	7R	
066493		1121 MONTROSE AVE		SOUTH PASADENA	U		PROJ.REVW.	HUD880208L	03/16/88	6Y	
150864		500 MOUND AVE		SOUTH PASADENA	P	1921	HIST.SURV.	1030-0260-0000	12/16/04	7R	
066718		506 MOUND AVE		SOUTH PASADENA	U		PROJ.REVW.	HUD880616F	07/18/88	6Y	
066717		509 MOUND AVE		SOUTH PASADENA	U		PROJ.REVW.	HUD880616E	07/18/88	6Y	
065489		510 MOUND AVE		SOUTH PASADENA	P	1915	HIST.SURV.	1030-0261-0000	12/16/04	7R	
							PROJ.REVW.	HUD881011F	11/09/88	6Y	
150865		1008 MOUND AVE		SOUTH PASADENA	P	1903	HIST.SURV.	1030-0262-0000	12/16/04	7R	
150866		1011 MOUND AVE		SOUTH PASADENA	P	1924	HIST.SURV.	1030-0263-0000	12/16/04	7R	
150867		1310 MOUNTAIN VIEW AVE		SOUTH PASADENA	P	1928	HIST.SURV.	1030-0264-0000	12/16/04	7R	
150870		1401 OAK CREST AVE		SOUTH PASADENA	P	1929	HIST.SURV.	1030-0269-0000	12/16/04	7R	
150871		1205 OAK HILL PL		SOUTH PASADENA	P	1926	HIST.SURV.	1030-0270-0000	12/16/04	7R	
150872		1219 OAK HILL PL		SOUTH PASADENA	P	1910	HIST.SURV.	1030-0271-0000	12/16/04	7R	
150873		1239 OAK HILL PL		SOUTH PASADENA	P	1903	HIST.SURV.	1030-0272-0000	12/16/04	7R	
150874		1508 OAK MEADOW LANE		SOUTH PASADENA	P	1923	HIST.SURV.	1030-0273-0000	12/16/04	7R	
104453		OAK ST	GILLETTE CRESCENT-MERIDIAN AVENUE	SOUTH PASADENA	P	1922	HIST.SURV.	1109-1815-9999	10/31/96	7M	AC
104798		1101 OAK ST		SOUTH PASADENA	P	1925	HIST.SURV.	1109-1815-0137	11/05/96	7M	
104800		1107 OAK ST		SOUTH PASADENA	P	1925	HIST.SURV.	1109-1815-0138	11/05/96	7M	
104802		1113 OAK ST		SOUTH PASADENA	P	1925	HIST.SURV.	1109-1815-0139	11/05/96	7M	
104804		1115 OAK ST		SOUTH PASADENA	P	1928	HIST.SURV.	1109-1815-0140	11/05/96	7M	
150868		1515 OAK ST		SOUTH PASADENA	P	1910	HIST.SURV.	1030-0265-0000	12/16/04	7R	
030161	19-179472	1950 OAK ST	WILLIAM COOPER HOUSE	SOUTH PASADENA	P	1914	HIST.SURV.	1030-0268-0000	12/16/04	7R	
							HIST.SURV.	1030-0002-0000		3S	
030174	19-179485	OAKLAWN AVE	OAKLAWN PORTALS	SOUTH PASADENA	U	1906	HIST.SURV.	1030-0010-0001	11/28/78	2D	
030188	19-179499	OAKLAWN AVE	OAKLAWN DISTRICT	SOUTH PASADENA	P	1906	NAT.REG.	19-0543	11/24/08	7J	
							PROJ.REVW.	65000922	12/21/77	2S	

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PROPERTY-NUMBER	PRIMARY-#	STREET-ADDRESS	NAMES	CITY-NAME	OWN	YR-C	OHP-PROG..	PRG-REFERENCE-NUMBER	STAT-DAT	NRS	CRIT	
030175	19-179486	OAKLAWN AVE	OAKLAWN BRIDGE & WAITING STATION	SOUTH PASADENA	M	1906	HIST.RES.	NPS-73000406-0000	06/07/01	1S	C	
							HIST.SURV.	1030-0010-0002	07/16/73	2D		
							HIST.RES.	NPS-73000406-0000	07/16/73	1S	BC	
							NAT.REG.	19-0383	07/16/73	1S	BC	
030187	19-179498	203 OAKLAWN AVE		SOUTH PASADENA	P	1911	HIST.SURV.	1030-0010-0014	11/28/78	2D		
030186	19-179497	207 OAKLAWN AVE		SOUTH PASADENA	P	1912	HIST.SURV.	1030-0010-0013	11/28/78	2D		
030176	19-179487	216 OAKLAWN AVE		SOUTH PASADENA	P	1910	HIST.SURV.	1030-0010-0003	11/28/78	2D		
030185	19-179496	217 OAKLAWN AVE		SOUTH PASADENA	P	1911	HIST.SURV.	1030-0010-0012	11/28/78	2D		
030177	19-179488	224 OAKLAWN AVE		SOUTH PASADENA	P	1908	HIST.SURV.	1030-0010-0004	11/28/78	2D		
030184	19-179495	227 OAKLAWN AVE		SOUTH PASADENA	P	1915	HIST.SURV.	1030-0010-0011	11/28/78	2D		
030178	19-179489	304 OAKLAWN AVE		SOUTH PASADENA	P	1909	HIST.SURV.	1030-0010-0005	11/28/78	2D		
030183	19-179494	317 OAKLAWN AVE		SOUTH PASADENA	P	1907	HIST.SURV.	1030-0010-0010	11/28/78	2D		
030182	19-179493	401 OAKLAWN AVE		SOUTH PASADENA	P	1915	HIST.SURV.	1030-0010-0009	11/28/78	2D		
030179	19-179490	412 OAKLAWN AVE		SOUTH PASADENA	P	1912	HIST.SURV.	1030-0010-0006	11/28/78	2D		
030181	19-179492	415 OAKLAWN AVE		SOUTH PASADENA	P	1906	HIST.SURV.	1030-0010-0008	11/28/78	2D		
030180	19-179491	431 OAKLAWN AVE		SOUTH PASADENA	P	1908	HIST.SURV.	1030-0010-0007	11/28/78	2D		
125582		1828 OLIVE AVE		SOUTH PASADENA	U	1923	HIST.RES.	DOE-19-98-0358-0000	05/11/98	6Y		
							PROJ.REVW.	HUD980511I	05/11/98	6Y		
030361	19-179670	909 OLIVER ST	P. TULLY HOUSE	SOUTH PASADENA	P	1926	HIST.SURV.	1030-0056-0009	09/24/04	3D		
							HIST.RES.	DOE-19-87-0007-0011		3S		
							HIST.SURV.	1030-0054-0011		3S		
030342	19-179651	924 OLIVER ST	EDWARD HALL HOUSE	SOUTH PASADENA	P	1915	HIST.RES.	DOE-19-95-0040-0000	11/20/95	6Y		
							PROJ.REVW.	FHWA830201A	03/07/95	7M		
							HIST.SURV.	1030-0045-0000		7R		
102633		930 OLIVER ST	WARREN D. CLARK HOUSE	SOUTH PASADENA	P	1910	PROJ.REVW.		02/07/96	2S	C	
							HIST.RES.	DOE-19-96-0013-0000	02/07/96	2S	C	
							PROJ.REVW.	FHWA830201A	03/07/95	7M	C	
							CHRIS	19-150040	03/01/94	7R		
104806		803 ONEONTA DR		SOUTH PASADENA	P	1992	HIST.SURV.	1109-1815-0141	11/05/96	7M		
104810		806 ONEONTA DR		SOUTH PASADENA	P	1948	HIST.SURV.	1109-1815-0142	11/05/96	7M		
104812		809 ONEONTA DR		SOUTH PASADENA	P	1988	HIST.SURV.	1109-1815-0143	11/05/96	7M		
104814		813 ONEONTA DR		SOUTH PASADENA	P	1988	HIST.SURV.	1109-1815-0144	11/05/96	7M		
104815		819 ONEONTA DR		SOUTH PASADENA	P	1986	HIST.SURV.	1109-1815-0145	11/05/96	7M		
104816		822 ONEONTA DR		SOUTH PASADENA	P	1980	HIST.SURV.	1109-1815-0146	11/05/96	7M		
104817		826 ONEONTA DR		SOUTH PASADENA	P	1925	HIST.RES.	DOE-19-96-0085-0000	02/27/96	6Y		
							PROJ.REVW.	FHWA830201A	02/27/96	6Y		
							HIST.SURV.	1109-1815-0147	11/05/96	7M		
104819		830 ONEONTA DR		SOUTH PASADENA	P	1925	HIST.RES.	DOE-19-96-0053-0000	02/27/96	6Y		
							PROJ.REVW.	FHWA830201A	02/27/96	6Y		
							HIST.SURV.	1109-1815-0148	11/05/96	7M		
104820		834 ONEONTA DR	14	SOUTH PASADENA	P	1925	HIST.RES.	DOE-19-96-0052-0000	02/27/96	6Y		
							PROJ.REVW.	FHWA830201A	02/27/96	6Y		
							HIST.SURV.	1109-1815-0149	11/05/96	7M		
104821		835 ONEONTA DR		SOUTH PASADENA	P	1981	HIST.SURV.	1109-1815-0150	11/05/96	7M		
104822		839 ONEONTA DR		SOUTH PASADENA	P	1982	HIST.SURV.	1109-1815-0151	11/05/96	7M		
104823		840 ONEONTA DR		SOUTH PASADENA	P	1989	HIST.SURV.	1109-1815-0152	11/05/96	7M		
104824		842 ONEONTA DR		SOUTH PASADENA	P	1948	HIST.SURV.	1109-1815-0153	11/05/96	7M		
104825		846 ONEONTA DR		SOUTH PASADENA	P	1958	HIST.SURV.	1109-1815-0154	11/05/96	7M		
104826		849 ONEONTA DR		SOUTH PASADENA	P	1988	HIST.SURV.	1109-1815-0155	11/05/96	7M		
104827		850 ONEONTA DR		SOUTH PASADENA	P	1981	HIST.SURV.	1109-1815-0156	11/05/96	7M		
104828		851 ONEONTA DR		SOUTH PASADENA	P	1925	HIST.SURV.	1109-1815-0157	11/05/96	7M		
104829		854 ONEONTA DR		SOUTH PASADENA	P	1925	HIST.SURV.	1109-1815-0158	11/05/96	7M		
104830		855 ONEONTA DR		SOUTH PASADENA	P	1925	HIST.SURV.	1109-1815-0159	11/05/96	7M		
104831		857 ONEONTA DR		SOUTH PASADENA	P	1925	HIST.SURV.	1030-0274-0000	12/16/04	7R		
							HIST.SURV.	1109-1815-0160	11/05/96	7M		
104832		858 ONEONTA DR		SOUTH PASADENA	P	1925	HIST.SURV.	1109-1815-0161	11/05/96	7M		

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104833		861 ONEONTA DR		SOUTH PASADENA	P	1925	HIST.SURV.	1109-1815-0162	11/05/96	7M	
104834		863 ONEONTA DR		SOUTH PASADENA	P	1937	HIST.SURV.	1109-1815-0163	11/05/96	7M	
104835		872 ONEONTA DR		SOUTH PASADENA	P	1925	HIST.SURV.	1109-1815-0164	11/05/96	7M	
104836		882 ONEONTA DR		SOUTH PASADENA	P	1926	HIST.SURV.	1109-1815-0165	11/05/96	7M	
104837		885 ONEONTA DR		SOUTH PASADENA	S	1924	HIST.SURV.	1109-1815-0166	11/05/96	7M	
150875		1409 ONEONTA KNOLL		SOUTH PASADENA	P	1936	HIST.SURV.	1030-0275-0000	12/16/04	7R	
150877		1424 ONEONTA KNOLL		SOUTH PASADENA	P	1937	HIST.SURV.	1030-0276-0000	12/16/04	7R	
150878		1429 ONEONTA KNOLL		SOUTH PASADENA	P	1936	HIST.SURV.	1030-0277-0000	12/16/04	7R	
150879		1509 ONEONTA KNOLL		SOUTH PASADENA	P	1936	HIST.SURV.	1030-0278-0000	12/16/04	7R	
149757		ORANGE GROVE AVE	COBBLESTONE WALL	SOUTH PASADENA		1900	HIST.SURV.	1030-0056-0039	09/24/04	5S2	
030162	19-179473	201 ORANGE GROVE AVE	MARINS S DANIELS HOUSE, ANNA B McK	SOUTH PASADENA	P	1887	HIST.SURV.	1030-0003-0000		7N	
030163	19-179474	215 ORANGE GROVE AVE	PORTER HOUSE	SOUTH PASADENA	P	1875	HIST.SURV.	1030-0004-0000		3S	
030350	19-179659	220 ORANGE GROVE AVE	THOMSON HOUSE, GARRISON HOUSE	SOUTH PASADENA	P	1913	HIST.SURV.	1030-0053-0000		3S	
064905		220 ORANGE GROVE AVE	THOMSON HOUSE	SOUTH PASADENA	U		HIST.RES.	DOE-19-86-0079-0000	09/17/86	2S2	C
							PROJ.REVW.	FHWA841023A	09/17/86	2S2	C
030362	19-179671	300 ORANGE GROVE AVE	STILLMAN B. JAMESON HOUSE	SOUTH PASADENA	P	1929	HIST.SURV.	1030-0056-0010	09/24/04	3D	
							HIST.RES.	DOE-19-87-0007-0012		3S	
							HIST.SURV.	1030-0054-0012		3S	
030363	19-179672	310 ORANGE GROVE AVE		SOUTH PASADENA	P	1953	HIST.SURV.	1030-0056-0011	09/24/04	7R	
							HIST.RES.	DOE-19-87-0007-0013		6Y	
							HIST.SURV.	1030-0054-0013		7R	
030364	19-179673	320 ORANGE GROVE AVE	D. C. SMITH HOUSE	SOUTH PASADENA	P	1926	HIST.SURV.	1030-0056-0012	09/24/04	3D	
							HIST.RES.	DOE-19-87-0007-0014		3S	
							HIST.SURV.	1030-0054-0014		3S	
030365	19-179674	330 ORANGE GROVE AVE		SOUTH PASADENA	P	1955	HIST.SURV.	1030-0056-0013	09/24/04	7R	
							HIST.RES.	DOE-19-87-0007-0015		6Y	
							HIST.SURV.	1030-0054-0015		7R	
030366	19-179675	340 ORANGE GROVE AVE		SOUTH PASADENA	P	1952	HIST.SURV.	1030-0056-0014	09/24/04	7R	
							HIST.RES.	DOE-19-87-0007-0016		6Y	
							HIST.SURV.	1030-0054-0016		7R	
030376	19-179685	400 ORANGE GROVE AVE	T.L. STEARNS HOUSE	SOUTH PASADENA	P	1926	HIST.SURV.	1030-0056-0015	09/24/04	3D	
							HIST.RES.	DOE-19-87-0007-0026		3S	
							HIST.SURV.	1030-0054-0026		3S	
149736		410 ORANGE GROVE AVE		SOUTH PASADENA	P	1927	HIST.SURV.	1030-0056-0016	09/24/04	3D	
149737		420 ORANGE GROVE AVE	C. E. TRACY HOUSE	SOUTH PASADENA	P	1927	HIST.SURV.	1030-0056-0017	09/24/04	3D	
149738		440 ORANGE GROVE AVE	R.L. LANGER HOUSE	SOUTH PASADENA	P	1928	HIST.SURV.	1030-0056-0018	09/24/04	3D	
149739		450 ORANGE GROVE AVE		SOUTH PASADENA	P	1928	HIST.SURV.	1030-0056-0019	09/24/04	3D	
149740		460 ORANGE GROVE AVE	I.F. GORDON HOUSE	SOUTH PASADENA	P	1928	HIST.SURV.	1030-0056-0020	09/24/04	3D	
065380		506 ORANGE GROVE AVE		SOUTH PASADENA	P	1926	HIST.SURV.	1030-0056-0021	09/24/04	3D	
							HIST.RES.	DOE-19-87-0007-0033	09/28/87	2D2	C
							PROJ.REVW.	FHWA841023A	09/28/87	2D2	C
065381		514 ORANGE GROVE AVE		SOUTH PASADENA	P	1926	HIST.SURV.	1030-0056-0022	09/24/04	3D	
							HIST.RES.	DOE-19-87-0007-0034	09/28/87	2D2	C
							PROJ.REVW.	FHWA841023A	09/28/87	2D2	C
065382		524 ORANGE GROVE AVE		SOUTH PASADENA	P	1924	HIST.SURV.	1030-0056-0023	09/24/04	3D	
							HIST.RES.	DOE-19-87-0007-0035	09/28/87	2D2	C
							PROJ.REVW.	FHWA841023A	09/28/87	2D2	C
030346	19-179655	533 ORANGE GROVE AVE	ANNA S. BREED HOUSE	SOUTH PASADENA	P	1907	HIST.SURV.	1030-0049-0000		7R	
150881		804 ORANGE GROVE AVE		SOUTH PASADENA	P	1922	HIST.SURV.	1030-0280-0000	12/16/04	7R	
150883		822 ORANGE GROVE AVE		SOUTH PASADENA	P	1922	HIST.SURV.	1030-0281-0000	12/16/04	7R	
030164	19-179475	1016 ORANGE GROVE AVE	SOUTH PASADENA SCHOOLHOUSE	SOUTH PASADENA	P	1885	HIST.SURV.	1030-0005-0000		5S2	
150880		1104 ORANGE GROVE AVE		SOUTH PASADENA	P	1916	HIST.SURV.	1030-0279-0000	12/16/04	7R	
125581		809 ORANGE GROVE PL		SOUTH PASADENA	U	1923	HIST.RES.	DOE-19-98-0357-0000	05/11/98	6Y	
							PROJ.REVW.	HUD9805111	05/11/98	6Y	
125682		825 ORANGE GROVE PL		SOUTH PASADENA	U	1925	HIST.RES.	DOE-19-98-0372-0000	08/21/98	6Y	

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							PROJ.REVW.	HUD980821J	08/21/98	6Y	
066492		8254 ORANGE GROVE PL		SOUTH PASADENA	U		PROJ.REVW.	HUD880208K	03/16/88	6Y	
150884		1508 OXLEY ST		SOUTH PASADENA	P	1910	HIST.SURV.	1030-0282-0000	12/16/04	7R	
150886		1023 PALM ST		SOUTH PASADENA	P	1923	HIST.SURV.	1030-0283-0000	12/16/04	7R	
150887		1033 PALM ST		SOUTH PASADENA	P	1905	HIST.SURV.	1030-0284-0000	12/16/04	7R	
150888		710 PARK AVE		SOUTH PASADENA	P	1941	HIST.SURV.	1030-0285-0000	12/16/04	7R	
150893		811 PARK AVE		SOUTH PASADENA	P	1920	HIST.SURV.	1030-0286-0000	12/16/04	7R	
150894		815 PARK AVE		SOUTH PASADENA	P	1920	HIST.SURV.	1030-0287-0000	12/16/04	7R	
150895		825 PARK AVE		SOUTH PASADENA	P	1934	HIST.SURV.	1030-0288-0000	12/16/04	7R	
150897		301 PASADENA AVE		SOUTH PASADENA	P	1914	HIST.SURV.	1030-0289-0000	12/16/04	7R	
150898		311 PASADENA AVE		SOUTH PASADENA	P	1912	HIST.SURV.	1030-0290-0000	12/16/04	7R	
150899		315 PASADENA AVE		SOUTH PASADENA	P	1927	HIST.SURV.	1030-0291-0000	12/16/04	7R	
150900		317 PASADENA AVE		SOUTH PASADENA	P	1927	HIST.SURV.	1030-0292-0000	12/16/04	7R	
150901		325 PASADENA AVE		SOUTH PASADENA	P	1921	HIST.SURV.	1030-0293-0000	12/16/04	7R	
150902		336 PASADENA AVE		SOUTH PASADENA	P	1922	HIST.SURV.	1030-0294-0000	12/16/04	7R	
150903		337 PASADENA AVE		SOUTH PASADENA	P	1923	HIST.SURV.	1030-0295-0000	12/16/04	7R	
150904		340 PASADENA AVE		SOUTH PASADENA	P	1921	HIST.SURV.	1030-0296-0000	12/16/04	7R	
150906		341 PASADENA AVE		SOUTH PASADENA	P	1914	HIST.SURV.	1030-0297-0000	12/16/04	7R	
150907		343 PASADENA AVE		SOUTH PASADENA	P	1917	HIST.SURV.	1030-0298-0000	12/16/04	7R	
150908		344 PASADENA AVE		SOUTH PASADENA	P	1906	HIST.SURV.	1030-0299-0000	12/16/04	7R	
150909		355 PASADENA AVE		SOUTH PASADENA	P	1913	HIST.SURV.	1030-0300-0000	12/16/04	7R	
153176		117 PETERSON AVE		SOUTH PASADENA		1934	PROJ.REVW.	HUD030710C	11/14/03	6U	
104838		1100 PINE ST		SOUTH PASADENA	P	1935	HIST.SURV.	1109-1815-0167	11/05/96	7M	
104839		1101 PINE ST		SOUTH PASADENA	S	1924	HIST.SURV.	1109-1815-0168	11/05/96	7M	
104840		1104 PINE ST		SOUTH PASADENA	P	1936	HIST.SURV.	1109-1815-0169	11/05/96	7M	
104841		1105 PINE ST		SOUTH PASADENA	P	1923	HIST.SURV.	1109-1815-0170	11/05/96	7M	
104842		1106 PINE ST		SOUTH PASADENA	PS	1924	HIST.SURV.	1109-1815-0171	11/05/96	7M	
104843		1110 PINE ST		SOUTH PASADENA	P	1925	HIST.SURV.	1109-1815-0172	11/05/96	7M	
104844		1111 PINE ST		SOUTH PASADENA	P	1941	HIST.SURV.	1109-1815-0173	11/05/96	7M	
104845		1115 PINE ST		SOUTH PASADENA	P	1923	HIST.SURV.	1109-1815-0174	11/05/96	7M	
104846		1116 PINE ST		SOUTH PASADENA	P	1922	HIST.SURV.	1109-1815-0175	11/05/96	7M	
104847		1119 PINE ST		SOUTH PASADENA	P	1923	HIST.SURV.	1109-1815-0176	11/05/96	7M	
104848		1123 PINE ST		SOUTH PASADENA	P	1922	HIST.SURV.	1109-1815-0177	11/05/96	7M	
104849		1124 PINE ST		SOUTH PASADENA	P	1923	HIST.SURV.	1109-1815-0178	11/05/96	7M	
104850		1127 PINE ST		SOUTH PASADENA	P	1923	HIST.SURV.	1109-1815-0179	11/05/96	7M	
104851		1130 PINE ST		SOUTH PASADENA	P	1924	HIST.SURV.	1109-1815-0180	11/05/96	7M	
150910		1203 PINE ST		SOUTH PASADENA	P	1908	HIST.SURV.	1030-0301-0000	12/16/04	7R	
150911		1300 PINE ST		SOUTH PASADENA	P	1923	HIST.SURV.	1030-0302-0000	12/16/04	7R	
125683		2104 PINE ST		SOUTH PASADENA	U	1922	HIST.RES.	DOE-19-98-0373-0000	08/21/98	6Y	
							PROJ.REVW.	HUD980821J	08/21/98	6Y	
066534		2065 PRIMROSE AVE		SOUTH PASADENA	U	1929	PROJ.REVW.	HUD910630o	08/24/93	6Y	
							PROJ.REVW.	HUD8802260	04/06/88	6Y	
099618		511 PROSPECT AVE	A. D. GRAY HOUSE	SOUTH PASADENA	P	1926	HIST.RES.	DOE-19-95-0041-0000	11/20/95	6Y	
							PROJ.REVW.	FHWA830201A	03/07/95	7M	
102634		545 PROSPECT AVE		SOUTH PASADENA	P	1948	HIST.RES.	DOE-19-96-0014-0000	02/07/96	6Y	
							PROJ.REVW.	FHWA830201A	03/07/95	6Y	
102635		547 PROSPECT AVE		SOUTH PASADENA	P	1948	HIST.RES.	DOE-19-96-0015-0000	02/07/96	6Y	
							PROJ.REVW.	FHWA830201A	03/07/95	6Y	
125580		604 PROSPECT AVE		SOUTH PASADENA	U	1907	HIST.RES.	DOE-19-98-0356-0000	05/11/98	6Y	
							PROJ.REVW.	HUD980511I	05/11/98	6Y	
030383	19-179692	PROSPECT CR	PROSPECT CIRCLE TRACT, PROSPECT CI	SOUTH PASADENA	P	1926	HIST.RES.	DOE-19-87-0007-9999		3S	
							HIST.SURV.	1030-0054-9999		3S	
030351	19-179660	400 PROSPECT CR		SOUTH PASADENA	P	1937	PROJ.REVW.	FHWA841023A	04/13/87	2D2	C
							HIST.RES.	DOE-19-87-0007-0001	04/13/87	2D2	C
							HIST.SURV.	1030-0054-0001		3S	
149742		400 PROSPECT CR		SOUTH PASADENA	P	1937	HIST.SURV.	1030-0056-0024	09/30/04	3D	

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149743		401 PROSPECT CR	EDWARD BYRNE HOUSE	SOUTH PASADENA	P	1932	HIST.SURV.	1030-0056-0025	09/24/04	3D	
030371	19-179680	401 PROSPECT CR	EDWARD BYRNE HOUSE	SOUTH PASADENA	P	1932	HIST.RES.	DOE-19-87-0007-0021		3S	
								1030-0054-0021		3S	
030352	19-179661	410 PROSPECT CR	MRS. E. E. AMBROSE HOUSE	SOUTH PASADENA	P	1926	PROJ.REVW.	FHWA841023A	04/13/87	2D2	C
							HIST.RES.	DOE-19-87-0007-0002	04/13/87	2D2	C
							HIST.SURV.	1030-0054-0002		3S	
149744		410 PROSPECT CR	MRS. E. E. AMBROSE	SOUTH PASADENA	P	1926	HIST.SURV.	1030-0056-0026	09/24/04	3D	
149746		411 PROSPECT CR		SOUTH PASADENA	P	1927	HIST.SURV.	1030-0056-0027	09/24/04	3D	
030370	19-179679	411 PROSPECT CR	A. C. BUTTALPH, JR. HOUSE	SOUTH PASADENA	P	1927	HIST.RES.	DOE-19-87-0007-0020		3S	
							HIST.SURV.	1030-0054-0020		3S	
030353	19-179662	420 PROSPECT CR		SOUTH PASADENA	P	1957	PROJ.REVW.	FHWA841023A	04/13/87	6Y	
							HIST.RES.	DOE-19-87-0007-0003	04/13/87	6Y	
							HIST.SURV.	1030-0054-0003		7R	
149747		420 PROSPECT CR		SOUTH PASADENA	P	1951	HIST.SURV.	1030-0056-0028	09/24/04	6Z	
149748		425 PROSPECT CR	A. C. BUTTALPH, JR., HOUSE	SOUTH PASADENA	P	1928	HIST.SURV.	1030-0056-0029	09/24/04	3D	
030369	19-179678	425 PROSPECT CR	PERCY & EMOGENE GRIFFIN HOUSE	SOUTH PASADENA	P	1928	HIST.RES.	DOE-19-87-0007-0019		3S	
							HIST.SURV.	1030-0054-0019		3S	
030354	19-179663	430 PROSPECT CR	R.L. GABRIEL HOUSE	SOUTH PASADENA	P	1927	PROJ.REVW.	FHWA841023A	04/13/87	2D2	C
							HIST.RES.	DOE-19-87-0007-0004	04/13/87	2D2	C
							HIST.SURV.	1030-0054-0004		3S	
149749		430 PROSPECT CR	PERCY & EMOGENE GRIFFIN HOUSE	SOUTH PASADENA	P	1927	HIST.SURV.	1030-0056-0030	09/24/04	3D	
149750		431 PROSPECT CR	LUCIAN M. WILLIAMS HOUSE	SOUTH PASADENA	P	1927	HIST.SURV.	1030-0056-0031	09/24/04	3D	
030368	19-179677	431 PROSPECT CR	LUCIAN M. WILLIAMS HOUSE	SOUTH PASADENA	P	1927	HIST.RES.	DOE-19-87-0007-0018		6Y	
							HIST.SURV.	1030-0054-0018		7R	
030367	19-179676	441 PROSPECT CR		SOUTH PASADENA	P	1953	HIST.RES.	DOE-19-87-0007-0017		6Y	
							HIST.SURV.	1030-0054-0017		7R	
149751		441 PROSPECT CR		SOUTH PASADENA	P	1952	HIST.SURV.	1030-0056-0032	09/24/04	6Z	
149752		451 PROSPECT CR		SOUTH PASADENA	P	1954	HIST.SURV.	1030-0056-0033	09/24/04	6Z	
030375	19-179684	451 PROSPECT CR		SOUTH PASADENA	P	1954	HIST.RES.	DOE-19-87-0007-0025		6Y	
							HIST.SURV.	1030-0054-0025		7R	
030374	19-179683	461 PROSPECT CR		SOUTH PASADENA	P	1952	HIST.RES.	DOE-19-87-0007-0024		6Y	
							HIST.SURV.	1030-0054-0024		7R	
149753		461 PROSPECT CR		SOUTH PASADENA	P	1950	HIST.SURV.	1030-0056-0034	09/24/04	6Z	
149754		471 PROSPECT CR	H.A. WILCOX HOUSE	SOUTH PASADENA	P	1926	HIST.SURV.	1030-0056-0035	09/24/04	3D	
030373	19-179682	471 PROSPECT CR	H.A. WILCOX HOUSE	SOUTH PASADENA	P	1926	HIST.RES.	DOE-19-87-0007-0023		3S	
							HIST.SURV.	1030-0054-0023		3S	
030372	19-179681	481 PROSPECT CR	MARIE EMRY HOUSE	SOUTH PASADENA	P	1928	HIST.RES.	DOE-19-87-0007-0022		3S	
							HIST.SURV.	1030-0054-0022		3S	
149755		481 PROSPECT CR	MARIE EMRY HOUSE	SOUTH PASADENA	P	1927	HIST.SURV.	1030-0056-0036	09/24/04	3D	
149756		495 PROSPECT CR		SOUTH PASADENA	P	1938	HIST.SURV.	1030-0056-0037	09/30/04	6Z	
150912		829 ROLLIN ST		SOUTH PASADENA	P	1912	HIST.SURV.	1030-0303-0000	12/16/04	7R	
030304	19-179615	1301 S CHELTEN WY	MILTIMORE HOUSE	SOUTH PASADENA	P	1915	HIST.RES.	NPS-72000235-0000	03/24/72	1S	
							HIST.SURV.	1030-0033-0000	01/01/72	1S	
030377	19-179686	410 S ORANGE GROVE AVE	M. BROKAW HOUSE	SOUTH PASADENA	P	1927	HIST.RES.	DOE-19-87-0007-0027		3S	
							HIST.SURV.	1030-0054-0027		3S	
030378	19-179687	420 S ORANGE GROVE AVE	C. E. TRACY HOUSE	SOUTH PASADENA	P	1927	HIST.RES.	DOE-19-87-0007-0028		3S	
							HIST.SURV.	1030-0054-0028		3S	
030379	19-179688	430 S ORANGE GROVE AVE		SOUTH PASADENA	P	1982	HIST.RES.	DOE-19-87-0007-0029		6Y	
							HIST.SURV.	1030-0054-0029		7R	
030380	19-179689	440 S ORANGE GROVE AVE	R.L. LANGER HOUSE	SOUTH PASADENA	P	1928	HIST.RES.	DOE-19-87-0007-0030		3S	
							HIST.SURV.	1030-0054-0030		3S	
030381	19-179690	450 S ORANGE GROVE AVE	I.F. GORDON HOUSE	SOUTH PASADENA	P	1928	HIST.RES.	DOE-19-87-0007-0031		3S	
							HIST.SURV.	1030-0054-0031		3S	
030382	19-179691	460 S ORANGE GROVE AVE	J.F. GORDON HOUSE	SOUTH PASADENA	P	1928	HIST.RES.	DOE-19-87-0007-0032		3S	
							HIST.SURV.	1030-0054-0032		3S	
150913		221 SAN PASCUAL AVE		SOUTH PASADENA	P	1900	HIST.SURV.	1030-0304-0000	12/16/04	7R	

OFFICE OF HISTORIC PRESERVATION * * * Directory of Properties in the Historic Property Data File for LOS ANGELES County.										Page 947	02-03-09
PROPERTY-NUMBER	PRIMARY-#	STREET-ADDRESS	NAMES	CITY-NAME	OWN	YR-C	OHP-PROG.	PRG-REFERENCE-NUMBER	STAT-DAT	NRS	CRIT
150915		308 SAN PASCUAL AVE		SOUTH PASADENA	P	1906	HIST.SURV.	1030-0305-0000	12/16/04	7R	
150916		21 SHORT WY		SOUTH PASADENA	P	1923	HIST.SURV.	1030-0306-0000	12/16/04	7R	
150917		29 SHORT WY		SOUTH PASADENA	P	1904	HIST.SURV.	1030-0307-0000	12/16/04	7R	
150918		1519 SPRUCE ST		SOUTH PASADENA			HIST.SURV.	1030-0308-0000	12/16/04	7R	
030314	19-179625	SR 11	BRIDGE #53-344, SYCAMORE GROVE PED	SOUTH PASADENA	S	1939	HIST.SURV.	1030-0037-0007		3D	
030324	19-179635	SR 11	BRIDGE #53-276, ARROYO SECO	SOUTH PASADENA	S	1939	HIST.SURV.	1030-0037-0017		3D	
030311	19-179622	SR 11	BRIDGE #53-426, PASADENA AVENUE OV	SOUTH PASADENA	S	1940	HIST.SURV.	1030-0037-0004		3D	
030310	19-179621	SR 11	BRIDGE #53-425, AVENUE 35 UNDERPAS	SOUTH PASADENA	S	1939	HIST.SURV.	1030-0037-0003		3D	
030325	19-179636	SR 11	BRIDGE #53-432, PEDESTRIAN EQUESTR	SOUTH PASADENA	S	1938	HIST.SURV.	1030-0037-0018		3D	
030326	19-179637	SR 11	BRIDGE #53-433, ARROYO DRIVE OVERC	SOUTH PASADENA	S	1938	HIST.SURV.	1030-0037-0019		3D	
030327	19-179638	SR 11	BRIDGE #53-434, GRAND AVENUE OVERC	SOUTH PASADENA	S	1938	HIST.SURV.	1030-0037-0020		3D	
030328	19-179639	SR 11	BRIDGE #53-435, ORANGE GROVE AVENU	SOUTH PASADENA	S	1938	HIST.SURV.	1030-0037-0021		3D	
030329	19-179640	SR 11	BRIDGE #53-436, PROSPECT AVENUE OV	SOUTH PASADENA	S	1938	HIST.SURV.	1030-0037-0022		3D	
030330	19-179641	SR 11	BRIDGE #53-437, MERIDIAN AVENUE OV	SOUTH PASADENA	S	1940	HIST.SURV.	1030-0037-0023		3D	
030331	19-179642	SR 11	BRIDGE #53-438, FREMONT AVENUE OVE	SOUTH PASADENA	S	1939	HIST.SURV.	1030-0037-0024		3D	
030332	19-179643	SR 11	BRIDGE #53-439, FREMONT AVENUE UND	SOUTH PASADENA	S	1940	HIST.SURV.	1030-0037-0025		3D	
030333	19-179644	SR 11	BRIDGE #53-440, FAIR OAKS AVENUE O	SOUTH PASADENA	S	1940	HIST.SURV.	1030-0037-0026		3D	
030334	19-179645	SR 11	ARROYO SECO PARKWAY	SOUTH PASADENA	S	1940	HIST.RES.	DOE-19-04-0233-0000	07/21/04	6Y	
							PROJ.REVW.	FHWA040616A	07/21/04	6Y	
							NAT.REG.	19-0428	07/08/08	7W	
							HIST.SURV.	1030-0037-9999	01/01/83	2S2	
030323	19-179634	SR 11	BRIDGE #53-121, YORK BOULEVARD OVE	SOUTH PASADENA	S	1912	HIST.SURV.	1030-0037-0016		3D	
030312	19-179623	SR 11	BRIDGE #53-985Y / ARROYO SECO AVEN	SOUTH PASADENA	S	1940	HIST.SURV.	1030-0037-0005		3D	
030322	19-179633	SR 11	BRIDGE #53-445, MARMION WAY OVERCR	SOUTH PASADENA	S	1939	HIST.SURV.	1030-0037-0015		3D	
030321	19-179632	SR 11	BRIDGE #53-886Y, ARROYO SECO MARIO	SOUTH PASADENA	S	1940	HIST.SURV.	1030-0037-0014		3D	
030313	19-179624	SR 11	BRIDGE #53-427 / AVENUE 43 OVERCRO	SOUTH PASADENA	S	1939	HIST.SURV.	1030-0037-0006		3D	
030319	19-179630	SR 11	BRIDGE #53-988Y / PEDESTRIAN UNDER	SOUTH PASADENA	S	1940	HIST.SURV.	1030-0037-0012		3D	
030318	19-179629	SR 11	BRIDGE #53-986Y / ARROYO SECO RAMP	SOUTH PASADENA	S	1940	HIST.SURV.	1030-0037-0011		3D	
030317	19-179628	SR 11	BRIDGE #53-430 / OVERCROSSING / AV	SOUTH PASADENA	S	1938	HIST.SURV.	1030-0037-0010		3D	
030316	19-179627	SR 11	BRIDGE #53-429, HERMON AVENUE OVER	SOUTH PASADENA	S	1939	HIST.SURV.	1030-0037-0009		3D	
030320	19-179631	SR 11	BRIDGE #53-431 / AVENUE 64 UNDERPA	SOUTH PASADENA	S	1895	HIST.SURV.	1030-0037-0013		3D	
030309	19-179620	SR 11	BRIDGE #53-372, AVENUE 26 OVERCROS	SOUTH PASADENA	S	1925	HIST.SURV.	1030-0037-0002		3D	
030308	19-179619	SR 11	BRIDGE #53-533L, FIGUEROA STREET O	SOUTH PASADENA	S	1940	HIST.SURV.	1030-0037-0001		3D	
030315	19-179626	SR 11	BRIDGE #53-428 / AVENUE 52 OVERCRO	SOUTH PASADENA	S	1939	HIST.SURV.	1030-0037-0008		3D	
150919		217 ST ALBANS AVE		SOUTH PASADENA	P	1925	HIST.SURV.	1030-0309-0000	12/16/04	7R	
150920		260 ST ALBANS AVE		SOUTH PASADENA	P	1940	HIST.SURV.	1030-0310-0000	12/16/04	7R	
150921		294 ST ALBANS AVE		SOUTH PASADENA	P	1939	HIST.SURV.	1030-0311-0000	12/16/04	7R	
150922		614 STRATFORD AVE		SOUTH PASADENA	P	1927	HIST.SURV.	1030-0312-0000	12/16/04	7R	
150923		622 STRATFORD AVE		SOUTH PASADENA	P	1922	HIST.SURV.	1030-0313-0000	12/16/04	7R	
150925		626 STRATFORD AVE		SOUTH PASADENA	P	1921	HIST.SURV.	1030-0314-0000	12/16/04	7R	
150986		630 STRATFORD AVE		SOUTH PASADENA	P	1923	HIST.SURV.	1030-0315-0000	12/16/04	7R	
104854		809 SUMMIT DR		SOUTH PASADENA	P	1925	HIST.SURV.	1109-1815-0181	11/05/96	7M	
104856		810 SUMMIT DR		SOUTH PASADENA	P	1979	HIST.SURV.	1109-1815-0182	11/05/96	7M	
104858		812 SUMMIT DR		SOUTH PASADENA	P	1949	HIST.SURV.	1109-1815-0183	11/05/96	7M	
104859		813 SUMMIT DR		SOUTH PASADENA	P	1925	HIST.SURV.	1109-1815-0184	11/05/96	7M	
104861		817 SUMMIT DR		SOUTH PASADENA	P	1927	HIST.SURV.	1109-1815-0185	11/05/96	7M	
104862		818 SUMMIT DR		SOUTH PASADENA	P	1952	HIST.SURV.	1109-1815-0186	11/05/96	7M	
104863		821 SUMMIT DR		SOUTH PASADENA	P	1924	HIST.SURV.	1109-1815-0187	11/05/96	7M	
104864		822 SUMMIT DR		SOUTH PASADENA	P	1927	HIST.SURV.	1109-1815-0188	11/05/96	7M	
104865		825 SUMMIT DR		SOUTH PASADENA	P	1925	HIST.SURV.	1109-1815-0189	11/05/96	7M	
107573		825 SUMMIT DR		SOUTH PASADENA	P	1925	HIST.RES.	DOE-19-97-0001-0056	02/24/97	6Y	
							PROJ.REVW.	FHWA830201A	09/11/96	7M	
107574		826 SUMMIT DR		SOUTH PASADENA	P	1922	HIST.RES.	DOE-19-97-0001-0057	02/24/97	6Y	
							PROJ.REVW.	FHWA830201A	09/11/96	7M	
104866		826 SUMMIT DR		SOUTH PASADENA	P	1948	HIST.SURV.	1109-1815-0190	11/05/96	7M	
104867		900 SUMMIT DR		SOUTH PASADENA	P	1941	HIST.RES.	DOE-19-96-0087	02/27/96	6Y	

PROPERTY-NUMBER	PRIMARY-#	STREET ADDRESS	NAMES	CITY NAME	OWN	YR-C	OHP-PROG..	PRG-REFERENCE-NUMBER	STAT-DAT	NRS	CRIT
							PROJ.REVW.	FHWA830201A	02/27/96	6Y	
							HIST.SURV.	1109-1815-0191	11/05/96	7M	
107575		900 SUMMIT DR		SOUTH PASADENA	P	1942	HIST.RES.	DOE-19-97-0001-0058	02/24/97	6Y	
							PROJ.REVW.	FHWA830201A	09/11/96	7M	
107576		901 SUMMIT DR		SOUTH PASADENA	P	1924	HIST.RES.	DOE-19-97-0001-0059	02/24/97	6Y	
							PROJ.REVW.	FHWA830201A	09/11/96	7M	
104916		901 SUMMIT DR		SOUTH PASADENA	P	1924	HIST.RES.	DOE-19-96-0086-0000	02/27/96	6Y	
							PROJ.REVW.	FHWA830201A	02/27/96	6Y	
							HIST.SURV.	1109-1815-0192	11/07/96	7M	
104917		905 SUMMIT DR		SOUTH PASADENA	S	1950	HIST.SURV.	1109-1815-0193	11/07/96	7M	
107577		907 SUMMIT DR		SOUTH PASADENA	S	1951	HIST.RES.	DOE-19-97-0001-0060	02/24/97	6Y	
							PROJ.REVW.	FHWA830201A	09/11/96	7M	
107583		908 SUMMIT DR		SOUTH PASADENA	P	1925	HIST.RES.	DOE-19-97-0001-0061	02/24/97	6Y	
							PROJ.REVW.	FHWA830201A	09/11/96	7M	
104918		908 SUMMIT DR		SOUTH PASADENA	P	1925	HIST.SURV.	1109-1815-0194	11/07/96	7M	
099938		909 SUMMIT DR	BELLMAR COURT	SOUTH PASADENA	P	1924	HIST.RES.	DOE-19-97-0001-0062	02/24/97	6Y	
							PROJ.REVW.	FHWA830201A	09/01/96	7M	
							HIST.RES.	DOE-19-95-0042-0000	11/20/95	6Y	
							PROJ.REVW.	FHWA830201A	03/07/95	7M	
104919		909 SUMMIT DR		SOUTH PASADENA	P	1924	HIST.SURV.	1109-1815-0195	11/07/96	7M	
099619		912 SUMMIT DR	ROBERT DICKANSON HOUSE	SOUTH PASADENA	P	1924	HIST.RES.	DOE-19-97-0001-0063	02/24/97	6Y	
							PROJ.REVW.	FHWA830201A	09/11/96	7M	
							HIST.RES.	DOE-19-95-0043-0000	11/20/95	6Y	
							PROJ.REVW.	FHWA830201A	03/07/95	7M	
104920		912 SUMMIT DR		SOUTH PASADENA	P	1924	HIST.SURV.	1109-1815-0196	11/07/96	7M	
104921		916 SUMMIT DR		SOUTH PASADENA	P	1940	HIST.SURV.	1109-1815-0197	11/07/96	7M	
107585		916 SUMMIT DR		SOUTH PASADENA	P	1940	HIST.RES.	DOE-19-97-0001-0064	02/24/97	6Y	
							PROJ.REVW.	FHWA830201A	09/11/96	7M	
099620		917 SUMMIT DR	J.M. BABER HOUSE	SOUTH PASADENA	P	1923	HIST.RES.	DOE-19-97-0001-0065	02/24/97	6Y	
							PROJ.REVW.	FHWA830201A	09/11/96	7M	
							HIST.RES.	DOE-19-95-0044-0000	11/20/95	6Y	
							PROJ.REVW.	FHWA830201A	03/07/95	7M	
104922		917 SUMMIT DR		SOUTH PASADENA	P	1923	HIST.SURV.	1109-1815-0198	11/07/96	7M	
104923		920 SUMMIT DR		SOUTH PASADENA	P	1926	HIST.SURV.	1109-1815-0199	11/07/96	7M	
107563		920 SUMMIT DR		SOUTH PASADENA	P	1926	HIST.RES.	DOE-19-97-0001-0047	02/24/97	6Y	
							PROJ.REVW.	FHWA830201A	09/11/96	7M	
099621		921 SUMMIT DR	J.G. MAY HOUSE	SOUTH PASADENA	P	1920	HIST.RES.	DOE-19-97-0001-0066	02/24/97	6Y	
							PROJ.REVW.	FHWA830201A	09/11/96	7M	
							HIST.RES.	DOE-19-95-0045-0000	11/20/95	6Y	
							PROJ.REVW.	FHWA830201A	03/07/95	7M	
104925		921 SUMMIT DR		SOUTH PASADENA	P	1928	HIST.SURV.	1109-1815-0200	11/07/96	7M	
109855		808 VALLEY VIEW RD		SOUTH PASADENA	P	1950	HIST.RES.	DOE-19-97-0002-0068	02/24/97	6Y	
							PROJ.REVW.	FHWA830201A	09/11/96	7M	
109856		812 VALLEY VIEW RD		SOUTH PASADENA	P	1938	HIST.RES.	DOE-19-97-0002-0069	02/24/97	6Y	
							PROJ.REVW.	FHWA830201A	09/11/96	7M	
109857		816 VALLEY VIEW RD		SOUTH PASADENA	P	1924	HIST.RES.	DOE-19-97-0002-0070	02/24/97	6Y	
							PROJ.REVW.	FHWA830201A	09/11/96	7M	
109858		818 VALLEY VIEW RD		SOUTH PASADENA	P	1925	HIST.RES.	DOE-19-97-0002-0071	02/24/97	6Y	
							PROJ.REVW.	FHWA830201A	09/11/96	7M	
109859		822 VALLEY VIEW RD		SOUTH PASADENA	P	1938	HIST.RES.	DOE-19-97-0002-0072	02/24/97	6Y	
							PROJ.REVW.	FHWA830201A	09/11/96	7M	
109860		830 VALLEY VIEW RD		SOUTH PASADENA	P	1910	HIST.RES.	DOE-19-97-0002-0073	02/24/97	6Y	
							PROJ.REVW.	FHWA830201A	09/11/96	7M	
109861		900 VALLEY VIEW RD		SOUTH PASADENA	P	1921	HIST.RES.	DOE-19-97-0002-0074	02/24/97	6Y	
							PROJ.REVW.	FHWA830201A	09/11/96	7M	
109862		904 VALLEY VIEW RD		SOUTH PASADENA	P	1925	HIST.RES.	DOE-19-97-0002-0075	02/24/97	6Y	

PROPERTY-NUMBER	PRIMARY-#	STREET-ADDRESS	NAMES	CITY-NAME	OWN	YR-C	OHP-PROG	PRG-REFERENCE-NUMBER	STAT-DAT	NRS	CRI
150987		1400 VIA DEL REY		SOUTH PASADENA	P	1964	HIST.SURV.	1030-0316-0000	12/16/04	7R	
104926		901 WOLFORD LANE		SOUTH PASADENA	P	1927	HIST.SURV.	1109-1815-0201	11/07/96	7M	
104927		902 WOLFORD LANE		SOUTH PASADENA	P	1925	HIST.SURV.	1109-1815-0202	11/07/96	7M	
104928		906 WOLFORD LANE		SOUTH PASADENA	P	1941	HIST.SURV.	1109-1815-0203	11/07/96	7M	
104929		907 WOLFORD LANE		SOUTH PASADENA	P	1924	HIST.SURV.	1109-1815-0204	11/07/96	7M	
069666		7406 GRAVES AVE		SOUTH SAN GABRIEL	U	1930	HIST.RES.	DOE-19-90-0072-0000	11/27/90	6Y	
069668		7852 GRAVES AVE		SOUTH SAN GABRIEL	U	1926	HIST.RES.	DOE-19-90-0074-0000	11/27/90	6Y	
069671		8006 GRAVES AVE		SOUTH SAN GABRIEL	U	1926	HIST.RES.	DOE-19-90-0077-0000	11/27/90	6Y	
069672		8044 GRAVES AVE		SOUTH SAN GABRIEL	U	1938	HIST.RES.	DOE-19-90-0078-0000	11/27/90	6Y	
069673		8060 GRAVES AVE		SOUTH SAN GABRIEL	U	1938	HIST.RES.	DOE-19-90-0079-0000	11/27/90	6Y	
069674		8102 GRAVES AVE		SOUTH SAN GABRIEL	U	1926	HIST.RES.	DOE-19-90-0080-0000	11/27/90	6Y	
034760		2206 N KELBURN AVE		SOUTH SAN GABRIEL	P	1938	HIST.SURV.	1771-0001-0000	11/27/90	6Y	7R
098017	19-175417	8943 GLENOAKS BLVD	FIRE STATION #77	SUN VALLEY	M	1941	HIST.RES.	DOE-19-94-0011-0000	07/01/94	6L	
123832		8626 HADDON AVE		SUN VALLEY	U	1939	HIST.RES.	DOE-19-00-0069-0000	07/01/94	6Y	
027211	19-173146	10340 KESWICK ST	OLD TRAPPERS LODGE, FOLK ART THEMA	SUN VALLEY	P	1940	HIST.SURV.	0053-4507-0000	02/01/00	6Y	
131137		11869 PENDLETON ST		SUN VALLEY		1951	HIST.RES.	SHL-0939-0008	10/11/77	7N	
123857		11837 RIALTO ST		SUN VALLEY	U	1944	HIST.RES.	DOE-19-02-0212-0000	02/19/81	1CL	
123858		11050 RUNNYMEDE ST		SUN VALLEY	U	1948	HIST.RES.	DOE-19-00-0093-0000	04/02/02	6Y	
131148		8450 TERHUNE AVE		SUN VALLEY		1949	HIST.RES.	DOE-19-00-0094-0000	04/02/02	6Y	
145900		8319 HILLROSE ST		SUN VALLEY		1948	HIST.RES.	DOE-19-02-0223-0000	04/02/02	6Y	
145916		10553 MT GLEASON AVE		SUN VALLEY		1947	HIST.RES.	HUD020402AG	01/31/03	6U	
145918		10514 NASSAU AVE		SUN VALLEY		1937	HIST.RES.	DOE-19-03-0348-0000	01/31/03	6U	
136768		14367 BEAVER ST		SUN VALLEY		1947	HIST.RES.	DOE-19-03-0364-0000	01/31/03	6U	
067591		FOOTHILL BLVD	SAN FERNANDO CEMETERY	SUN VALLEY	U		HIST.RES.	HUD030103G	01/31/03	6U	
152135		12075 FOOTHILL BLVD		SUN VALLEY	P	1946	HIST.RES.	DOE-19-90-0054-0000	01/05/90	6Y	
023866	19-169888 19-157124	12748 HERRICK AVE		SUN VALLEY	P	1933	HIST.SURV.	FHW891213B	01/05/90	6Y	
068240		13192 HERRICK AVE		SUN VALLEY	U		PROJ.REVW.	FCC041209D	01/11/05	6Y	
123836		11489 KAMLOOPS PL		SUN VALLEY	U	1946	HIST.RES.	DOE-19-05-0004-0000	01/11/05	6Y	
154064		13510 RAVEN ST		SUN VALLEY		1946	PROJ.REVW.	HUD030103G	12/10/87	6Y	
127559		13869 SAYRE ST		SUN VALLEY	U	1947	HIST.RES.	DOE-19-00-0073-0000	02/01/00	6Y	
				SUN VALLEY			PROJ.REVW.	HUD000201E	02/01/00	6Y	
				SUN VALLEY			PROJ.REVW.	HUD040202L	02/02/04	6U	
				SUN VALLEY			HIST.RES.	DOE-19-01-0108-0000	01/31/01	6Y	

Appendix C: South Pasadena Local Landmarks

South Pasadena Historic Landmarks

Landmark No.	Description	Address	City Council Resolution No.	Date Approved
53	David M. Rabb Family Homestead	1107 Buena Vista Street	7158	06/01/11
52	Whitney R. Smith House & Studio	209 Beacon Avenue	7155	04/20/11
51	Fleet House	325 Monterey Road	7051	05/20/09
50	Huntzinger House	1040 Stratford	6990	07/02/08
49	Fair Hope Building	800-802 Fair Oaks	6910	12/20/06
48	Riggins House	919 Columbia	6859	01/18/06
47	Burwood House	355 Monterey Road	6858	01/18/06
46	Smith and Williams Building	1414 Fair Oaks Avenue	6763	11/19/03
45	Municipal Plunge Building	815 Mission Street	6623	07/19/00
44	Chouinard House	1114 Garfield Avenue	6622	07/19/00
43	East Wynyate	909 Lyndon Street	6621	07/19/00
42	Knox-Merwin-Porter House	1120 Buena Vista Street	6620	07/19/00
41	Torrance Childs House	929 Buena Vista Street	6530	07/15/98
40	Washburn House	844 Monterey Road	6498	08/06/97
39	Mabel Packard House	2031 Berkshire Avenue	6452	03/05/97
38	Garfias Spring	adjacent to 425 Arroyo Drive	6451	03/05/97
37	Pettee Building	1501 Mission Street	6408	08/07/96
36	Bissell House	201 Orange Grove Avenue	unanimous vote by City Council	04/07/93
35	Adobe "Eulalia Perez"	517 Garfield Avenue		12/02/92
34	Century House	1000 Mission Street	Amendment	09/06/88
33	St. James Episcopal Church	1325 Monterey Road		
32	Eddie House & Memorial Park	2017 Edgewood Drive		
31	Markey Building	634-636 Mission Street		
30	School Administration Building	1327 Diamond Avenue		
29	Vivekananda House	309 Monterey Road		
28	Gokowski House	816 Bonita Drive		
27	Baranger Studios	729 Mission Street		
26	Mission Arroyo Hotel	950-966 Mission Street		
25	Rialto Theater	1019 Fair Oaks Drive		
24	Lloyd E. Morrison Residence	1414 Alhambra Road		
23	Dr. John S. Tanner Residence	225 Grand Avenue		
22	Grace Brethren Church	920 Fremont Avenue		
21	Leo Longley Residence	1103 Monterey Road		

South Pasadena Historic Landmarks

Landmark No.	Description	Address	City Council Resolution No.	Date Approved
20	Manuel Garfias Adobe Site	424 & 430 Arroyo Drive		
19	Cathedral Oak Monument	west side of Arroyo Drive		
18	Caswton Ostrich Farm site	b/w Sycamore & Pasadena Av		
17	Howard Longley Residence	1005 Buena Vista Street		
16	Raymond Hill Waiting Station	Fair Oaks at Raymond Hill Road		
15	Andrew O. Porter Residence	215 Orange Grove Avenue		
14	Ashbourne-Chelten Hybrid Oak Tree	2007 Ashbourne Drive		
13	Clokey Oak Tree	1635 Laurel Street		
12	Ashbourne Drive and Chelten Way			
11	Miltimore House	1301 Chelten Way		
10	South Pasadena Public Library	1115 El Centro Street		
9	Oaklawn Portals	Oaklawn and Columbia Streets		
8	South Pasadena Bank Building	1019 El Centro Street		
7	Watering Trough and Wayside Station			
6	Wynyate	851 Lyndon Street		
5	Meridian Iron Works	913 Meridian Avenue		
4	Garfield Residence	1001 Buena Vista Street		
3	Oaklawn Bridge and Waiting Station	Oaklawn and Fair Oaks Avenue		
2	South Pasadena War Memorial Building	435 Fair Oaks Avenue		
1	Adobe Flores and Cactus Garden	1804 Foothill Street		