

STATE HISTORICAL RESOURCES COMMISSION

2013 ANNUAL REPORT

Office of Historic Preservation
California State Parks
Natural Resources Agency
State of California

January 2014



Rubel Castle Historic District, Glendora, Los Angeles County.

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Trestles Historic District, San Diego County.

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January 1, 2014

Major General Anthony L. Jackson, Director
California Department of Parks and Recreation
Post Office Box 942896
Sacramento, CA 94296

RE: *State Historical Resources Commission's 2013 Annual Report*

Dear Director Jackson:

On behalf of my colleagues serving on the State Historical Resources Commission (Commission), I convey the gratitude of the Commission for the support you have shown for the Commission and its closely allied state office, the Office of Historic Preservation (OHP). The Commission and OHP work together extraordinarily well, and neither could succeed in its historic preservation mission without strong support from State Parks.

At our last quarterly meeting I was re-elected Chairperson, and I am looking forward to working with my fellow commissioners to achieve our goals for 2014. We are also looking forward to working with the State Historic Preservation Officer and her staff to further historic preservation throughout California and address the goals set forth in the Statewide Historic Preservation Plan.

Please find herewith the Commission's *2013 Annual Report* that includes a summary of the Commission's accomplishments in 2013, and its goals and objectives for the coming year. This report documents the accomplishments of what was a busy year for the Commission. We held three of our four meetings in Sacramento and one in Southern California. We were pleased many applicants and supporters attended the hearings, and excited to hear nominations that were meaningful to their owners and communities.

Please accept this report on the annual achievements of the Commission. Again, we thank you for your past support and look forward to our continued partnership.

Sincerely,

A handwritten signature in black ink, appearing to read "Julianne Polanco".

JULIANNE POLANCO
Chairperson

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Introduction

The State Historical Resources Commission is pleased to present its 2013 Annual Report to the Director of California State Parks and to the California State Legislature. The Annual Report summarizes the activities of the State Historical Resources Commission in 2013, identifies future preservation goals for 2014, and recommends historic preservation legislation pursuant to the provisions of Public Resources Code, Section 5020.4(m). A complete description of the powers and duties of the State Historical Resources Commission is provided in Section 5024.2-4 of the Public Resources Code.



State Historical Resources Commission, Office of Historic Preservation and State Parks staff at California Statewide Museum Collection Center, McClellan, Sacramento County, November 7, 2013.

Members and Disciplines

The State Historical Resources Commission (Commission) is comprised of nine members, appointed by the Governor of California, who serve four-year terms. Five commissioners are specialists in the fields of history, prehistoric archaeology, historical archaeology, architectural history, and architecture. Two commissioners are experienced professionals in ethnic history and folklife. The two remaining commissioners are citizen members.

2013 STATE HISTORICAL RESOURCES COMMISSION MEMBERS

Commissioner Alberto Bertoli, AIA of San Francisco serves as the architect on the Commission. He was appointed to the Commission in October 2006 and re-appointed in December 2010. Commissioner Bertoli has served as director and faculty member at the Academy of Art University Graduate School of Architecture since 2004 and as an architect with Patri Merker Architects since 1997. Previously, he was self-employed as a design architect and consultant from 1991 to 1996 and architect with Arthur Erickson Architects from 1981 to 1991.

Commissioner Bryan K. Brandes is a citizen member of the Commission from Temple City. Employed with the transportation and shipping company Maersk since 1996, currently Commissioner Brandes is Maersk's director of California regional dispatch. Prior to his employment with Maersk, Brandes was dispatch and dock supervisor for Roadway Express from 1994 to 1996. Commissioner Brandes was appointed to the Commission in October 2006 and re-appointed in December 2010.

Commissioner Elizabeth Edwards Harris resides in Los Angeles and is the Commission's architectural historian. She has worked as a self-employed architectural researcher and writer since 2001. Edwards Harris has been a member of the California Preservation Foundation Board of Trustees since 2005. She earned a Master of Arts degree and doctorate degree in architectural history from the University of California, Los Angeles. Commissioner Edwards Harris was appointed in March 2013.

Commissioner Marshall McKay, Ph.D. of Brooks fills the folklife position on the Commission. He was appointed in March 2013. Commissioner McKay has served as the tribal chairman for the Yocha Dehe Wintun Nation since 2006 and was a tribal councilmember from 1984 to 2006. He serves as chair of the Autry National Center, is a delegate to the National Indian Gaming Association, and is a member of the California Native American Heritage Commission. McKay is a member of the Native Arts and Cultures Foundation, Native American Rights Fund, and the National Museum of the American Indian.

Commissioner AnMarie Medin of Fair Oaks holds the historical archaeology position on the Commission, and was appointed in March 2013. Medin is currently Chief of the Cultural Studies Office at the California Department of Transportation, where she has held multiple positions since 2000, including supervising environmental planner, senior

environmental planner, and associate environmental planner. She was historical archaeologist at KEA Environmental from 1997 to 1999. Commissioner Medin is a Registered Professional Archaeologist and is actively involved in the Society for California Archaeology and Society for Historical Archaeology. She earned a Master of Arts degree in Cultural Resources Management from Sonoma State University.

Commissioner Rick Moss of Alameda fills the ethnic history discipline on the Commission. He was originally appointed to the Commission in November 2005 for history, and was re-appointed in March 2013. Moss has been chief curator at the African American Museum and Library at Oakland since 2001 and was program manager from 1990 to 2001. Commissioner Moss has been a member of the California Council for the Promotion of History Board of Directors since 1998 and a member of the Alameda Multicultural Committee since 2009. He earned a Master of Arts degree in history from the University of California, Los Angeles and a Master of Arts degree in museum studies from the University of California, Riverside.

Commissioner Julianne Polanco of Mill Valley serves as the historian on the Commission, and was re-appointed in March 2013. Her original appointment was in November 2005 as the Commission's architectural historian. Polanco has been director of cultural resources at Lend Lease since 2006. She was senior preservation specialist for the Presidio Trust from 1999 to 2006 and assistant to the vice president for programs at the World Monuments Fund from 1998 to 1999. Polanco was office manager and projects coordinator at the Townscape Institute in 1998 and advisor to the chairman of the California Integrated Waste Management Board in 1997. She was special assistant to the secretary of the California Environmental Protection Agency from 1996 to 1997 and was a committee analyst at the California Integrated Waste Management Board from 1994 to 1996. She is a trustee of the California Preservation Foundation and a member of the National Trust for Historic Preservation. Polanco earned a Master of Science degree in historic preservation from Columbia University.

Commissioner David Phoenix from Los Angeles fills a citizen member position on the Commission. He was appointed in September 2006 and re-appointed in December 2010. Commissioner Phoenix has served as president of the interior design firm David Phoenix Incorporated since 1996. Previously, he was a sales and design representative for Ralph Lauren Home Furnishings from 1990 to 1993, sales representative for Pierre Deux, a high end French fabric company, from 1989 to 1990, and sample librarian for Braunschwig & Fils, a wholesale interior design supplier, from 1987 to 1990.

Commissioner Adrian Praetzellis, Ph.D. is an archaeologist from Santa Rosa. He serves the Commission in the discipline of prehistoric archaeology and was appointed in March 2013. Commissioner Praetzellis has held multiple positions at Sonoma State University since 1983, including professor of anthropology and lecturer. He is a member of the Society for California Archaeology and the Society for Historical Archaeology. Praetzellis is a registered professional archaeologist and earned a Master of Arts degree and doctorate degree in anthropology from the University of California, Berkeley.

Accomplishments of the Commission 2013

The Commission served as a catalyst for collecting, disseminating, and documenting historic preservation programs, issues, and concerns in California through considerable accomplishments in 2013. The specific accomplishments of the Commission are highlighted in the following sections:

- Meetings Held in 2013
- Nominations Heard by the Commission
- Governor's Historic Preservation Awards
- Commission Committees



State Historical Resources Commission meeting, Downtown Anaheim Community Center, Anaheim, Orange County, May 1, 2013.

Meetings Held in 2013

Public Resources Code Section 5020.3(a) states: "The State Historical Resources Commission shall meet at least four times per year in places it deems necessary to fulfill its responsibilities." In 2013 the Commission held three of its quarterly meetings in Sacramento and one in Southern California. Commission meetings served as a public forum to report on the quarterly preservation activities of the Commission Chairperson, Commission Executive Secretary, and Commission committees.

2013 Commission Meeting Location Table

Date	Meeting Type	Location
February 8, 2013	Commission Meeting	Secretary of State Auditorium 1500 11 th Street Sacramento, California
April 30, 2013	Workshop	Anaheim Muzeo 241 South Anaheim Boulevard Anaheim, California
May 1, 2013	Commission Meeting	Downtown Anaheim Community Center, Hall A 250 East Center Street Anaheim, California
August 1, 2013	Workshop	Folsom Hall, CSU Sacramento 7667 Folsom Boulevard, Room 2037 Sacramento, California
August 2, 2013	Commission Meeting	Resources Building Auditorium 1416 Ninth Street Sacramento, California
November 7, 2013	Workshop	Statewide Museum Collections Center McClellan Business Park 4940 Lang Avenue McClellan, California
November 8, 2013	Commission Meeting	Historic City Hall Historic Hearing Room 915 I Street, 2 nd Floor Sacramento, California

Commission Workshops in 2013

With new Commission appointments pending first quarter 2013, no workshop was held prior to the February Commission meeting. The remaining workshops emphasized procedural training, and information about programs pertinent to the Commission.

The April 30, 2013 workshop was held at the Anaheim Muzeo, a National Register-listed Carnegie Library adaptively reused as a local history museum. Meetings were held in Anaheim in coordination with the California Preservation Foundation Conference May 1-3, 2013. The newly-appointed Commissioners met in the morning for orientation and training; in the afternoon the full Commission received an overview on Registration programs and an update on the California Historical Resources Information System.

The Commission met August 1, 2013 at California State University Sacramento, host to the North Central Information Center. Commissioners, staff, and members of the public in attendance toured the Information Center and had the opportunity to learn and ask questions about the process and cost of accessing information. The dialog continued after lunch, focused on digitization efforts and communication across all ten Information Centers of the California Historical Resources Information System. Commissioners also confirmed the standing committees and discussed appointments.

The November 7, 2013 workshop was held at the Consolidated Operations and Museum Collection Center in McClellan Business Park. The organizers of the Parks 150th celebration presented and discussed with the Commission the Parks 150th Committee's plans for the 150th anniversary of California State Parks in 2014. Commissioners and staff then toured the Statewide Museum Collection recently relocated to McClellan. More than a million objects and artifacts were consolidated from multiple storage facilities, into a building renovated to provide enhanced climate and humidity control for greater preservation capacity.



State Historical Resources Commission workshop at Anaheim Muzeo, Anaheim, Orange County, April 30, 2013.

Nominations Heard by the Commission

The Commission is responsible for reviewing, commenting, and approving or not approving nominations to the National Register of Historic Places (National Register), California Register of Historical Resources (California Register), California Historical Landmarks (Landmarks), and California Points of Historical Interest (Points). The Commission recommends properties for listing in the National Register of Historic Places. Those approved for listing or determined eligible for listing by the National Park Service (NPS) are also listed in the California Register. Properties recommended and approved for listing by the Commission as Landmarks are also listed in the California Register. Points are simultaneously listed in the California Register if they meet California Register criteria.

The Commission heard and recommended for listing fifty-six National Register nominations, including three Determinations of Eligibility; recommended for approval to relocate one National Register-listed property, and recommended one property for removal from the National Register. The Commission recommended for designation by the California State Parks Director one updated and three new Landmarks nominations, and three new Points nominations.

MULTIPLE PROPERTY SUBMISSION

Those National Register nominations associated with an existing Multiple Property Submission (MPS) are indicated in the table on pages 9 through 11.

NPS introduced the MPS in 1984. The purpose of the MPS is to document as a group for listing in the National Register properties related by theme, general geographical area, and period of time. It may cover any geographical scale – local, regional, state, or national. It is used to register thematically-related properties simultaneously and establishes the registration criteria for properties that may be nominated in the future.

Technically the MPS acts as a cover document and is not an independent nomination. It is a combination of the Multiple Property Documentation Form (MPDF) and the individual registration form. Information common to the group of properties is presented on the Multiple Property Documentation Form, and the Individual Registration Form is specific to the nominated individual building, site, district, structure, or object. Once an MPS is listed, additional associated property nominations may be submitted to the Commission at any time.

National Register of Historic Places

The National Register of Historic Places (National Register) is the nation's official listing of buildings, structures, objects, sites, and districts worthy of preservation because of their significance in American history, architecture, archaeology, engineering, and culture. The program was authorized under the National Historic Preservation Act of 1966. The National Register recognizes resources that have local, state, and national significance.

Properties listed in the National Register are evaluated within a historic context and must meet at least one of the four registration criteria:

- **Criterion A** recognizes properties associated with events that have made a significant contribution to the broad patterns of our history.
- **Criterion B** recognizes properties associated with the lives of persons significant in our past.
- **Criterion C** recognizes design and construction. Properties listed under this criterion embody the distinctive characteristics of a type, period, or method of construction, or represent the work of a master architect, or possess high artistic values, or represent a significant and distinguishable entity whose components may lack individual distinction.
- **Criterion D** is for properties that have yielded, or may be likely to yield, information important in prehistory or history. This criterion is used predominantly for archaeological sites and districts.

In addition to being significant within a specific historic context, a property must also retain sufficient integrity in order to convey its significance. The National Register has seven aspects of integrity: location, design, setting, materials, workmanship, feeling, and association.

As California's review board, the Commission has the responsibility to review National Register nominations and decide whether or not the nomination meets the criteria for evaluation prior to it being submitted to the Keeper of the Register (Keeper) at the National Park Service. The Commission's approval is a recommendation to the State Historic Preservation Officer, Carol Roland-Nawi, Ph.D., to forward the nomination to the Keeper for final approval.

OHP staff presented fifty-eight National Register nominations to the Commission at its four quarterly meetings. Nominated properties represented a variety of historic resources located throughout the state and included examples of residential, commercial, and folk art districts, recreational and agricultural properties, civic buildings, individual houses, industrial and commercial properties – including those associated with theatre and film – gardens, and landscapes.

The following nominations were heard by the Commission in 2013 and recommended for listing in the National Register.

Properties Recommended for Listing in the National Register

<i>County</i>	<i>City</i>	<i>Associated MPS</i>	<i>Property Name</i>	
Alameda	Berkeley	n/a	University Art Museum	
Contra Costa	Crockett	n/a	Memorial Hall	
	El Cerrito	n/a	Chung Mei Home	
	Walnut Creek	n/a	Robert Stanley Dollar, Sr. Residence	
Los Angeles, Marin, San Diego, Ventura	see individual listings	The Case Study House Program: 1945-1966	Multiple Property Document	
Los Angeles	Altadena	The Case Study House Program: 1945-1966	Case Study House #20 (Bass House)	
		n/a	Saint Elizabeth of Hungary Catholic Church	
	Glendora	n/a	Rubel Castle Historic District	
	Los Angeles	Los Angeles	n/a	Boyle Hotel–Cummings Block
			The Case Study House Program: 1945-1966	Case Study House #1
			The Case Study House Program: 1945-1966	Case Study House #9 (Entenza House)
			The Case Study House Program: 1945-1966	Case Study House #16
			The Case Study House Program: 1945-1966	Case Study House #18
			The Case Study House Program: 1945-1966	Case Study House #21
			The Case Study House Program: 1945-1966	Case Study House #22 (Stahl House)
			n/a	Hotel Rosslyn Annex
			n/a	Lasky-DeMille Barn
			n/a	Strathmore Apartments
	n/a	Women's Twentieth Century Club of Eagle Rock		
	Pasadena	The Case Study House Program: 1945-1966	Case Study House #10	

County	City	Associated MPS	Property Name
Los Angeles	Pasadena	Historic Designed Gardens in Pasadena: 1873-1975	Multiple Property Document
		Historic Designed Gardens in Pasadena: 1873-1975	Batchelder/Dean Garden
		Historic Designed Gardens in Pasadena: 1873-1975	Ira & Margaret Byner Garden
		Historic Designed Gardens in Pasadena: 1873-1975	Herbert Coppell Garden Water Feature
		Historic Designed Gardens in Pasadena: 1873-1975	Richard & Mary Alice Frank Garden
		Historic Designed Gardens in Pasadena: 1873-1975	Herbert Hoover Jr. & Margaret Watson Garden
		Historic Designed Gardens in Pasadena: 1873-1975	La Pintesca Park
		Historic Designed Gardens in Pasadena: 1873-1975	Kenyon & Patricia (Pfitzer) Reynolds Garden
		Historic Designed Gardens in Pasadena: 1873-1975	Upper Busch Gardens Historic District
		Historic Designed Gardens in Pasadena: 1873-1975	Lower Busch Gardens Historic District
		Residential Architecture of Pasadena, 1895-1918: Influence of the Arts and Crafts Movement	Residence at 1111 North Los Robles Avenue
	Residential Architecture of Pasadena, 1895-1918: Influence of the Arts and Crafts Movement	Residence at 1121 North Los Robles Avenue	
	West Hollywood	n/a	Plummer Park Community Clubhouse
Mendocino	Willits	n/a	Seabiscuit's Stud Barn
Nevada	Grass Valley (vicinity)	n/a	Empire Mine Historic District (Amendment)
Orange	Anaheim	n/a	George Hansen House
	Anaheim	n/a	John Woelke House
	Fullerton	n/a	Fender's Radio Service
	Huntington Beach	n/a	Huntington Beach Public Library on Triangle Park
Placer	Auburn	n/a	Irene Burns House

County	City	Associated MPS	Property Name
Riverside	Idyllwild (vicinity)	n/a	Mount San Jacinto State Park Historic District
Sacramento	Sacramento	n/a	Lawrence Warehouse
San Diego	La Jolla	The Case Study House Program: 1945-1966	Case Study House #23A
		The Case Study House Program: 1945-1966	Case Study House #23C
	San Diego	n/a	San Diego Athletic Club
		n/a	University Heights Water Storage & Pumping Station Historic District
	USMC Base Camp Pendleton	n/a	Trestles Historic District
San Francisco	San Francisco	n/a	Mutual Savings Bank Building
San Luis Obispo	San Luis Obispo	n/a	Pereira Octagon Barn
Santa Clara	Morgan Hill	n/a	Rhoades Ranch
	Saratoga	n/a	Hakone Historic District
Solano	Vallejo	n/a	Vallejo Old City Hall
		n/a	Vallejo Old Masonic Temple
Stanislaus	Modesto	n/a	Bald Eagle Ranch House
Tulare	Visalia	n/a	Visalia Fox Theater
Ventura	Thousand Oaks	The Case Study House Program: 1945-1966	Case Study House #28

ALAMEDA COUNTY

The **University Art Museum** building is approximately 100,000 square feet in three stories, built of reinforced-concrete construction with wall surfaces of board-formed concrete, in the Brutalist style. The building is largely radial in plan and is uniquely sculptural in its form and massing. Its Bancroft Way lobby opens onto a tall, skylighted atrium. Five upper galleries shift their horizontal axes counterclockwise, and are sequentially linked by switchback ramps that jut dramatically into the atrium. Lower levels include additional galleries and the Pacific Film Archive's Library and Film Study Center. A large outdoor sculpture by Alexander Calder is a prominent feature of the Bancroft entrance landscape.

The Commission approved the nomination, in agreement the building is significant under Criterion A at the local level in the areas of art and entertainment/recreation for its association with the development of art and film in the San Francisco Bay Area. It is also architecturally significant at the local level under Criterion C for its embodiment of Brutalist style including sculptural massing, board-formed concrete surfaces, and deeply recessed window walls.



University Art Museum, Berkeley, Alameda County.

CONTRA COSTA COUNTY

Located in the unincorporated community of Crockett and dedicated in 1925, **Memorial Hall** is a one-story-over-basement building of approximately 1,100 square feet, constructed of unreinforced brick clad in plaster, on a concrete foundation. The tripartite design scheme features a stepped concrete plinth; a shaft with four large arched openings and a deeply scored cement plaster-finished surface resembling stone; and a painted copper polygonal hipped roof atop a decorative molded cornice. The original steel front doors with ornamental cast iron latticework occupy the front arched opening and remain visible and operational. The three other arched openings are each filled with a grand forty-three-lite wood sash combination fixed and casement arched window.



Memorial Hall, Crockett, Contra Costa County.

The Commission approved Memorial Hall for listing at the local level under Criterion A for its association with the national and regional effort to commemorate veterans of World War I through the construction of local monuments and memorial halls. Also eligible under Criterion C, Memorial Hall stands apart from other memorials in its unique style as a small, Classical Revival octagonal meeting hall, executed by a local designer, an employee of the California & Hawaiian Sugar Co., and constructed by local veterans. Its period of significance is 1925, the year of construction and dedication. The building also served as a meeting location for American Legion members and all local veterans.

The **Chung Mei Home** is the campus of a residential educational facility for Chinese boys located in El Cerrito, constructed in 1935 as a replacement for an earlier facility in Berkeley. The Chung Mei Home for Chinese Boys operated from 1935 to 1954, intended for boys who were orphaned, abandoned by or separated from their parents, and banned from Caucasian institutions due to their ancestry. The district consists of six buildings, four of which are contributors: a main building, an art studio, a classroom, and a gymnasium. Two non-contributing buildings, a 1956 classroom and a 2007 library/classroom, are also located on the site. Adjacent new buildings and modifications have resulted in a loss of integrity to the gymnasium, but it retains sufficient integrity to remain a



Chung Mei Home, El Cerrito, Contra Costa County.

contributor to the district based on its association with the Chung Mei School as a utilitarian building, significant for its use rather than for its architecture.

The property was determined eligible under Criterion A for its association with Chinese cultural history in California as a residential educational institution intended solely for Chinese boys. The original Chung Mei Home was established by Dr. Charles R. Shepherd in 1923. That property was purchased by the State of California in 1935 for the planned Eastshore Freeway. Funds donated by Baptist churches and earned by the Chung Mei boys themselves were used to create the new Chung Mei Home in El Cerrito. Nearly 700 boys lived at the Chung Mei Home over 20 years.

Constructed in 1930 as a weekend retreat, the **Robert Stanley Dollar, Sr. Residence** is located within the gated adult community of Rossmoor in Walnut Creek. The house is a two-story, wood-framed structure, roughly L-shaped in plan. Asymmetrical and picturesquely massed, the primary façade of the house is designed to appear as if it was constructed in multiple campaigns over many years. Board and batten siding, simple gable and hipped-roof with exposed rafters, and simple wood casement windows are all meant to evoke the vernacular of the Anglo-American ranch house of the nineteenth century. The Dollar Residence was typical of weekend retreats constructed by Bay Area elite families of the late nineteenth and early twentieth centuries. Although the interior has been altered and the setting has been compromised, the Dollar Residence retains the other aspects of integrity. It was listed under Criterion C at the local level of significance because it embodies the distinctive characteristics of a prototypical California Ranch style house.



**Robert S. Dollar, Sr., Residence,
Walnut Creek, Contra Costa County.**

LOS ANGELES, MARIN, SAN DIEGO, AND VENTURA COUNTIES

The **Case Study House Program: 1945-1966 MPS** has a single associated historic context: Experimental modern residential architecture of the Case Study House Program in California: 1945-1966. The associated property type “Single family residences of the Case Study House Program” is comprised of two subtypes: wood-frame dwellings and steel-frame dwellings. This multi-year program of experimental housing utilized a vast array of traditional and new construction methods, materials, floor plans, fixtures, finishes, furnishings, landscaping, and ways of living under the unifying banner of Modernism as interpreted by John Entenza, editor of *Arts & Architecture* magazine. Case Study houses embody the distinctive characteristics of residential architecture associated with the Modern Movement in California, and the

Case Study program in particular. Whether of wood-frame or steel-frame construction, the houses share the modern qualities of flat roofs, deep overhangs, open floor plans, extensive use of glass, indoor/outdoor flow, and concrete slab foundations. The designs reject applied ornamentation or historical references. An unusual and inconsistent numbering system evolved during the 21 years of the program, in part due to delays and abandoned projects. Eleven houses were nominated with the MPS in 2013. They are listed here alphabetically by county, then by city, not in numerical order.

LOS ANGELES COUNTY

Case Study House #20 (Bass House) represents a departure from other Case Study houses of the late 1950s in that it was constructed of wood rather than steel and employs the use of prefabricated plywood barrel vaults. Completed in 1958, its period of significance, the property was listed under Criterion A for its association with experimental modern housing in the postwar years under the auspices of John Entenza's *Arts & Architecture* magazine. It is also significant under Criterion C because it embodies the distinctive characteristics of residential architecture associated with the Case Study House Program, and was designed by master architects Conrad Buff III, Calvin C. Straub, and Donald C. Hensman of the architectural firm Buff, Straub and Hensman. The location of the house in an unincorporated area of Los Angeles County and the design preferences of the owners, industrial and graphic designer Saul Bass and his wife, biochemist Dr. Ruth Bass, resulted in the introduction of sculptural forms in the residence. The 1958 Bass House replaced the 1948 Bailey House built by Richard Neutra as Case Study House #20.



**Case Study House #20, Altadena,
Los Angeles County.**

Saint Elizabeth of Hungary Catholic Church is a Spanish Colonial Revival church constructed in 1926 and designed by master architect Wallace Neff. The church is built of reinforced concrete, and represents a break in tradition of predominantly Gothic or Romanesque church designs in southern California and a modern approach to building materials. Surrounding the church are the Shrine of the Little Flower, also designed by Wallace Neff, the Grotto of Our Lady of Lourdes, built by master gardener and landscape designer Ryozo Kado, and a rectory, also designed by Neff, built in 1921.



**St. Elizabeth of Hungary Catholic Church,
Altadena, Los Angeles County.**

The main church building has a cruciform plan with a rectangular nave, sacristies at the transept, and the sanctuary in a rounded apse. The building is a high single story with a partial basement and small choir loft at the clerestory level of the east side of the sanctuary. The roof is of handmade Mexican tile with wooden roof trusses. The reinforced concrete walls are 3'2" thick, coated with white stucco and cast stone trim.

The property was determined eligible under Criterion C as the work of a master architect and a notable example of church design, representing a turning point in architectural style and materials, with a period of significance from 1926 to 1939. The surrounding shrine and grotto are also contributors, representing masterworks of landscape design directly associated with the church. While the rectory predates the church, it was designed by the same architect and its significance is derived from its relationship to the church, an element of a larger whole. The property retains a high degree of integrity in all aspects.

Rubel Castle Historic District is a 1.7 acre folk art environment including a walled castle and citrus packing sheds. The property is named after its designer and builder, Michael Rubel. The castle complex includes multiple features constructed over several decades, primarily by Rubel. The main castle is the largest resource in the district, with 12 foot walls built primarily of stream rocks and slabs of recycled granite set in cement mortar, with battlements and turrets. Embedded in the mortar are found objects ranging from bottles to motorcycles. Other contributors within the castle complex are a clock tower, a bell tower, a round house/machine shop and the Bottle House, all constructed



**Visitor's crayon sketch of Rubel Castle,
Glendora, Los Angeles County.**

between 1959 and 1986. Contributors outside the castle complex include a group of buildings associated with the property's use as a citrus packing facility between 1910 and 1949, and a group of ancillary buildings constructed between 1953 and 1981.

The property was listed under Criterion A for its association with Glendora's fruit packing industry, and under Criterion C for its association with folk artist Michael Rubel, who purchased the property in 1959. Rubel had no formal training in architecture or engineering, but developed

his own construction methods to convert found objects and scrap materials into ad-hoc buildings and structures. Rubel constructed the environments of “Rubel Pharms” with the assistance of his “Pharm Hands,” a network of friends who provided labor and materials. Rubel Castle received national attention from television media in the 1970s, becoming well-known as a commune and a unique folk art environment, reflecting California’s reputation as a place for eclecticism, diversity, alternative creativity, and the free spirit. Its creator Michael Rubel died in 2007.

The **Boyle Hotel – Cummings Block** commands a prominent position atop a short hill at the intersection of North Boyle Avenue, East First Street, and Pleasant Avenue, in a dense urban environment east of downtown Los Angeles. Four stories high along East First Street, the masonry building is designed in a Queen Anne style, with a circular corner turret topped by a bell-shaped cap. A new, contemporary building is located immediately adjacent to the west, sharing an assessor parcel and connected to the nominated building through a hyphen. Ground level storefronts face both East First Street and Boyle Avenue with residential floors above.



**Boyle Hotel – Cummings Block,
Los Angeles, Los Angeles County.**

displaced over 10,000 Boyle Heights residents.

The Boyle Hotel – Cummings Block was listed under Criterion A as an important anchor to the early commercial development of Los Angeles in the Boyle Heights neighborhood east of the Los Angeles River. When completed in 1889, it reflected expansion and growth outside the commercial core in Los Angeles. The period of significance begins in 1889 and extends through 1946 when the first section of the Interstate 10 freeway opened from Aliso Street to Indiana Street and

As the last remaining commercial building from the early development of Boyle Heights in the 1880s, the building represents the late nineteenth century transition of Los Angeles from a small city surrounded by farmland to a burgeoning city center surrounded by suburban neighborhoods. Pre-twentieth century commercial buildings are extremely rare in the greater Los Angeles metropolitan area and likely number fewer than a dozen. Extant pre-twentieth century hotels are even rarer and probably number fewer than five. The property was also listed under Criterion C for its rare and unique architectural design in a Queen Anne style. The building embodies distinctive character defining features, including its highly decorative wall surface, ornamental spiral columns, parapets with patterned surfacing, corner turret, second story double window

with an arched pediment, and decorative brickwork. The building's brick construction signifies solidity and durability.

Case Study House #1 is located on a sloping site in the Toluca Lake District of Los Angeles. Two thousand square feet in size, the dwelling contains architectural elements that would feature prominently in future Case Study houses including floor-to-ceiling glass, a flat roof, open floor plan, easy access to the outdoors, and standardized materials such as concrete block, plywood panels, and industrial glass. It was designed by Julius Ralph Davidson, one of the European émigrés who jump-started California's modern architecture movement. The house was built over a three-year period starting in



Case Study House #1, Los Angeles, Los Angeles County.

1945 and was the first dwelling constructed under the auspices of The Case Study House Program. Completed in 1948, its period of significance, the property was listed under Criterion A for its association with experimental modern housing in the postwar years under the auspices of John Entenza's *Arts & Architecture* magazine. It was also listed under Criterion C because it embodies the distinctive characteristics of residential architecture associated

with the Case Study House Program.

Case Study House #9 (Entenza House) is approximately 1,600 square feet in size with the largest portion of the interior devoted to an oversized bi-level living area originally overlooking the meadow-like grounds and the Pacific Ocean. Constructed in 1949, its period of significance, the property was listed under Criterion A for its association with experimental modern housing in the postwar years under the auspices of *Arts & Architecture* magazine. It was also listed under Criterion C because it embodies the distinctive characteristics of residential architecture associated with the Case Study House Program, and was designed by master architects Charles Eames and Eero Saarinen for *Arts & Architecture* publisher/editor John Entenza. The house was the first steel framed project to be built in the Case



Case Study House #9, Los Angeles, Los Angeles County.

Study House Program. It was soon followed by Case Study House #8 (Eames House), sited on the adjacent lot. Both were built as part of a compound of five significant modern buildings off of Chautauqua Boulevard, four of which are Case Study houses. These houses are on contiguous lots, and all five form a tightly knit grouping. Four of the five homes share a common narrow driveway. Despite a modification in the 1990s to accommodate a much larger residence on the ocean side of the property, Case Study House #9 continues to maintain enough physical integrity to be readily identifiable as a contributor to the program.



**Case Study House #16, Los Angeles,
Los Angeles County.**

Case Study House #16 was designed as a display home by Craig Ellwood, a contractor with no formal architectural training. Trained as an engineer, Ellwood had a passion for using industrial materials and construction techniques in residential architecture. The interior walls are floating panels inset between steel posts. Translucent glass panels screen the house from the street. Frameless floor to ceiling glass walls in the living room merge with floors, ceilings, and a massive natural rock fireplace that extends through the glass to the covered patio. The one-

story flat-roofed residence was built on a flat pad in the hills of Bel Air with magnificent views to the south and west. The layout and siting take into account the views and sun orientation, taking full advantage of both. The property was listed under Criterion A for its association with experimental modern housing in the postwar years under the auspices of John Entenza's *Arts & Architecture* magazine. It was also listed under Criterion C because it embodies the distinctive characteristics of residential architecture associated with the Case Study House Program. Completed in 1953, its period of significance, this is the first of three residences that Ellwood designed for the program. They were given the numbers 16, 17, and 18 originally assigned to the 1940s houses designed by Rodney Walker.

Case Study House #18 is a one-story, flat-roofed residence built by Rodney Walker in 1948, its period of significance, on a high one-half acre meadow with an ocean view and within walking distance to the Pacific Ocean. It was sited adjacent to parcels of land that would soon become the sites for the Case Study Houses #8, #9, and #20. Walker positioned wood framing at three-foot intervals, citing the inherent strength, absence of waste, construction speed, and symmetry as advantages of such a modular system. The most unique interior feature is a large floor-to-ceiling brick fireplace faced with copper that dominates the living room and around which the roof is raised to eleven feet to accommodate clerestory windows. The fireplace is double sided with one side facing the living room and the other facing the garden room. A number of the glass walls are sliding panels opening to outdoor terraces. The property was listed under Criterion A for its association with experimental modern housing in the postwar years under the

auspices of John Entenza's *Arts & Architecture* magazine. It was also listed under Criterion C because it embodies the distinctive characteristics of residential architecture associated with the Case Study House Program.

Case Study House #21 was Pierre Koenig's first Case Study house and an experiment in on-site assembly and the careful detailing of the steel frame. The use of steel allowed the architect to open up the floor plan and take advantage of wide expanses of floor to ceiling plate glass. This highly rational design employs no overhangs, relying on screens over the glass walls to reduce sunlight and heat. The small, square house has a central utility core of kitchen and bathrooms that divide the public and private areas. The infill walls of the steel frame are glass or gypsum with a ceiling of corrugated steel. The house was built in 1958, its period of significance, and restored by the architect in the 1990s. The property was listed under Criterion A for its association with experimental modern housing in the postwar years under the auspices of John Entenza's *Arts & Architecture* magazine. It was also listed under Criterion C because it embodies the distinctive characteristics of residential architecture associated with the Case Study House Program.



Case Study House #18, Los Angeles, Los Angeles County.



Case Study House #22, Los Angeles, Los Angeles County.

Los Angeles, the living room cantilevers over a dramatic precipice. The two bedrooms occupy one wing of the house with the master bathroom tucked into the inside corner of the L behind the kitchen. The kitchen, dining room, and living room are surrounded by glass with the appliances

Case Study House #22 (Stahl House) is perhaps the most iconic and recognizable house constructed in the Case Study House Program. Completed by Pierre Koenig in 1960, its period of significance, the L-shaped house consists almost entirely of steel and glass set on a concrete pad, with a rectangular swimming pool occupying the space within the L. Twenty foot wide modules allow for large expanses of glass to face the swimming pool. Situated atop a promontory overlooking Los Angeles, the living room

“floating” on steel legs and a freestanding fireplace centering the living room. Deep overhangs shelter the interiors from the harshest sunlight. The property was listed under Criterion A for its association with experimental modern housing in the postwar years under the auspices of John Entenza’s *Arts & Architecture* magazine. It was also listed under Criterion C because it embodies the distinctive characteristics of residential architecture associated with the Case Study House Program.



**Hotel Rosslyn Annex, Los Angeles,
Los Angeles County.**

The **Hotel Rosslyn Annex** dominates the southwest corner of Fifth and Main Streets in downtown Los Angeles, with its partner building, the New Hotel Rosslyn, across the street. The Hotel Rosslyn Annex has a U-shaped plan with a light well cut into the south elevation beginning at the third story. The twelve-story building has a steel frame skeleton, brick façades, and terra cotta detailing on the first and second stories, around the windows, and at the roofline of the primary elevations. The majority of the interior and exterior remain unaltered since its construction in 1923, with some alterations to the first floor exterior, lobby, and second floor. The building retains all aspects of integrity.

The Hotel Rosslyn Annex was listed under Criterion A at the local level of significance for association with the rapidly increasing population of Los Angeles during the early years of the twentieth century that made the construction of larger hotels necessary. These hotels were built on Main, Spring, and adjacent streets to be accessible to new rail

depots. The Hotel Rosslyn became one of the most popular hotels downtown and was well known for the quality of its decoration, luxury accommodations, and homelike, comfortable atmosphere. This was especially important because the hotel was not only utilized by tourists but also by people moving into Los Angeles prior to obtaining more permanent housing.

Designed by the architectural partnership of Parkinson & Parkinson, the Hotel Rosslyn Annex was also listed under Criterion C as a quintessential example of the Beaux Arts style. The building’s symmetrical elevations, three-part organization based on the model of the Classical column, glazed terra cotta ornamentation, and use of Classical detailing firmly embody the distinctive characteristics of Beaux Arts Architecture. From 1900 to 1930, Beaux Arts buildings dominated downtown areas in nearly every American city and downtown Los Angeles has one of the largest and finest concentrations of Beaux Arts buildings in the country. A majority of Hotel Rosslyn Annex’s distinguishing features and materials remain, including interior features such as the marble lobby counter and staircase, and original hotel room and corridor layout.

Constructed in 1901 for agricultural use and converted for motion picture production in 1912, the **Lasky-DeMille Barn** is the oldest building associated with the film industry in California and the last extant building associated with the Famous Players Lasky Studio in Hollywood. Character defining features include its original size and massing, exterior wood siding, oversize barn doors, wood double hung windows, and steep pitched and shingled gable roof; major interior spaces include original wood trusses, exposed roof shingles and spaced sheathing, and wood plank walls. Originally located at the



Lasky-DeMille Barn, Los Angeles, Los Angeles County.

intersection of Selma Avenue and Vine Street, from 1926 to 1979 the building was located on Melrose Avenue as part of Paramount Studio. After a period of temporary storage, the barn was moved to its present location at the southern end of the Hollywood Bowl parking lot where it serves as the Hollywood Heritage Museum.

The Commission approved the building for listing at the state level under Criterion A for its association with the development of the motion picture industry in

Hollywood and California, and at the local level under Criterion B for its direct association with the productive lives of Jesse L. Lasky and Cecil B. DeMille, two individuals that played an exceptional role in founding the motion picture industry. The period of significance is from 1913, the year the barn was converted for movie use and the beginning of its association with Cecil B. DeMille and Jesse L. Lasky, through 1959, the year of DeMille's death, by which time both of its associated significant personages had passed away. Despite multiple relocations, the building satisfies Criteria Consideration B for Moved Properties because it is the single surviving property most closely associated with the earliest development of the motion picture industry in Hollywood, and because the Barn is the single surviving property most closely associated with the beginning of Lasky and DeMille's careers.

Located just west of UCLA in Westwood, Los Angeles, the **Strathmore Apartments** complex was built in 1937 its period of significance. It was designed in the International Style by Richard Neutra. Four one- and two-story buildings housing eight dwelling units of frame-and-stucco construction, step up a sharply sloping hillside, grouped around a cruciform-shaped central pedestrian core generously landscaped with trees and plantings. Secondary stairways are located at the far north and south edges of the property. Two four-car ground-level garages flanking the central core serve to raise and remove the residences from street level, creating a permeable threshold of greenery to the dwellings. The primarily east-facing buildings are configured as interlocking or stacked rectangular volumes characterized by flat roofs, white-painted stucco cladding,

cutaway balconies, terraces, and long banks of steel-framed casement and fixed-light windows. Subtle gestures of asymmetry, a tenet of the International Style, animate the composition in plan, elevation, and section. All exterior details, including doors, windows, and trim, have been maintained in silver-colored aluminum paint. The interiors retain their original layouts and details integral to the building, and many retain character defining finishes. With the exception of the landscape, now matured as originally designed, the complex has changed very little since its completion and retains its historic integrity.



Strathmore Apartments, Los Angeles, Los Angeles County.

The property was listed under Criterion C at the state level of significance as one of California's highest quality examples of a courtyard garden apartment complex designed in the International Style executed at an exceptional level of artistry. Internationally renowned, it is also the sole example of Modernist architect Richard Neutra's synthesis of two building types, the single-

family house and the apartment, in a setting in which landscape occupies almost half of the site. Comprising eight units in four buildings, the hillside complex embodies Neutra's spirited resolution of a diversity of urgent issues in the 1930s, including the Depression, rapid population growth in Los Angeles, and the Garden City Movement's call for nature in urban centers. Its relaxed but tautly composed ambience also reflects an integration of the European-rooted architectural language known as the International Style in a way only possible given Southern California's unique topography, climate, and life style. Conceived and built as one design around a central sloping landscaped core, each unit shares the same repertoire of features characteristic of Neutra's 1930s work, yet each is distinct, creating a dynamic and harmonious composition.

Located at 5105 Hermosa Avenue in the Los Angeles suburb of Eagle Rock, the **Women's Twentieth Century Clubhouse of Eagle Rock** is a large, rectangular one-story Craftsman building, constructed in 1915. A modest caretaker's cottage, constructed in the same style as the Clubhouse, contributes to the significance of the property. The Clubhouse is set on a gently upward sloping lot in a mostly residential neighborhood. The property was listed under Criterion A at the local level of significance for its direct association with the women's club movement, which advocated for the entrance of women into public life during the Progressive Era of the early twentieth century. Founded in 1903 by a group of local women with a desire to extend the role of women within the community, the Women's Twentieth Century Club of Eagle Rock is, and continues to be, known for its philanthropic activity, attention to women's education, and its role in civic and political development in Eagle Rock. Once the Clubhouse was

completed in 1915, club members opened the Clubhouse doors to the community for lectures, cultural events, meetings by other organizations, and fundraising projects. The period of significance is 1915 to 1979, because that year witnessed a significant drop in club membership.



**Women's Twentieth Century Club of California,
Los Angeles, Los Angeles County.**

Designed by architect Frank M. Tyler, one of Los Angeles' most prominent architects of the early twentieth century, and constructed by the prolific building contracting firm Edwards and Wildey, the wood framed building embodies the distinctive characteristics of Craftsman Architecture and was also listed under Criterion C with 1915 the period of significance. Character defining features of the property include wood shingle siding, prominent wooden bracing, decorative tie back braces on the masonry stoops, multi-paned French doors and windows,

unusual attic dormer vents, half domed entry door, and large overhanging eaves. Despite some in-kind replacement of materials due to damage and deterioration as well the loss of the chimney in the 1971 San Fernando earthquake, the Women's Twentieth Century Clubhouse maintains the majority of its character defining features and retains a very high degree of integrity.

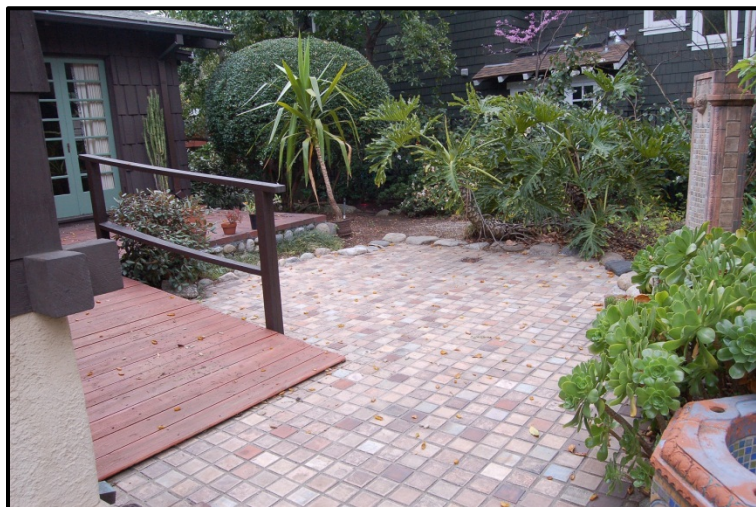
Case Study House #10 was built on a sloping corner lot in the San Rafael Hills neighborhood of Pasadena. The angle of the lot descending from the street inspired the house's three-level plan. The house is primarily of wood post and beam construction, set upon a single concrete slab and featuring extensive use of large walls of glass. A father and son team of architects, Kemper Nomland and Kemper Nomland Jr., designed the house for use by the architects' own family. The house was not sponsored by the Case Study House Program from the design phase, as were others in the program. It was added after completion in 1947, its period of significance, due to delays in the construction of other houses in the program and because the house exemplified a number of program goals, including the use of new building materials and techniques, affordability for the average American, simplicity of construction, economy of



Case Study House #10, Pasadena, Los Angeles County.

materials, and integration of indoor and outdoor living. The house was also chosen for inclusion due to the harmony of the building with the landscaping and topography of the site. The property was listed under Criterion A for its association with experimental modern housing in the postwar years under the auspices of John Entenza's *Arts & Architecture* magazine. It was also listed under Criterion C because it embodies the distinctive characteristics of residential architecture associated with the Case Study House Program.

The **Historic Designed Gardens in Pasadena MPS** covers four historic contexts: Gardens of Health and Pleasure: Early Resorts and Estate Gardens in Pasadena, 1873-1929; Bring the Outside Inside and the Inside Outside: Residential Garden Design in Pasadena, 1905-1968; Non-Residential Gardens in Pasadena, 1913-1989; and Municipal Parks and Recreational Facilities in Pasadena, 1902-1975. The associated property types are Seasonal Resort Era Gardens, Busch Gardens, Arts and Crafts/Craftsman, Period Revival Estate Gardens, Garden Apartments, Planned Community, Japanese Style Gardens, California Modern Residential, Modern Garden, Municipal Park, and Recreational Facility. The geographic limits of the MPDF are the city limits of Pasadena.



Batchelder/Dean Garden, Pasadena, Los Angeles County. Commission approved the property for listing under Criterion C at the local level of significance.

Ira & Margaret Byner Garden is a 1928 private residential garden designed by Florence Yoch and Lucile Council. The garden is asymmetrical in plan and includes a fountain, lawn area, gazebo, rose garden, and terraces of Arroyo stone and concrete retaining walls. The Commission approved the property for listing under Criterion C at the local level of significance.

Ernest and Alice Batchelder/Francis Dean Garden is a private residential garden built in 1910 and designed by Francis Dean of the landscape architecture firm EDAW. The property was also the residence of landscape architect Francis Dean and tile maker Ernest Batchelder, whose tile workshop was on the site. The property meets the requirements of Criteria

Consideration G, and the



Byner Garden, Pasadena, Los Angeles County.



**Coppel Garden Water Feature,
Pasadena, Los Angeles County.**

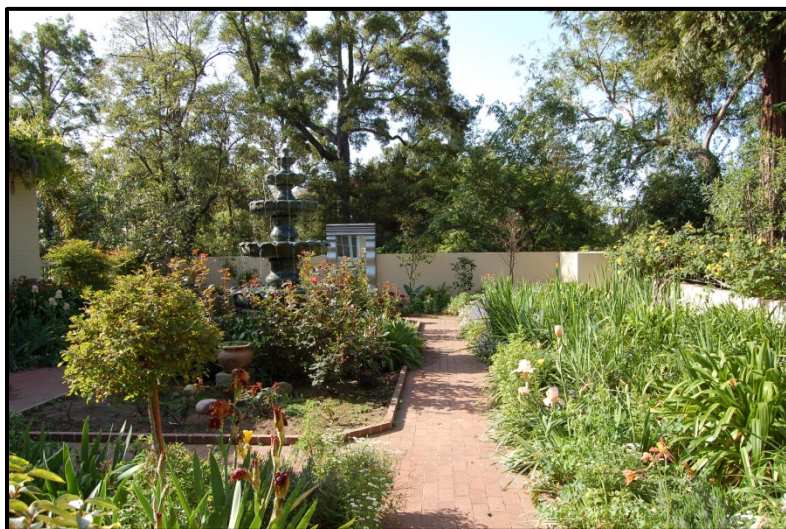
Herbert Coppel Garden Water Feature, a component of Pasadena summer home *Mi Sueno*, is an individually significant remnant of a former designed garden built in 1916 to a design by landscape architect Paul Thiene. The 83 foot long water feature is the only surviving element of the garden. The Commission approved the property for listing under Criterion C at the local level of significance.



Frank Garden, Pasadena, Los Angeles County.

Richard & Mary Alice Frank Garden

is a private residential designed garden built in 1957 to a design by master landscape architect Garrett Eckbo. The garden is divided into three components: an entry garden, a pool area, and the connecting space between these components. The Commission approved the property for listing under Criterion C at the local level of significance.



Hoover & Watson Garden, Pasadena, Los Angeles County.

Herbert Hoover, Jr. & Margaret Watson Garden was designed in 1962 by landscape architect Thomas Church, and includes a plant house built in 1965. The garden was designed for Herbert Hoover, Jr., son of U.S. President Herbert Hoover. The Commission approved the property for listing under Criterion C at the local level of significance.



La Pintesca Park, Pasadena, Los Angeles County.

La Pintesca Park is a 1925 public park designed by Ralph D. Cornell and Theodore Payne, incorporating features of an 1888 hotel that formerly occupied the site, the Painter Hotel also known as La Pintesca. The hotel was destroyed in a 1912 fire and the site purchased by the City of Los Angeles in 1915. The Commission approved the property for listing under Criteria A and C at the local level of significance.

Kenyon & Patricia (Pfitzer) Reynolds Garden is a private residential garden designed in 1928 by Katherine Bashford on a triangular-shaped lot. The gardens are asymmetrical in plan and designed as English gardens to correspond to the Tudor Revival architecture of the house. A potting shed and lath house are included as contributors to this property. The Commission approved the property for listing under Criterion C at the local level of significance.



Reynolds Garden, Pasadena, Los Angeles County.



Upper Busch Gardens District, Pasadena, Los Angeles County.

Upper Busch Gardens Cultural Landscape Historic District is a group of one building, 28 structures, one site, and one object within a residential neighborhood that have remnant features of extensive botanical gardens built on the estate of Adolphus and Lily Busch. The sole contributing building is the Old Mill, a surviving portion of one of the original Busch Gardens buildings, expanded by its conversion to a single-family home. Other than the Old Mill, the residences in this district are considered non-contributors under this context. The Busch Gardens played a significant role in the development of the City of Pasadena as a tourist destination, visited by millions of people over the course of its operation, and a location for sophisticated garden design. The Commission approved the property for listing under Criteria A and C at the local level of significance.



Lower Busch Gardens Historic District, Pasadena, Los Angeles County.

Lower Busch Gardens Cultural Landscape Historic District is a group of 25 structures, one site, and three objects within a residential neighborhood that have remnant features of extensive botanical gardens built on the estate of Adolphus and Lily Busch. The Lower Gardens were developed at different times and were of different visual character than the Upper Gardens. Both were accessible by a stop on the Pacific Electric interurban railroad intended to carry visitors to the gardens. The residences in this district are considered non-contributors under this context. The Commission approved the property for listing under Criteria A and C at the local level of significance.

Approved by the Keeper in 1998, “The Residential Architecture of Pasadena, CA, 1895-1918: Influence of the Arts and Crafts Movement” MPS covers a single historic context: Single-Family Residential Architecture of the Arts and Crafts Period in Pasadena, 1895-1918. The associated property type “Arts and Crafts Single-family Residences in Pasadena” is comprised of two subtypes: the one- or one-and-one-half-story bungalow and the two-story house. The geographic limits of the MPDF are the city limits of Pasadena.



1111 North Los Robles Avenue, Pasadena, Los Angeles County.

The Residence at 1111 North Los Robles Avenue is a large, L-shaped two-and-a-half-story Craftsman residence, constructed in 1910, its period of significance. Designed with Swiss Chalet influences, the front gabled, wood-framed building is clad with wood shingles and features a partial width porch on the primary façade. The foundation, two chimneys, and porch pier bases are constructed of brick. The residence possesses many of the character defining features of a two-story Craftsman style single-family residence, including extensive use of natural materials, low-pitched front-

facing gabled roof, wide and low proportions and massing, a half-story surrounded by windows, and shingle exterior cladding. The building also possesses design features taken from the Swiss chalet style and utilized in Craftsman residences, including wide overhanging eaves and balconies with flat cut-out patterned balustrades and trim. Despite a conversion into a multi-family residence circa 1940, including a two-story rear addition, the building retains all aspects of integrity. The property was listed under Criterion C at the local level of significance.

The Residence at 1121 North Los Robles Avenue is a two-story Craftsman style single-family residence with an L-shaped plan and a cross-gabled roof. Constructed in 1911, its period of significance, the wood-framed building is clad with horizontal wood siding. The house features a partial width porch with a front gabled roof on the primary façade. A detached garage is located to the rear of the west side of the building. The building possesses character defining features of the



1121 North Los Robles Avenue, Pasadena, Los Angeles County.

Craftsman style, including wide overhanging eaves, a porch across the first story of the primary façade, porch supports consisting of rectangular piers with stone bases, triangular knee braces, and exposed roof beams. Despite mild alterations to the detached garage and the installation of exterior staircases on the north and west façades of the building during the conversion to a multi-family residence circa 1935, it retains all aspects of integrity. The property was listed under Criterion C at the local level of significance.

The **Plummer Park Community Clubhouse**, currently known as Great Hall/Long Hall, is a Spanish Colonial Revival recreational building constructed in 1938, its period of significance, through a partnership between Los Angeles County and the Works Progress Administration (WPA). Centrally located within four-acre Plummer Park, the Clubhouse is a one-story stucco and wood courtyard building with a low-pitched red clay barrel tiled roof. The building is roughly U-shaped and comprised of three distinct, pitched roofed sections surrounding a courtyard oriented to the north. The main entry provides a covered exterior passage to the interior courtyard. The building has endured very few alterations and functions in almost the same capacity as originally intended.



Plummer Park Community Clubhouse, West Hollywood, Los Angeles County.

The Community Clubhouse was listed under Criterion A at the local level of significance for its association with the WPA in Los Angeles County. The County experienced a substantial population increase caused by the influx of people migrating to Southern California during the Great Depression. As the population swelled, so did the pressures upon infrastructure, transportation, housing, and social services. Los Angeles saw opportunity in sponsoring WPA projects. The Clubhouse represents Los Angeles' efforts to construct recreational facilities as the social and economic conditions of the city rapidly evolved. Designed by Edward C.N. Brett, the Chief Architect for Los Angeles County, the Clubhouse was also listed under Criterion C as an excellent example of Spanish Colonial Revival architecture. The plan, details, and craftsmanship of the Community Clubhouse reflect the inspiration and simplicity of the colonial missions and adobes constructed throughout early California.

MENDOCINO COUNTY

Seabiscuit's Stud Barn is a former equestrian stud barn constructed by Charles S. Howard in 1939-1940 for retired race horse Seabiscuit. The barn and its sole inhabitant became a tourist attraction for visitors to California's Northcoast and horse racing aficionados well after Seabiscuit's death in 1947. The barn is square with a pyramidal hipped roof and a small, louvered ventilation cupola. Walls are board and batten siding with flat-sawn window and door trim. A small gable marks the primary entrance. The ground floor is split into four stalls, one in each corner, with two tack rooms between the stalls and a hay loft/living space above the ground floor, accessed by a wooden pull-down staircase. Each of the corner stalls has a rounded corner covered with beadboard wainscot.



Seabiscuit's Stud Barn, Willits, Mendocino County

The building interior was altered after 1947 for its use as a printing shop, but cosmetically restored in 2002-2004 based on photographs and descriptions of the original property from people who worked in the barn prior to its alteration. The restoration was extensively documented and followed the Secretary of the Interior's Standards for Restoration. The Commission approved the property for listing under Criterion A for its association with the champion racehorse Seabiscuit. While Seabiscuit's racing career ended prior

to the construction of the Stud Barn, owner Charles Howard held the racehorse in such high esteem that he constructed a new barn, luxurious by equine standards, for Seabiscuit's use. The barn featured a guestbook signed by over 5,000 visitors between 1940 and 1947. The building is owned by a religious institution and is not used for religious purposes; its significance is based on the property's role in horse racing history and tourism.

NEVADA COUNTY

Empire Mine Historic District (Amendment) is an expansion of the boundaries and historic contexts of the existing Empire Mine Historic District. This amendment includes a complete archaeological survey of the district within an expanded boundary, and a survey of architectural resources and the built environment. The updated district includes three contributing buildings, 123 sites, 354 structures, and 10 objects, including lode and placer mine complexes, roads, dwellings, monuments, and ranch complexes.

The property was listed under all four criteria: Criterion A for its role in California placer and hard-rock mining, taking place over a period of 107 years; Criterion B for its



Empire Mine Historic District, Nevada County.

of surface and subsurface structures and sites retain enormous information potential regarding the history of Northern California gold mining. The period of significance for the property is 1850 to 1957, from the beginning of the placer mining era to the end of hard-rock lode mining at the site.

association with the Bourn family, specifically William B. Bourn Sr. and William B. Bourn Jr., known as the “Bonanza Kings”; Criterion C, both as a work of mine engineering, and for the architectural distinction of a group of residential buildings on the property designed by master architect Willis K. Polk, including a summer home designed in the Tudor Revival style and a Shingle style clubhouse that incorporates elements of Gothic Revival style; and Criterion D as a historic mining landscape whose hundreds

ORANGE COUNTY

The **George Hansen House** is a hall-and-parlor folk house constructed in 1857 and moved to its current site in 1928. The residence is one-story high with a side-gabled roof of moderate pitch. The roof is clad in wood shakes and a pierced decorative cresting of wood along the ridge line. The building is constructed of redwood lap siding on the primary façade, shiplap on the sides, and board-and-batten siding on the rear façade. Windows are six-over-six light, double-hung wood sash flanked by painted wooden shutters. The property was listed under Criterion A at the local level of significance as the sole surviving residence from Anaheim’s early settlement period. The building was moved to



George Hansen House, Anaheim, Orange County.

its current site in 1928 to prevent its demolition, and reopened as a house museum, the “Pioneer House of the Mother Colony” as established by the Mother Colony Chapter of the Daughters of the American Revolution, in 1929. The house was built for George Hansen, one of the founders of the city of Anaheim. The house displayed relics and artifacts of Anaheim’s history. The property was documented in

1934 by the Historic American Building Survey and was listed as California Historical Landmark #201 in 1935. The building's period of significance is 1857 to 1949, when another early Anaheim building was moved to an adjacent property.

The property retains a high degree of historic integrity since its relocation in 1928 due to its role as a house museum over the past 85 years. Integrity of location and setting were lost due to the relocation, but integrity of design, materials, and workmanship are high. Roof shingles were replaced in kind in 1985, and vinyl flooring installed over 1930 linoleum in kitchen and bathroom. A narrow, open porch that extended from the rear façade of the house was removed when the building was relocated. The property meets the requirements of Criteria Consideration B for its exceptional rarity as the sole remaining residential building from Anaheim's pioneer era.

The **John Woelke House** is a two-story Queen Anne house constructed in 1896 and moved to its current site in 1949. The wood-framed and wood-clad house is defined by its hipped roof with crossing gables on three sides, its corner porch, and its corner turret with high-pitched conical roof. Machine-cut wood siding and decorative features clad



John Woelke House, Anaheim, Orange County.

and articulate the exterior on the front and side façades. The house was originally constructed by A.D. Porter of Anaheim for John Woelke. The building's design is a mirror image of the H.K. Kincaid House in Knoxville, Tennessee, published in a book of cottage architecture and originally designed by influential Knoxville architect George Franklin Barber.

The property was listed under Criterion C at the local level of significance as a rare example of a Queen Anne residence in Anaheim. To prevent its demolition, the building was moved to its current site in 1949, on property adjacent to another Anaheim historic home. The building's period of significance is 1896 to 1949, from the period of construction to the year of its relocation. The Woelke House conveys the romanticism of the Queen Anne style with irregular massing, its tall conical-roofed turret, and a combination of round and rectilinear forms in plan and on the façades. Crossing gables and a hipped roof present a complex roofline. The house contains the

decorative flourishes characteristic of the Queen Anne, including saw-cut and lathe-turned decorative details. These details are accented by variation in siding, including horizontal board siding, squared-off fish-scale shingles, and fields and rows of bull's eye motif decoration, with horizontal banding that divides sections of wall surface. Windows are narrow, paired, double-hung, mostly single-light with wooden frames.

Integrity of location and setting were lost due to the relocation in 1949, but integrity of design, materials, and workmanship are high. The house was placed on a poured concrete foundation when relocated, and the basement was lost. The rear service porch was converted to a long, narrow kitchen, with slightly wider siding than the adjacent original siding. Back and front steps were reconstructed, and a small second story porch was enclosed. Some decorative details of the roof are missing, including wood cresting on the porch gable and peaked wood elements. Despite these minor modifications, the property clearly exhibits sufficient integrity as an example of the Queen Anne style of architecture. It meets the requirements of Criteria Consideration B as a property nominated primarily for its architectural style and retaining enough historic features to convey its architectural values and historic integrity.

Located at 107 South Harbor Boulevard in downtown Fullerton and constructed in 1911, the building that housed **Fender's Radio Service** is a modest single story brick commercial building. From 1944 to 1951 Leo Fender used the front of the store for retail space, and the rear of the building for the development and manufacture of his first guitars and amplifiers. The interior is simple and Fender's original layout is intact,



Fender's Radio Service, Fullerton, Orange County.

including the four separate workrooms he added for various manufacturing tasks. Today the building is used for office space and maintained in original configuration by its current owner. It was at this location that Fender designed his first solid-body electric guitars and started the laboratory, manufacturing, and marketing processes that served him throughout his career. Fender got his start in the electronics business in the late 1930s by repairing radios. He also gained a reputation for repairing guitars and amplifiers for professional musicians.

In 1944, as his business expanded, he rented the building at 107 South Harbor Boulevard. Fender quickly began designing the precursor to the Fender Broadcaster, later renamed the Telecaster. The Telecaster's design is so successful it is still manufactured virtually unchanged seven decades later. In 1951 Fender invented the electric bass guitar, considered by historians to be his most important and revolutionary contribution to music. Fender's bass gave bass players a new, assertive identity in Jazz and Rock and Roll and remains the most widely used electric bass in the world. Leo

Fender's musical instruments altered the look, sound, and the personality of American music. With their modern sounds, Fender's instruments influenced musical compositions and facilitated the transition in popular music from big bands to smaller, guitar-driven groups. Fender's guitars in large part made the electric guitar the most popular instrument in the world. Although overshadowed by his guitars and basses, Fender's amplifiers were equally innovative. The property was listed under Criteria A and B at the local level, with a period of significance from 1944 to 1951.

Huntington Beach Public Library on Triangle Park is an International Style library building constructed in 1951, located in the center of a one-acre city park. The site-cast, concrete tilt-up library is an irregularly-shaped building consisting of a large two-story mass with a gabled roof of low pitch, and three one-story wings with gabled roofs of low pitch. The building is constructed of steel-reinforced concrete. The park is landscaped with Canary Island date palms, Mexican fan palm, and queen palm trees, dating from the original creation of the park in 1912, along Pecan Avenue and Main Street.



**Huntington Beach Library on Triangle Park,
Huntington Beach, Orange County.**

At the local level of significance, the property was listed under Criterion A for its role in the city of Huntington Beach's planning and development, both as a recreational park and the home of the city's public library. The property was also listed under Criterion C as an early example of postwar Modern Movement design and the work of architects James Edward "Ted"

McClellan, Denver Markwith Jr., and Jack Hunt McDonald. The techniques of site-cast, tilt-up construction are now commonplace but in 1950-51 this method was an innovative new construction technique for civic buildings, and its three-hinged arch system is characteristic of Modern Movement building design. The property retains a high degree of integrity, including both the 1951 library and 1912 landscape trees along the park's perimeter.

PLACER COUNTY

Irene Burns House is a two-story Stick-Eastlake residence with a hip-on-gable main roof and a front-facing side-gabled wing, originally constructed in 1895. The building has been modified from its original appearance due to alterations to front and rear porches and the addition of asbestos shingles to the exterior. The property is associated with the Architectural and Historic Resources of Auburn, California Multiple Property Submission



Irene Burns House, Auburn, Placer County.

under the Residential Buildings property type. The property was listed under Criterion B at the local level of its significance for its association with Irene Burns, the first woman elected to political office in Placer County, California, and a pioneer in the field of education for developmentally disabled children. Burns was born in Auburn in 1872, began her career as a schoolteacher in 1890, and purchased her Auburn home in 1900. The advent of women's suffrage in California in 1911 enabled her to run for the office of Placer County Superintendent of Schools in 1914, where she served three terms. As an educator and elected official she worked in conjunction with a generation of professional women of the Progressive Era, addressing issues including education, public health, and the welfare of children.

After her terms of office she returned to direct education in 1930, opening a school for developmentally disabled children in San Francisco in 1931, known as the Burns School. She later returned to her Auburn home, which was opened as a boarding school for developmentally disabled children until her retirement from education in 1943. The building includes several modifications done while Irene Burns owned the property, including rebuilt front porch steps and an enclosed rear porch, and minor modifications to the house undertaken to facilitate its use as a boarding school. The period of significance for the property is 1900 to 1943, from Burns' purchase of the house until the end of her educational career. The exterior asbestos siding, added by Irene Burns while she lived in the house but after the end of the period of significance, detracts from the integrity of materials of the house and is not considered a contributing feature, but the property otherwise retains sufficient historic integrity to convey its significance as the home of Irene Burns.

RIVERSIDE COUNTY

Mount San Jacinto State Park Historic District is comprised of three areas within Mount San Jacinto State Park. Two adjacent areas are located within the Park's 13.1-acre Lower Idyllwild Section, while the third is located within the separate 13,585-acre Upper Mountain Section. The district has two periods of historic significance. The first begins in 1934 and ends in 1942, when California State Parks, in cooperation with the National Park Service and Civilian Conservation Corps, was involved in a nationwide federal program to improve local, state, and national parkland. The second period extends from 1947 to 1965, when California State Parks was involved in a statewide program to improve and expand numerous parks and beaches to meet and adapt to the needs of an ever-increasing number of automobile-bound visitors. The district's contributing historic resources are some of the best surviving examples of the pre- and

post-World War II Park Rustic style of American architecture in the California State Park System.

Mount San Jacinto State Park Historic District was listed at the state level under Criterion A in the area of Entertainment/Recreation. The 1934 to 1942 Civilian Conservation Corps era is associated with the largest cooperative effort between state and federal governments to improve publicly owned parks throughout the United States during the Great Depression. The 1947 to 1965 period is associated with California State Parks' statewide effort to improve its parks in response to increased postwar demands. The historic district was also listed under Criterion C at the state level in the areas of Architecture and Landscape Architecture. It contains numerous buildings, structures, objects, park furniture, and other landscape improvements associated with the evolution of the Park Rustic style of American architecture at one of the oldest parks in the California State Park System. Resources represent the work of noted California State Parks architect Robert F. Uhte. Contributing resources built in 1964 and 1965 meet Criteria Consideration G: Properties That Have Achieved Significance within the Past 50 Years. Their minimalistic style represents a direct continuum with California State Parks' association and use of the Park Rustic style. One contributing structure meets Criteria Consideration B: Moved Properties, as a resource that achieved a level of significance after its relocation to the Park in 1965.



Mount San Jacinto State Park, Riverside County.

SACRAMENTO COUNTY



Lawrence Warehouse, Sacramento, Sacramento County.

Lawrence Warehouse is a reinforced concrete warehouse built in 1915. The six-story Sacramento building is constructed around a reinforced concrete frame with a brick primary façade featuring elements of Prairie School design. That façade faces a former railroad

alignment, and the main entrance is a concrete loading dock installed in 1940. The building sides are exposed concrete framework originally filled in with hollow clay tile, currently being replaced with metal and fiberglass walls to facilitate the building's conversion to residential use. The building rear is board-formed concrete. Four metal roll-up doors on the primary façade open onto the loading dock, the opening in the fifth bay for a roll-up door features a small wooden door flanked by wooden sash windows in the roll-up door opening. Windows are multi-paned steel sash in five bays on primary and rear façades. While there were no windows on the eastern or western walls, the north and south walls allowed large quantities of natural light to enter the building. A water tower containing two horizontal metal water tanks is located on the building roof.

The property retains historic integrity via its primary and rear façades, and is currently under conversion from warehouse to residential use as a tax credit project. The Commission approved the property for listing under Criterion A for its role in the development of Sacramento's R Street industrial corridor as a storage and distribution warehouse for products ranging from rice to Model T automobiles, and under Criterion C for its design, an early example of reinforced concrete construction and Prairie School industrial design by master architect Clarence Cuff. The period of significance is 1915 to 1940.

SAN DIEGO COUNTY



**Case Study House #23A,
La Jolla, San Diego County.**

Case Study House #23A is one of three adjacent single-family residences of the Triad grouping that were intended to be the pilot project for a large tract of houses in La Jolla. Only this Triad was ever built. The houses are designed in relation to one another, and each differs in floor plan, landscaping, and treatment of exterior sheathing. Common materials employed include wood framing, concrete slab foundations, infill panel walls, and identical cabinetry, kitchen appliances, and fixtures. All three were designed by the architectural firm of Edward Killingsworth, Jules Brady, and Waugh Smith. House A, the largest of the three houses, is the house located by itself on the north side of the road; it is on the downslope side of the road and is located three feet below the street. Constructed in 1960, its period of significance, the property was determined eligible under Criterion A for its association with experimental modern housing in the postwar years under the auspices of John Entenza's *Arts & Architecture* magazine. It

was also determined eligible under Criterion C because it embodies the distinctive characteristics of residential architecture associated with the Case Study House Program.

Case Study House #23C is the simplest of the three houses; its plan is a rectangle bisected by the entry hall. On the north end of the house, oriented toward the views, are the living room (now used as a dining room) and master bedroom suite. Houses B and C share a driveway on the south side of the road. As does House A, House C takes advantage of opportunities for outdoor living. Almost every room has direct access to the outdoors. Constructed in 1960, its period of significance, the property was listed under Criterion A for its association with experimental modern housing in the postwar years under the auspices of John Entenza's *Arts & Architecture* magazine. It was also listed under Criterion C because it embodies the distinctive characteristics of residential architecture



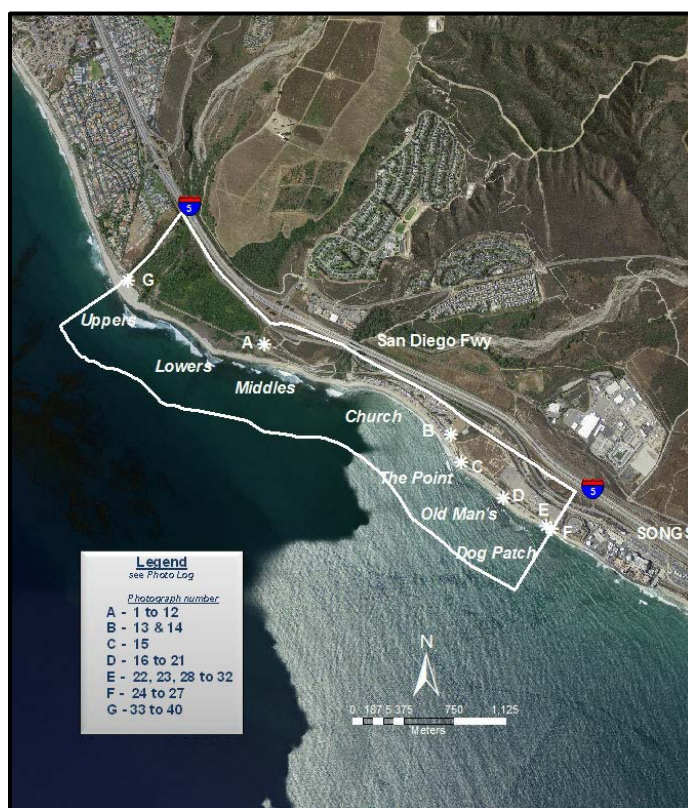
**Case Study House #23C,
La Jolla, San Diego County.**

associated with the Case Study House Program.

The Commission approved **Trestles Historic District** for listing under Criterion A at the national level of significance in the area of Entertainment and Recreation with a period of significance 1933 to 1971. The district meets Criteria Consideration G for its role in the establishment of surfing as a recreation, a lifestyle, a culture, and a part of the California cultural identity. Contributing resources include seven surf breaks identified from north to south as Upper Trestles, Lower Trestles, Middles, Church, The Point, Old Man's, and Dog Patch. These surf breaks are collectively known as San Onofre, historically known among surfers as SanO and 'Nofre. Included within the district boundary are the two 1930s railroad trestles for which the district is named. These trestles are non-contributing resources in the district due to their significant alterations.

Trestles Historic District is significant for its uniqueness, consistency of waves, and association with surfing history in California. It played a role in the development of new equipment, new style, and the popularization of surfing as a recreational sport. During its period of significance Trestles was at the center of the evolution of surfing techniques and style, influenced equipment innovation, and provided surfers with a sense of community and place. Local surfers began coming to Trestles in 1933, discovering a setting virtually unparalleled in California due to high quality waves and the aesthetics of clean water and a still natural environment. The period of significance ends in 1971 when the area became part of San Onofre State Beach.

Nationally, surfing culture influenced music, books, movies, art, photography, language, clothing, shoes, and makeup, and dominated advertising for products including beverages, cars, and gasoline. In 1967 the *Saturday Evening Post* identified surfing as “the most successful California export since the orange.” Over the years, local, national, and internationally renowned surfers have all but enshrined San Onofre Beach as a “warm, nostalgic, easygoing family-style surf break,” much like Hawaii’s Waikiki Beach. The culture focused on the recreation and the philosophy of how to live. As members of an informal community, surfers and their fellow travelers learned and shared surfing techniques, jargon, dress, and an attitude that, through the popular press, film, and television, fostered the world’s conception of the California beach lifestyle.



Trestles Historic District, San Diego County.



San Diego Athletic Club, San Diego, San Diego County.

San Diego Athletic Club is a free-standing, twelve-story, concrete building located in the downtown core area of San Diego on a steeply sloping lot with a multi-directional slope. Two of the building's façades, the east and north, are street facing and fully visible; the west and south property line façades are visually blocked by neighboring buildings. The building was designed in an Art Deco Ziggurat and Late Gothic Revival style in 1928, was used as the San Diego Athletic Club from 1928 to 1964, and was converted to office use in 1969-1970. Most of the interior historic fabric and some of the exterior historic fabric was removed during this office conversion. The majority of character defining exterior features above the third floor were retained and the ziggurat design of the building was unaffected. The building has retained its historic integrity.

The property was listed under Criterion C at the local level of significance as an excellent example of Late Gothic Revival and Art Deco architecture in the ziggurat form and as the only example of this style in the City of San Diego. The building embodies the distinctive characteristics of both styles and has maintained its character defining features and architectural integrity. The Athletic Club was constructed by business and community leaders in San Diego in the early twentieth century as a social, business, and community club. It proposed to enhance life for all San Diegans through the formation of friendships and business partnerships and the promotion of San Diego's culture and climate. The period of significance is 1928, the year construction was completed.



**University Heights Water Storage and Pumping Station Historic District,
San Diego, San Diego County.**

Located in the northwestern section of the North Park community, between El Cajon Boulevard and an abandoned section of Polk Avenue, the **University Heights Water Storage and Pumping Station Historic District** occupies 7.67 acres of city-owned land. Within the district's boundaries are ten contributing resources associated with a key municipal water storage, treatment, and distribution plant, dominated by a 127-foot-tall, 1.2 million gallon capacity elevated steel water storage tank. The district was listed under Criterion A at the local level in the area of Community Planning and Development. It possesses a significant concentration of structures, buildings, and sites that are part of a unified entity connected by plan and use.

During its 1924 to 1967 period of historic significance, the University Heights Water Storage and Pumping Station Historic District was one of the City of San Diego's four major municipal water storage, filtration, and distribution facilities. Its steady supply of millions of gallons of safe potable water was directly responsible for the expansion of Mid-City San Diego's "streetcar suburbs." The elevated water storage tank was listed individually under Criterion C in the area of Engineering. The elevated tank's design, shape, scale, materials, and construction are representative of early twentieth century municipal water storage and delivery systems. A highly visible local landmark, touted as "The World's Tallest" at the time of its 1924 completion, it is the only known example of a 12-legged full hemispherical bottom elevated metal water storage tank in Southern California.

SAN FRANCISCO COUNTY

Constructed in 1902, the twelve-story **Mutual Savings Bank Building** is one of the finest examples of French Renaissance Revival style architecture in downtown San Francisco, and one of the most prominent local examples of architect William Curlett's work. The building has a V-shaped plan, and was one of the city's earliest skyscrapers. It survived the 1906 San Francisco Earthquake and Fire with little structural damage, and was rapidly reconstructed. A twelve-story addition was designed by Charles W. Moore in the Modern or early Postmodern style and constructed in 1964. The Annex is an example of an early adaptive reuse project in San Francisco at a time when many turn of the century buildings were being demolished, and one of the earliest examples of Postmodern contextual design during the Postwar period.

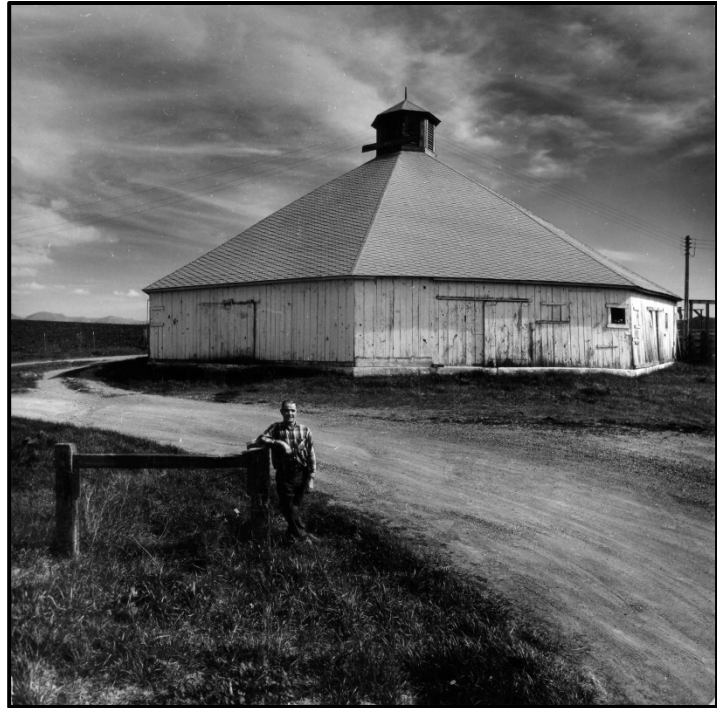


Mutual Savings Building, San Francisco, San Francisco County. A Federal Historic Preservation Tax Incentives Historic Preservation Certification Application Part 3 (Certification of Completed Work) was approved by the National Park Service on July 24, 2013 for rehabilitation that meets The Secretary of the Interior's Standards. The project, designed by Charles F. Bloszies and constructed between 2009 and 2013, is contemporary in style and designed to be compatible yet visually subservient to the adjacent 1902 building. The Commission agreed the Mutual Savings Bank Building is significant at the local level for listing under Criterion C for Architecture. The building is significant in San Francisco as a representative of a bank tower building type, as a representative of the French Renaissance Revival building style, and as the work of two masters: William Curlett and Charles W. Moore.

SAN LUIS OBISPO COUNTY

Pereira Octagon Barn is a former dairy barn built in 1906, a late manifestation of the Octagon Style of barn popular in the second half of the nineteenth century. The barn's exterior is constructed of painted wood siding and wood shingles, covers an area of approximately 5,000 square feet, and is topped by a 10 foot tall louvered cupola. The barn was built by John Damaso for use as a dairy barn. Each of the eight vertical faces is approximately 10 feet tall and 32 feet wide. The wood of the siding is rough-hewn redwood painted white.

The property was recently restored, using salvaged wood from a barn of similar age and material in Guadalupe, California. The



Pereira Octagon Barn, San Luis Obispo County.

restoration also utilized shingles made from salvaged redwood "sinker logs" recovered off the coast of British Columbia and custom-sawn to replicate the original shingles. The foundation around the building perimeter is concrete, with a 10-foot wide concrete apron within the walls. The original trough for disposal of animal waste was filled in with concrete, and the original dirt floor surface of the barn interior is currently covered with decomposed granite. Restoration using like materials has resulted in an overall high degree of integrity despite material replacement of some of the barn siding and roof. The Commission approved the property for listing under Criterion A for its role in San Luis Obispo's dairy industry from 1906 to the early 1950s, and under Criterion C as an exceptionally rare West Coast example of Octagon style architecture.

SANTA CLARA COUNTY

Rhoades Ranch is a 12-acre complex of seven buildings and one structure. Contributing resources include the Phlegley House and garage, horse barn, water tower support structure, Rhoades House, equipment building and office/garage. The property was listed under Criterion A at the state level of significance for its role in California's agriculture industry, specifically the strawberry industry, and the site of the Strawberry Institute of California. Under Criterion B, the property was listed for its association with Harold E. Thomas, a pioneer of strawberry cultivation. Under Criterion C, the property was listed for the architectural value of the Rhoades House, designed by the architectural firm of Higbie and Hill and completed in 1920.



Rhoades Ranch, Morgan Hill, Santa Clara County.

Harold E. Thomas is considered the “Father of the California Strawberry Industry.” His work on plant pathology and strawberry breeding was widely influential throughout the state of California. He purchased the Rhoades Ranch in 1945 and established the Strawberry Institute of California, becoming its director. In the 1950s, California’s most common breeds of strawberries became infected with viruses that threatened the industry. New disease-resistant breeds developed by Harold Thomas at the Rhoades Ranch replaced those

affected and became the dominant breeds of California’s commercial strawberry industry. The period of significance for the property is 1863 to 1966, from the construction of the Phlegley House in approximately 1863, until 1966, when ownership transferred from Harold E. Thomas to Driscoll Strawberry Associates. The property meets the requirements of Criteria Consideration G because Harold Thomas’ direct association with the property meets the requirements of exceptional significance within the context of California agriculture during the late 1950s and early 1960s.

Hakone Historic District occupies almost 16 acres of land and contains a series of gardens and related buildings that were constructed using traditional Japanese design principles, methods, and materials. The district includes three contributing gardens at the top of a steep hill, three contributing buildings, and several contributing structures and objects. The hillside between the highway and the gardens is heavily wooded with native oak trees and dense brush. The Hill and Pond Garden, Tea Garden, and Zen Garden retain most of the elements of their original design, with some plants replaced over the years. Hakone Historic District and its contributing resources possess a high degree of integrity. The period of significance for the property, listed under Criteria A and C at the local level of significance, is 1917 to 1941.



Hakone Historic District, Saratoga, Santa Clara County.

Hakone was built during a period of renewed trade and communication between Japan and the United States during the Meiji era that began in the 1870s and peaked during the early years of the twentieth century. The Meiji era influenced both art and architecture in the United States and had a marked and lasting impact on California. Hakone embodies Meiji era values and aesthetics unique to a specific time period in California, before anti-Japanese propagandist campaigns populated cross-cultural discourse, and before World War II changed the relationship between the two countries forever. Hakone was designed and built by talented Japanese designers and craftsmen, and during the late 1930s and early 1940s, a second generation of Japanese talent modified and added to the gardens. Hakone is unique in California and is a significant designed landscape that contains multiple contributing buildings and structures that embody high artistic values. Hakone is unusual in that it was built as a private and modest summer retreat, and not part of a large, expansive estate, as was more common at the time. The gardens and buildings were designed and constructed as a fully integrated environment, and that same environment fostered tradition-based activities that had their roots in Japanese culture.

SOLANO COUNTY

Vallejo Old City Hall is an Italianate two-story building with a rectangular plan and a flat roof. The building is adjacent to the Masonic Temple on its south side. As such, only the building's east, west, and north elevations are exposed. Constructed in 1872 after the city raised \$50,000 for city improvements, Vallejo's Old City Hall once housed the fire department, police station, and jail on the first floor and city offices on the second floor. The Commission approved the property for listing at the local level of significance under Criterion A for its association with the growth and development of the city of Vallejo, as well as Vallejo's early political development.



Vallejo Old City Hall, Vallejo, Solano County. The city of Vallejo was incorporated in 1867, and much of its growth was tied to the railroad and shipping industry. As Vallejo continued to grow, the city was confident enough in its future to erect new government offices and beautify Vallejo. In 1872 the city raised funds for improvements including the maintenance of the fire department, the establishment of a city park, and the construction of a city hall and jail. Old City Hall served as the headquarters for Vallejo's government from 1872 until 1927, its period of significance, when the city moved its offices to a new location across the street.

Located on a corner lot in historic downtown Vallejo, the **Masonic Temple, Naval Lodge No. 87, Free and Accepted Masons** is a large four-story Classical Revival style building with a rectangular plan and a flat roof. The 1918 building is constructed of brick and features many glazed terracotta decorative elements, most notably at the main entrance. Founded in July 1855, one year after the United States Navy established the Mare Island Naval Shipyard, Naval Lodge 87 was the first Masonic Lodge organized in Vallejo. Much of its membership came from employees of the Navy Yard. The 1910s saw tremendous growth for Freemason organizations around the country and Vallejo in particular. Naval Lodge 87 doubled its membership between 1905 and 1912. Planning for a new temple began in 1917 and the building was completed the following year. The property was listed under Criterion A for its association with the Freemasons fraternal organization and the role that Naval Lodge 87 played in the social and cultural development of Vallejo. The Masons hosted banquets and receptions for visiting naval officers and participated in community functions such as the laying of the cornerstone for the Vallejo Carnegie Library. The lodge played a key role in the founding and

construction of the Vallejo Orphans' Home.



Vallejo Masonic Temple, Vallejo, Solano County.

The property was also listed under Criterion C at the local level of significance as an excellent example of Classical Revival architecture and is one of the more prominent examples of this style in Vallejo. It exhibits the distinctive characteristics of the Classical Revival style, including overall symmetry, tall, multi-part, arched windows, a

decorative cornice, an entablature, and other Classical motifs. The building retains many significant interior features including high, multi-paneled ceilings, decorative wood pilasters, moldings, and paneling, large wood doors, and gold leaf in the main meeting room. The property's period of significance dates from 1918, the year of the building's completion, to 1971, when a new temple was constructed in suburban Vallejo. The building meets Criteria Consideration G because the Masonic lodge continued to play an exceptionally important role in the social and cultural life of Vallejo, at this location, through 1971.

STANISLAUS COUNTY

Constructed in 1893 using plans purchased from George Franklin Barber's mail order catalog, the **Bald Eagle Ranch House** is a large, two-story Queen Anne house located in Modesto. Built with balloon frame construction on a brick and cement foundation, the house is 3,600 square feet with full basement, full attic, and steeply hipped roof with six lower cross gables. Significant exterior features include a wide and deep front porch, two standing brick chimneys, and gingerbread trim. Significant interior features include a cherry wood and tile fireplace, a large keyhole-shaped stained glass window, pocket doors, and much original door hardware. Alterations have been minimal, and condition is good. Full landscaping surrounds the house, including mature trees; sweeping front lawn; rose, herb, and vegetable gardens; a pond with fountain; and a swimming pool.



**Bald Eagle Ranch House,
Modesto, Stanislaus County.**

The Commission approved the house for listing under Criterion A at the local level for its association with one of the largest and most successful farming operations in California. The Bald Eagle Ranch, once over 4,000 acres, illustrates the importance of irrigation in California's Central Valley, and how it led to late nineteenth century agricultural improvements and productivity, moving from growing wheat to growing a great

variety of crops. The ranch was much like a small town, with agricultural outbuildings, workers' quarters, and amenities such as a post office and extensive telephone service. The house, once the center of a thriving ranch operation and still on its original site, is all that survives of the Bald Eagle Ranch. The house is also significant under Criterion C at the local level as an excellent example of the Queen Anne style of late Victorian architecture built according to catalogue plans designed by architect George F. Barber. The period of significance is 1893 when the house was completed to 1921 when the ranch was subdivided.

TULARE COUNTY

The **Visalia Fox Theater** is a 1,460-person-capacity theater in Visalia's downtown commercial district. Constructed of reinforced poured concrete, the theater is designed in the Spanish Colonial Style and features a 75-foot tower clad with six-foot diameter clocks. The building underwent a thorough rehabilitation in the late 1990s to reverse alterations incompatible with its 1930 date of construction. Today, the theater retains a high degree of integrity. The Commission approved the property for listing at the local level under Criterion A for the significant role the theater played in the civic and cultural life of Visalia. In addition to the requisite Saturday movie matinees, the theater hosted weddings, voter registration drives, and cooking schools. Local organizations such as



Visalia Fox Theatre, Visalia, Tulare County.

the Boy Scouts, the Tulare County Educators, the Visalia Rotary Club, and the Tulare Kings County Civic Music Association all held meetings in the building. For over twenty years the theater was the heart and soul of Visalia.

Designed by the architectural firm of Balch and Standbury, the theater was also approved for listing under Criterion C because it embodies the distinctive characteristics of Spanish Colonial Revival Architecture. The Spanish tile roof, Spanish Baroque window embellishments, iron-railed balcony, and the 75-foot tall tower topped by a decorative pinnacle that functions decoratively as a belfry, all make the building an excellent example of Spanish Colonial Revival design. Indian temples and parades of elephants lend the interior of the theater an unusual “East India” motif and promoted the fantasy of escape and romance. The theater is the most architecturally prominent and significant building in Visalia. The period of significance for Criterion A is 1930 to 1953, the year the theater closed its stage to live acts, and for Criterion C is 1930.

VENTURA COUNTY

Case Study House #28 was designed by Conrad Buff and Donald Hensman of the architectural firm Buff and Hensman. This one-story, flat-roofed residence was built in 1966, its period of significance, on a knoll overlooking the Conejo Development of the Janss Development Corporation 40 miles north of Los Angeles in Thousand Oaks. The architects were asked by Janss and Pacific Clay Products to design a house that used

face brick as a structural material to demonstrate its advantages. A steel frame was incorporated in the design to supplement the brick. Case Study House #28 was the last single-family house built under the auspices of the Case Study program and among the largest at 5,000 square feet. It was listed under Criterion A for its association with experimental modern housing in the postwar years under the auspices of John Entenza's *Arts & Architecture* magazine. It was also listed under Criterion C because it embodies the distinctive characteristics of residential architecture associated with the Case Study House Program.

The property meets Criteria Consideration G because it is a contributor to the Case Study House Program that has been the subject of comprehensive scholarly research both at the time the program was in existence and in more recent decades. Much of the program's reassessment stems from the 1989-90 exhibition and catalogue titled "Blueprints for Modern Living: History and Legacy of the Case Study houses" organized by the Los Angeles Museum of Contemporary Art and curated by Elizabeth A.T. Smith. Ms. Smith's subsequent book published in 2002 by Taschen further elaborates on the program and its enduring legacy.



Case Study House #28, Thousand Oaks, Ventura County.

National Register-Listed Properties Recommended for Approval to Relocate

<i>County</i>	<i>City</i>	<i>Associated MPS</i>	<i>Property Name</i>
Riverside	Riverside	n/a	Bono's Restaurant and Deli

RIVERSIDE COUNTY

The Keeper of the National Register listed **Bono's Restaurant and Deli** on January 10, 2008 for association with the history of Route 66. Pursuant to the Code of Federal Regulations Title 36 Part 60.14 (b), Mr. Joseph Anthony Bono, the property owner, requested the move because there is no feasible alternative for preservation in its current location. The building currently sits within the designated right-of-way for both Foothill Boulevard and Sultana Avenue. The restaurant's proximity to the intersection coupled with a lack of street improvements has led to at least five incidences of vehicles hitting the building. The historical integrity of the restaurant will be minimally affected by the move approximately twenty feet south-west of its current location and it will maintain its exact historic orientation towards the highway. No cultural resources exist at the restaurant's proposed new location. The Commission approved the move of Bono's Restaurant.



Bono's Restaurant, Riverside, Riverside County.

Properties Recommended for Removal from the National Register

<i>County</i>	<i>City</i>	<i>Associated MPS</i>	<i>Property Name</i>
Sacramento	Folsom	n/a	Folsom Depot Passenger Coach (Contributor)

SACRAMENTO COUNTY

The Folsom Depot Passenger Coach is a Pullman passenger coach constructed in 1924 and located in the city of Folsom. Southern Pacific Passenger Coach SP 2110 was originally included in the National Register nomination for the Folsom Depot, listed in the National Register of Historic Places on February 18, 1982. The coach had been donated to the City of Folsom along with two other pieces of rolling stock: a Southern Pacific caboose and boxcar. Unlike the other two cars, SP 2110 did not operate on the Folsom branch of the Southern Pacific Railroad, operating exclusively on the San Francisco Peninsula as a commuter car until it was removed from railroad service. Thus, the coach has no direct association with the Folsom Depot. Additional documentation was approved that removed the coach from the National Register of Historic Places, as the coach was not associated with the property during its period of significance and is no longer located on the site. The coach has suffered some loss of integrity due to exterior vandalism and removal of interior components. Removal does not preclude eligibility of the coach for the National Register under other historic contexts, but it was not associated with the Folsom Depot and was erroneously included in the depot nomination despite its lack of association with the property.



Folsom Depot Passenger Coach, Folsom, Sacramento County.

California Register of Historical Resources

The California Register of Historical Resources (California Register) is a program designed by the Commission in 1992 for use by state and local government agencies, private groups, and citizens to identify, evaluate, register, and protect California's historical resources. The program encourages public recognition and protection of resources of architectural, historical, archaeological, and cultural significance; identifies historical resources for state and local planning purposes; determines eligibility for state historic preservation grant funding; and affords certain protections under the California Environmental Quality Act.

The Commission is responsible for overseeing the administration of the California Register and receives and evaluates nominations to the program. Similar to the National Register, a property listed in the California Register is evaluated within a historic context and must meet one of the registration criteria:

- **Criterion 1** is for properties 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.
- **Criterion 2** is for properties associated with the lives of persons important to local, California, or national history.
- **Criterion 3** is for those properties that embody the distinctive characteristics of a type, period, region, or method of construction, or represent the work of a master architect or possess high artistic values.
- **Criterion 4** is for properties that have yielded or have the potential to yield information important to the prehistory or history of the local area, California, or the nation.

The California Register also requires that the property retain sufficient integrity to its period of significance. The program uses the same seven aspects of integrity as the National Register; however, the California Register allows a property's integrity to be evaluated with reference to the particular criteria under which the property is nominated.

No California Register nominations were presented to the Commission in 2013.

California Historical Landmarks

California Historical Landmarks (Landmarks) are sites, buildings, features, or events that are of statewide significance and have anthropological, cultural, military, political, architectural, economic, scientific, technical, religious, or experimental value.

The specific standards now in use were first applied in the designation of Landmark Number 770, the Oroville Chinese Temple. To be listed as a Landmark a property must meet at least one of the registration criteria:

- The property is the first, last, only, or most significant historical property of its type in the region. The regions are Southern California, Central California, and Northern California.
- The property is associated with an individual or group having a profound influence on the history of California. The primary emphasis should be the place or places of achievement of an individual. Birth place, death place, or places of interment are not considered unless something of historical importance is connected with the person's birth or death.
- The property is a prototype of, or an outstanding example of, a period, style, architectural movement, or construction, or is one of the more notable works, or the best surviving work in a region, of a pioneer architect, designer, or master builder. An architectural landmark must have excellent physical integrity, including integrity of location. An architectural landmark generally will be considered on its original site, particularly if its significance is basically derived from its design relationship to its site.

If a property has lost its historic appearance (integrity) it may be listed as a site. Landmarks Number 770 and above are automatically listed in the California Register.

The Landmarks program is the oldest of California's three registration programs. Charles F. Lummis and Joseph R. Knowland were influential writers and historians concerned with the preservation of California's early historical resources. In 1895 Lummis organized the Landmarks Club of Southern California to promote the preservation of the Spanish Missions. Later, in 1902, Knowland organized the California Historic Landmarks League in San Francisco. Its purpose was the preservation of Northern California's historic resources. These early activities reflected a public-private partnership between these organizations and the California Legislature.

The California Historical Landmark Program was created on August 14, 1931, and the first Landmark, the Custom House in Monterey County, was registered on June 1, 1932. Today, California has 1,050 registered Landmarks. It is the responsibility of the Commission to review and approve Landmark nominations, and the text for the official State Landmark plaque. Landmarks are designated by the Director of State Parks.

In 2013 the Commission approved the designation of three new California Historical Landmarks and an update to an earlier landmark.

Properties Approved for California Historical Landmark Designation

County	City	Resource Name
El Dorado County	South Lake Tahoe	Site of Echo Summit
Orange County	Laguna Beach	Crystal Cove Historic District
Sacramento County	Sacramento	Vernon-Brannan House (Update)
Santa Clara County	San Jose	Guadalupe Mission of San Jose

EL DORADO COUNTY

Echo Summit was the site of a temporary training camp used by American Olympic athletes preparing for the 1968 Olympics in Mexico City. Located in El Dorado County outside the city of South Lake Tahoe off U.S. Highway 50, the site is currently in use as a parking lot that occupies the footprint of a synthetic racetrack surface provided by the 3M Corporation. The site does not retain historic integrity, so it is nominated as a "Site Of" listing with no individually California Register eligible buildings, structures, or objects remaining on the site.

The Commission approved the **Site of Echo Summit** as a California Historical Landmark No. 1048 for its association with an individual or group having a profound influence on the history of California. The site is significant to the history of California sports as a training camp that gained national attention during its short existence, its location determined by the need for a high-altitude facility allowing athletes to adapt to the conditions of Mexico City. The site is also significant in the context of California civil rights history. The interracial makeup of the American track and field team garnered



Site of Echo Summit, El Dorado County.

significant attention from the American media and public, and the athletes took a strong position on the issues of American civil rights. The photos of several African American athletes giving the "Black Power" salute from the victors' stands in Mexico City are among the most iconic images in sports and civil rights history during the 1960s, representing an exceptionally significant event in California history.

ORANGE COUNTY

Crystal Cove Historic District was listed in the National Register of Historic Places in June 1979 for its exceptional significance as a unique self-contained Southern California coastal community with a vernacular character as well as architectural and construction style that has remained intact since the 1930s. Many of California's coastal cities began as recreational communities. Post-World War II development changed the nature of most of those communities, especially in Southern California. As the last historical property of its type in that region, the Commission approved Crystal Cove Historic District as California Historical Landmark No. 1050. The district includes 46 wood frame buildings and associated landscape features located in a natural cove at the mouth of Los Trancos Canyon on the Pacific Ocean. The district forms a self-contained neighborhood of 12.3 acres within the nearly 3,000-acre Crystal Cove State Park.



Crystal Cove Historic District, Laguna Beach, Orange County.

constructed and adapted cottages to suit their own recreational home needs, available materials, and creativity. Motion picture producers discovered the remote beachfront location in the nineteen teens and twenties, which led to plantings of palms and other tropical flora making it a substitute south seas location. Irvine Company managers reportedly encouraged cottage lessees to clad their buildings in palm fronds during these early years. There are no legal property lines within the district as all cottages evolved from specific use leases and not fee ownership.

The majority of the buildings were first constructed as single wall cabins circa 1925 to 1936 on Irvine Company land. The original cabins evolved over the decades into cottages with plumbing, gas, and electricity. Each cottage reflects a unique vernacular architectural design emblematic of "architecture without architects." Individual lessee/cottage builders

State Parks completed the Phase I restoration of the infrastructure and twenty-two of the forty-six cottages in 2006. During Phase II (2009-2011) seven additional cottages, were restored. As of 2013 twenty-nine Crystal Cove cottages are open to the public. Each cottage has been restored in accordance with the *Secretary of the Interior's Standards for the Treatment of Historic Properties* to preserve the design and feel of the original buildings. Plans and permits are in process for restoration of the remaining seventeen cottages. These cottages will be restored and made available to the public as soon as funds are secured for implementation of Phase III.

SACRAMENTO COUNTY

Constructed in 1854 as the Jones Hotel, the **Vernon-Brannan House** is a three-story brick building. It replaced a one-story building owned by Sam Brannan that held Sacramento's first post office and burned in an 1852 fire. The building became the founding site of the Sacramento Pioneer Association in 1854, and in 1855 became the Vernon House, a boarding house owned by Miss O.J. Clark. The property was repurchased by Sam Brannan in 1865, owner of the lot from 1849 until 1853, who raised the building one story to meet the elevated level of Sacramento's downtown streets and renamed it Brannan House. Brannan sold the property in 1875.

The three-story unreinforced masonry two-part commercial building has elements of the Italianate style, including the prominent cornice with modillions and castellations, with door and window openings topped by semicircular arches and pedimented masonry brackets. A full-width front porch supported by turned wooden pillars creates an arcade over the adjacent sidewalk, and the building rear features porches and balustrades of



Vernon-Brannan House, Sacramento, Sacramento County.

unpainted dimensional lumber. Both front and back porches are recreations based on historic photos of the building, executed as part of the "Old Sacramento" redevelopment of Sacramento's waterfront.

As part of a group of Sacramento buildings and sites associated with the city's early history, the property was originally listed as California Historical Landmark No. 604 "Site of Sam Brannan House" in 1954, prior to adoption of California Historical Landmark criteria. Landmarks created prior to #770 require review to ensure they meet current landmark criteria if updated or a plaque is requested. Vernon-Brannan House is eligible for its association with the Sacramento Pioneer Association, a social organization still in existence, and Sam Brannan, a pivotal figure in the California Gold Rush. The period of significance is 1854 to 1875.

SANTA CLARA COUNTY

Guadalupe Mission of San Jose is a one-story church built in 1911 and moved to a lot near its current site in San Jose in October of 1953. The building move was organized by Catholic priest Father Donald McDonnell and community activist Cesar Chavez to serve as a community church for the Spanish-speaking population of eastern San Jose. The building also served as a center for Chavez's activities on behalf of the Community Service Organization. Mission Guadalupe is eligible as a California Historical Landmark for its association with an individual or group having a profound influence on the history of California. The site is significant to California's civil rights and labor history for its association with César E. Chávez, and his early education in community organization that would lead to his founding of the United Farm Workers (UFW) and the farm labor movement. Chavez first became involved with organized labor while living in San Jose, mentored by Community Services Organization founder Fred Ross.



Guadalupe Mission of San Jose, San Jose, Santa Clara County.

The mission became Our Lady of Guadalupe Parish in 1962, and was renamed McDonnell Hall in 1967 when a new, larger Our Lady of Guadalupe Church was constructed on an adjacent lot. The building was moved several hundred feet north to the new church's lot in 1974. The building now known as McDonnell Hall does not retain sufficient historic integrity for individual listing in the California Register, due

to its relocation and alterations to the building interior and exterior, but the building remains the sole tangible connection to a distinct period in California labor history and association to labor leader César E. Chávez. The property was considered for National Historic Landmark (NHL) status but denied due to a lack of historic integrity. The property does meet the requirements of the California Historical Landmarks program, whose integrity requirements differ from the NHL standards. The Commission approved Mission Guadalupe as California Historical Landmark No. 1049.

California Points of Historical Interest

California Points of Historical Interest (Points) are sites, buildings, features, or events that are of local (city or county) significance and have anthropological, cultural, military, political, architectural, economic, scientific, technical, religious, or experimental value.

The Points program is California's second oldest state registration program. It was started in 1965 by the Commission when the Commission was known as the California Historical Landmarks Advisory Committee. At that time many nominations were being reviewed that did not meet the criteria for Landmark designation and it was determined that an additional program was needed. Dr. Martin Ridge, of San Diego State College and a member of the Commission, contacted his local Assemblymember, James Mills, and presented him the situation that faced the Commission. On April 1, 1965, Assemblyman Mills introduced Assembly Bill 2166, which added the California Points of Historical Interest program to the responsibilities of the Commission.

The purpose of the new program was to generate interest in local history. When the program began, all nominations had to be approved by the local County Board of Supervisors before the Commission could register the resource. In 1974 the State Beach, Park, Recreational, and Historical Facilities Bond Act allowed local park districts to apply for money for restoration of historic resources if they were on one of the three registration programs that the Commission oversaw. As a result, the Point criteria were upgraded to include additional documentation, photographs, and letters of support from the local historical society.

Today, the Points program registration criteria are the same that govern the Landmarks program, and are directed to a local context. The Points program allows for properties that have lost their integrity to be listed as a site.

It is the responsibility of the Commission to review and approve Points nominations. Points are formally designated by the Director of State Parks. Three new California Points of Historical Interest were approved and designated in 2013.

Properties Approved for California Point of Historical Interest Designation

County	City	Resource Name
Contra Costa County	Martinez	Rankin Olive Grove
Los Angeles County	Leona Valley	Leona Valley Schoolhouse
Orange County	San Juan Capistrano	Site of San Juan Elementary School

CONTRA COSTA COUNTY



**Rankin Olive Grove,
Martinez, Contra Costa County.**

Rankin Olive Grove was designated a California Point of Historical Interest as the unique extant physical expression of James Beveridge Rankin (1848-1901). Rankin – coal miner, merchandiser, mine manager and owner, sheriff, rancher, entrepreneur, property developer, and banker – was significant to the development of Martinez socially and economically. He emigrated from Scotland in 1865, and in 1869, arrived in Contra Costa County to work in the coal mines. Rankin’s organizational and civic abilities quickly manifested themselves through community, social, cultural, and

political leadership.

Rankin Olive Grove is an approximately four acre area in Rankin Park. Rankin planted up to 400 *Olea europaea* trees circa 1887, in a well-defined square area of still visible rows, blanketing a western hill overlooking Martinez’s Downtown. Approximately 350 of these trees still exist where they were planted. From Downtown Martinez’s visual corridors, the Olive Grove is lighter in color and uniquely sage-green compared to surrounding vegetation. Rankin Olive Grove is surrounded by City of Martinez parklands to its north, East Bay Regional Park District lands to its west, and private property to its east and south. The olive grove remains a unique character defining geographic feature of Martinez, providing visual and environmental interest, and a singular, substantial, intact, and living expression of the pre-1915 rural historic context. The Commission and Director approved designation of the Rankin Olive Grove as a California Point of Historical Interest.

LOS ANGELES COUNTY

The **Leona Valley Schoolhouse** is a vernacular style one-story wood frame building with one large room. It was built in a T-shaped plan with the nearly square schoolroom fronted by a vestibule/cloakroom. The front of the schoolhouse was altered by removal of the vestibule when the building was moved from its original location circa 1938. The gable end façade of the vestibule was telescoped back onto the façade of the classroom portion of the building. The cupola was also removed at that time. The schoolhouse was moved again in 1989 to a new concrete foundation. The rehabilitation plan includes the restoration and repositioning of the façade back to its original location at the gable end of the reconstructed vestibule and reconstruction of the cupola.

The schoolhouse is significant as one of the last representative intact examples of early twentieth century one-room schoolhouses in rural Los Angeles County. It is eligible as a Point of Historical Interest as the only remaining one-room schoolhouse in Leona Valley. It was built by local volunteers for a sum of \$1,500 to replace a smaller circa 1907 building. The schoolhouse served until 1938 when a larger school was needed for the expanding population, and the 1915 building was moved to a nearby ranch. After 1965 the 1938 building was abandoned for many years and eventually burned down. Preservation efforts then focused on the only remaining building, the 1915 schoolhouse. The schoolhouse embodies the distinctive characteristics of its type and represents a unique vernacular expression combining several architectural styles and traditions. It served as Leona Valley's community center, and was a local meeting place for social, cultural, political, and religious events, helping define rural identity and social life. This valley in northern Los Angeles County is high desert with surrounding foothills in the San Gabriel Mountains, and has always been rural and agricultural. The Commission and Director approved designation of the Leona Valley Schoolhouse as a California Point of Historical Interest.



**Leona Valley Schoolhouse,
Leona Valley, Los Angeles County.**

ORANGE COUNTY

San Juan Elementary School is the oldest educational institution in Orange County, dating from at least 1854 when Orange County was part of Los Angeles County. Beginning as a one-room school in an adobe, the school moved to a three-room wood-framed building in 1877, a Mission Revival building in 1912, and a late International Style school building designed by Flewelling and Moody in 1964. Because the existing school dates from 1964, the property is nominated as the **Site of San Juan Elementary School**, reflecting the over 150 year legacy of educational institutions at the school site.

The period of significance is 1854 to 1964, the period from first verifiable documentation of the school site until the demolition of the 1912 schoolhouse. The Commission and Director approved designation of the property as a California Point of Historical Interest with automatic listing in the California Register of Historical Resources for the two eligible resources on the site: a 1947 Ranch style teachers' residence, known as the Teacherage, and a school bell originally located in the 1877 school building, moved to the 1912 building, and finally placed on brick pedestals at the school entrance after the 1964 school was built.



**Site of San Juan Elementary School,
San Juan Capistrano, Orange County.**

Governor's Historic Preservation Awards

The Governor's Historic Preservation Awards were started in 1986 by Governor George Deukmejian. The Awards program is distinguished from other preservation awards in two important respects: it emphasizes involvement by community groups; and it recognizes a broad array of preservation activities, from building rehabilitation to archaeology, interpretation, and preservation planning. The Awards exist to give praise to the hundreds of groups and local agencies that do all different types of important preservation work throughout the state, usually without even a small part of the recognition they deserve.



**Address by Major General Anthony L. Jackson, USMC (Ret.),
Director of California State Parks, Governor's Historic
Preservation Awards, November 21, 2013.**

and Melisa Gaudreau, Sacramento Office Director, Page & Turnbull.

OHP received seventeen nominations for the 2013 Award year. A panel of three, composed of one Commissioner and two outside experts from the historic preservation community, selected eleven 2013 Award recipients. AnMarie Medin represented the Commission; her biography begins on page 2. Additional panel members were Meta Bunse, Partner, JRP Historical Consulting, LLC,

Ms. Bunse's experience encompasses many elements of cultural resources management and general historical research areas. Her 23 years at JRP as a consulting historian include a wide variety of projects throughout California and other western states. She has worked with local, state, and federal government staff and prepared numerous technical reports and compliance documents. Ms. Bunse earned her MA in History with an emphasis in Public History from California State University, Sacramento in 1996. She served eight



**Chicano Park Steering Committee, Governor's
Preservation Award recipients, with Commission Chair
Julianne Polanco, California State Parks Deputy Director
Aaron Robertson, and State Historic Preservation Officer
Carol Roland-Nawi left to right in back row.**

years on the City of Woodland Historic Preservation Commission, is past president of the California Council for the Promotion of History, and currently chairs the CCPH Mini-Grants Committee. She also co-instructs a graduate seminar in CRM and Public History Research at CSU Sacramento.



Twin Peaks Tavern, San Francisco, Governor's Award recipient.

chair of Sacramento Heritage, Inc.

California State Parks and the Office of Historic Preservation hosted the 28th Annual Governor's Historic Preservation Awards Ceremony on Thursday, November 21, 2013 at California's official reception center, Leland Stanford Mansion State Historic Park. Individuals, organizations, firms, and state and local agencies were recognized for their outstanding commitments to excellence in historic preservation. State Parks Director Major General Anthony L. Jackson, USMC (Ret.) welcomed everyone and introduced Chief Deputy Director Aaron S. Robertson, who joined State Historic Preservation Officer Carol Roland-Nawi, Ph.D. to present the awards. The event was sponsored by the California Historical Society, California Preservation Foundation, Los Angeles Conservancy, Sacramento Old City Association, and Society for California Archaeology.

Melisa Gaudreau is a preservation architect and director of Page & Turnbull's Sacramento office. Serving 16 years as project manager and architect on a wide range of rehabilitation projects, she has working experience with early assessments, planning guidelines, and cultural resource reports as well as construction design and documentation. Ms. Gaudreau received her Master's degree in Architecture from the University of California at Berkeley, and currently is



**Christy McAvoy,
Governor's Award recipient.**

**28th Annual Governor's Historic Preservation Awards
2013 Award Recipients**

Alice Carey

Christy McAvoy

**United Auburn Indian Community Tribal Historic
Preservation Committee**

Whittier Conservancy

Caltrans District 11 and Chicano Park Steering Committee
for **Chicano Park Murals Restoration**

Tenderloin Neighborhood Development Corporation for
Kelly Cullen Community Rehabilitation

County of San Diego Department of Parks and Recreation
for **Bancroft Rock House Rehabilitation**

Huntington Library, Art Collections, and Botanical Gardens
for **Huntington Japanese House and Garden Restoration**

City of Richmond Redevelopment Agency and Orton
Development Inc. for **Ford Assembly Building
Rehabilitation**

City and County of San Francisco Planning Department for **Twin Peaks Tavern Landmark
Designation**

Modern Committee of the Los Angeles Conservancy for **Case Study House Program National
Register Nomination**



**Alice Carey (1949–2013),
Governor's Award recipient**



Ford Assembly Building, Richmond, Alameda County, Governor's Award recipient

State Historical Resources Commission Committees

The Commission continued the practice of employing an independent committee system, designed to take the lead on specific preservation issues and provide advice and guidance to the Commission. Each committee met as a working group and presented progress reports to the Commission as needed.

Under the Rules of Order adopted by the Commission on October 27, 2006, Commissioner Polanco, as 2013 Chair of the Commission, had the authority to appoint members to each of the Commission's committees. In 2013 there were four active committees, each comprised of two or more commissioners and members of the public with expertise and interest in the particular area.

Archaeological Resources Committee –The Committee's purpose is to increase awareness of archaeology and improve the quality of professional archaeological practice in California. To this end, the Archaeology Committee is building upon previous decades' work, through white paper implementation, to meet the goals of the California Statewide Historic Preservation Plan. That plan defines five distinct areas in which archaeological practices may improve: Curation, Conservation, Interpretation, Preservation, and Standards and Guidelines. Commissioners Medin (Chair) and Praetzellis.

Cultural Diversity Committee – This committee seeks out and encourages nominations of properties from California's underserved ethnic communities and participates in outreach activities that inform all Californians about the mission of the Office of Historic Preservation and the importance of historic preservation. Commissioners McKay and Moss (Chair).

Information Center Procedural Advisory Committee (ICPAC) – This committee works closely with Jenan Saunders, Deputy State Historic Preservation Officer, and Eric Allison, California Historical Resources Information System (CHRIS) Coordinator, to guide CHRIS management and operations. Commissioners Brandes, Medin, Polanco, and Praetzellis (Chair).

Modernism – This committee recognizes the growing importance of resources from the recent past. Context, significance, technology, conservation, history, and education are areas of focus and discussion. Commissioners Bertoli, Harris (Chair), McKay, and Phoenix.

Program Goals

The new five-year Comprehensive Statewide Historic Preservation Plan, commonly called the State Plan, was approved by the National Park Service in November 2012 and was posted on the OHP website in December. Since 2008 the Commission, on the advice of OHP staff, has tied the Commission's committee system and goals to State Plan-identified goals. The Commission's current committee structure reflects the priorities of the Commission, and those committees attend to subject matters identified in the State Plan.

In 2013 the Commission continued working toward several of its goals.

2013 Goals and Status

Archaeological Standards – The Commission is concerned about disparities in the quality of archaeological inventory and mitigation work, particularly when conducted in relation to California Environmental Quality Act (CEQA) compliance.

Status: Working through the Archaeological Committee, the Commission gathers input from targeted professional associations and public and tribal groups that are committed to improving the quality of archaeological inventory and mitigation work.

CHRIS Administration and Organization – The California Historical Resource Information System (CHRIS) is a cooperative partnership of OHP and ten Information Centers (ICs) located throughout the State. OHP and the ICs are developing and refining policies to more accurately, completely, and appropriately define how the CHRIS is to be administered. This is a cooperative effort, with OHP and the ICs working together and with the Commission to clarify and formalize administration of the CHRIS and the CHRIS inventory through agreement documents that define authority, responsibility, protocols for administrative actions, and other matters.

Status: Revised access and use policies related to digital information were implemented in 2013. A Modernization and Sustainability Plan (formerly known as a Strategic and Business Plan) for the CHRIS was completed in 2013. The plan will help guide the CHRIS in efforts to modernize operations and improve services and availability of data. A Maintenance and Operations Action Plan was developed to guide efforts during the first eighteen months of implementation of the modernization and sustainability project.

Digital Information – The Commission approved continued use of the May 2012-approved fee structure for digital-based CHRIS products until the Commission's first meeting of 2014. At that time OHP will provide an update on the action plan, with an emphasis on the CHRIS mission, storage and security issues, technology changes, consistency and standards implementation, public relations, and OHP and Information Center processes review.

Status: With the fee structure in place, new priorities for the CHRIS include data storage and security, a plan for keeping up with changes in technology, letting the public know about what's available in electronic format, putting in place consistent standards for data and formats for software and hardware, and OHP and Information Center coordination on information sharing. The Information Center Procedural Advisory Committee will continue to review and update access and use policies for the CHRIS Inventory as needed. If funding permits, the goal is to have the CHRIS completely digitized by April 2015.

OHP Inventory Modernization – The process of upgrading the technology used to manage OHP's inventory of historical resources is ongoing. This upgrade includes replacing hardware as needed and fine tuning the new database software to maximize internal inventory management and improve interactions with clientele.

Status: Following months of development, testing, and revision, the new inventory system has been in use since October 2012. OHP will report to the Commission on the ongoing status of this project and on the collaborative inventory management modernization effort of OHP and the ICs.

California Historical Building Code – The 2007 revisions to the California Historical Building Code were approved by the California Building Standards Commission in June 2007 and are now part of California Administrative Code, Title 24, Part 8.

Status: The Commission and OHP monitor implementation of these standards to assess how they are being implemented and whether they are effective.

2014 Program Goals

The 2014 Program Goals for the Commission are as follows:

Goal 1: Strengthen the tools and programs available for the identification, management, protection, and interpretation of prehistoric and historical archaeological resources.

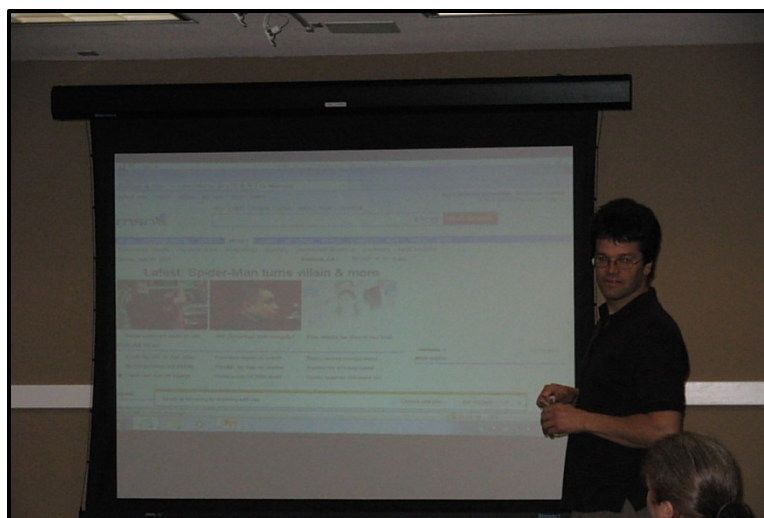
Goal 2: Acknowledge and evaluate culturally diverse historic properties while achieving greater outreach to diverse cultures and encourage greater numbers of culturally diverse students to enter careers in historic preservation.

Goal 3: Promote the identification and protection of California's significant cultural landscapes and landscape features.

Goal 4: Increase awareness, scholarship, and the exchange of information on, and preservation of, resources of the recent past.

Goal 5: Work to implement the California Main Street Program in the Office of Historic Preservation and continue to search for permanent funding and staffing solutions to provide for the needs of existing Main Street communities and new communities.

Goal 6: Provide a leadership role in working with affiliated and appropriate advocates to integrate green building principles, smart growth, and historic preservation practices into a single goal that will provide positive environmental, economic, and social benefits while protecting historical resources.



CHRIS Coordinator Eric Allison presents on CHRIS modernization at SHRC Workshop, April 30, 2013, Anaheim, Orange County.

Resolutions Adopted in 2013



Mike Lynch, Auburn State Recreation Area Superintendent, accepts Resolution No. 2013-06.

The Commission adopted seven resolutions in 2013.

Resolution No. 2013-01 commended Milford Wayne Donaldson, FAIA, California State Historic Preservation Officer April 2004 – September 2012, for his three decades of service to the State, the Nation, and the cause of historic preservation.

Resolution No. 2013-02 recognized the City of Salinas in Monterey County for becoming a Certified Local Government in California.

Resolution No. 2013-03 recognized the Anaheim Muzeo for its integration of the historic Anaheim library into a new museum complex, and its organizational mission to bring traveling exhibits to downtown Anaheim alongside local history exhibits.

Resolution No. 2013-04 recognized California Historic Places Award winners Samantha Fisher and Elizabeth Leong of Zion Lutheran School, San Francisco for their National History Day in California – Junior Group Exhibit, “Building a Legacy: The Golden Gate Bridge and Its Impact on the World.”

Resolution No. 2013-05 recognized California Historic Places Award winners Anusha Vemuri and Pratyusha Vemuri of Amador Valley High School, Pleasanton for their National History Day in California – Senior Group Exhibit, “Richmond Kaiser Shipyards (1941-1946): A New Frontier in Shipbuilding.”

Resolution No. 2013-06 recognized the 2014 150th anniversary of California State Parks, the largest and most extensive state park system in the United States.

Resolution No. 2013-07 recognized the unique partnership of California State Parks and the Crystal Cove Alliance in the preservation and operation of the Crystal Cove Historic District in Crystal Cove State Park.



Laura Davick, Crystal Cove Alliance, and Jim Newland, Southern Service Center, accept Resolution No. 2013-07.