

STATE HISTORICAL RESOURCES COMMISSION

2019 ANNUAL REPORT

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

January 2020



**Church of the Epiphany (Latinos in Twentieth Century California MPS)
Los Angeles, Los Angeles County**

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Introduction

The State Historical Resources Commission is pleased to present its 2019 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 2019 and identifies future preservation goals pursuant to the provisions of Public Resources Code, Section 5020.4(a)(13). A complete description of the powers and duties of the State Historical Resources Commission is provided in Section 5020.4 of the Public Resources Code.

Members and Disciplines

The State Historical Resources 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, and two commissioners are citizen members.

2019 STATE HISTORICAL RESOURCES COMMISSION MEMBERS

Commissioner Lee Adams III of Downieville is a citizen member of the Commission. Adams has been a member of the Commission on State Mandates since 2017 and of the Sierra County Board of Supervisors since 2009. Adams was sheriff and coroner for Sierra County from 1988 to 2007. He served in several positions at the Sierra County Sheriff's Office from 1979 to 1988, including sergeant and deputy sheriff. Commissioner Adams was appointed to the Commission in July 2018.

Commissioner Bryan K. Brandes of Temple City is a citizen member of the Commission. He serves as Director West Coast Operations for CMA CGM Americas LLC, a worldwide organization headquartered in Marseille, France with more than 22,000 employees in over 160 countries. Prior to joining CMA CGM, Brandes was Director of California Inland Operations for Maersk. He joined the A.P. Moller-Maersk group in 1996 and held a number of management positions within Sea Land and APM Terminals. His career started in transportation working for Roadway Express. Brandes received his Masters in Finance and Strategy from the Peter F. Drucker School of Management in Claremont. Commissioner Brandes was appointed to the Commission in October 2006 and most recently reappointed in July 2018.

Commissioner Janet Hansen of Los Angeles represents history on the Commission. Hansen has been deputy manager for the Office of Historic Resources at the Los Angeles Department of City Planning since 2006. She was senior cultural resources manager at LSA Associates Inc. from 2005 to 2006 and historic preservation officer at the City of Riverside Planning Division from 1999 to 2005. Hansen was principal at Hansen Historic Resources Consulting from 1991 to 2002 and export manager at the Carlton Company from 1978 to 1982. She earned a Master of Arts degree in Historic Preservation from the University of California, Riverside. Commissioner Hansen was appointed to the Commission in May 2017.

Commissioner Alan Hess of Irvine represents architectural history on the Commission. Hess has been owner at Alan Hess Architecture since 1981. He earned a Master of Architecture degree from the University of California, Los Angeles. Commissioner Hess was appointed to the Commission in July 2018.

Commissioner Luis Hoyos of San Dimas represents history on the Commission. Hoyos has been a professor in the College of Environmental Design at California State Polytechnic University, Pomona since 2008, where he served as an associate professor from 2001 to 2008. He was an architect at Castro-Blanco, Piscioneri and Associates from 1996 to 2001 and urban designer at Ehrenkrantz, Eckstut and Kuhn Architects from 1991 to 1996. Hoyos earned a Master of Architecture degree in urban design from the Harvard University Graduate School of Design. Commissioner Hoyos served on the Commission from 2002 to 2006, and was reappointed in May 2017.

Commissioner Marshall McKay, PhD of Brooks represents folklife on the Commission. He has been director of community enrichment for the California Tribal College since 2017 and tribal elder ambassador for the Yocha Dehe Wintun Nation since 2015, where he served as tribal chairman from 2006 to 2015 and as a tribal council member from 1984 to 2006. McKay is a member of the Autry Museum of the American West Board of Trustees and the California Native American Heritage Commission Board of Trustees. He is past chair and co-founding member of the Native Arts and Cultures Foundation and past chair of the National Museum of the American Indian. Commissioner McKay was appointed in March 2013 and reappointed in September 2017.

Commissioner Rick Moss of San Bernardino represents ethnic history on the Commission. He serves as Commissioner, Ward 6, on the San Bernardino Arts and Historical Preservation Commission and was elected Vice Chair in July 2019. Until his retirement in late 2017, Moss had been Chief Curator at the African American Museum and Library at Oakland since 2001 and Program Manager, History at the California African American Museum in Los Angeles from 1990 to 2001. He has been a member of the California Council for the Promotion of History Board of Directors since 1998 and was a member of the Alameda Multicultural Committee from 2009 until 2017. He earned a Master of Arts in History from the University of California, Los Angeles, and a Master of Arts in Museum Studies from the University of California, Riverside. Commissioner Moss was originally appointed to the Commission in November 2005 for history, and was reappointed in March 2013. Commissioner Moss left the State Historical Resources Commission at the end of 2019.

Commissioner Adam Sriro of Culver City represents historical archaeology on the Commission. Sriro has been manager of the Archaeological Program at Southern California Edison since 2010, where he has held several positions since

2002, including senior archaeologist and archaeologist. He was an associate archaeologist at the California Department of Transportation from 2000 to 2002. Sriro earned a Master of Arts degree in Cultural Resources Management from Sonoma State University. Commissioner Sriro was appointed to the Commission in May 2017.

Commissioner René Vellanoweth of Sierra Madre represents prehistoric archaeology on the Commission. Vellanoweth has been a professor and chair of the Anthropology Department at California State University, Los Angeles since 2008. He was an associate professor and chair of the Anthropology Department at California State University, Humboldt from 2001 to 2008. Vellanoweth earned a Doctor of Philosophy degree in archaeology and anthropology from the University of Oregon and a Master of Arts degree in archaeology and anthropology from California State University, Los Angeles. Commissioner Vellanoweth was appointed to the Commission in July 2018.

Accomplishments of the Commission 2019

The Commission served as a catalyst for collecting, disseminating, and documenting historic preservation programs, issues, and concerns in California through considerable accomplishments in 2019. The specific accomplishments of the Commission are highlighted in the following sections:

- Meetings Held in 2019
- Nominations Heard by the Commission in 2019



Commissioner Rick Moss retired from the Commission in November 2019, receiving a resolution in appreciation of his service at the November 7, 2019 SHRC meeting in San Bernardino

Quarterly Meetings Held in 2019

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 2019, the Commission held two of its quarterly meetings in Sacramento, one in Palm Springs, and one in San Bernardino. Commission meetings serve as a public forum to report on the quarterly preservation activities of the Commission Chairperson, Commission Executive Secretary, and Commission committees.

2019 Commission Meeting Dates and Locations

| Date | Location |
|---------------------|--|
| February 1, 2019 | State Resources Building Auditorium 1416 9 th Street Sacramento, California |
| May 8, 2019 | Plaza Ballroom, Hilton Palm Springs 400 East Tahquitz Canyon Way Palm Springs, California |
| August 1, 2019 | State Resources Building Auditorium 1416 9 th Street Sacramento, California |
| November 7, 2019 | City of San Bernardino Multi-Purpose Room 201B North E Street, Second Floor San Bernardino, California |
| | |

Commission Workshops in 2019

In January 2019, Commissioners discussed the statewide historic preservation plan, rules of order, subcommittees, and focus and goals. Commissioners and staff toured the State Capitol.

In May 2019, the Commission discussed fees and organization of the California Historical Resources Information System (CHRIS) and continued the discussion of rules of order and committees. Commissioners and staff received a tour of the Palm Springs Art Museum Architecture and Design Center.

In July 2019, Commissioners continued the discussion of CHRIS fees and organization, including the status of digitization efforts. Commissioners and staff toured the Leland Stanford Mansion.

In November 2019, Commissioners discussed subcommittees and topics for training. Commissioners and staff toured several historic resources in San Bernardino, followed by a reception hosted by the San Bernardino Historical and Pioneer Society.



**State Historical Resources Commission members and OHP staff
at the Palm Springs Art Museum Architecture and Design Center, May 7, 2019**

Nominations Heard by the Commission

The Commission is responsible for reviewing, and commenting and voting on, 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 on the National Register of Historic Places. Those approved for listing or determined eligible for listing by the National Park Service (NPS) are also listed on the California Register. Properties recommended and approved for listing by the Commission as Landmarks are also listed on the California Register. Points are simultaneously listed on the California Register if they meet California Register criteria.

National Register of Historic Places

The National Register of Historic Places 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 on 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** recognizes 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 identifies 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 if 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 to forward the nomination to the Keeper for final approval.

MULTIPLE PROPERTY SUBMISSION (MPS)

The NPS introduced the MPS in 1984. The purpose of the MPS is to document as a group for listing on 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 individual registration forms. Information common to the group of properties is presented on the MPDF, 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.

Two new Multiple Property Submissions were presented to the Commission in 2019: *Asian Americans and Pacific Islanders in California, 1850-1970*, and *Housing Tracts of Joseph Eichler in San Jose, 1952-1963*. Nominations presented to the Commission were associated with three existing Multiple Property Submissions: *Asian Americans in Los Angeles, 1850-1980*; *Cultural Resources of the Recent Past, City of Pasadena*; and *Latinos in Twentieth Century California*.

California Register of Historical Resources

The California Register of Historical Resources (California Register) is a program designed by the Commission in 1992 to be used 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 on the California Register is evaluated within a historic context and must meet at least 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.

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 of." Landmarks Number 770 and above are automatically listed on 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. 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 Landmarks Program was created on August 14, 1931, and the first Landmark, the Custom House in Monterey County, was registered on June 1, 1932. It is the responsibility of the Commission to review and approve nominations. Landmarks are formally designated by the Director of State Parks.

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 Assembly Member, James Mills, and presented him the situation that faced the Commission. On April 1, 1965, Assembly Member 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 Points criteria were upgraded to include additional documentation, photographs, and letters of support from the local historical society.

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 of."

It is the responsibility of the Commission to review and approve Points nominations. Points are formally designated by the Director of State Parks.

2019 Nominations

In 2019, the Commission considered thirty-six National Register (NR) nominations, two California Register (CR) nominations, and one California Historical Landmark (CHL) nomination. The Commission approved all the nominations it considered. Following the table, nomination summaries are listed alphabetically by county, then city, then property name. New Multiple Property Submissions are listed after the individual county listings. Eligibility criteria is for the National Register unless otherwise indicated. Draft nominations can be accessed online at www.ohp.parks.ca.gov/actionstaken.

NR=National Register
 CR=California Register
 CHL=California Historical Landmark

| | Program | County | City | MPS | Property Name |
|----|----------------|---------------|----------------------|-------------|--|
| 1 | NR | Alameda | Albany | n/a | MacGregor Building |
| 2 | NR | Butte | Mountain House | n/a | Mountain House Historic District |
| 3 | NR | Los Angeles | Long Beach | n/a | Security Trust and Savings Bank Building |
| 4 | NR | Los Angeles | Los Angeles | n/a | Bank of Italy Building |
| 5 | CR | Los Angeles | Los Angeles | n/a | Belmont Square |
| 6 | NR | Los Angeles | Los Angeles | Latinos | Church of the Epiphany |
| 7 | NR | Los Angeles | Los Angeles | n/a | Commercial Exchange Building |
| 8 | NR | Los Angeles | Los Angeles | n/a | Eastern Star Home |
| 9 | NR | Los Angeles | Los Angeles | n/a | Founder's Church of Religious Science |
| 10 | NR | Los Angeles | Los Angeles | AA in LA | Japanese Hospital |
| 11 | NR | Los Angeles | Los Angeles | n/a | Kelton Apartments |
| 12 | NR | Los Angeles | Malibu | n/a | Hunt House |
| 13 | NR | Los Angeles | Pasadena | Recent Past | Lyon, Parker W., House |
| 14 | NR | Los Angeles | Palos Verdes Estates | n/a | Mirlo Gate Lodge Tower |
| 15 | NR | Los Angeles | Santa Monica | n/a | Bay Street Beach Historic District |
| 16 | NR | Marin | Tiburon | n/a | St. Hilary's Mission Church |

| | Program | County | City | Associated MPS | Property Name |
|----|----------------|---------------|---------------------|-----------------------|--|
| 17 | NR | Multiple | Multiple | AAPI in CA | Asian Americans & Pacific Islanders in California, 1850-1970 Multiple Property Document |
| 18 | NR | Orange | Fullerton | n/a | Hunt Center and Library |
| 19 | NR | Orange | San Juan Capistrano | n/a | San Diego Gas & Electric Capistrano Substation Building |
| 20 | NR | Riverside | Palm Springs | n/a | Smith, Maurice and Dinah Shore, House |
| 21 | NR | | Palm Springs | n/a | Wexler House |
| 22 | NR | Sacramento | Sacramento | n/a | Barr-Wixson, George and Mabel, House |
| 23 | NR | Sacramento | Sacramento | n/a | Hathaway, Anne, Cottage |
| 24 | NR | San Diego | Encinitas | n/a | The Boathouses |
| 25 | NR | San Dieg | Encinitas | n/a | Bumann Ranch |
| 26 | NR | San Francisco | San Francisco | n/a | Glen Park BART Station |
| 27 | NR | San Francisco | San Francisco | AAPI in CA | Gran Oriente Filipino Hotel |
| 28 | NR | San Francisco | San Francisco | AAPI in CA | Japanese YWCA |
| 29 | NR | San Francisco | San Francisco | n/a | Swedish American Hall |
| 30 | CR | Santa Barbara | Guadalupe | n/a | Palace Hotel |
| 31 | NR | Santa Barbara | Santa Barbara | n/a | Mission Creek Bridge |
| 32 | NR | Santa Barbara | Santa Barbara | | Santa Barbara Club |
| 33 | NR | Santa Clara | Gilroy | n/a | Gilroy Southern Pacific Railroad Depot |
| 34 | NR | Santa Clara | Mountain View | n/a | Air Base Laundry |
| 35 | NR | Santa Clara | Mountain View | n/a | Weilheimer House |

| | Program | County | City | Associated MPS | Property Name |
|----|----------------|---------------|--------------------|-----------------------|--|
| 36 | NR | Santa Clara | San Jose | Eichler San Jose | Housing Tracts of Joseph Eichler in San Jose, 1952-1963 Multiple Property Document |
| 37 | NR | Santa Clara | San Jose | Eichler San Jose | Fairglen Additions (Unit 1, Unit 2, Unit 3) |
| 38 | NR | Ventura | Restricted | n/a | Burro Flats Site (Boundary Decrease and Additional Documentation) |
| 39 | CHL | Yolo | West Sacramento | n/a | Bryte VFW Memorial Hall |

ALAMEDA COUNTY

MacGregor Building

Albany, Alameda County

Period of Significance: 1934-1944

National Register of Historic Places Criteria A, B, and C

Built in 1934, this two-story office building in downtown Albany combined elements of Spanish Colonial Revival and Mediterranean Revival in a style representative of its designer and builder, master builder Charles MacGregor. The property was the principal office for MacGregor Homes, a prolific builder of residential housing in the East Bay during Albany's most prolific period of residential building, from its construction until 1944. It is eligible for the role of MacGregor Homes as a significant business, for its direct association with the working life of Charles MacGregor, and for its architecture.

BUTTE COUNTY

Mountain House Historic District

Mountain House, Butte County

Period of Significance: 1854-1945

National Register of Historic Places Criterion A

Mountain House is associated with the development of a route over the Sierra Nevada originally called the Beckwourth Trail, then the Oroville-Quincy Highway, and finally California State Route 162. Mountain House served as an emigrant trail and stagecoach stop, and developed into a small community with a diversified economy of



Mountain House Historic District, Butte County

commerce, mining, agriculture, and lumber. The community's population ranged between 10 and 100 persons.

The 1854 to 1945 period of significance ends after the opening of a gas station in 1944. Extant resources are a hotel, a grocery store/post office, a barn, a service station, a five-acre orchard, and a few minor landscape features, including a surviving macadamized segment of the Oroville-Quincy Highway.

LOS ANGELES COUNTY

Security Trust and Savings Bank Building

Long Beach, Los Angeles County

Period of Significance: 1925

National Register of Historic Places Criterion C

A thirteen-story high-rise designed in the Italian Renaissance Revival style. When completed in 1925, the building featured a large banking hall on the ground floor with speculative office space on the upper floors. The property is a distinctive feature in the downtown Long Beach cityscape due to its exceptional attention to detail and use of material, and an outstanding local example of the work of architectural firm Curlett and Beelman.

Bank of Italy Building

Los Angeles, Los Angeles County

Period of Significance: 1923-1930

National Register of Historic Places Criteria A, B, and C

The twelve story commercial building designed in the Beaux Arts style by the firm Morgan, Walls and Clements was the Los Angeles headquarters for the Bank of Italy, later known as Bank of America. The building is significant for its role in the economics of the motion picture industry, lending money for Hollywood film production; for its association with Grace Stoermer, a pioneer in the field of women's banking; and for its Beaux Arts architecture.

Belmont Square

Los Angeles, Los Angeles County

Period of Significance: 1924

California Register of Historical Resources Criterion 3

The distinctive garden courtyard residential complex is located in the Westlake neighborhood, one of the earliest suburbs that developed in Los Angeles with the advent of the streetcar. The buildings have a design similar to East Coast row houses and were constructed as connected parcels in three rows. Rows 1 and 2 face each other along Columbia Place, a narrow footpath that opens to West 2nd Street and Miramar Avenue. Row 3 faces Columbia Avenue. The flanking

gardens and the double row of homes along Columbia Place create an enclosed space with vegetation and trees that provides relief from the hardscape of the Los Angeles' thoroughfares.

Church of the Epiphany

Latinos in Twentieth Century California

Los Angeles, Los Angeles County

Period of Significance: 1888-1920; 1965-1972

National Register of Historic Places Criteria A and C; Criteria Considerations A and G

The nineteenth century Ernest Coxhead Shingle Style chapel received Late Gothic Revival additions by Arthur Benton. During the 1960s and 1970s, the church was the site of community organizing and organization formation for the Latinx community of East Los Angeles. Under the guidance of Reverend John B. Luce, the church became a center for cultural heritage preservation, reflecting the intersection of religion and activism associated with the use of religion, cultural heritage, and non-violence to promote Chicano civil rights. The church meets the registration requirements for property types associated with Struggles for Inclusion in the *Latinos in Twentieth Century California* MPS.

Commercial Exchange Building

Los Angeles, Los Angeles County

Period of Significance: 1924-1966

National Register of Historic Places Criteria A and C

The 1924 Beaux Arts building is thirteen stories—rectangular in plan with a classical, tripartite composition conveyed by a horizontal division of base, shaft, and cornice—the typical format for downtown Los Angeles architecture in the 1920s. To accommodate a street-widening project in 1935, a portion of the building was cut out and removed, and the western half of the building moved to reconnect it to the eastern half. The unprecedented move was specifically designed by the engineer to accomplish this project. It has been said that not a single window was broken and the building tenants were not impacted. At the time, it was claimed that the Commercial Exchange Building was the tallest building in the world to be moved.

Eastern Star Home

Los Angeles, Los Angeles County

Period of Significance: 1936-1969

National Register of Historic Places Criteria A and C

Designed as a retirement and convalescent facility by the prominent San Francisco-based architectural firm William Mooser and Company and constructed in 1936, the Eastern Star Home is an excellent example of Spanish Colonial Revival style architecture. Located in the Brentwood neighborhood of Los Angeles, the building is also significant for its association with the Order of the Eastern Star.

Founder's Church of Religious Science

Los Angeles, Los Angeles County

Period of Significance: 1959-1964

National Register of Historic Places Criterion C; Criteria Consideration A

Built in 1959, this Mid-Century Modern church was designed by master architect Paul Williams. The church was constructed of steel and reinforced concrete, capped by a large, domed roof with accompanying flat and pent volumes, with a unique elliptical plan and fourteen-foot high perimeter wall of perforated concrete breezeblocks.

Japanese Hospital

Asian Americans in Los Angeles 1850-1980

Los Angeles, Los Angeles County

Period of Significance: 1926-1966

National Register of Historic Places Criterion A

Located in the historically diverse Los Angeles neighborhood of Boyle Heights, the two-story, T-shaped masonry building with a flat roof and tower was constructed in 1929 in the Streamlined Moderne style.

Subsequent additions to the building between 1966 and 1970 include an L-shaped addition that wraps around the north and west



Japanese Hospital, Los Angeles, Los Angeles County

façades and a partial third story. The property represents an ethnic community's creation of a health care institution as a way to ameliorate the disparity in public health services for ethnic minorities that resulted from widespread prejudice in early twentieth century Los Angeles. The hospital meets the registration requirements for properties associated with Health and Medicine established in the *Asian Americans in Los Angeles, 1850-1980* MPS under the context "Japanese Americans in Los Angeles, 1869-1970."

Kelton Apartments

Los Angeles, Los Angeles County

Period of Significance: 1941

National Register of Historic Places Criterion C

The three-unit building, in the locally designated Midvale-Kelton Apartment Historic District in Westwood, is a complex composition of three levels that track the slope of the lot. Completed in 1941, the property embodies a shift in Richard Neutra's architectural approach from earlier, purer iterations of the boxy volumes of the International Style. While retaining some key character-defining features of the earlier style, Kelton Apartments embodies a more relaxed, regionally responsive composition with a woodsier palette, and extended terraces and roof overhangs that enable a fuller relationship with nature.

Hunt House

Malibu, Los Angeles County

Period of Significance: 1957

National Register of Historic Places Criterion C

Completed in 1957, Hunt House embodies the distinctive characteristics of Mid-Century Modern residential architecture designed by the renowned Los Angeles architecture firm of Craig Ellwood Design, under chief designer Jerrold Lomax. Three one-story, wood-framed buildings are arranged on a north-south axis—the garage and guesthouse fronting Malibu Road, and the house downslope from the others overlooking the ocean.

Lyon, Parker W., House

Cultural Resources of the Recent Past, City of Pasadena

Pasadena, Los Angeles County

Period of Significance: 1948

National Register of Historic Places Criterion C

As an excellent and early example of the Mid-century Modern residential architecture of master architect Thornton Ladd, the W. Parker Lyon House

exemplifies the tenets of Mid-century Modern residential architecture identified in the Multiple Property Submission.

Mirlo Gate Lodge Tower

Palos Verdes Estates, Los Angeles County

Period of Significance: 1925

National Register of Historic Places Criterion C

The symbolic east entrance to Palos Verdes Estates is a two-story rustic circular stone masonry tower, designed by Clarence E. Howard and built in 1925. The tower is prominently located at the top of a hill, originally intended as a gate tower and lodging for a gatekeeper.

Bay Street Beach Historic District

Santa Monica, Los Angeles County

Period of Significance: 1908-1965

National Register of Historic Places Criterion A

Approximately 53 seaside and nearshore acres include a grass open space, a beach area, a nearshore area (*i.e.*, below mean high tide), and a pergola. The district served as a primary beach recreation and leisure site for African American Angelenos during the Jim Crow era. While Los Angeles beaches were not legally segregated, the area was proximate to an important African American civic institution and historic local neighborhood. The beach was a primary seaside public resource where its visitors, including prominent African Americans from Santa Monica and the wider Los Angeles area, felt comparatively safe from harassment.

MARIN COUNTY

St. Hilary's Mission Church

Tiburon, Marin County

Period of Significance: 1888-1954

National Register of Historic Places Criteria A and C

The Gothic Revival style church is associated with the early settlement of Tiburon. Constructed in 1888, the property was deconsecrated in 1954 and restored in 1959 by the Belvedere-Tiburon Landmarks Society.

ORANGE COUNTY**Hunt Center and Library**

Fullerton, Orange County

Period of Significance: 1960-1969

National Register of Historic Places Criteria A, B, and C; Criteria Consideration A

The International Style Hunt-Wesson, Inc. Headquarters building and branch public library is in a campus-like setting. The work of architect William L. Pereira and landscape architects R. Dudley Trudgett and Robert Herrick Carter, the property is significant for its association with Hunt-Wesson, Inc., one of the most long-lived and important companies in Fullerton's history, and with industrialist Norton Simon, a self-made titan of American business.

San Diego Gas & Electric Capistrano Substation

San Juan Capistrano, Orange County

Period of Significance: 1917-1964

National Register of Historic Places Criteria A and C

Constructed in 1917 as a key element of Southern California Edison's (SCE) electrical distribution system, the point where SCE's 50 Hz power was converted to San Diego Gas & Electric's 60 Hz. The property is an example of SCE's "Monumental" substations, a subtype of the company's architectural program intended to visually enhance SCE buildings via the use of formal architectural design, coupled with the durable, fire-resistant reinforced concrete buildings. The building was later sold from SCE to SDG&E. Despite demolition of the rear portion of the building in 2018, the surviving portion retains eligibility, as it is both the architecturally significant portion of the building and the space that once held the conversion equipment.

RIVERSIDE COUNTY**Smith, Maurice and Dinah Shore, House**

Palm Springs, Riverside County

Period of Significance: 1963-1964

National Register of Historic Places Criterion C

One of the largest single-family residences Donald Wexler designed during his long career, this house was built for Maurice and Dinah (Shore) Smith in the Las Palmas neighborhood of Palm Springs. The 1964 residence is Modern in style with a flat roof, intersecting planes, and a generous use of glazing. Pinwheel in plan,

the house is set diagonally on the lot. The property includes an adjacent guesthouse, built in 1963 as an art studio for Dinah and a place to stay while the main house was under construction.

Wexler House

Palm Springs, Riverside County

Period of Significance: 1954-1968

National Register of Historic Places Criterion C

Wexler House is an excellent example of the architecture of Donald Wexler at the start of his career in Palm Springs. Influenced by his time in Richard Neutra's architectural practice, Wexler's Modern residence with its flat roof and exposed post and beam structure, along with numerous glass walls, accomplishes its purpose as housing that is minimal, graceful, and elegant. Wexler designed the original two bedroom, two bath house for himself and his family in 1954. In 1968, Wexler built a three-bedroom, one bath addition, consistent with his original design, on the north side of the house and converted an original bedroom into a den.

SACRAMENTO COUNTY

Barr-Wixson, George and Mabel, House

Sacramento, Sacramento County

Period of Significance: 1923

National Register of Historic Places Criteria A and C

The 1923 Tudor Revival home is located in the Curtis Park neighborhood of Sacramento. Designed by the locally significant architectural firm of Dean & Dean, this house is an important example of the Tudor Revival style and part of the South Curtis Oaks housing tract developed by builder J.C. Carly, associated with the Better Homes in America movement.

Hathaway, Anne, Cottage

Sacramento, Sacramento County

Period of Significance: 1923

National Register of Historic Places Criteria A and C

The 1923 Tudor Revival home is located in the Curtis Park neighborhood of Sacramento. Designed by the locally significant architectural firm of Dean & Dean, this house is an important example of the Tudor Revival style and part of the South Curtis Oaks housing tract developed by builder J.C. Carly, associated with the Better Homes in America movement. Built for drugstore manager Ernest Kimberlin, the property was advertised as the "Anne Hathaway Cottage" due to

its intended similarity to the home of William Shakespeare's wife, located in Warwickshire, England.

SAN DIEGO COUNTY

Encinitas Boathouses

Encinitas, San Diego County

Period of Significance: 1929

National Register of Historic Places Criterion C

The matched pair of detached, two-story residences located side by side on a narrow lot in Encinitas are named the *S.S. Moonlight* and the *S.S. Encinitas*. The homes were designed to replicate authentically the appearance and scale of boats while functioning as residential cottages. They represent an architecturally significant example of



Encinitas Boathouses, Encinitas, San Diego County

Fantasy-themed programmatic residential architecture. Unlike most programmatic architecture, utilized for commercial buildings, the Boathouses are a rare and locally significant example of residential programmatic architecture—buildings intended to resemble something other than a building.

Bumann Ranch

Encinitas, San Diego County

Period of Significance: 1886-1965

National Register of Historic Places Criterion A

This ranch consists of the remaining historic features of a small ranch established in 1886; of the original 160-acre homestead, 10 acres remain. One of the last remaining, still-active homestead ranches in San Diego County, Bumann Ranch is associated with the exploration and settlement of the Encinitas area by German immigrants via the Olivenhain Colony. The family continued tilling the

land via horse-drawn farm equipment until the death of one of two ranch horses, Mollie, in 1965.

SAN FRANCISCO COUNTY

Glen Park BART Station

San Francisco, San Francisco County

Period of Significance: 1968-1972

National Register of Historic Places Criterion C

The one-story-over-basement, reinforced concrete transit station in San Francisco's Glen Park neighborhood was designed by architect Ernest Born in an idiosyncratic blend of Brutalist and Bay Region Tradition styles, constructed between 1968 and 1972. The station is widely recognized as one of the most architecturally significant stations in the Bay Area Rapid Transit (BART) system.

Swedish American Hall

San Francisco, San Francisco County

Period of Significance: 1907-1980

National Register of Historic Places Criteria A and C; Criteria Consideration G

Located in San Francisco's Upper Market area is a three-story-over-basement (plus mezzanine), wood frame, combination social hall and commercial building constructed in 1907 for the Swedish Society of San Francisco. The building—notable for its expressive



Swedish American Hall, San Francisco, San Francisco County

was designed with a blend of Scandinavian and Arts and Crafts influences by the Swedish born master architect, August Nordin. Freja Hall, the building's largest public assembly space, features highly ornamental

among the finest expressions of Arts and Crafts design in California. The basement is home to the Cafe Du Nord, in continuous operation since 1908.

SANTA BARBARA COUNTY

Palace Hotel

Guadalupe, Santa Barbara County

Period of Significance: 1912-1958

California Register of Historical Resources Criterion 1 and 2

Also known as the Far Western Tavern, the hotel was a destination for Swiss-Italian immigrants who traveled to Guadalupe and the surrounding area. Built in 1912 for Swiss-Italian immigrant Ercolina Forni and her husband Ernest, Ercolina ran the Palace Hotel alone after Ernest moved to northern California in 1920. The property is significant for its association with the commercial development of the city of Guadalupe and its association with the working life of Ercolina Forni.

Mission Creek Bridge

Santa Barbara, Santa Barbara County

Period of Significance: 1891-1930

National Register of Historic Places Criteria A and C

In addition to the 1891 masonry arch bridge, the nomination includes two attached stone masonry walls: the South Wall (including a fragment of the Mission Santa Barbara aqueduct and the Oliver Trough-Fountain), and the North Wall, also known as the Stegosaurus Wall due to its unique stone coping. The property's naturalistic landscape design elements integrate into the adjacent Mission Historical Park and Rocky Nook Parks, transitioning to the natural landscape of Mission Canyon. A cantilevered wooden walkway, added in 1929 and expanded in 1930, was the latest addition to the bridge and its landscape.

Santa Barbara Club

Santa Barbara, Santa Barbara County

Period of Significance: 1904-1965

National Register of Historic Places Criteria A and C

Serving as the headquarters for a private club, this structure played an influential role in the political, social, cultural, and business life of Santa Barbara between 1904 and 1965. Designed by Francis Wilson with 1925 alterations by Soule and Murphy, the building is an outstanding and rare

example of Beaux Arts architecture in Santa Barbara, where Spanish Colonial Revival style predominated after the 1925 earthquake.

SANTA CLARA COUNTY

Gilroy Southern Pacific Railroad Depot

Gilroy, Santa Clara County

Period of Significance: 1918-1971

National Register of Historic Places Criterion A

The Mediterranean Revival style passenger/freight depot was built in 1918, replacing an earlier depot dating from 1869. It is significant for its association with transportation, from the year of its construction until the end of Southern Pacific's passenger service to the depot in 1971.

Air Base Laundry

Mountain View, Santa Clara County

Period of Significance: 1931

National Register of Historic Places Criterion C

This one-story concrete Spanish Eclectic commercial building, originally used as a commercial laundry, was built in 1931 by the Carl Lindholm Company. It is a locally significant example of Spanish Eclectic architecture, reflecting the architectural styles of nearby Air Base Sunnyvale (previously known as Moffett Field).

Weilheimer House

Mountain View, Santa Clara County

Period of Significance: 1894-1908

National Register of Historic Places Criteria B and C

A one-story residence associated with town trustee and mayor Julius Weilheimer, and a locally significant example of Queen Anne residential architecture. The property has been converted to restaurant use and retains its historic characteristics.

VENTURA COUNTY

Burro Flats Site (Boundary Decrease and Additional Documentation)

Specific Location Restricted, Ventura County

Period of Significance: 5000 BC-1947

National Register of Historic Places Criteria A, C, and D; Criteria Consideration A

This amendment updates a 1976 nomination with additional documentation to establish National Register eligibility in additional areas of significance, including Native American Heritage, Religion, and Art, in addition to Prehistoric Archaeology as previously noted. Located in the Santa Susana Mountain Range, the site of both winter and summer solstice observations is eligible for its remarkable examples of prehistoric Native American rock art that are important representatives of the aesthetic and religious values of the Native American groups who created them.

YOLO COUNTY

Bryte VFW Memorial Hall

West Sacramento, Yolo County

Period of Significance: 1950-1957

California Historical Landmark associated with an individual or group having a profound influence on the history of California

The hall was built in 1946 as a community center and movie theater by Jordan "Pappy" Ramos, in the Bryte neighborhood of the city of West Sacramento. The property is significant as the first All-Indian Veterans of Foreign Wars chapter in California, Post 9054, established in 1950. The post was established by veterans primarily from the Maidu and Miwok tribes of northern California. Beyond its role as a VFW hall, this building became a highly significant location for dances, community, and networking, especially for its role as the site of traditional Miwok dancing. The traditional dances revived at the Bryte VFW Memorial Hall, beginning as intermission entertainment at social dances, were precursors to many regional traditional dance organizations.

NEW MULTIPLE PROPERTY SUBMISSIONS (MPS)

Asian Americans & Pacific Islanders in California, 1850-1970

Multiple Cities, Multiple Counties

Period of Significance: 1850-1970

Criteria A, B, C, and/or D

The Multiple Property Documentation Form (MPDF) establishes a preliminary framework to identify and designate places in California associated with Asian American and Pacific Islander (AAPI) communities. The MPDF compliments and builds upon the national theme study, *Finding A Path Forward: Asian American Pacific Islander National Historic Landmarks Theme Study* produced by the National Park Service. The initial focus is on those groups who had a significant presence in the state before additional federal laws and policies virtually halted migration from Asia in the 1920s and 1930s. These pioneering groups hailed in successive waves primarily from China, Japan, Korea, the Philippines, and the Punjab region of the Indian subcontinent. The Pacific Islanders discussed in this MPDF—Native Hawaiians, Chamorros from Guam in the Mariana Islands, and Samoans from American Samoa—came, like the Filipina/os, from territories controlled by the United States and were not considered immigrants subject to the restrictive laws.

Gran Oriente Filipino Hotel

Asian Americans & Pacific Islanders in California, 1850-1970

San Francisco, San Francisco County

Period of Significance: 1935-1968

Criterion A

The 1907 three-story-over-basement rooming house is located in South Park, a residential enclave in San Francisco's South of Market (SoMa) district. Gran Oriente Filipino, a Masonic organization founded by Filipino Merchant Marines in the early 1920s, began renting the property in 1935. Passage of the Luce-Cellar Act in 1946 allowed Filipina/os who had arrived in the US prior to 1934 to naturalize and consequently to purchase property in California. The lodge's purchase of the rooming house marked an important shift from renting to owning property and was a source of pride in the Filipina/o community. The hotel meets the registration requirements of the *Asian Americans and Pacific Islanders in California* MPS for property types associated with Community Serving Organizations.

Japanese Young Women's Christian Association (YWCA)*Asian Americans & Pacific Islanders in California, 1850-1970*

San Francisco, San Francisco County

Period of Significance: 1932-1959

Criterion A

Designed in a Japanese-inspired style, the original 1932 building by Julia Morgan received an internally connected addition in 2017. Located in San Francisco's Japantown, the property is the only building purpose-built by and for Issei (first generation) Japanese American women in the United States. The property is associated with their struggles and accomplishments as well as with the fight for African American civil rights and homosexual rights. Inspired by the 1980s campaign for Japanese American redress, a multi-generational group of Japanese Americans led a successful legal struggle to regain title to the building so that it could be kept in use for the benefit of the Japanese American community. The building meets the registration requirements of the *Asian Americans and Pacific Islanders in California* MPS for property types associated with Community Serving Organizations.



Japanese YWCA, San Francisco, San Francisco County

Housing Tracts of Joseph Eichler in San Jose, California, 1952-1963 MPS

San Jose, Santa Clara County

Period of Significance: 1952-1963

Criterion C

The Multiple Property Submission covers the modern mass-produced housing built by pioneering merchant builder Joseph Eichler in the Santa Clara Valley, specifically within the city limits of San Jose. Eichler's ideas about housing were inspired by Frank Lloyd Wright's Usonian homes, and became enormously popular in many California cities in the 1950s, featuring broad, horizontal homes, contemporary architecture, and innovative indoor/outdoor designs.

Fairglen Additions (Unit 1, Unit 2, Unit 3)

Housing Tracts of Joseph Eichler in San Jose, California, 1952-1963 MPS

San Jose, Santa Clara County

Period of Significance: 1959-1961

Criterion C

This district of 218 houses in the San Jose neighborhood of Willow Glen was constructed between 1959 and 1961, produced by merchant builder Joseph Eichler and designed by the architectural firms of Anshen & Allen, Jones Emmons & Associates, and Claude Oakland Architect & Associates. Thirteen distinct home plans were constructed on the approximately 6,000 square foot lots. The open floor plans emphasize privacy and the relationship of indoor/outdoor living, typical of Eichler homes and subdivisions.

Program Goals

California's Statewide Historic Preservation Plan, 2019-2023 Update is the National Park Service-approved State Plan for California. This plan is an update of the previous plan, reflecting public input received in 2017 and 2018 that indicated the previous State Plan remains relevant and its goals and objectives continue to be worthy targets over the next five years. 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 committee structure reflects the priorities of the Commission, and those committees attend to subject matters identified in the State Plan.

The Program Goals for the Commission were as follows:

Goal 1: Elevate the value of historical resources and the contribution that stewardship of historic and cultural resources has to the broader California community.

Goal 2: Increase collaboration and partnerships between preservationists and a diverse array of non-traditional partners in order to broaden the constituency for preservation and maximize resources.

Goal 3: Communicate and improve upon the many ways that historic and cultural resources contribute to the livability and sustainability of our communities.

Goal 4: Cultivate a sense of stewardship for historical and cultural resources, and the belief that these resources, and the stories they can tell, enrich our lives and our communities.

Goal 5: Protect, preserve, restore, and maintain historical and cultural resources throughout California, for the education, enjoyment, and enrichment of present and future generations.

Although these goals are intentionally broad, the Commission holds public meetings and workshops to both conduct statutory business as well as elicit public participation related to achieving the outlined goals. For example, workshops were held with regard to the California Historical Resources Information System, specifically as it relates to the fee structure and public access to records. The Commission also relies on the work of the Office of Historic Preservation to achieve stated goals by working with partners on public benefit meetings, such as in the meetings of the Cultural Resources Climate Change Task Force that were initiated in 2019. In conducting historic properties context statement efforts to tell the stories of underrepresented groups such as the Asian Americans and Pacific Islanders in California Multiple Property Documentation Form, several of these goals are further met. The Commission will

work towards attaining these specific goals as well as the Commission's broader goals drawn from the Statewide Historic Preservation Plan.

It should be noted that the Commission did not recommend any legislation in 2019. However, the goals themselves will be addressed in the future to ensure they are reflective of the public will of California, the many diverse communities and public for whom it serves. This will be done by a focus on committees, topic committees, and specific meeting discussions, and revisited on an annual basis.

Resolutions Adopted in 2019

The Commission adopted nine resolutions in 2019.

Resolution No. 2019-01 recognized Anthea Hartig, on the occasion of her appointment as Director of the Smithsonian's National Museum of American History, for her service to the State, the Nation, and the causes of history and historic preservation.

Resolution No. 2019-02 recognized Palm Springs Modernism Week for raising awareness of Modern Architecture on a national and international level and for the preservation of Modern Architecture in the City of Palm Springs.

Resolution No. 2019-03 recognized the California Preservation Foundation for its tremendous efforts and dedication to preservation, and for serving as an important preservation partner of the State Office of Historic Preservation and the State Historical Resources Commission.

Resolution No. 2019-04 recognized Kai Chang for his 2019 National History Day—California entry in the Historical Paper, Junior Division category, selected for a California Historic Places Award.

Resolution No. 2019-05 recognized Catherine Cho, Aranne Jung, Rachael Kim, and Hannah Moon for their 2019 National History Day—California entry in the Group Documentary, Junior Division category, selected for a California Historic Places Award.

Resolution No. 2019-06 recognized Noelle Pak for her 2019 National History Day—California entry in the Individual Documentary, Senior Division category, selected for a California Historic Places Honorable Commendation.

Resolution No. 2019-07 recognized Callie Jacobosky for her 2019 National History Day—California entry in the Individual Documentary, Junior Division category, selected for a California Historic Places Honorable Commendation.

Resolution No. 2019-08 recognized Lina Franco, Natalie Kessler, Jenny Medina, and Jackson Ribeiro for their 2019 National History Day—California entry in the Group Documentary, Junior Division category, selected for a California Historic Places Honorable Commendation.

Resolution No. 2019-09 recognized Rick Moss for his role as a civic leader and public historian, working principally to reveal, conserve, and interpret the history of African Americans in California and the United States. The resolution also recognized Mr. Moss' 14-year tenure on the State Historical Resources Commission from 2005 to 2019.