

APPENDIX D2

Historical Evaluation Memorandum
for the Record



April 6, 2018
Job Number: 2285-001
Historical Evaluation for
935 and 965 E. Grand View Avenue, Sierra Madre, CA 91024

MEMORANDUM FOR THE RECORD

2.6 2285-001.M01

TO: Ginkgo Stonehouse, LLC
Mr. Homer Yen
805 West Duarte Road No. 101
Arcadia, CA 91007

FROM: Sapphos Environmental, Inc.
(Ms. Alexandra Madsen)

SUBJECT: Historical Evaluation for 935 and 965 E. Grand View
Avenue, Sierra Madre, California

ATTACHMENTS: A. DPR 523 Series Forms

EXECUTIVE SUMMARY

This Memorandum for the Record was undertaken on behalf of the owner of the properties located at 935 and 965 E. Grand View Avenue, Sierra Madre, California (APNs 5764-001-017 and 5764-001-018). The property at 935 E. Grand View Avenue contains one approximately 1,700-square-foot single-family residential building and one 600-square-foot shed. The property at 965 E. Grand View Avenue contains three single-family residential buildings; residences measure approximately 1,800 square feet, 1,400 square feet, and 1,500 square feet. There are also two gazebos (approximately 250 square feet) and two sheds (approximately 500–1,000 square feet) located at 965 E. Grand View Avenue. The owner proposes to improve the properties, an act that requires clearance from the City of Sierra Madre under the California Environmental Quality Act (CEQA). Sapphos Environmental, Inc. understands that residences at 965 E. Grand View Avenue are greater than 75 years of age. Therefore, a survey and evaluation of the properties were required in order to determine whether the properties meet the definition of historical resources as defined in Section 15064.5(a) of the CEQA Guidelines. Sapphos Environmental, Inc. (Ms. Alexandra Madsen) determined that the properties are not eligible for inclusion in the National Register of Historic Places, the California Register of Historical Resources, or for designation as Sierra Madre Historic Landmarks. Therefore, the properties do not constitute as historical resources pursuant to CEQA. The review was based on a site investigation of the properties; literature review and online research; and an application of federal, State, and local register eligibility criteria.

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INTRODUCTION

This Memorandum for the Record (MFR) documents the historical evaluation undertaken by Sapphos Environmental, Inc. (Ms. Alexandra Madsen) for the properties located at 935 and 965 E. Grand View Avenue, Sierra Madre, California (APNs 5764-001-017 and 5764-001-018). The property located at 935 E. Grand View Avenue contains one approximately 1,700-square-foot single-family residential building and one 600-square-foot shed. The property located at 965 E. Grand View Avenue contains three single-family residential buildings; residences measure approximately 1,800 square feet, 1,400 square feet, and 1,500 square feet. There are also two gazebos (approximately 250 square feet) and two sheds (approximately 500–1,000 square feet) at 965 E. Grand View Avenue. The subject properties are located in the eastern region of the City of Sierra Madre (City). The subject properties are not part of an existing City-designated historic district and were not previously identified as individual historical resources.

This historical evaluation was prepared for the property owner to determine whether the subject properties are considered historical resources as defined in Section 15064.5(a) of the California Environmental Quality Act (CEQA) Guidelines. Sapphos Environmental, Inc. (Ms. Alexandra Madsen) conducted a site visit on March 21, 2018, to document the buildings and conducted research for the purposes of evaluating whether the properties meet the criteria for inclusion in the National Register of Historic Places (National Register), the California Register of Historical Resources (California Register), or for designation as City Historic Landmarks (City Landmarks).

This MFR includes a summary of the properties' setting; the findings of a field survey; and an assessment of the properties' eligibility for listing in federal, State, and/or local registers. Sapphos Environmental, Inc. finds that the dwellings at 935 and 965 E. Grand View Avenue do not possess sufficient significance and integrity to merit listing in the National Register, California Register, or to merit designation as City Landmarks.

ELIGIBILITY CRITERIA

Federal

The National Historic Preservation Act of 1966, as amended, defines the criteria to be considered eligible for listing in the National Register:

The quality of significance in American history, architecture, archeology, engineering, and culture is present in districts, sites, buildings, structures, and objects that possess integrity of location, design, setting, materials, workmanship, feeling, and association and

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

- D. *that have yielded, or may be likely to yield, information important in prehistory or history (36 Code of Federal Regulations [CFR] Section part 63).*

State of California

Section 5024.1(c), Title 14 California Code of Regulations, Section 4852 of the California Public Resources Code, defines the criteria to be considered eligible for listing in the California Register:

A resource may be listed as an historical resource in the California Register if it meets any of the following [National Register] criteria:

1. *Is associated with events that have made a significant contribution to the broad patterns of California's history and cultural heritage; or*
2. *Is associated with the lives of persons important in our past; or*
3. *Embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of an important creative individual, or possesses high artistic values; or*
4. *Has yielded, or may be likely to yield, information important in prehistory or history.*

Section 15064.5(b) of the CEQA Guidelines identifies the following criteria which may result in a substantial adverse change to a historical resource:

- b) *A project with an effect that may cause a substantial adverse change in the significance of an historical resource is a project that may have a significant effect on the environment.*
- (1) *Substantial adverse change in the significance of an historical resource means physical demolition, destruction, relocation, or alteration of the resource or its immediate surroundings such that the significance of an historical resource would be materially impaired.*
 - (2) *The significance of an historical resource is materially impaired when a project:*
 - (A) *Demolishes or materially alters in an adverse manner those physical characteristics of an historical resource that convey its historical significance and that justify its inclusion in, or eligibility for, inclusion in the California Register of Historical Resources; or*

- (B) *Demolishes or materially alters in an adverse manner those physical characteristics that account for its inclusion in a local register of historical resources pursuant to section 5020.1(k) of the Public Resources Code or its identification in an historical resources survey meeting the requirements of section 5024.1(g) of the Public Resources Code, unless the public agency reviewing the effects of the project establishes by a preponderance of evidence that the resource is not historically or culturally significant; or*
 - (C) *Demolishes or materially alters in an adverse manner those physical characteristics of a historical resource that convey its historical significance and that justify its eligibility for inclusion in the California Register of Historical Resources as determined by a lead agency for purposes of CEQA.*
- (3) *Generally, a project that follows the Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings or the Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings (1995), Weeks and Grimmer, shall be considered as mitigated to a level of less than a significant impact on the historical resource.*

City of Sierra Madre

Chapter 17.82. of the Zoning section for the Sierra Madre Municipal Code provides the following designation criteria:

For the purposes of this chapter, an improvement, natural feature, or site may be designated a historic landmark by the city council upon a recommendation by the commission if it meets at least one of the following criteria:

- A. *Historic. It was the site of, or is associated with local, state or national cultural, social, economic, political or natural history, events or persons significant to the history of Sierra Madre, or it reflects significant geographical patterns, including those associated with different eras of settlement and growth, particular transportation modes, or distinctive examples of park or community planning.*
- B. *Architectural. It is representative of the work or is one of a few remaining examples of a notable builder, designer or architect, or, it embodies distinctive characteristics of a style, type, period or method of construction, or, is a valuable example of architectural achievement or innovation such as the use of indigenous materials or craftsmanship.*

HISTORIC CONTEXT

Early Development of Sierra Madre

The Spanish entered the San Gabriel Valley area in 1761, displacing the native Tongva villages and creating the Mission San Gabriel Arcángel. Sierra Madre was initially developed by Nathaniel Carter, who purchased 1,103 acres of land for the town in 1881 from Elias “Lucky” Baldwin. Baldwin was a trader who had purchased valuable properties in San Francisco, eventually acquiring the former Spanish Santa Anita Rancho from one of the land speculators who were acquiring Foothill Region land, which they sold for a quick profit. Baldwin became well known for creating the first Santa Anita horse race track.

Significant infrastructure was initiated to form the town. Between 1882 and 1900, a firehouse was constructed, followed by the Sierra Madre Water Company, a schoolhouse, a cigar factory, a church, a library, and the first town hall. Just after the Pacific Electric Railway (Red Car) line was constructed in 1906, the first electric lights and telephone lines were installed and Baldwin Avenue was paved. The name of Central Avenue, the Red Car line’s path, was changed to Sierra Madre Boulevard on January 8, 1936.¹ Residential and commercial development continued, and today, the town retains its small-town feel within bustling Los Angeles County.

Craftsman Style

Rooted in the principles of the late-19th-century Arts and Crafts movement in England, the Craftsman aesthetic and ideals were developed and promoted in the United States by furniture maker Gustav Stickley and his 1901 magazine, *The Craftsman*. Craftsman architectural design reached its apogee with the work of two brothers, Charles S. and Henry M. Greene, who practiced together in Pasadena from 1893 to 1914, and with the work of a handful of other architects primarily located in the vicinity of the Arroyo Seco and the San Francisco Bay area. The work of the Greene brothers and other Craftsman-style architects was widely published in both professional and popular journals. This exposure fueled the popularity of the Craftsman style, which spread quickly throughout the country. Craftsman house plans became easily accessible to the middle class through pattern books and mail-order houses, such as Sears, Roebuck & Company and Montgomery Ward. Affordable and easily constructed from locally available materials, the mostly one- or one-and-a-half-story Craftsman homes became known as bungalows and dominated middle-class residential design during the first quarter of the 20th century. Although some Craftsman homes were two stories, large-scale versions of Craftsman houses were rare except in California.

¹ “Sierra Madre Historical Timeline.” City of Sierra Madre. Accessed September 2017. Available at: http://cityofsierramadre.hosted.civiclive.com/services/library/local_history/sierra_madre_timeline/

Craftsman buildings utilize materials such as wood, stone, and brick in a natural-appearing state. Structural features were left exposed and exploited for their decorative qualities. Earth tones were favored, integrating the building with the surrounding landscape. Horizontality was emphasized through low, ground-hugging massing; employment of broadly pitched, overhanging roofs; and utilization of wood siding and flat trim laid in continuous bands. Often, the lower portion of the exterior walls or porch supports was battered, or tapered, so as to be heavier at ground level. Capacious front porches were nearly ubiquitous features, often overlooked by generous expanses of windows clustered in groups. A combination of window types was used, with casement windows and fixed windows commonly appearing on the façade and double-hung sash on the sides and rear, and entries typically were characterized by oversized, heavy, wood-paneled doors.²

The Blake Craftsman, a somewhat tall example of the style constructed in 1908, is recognized within Sierra Madre as one of its higher-style Craftsman homes, but Greene and Greene's Edgar Camp House (1904); the Sierra Madre Woman's Club (Essick House, 1914); and the Jameson estate (1910) all offer more unique and unusual examples.

Character-defining features of the Craftsman style:³

- One to two stories
- Low-pitched, gabled (or sometimes hipped) roof
- Wide, unenclosed eave overhang
- Exposed rafters, beams, and/or braces in the eaves
- Vents, usually slatted or trellised, in the gable ends
- Shed- or gable-roofed dormers and sleeping porches
- Wood siding (shingle, shake, or clapboard)
- Brick (common and clinker), stone (boulders, cobbles, or "cast" stone), and more rarely, stucco, used for porch piers, railings, and foundations
- Porches, full- or partial-width or 'L'-shaped
- Porch piers, sometimes resting on pedestals
- Gabled or shed porch roofs, often echoing the shape and detailing of the main roof
- Widely proportioned front doors, sometimes with beveled glass inserts or panels
- Tripartite window groupings
- Art glass windows (usually on side elevations, marking locations of interior sideboards and stairways)
- Wide window and door casings, often with extended lintels
- "Battered" or sloping foundations, chimneys, porch piers
- Pergola porch extensions
- Overall horizontal emphasis

Although these are considered the most typical character-defining features, not all will apply to each Craftsman-style building. Various regional architectural and building material preferences, as well as socio-economic factors, influenced several Craftsman typologies that developed, especially in Southern California. In general, the style became increasingly simplified through reduction to a few recognizable elements in the decade following World War I.

² McAlester, Virginia, and Lee McAlester. 2004. *A Field Guide to American Houses*. New York, NY: Knopf Doubleday.

³ City of Long Beach. 2009. *Historic Context Statement*. Prepared by Sapphos Environmental, Inc., Pasadena, CA. P. 206.

PROPERTY HISTORY

Site History

The subject properties were developed as subdivisions of the Camillo Guercio Tract. The Camillo Guercio Tract was platted in 1906 and was subdivided from a portion of Lot 27 of the Sierra Madre Tract and a portion of Township 1 North, Range 11 West, Section 16. The proprietor was Camillo Guercio. Little is recorded of Camillo Guercio; however, newspapers in Los Angeles do frequently mention him purchasing and selling land from the early 1880s to the early 1910s. The properties were subdivisions of Lot 35 in the Camillo Guercio Tract (Figure 1, *Camillo Guercio Tract Map [Lot 35 Highlighted]*).⁴ The property at 965 E. Grand View Avenue also includes a portion of land from the property of P.H. Lannan, a large swath of land to the east of the parcel that was originally known as Lannan Ranch.⁵ It does not appear that the land from the Lannan Ranch was developed prior to subdivision.

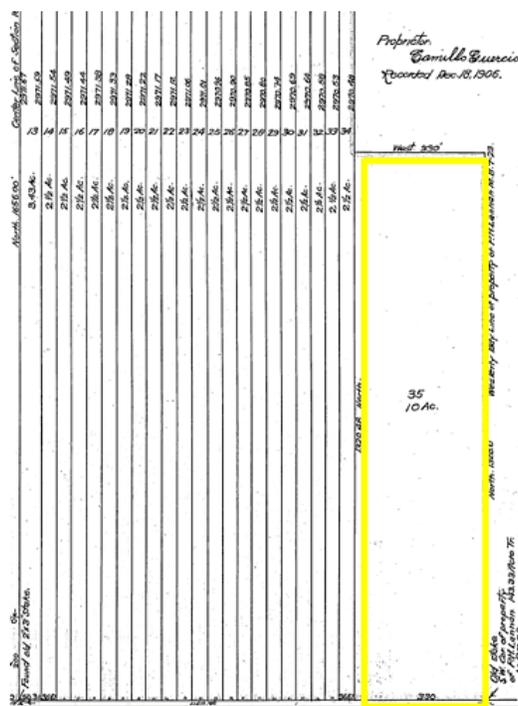


Figure 1. Camillo Guercio Tract Map (Lot 35 Highlighted)
SOURCE: Los Angeles County Department of Public Works, 1906⁶

The properties are not illustrated in the 1908, 1927, or 1927–1941 Sanborn Fire Insurance Maps of Sierra Madre. However, at least one extant building is visible in early topographic maps, and is shown as one of two buildings in the area from 1894 to 1927 (Figure 2, *Historic Maps of Property, 1894 and 1927*).

⁴ County of Los Angeles. 1930–1937. Assessor Map Book 749, P. 15.

⁵ County of Los Angeles. 1954–1958. Assessor Map Book 749, P. 1.

⁶ Los Angeles County Department of Public Works. September 1906. “Map of the Camillo Guercio Tract Being a Subdivision of a Part of Lot 27 of the Sierra Madre Tract and a Portion of Section 16.TN1.R11W.” Accessed March 21, 2018. Available at: <http://dpw.lacounty.gov/sur/nas/landrecords/tract/MB0011/TR0011-120.pdf>

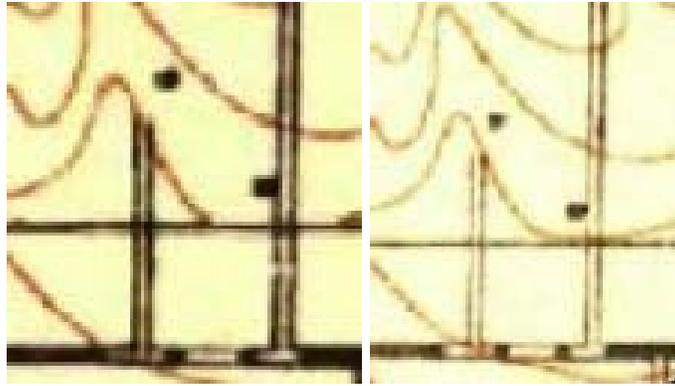


Figure 2A–B. Historic Maps of Properties, 1894 and 1927

SOURCE: *Historicaerials.com*, 2018

In 1889, G. B. Varni sold an undivided half interest in Lot 3 of the Santa Anita tract to Camillo Guercio.⁷ An 1896 *Los Angeles Herald* article also records the sale of the tract, described as land from the Santa Anita tract, from H.A. Unruh to Camillo Guercio for \$1,500.⁸ H.A. Unruh owned the H. A. Unruh Company, a company that sold large tracts of land across the southern United States and northern Mexico.⁹ H.A. Unruh acted as manager of the E.J. (“Lucky”) Baldwin properties after Baldwin’s death.¹⁰

There are a combined four residences, three sheds, and two gazebos between the two parcels. The front house of the parcel located at 965 E. Grand View Avenue appears to be older than 1894 according to historic maps. Residence No. 1 and shed No. 1 are located at 935 E. Grand View Avenue. Residences Nos. 2, 3, and 4; gazebos Nos. 1 and 2; and sheds Nos. 2 and 3 are located at 965 E. Grand View Avenue (Figure 3, *Sketch Map*).

⁷ “Real Estate Transfers.” 13 October 1889. *Los Angeles Times*, P. 6.

⁸ “Real Estate Transfers.” 18 January 1896. *Los Angeles Herald*, P. 9.

⁹ “Hundreds of Acres of Land.” 9 September 1914. *Los Angeles Times*, P. 14.

¹⁰ “Baldwin Gives Widow Only a Trifling Share.” 4 March 1909. *Los Angeles Herald*, P. 16.

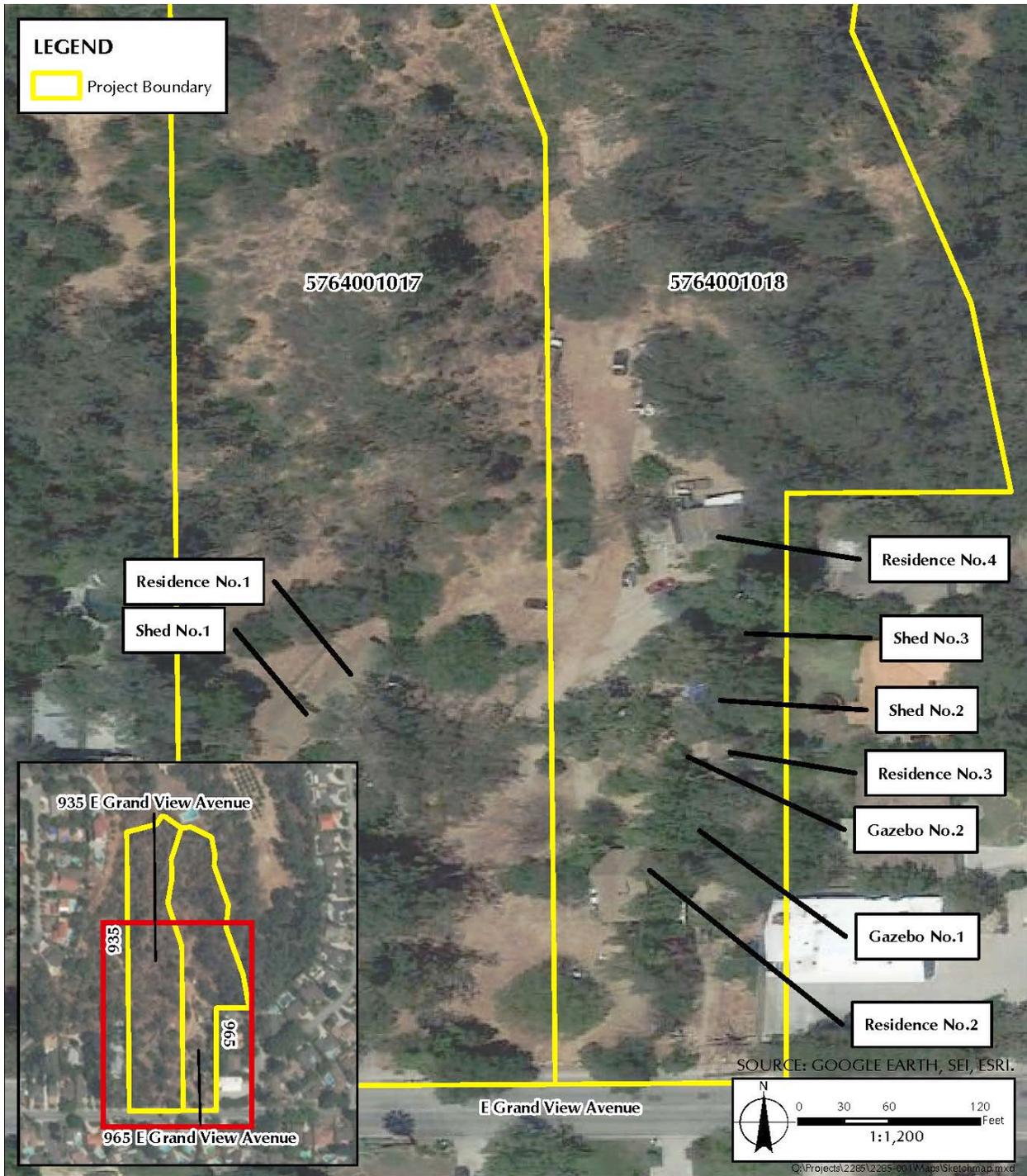


Figure 3. Sketch Map
 SOURCE: Sapphos Environmental, Inc., 2018

FIELD SURVEY FINDINGS

Sapphos Environmental, Inc. Historic Resources staff (Ms. Alexandra Madsen) conducted an intensive-level field survey of 935 and 965 E. Grand View Avenue and their setting on March 21, 2018. Research was also conducted in the building permits on file at the City of Sierra Madre Building and Safety Department and the County of Los Angeles Assessor's records. Additional research was conducted in online resources including newspapers, Ancestry.com, and Sanborn Fire Insurance Maps.

935 E. Grand View Avenue

Located at 935 E. Grand View Avenue, Sierra Madre, California (APN 5764-001-017), the subject property is bordered by wooded lands to the north, the property at 965 E. Grand View Avenue to the east, E. Grand View Avenue to the south, and single-family residences to the west. The property is accessed via a paved driveway lined with stones and a grove of avocado trees (*Persea Americana*) that were planted circa 1940–1950 (Figure 4, *View of 935 E. Grand View Avenue Driveway*).



Figure 4. View of 935 E. Grand View Avenue Driveway
SOURCE: Sapphos Environmental, Inc., 2018

Residence No. 1

On the property located at 935 E. Grand View Avenue are a 1,700-square-foot single-family residence (residence No. 1) and a 600-square-foot shed (shed No. 1). The residence is a post-war building constructed in 1947 and is laid out in a plan oriented south to north. The building was originally Ranch style but has received numerous alterations and additions over the decades which greatly altered the building's appearance, and the building is now vernacular. The building originally was constructed with an 'L'-shaped footprint, but currently has a 'U'-shaped footprint due to alterations. The residence was constructed of bricks, which are still exposed, and has a hipped roof with deeply overhanging boxed eaves. Additions are identifiable by their stucco exterior and shed-style roofs. Fenestration is a combination of original wood double-hung windows and aluminum casement windows (Figure 5, *General View of Residence No. 1 from the South*).



Figure 5. General View of Residence No. 1 from the South
SOURCE: *Sapphos Environmental, Inc., 2018*

The entrance to the residence is accessed to the south via a patio and recessed entrance. The primary door has a 6-light window to provide natural light. The southernmost ell of the building is an addition, as visible from the stucco exterior and shed-style roof that sits upon the edge of the original hipped roof. The entrance is flanked on one side by the original building with brick exterior and 18-light aluminum windows and the other side by an addition with shed-style roof and 6-light aluminum casement windows (Figure 6, *View of Primary Entrance, Residence No. 1, 935 E. Grand View Avenue*).



Figure 6. View of Primary Entrance, Residence No. 1, 935 E. Grand View Avenue
SOURCE: *Sapphos Environmental, Inc., 2018*

The southern façade of 935 E. Grand View Avenue features an additional south-facing entrance that is part of another addition to the primary façade. This addition is located in the southwestern corner of the residence and was constructed beneath the deep projection of the roof eave. The

addition is discernible from the original building by its stucco exterior, and is accessed via three wood steps. The door is kitty-corner to an original, wood double-hung window. This window starkly contrasts with altered windows apparent on both additions and the original building, which are aluminum fixed and casement windows. Various metal vents that provide passive airflow to the attic are visible from this façade (Figure 7, *View of Primary [Southern] Façade, Residence No. 1, 935 E. Grand View Avenue*).



Figure 7. View of Primary (Southern) Façade, Residence No. 1, 935 E. Grand View Avenue
SOURCE: *Sapphos Environmental, Inc., 2018*

The eastern façade does not appear to feature any additions, but instead evidences the residence's double-hipped roof and brick exterior. However, an aluminum casement window along this façade with windowsill was likely an alteration. The chimney is located along the northern façade but is visible from this side. The exterior of the property was painted to resemble stone and vistas at an unknown date (Figure 8, *View of Eastern Façade, Residence No. 1, 935 E. Grand View Avenue*).



Figure 8. View of Eastern Façade, Residence No. 1, 935 E. Grand View Avenue
SOURCE: *Sapphos Environmental, Inc., 2018*

Shed No. 1

Shed No. 1 is located perpendicular and to the southwest of the residence and measures approximately 600 square feet. The shed is constructed of wood with a stucco exterior, has a shingle-clad gable roof, concrete floors, and wood doors. The roof eaves have sustained damage over time and the wood doors are only partially attached to the building (Figure 9, *View of Shed No. 1, 935 E. Grand View Avenue*).



Figure 9. View of Shed No. 1, 935 E. Grand View Avenue
SOURCE: *Sapphos Environmental, Inc., 2018*

Landscaping

The front yard faces E. Grand View Avenue and features fruit trees that were planted in the late 1940s or early 1950s and appears to no longer be maintained (Figure 10, *View of Yard, 935 E. Grand View Avenue*).



Figure 10. View of Yard, 935 E. Grand View Avenue
SOURCE: *Sapphos Environmental, Inc., 2018*

965 E. Grand View Avenue

Located at 965 E. Grand View Avenue, Sierra Madre, California (APN 5764-001-018), the subject property is bordered by wooded lands to the north, single-family residences and Sierra Madre Search and Rescue on Stonehouse Road to the east, E. Grand View Avenue to the south, and the property at 935 E. Grand View Avenue to the west. The property is accessed via a dirt driveway lined with stones and trees (Figure 11, *View of 965 E. Grand View Avenue Driveway*).



Figure 11. View of 965 E. Grand View Avenue Driveway
SOURCE: *Sapphos Environmental, Inc., 2018*

The property at 965 E. Grand View Avenue contains three single-family residential buildings, two gazebos, and two sheds. The southernmost residence (residence No. 2) measures approximately 1,800 square feet; the centrally located residence (residence No. 3) measures approximately 1,400 square feet; and the northernmost residence (residence No. 4) measures approximately 1,500 square feet. The two gazebos measure approximately 250 square feet (gazebos Nos. 1 and 2) and the two sheds (sheds Nos. 1 and 2) measure approximately 500–1,000 square feet.

Residence No. 2

Residence No. 2 is the southernmost building on the property located at 965 E. Grand View Avenue and measures approximately 1,800 square feet. According to historic maps, it appears that the property was constructed circa 1894, and has been substantially altered since that date.

The building has a rectangular footprint, broken gable roof, and central sleeping porch. It was likely originally constructed in the turn-of-the-century cabin style with some Craftsman-style alterations. However, the property no longer retains this appearance due to alterations (Figure 12, *General View of Residence No. 2 from Southwest, 965 E. Grand View Avenue*).



Figure 12. General View of Residence No. 2 from Southwest, 965 E. Grand View Avenue
SOURCE: *Sapphos Environmental, Inc., 2018*

The primary (southern) façade of the residence features the central sleeping porch that was possibly an enclosure of an earlier porch; this alteration likely occurred in the 1910–1920s. An original dormer with a shed roof and wood shingle cladding is centered on the broken-gable roof. The exterior of the building was re-clad in board-and-batten siding at an unknown date; as visible from the dormer, the building was likely originally clad in wood shingles. Fenestration is composed of a ribbon of wood mullion casement windows that wraps around the three-sided sleeping porch and dormer (Figure 13, *View of Primary [Southern] Façade, Residence No. 2, 965 E. Grand View Avenue*).

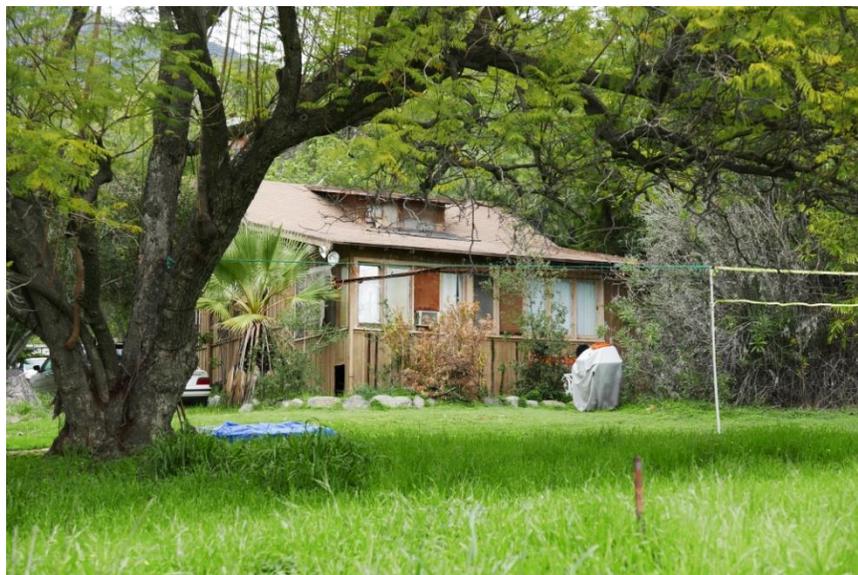


Figure 13. View of Primary (Southern) Façade, Residence No. 2, 965 E. Grand View Avenue
SOURCE: *Sapphos Environmental, Inc., 2018*

Along the western side of the building, the board-and-batten siding is divided by a number of horizontal boards. Fenestration is comprised of paired casement windows with wood mullions. A drain pipe painted to match the exterior is located down the center of this façade (Figure 14, *View of Western Façade, Residence No. 2, 965 E. Grand View Avenue*).



Figure 14. View of Western Façade, Residence No. 2, 965 E. Grand View Avenue
SOURCE: *Sapphos Environmental, Inc., 2018*

The northern façade features what is likely an addition to the building. This addition is shorter than the original building and features a shed roof. Windows along this façade are mostly sliding windows (Figure 15, *View of Northern Façade, Residence No. 2, 965 E. Grand View Avenue*).



Figure 15. View of Northern Façade, Residence No. 2, 965 E. Grand View Avenue
SOURCE: *Sapphos Environmental, Inc., 2018*

Another possible addition is visible along the eastern façade of the residence; this addition also features a shed-style roof and small, wood casement windows. An exterior wood staircase provides

entrance to the second story along this façade, with an additional entrance tucked beneath it. Although the property may have originally had an exterior, exposed staircase, this staircase appears to be newer, likely dates to the 1960s, and appears to be an addition (Figure 16, *View of Eastern Façade, Residence No. 2, 965 E. Grand View Avenue*).



Figure 16. View of Eastern Façade, Residence No. 2, 965 E. Grand View Avenue
SOURCE: *Sapphos Environmental, Inc., 2018*

The southeastern corner of the residence includes a roughly-constructed shelter that provides entrance to the sleeping porch. This shelter is built of wood posts with waist-high plywood walls and a flat, corrugated metal roof (Figure 17, *View of Southeastern Corner, Residence No. 2, 965 E. Grand View Avenue*). It is a modern alteration to the building. Residence No. 2 has received numerous alterations over the past 100+ years and is in fairly poor condition due to neglect.



Figure 17. View of Southeastern Corner, Residence No. 2, 965 E. Grand View Avenue
SOURCE: *Sapphos Environmental, Inc., 2018*

Gazebo No. 1

Located just north of residence No. 2 is gazebo No. 1. The gazebo measures approximately 250 square feet and has a floor constructed of wood pallets set on concrete blocks, bamboo poles, and a tiered tarp roof. The gazebo is a modern construction but likely supplanted an earlier gazebo, as evidence from the stone platform on which it is constructed. This platform features a ring of large stones and three central stones that serve as steps (Figure 18, *View of Gazebo No. 1, 965 E. Grand View Avenue*). The gazebo is modern and does not date to the initial development of this property.



Figure 18, View of Gazebo No. 1, 965 E. Grand View Avenue
SOURCE: *Sapphos Environmental, Inc., 2018*

Gazebo No. 2

Gazebo No. 2 is situated in the central region of the parcel and to the immediate west of residence No. 3. This gazebo also measures approximately 250 square feet and is a pre-fabricated metal structure with ornamented posts covered by a plastic tarp. The gazebo sits upon concrete pavers (Figure 19, *View of Gazebo No. 2, 965 E. Grand View Avenue*). The gazebo is modern and does not date to the initial development of the property.



Figure 19. View of Gazebo No. 2, 965 E. Grand View Avenue
SOURCE: *Sapphos Environmental, Inc., 2018*

Residence No. 3

Located north of residence No. 1, east of gazebo No. 2 and south of shed No. 2, is residence No. 3. Residence No. 3 measures approximately 1,400 square feet, is vernacular, and was likely constructed in the 1930s based upon the style and materials of the building. The residence has a gable roof clad in shingles and the exterior is clad in board and batten siding. The stone wall lining the driveway continues along the front side of the residence (Figure 20, *General View of Residence No. 3 from Southwest, 965 E. Grand View Ave*).



Figure 20. General View of Residence No. 3 from Southwest, 965 E. Grand View Avenue
SOURCE: *Sapphos Environmental, Inc., 2018*

Along the primary façade, the building has a sheltered entrance porch that features squared wood columns and a shed roof. The entrance is a paneled wood door accessed by a stairway. Fenestration is comprised of paired wood casement windows (Figure 21, *View of Primary [Western] Façade, Residence No. 3, 965 E. Grand View Ave*).



Figure 21. View of Primary (Western) Façade, Residence No. 3, 965 E. Grand View Avenue
SOURCE: *Sapphos Environmental, Inc., 2018*

The southern façade of residence No. 3 features a roof gable end, board and batten siding, a paired wood casement window, and vent to provide passive air flow (Figure 22, *View of Southern Façade, Residence No. 3, 965 E. Grand View Avenue*).



Figure 22. View of Southern Façade, Residence No. 3, 965 E. Grand View Avenue
SOURCE: *Sapphos Environmental, Inc., 2018*

A prefabricated addition is located along the northern façade (Figure 23, *View of Northern Façade, Residence No. 3, 965 E. Grand View Avenue*). The residence has received numerous alterations, including altered windows, a new trellis, and new staircase.



Figure 23. View of Northern Façade, Residence No. 3, 965 E. Grand View Avenue
SOURCE: *Sapphos Environmental, Inc., 2018*

Shed No. 2

Shed No. 2 is located to the north of residence No. 3 and measures approximately 1,000 square feet. The shed was likely constructed in the 1900s–1910s, has board and batten siding, and a gable roof clad in shingles. Along its western façade, shed No. 2 has a large entrance likely used for vehicles and a concrete foundation (Figure 24, *View of Western Façade, Shed No. 2, 965 E. Grand View Avenue*).



Figure 24. View of Western Façade, Shed No. 2, 965 E. Grand View Avenue
SOURCE: *Sapphos Environmental, Inc., 2018*

A smaller, lean-to shed is attached on the shed's northern façade. The shed is in poor condition and much of the wood has rotted over time due to neglect (Figure 25, *View of Northern Façade, Shed No. 2, 965 E. Grand View Avenue*).



Figure 25. View of Northern Façade, Shed No. 2, 965 E. Grand View Avenue
SOURCE: *Sapphos Environmental, Inc., 2018*

Shed No. 3

Just north of shed No. 2 is located shed No. 3. This shed measures approximately 500–1,000 square feet and was likely constructed piece-meal from the 1900s to the 1930s. The building is constructed of wood and features both plywood and board and batten siding. Along the northern façade are paired double-acting doors with multiple lights (Figure 26, *View of Northern Façade, Shed No. 3, 965 E. Grand View Avenue*).



Figure 26. View of Northern Façade, Shed No. 3, 965 E. Grand View Avenue
SOURCE: *Sapphos Environmental, Inc., 2018*

The southern façade evidences the various construction phases of this building: half of the building is clad in board and batten, and likely dates to the 1900–1910s, whereas another ell is much newer and constructed of plywood. The roof is a combination of flat and shed-style forms and is covered in a plastic tarp. The structure has received numerous alterations and is in poor condition due to neglect (Figure 27, *View of Southern Façade, Shed No. 3, 965 E. Grand View Avenue*)



Figure 27. View of Southern Façade, Shed No. 3, 965 E. Grand View Avenue
SOURCE: *Sapphos Environmental, Inc., 2018*

Residence No. 4

The northernmost building on the parcel is residence No. 4. This residence measures approximately 1,500 square feet, has a rectangle footprint, is vernacular, and was constructed at an unknown date, possibly between 1900 and 1920 based upon the style and materials of the building. The building's primary façade faces west and is accessible via an enclosed entrance and stairway (Figure 28, *General View of Residence No. 4 from Southwest, 965 E. Grand View Avenue*).



Figure 28. General View of Residence No. 4 from Southwest, 965 E. Grand View Avenue
SOURCE: *Sapphos Environmental, Inc., 2018*

The building's exterior is clad in board and batten siding. Residence No. 4 has a broken gable roof with exposed rafter tails, one indicator of an early date of construction. The roof is clad in composition shingles, and appears to have been extended on the primary façade to shelter the entrance. This overhang is upheld by squared wood posts and enclosed with waist-high wood latticework sheets. This later addition also altered the way the building is entered with a raised porch and concrete stairway located parallel to the primary façade. Double-hung wood windows are located on the primary façade (Figure 29, *View of Primary [Western] Façade, Residence No. 4, 965 E. Grand View Avenue*).



Figure 29. View of Primary (Western) Façade, Residence No. 4, 965 E. Grand View Avenue
SOURCE: *Sapphos Environmental, Inc., 2018*

The southern façade of the property illustrates the broken gable roof, as well as the unoriginal sliding aluminum windows; these replaced what were likely wood windows at an unknown date. The eastern façade of the building features what is likely an alteration, as the rafter tails do not overhang as they do on the primary façade (Figure 30, *View of Southern Façade, Residence No. 4, 965 E. Grand View Avenue*).



Figure 30. View of Southern Façade, Residence No. 4, 965 E. Grand View Avenue
SOURCE: *Sapphos Environmental, Inc., 2018*

The northern façade of residence No. 4 evidences a vent to provide passive air flow beneath the roof and a number of smaller, likely altered windows. An addition of wood with a shed roof is constructed off this façade and features vinyl 8-light windows. This addition was completed in 1983.¹¹ This residence has received numerous alterations and appears to suffer from deferred maintenance as is evident in the roof and siding (Figure 31, *View of Northern Façade, Residence No. 4, 965 E. Grand View Avenue*).



Figure 31. View of Northern Façade, Residence No. 4, 965 E. Grand View Avenue
SOURCE: *Sapphos Environmental, Inc., 2018*

¹¹ City of Sierra Madre, Plot Plan. Approved February 7, 1983.

Landscaping

The primary driveway winds along the central region of the parcel, skirting around various native trees (Figure 32, *View of Driveway and Trees, 965 E. Grand View Avenue*). The rear yard of the property is mostly undeveloped and encapsulates the woodlands that are native to the foothills (Figure 33, *View of Yard, 965 E. Grand View Avenue*).



Figure 32. View of Driveway and Trees, 965 E. Grand View Avenue
SOURCE: *Sapphos Environmental, Inc., 2018*

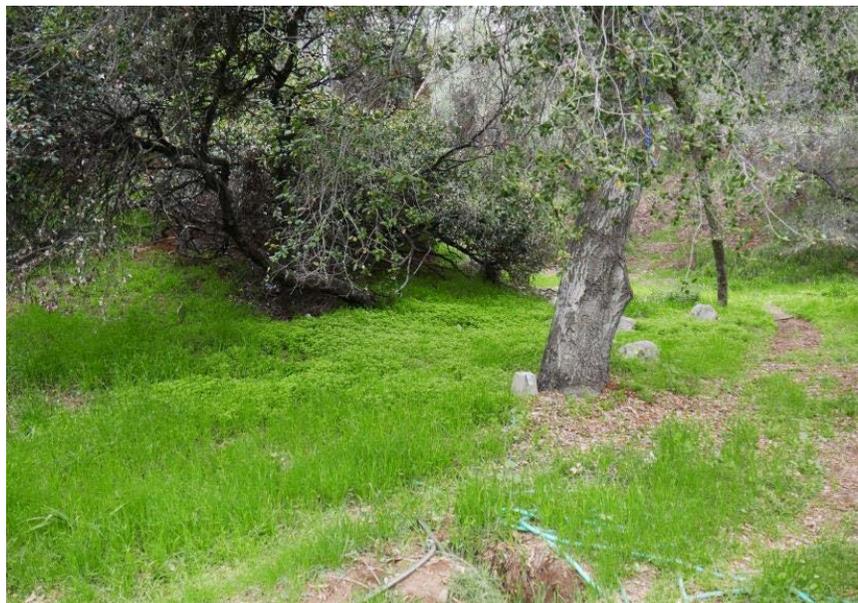


Figure 33. View of Yard, 965 E. Grand View Avenue
SOURCE: *Sapphos Environmental, Inc., 2018*

Setting

The buildings are situated in large, oblong residential parcels that face single-family residences on E. Grand View Avenue to the south and largely wooded swaths of the Angeles National Forest to the north. The properties are located within a residential neighborhood in Sierra Madre, and the neighboring residences reflect a variety of architecture styles and periods. The neighborhood around 935 and 965 E. Grand View Avenue is comprised of 1940s–1970s Ranch- and Minimal-Tradition-style homes. These homes were constructed on parcels that were subdivided to accommodate housing needs in the post-war years. Residences along E. Grand View Avenue reflect various eras of construction; styles and periods of architecture including post-war Ranch and Minimal Traditional, and Contemporary in-fill houses. Many of the residences of this block have been altered or are low-style examples of Ranch or Minimal Traditional styles of architecture (Figures 34A–C, *View of E. Grand View Avenue*). The block does not appear to represent a cohesive historic district because the buildings were constructed at a variety of time periods and reflect low styles of architecture. Therefore, this segment of E. Grand View Avenue does not appear to possess the architectural merit or integrity to form a historic district eligible for listing in the National Register, the California Register, and/or the City of Sierra Madre inventory.



Figure 34A. View of E. Grand View Avenue
SOURCE: *Sapphos Environmental, Inc., 2018*



Figure 34B. View of E. Grand View Avenue
SOURCE: *Sapphos Environmental, Inc., 2018*



Figure 34C. View of E. Grand View Avenue
SOURCE: *Sapphos Environmental, Inc., 2018*

BUILDING HISTORY

935 E. Grand View Avenue

The original building permits for residence No. 1 and shed No. 1 were not available. However, a 1970 Grant Deed records the purchase of the property by Michael M. and Catherine M. Heflin from Walter A. and Verna R. Richter.¹² The only permits on file with the City of Sierra Madre are for a septic tank,¹³ an electric permit for service,¹⁴ and a plumbing permit.¹⁵ Michael Helfin was listed as the property owner on the permits.

965 E. Grand View Avenue

No original building permits for any of the buildings on this parcel were available. Residence No. 2 was re-roofed on November 1st of an unknown year (between 1930 and 1954) by then-owner Cameron T. Dickinson.¹⁶ In 1983, an addition was completed on residence No. 4.^{17,18} In 1984, the Department of Health Services wrote to then-owner Michael Heflin requiring numerous health concerns to be addressed on the property. Concerns included debris in the yard harboring rats and shower water running to the outside ground.¹⁹ In 1988, fire damage to the downstairs bedroom ceiling of one of the three residences was repaired.²⁰ Besides these documents the only records are of electrical²¹ and plumbing permits.²²

¹² Los Angeles County, Grant Deed No. 7036117, November 18, 1970.

¹³ County Sanitation Districts of Los Angeles County, Account No. 0358117, January 9, 1992.

¹⁴ City of Sierra Madre, Electrical Permit, 13 December 1993.

¹⁵ City of Sierra Madre, Plumbing Permit, 15 March 1989.

¹⁶ City of Sierra Madre, Building Permit No. 5782, November 1st; Cameron Dickinson is listed as owning the property between 1930 and 1954 in Assessor records.

¹⁷ City of Sierra Madre. Plot Plan. Approved February 7, 1983.

¹⁸ City of Sierra Madre. 7 February 1983. Building Permit No. 15491.

¹⁹ Department of Health Services. 24 September 1984. Letter to Michael Heflin. Subject: Sanitation.

²⁰ City of Sierra Madre. 16 May 1988. Building Permit No. 21568

²¹ City of Sierra Madre, Electrical Permit No. 16937, October 7, 1993; City of Sierra Madre, Electrical Permit No. 13547, July 1, 1980; City of Sierra Madre, Electrical Permit No. 21569, May 16, 1988.

Ownership History

Based upon a review of the Los Angeles County Assessor's parcel data, and information from the Building Department at the City, the property was owned by the same property owner from 1911 to 1930, and was subdivided circa 1930. For this reason, the chart below lists the properties together from the earliest record (1911) until this subdivision date, when the properties at 935 and 965 E. Grand View Avenue are listed separately. Additionally, when subdivided, part of the property at 965 E. Grand View Avenue was subdivided from what was "Property of P. H. Lannan" of the Lannan Ranch. It is also worthy to note that the properties appear to again be owned by the same owner, Michael Heflin, from 1970 to the 1990s (Table 1, *Assessor Data for 935 and 965 E. Grand View Avenue*).

**TABLE 1
ASSESSOR DATA FOR 935 AND 965 E. GRAND VIEW AVENUE**

Map Book No.	Page No.	Date	935 E. Grand View Ave	965 E. Grand View Ave
66	217	1911–1918	Walton W. Bayard Anne E. A. Darling	Walter W. Bayard Anne E. A. Darling
66	218	1917–1924	Anne E. A. Darling	Anne E. A. Darling
66	218	1924–1930	Anne E. A. Darling Anne E. A. Dickinson	Anne E. A. Darling Anne E. A. Dickinson
749	15	1930–1937	Anne E. A. Dickinson Anne E. A. and Cameron T. Dickinson	Anne E. A. Dickinson Anne E. A. and Cameron T. Dickinson
749	15	1937–1941	Ruehling A. Parchen	Anne E. A. and Cameron T. Dickinson
749	15	1945–1948	Ruehling Parchen Arthur B. and Helen V. Colnon	Cameron T. Dickinson
749	15	1949–1953	Arthur B. and Helen V. Colnon	Cameron T. Dickinson
749	1	1954–1958	Arthur B. and Helen V. Colnon	Cameron T. Dickinson
5764	5	1959	Henry B. Nuetzel et. al Arciero Brothers et. al	Rufus W. and Edith T. Mansur
Assessor Data	*	2009	C.S. Stonehouse LLC (Capitalsource Bank)	C.S. Stonehouse LLC (Capitalsource Bank)
Assessor Data	*	2012	Ginkgo Stonehouse LLC (Homer Yen)	Ginkgo Stonehouse LLC (Homer Yen)
Assessor Data	*	2017	Ginkgo Stonehouse LLC (Homer Yen)	Ginkgo Stonehouse LLC (Homer Yen)

NOTE: *Denotes information obtained from the Los Angeles County Assessor's public counter.

²² City of Sierra Madre, Plumbing Permit No. 17859, October 1, 1984; City of Sierra Madre, Plumbing Permit Application, March 8, 1991; City of Sierra Madre, Plumbing Permit No. 25534, June 12, 1991.

Walton Wayne Bayard was born in Bellefonte, Pennsylvania, moved to Sierra Madre in 1904. He lived at the property as late as the 1910s and was an early pioneer of Sierra Madre.²³ Bayard was a pharmacist, and was listed as a “detail man for Henry K. Wampole Drug Company” in the National Association of Retail Druggists (N.A.R.D.) journal from 1918–1919.²⁴ The company may have sold or produced Cod Liver oil.²⁵ The same article recounts his wife’s death as occurring in 1919. According to a biography prepared on Bayard, he was a member of the Salvation Army and Masonic lodge, helped form the Bethany Church, and was a close friend of the local Japanese and Chinese communities.²⁶ The Sierra Madre Cemetery lists Walton W. Bayard as born in 1860 and deceased in 1947.²⁷

Anne E. A. Brown (Darling) was born in New York circa 1858 and was listed as living in Southern California as early as 1901.^{28,29} In 1901, she was listed as purchasing property and a nine-room house from Henry A. Darling.³⁰ Between 1904 and 1910, the two were married.³¹ In 1910, her husband Henry A. Darling died, and left his entire estate (valued at \$15,000 in 1910) to his wife Anne E. A. Darling.³² Although listed as owning the properties at 935 and 965 E. Grand View Avenue in the 1910s, it appears that Ms. Darling continued to reside at her 1834 Grammercy Place residence in Los Angeles until at least 1916.³³ Anne E. A. Darling listed her career as a probation officer in 1912.³⁴ In 1927, Anne E. A. Darling married Cameron T. Dickinson in Los Angeles.³⁵ By 1932, Anne E. A. and Cameron T. Dickinson resided at 965 E. Grand View Avenue.³⁶ Cameron T. Dickinson was a teacher.³⁷

Ruehling A. Parchen was born in Montana and moved to Southern California between and 1930 and 1937.³⁸ He owned the property at 935 E. Grand View Avenue from 1937 to the mid-1940s; there is no evidence he lived on the property. Although Ruehling did not list his occupation when

²³ “Granddaughter.” 23 June 1957. *Independent Star-News*, P. 54.

²⁴ Volume 28. 1918–1919. “California Nuggets.” N.A.R.D. Journal. P. 474.

²⁵ “Drug Snaps for Saturday.” 28 November 1925. *San Bernardino County Sun*, P. 18.

²⁶ Biography on Walton Bayard. Available at the Sierra Madre Public Library archives.

²⁷ “Walter Wayne Bayard.” BillionGraves, LLC. Accessed March 28, 2018 at: <https://billiongraves.com/grave/Walton-Wayne-Bayard/19046527>

²⁸ Ancestry.com, Year: 1910; Census Place: Los Angeles Assembly District 72, Los Angeles, California; Roll: T624_82; Page: 11B; Enumeration District: 0208; FHL microfilm: 1374095

²⁹ “Pasadena Brevities.” 7 July 1901. *Los Angeles Times*, P. 11.

³⁰ “Pasadena Brevities.” 7 July 1901. *Los Angeles Times*, P. 11.

³¹ *Los Angeles Times*. December 13, 1905. Real Estate Record, Recent Transfers. 1905.

³² “All to the Wife.” 2 February 1910. *Los Angeles Times*, P. 18.

³³ Ancestry.com. 2017. *California, Voter Registrations, 1900–1968* [database on-line]. Provo, UT: Ancestry.com Operations Inc.

³⁴ Ancestry.com. 2011. *U.S. City Directories, 1822–1995* [database on-line]. Provo, UT: Ancestry.com Operations, Inc.

³⁵ Ancestry.com. 2017. *California, County Birth, Marriage, and Death Records, 1849-1980* [database on-line]. Lehi, UT: Ancestry.com Operations, Inc.

³⁶ Ancestry.com. 2017. *California, Voter Registrations, 1900–1968* [database on-line]. Provo, UT: Ancestry.com Operations Inc.

³⁷ Ancestry.com. 2017. *California, Voter Registrations, 1900–1968* [database on-line]. Provo, UT: Ancestry.com Operations Inc.

³⁸ Ancestry.com. Year: 1940; Census Place: Monrovia, Los Angeles, California; Roll: m-t0627-00237; Page: 1B; Enumeration District: 19-360A

residing in Monrovia in 1940, he worked as a farmer in Montana prior to moving.³⁹ In 1946, Ruehling's residence was listed as 11 Floral Avenue in Los Angeles.⁴⁰

Arthur B. and Helen V. Colnon lived at 935 E. Grand View Avenue from 1947/1948 through 1958. Arthur B. Colnon worked as an accountant for the U.S. Internal Revenue Service.⁴¹ The Colnons likely ordered the construction of the residence at 935 E. Grand View Avenue, as they were listed as living there in 1950.⁴²

Rufus W. and Edith T. Mansur owned the property at 965 E. Grand View Avenue in 1959, although they are listed as living at 693 Ramona Avenue in Sierra Madre from 1959 through 1962.⁴³ Arciero Brothers et al. appears to be a trenching, concrete, and cement company.⁴⁴ No information was available on Henry B. Nuetzel et. al.

At the time of this report, Ginkgo Stonehouse LLC (Mr. Homer Yen) owns both of the properties.⁴⁵

EVALUATION

935 E. Grand View Avenue

The property located at 935 E. Grand View Avenue represents a low-style example of a single-family residence from 1947. The property was constructed in a later development of the City, after World War II and represents a common pattern of development. The property located at 935 E. Grand View Avenue was built in the western region of the City, alongside many other residences of similar style and construction. The development of the eastern region of the City was not significant in the development of Sierra Madre, as the residences completed in that area were constructed later, frequently as in-fill developments. Therefore, the property is not eligible for listing under Criterion A/1/A for the National Register, California Register, or as a City Landmark.

935 E. Grand View Avenue is not eligible for the National Register, the California Register, or as a City Landmark under Criteria B/2/A for an association with persons significant in our past, as no one associated with this address can be documented to have significantly contributed to local, state, or national history to an extent significant enough to warrant designation. Early property owners owned the property but resided at the adjoining parcel; this property was not improved until 1947. Therefore, the property is not eligible for listing under Criterion B/2/B for the National Register, California Register, or as a City Landmark

935 E. Grand View Avenue was designed as a post-war Ranch-style residence. However, the property retains very little original exterior fabric and has undergone various alterations. Because of these alterations, the property no longer retains its original appearance and is vernacular in style.

³⁹ Ancestry.com. Year: 1930; Census Place: Polson, Lake, Montana; Page: 2A; Enumeration District: 0011

⁴⁰ Ancestry.com. California State Library; Sacramento, California; *Great Register of Voters, 1900–1968*

⁴¹ Ancestry.com. 2011. *U.S. City Directories, 1822–1995* [database on-line]. Provo, UT: Ancestry.com Operations, Inc., 2011.

⁴² Ancestry.com. California State Library; Sacramento, California; *Great Register of Voters, 1900–1968*

⁴³ Ancestry.com. *U.S. City Directories, 1822–1995* [database on-line]. Provo, UT: Ancestry.com Operations, Inc., 2011.

⁴⁴ "Arciero Brothers." 9 August 1964. *Independent Press-Telegram*. P. 56.

⁴⁵ Los Angeles County Assessor's public counter, 2018.

Therefore, 935 E. Grand View Avenue is not eligible for the National Register, the California Register, or as a City Landmark under Criteria C/3/B because the residence does not retain distinctive characteristics of a type, period, or method of construction and is not the work of a master.

935 E. Grand View Avenue is ineligible for the National Register or the California Register under Criteria D/4, as it is not anticipated to yield, nor may be likely to yield, information important in prehistory or history.

965 E. Grand View Avenue

The buildings located at 965 E. Grand View Avenue represent substantially altered examples of single-family residences from the turn of the century through the 1930s. Residence No. 2 represents a substantially altered example of a middle-class dwelling from the earlier development of the City, at least a decade prior to the community's incorporation as a city in California. Residence No. 2 was constructed as an early farmhouse, and for that reason is a rare property type that signifies the City's early agricultural roots. This early settlement was significant in the development of Sierra Madre, as the residences completed in this period have been largely lost. The location of this residence on a tract so uniquely subdivided from an early land grant is also unique within the city's history. However, the subject property, inclusive of all residences, gazebos, and sheds, does not have sufficient integrity to convey an association with the early development of Sierra Madre.. Therefore, the property is not eligible for listing under Criterion A/1/A for the National Register, California Register, or as a City Landmark.

965 E. Grand View Avenue is associated with early development and settlement of Sierra Madre by its inhabitants Walton W. Bayard. Bayard is noted in a number of newspapers as an early settler of Sierra Madre; however, besides his residing in the City, no information on his significance in establishing the community or any public activities has been garnered from research completed online or at the Sierra Madre Library. Moreover, the property has been substantially altered and would no longer convey an association with Bayard, should any future information of significance be encountered. Therefore, the property is not eligible for the National Register, the California Register, or as a City Landmark under Criteria B/2/A for an association with persons significant in our past.

965 E. Grand View Avenue includes three residences. Residence No. 2, although designed in an early cabin style, has received numerous alterations and is now vernacular in style. Residences Nos. 3 and 4 are also vernacular. The property retains very little original exterior fabric and has undergone numerous alterations. Because of these alterations, the property no longer retains its original appearance. Therefore, 965 E. Grand View Avenue is not eligible for the National Register, the California Register, or as a City Landmark under Criteria C/3/B because the residences do not retain distinctive characteristics of a type, period, or method of construction and are not the work of a master.

965 E. Grand View Avenue is ineligible for the National Register or the California Register under Criteria D/4, as it is not anticipated to yield, nor may be likely to yield, information important in prehistory or history.

INTEGRITY

The properties, 935 and 965 E. Grand View Avenue, was evaluated against the seven aspects of integrity as outlined in the California Code of Regulations (Section 4852 [C]),⁴⁶ and described in the National Register Program. The seven aspects of integrity include *location, design, setting, materials, workmanship, feeling, and association*.

935 E. Grand View Avenue

The subject property retains its general character of the place and has not been moved; the subject property therefore retains integrity of *setting* and *location*.

The exterior footprint, massing, cladding, detailing, and other features of the dwelling have been largely altered with numerous additions and introduction of new materials, and the building appears very different from its original appearance at the time of its construction. The subject property therefore does not retain integrity of *design, materials, workmanship, feeling, and association* as the combination of these elements is vastly different than at the time of construction, and the building no longer reflects historic functions, technologies, designs, or aesthetics.

965 E. Grand View Avenue

The subject property has not been moved; the subject property therefore retains integrity of *location*.

For residences Nos. 2, 3, and 4, the exterior footprint, massing, cladding, detailing, and other features of the dwellings have been largely altered with various additions and introduction of new materials, and the buildings appear very different from their original appearance at the time of their construction. Residence No. 1 originally had wood shingles but was re-clad in board and batten siding; likely enclosed a porch to create a sleeping porch; a change in fenestration; and numerous additions along various facades. Residence No. 3 has also received numerous additions: an enclosure of the front entrance; fenestration was replaced; and was likely re-clad in board and batten siding. Residence No. 4 received an addition in 1983; a porch extension; windows were exchanged for aluminum windows at an unknown date; and the exterior was possibly re-clad in board and batten siding. The subject property therefore does not retain integrity of *design, materials, workmanship, feeling, and association* as the combination of these elements is vastly different than at the time of construction, and the buildings no longer reflect historic functions, technologies, designs, or aesthetics.

The *setting* of the subject property has changed in the last century, and is composed of 1940s–1970s Ranch- and Minimal-Tradition-style houses along E. Grand View Avenue and Stonehouse Road. Therefore, the character of the place where the residences were built, notably a reasonably isolated farmhouse, has drastically changed and the property no longer retains integrity of *setting*.

⁴⁶ California Office of Historic Preservation. 1999. California State Law and Historic Preservation, 4853 (c), P. 66.

CONCLUSION

The properties located at 935 and 965 E. Grand View Avenue are determined ineligible for listing in the National Register, California Register, or for designation as a City Landmark (Attachment A, *DPR 523 Series Forms*). The properties do not retain integrity to convey an association with any with significant events, people, or architecture, and do not have a potential to yield potential information. The properties were designed as rural cabin residences but do not retain integrity due to substantial alterations. Therefore, the properties at 935 and 965 E. Grand View Avenue do not constitute as historical resources as defined in Section 15064.5(a) of the CEQA Guidelines.

Should there be any questions regarding the information contained in this MFR, please contact Ms. Alexandra Madsen at (626) 683-3547, extension 145.

ATTACHMENT A
DPR 523 SERIES FORMS

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

Primary #
HRI #
Trinomial
NRHP Status Code: 6Z

Other Listings
Review Code

Reviewer

Date

Page 1 of 7

*Resource Name or # (Assigned by recorder): 935 E. Grand View Avenue

P1. Other Identifier: None

*P2. Location: Not for Publication Unrestricted

*a. County: Los Angeles and (P2b and P2c or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad: Mount Wilson Date: 1995 T01N; R11W; ___ of ___ of Sec 17; SB B.M.

c. Address: 935 E. Grand View Avenue City: Sierra Madre Zip: 91024

d. UTM (Give more than one for large and/or linear resources) Zone: ___, ___ mE/ ___ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate): APN: 5764-001-017

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

Located at 935 E. Grand View Avenue, Sierra Madre, California (APN 5764-001-017), the subject property is bordered by wooded lands to the north, the property at 965 E. Grand View Avenue to the east, E. Grand View Avenue to the south, and single-family residences to the west. The property is accessed via a paved driveway lined with stones and a grove of avocado trees (*Persea Americana*) that were planted circa 1940-1950.

On the property located at 935 E. Grand View Avenue are a 1,700-square-foot single-family residence (residence No. 1) and a 600-square-foot shed (shed No. 1). The residence is a post-war building constructed in 1947 and is laid out in a plan oriented south to north. The building was originally Ranch style but has received numerous alterations and additions over the decades which greatly altered the building's appearance, and the building is now vernacular. The building originally was constructed with an 'L'-shaped footprint, but currently has a 'U'-shaped footprint due to alterations. The residence was constructed of bricks, which are still exposed, and has a hipped roof with deeply overhanging boxed eaves. Additions are identifiable by their stucco exterior and shed-style roofs. Fenestration is a combination of original wood double-hung windows and aluminum casement windows. (See *Continuation page 4*)

*P3b. Resource Attributes (List attributes and codes): HP2 Single-Family Residence

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

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)
(Continued on Continuation Sheet page 5)



P5b. Description of Photo (view, date, accession #): Facing north; March 21, 2018; Photo No. L1150102 (See *Continuation Sheet page 5*)

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

*P7. Owner and Address:
Ginkgo Stonehouse LLC
Mr. Homer Yen
805 West Duarte Road No. 101
Arcadia, CA 91107

*P8. Recorded by (Name, affiliation, and address): Alexandra Madsen
Sapphos Environmental, Inc.
430 N. Halstead Street
Pasadena, CA 91107

*P9. Date Recorded: April 6, 2018

*P10. Survey Type (Describe): Intensive

*P11. Report Citation (Cite survey report and other sources, or enter "none"): Sapphos Environmental, Inc. 2018. Historic Evaluation for 935 E. Grand View Avenue, Sierra Madre.

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

BUILDING, STRUCTURE, AND OBJECT RECORD

* NRHP Status Code 6Z

Page 2 of 7

*Resource Name or # (Assigned by recorder): 935 E. Grand View Avenue

B1. Historic Name: 935 E. Grand View Avenue

B2. Common Name: 935 E. Grand View Avenue

B3. Original Use: Single-Family Residence

B4. Present Use: Single-Family Residence

***B5. Architectural Style:** Vernacular

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

The original building permits for residence No. 1 and shed No. 1 were not available. According to Assessor records it appears the residence was constructed in 1947. A 1970 Grant Deed records the purchase of the property by Michael M. and Catherine M. Heflin from Walter A. and Verna R. Richter. The only permits on file with the City of Sierra Madre are for a septic tank, an electric permit for service, and a plumbing permit. Michael Heflin was listed as the property owner on the permits.

***B7. Moved?** No Yes Unknown Date: N/A

Original Location: N/A

***B8. Related Features:** N/A

B9a. Architect: N/A

b. Builder: N/A

***B10. Significance: Theme:** Residential Architecture

Area: Sierra Madre

Period of Significance: 1947 **Property Type:** Single-Family Residence **Applicable Criteria:** N/A

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The subject properties were developed as subdivisions of the Camillo Guercio Tract. The Camillo Guercio Tract was platted in 1906 and was subdivided from a portion of Lot 27 of the Sierra Madre Tract and a portion of Township 1 North, Range 11 West, Section 16. The proprietor was Camillo Guercio. Little is recorded of Camillo Guercio; however, newspapers in Los Angeles do frequently mention him purchasing and selling land from the early 1880s to the early 1910s. The properties were subdivisions of Lot 35 in the Camillo Guercio Tract. In 1889, G.B. Varni sold an undivided half interest in Lot 3 of the Santa Anita tract to Camillo Guercio. An 1896 *Los Angeles Herald* article also records the sale of the tract, described as land from the Santa Anita tract, from H. A. Unruh to Camillo Guercio for \$1,500. H.A. Unruh owned the H.A. Unruh Company, a company that sold large tracts of land across the southern United States and northern Mexico. H.A. Unruh acted as manager of the E.J. ("Lucky") Baldwin properties after Baldwin's death. (See *Continuation Sheet page 6*)

B11. Additional Resource Attributes (List attributes and codes): N/A

***B12. References:**

Los Angeles County, Grant Deed No. 7036117, November 18, 1970.

County Sanitation Districts of Los Angeles County, Account No. 0358117, January 9, 1992.

County of Los Angeles. 1930-1937. Assessor Map Book 749, P. 15.

"Real Estate Transfers." 13 October 1889. *Los Angeles Times*, P. 6.

"Hundreds of Acres of Land." 9 September 1914. *Los Angeles Times*, P. 14.

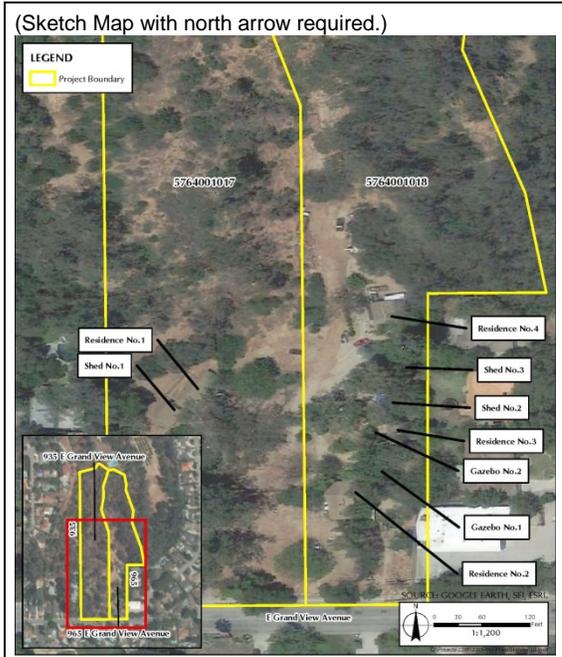
***B13. Remarks:** N/A

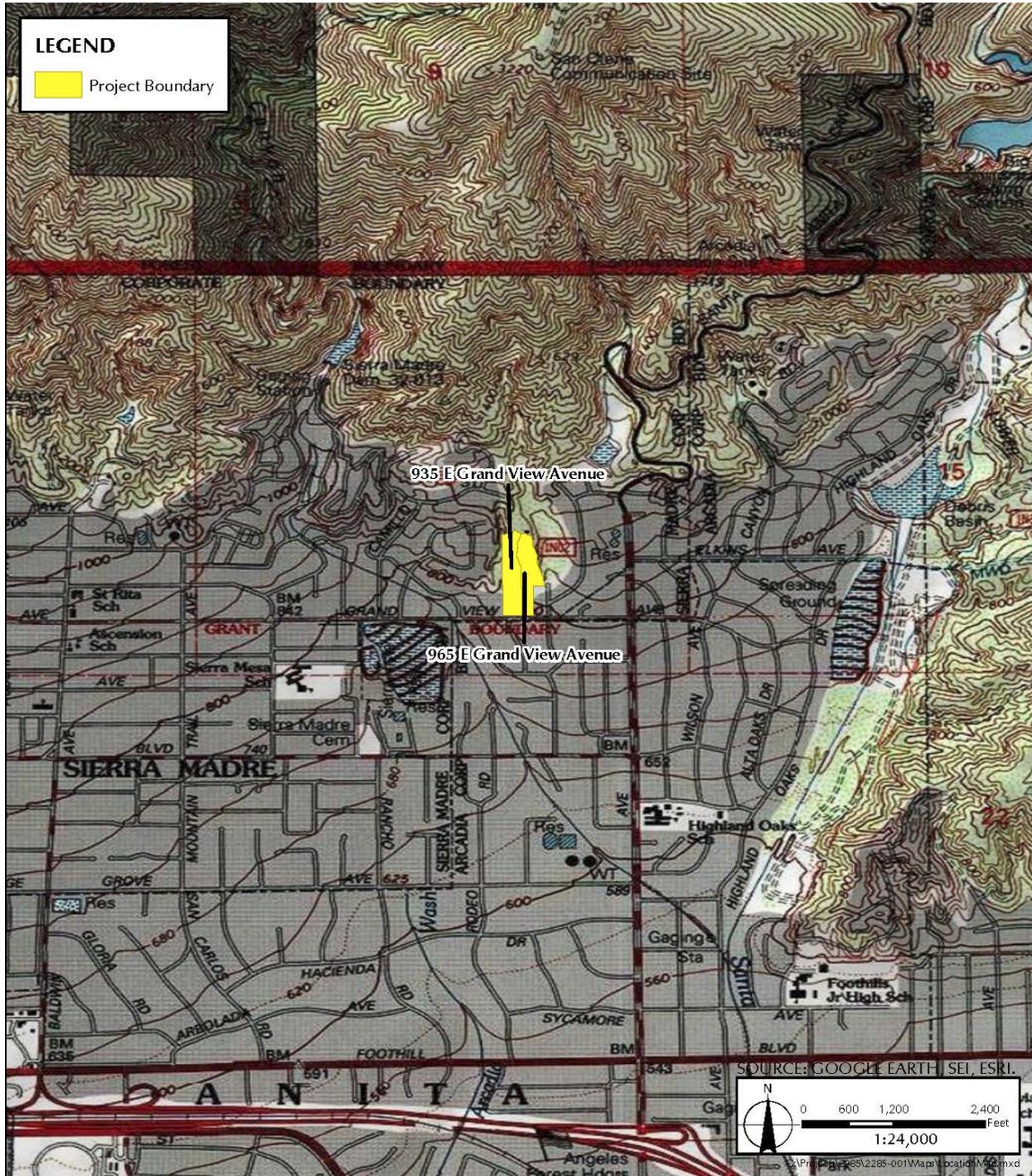
***B14. Evaluator:**

Alexandra Madsen
Sapphos Environmental, Inc.
430 N. Halstead Street
Pasadena, CA 91107

***Date of Evaluation:** April 6, 2018

(This space reserved for official comments.)





*P3a. Description: (Continued from Primary Record page 1)

Residence No. 1

The entrance to the residence is accessed to the south via a patio and recessed entrance. The primary door has a 6-light window to provide natural light. The southernmost ell of the building is an addition, as visible from the stucco exterior and shed-style roof that sits upon the edge of the original hipped roof. The entrance is flanked on one side by the original building with brick exterior and 18-light aluminum windows and the other side by an addition with shed-style roof and 6-light aluminum casement windows.

Southern Façade

The southern façade of 935 E. Grand View Avenue features an additional south-facing entrance that is part of another addition to the primary façade. This addition is located in the southwestern corner of the residence and was constructed beneath the deep projection of the roof eave. The addition is discernible from the original building by its stucco exterior, and is accessed via three wood steps. The door is kitty-corner to an original, wood double-hung window. This window starkly contrasts with altered windows apparent on both additions and the original building, which are aluminum fixed and casement windows. Various metal vents that provide passive airflow to the attic are visible from this façade.

Eastern Façade

The eastern façade does not appear to feature any additions, but instead evidences the residence's double-hipped roof and brick exterior. However, an aluminum casement window along this façade with windowsill was likely an alteration. The chimney is located along the northern façade but is visible from this side. The exterior of the property was painted to resemble stone and vistas at an unknown date.

Shed No. 1

Shed No. 1 is located perpendicular and to the southwest of the residence and measures approximately 600 square feet. The shed is constructed of wood with a stucco exterior, has a shingle-clad gable roof, concrete floors, and wood doors. The roof eaves have sustained damage over time and the wood doors are only partially attached to the building.

Landscaping

The front yard faces E. Grand View Avenue and features fruit trees that were planted in the late 1940s or early 1950s and appears to no longer be maintained.

Setting

The buildings are situated in large, oblong residential parcels that face single-family residences on E. Grand View Avenue to the south and largely wooded swaths of the Angeles National Forest to the north. The properties are located within a residential neighborhood in Sierra Madre, and the neighboring residences reflect a variety of architecture styles and periods. The neighborhood around 935 and 965 E. Grand View Avenue is comprised of 1940s-1970s Ranch- and Minimal-Tradition-style homes. These homes were constructed on parcels that were subdivided to accommodate housing needs in the post-war years. Residences along E. Grand View Avenue reflect various eras of construction; styles and periods of architecture including post-war Ranch and Minimal Traditional, and Contemporary in-fill houses. Many of the residences of this block have been altered or are low-style examples of Ranch or Minimal Traditional styles of architecture. The block does not appear to represent a cohesive historic district because the buildings were constructed at a variety of time periods and reflect low styles of architecture. Therefore, this segment of E. Grand View Avenue does not appear to possess the architectural merit or integrity to form a historic district eligible for listing in the National Register, the California Register, and/or the City of Sierra Madre inventory.

P5a. Photo or Drawing: (Continued from Primary Record page 1)

SOURCE: Sapphos Environmental, Inc.



View of Primary Entrance, 935 E. Grand View Avenue



View of Eastern Façade, 935 E. Grand View Avenue



View of Shed No. 1, 935 E. Grand View Avenue

*B10. Significance: (Continued from Building, Structure, and Object Record page 2)

HISTORIC CONTEXT

Early Development of Sierra Madre

The Spanish entered the San Gabriel Valley area in 1761, displacing the native Tongva villages and creating the Mission San Gabriel Arcángel. Sierra Madre was initially developed by Nathaniel Carter, who purchased 1,103 acres of land for the town in 1881 from Elias "Lucky" Baldwin. Baldwin was a trader who had purchased valuable properties in San Francisco, eventually acquiring the former Spanish Santa Anita Rancho from one of the land speculators who were acquiring Foothill Region land, which they sold for a quick profit. Baldwin became well known for creating the first Santa Anita horse race track.

Significant infrastructure was initiated to form the town. Between 1882 and 1900, a firehouse was constructed, followed by the Sierra Madre Water Company, a schoolhouse, a cigar factory, a church, a library, and the first town hall. Just after the Pacific Electric Railway (Red Car) line was constructed in 1906, the first electric lights and telephone lines were installed and Baldwin Avenue was paved. The name of Central Avenue, the Red Car line's path, was changed to Sierra Madre Boulevard on January 8, 1936. Residential and commercial development continued, and today, the town retains its small-town feel within bustling Los Angeles County.

Craftsman Style

Rooted in the principles of the late-19th-century Arts and Crafts movement in England, the Craftsman aesthetic and ideals were developed and promoted in the United States by furniture maker Gustav Stickley and his 1901 magazine, *The Craftsman*. Craftsman architectural design reached its apogee with the work of two brothers, Charles S. and Henry M. Greene, who practiced together in Pasadena from 1893 to 1914, and with the work of a handful of other architects primarily located in the vicinity of the Arroyo Seco and the San Francisco Bay area. The work of the Greene brothers and other Craftsman-style architects was widely published in both professional and popular journals. This exposure fueled the popularity of the Craftsman style, which spread quickly throughout the country. Craftsman house plans became easily accessible to the middle class through pattern books and mail-order houses, such as Sears, Roebuck & Company and Montgomery Ward. Affordable and easily constructed from locally available materials, the mostly one- or one-and-a-half-story Craftsman homes became known as bungalows and dominated middle-class residential design during the first quarter of the 20th century. Although some Craftsman homes were two stories, large-scale versions of Craftsman houses were rare except in California.

Craftsman buildings utilize materials such as wood, stone, and brick in a natural-appearing state. Structural features were left exposed and exploited for their decorative qualities. Earth tones were favored, integrating the building with the surrounding landscape. Horizontality was emphasized through low, ground-hugging massing; employment of broadly pitched, overhanging roofs; and utilization of wood siding and flat trim laid in continuous bands. Often, the lower portion of the exterior walls or porch supports was battered, or tapered, so as to be heavier at ground level. Capacious front porches were nearly ubiquitous features, often overlooked by generous expanses of windows clustered in groups. A combination of window types was used, with casement windows and fixed windows commonly appearing on the façade and double-hung sash on the sides and rear, and entries typically were characterized by oversized, heavy, wood-paneled doors.

The Blake Craftsman, a somewhat tall example of the style constructed in 1908, is recognized within Sierra Madre as one of its higher-style Craftsman homes, but Greene and Greene's Edgar Camp House (1904); the Sierra Madre Woman's Club (Essick House, 1914); and the Jameson estate (1910) all offer more unique and unusual examples.

Although these are considered the most typical character-defining features, not all will apply to each Craftsman-style building. Various regional architectural and building material preferences, as well as socio-economic factors, influenced several Craftsman typologies that developed, especially in Southern California. In general, the style became increasingly simplified through reduction to a few recognizable elements in the decade following World War I. (See *Continuation Sheet page 7*)

*B10. Significance: (Continued from Continuation Sheet page 6)

EVALUATION

The property located at 935 E. Grand View Avenue represents a low-style example of a single-family residence from 1947. The property was constructed in a later development of the City, after World War II and represents a common pattern of development. The property located at 935 E. Grand View Avenue was built in the western region of the City, alongside many other residences of similar style and construction. The development of the eastern region of the City was not significant in the development of Sierra Madre, as the residences completed in that area were constructed later, frequently as in-fill developments. Therefore, the property is not eligible for listing under Criterion A/1/A for the National Register, California Register, or as a City Landmark.

935 E. Grand View Avenue is not eligible for the National Register, the California Register, or as a City Landmark under Criteria B/2/A for an association with persons significant in our past, as no one associated with this address can be documented to have significantly contributed to local, state, or national history to an extent significant enough to warrant designation. Early property owners owned the property but resided at the adjoining parcel; this property was not improved until 1947. Therefore, the property is not eligible for listing under Criterion B/2/B for the National Register, California Register, or as a City Landmark

935 E. Grand View Avenue was designed as a post-war Ranch-style residence. However, the property retains very little original exterior fabric and has undergone various alterations. Because of these alterations, the property no longer retains its original appearance and is vernacular in style. Therefore, 935 E. Grand View Avenue is not eligible for the National Register, the California Register, or as a City Landmark under Criteria C/3/B because the residence does not retain distinctive characteristics of a type, period, or method of construction and is not the work of a master.

935 E. Grand View Avenue is ineligible for the National Register or the California Register under Criteria D/4, as it is not anticipated to yield, nor may be likely to yield, information important in prehistory or history.

STATEMENT OF INTEGRITY

The subject property retains its general character of the place and has not been moved; the subject property therefore retains integrity of *setting* and *location*.

The exterior footprint, massing, cladding, detailing, and other features of the dwelling have been largely altered with numerous additions and introduction of new materials, and the building appears very different from its original appearance at the time of its construction. The subject property therefore does not retain integrity of *design*, *materials*, *workmanship*, *feeling*, and *association* as the combination of these elements is vastly different than at the time of construction, and the building no longer reflects historic functions, technologies, designs, or aesthetics.

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

Primary #
HRI #
Trinomial
NRHP Status Code: 6Z

Other Listings
Review Code

Reviewer

Date

Page 1 of 9

*Resource Name or # (Assigned by recorder): 965 E. Grand View Avenue

P1. Other Identifier: None

*P2. Location: Not for Publication Unrestricted

*a. County: Los Angeles and (P2b and P2c or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad: Mount Wilson Date: 1995 T01N; R11W; ___ of ___ of Sec 17; SB B.M.

c. Address: 965 E. Grand View Avenue City: Sierra Madre Zip: 91024

d. UTM (Give more than one for large and/or linear resources) Zone: ___, ___ mE/ ___ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate): APN: 5764-001-018

*P3a. Description (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries): Located at 965 E. Grand View Avenue, Sierra Madre, California (APN 5764-001-018), the subject property is bordered by wooded lands to the north, single-family residences and Sierra Madre Search and Rescue on Stonehouse Road to the east, E. Grand View Avenue to the south, and the property at 935 E. Grand View Avenue to the west. The property is accessed via a dirt driveway lined with stones and trees.

The property at 965 E. Grand View Avenue contains three single-family residential buildings, two gazebos, and two sheds. The southernmost residence (residence No. 2) measures approximately 1,800 square feet; the centrally located residence (residence No. 3) measures approximately 1,400 square feet; and the northernmost residence (residence No. 4) measures approximately 1,500 square feet. The two gazebos measure approximately 250 square feet (gazebos Nos. 1 and 2) and the two sheds (sheds Nos. 1 and 2) measure approximately 500-1,000 square feet. (See Continuation Sheet page 4)

*P3b. Resource Attributes (List attributes and codes): HP2 Single-Family Residence

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

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)
(Continued on Continuation Sheet page 5)



P5b. Description of Photo (view, date, accession #): Facing northeast; View of Residence No. 2, March 21, 2018; Photo No. L1150057 (See Continuation Sheet page 5)

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

*P7. Owner and Address:
Ginkgo Stonehouse LLC
Mr. Homer Yen
805 West Duarte Road No. 101
Arcadia, CA 91107

*P8. Recorded by (Name, affiliation, and address): Alexandra Madsen
Sapphos Environmental, Inc.
430 N. Halstead Street
Pasadena, CA 91107

*P9. Date Recorded: April 6, 2018

*P10. Survey Type (Describe): Intensive

*P11. Report Citation (Cite survey report and other sources, or enter "none"): Sapphos Environmental, Inc. 2018. Historic Evaluation for 965 E. Grand View Avenue, Sierra Madre.

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

BUILDING, STRUCTURE, AND OBJECT RECORD

*NRHP Status Code: 6Z

Page 2 of 9

*Resource Name or # (Assigned by recorder): 965 E. Grand View Avenue

B1. Historic Name: 965 E. Grand View Avenue

B2. Common Name: 965 E. Grand View Avenue

B3. Original Use: Single-Family Residence

B4. Present Use: Single-Family Residence

***B5. Architectural Style:** Vernacular

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

No original building permits for any of the buildings on this parcel were available. Residence No. 2 was likely built in the 1890s and was re-roofed on November 1 of an unknown year (between 1930 and 1954) by then-owner Cameron T. Dickinson. In 1983, an addition was completed on residence No. 4. In 1984, the Department of Health Services wrote to then-owner Michael Heflin requiring numerous health concerns to be addressed on the property. Concerns included debris in the yard harboring rats and shower water running to the outside ground. In 1988, fire damage to the downstairs bedroom ceiling of one of the three residences was repaired. Besides these documents the only records are of electrical and plumbing permits.

***B7. Moved?** No Yes Unknown Date: N/A

Original Location: N/A

***B8. Related Features:** N/A

B9a. Architect: N/A

b. Builder: N/A

***B10. Significance: Theme:** Residential Architecture

Area: Sierra Madre

Period of Significance: 1890s **Property Type:** Single-Family Residence **Applicable Criteria:** N/A

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The subject properties were developed as subdivisions of the Camillo Guercio Tract. The Camillo Guercio Tract was platted in 1906 and was subdivided from a portion of Lot 27 of the Sierra Madre Tract and a portion of Township 1 North, Range 11 West, Section 16. The proprietor was Camillo Guercio. Little is recorded of Camillo Guercio; however, newspapers in Los Angeles do frequently mention him purchasing and selling land from the early 1880s to the early 1910s. The properties were subdivisions of Lot 35 in the Camillo Guercio Tract. In 1889, G.B. Varni sold an undivided half interest in Lot 3 of the Santa Anita tract to Camillo Guercio. An 1896 *Los Angeles Herald* article also records the sale of the tract, described as land from the Santa Anita tract, from H.A. Unruh to Camillo Guercio for \$1,500. H.A. Unruh owned the H.A. Unruh company, a company that sold large tracts of land across the southern United States and northern Mexico. H.A. Unruh acted as manager of the E.J. ("Lucky") Baldwin properties after Baldwin's death. (See *Continuation Sheet page 8*)

B11. Additional Resource Attributes (List attributes and codes): N/A

***B12. References:**

City of Sierra Madre. Plot Plan. Approved February 7, 1983.

City of Sierra Madre. 7 February 1983. Building Permit No. 15491.

Department of Health Services. 24 September 1984. Letter to Michael Heflin. Subject: Sanitation.

City of Sierra Madre. 16 May 1988. Building Permit No. 21568

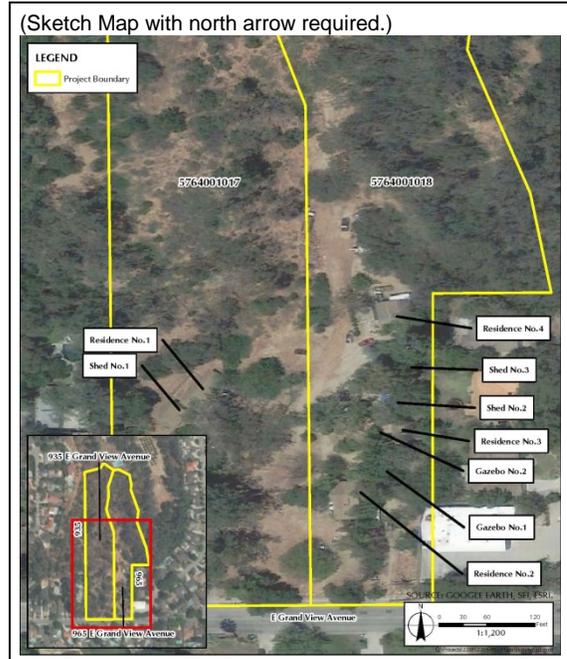
***B13. Remarks:** N/A

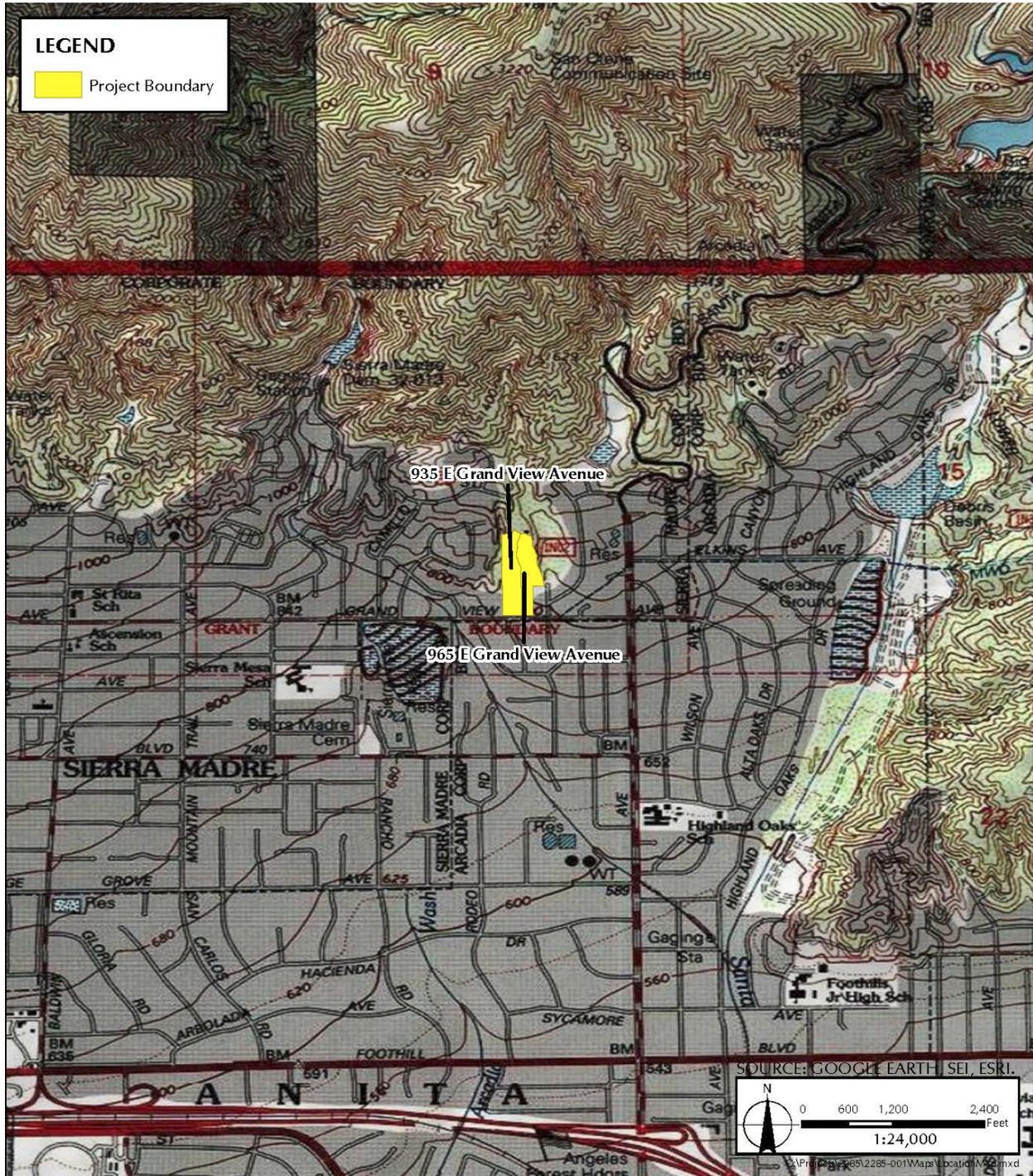
***B14. Evaluator:**

Alexandra Madsen
Sapphos Environmental, Inc.
430 N. Halstead Street
Pasadena, CA 91107

***Date of Evaluation:** April 6, 2018

(This space reserved for official comments.)





*P3a. Description: (Continued from Primary Record page 1)

Residence No. 2

Residence No. 2 is the southernmost building on the property located at 965 E. Grand View Avenue and measures approximately 1,800 square feet. According to historic maps, it appears that the property was constructed circa 1894, and has been substantially altered since that date.

The building has a rectangular footprint, broken gable roof, and central sleeping porch. It was likely originally constructed in the turn-of-the-century cabin style with some Craftsman-style alterations. However, the property no longer retains this appearance due to alterations. The primary (southern) façade of the residence features the central sleeping porch that was possibly an enclosure of an earlier porch; this alteration likely occurred in the 1910-1920s. An original dormer with a shed roof and wood shingle cladding is centered on the broken-gable roof. The exterior of the building was re-clad in board-and-batten siding at an unknown date; as visible from the dormer, the building was likely originally clad in wood shingles. Fenestration is composed of a ribbon of wood mullion casement windows that wraps around the three-sided sleeping porch and dormer.

Along the western side of the building, the board-and-batten siding is divided by a number of horizontal boards. Fenestration is comprised of paired casement windows with wood mullions. A drain pipe painted to match the exterior is located down the center of this façade. The northern façade features what is likely an addition to the building. This addition is shorter than the original building and features a shed roof. Windows along this façade are mostly sliding windows. Another possible addition is visible along the eastern façade of the residence; this addition also features a shed-style roof and small, wood casement windows. An exterior wood staircase provides entrance to the second story along this façade, with an additional entrance tucked beneath it.

Although the property may have originally had an exterior, exposed staircase, this staircase appears to be newer, likely dates to the 1960s, and appears to be an addition. The southeastern corner of the residence includes a roughly-constructed shelter that provides entrance to the sleeping porch. This shelter is built of wood posts with waist-high plywood walls and a flat, corrugated metal roof. It is a modern alteration to the building. Residence No. 2 has received numerous alterations over the past 100+ years and is in fairly poor condition due to neglect.

Gazebo No. 1

Located just north of residence No. 2 is gazebo No. 1. The gazebo measures approximately 250 square feet and has a floor constructed of wood pallets set on concrete blocks, bamboo poles, and a tiered tarp roof. The gazebo is a modern construction but likely supplanted an earlier gazebo, as evidence from the stone platform on which it is constructed. This platform features a ring of large stones and three central stones that serve as steps.

Gazebo No. 2

Gazebo No. 2 is situated in the central region of the parcel and to the immediate west of residence No. 3. This gazebo also measures approximately 250 square feet and is a pre-fabricated metal structure with ornamented posts covered by a plastic tarp. The gazebo sits upon concrete pavers

Residence No. 3

Located north of residence No. 1, east of gazebo No. 2 and south of shed No. 2, is residence No. 3. Residence No. 3 measures approximately 1,400 square feet, is vernacular, and was likely constructed in the 1930s based upon the style and materials of the building. The residence has a gable roof clad in shingles and the exterior is clad in board and batten siding. The stone wall lining the driveway continues along the front side of the residence. Along the primary façade, the building has a sheltered entrance porch that features squared wood columns and a shed roof. The entrance is a paneled wood door accessed by a stairway. Fenestration is comprised of paired wood casement windows.

The southern façade of residence No. 3 features a roof gable end, board and batten siding, a paired wood casement window, and vent to provide passive air flow. A prefabricated addition is located along the northern façade. The residence has received numerous alterations, including altered windows, a new trellis, and new staircase. (See Continuation Sheet page 5)

*P3a. Description: (Continued from Continuation Sheet page 4)

Shed No. 2

Shed No. 2 is located to the north of residence No. 3 and measures approximately 1,000 square feet. The shed was likely constructed in the 1900s-1910s, has board and batten siding, and a gable roof clad in shingles. Along its western façade, shed No. 2 has a large entrance likely used for vehicles and a concrete foundation. A smaller, lean-to shed is attached on the shed's northern façade. The shed is in poor condition and much of the wood has rotted over time due to neglect.

Shed No. 3

Just north of shed No. 2 is located shed No. 3. This shed measures approximately 500-1,000 square feet and was likely constructed piece-meal from the 1900s to the 1930s. The building is constructed of wood and features both plywood and board and batten siding. Along the northern façade are paired double-acting doors with multiple lights. The southern façade evidences the various construction phases of this building: half of the building is clad in board and batten, and likely dates to the 1900-1910s, whereas another ell is much newer and constructed of plywood. The roof is a combination of flat and shed-style forms and is covered in a plastic tarp. The structure has received numerous alterations and is in poor condition due to neglect.

Residence No. 4

The northernmost building on the parcel is residence No. 4. This residence measures approximately 1,500 square feet, has a rectangle footprint, is vernacular, and was constructed at an unknown date, possibly between 1900 and 1920 based upon the style and materials of the building. The building's primary façade faces west and is accessible via an enclosed entrance and stairway. The building's exterior is clad in board and batten siding. Residence No. 4 has a broken gable roof with exposed rafter tails, one indicator of an early date of construction. The roof is clad in composition shingles, and appears to have been extended on the primary façade to shelter the entrance. This overhang is upheld by squared wood posts and enclosed with waist-high wood latticework sheets. This later addition also altered the way the building is entered with a raised porch and concrete stairway located parallel to the primary façade. Double-hung wood windows are located on the primary façade. The southern façade of the property illustrates the broken gable roof, as well as the unoriginal sliding aluminum windows.

The eastern façade of the building features what is likely an alteration, as the rafter tails do not overhang as they do on the primary façade. The northern façade of residence No. 4 evidences a vent to provide passive air flow beneath the roof and a number of smaller, likely altered windows. An addition of wood with a shed roof is constructed off this façade and features vinyl 8-light windows. This addition was completed in 1983. This residence has received numerous alterations and appears to suffer from deferred maintenance as is evident in the roof and siding.

Landscaping

The primary driveway winds along the central region of the parcel, skirting around various native trees. The rear yard of the property is mostly undeveloped and encapsulates the woodlands that are native to the foothills.

Setting

The buildings are situated in large, oblong residential parcels that face single-family residences on E. Grand View Avenue to the south and largely wooded swaths of the Angeles National Forest to the north. The properties are located within a residential neighborhood in Sierra Madre, and the neighboring residences reflect a variety of architecture styles and periods. The neighborhood around 935 and 965 E. Grand View Avenue is comprised of 1940s-1970s Ranch- and Minimal-Tradition-style homes. These homes were constructed on parcels that were subdivided to accommodate housing needs in the post-war years. Residences along E. Grand View Avenue reflect various eras of construction; styles and periods of architecture including post-war Ranch and Minimal Traditional, and Contemporary in-fill houses. Many of the residences of this block have been altered or are low-style examples of Ranch or Minimal Traditional styles of architecture. The block does not appear to represent a cohesive historic district because the buildings were constructed at a variety of time periods and reflect low styles of architecture. Therefore, this segment of E. Grand View Avenue does not appear to possess the architectural merit or integrity to form a historic district eligible for listing in the National Register, the California Register, and/or the City of Sierra Madre inventory.

Page 6 of 9

*Resource Name or # (Assigned by recorder): 965 E. Grand View Avenue

P5a. Photo or Drawing: (Continued from Primary Record page 1)

SOURCE: Sapphos Environmental, Inc.



View of Gazebo No. 1, 965 E. Grand View Avenue



View of Gazebo No. 2, 965 E. Grand View Avenue



View of Residence No. 3, 965 E. Grand View Avenue

(See Continuation Sheet page 7)

Page 7 of 9

*Resource Name or # (Assigned by recorder): 965 E. Grand View Avenue

P5a. Photo or Drawing: (Continued from Continuation Sheet page 6)

SOURCE: Sapphos Environmental, Inc.



View of Shed No. 2, 965 E. Grand View Avenue



View of Shed No. 3, 965 E. Grand View Avenue



View of Residence No. 4, 965 E. Grand View Avenue

*B10. Significance: (Continued from Building, Structure, and Object Record page 2)

HISTORIC CONTEXT

Early Development of Sierra Madre

The Spanish entered the San Gabriel Valley area in 1761, displacing the native Tongva villages and creating the Mission San Gabriel Arcángel. Sierra Madre was initially developed by Nathaniel Carter, who purchased 1,103 acres of land for the town in 1881 from Elias "Lucky" Baldwin. Baldwin was a trader who had purchased valuable properties in San Francisco, eventually acquiring the former Spanish Santa Anita Rancho from one of the land speculators who were acquiring Foothill Region land, which they sold for a quick profit. Baldwin became well known for creating the first Santa Anita horse race track.

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Craftsman buildings utilize materials such as wood, stone, and brick in a natural-appearing state. Structural features were left exposed and exploited for their decorative qualities. Earth tones were favored, integrating the building with the surrounding landscape. Horizontality was emphasized through low, ground-hugging massing; employment of broadly pitched, overhanging roofs; and utilization of wood siding and flat trim laid in continuous bands. Often, the lower portion of the exterior walls or porch supports was battered, or tapered, so as to be heavier at ground level. Capacious front porches were nearly ubiquitous features, often overlooked by generous expanses of windows clustered in groups. A combination of window types was used, with casement windows and fixed windows commonly appearing on the façade and double-hung sash on the sides and rear, and entries typically were characterized by oversized, heavy, wood-paneled doors.

The Blake Craftsman, a somewhat tall example of the style constructed in 1908, is recognized within Sierra Madre as one of its higher-style Craftsman homes, but Greene and Greene's Edgar Camp House (1904); the Sierra Madre Woman's Club (Essick House, 1914); and the Jameson estate (1910) all offer more unique and unusual examples.

Although these are considered the most typical character-defining features, not all will apply to each Craftsman-style building. Various regional architectural and building material preferences, as well as socio-economic factors, influenced several Craftsman typologies that developed, especially in Southern California. In general, the style became increasingly simplified through reduction to a few recognizable elements in the decade following World War I. (See *Continuation Sheet page 9*)

*B10. Significance: (Continued from Continuation Sheet page 8)

EVALUATION

The buildings located at 965 E. Grand View Avenue represent substantially altered examples of single-family residences from the turn of the century through the 1930s. Residence No. 2 represents a substantially altered example of a middle-class dwelling from the earlier development of the City, at least a decade prior to the community's incorporation as a city in California. Residence No. 2 was constructed as an early farmhouse, and for that reason is a rare property type that signifies the City's early agricultural roots. This early settlement was significant in the development of Sierra Madre, as the residences completed in this period have been largely lost. The location of this residence on a tract so uniquely subdivided from an early land grant is also unique within the city's history. However, the subject property, inclusive of all residences, gazebos, and sheds, does not have sufficient integrity to convey an association with the early development of Sierra Madre. Therefore, the property is not eligible for listing under Criterion A/1/A for the National Register, California Register, or as a City Landmark.

965 E. Grand View Avenue is associated with early development and settlement of Sierra Madre by its inhabitants Walton W. Bayard. Bayard is noted in a number of newspapers as an early settler of Sierra Madre; however, besides his residing in the City, no information on his significance in establishing the community or any public activities has been garnered from research completed online or at the Sierra Madre Library. Moreover, the property has been substantially altered and would no longer convey an association with Bayard, should any future information of significance be encountered. Therefore, the property is not eligible for the National Register, the California Register, or as a City Landmark under Criteria B/2/A for an association with persons significant in our past.

965 E. Grand View Avenue includes three residences. Residence No. 2, although designed in an early cabin style, has received numerous alterations and is now vernacular in style. Residences Nos. 3 and 4 are also vernacular. The property retains very little original exterior fabric and has undergone numerous alterations. Because of these alterations, the property no longer retains its original appearance. Therefore, 965 E. Grand View Avenue is not eligible for the National Register, the California Register, or as a City Landmark under Criteria C/3/B because the residences do not retain distinctive characteristics of a type, period, or method of construction and are not the work of a master.

965 E. Grand View Avenue is ineligible for the National Register or the California Register under Criteria D/4, as it is not anticipated to yield, nor may be likely to yield, information important in prehistory or history.

STATEMENT OF INTEGRITY

The subject property has not been moved; the subject property therefore retains integrity of location.

For residences Nos. 2, 3, and 4, the exterior footprint, massing, cladding, detailing, and other features of the dwellings have been largely altered with various additions and introduction of new materials, and the buildings appear very different from their original appearance at the time of their construction. Residence No. 1 originally had wood shingles but was re-clad in board and batten siding; likely enclosed a porch to create a sleeping porch; a change in fenestration; and numerous additions along various facades. Residence No. 3 has also received numerous additions: an enclosure of the front entrance; fenestration was replaced; and was likely re-clad in board and batten siding. Residence No. 4 received an addition in 1983; a porch extension; windows were exchanged for aluminum windows at an unknown date; and the exterior was possibly re-clad in board and batten siding. The subject property therefore does not retain integrity of *design, materials, workmanship, feeling, and association* as the combination of these elements is vastly different than at the time of construction, and the buildings no longer reflect historic functions, technologies, designs, or aesthetics.

The *setting* of the subject property has changed in the last century, and is composed of 1940s-1970s Ranch- and Minimal-Tradition-style houses along E. Grand View Avenue and Stonehouse Road. Therefore, the character of the place where the residences were built, notably a reasonably isolated farmhouse, has drastically changed and the property no longer retains integrity of *setting*.