

PHASE I HISTORIC ASSESSMENT

Teresa Grimes | Historic Preservation

Date: October 29, 2024

For: Dean Calvo, Vice President for Business Affairs/Treasurer
Scripps College

Subject: 240 E. 11th Street, Claremont

INTRODUCTION

This Phase I Historic Assessment was prepared in response to your request for information regarding a proposed project (Project) in the City of Claremont. The approximate boundary of the Project Site is outlined in black on **Figure 1**. The Project Site is primarily the surface parking lot at the rear of Claremont Graduate University (CGU) Art and Music Building but also includes the building at 240 E. 11th Street that was constructed in 1925 as a two-unit residence but is now used as offices. This building would require removal for the construction of an addition to the CGU building for a dance program.

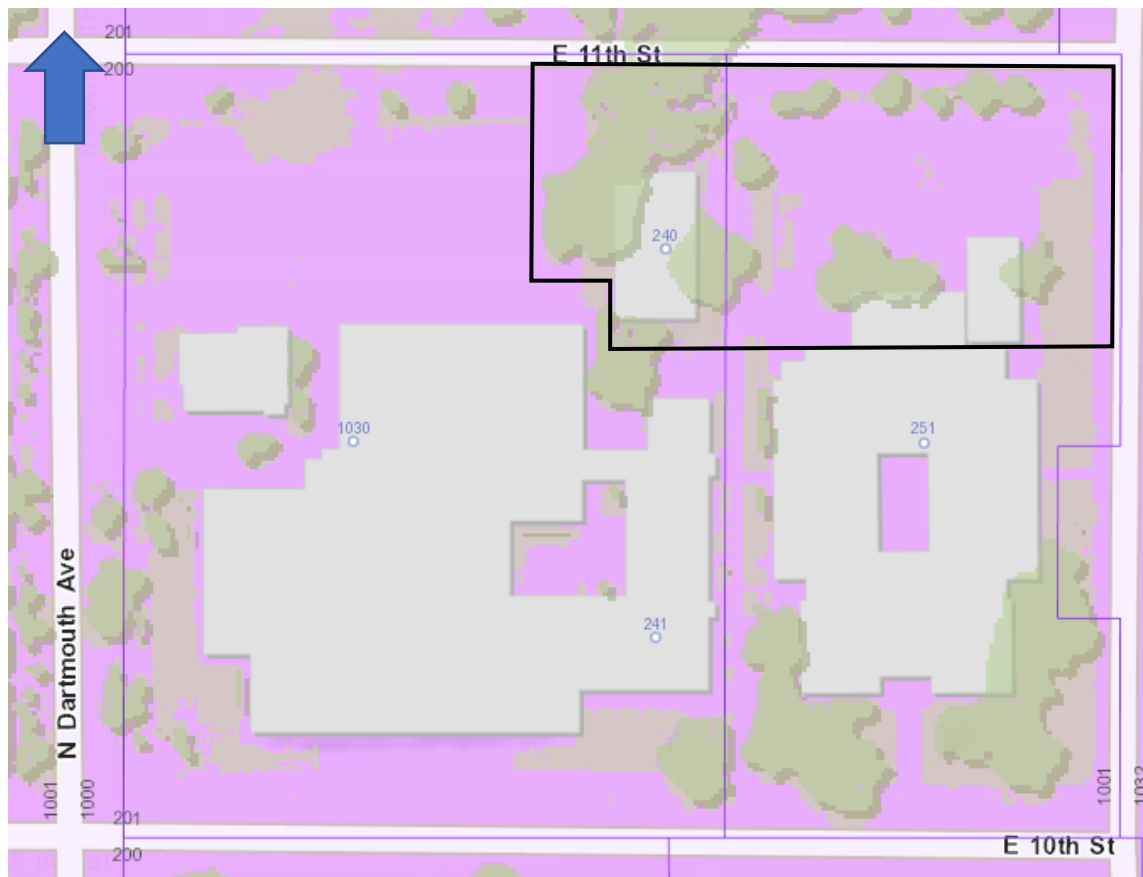


Figure 1: Project Site

I conducted preliminary research to determine if the Project has the potential to impact historical resources defined by the California Environmental Quality Act (CEQA). My qualifications as a historic preservation professional are included in **Appendix A**.

HISTORICAL RESOURCES UNDER CEQA

CEQA defines a historical resource as a property listed in the California Register of Historical Resources (California Register) or determined to be eligible for listing in the California Register by the State Historical Resource Commission. A property designated under a local preservation ordinance or identified as eligible in a historic resource survey is presumed to be a historical resource unless a preponderance of evidence demonstrates that the property is not architecturally, historically, or culturally significant.¹ The lead agency has the discretion to treat a property as a historical resource if it meets statutory requirements and substantial evidence supports the conclusion. Thus, there are three categories of historical resources:

- *Mandatory historical resources* are properties listed or determined to be eligible for listing in the California Register by the State Historical Resource Commission.² The California Register automatically includes properties listed and formally determined to be eligible for listing in the National Register of Historic Places (National Register) as well as some California State Landmarks and Points of Historical Interest.
- *Presumptive historical resources* are properties included in a local register of historical resources as defined by subdivision (k) of Section 5020.1 of the Public Resources.³ Presumptive historical resources also include properties deemed significant pursuant to criteria set forth in subdivision (g) of Section 5024.1 of the Public Resources Code, unless a preponderance of the evidence demonstrates that the property is not significant.⁴ A property listed in the Claremont Register of Structures of Historic and Architectural Merit a (Claremont Register) and areas designated as Historic Districts are presumed to be historical resources by the City of Claremont because they were adopted by ordinances or resolutions.

¹ Public Resources Code § 5024.1 and Title 14 California Code of Regulations § 4850 & § 15064.5 (a) (2).

² Title 14 California Code of Regulations § 15064.5 (a) (1).

³ A local register of historical resources is defined as a list of properties officially designated or recognized as historically significant by a local government pursuant to a local ordinance or resolution.

⁴ A resource identified as significant in a historical resource survey may be listed in the California Register if the survey meets all of the following criteria:

1. The survey has been or will be included in the State Historic Resources Inventory.
2. The survey and the survey documentation were prepared in accordance with office (OHP) procedures and requirements.
3. The properties were evaluated and determined by the office (OHP) to have a significance rating of Category 1 to 5 on DPR Form 523.
4. If the survey is five or more years old at the time of its nomination for inclusion in the California Register, the survey is updated to identify historical resources which have become eligible or ineligible due to changed circumstances or further documentation and those which have been demolished or altered in a manner that substantially diminishes the integrity of the resource.

- *Discretionary historical resources* are properties determined to be eligible for listing in the California Register by the lead agency. The determination must be supported by evidence in light of the whole record.⁵

PREVIOUS DESIGNATIONS AND EVALUATIONS

The following sources were consulted to determine if the building at 240 11th Street is currently designated under national, state, or local landmark or historic district programs or identified as significant in a historic resource survey or study:

1. The Built Environment Resources Directory (BERD) was reviewed to determine if the subject building is listed or determined to be eligible for listing in the National Register, listed or determined to be eligible for listing in the California Register, a California Registered Historical Landmark, a Point of Historical Interest, or evaluated in a historic resource survey or other planning activities that were reviewed by the State Office of Historic Preservation.
 - a. This research revealed that the building is not listed or determined to be eligible for listing under national or state landmark or historic district programs or previously surveyed as a potential historical resource.
2. The City of Claremont website was reviewed to determine if the subject building is a designated landmark or located within a designated historic district.
 - a. This research revealed the Project Site is not located within a locally designated historic district and the building is not listed in the Claremont Register.

Therefore, the building is not a mandatory or presumptive historical resource as defined by CEQA.

240 E. 11TH STREET

Construction History

This one-story building is situated on the north side of E. 11th Street with a front yard setback from the sidewalk. The wood frame structure is sheathed in smooth stucco. The shape of the building is generally rectangular, but it is covered by a multi-gabled roof. The primary (north) façade is asymmetrically organized into three bays. On the east, there is a projecting gabled bay with a tripartite window in the center and a louvered attic vent in apex of the gable. The gable extends over the main entryway in the center bay. The entryway is accessed through an arched opening. The western bay features a gabled dormer with another louvered attic vent. Centered below the dormer is another tripartite window. Wood windows, including casements

⁵ Title 14 California Code of Regulations § 15064.5 (a) (3) (4).

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and double-hung sash, are present throughout the building. There are stucco chimneys on the east and west facades.

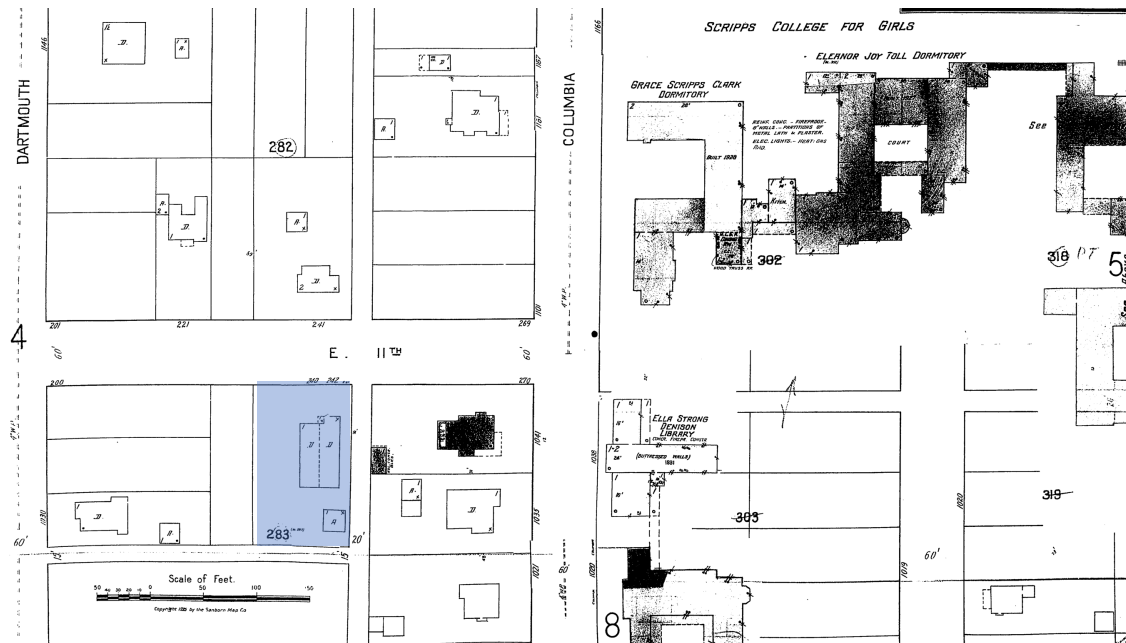


Figure 2: Sanborn Map, 1932, Sheet 5
240 E. 11th Street shaded in blue

According to the Los Angeles County Office of the Assessor, the building was constructed in 1925. The 1932 Sanborn Map (see **Figure 2**) indicates that the building was designed as a duplex with side-by-side units; the addresses were 240 and 242. The exterior of the building appears to be substantially intact from the original construction; however, the size of the property has been reduced. The building permits on the City’s website begin in the 1990s (see **Table 1**). A request for archived permits from the City’s Building Division did not yield any earlier permits. A permit issued on July 16, 1998, indicates that the roof was originally covered with wood shakes, but was replaced with composition shingles. It is unclear if the covered ramp along the west façade was constructed as a part of the office remodel in 1998.

TABLE 1: 240 E. 11 th Street					
Date	Permit No.	Type	Owner	Description	Value
6/18/1998	000-912-263	Alteration	Scripps College	Plan Check Only for Remodel Office	\$50,625
6/29/1998	000-912-305	Alteration	Scripps College	Remodel Office	\$50,625
7/16/1998	000-912-390	Reroof	Scripps College	Reroof house and garage, tear off shake, install plywood and 30-year composition	\$8,000
12/14/2007	B00-012-373	New	Scripps College	Estimate for a 14,200 sq ft dance center	\$1,77,180

Occupancy History

Since the original building permit is not on record with the City's Building Division, the name of the original owner is unknown at this time. Other sources, however, indicate that the building has been occupied by a succession of residents including Albert and Sylvia Isham (1930 U.S. Census), Walter Clayton (Pomona Progress Bulletin, 3/22/1930), Orville Thomason (Pomona Progress Bulletin, 11/24/1934), and Ray H. Patterson (Pomona Progress Bulletin, 11/6/1945). No one person or family in particular seems to have resided at this address for a long period of time. Research uncovered basic biographical information on the residents and there is no evidence they made a significant contribution to history.

HISTORIC CONTEXTS

The significance of a property must be evaluated within its historic context(s). Historic contexts are those patterns or trends in history by which a specific property is understood. The City of Claremont does not have a historic context statement; however, the subject building does not appear to be significant in the contexts of higher education, residential development, or architecture. The building would not be significant in the context of higher education because it was not constructed by any of the Claremont Colleges. It has been owned by Scripps College since the 1990s, so the association is less than 50 years of age. Sanborn maps and historic aerial photographs indicate that the area was subdivided as a residential neighborhood but was never developed fully. Single family residences were constructed sporadically between the 1910s and 1930s. The Claremont Colleges began purchasing undeveloped lots in the area and constructed the Garrison Theater in 1963. Therefore, the building is not significant in the context of the residential development of Claremont during the early twentieth century. There are not enough residential properties with shared physical characteristics or historical associations in the area to form a potential historic district. The building is not significant in the context of architecture. The names of the original builder and architect (if any) are unknown. The building is a typical example of a bungalow from the period in which it was constructed. The hand of a master architect or craftsman is not evident in its construction, and it is not likely that it represents an important example of the work of a master.

CONCLUSIONS

The subject building is not a mandatory or presumptive historical resource as defined by CEQA. Based upon research using online sources, it does not appear to have any potential to qualify for listing in the California Register. It is highly unlikely that more research would result in new information that would change the conclusion. Therefore, the building does not warrant consideration as a discretionary historical resource for CEQA purposes.

Appendix A – Qualifications

TERESA GRIMES | Historic Preservation



Teresa Grimes has 30 years of experience in the field of historic preservation. She is widely recognized as an expert in the identification and evaluation of historical resources having successfully prepared dozens of landmark and historic district applications for a wide variety of property types. Teresa graduated from the University of California with a Master of Art degree in Architecture and has worked in the private, public, and non-profit sectors. Teresa has extensive experience in the preparation of environmental compliance documents in accordance with the California Environmental Quality Act including the identification of historical resources, analysis of direct, indirect, and cumulative impacts, and development of mitigation measures. Her many projects throughout Southern California include the Art Center College of Design Master Plan, Baldwin Hills Crenshaw Plaza, Cinerama Dome Entertainment Center, City of Hope Master Plan, Claremont Graduate University Master Plan, Claremont McKenna College Master Plan, John Anson Ford Theatres, Oakwood School Master Plan, Los Angeles County Museum of Art, Times Mirror Square, Sunset Las Palmas Studios, and Sunset Bronson Studios.

Educational Background

- M.A., Architecture, University of California, Los Angeles, 1992
- B.A., Political Science, University of California, Los Angeles, 1986

Qualifications

- Meets the Secretary of the Interior’s Professional Qualifications Standards for history and architectural history pursuant to the Code of Federal Regulations, 36 CFR Part 61, Appendix A.

Professional Activities

- Pasadena Heritage Board Member, 2008-2012
- Highland Park Heritage Trust Board Member, 1996-1998
- West Hollywood Cultural Heritage Advisory Board, 1990-1994

Professional Experience

- Teresa Grimes | Historic Preservation, Principal, 2020 - Present
- GPA Consulting, Principal Architectural Historian, 2009-2020
- Christopher A. Joseph & Associates, Senior Architectural Historian, 2006-2009
- Teresa Grimes | Historic Preservation, Principal, 1999-2005, 1993-1994, 1991-1992
- Historic Resources Group, Architectural Historian, 1994-1998
- Getty Conservation Institute, Research Associate, 1992-1993
- Los Angeles Conservancy, Preservation Officer, 1988-1991