

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

Primary #
HRI #
Trinomial
NRHP Status Code

Other Listings

Review Code

Reviewer

Date

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*Resource Name or #: 175 E. 8th Street

P1. **Other Identifier:** Huntley Bookstore

*P2. **Location:** Not for Publication Unrestricted

*a. **County:** Los Angeles and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

*b. **USGS 7.5' Quad:** Ontario **Date:** 1967 (Photorevised 1981) **T 1S; R 8W; Sec 10; S.B. B.M.**

Address: 175 East 8th Street

City: Claremont

Zip: 91711

c. UTM: Zone: n/a, mE/ mN

e. Other Locational Data: Parcel # 8308-005-018

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

The Huntley Bookstore contains many building materials and design features that were hallmarks of A. Quincy Jones's designs, including: masonry block walls, timber post-and-beam construction, flat roofs with wide eaves floating over floor-to-ceiling glass or clerestory windows, clean "industrial" lines, and refined restraint. These elements are also often found in Jones's residential artwork, for which he is most well known.

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects.)



*P3b. **Resource Attributes:**
HP15. Educational Building

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

P5b. Description of Photo: Date of photo unknown. Front of bookstore.

*P6. **Date Constructed/Age and Source:** 1969

Historic Prehistoric Both

*P7. **Owner and Address:**

*P8. **Recorded by:**

Claremont Heritage

840 North Indian Hill Blvd.

Claremont, CA 91711

*P9. **Date Recorded:** 1/14/15

*P10. **Survey Type:** Intensive

*P11. **Report Citation:** None

*Attachments:

NONE Location 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): Appendix B for architect biography

BUILDING, STRUCTURE, AND OBJECT RECORD

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*NRHP Status Code:

*Resource Name or #: Huntley Bookstore – 175 E. 8th Street

B1. Historic Name: Huntley Bookstore

B2. Common Name: Huntley Bookstore

B3. Original Use: Bookstore

B4. Present Use: Bookstore

*B5. Architectural Style: Mid-century Modern

*B6. Construction History: 1969; addition in 1996

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

*B8. Related Features:

B9a. Architect: A. Quincy Jones and Frederick E. Emmons, Rufus Turner (addition) b. Builder:

*B10. Significance: Theme: Commercial Architecture Area: Claremont Colleges

Period of Significance: 1960s Property Type: Commercial Applicable Criteria: N/A

The residence appears to be eligible for the California Register of Historic Resources under Criterion 3: *Association with a type, period, or method of construction or possessing high artistic value.*

A. Quincy Jones (1913-79) started his architectural career in Los Angeles immediately after World War II. He began designing individual homes that utilized building materials and techniques that came about after the war. His homes designs combined elegance and economy. In 1948 he received a national award from the American Institute of Architects for a small house built in San Diego. In 1950, Joseph Eichler, an award-winning California developer, asked Jones to design homes for him. This partnership lasted more than two decades and resulted in "Eichler Homes" that have come to define the very best in post-modern tract-home design. Jones went on to design church, commercial, civic, and university buildings. At the end of his career, he served as dean of the architectural school at the University of Southern California.

(See Appendix B for architect information and biography.)

B11. Additional Resource Attributes:

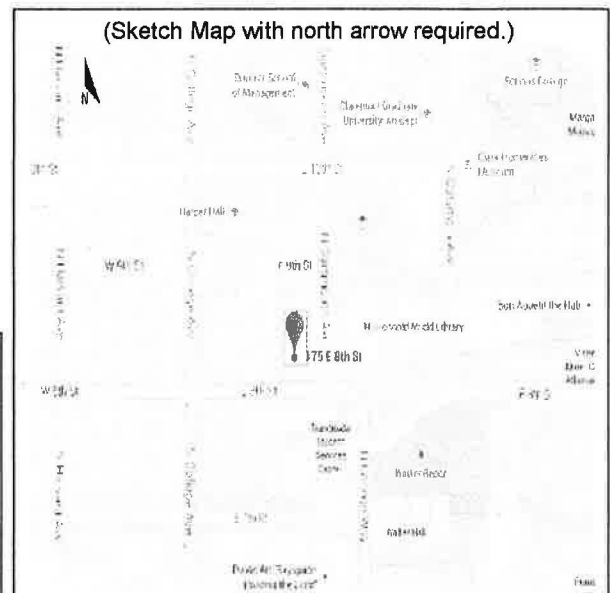
*B12. References:

Claremont Modern: Postwar California Dreaming, 2011 Bike Tour. Claremont: Claremont Heritage, 2011. Print.

B13. Remarks:

*B14. Evaluator: A. Berssen, Claremont Heritage *Date of Evaluation: 04/23/2015

(This space reserved for official comments.)



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[Type text]

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*Recorded by: A.Berssen, Claremont Heritage

*Resource Name or #: Huntley Bookstore – 175 E. 8th Street

*Date 04/16/2015 Continuation Update

***P3a. Description:** (continued from page 1)

Looking in the front door, a double-height central core spanned by the three-foot deep wooden beams and lit by large clerestory windows adorns the east wall. On the far north wall there are windows of mezzanine offices looking down on the large space. Clerestory and large plate glass windows in the single story wings on the east, west, and north bring daylight into the entire space.

A 1996 expansion of the bookstore was designed by Claremont architect Rufus Turner, who had worked for Millard Sheets in Texas and moved to California to continue working with him into the 1960s. With this expansion toward 8th Street, the entrance and southeast corner of the central core were brought into alignment with the concrete block wall to the west. As a result, part of the door-height trellis that was originally outside is now inside the front glass wall.

Originally there was also an external trellis extending all the way out to the stairs. At the entrance of the store the trellis beams were hung from an exposed beam supported by thin steel columns, creating a horizontal mass that created the appearance of reducing the overall mass of the building. Unfortunately, the trellis and support beam were removed due to its decaying condition and safety concerns.

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*Resource Name or #: 545 West 8th Street

P1. Other Identifier:

***P2. Location:** Not for Publication Unrestricted

***a. County:** Los Angeles and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

***b. USGS 7.5' Quad:** Ontario **Date:** 1967 (photorevised 1981) **T** 1S; **R** 8W; **Sec** 9; **S.B.B.M.**

c. Address: 545 West 8th Street City: Claremont Zip: 91711

d. UTM: Zone: n/a mE/ mN

e. Other Locational Data: Parcel # 8310-013-005

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

The house contains characteristics of the Modern Ranch style, including:

- Single story; low-pitched roof
- Large overhanging eaves
- Simple/rustic exterior
- Wood exterior

***P3b. Resource Attributes:** HP2. Single Family Property

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects.)



***P4. Resources Present:**

Building Structure Object
 Site District Element of District
 Other (Isolates, etc.)

***P5b. Description of Photo:** Date of photo unknown. Façade of residence

***P6. Date Constructed/Age and Source:** 1949

Historic
 Prehistoric
 Both

***P7. Owner and Address:**

Kersey A. Black
545 W. 8th Street
Claremont, CA 91711

***P8. Recorded by:**

Claremont Heritage
840 North Indian Hill Blvd.
Claremont, CA 91711

***P9. Date Recorded:** 1/8/15

***P10. Survey Type:** Intensive

***P11. Report Citation:** None

***Attachments:**

NONE Location 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): Appendix B for architect biography

BUILDING, STRUCTURE, AND OBJECT RECORD

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*NRHP Status Code:

*Resource Name or #: 545 West 8th Street

B1. Historic Name:

B2. Common Name:

B3. Original Use: Single family residence

B4. Present Use: Single family residence

*B5. **Architectural Style:** Mid-century Modern Ranch

*B6. **Construction History:** 1949

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

*B8. **Related Features:**

B9a. Architect: Lew Crutcher b. Builder: unknown

*B10. **Significance: Theme:** Residential Architecture **Area:** Old Claremont

Period of Significance: 1940s-1950s **Property Type:** Single Family Residence **Applicable Criteria:** N/A

The residence appears to be eligible for the California Register of Historic Resources under Criterion 3: *Association with a type, period, or method of construction or possessing high artistic value.*

The house was designed by Lewis Crutcher. Crutcher received an MFA in Architecture from Claremont Graduate University in 1949. After which, he worked for Skidmore, Owings and Merrill, taught at Reed College and the University of Oregon, and later went on to open his own practice in 1959. Crutcher was a student of Millard Sheets during the time that Millard Sheets and a committee of prominent local figures, such as Bess Garner, Mario Serna, and Lee C. Pitzer, established the Intercultural Housing Project in Arbol Verde. Whitney Smith was the lead architect of the project and under Smith, Crutcher designed six of the twelve houses completed. The project brought Lewis Crutcher and Whitney Smith together, and the result was a prototype house built in the modernist style, and an overall site plan that included communal living.

The residence at 545 W. 8th Street was constructed the year Crutcher graduated from Claremont Graduate University. It is representative of the style of architecture being taught under Whitney Smith. The post and beam construction, use of clerestory windows and low sloping eaves are indicative of mid-century modern architecture.

(See Appendix B for architect information and biography.)

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

*B12. **References:**

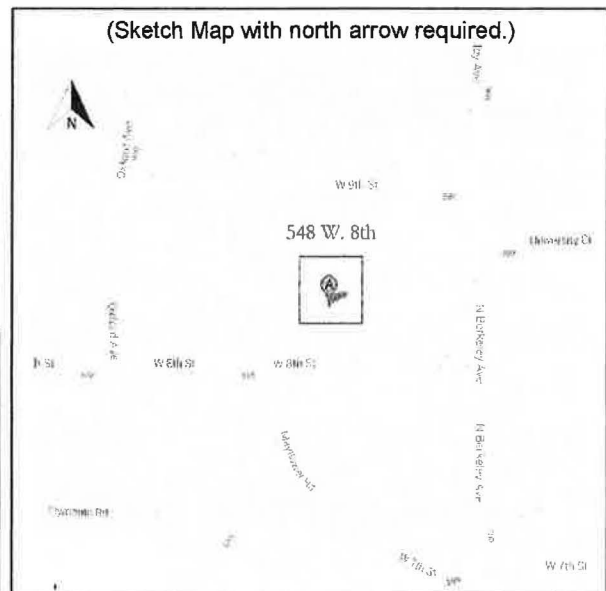
American Architects Directory: Second edition. 1962. R.R. Bowker LLC.

B13. Remarks:

*B14. **Evaluator:** R. Linchangco & A. Berssen, Claremont Heritage ***Date of Evaluation:** 02/05/2015

(This space reserved for official comments.)

(Sketch Map with north arrow required.)



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*Resource Name or #: 603 West 8th Street

P1. Other Identifier:

*P2. Location: Not for Publication Unrestricted

*a. County: Los Angeles and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad: Ontario Date: 1967 (photorevised 1981) T 1S; R 8W; Sec 9; S.B.B.M.

c. Address: 603 West 8th Street City: Claremont Zip: 91711

d. UTM: Zone: n/a mE/ mN

e. Other Locational Data: Parcel # 8310-014-001

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

This house exhibits characteristics and features of the Mid-Century Modern style, including:

- Flat planes; horizontal layout, flat roof with overhanging eaves
- Large windows, post and beam construction in wood
- Deep-set eaves
- Lack of decorative detailing
- Two-story configuration
- Simple geometric forms

*P3b. Resource Attributes: HP2. Single Family Property

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects.)



*P4. Resources Present:

Building Structure Object Site
 District Element of District Other
(Isolates, etc.)

P5b. Description of Photo: Date of photo unknown. View of front of house

*P6. Date Constructed/Age and Source: 1953

Historic Prehistoric Both

*P7. Owner and Address:

Lawrence Thornton
603 West 8th Street
Claremont, CA 91711

*P8. Recorded by:

Claremont Heritage
840 North Indian Hill Blvd.

Claremont, CA 91711

*P9. Date Recorded: 3/2/15

*P10. Survey Type: Intensive

*P11. Report Citation: None

*Attachments:

- NONE Location 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): Architect Appendix

BUILDING, STRUCTURE, AND OBJECT RECORD

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*NRHP Status Code:

*Resource Name or #: 603 West 8th Street

B1. Historic Name: X

B2. Common Name: X

B3. Original Use: Single Family Residence

B4. Present Use: Single Family Residence

*B5. Architectural Style: Mid-Century Modern

*B6. Construction History: 1953

*B7. Moved? No Yes Unknown Date: n/a Original Location: n/a

*B8. Related Features:

B9a. Architect: Theodore Criley & Fred McDowell b. Builder:

*B10. Significance: Theme: Residential Architecture Area: Old Claremont

Period of Significance: 1950s Property Type: Single Family Residence Applicable Criteria: n/a

The residence appears to be eligible for the California Register of Historic Resources under Criterion 3: Association with a type, period, or method of construction or possessing high artistic value.

See Appendix B for architect information and biography.

B11. Additional Resource Attributes:

*B12. References:

B13. Remarks:

*B14. Evaluator: A. Berssen, Claremont Heritage *Date of Evaluation: 3/2/15

(This space reserved for official comments.)



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*Resource Name or #: 669 West 8th Street

P1. Other Identifier: *P2. **Location:** Not for Publication Unrestricted

*a. **County:** Los Angeles and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

*b. **USGS 7.5' Quad:** Ontario **Date:** 1967 (photorevised 1981) **T 1S; R 8W; Sec 9; S.B.B.M.**

c. **Address:** 669 West 8th **City:** Claremont **Zip:** 91763

d. **UTM: Zone:** n/a mE/mN

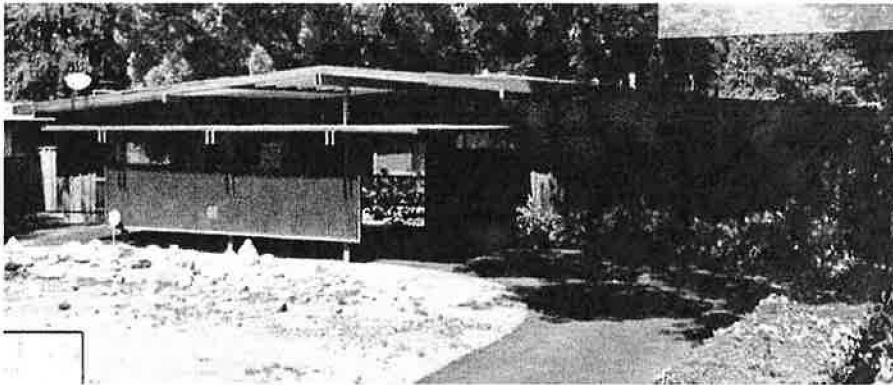
e. **Other Locational Data:** Parcel # 8310-014-005

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

The house contains features of the Mid-Century Modern style, including:

- One-story configuration
- Post & beam construction in wood
- Wide overhanging eaves; clerestory windows
- U-shaped plan; panels of wood and glass

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects.)



*P3b. **Resource Attributes:**

HP2. Single Family Property

*P4. **Resources Present:**

Building Structure Object
 Site District Element of District
 Other (Isolates, etc.)

P5b. **Description of Photo:** Date of photo unknown, Façade of residence

*P6. **Date Constructed/Age and Source:** 1955

Historic
 Prehistoric
 Both

*P7. **Owner and Address:**

Kipp H. Kobayashi
669 W. 8th Street
Claremont, CA 91711

*P8. **Recorded by:**

Claremont Heritage
840 North Indian Hill Blvd.
Claremont, CA 91711

*P9. **Date Recorded:** 1/13/15

*P10. **Survey Type:** Intensive

*P11. **Report Citation:** None

*Attachments:

NONE Location 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

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*NRHP Status Code:

*Resource Name or #: 669 West 8th Street

B1. Historic Name: The Allen House

B2. Common Name: The Allen House

B3. Original Use: Single Family Residence

B4. Present Use: Single Family Residence

*B5. Architectural Style: Mid-Century Modern

*B6. Construction History: 1955

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

*B8. Related Features:

B9a. Architect: Theodore Criley, Jr. b. Builder: unknown

*B10. Significance: Theme: Residential Architecture Area: Old Claremont

Period of Significance: 1950s-1960s Property Type: Single Family Residence Applicable Criteria: N/A

The residence appears to be eligible for the California Register of Historic Resources under Criterion 3: Association with a type, period, or method of construction or possessing high artistic value.

Criley built the Allen Residence a year before Fred McDowell officially became a partner at his architectural practice in 1955. The residence was designed for Claremont Graduate professor, Hollis P. Allen, who taught education between 1925 and 1960. Located next to the Benjamin Residence designed by McDowell, the two houses share very similar characteristics.

The 1,700 square-foot home contains the quintessential attributes of California indoor-outdoor living: post-and-beam construction, open floor plan, and floor to ceiling glass that faces the backyard. The residence also includes an elegant courtyard facing the street entrance; a feature that will later be typical in many Criley-McDowell designs.

See Appendix B for architect information and biography

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

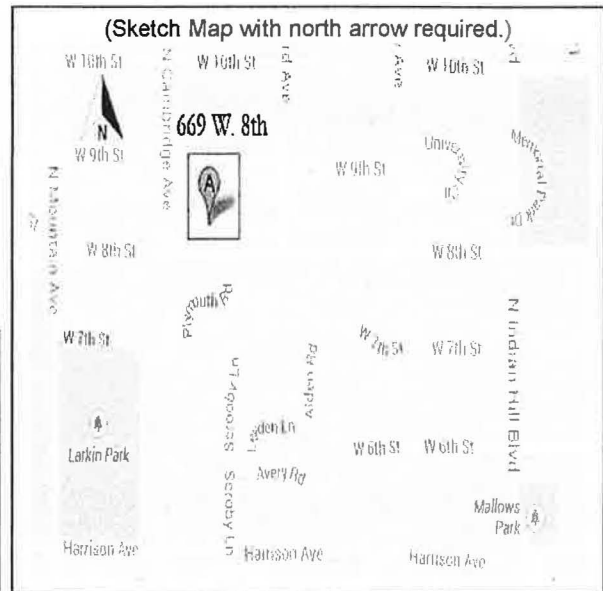
*B12. References:

16 Architects: Exhibit Guide. Claremont: Claremont Heritage, 2013. Print.

B13. Remarks:

*B14. Evaluator: R. Linchangco & A. Berssen, Claremont Heritage *Date of Evaluation: 02/05/2014

(This space reserved for official comments.)



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*Resource Name or #: 675 West 8th Street

P1. Other Identifier:

***P2. Location:** Not for Publication Unrestricted

***a. County:** Los Angeles and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

***b. USGS 7.5' Quad:** Ontario **Date:** 1967 (photorevised 1981) **T** 1S; **R** 8W; **Sec** 9; **S.B.B.M.**

c. Address: 675 West 8th Street **City:** Claremont **Zip:** 91711

d. UTM: Zone: 11, mE/ mN

e. Other Locational Data: Parcel # 8310-014-006

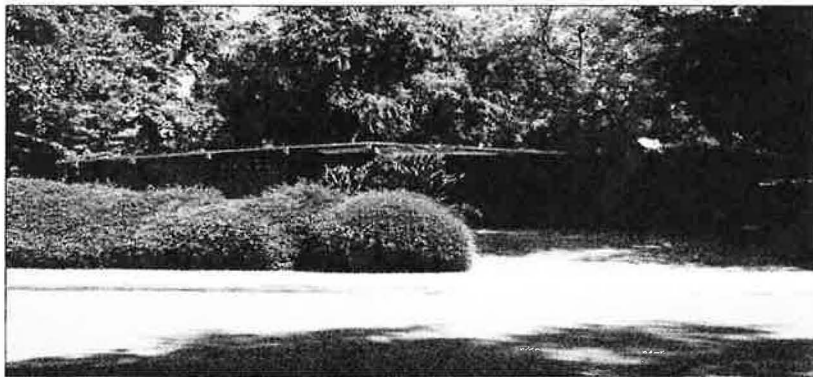
***P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

The house includes features of the Mid-Century Modern style, including:

- One-story configuration
- Post & beam construction in wood
- Wide overhanging eaves; clerestory windows
- Lack of decorative detailing

***P3b. Resource Attributes:** HP2. Single Family Property

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects.)



***P4. Resources Present:**

Building Structure Object
 Site District Element of District
Other (Isolates, etc.)

P5b. Description of Photo: Date of photo unknown. Façade of residence.

***P6. Date Constructed/Age and Source:** 1955

Historic
 Prehistoric
 Both

***P7. Owner and Address:**

Beverley Benjamin
675 W. 8th Street
Claremont, CA 91711

***P8. Recorded by:**

Claremont Heritage
840 North Indian Hill Blvd.
Claremont, CA 91711

***P9. Date Recorded:** 1/13/15

***P10. Survey Type:** Intensive

***P11. Report Citation:** None

***Attachments:**

NONE Location 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): Appendix B for architect biography

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- B1. Historic Name: The Benjamin House
- B2. Common Name: The Benjamin House
- B3. Original Use: Single family residence
- B4. Present Use: Single family residence
- *B5. Architectural Style: Mid-Century Modern
- *B6. Construction History: 1955
- *B7. Moved? No Yes Unknown Date: N/A Original Location: N/A
- *B8. Related Features:
 - B9a. Architect: Fred McDowell b. Builder: unknown
- *B10. Significance: Theme: Residential Architecture Area: Old Claremont
Period of Significance: 1950s-1960s Property Type: Single Family Residence Applicable Criteria: N/A

The residence appears to be eligible for the California Register of Historic Resources under Criterion 2: Association with the life of a significant person; and Criterion 3: Association with a type, period, or method of construction or possessing high artistic value.

Karl Benjamin, a celebrated painter whose vivid geometric abstractions brought him international acclaim, commissioned his first home from a young Claremont architect named Fred McDowell. At the time the house was built, the Benjamins were admittedly somewhat naïve about modern architecture and McDowell had been recommended to them by their realtor. Built in an old orange grove and completed in 1955, the home is an early McDowell design, yet exhibits many of the elements that would later become his trademarks.

Postwar Claremont was a hotbed of activity in both the arts and architecture. A group of artist friends frequently spent time at the Benjamin house. In addition to McDowell, these friends included Harrison McIntosh, Rupert "Rummy" Deese, James Hueter, Paul Darrow, Tony Ivins, and Doug McClellan. The group not only socialized but also traded art with each other. Art by these and others can be seen featured throughout the home.

Continued on Continuation Sheet (Page 3)

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

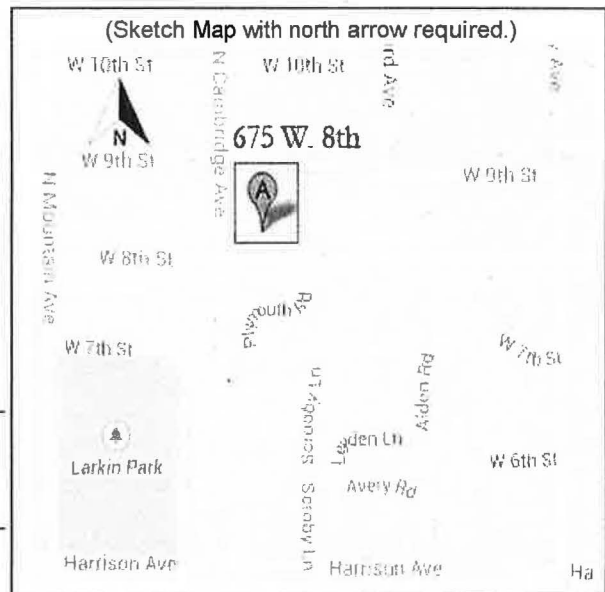
*B12. References:

Claremont Modern: Postwar California Dreaming:
Claremont Heritage Home Tour. Claremont: Claremont Heritage, 2011. Print.

B13. Remarks:

*B14. Evaluator: R. Linchangco & A. Berssen, Claremont Heritage *Date of Evaluation: 02/05/2015

(This space reserved for official comments.)



CONTINUATION SHEET

Property Name: 675 West 8th Street
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*Recorded by: R. Linchangco & A. Berssen, Claremont Heritage *Date 02/05/2015

*B10. Significance: continued from page 2

The Benjamins raised three children in the house, and Benjamin's daughter continues to enjoy it today. Their home is a rare example of one-owner house that has remained as it was originally designed. Even the Danish Modern furnishings have been retained over the years. Benjamin, who became known as the "Father of Hard-edged Abstract Expressionism," stated that Modern architecture had influenced his painting over the years. From the urban skyline of Chicago where he grew up, to the view of his home from the studio, architectural lines and angles offered inspiration. Benjamin's paintings are a wonderful expression of the relationship between art and design. Benjamin died on July 2012.

As you walk into the house, a vestibule separates the entry from the dining area with a screen of pegboard. This space echoes the classic Frank Lloyd Wright approach of creating a small space that opens into a large expansive room that has high ceilings, creating a feeling of a grand entrance. Unlike Wrights approach however, McDowell creates visual lines using 2x2 inch wood to define the entry space, leaving the ceiling open and less confining. The home features an open floor plan with post and beam construction and clerestory windows that were common elements of the new, functional modern vernacular. A wall of glass faces the backyard, creating a blurred separation between the inside and out, an essential component of the style.

The design of the home is "binuclear," where an entrance hallway separates the public and private space of the home. In this arrangement, the dining, area, for instance, was usually an integral part of the living room on one side while also being open to the kitchen on another side, and to the family room, on yet another. Such spatial multitasking could be legitimately explained on practical grounds. It was obviously convenient and economical. McDowell utilized this principle in the Benjamin home and included an off-kitchen den, which Shirley Benjamin used as a preschool to augment the growing family's income. Originally, the enclosed carport was used as Karl's studio, but then it was converted into a bedroom when a second studio was built in 1964. Designed by now good friend, McDowell, the second studio, like the house was intended to be passively cooled with extended eaves that shaded the interior during the warm days of summer, while letting in the sun's warming rays in the colder winter months. The area between the house and studio provided for wonderful greenery and shade. Trees such as the camphor the Benjamins planted have now fully matured and create an oasis of tranquility. There is also a ceramic art in the yard by well-known local artists, Crispin Gonzalez and Tony Ivins.

Also see Appendix B for architect information and biography.

(This space reserved for official comments.)

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*Resource Name or #: 676 West 9th Street

P1. Other Identifier:

***P2. Location:** Not for Publication Unrestricted

*a. **County:** Los Angeles and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

*b. **USGS 7.5' Quad:** Ontario **Date:** 1967 (Photorevised 1981) **T 1S; R 8W; Sec 9; S.B. B.M.**

c. **Address:** 676 West 9th Street **City:** Claremont **Zip:** 91711

d. **UTM:** (Give more than one for large and/or linear resources) **Zone:** 11, X mE/ X mN

e. **Other Locational Data:** Parcel # 8310-014-009

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

This house has characteristics and features of the Mid-Century Modern style, including:

- One-story configuration
- Low, horizontal massing
- Post & beam construction
- Wide overhanging eaves; clerestory windows.
- Panels of wood & glass; stone accent

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects.)



***P3b. Resource Attributes:**

HP2. Single Family Property

***P4. Resources Present:**

Building Structure Object
 Site District Element of District Other (Isolates, etc.)

P5b. **Description of Photo:** Date of photo unknown. Front façade of house

***P6. Date Constructed/Age and Source:** 1952

Historic
 Prehistoric
 Both

***P7. Owner and Address:**

Mark A. Schoeman
676 W. 9th Street
Claremont, CA 91711

***P8. Recorded by:**

Claremont Heritage
840 North Indian Hill Blvd.
Claremont, CA 91711

***P9. Date Recorded:**

1/26/15

***P10. Survey Type:** Intensive

***P11. Report Citation:** None

***Attachments:**

NONE Location 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): Appendix B for architect biography

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*NRHP Status Code:

*Resource Name or #: 676 West 9th

- B1. Historic Name: The Grant House
- B2. Common Name:
- B3. Original Use: Single Family Residence
- B4. Present Use: Single Family Residence

*B5. Architectural Style: Mid-Century Modern

*B6. Construction History: 1952

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

*B8. Related Features:

B9a. Architect: Jo Paul Rognstad b. Builder:

*B10. Significance: Theme: Residential Architecture Area: Old Claremont

Period of Significance: 1950s Property Type: Single Family Residence Applicable Criteria: N/A

The residence appears to be eligible for the California Register of Historic Resources under Criterion 3: Association with a type, period, or method of construction or possessing high artistic value.

"The house was built for Mr. and Mrs. James Grant. Mr. Grant was a professor of art at Pomona College and probably contributed substantially to the design, although one of his students, Jo Paul Rognstad, is credited with the design. The Grants also landscaped the backyard, building the terraced stone walls and planting the pine and olive trees that still thrive. From the beginning, the home was meant to be passively cooled; photos taken during the construction show long, thin vents at the top of the west living-room wall, an unusual feature that is still operable. Behind the impressive stone work on both sides of the chimney, large hinged panels could be opened to help, in conjunction with the sliding glass doors, to ventilate the room. (These panels were sealed by previous owners, Wynne Furth and Don Brenneis, who found that the flow of air was more than offset by the flow of mosquitos.)

While the house maintains its original character and grid-like design, parts of it have been carefully and creatively renovated over time. For instance, the master bathroom was redesigned in the mid-1980s, with the addition of the west-facing clerestory windows above. A shear wall was constructed in the kitchen, which had been more open to the entryway. Long time Claremont resident and builder Ken McLeod, who at one point worked for Richard Neutra, helped design some of the additions at that time. More recently, the kitchen was renovated; the new cabinetry features Avonite counters, and the striking porthole oven and original cook-top were retained. The current residents, architects Mark Schoeman and Laurel Tucker, also added a third bedroom in 2007..."

Beginning in the 1980s some of the structural posts were replaced with steel. Steel was also used to reconstruct the front porch and carport in their original configuration as well as to frame the added bedroom.

See Appendix B for architects information and biography.

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

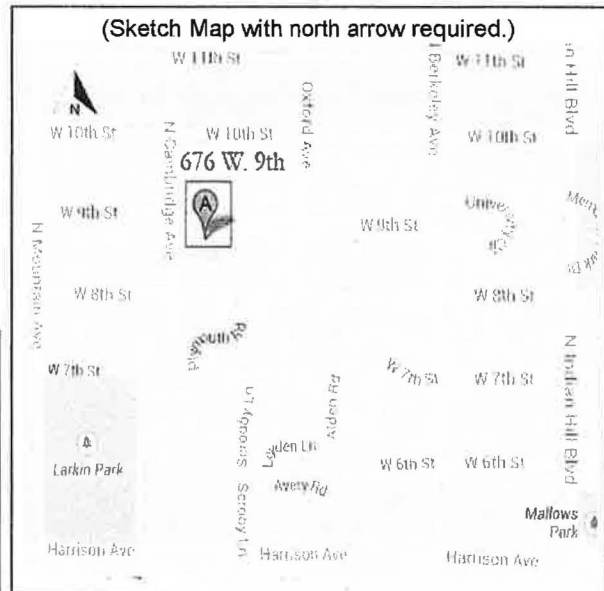
*B12. References:

Claremont Heritage. *Claremont Heritage Annual Home Tour*. Claremont: Claremont Heritage, 1995. Print.

B13. Remarks:

*B14. Evaluator: A. Berssen, Claremont Heritage *Date of Evaluation: 02/10/2015

(This space reserved for official comments.)



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DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code

Other Listings

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*Resource Name or #: 796 West 9th Street

P1. Other Identifier:

***P2. Location:** Not for Publication Unrestricted

***a. County:** Los Angeles and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

***b. USGS 7.5' Quad:** Ontario **Date:** 1967 (Photorevised 1981) **T 1S; R 8W; Sec 9; S.B. B.M.**

c. Address: 796 West 9th Street City: Claremont Zip: 91711

d. UTM: (Give more than one for large and/or linear resources) Zone: 11, X mE/ X mN

e. Other Locational Data: Parcel # 8310-015-009

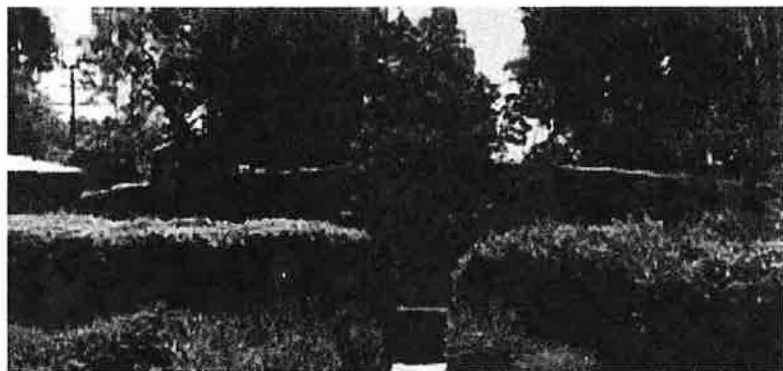
***P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

This house has features and characteristics of the Mid-Century Modern style, including:

- One-story configuration
- Low, horizontal massing
- Post & beam construction
- Wide overhanging eaves; clerestory windows.
- Panels of wood

***P3b. Resource Attributes:** HP2. Single Family Property

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects.)



***P4. Resources Present:**

Building Structure Object
 Site District Element of District
 Other (Isolates, etc.)

P5b. Description of Photo: Date of photo unknown. Front façade of house

***P6. Date Constructed/Age and Source:** 1959

Historic
 Prehistoric
 Both

***P7. Owner and Address:**

Thomas A. Herberg
796 W. 9th Street
Claremont, CA 91711

***P8. Recorded by:**

Claremont Heritage
840 North Indian Hill Blvd.
Claremont, CA 91711

***P9. Date Recorded:**

1/26/15

***P10. Survey Type:** Intensive

***P11. Report Citation:** None

***Attachments:**

NONE Location 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): Appendix B for architects biography

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*NRHP Status Code:

*Resource Name or #: 796 West 9th Street

- B1. Historic Name:
B2. Common Name:
B3. Original Use: Single Family Residence
B4. Present Use: Single Family Residence
*B5. **Architectural Style:** Mid-Century Modern
*B6. **Construction History:** 1959
*B7. **Moved?** No Yes Unknown **Date:** N/A **Original Location:** N/A
*B8. **Related Features:**
B9a. Architect: Fred McDowell b. Builder:
*B10. **Significance: Theme:** Residential Architecture **Area:** Old Claremont

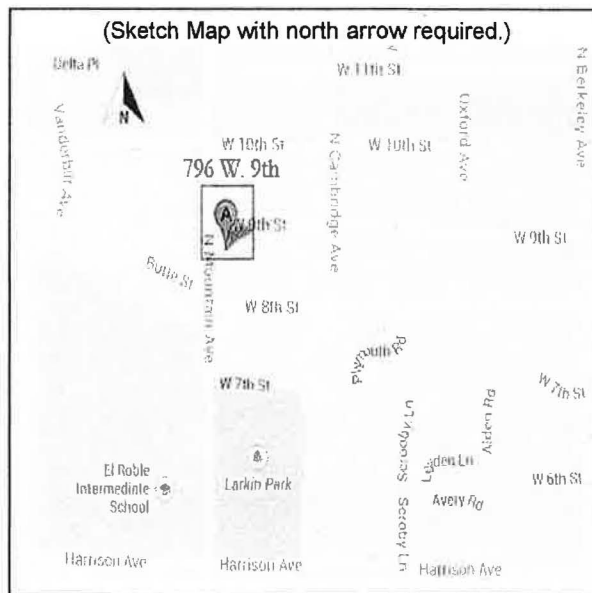
Period of Significance: 1950s-1960s **Property Type:** Single-Family Residence **Applicable Criteria:** N/A

The residence appears to be eligible for the California Register of Historic Resources under Criterion 3:
Association with a type, period, or method of construction or possessing high artistic value.

Designed by local architect, Fred McDowell (see Appendix B for architect information and biography), the house displays characteristics of mid-century modern design.

- B11. Additional Resource Attributes: (List attributes and codes)
*B12. **References:**
16 Architects: Exhibit Guide. Claremont: Claremont Heritage, 2013. Print.
B13. Remarks:
*B14. **Evaluator:** A. Berssen, Claremont Heritage ***Date of Evaluation:** 02/10/2015

(This space reserved for official comments.)



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*Resource Name or #: 799 West 9th Street

P1. Other Identifier:

*P2. Location: Not for Publication Unrestricted

*a. County: Los Angeles and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad: Ontario Date: 1967 (Photorevised 1981) T 1S; R 8W; Sec 9; S.B. B.M.

c. Address: 799 West 9th Street City: Claremont Zip: 91711

d. UTM: Zone: n/a, mE/ mN

e. Other Locational Data: Parcel # 8310-010-008

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

This house has features and characteristics of the Mid-Century Modern/Ranch style, including:

- Single story, low-pitched gable roof
- Deep-set eaves
- Attached garage
- Built from natural materials: wood exterior
- Lack of decorative detailing, Clerestory windows

*P3b. Resource Attributes: HP2. Single Family Property

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

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects.)



P5b. Description of Photo: Date of photo unknown. Front façade of house

*P6. Date Constructed/Age and Source: 1958

Historic Prehistoric Both

*P7. Owner and Address:

Benjamin F. & Jessica P. McCoy
799 W. 9th Street
Claremont, CA 91711

*P8. Recorded by:

Claremont Heritage
840 North Indian Hill Blvd.
Claremont, CA 91711

*P9. Date Recorded: 1/26/15

*P10. Survey Type: Intensive

*P11. Report Citation: None

***Attachments:**

- NONE Location 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): Architect Appendix

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*NRHP Status Code:

*Resource Name or #: 799 West 9th Street

- B1. Historic Name:
 - B2. Common Name:
 - B3. Original Use: Single Family Residence
 - B4. Present Use: Single Family Residence
 - *B5. **Architectural Style:** Mid-Century Modern/Ranch
 - *B6. **Construction History:** 1958
 - *B7. **Moved?** No Yes Unknown **Date:** N/A **Original Location:** N/A
 - *B8. **Related Features:**
 - B9a. Architect: Fred McDowell (possibly) b. Builder:
 - *B10. **Significance: Theme:** Residential Architecture **Area:** Old Claremont
Period of Significance: 1950s-1960s **Property Type:** Single-Family Residence **Applicable Criteria:** N/A
- The residence appears to be eligible for the California Register of Historic Resources under Criterion 3: *Association with a type, period, or method of construction or possessing high artistic value.*
- See attachment. See Appendix B for architect information and biography.
- B11. Additional Resource Attributes:
 - *B12. **References:** 16 Architects Exhibit, 2013
 - B13. Remarks:
 - *B14. **Evaluator:** Sean Stanley ***Date of Evaluation:** 1/26/15

(This space reserved for official comments.)



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 Trinomial
 NRHP Status Code

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*Resource Name or #: Garrison Theater – 241 E. 10th Street

P1. Other Identifier: Garrison Theater

*P2. Location: Not for Publication Unrestricted

*a. County: Los Angeles and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad: Ontario Date: 1967 (Photorevised 1981) T 1S; R 8W; Sec 10; S.B. B.M.

Address: 241 East 10th Street

City: Claremont

Zip: 91711

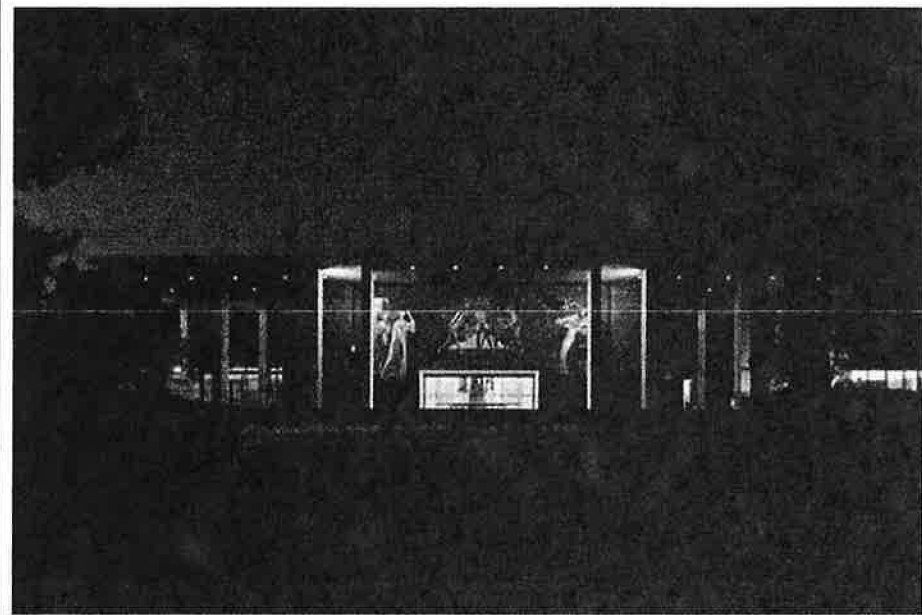
c. UTM: Zone: n/a, mE/ mN

e. Other Locational Data: Parcel # 8308-011-031

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

The Garrison Theater is a significant example of New Formalism style, which is a historically significant characteristic of Sheets work. The theater represents classical forms through a modernist sensibility recognized by their rectilinear forms, set on a raised podium. The main entrance was centered and the doors were rimmed with frames of white concrete to match the white concrete columns. The massive three-story façade features an expanse of polished red granite flanked by patterned brickwork, a flat projecting roof, and windowless façade which adds to the monumental quality of the building. (continued on page 3)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects.)



*P3b. Resource Attributes:

HP10. Theater. HP15. Educational Building

*P4. Resources Present:

Building Structure Object
 Site District Element of District
 Other (Isolates, etc.)

P5b. Description of Photo: Date of photo unknown, view of front façade of the theater.

*P6. Date Constructed/Age and Source: 1963

Historic Prehistoric Both

*P7. Owner and Address:

*P8. Recorded by:
 Claremont Heritage
 840 North Indian Hill Blvd.
 Claremont, CA 91711

*P9. Date Recorded: 1/20/15

*P10. Survey Type: Intensive

*P11. Report Citation: None

*Attachments:

- NONE Location 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): Appendix B for architect biography

State of California - The Resources Agency
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BUILDING, STRUCTURE, AND OBJECT RECORD

Primary #
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*NRHP Status Code:

*Resource Name or #: Garrison Theater – 241 E. 10th Street

- B1. Historic Name: Garrison Theater
- B2. Common Name: Garrison Theater
- B3. Original Use: Theater
- B4. Present Use: Theater

*B5. Architectural Style: New Formalism

*B6. Construction History: constructed in 1963; an addition was added in 1968; additional expansion and renovation in 2003

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

*B8. Related Features:

B9a. Architect: Millard Sheets and S. David Underwood b. Builder:

*B10. Significance: Theme: Commercial Architecture Area: Scripps College

Period of Significance: 1960s Property Type: Commercial Applicable Criteria: N/A

Garrison Theater appears to be eligible for the California Register of Historic Resources under Criterion 3: Association with a type, period, or method of construction or possessing high artistic value.

Located on the campus of Scripps College, Garrison Theater was not originally built for the institution. Dedicated in 1963, the theater was jointly designed by Millard Sheets and S. David Underwood to serve the needs of the Claremont Colleges. The theater is named after the Garrison family: Robert Garrison was a long-serving trustee of Scripps College, and his daughter Anne Garrison Gould is a Scripps alumna.

B11. Additional Resource Attributes:

*B12. References:

Claremont Modern: Postwar California Dreaming, 2011 Bike Tour. Claremont: Claremont Heritage, 2011. Print.

B13. Remarks:

*B14. Evaluator: A. Berssen, Claremont Heritage *Date of Evaluation: 04/16/2015

(This space reserved for official comments.)



CONTINUATION SHEET

Page 3 of 3

*Recorded by: A.Berssen, Claremont Heritage

*Resource Name or #: Garrison Theater – 241 E. 10th Street

*Date 04/16/2015 Continuation Update

***P3a. Description:** (continued from page 1)

On the north façade of the building, set into the granite are three monumental mosaics, thirty feet high featuring an expanse of polished red granite flanked by patterned brickwork, depicting scenes from Shakespeare's Antony, and Cleopatra, Romeo and Juliet, and King Lear.

The interior of the theater has a wide yet shallow curved lobby, dominated by three enormous and colorful tapestries by artist Arthur and Jean Ames. The lobby's floors are terrazzo (cast and polished marble aggregate), which is typical of the period.

In 1999, Scripps College assumed ownership of Garrison Theater and began a renovation-and expansion that made the venue the centerpiece of a new performing arts center. Although the stage area and auditorium were significantly altered, the lobby and exterior remain in near original condition, with the exception of replacing the original bronze doors with glass in 2003, which were done by Boora Architects of Portland, Oregon. In addition to the doors, new buildings were also added which surrounded the theater. The Boora Architects were highly sensitive in scale and materials to the original building.

Although the building went through some renovations and expansions in 2003, the theater's design, material, and mosaic art are still intact and remain nearly in its original condition. The building has been in continuous use as a performing arts center, and still retains a high degree of integrity and significant character. The defining features and materials of this building on the exterior as designed by Millard Sheets encompasses a strong sense of historic feeling and to this day holds true to the defining characteristics of Sheets style.

***B10. Significance:** (continued from page 2)

An addition to the northern side of the theater was completed in 1968. The Claremont Colleges managed Garrison until the 1990s; it was then overseen by Pomona College on behalf of the five-college theatre-arts program. When Pomona's Seaver Theater was completed in 1990, Garrison Theater became underused. Scripps College purchased it from the consortium in 2001. The college engaged Boora Architects of Portland, Oregon, and in 2003 Garrison again expanded, adding the Boone Recital Hall to the west and the Glanville Music Library and music faculty studios to the east. During this expansion, the auditorium was completely renovated and acoustically improved, and, on the second floor of the north side of the theater, faculty offices converted a portion of the old fly space. And the building isn't finished yet – noted Los Angeles architect Brenda Levin has designed a dance studio that will someday replace the small house to the north of the facility. With the expansion and renovation of the theater, the entire complex was renamed the Scripps College Performing Arts Center.

Architect, Millard Sheets, was a former Scripps art faculty member; he later became a trustee of Scripps College. He is also responsible for the striking mosaic over the main entry on the south porch of Garrison. Installed in 1966, the mosaic represents three Shakespeare plays: *Antony and Cleopatra*, *Romeo and Juliet*, and *King Lear*. Around the east corner of the building, the dancers on the south elevation are attributed to Millard Sheets with the possible assistance of Denis O'Conner, Harrison McIntosh, Susan Hertel, Rupert Dees, and two other Scripps art faculty members, Jean and Arthur Ames. The entry has three very large tapestries by Jean and Arthur Ames. The benches and tables are by Sam Maloof.

See Appendix B for architect information and biography.

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PRIMARY RECORD

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Trinomial
NRHP Status Code

Other Listings

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Reviewer

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*Resource Name or #: 580 West 10th Street

P1. Other Identifier:

***P2. Location:** Claremont Not for Publication Unrestricted

***a. County:** Los Angeles and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

***b. USGS 7.5' Quad:** Ontario **Date:** 1967 (Photorevised 1981) T 1S; R 8W; Sec 9; S.B. B.M.

c. Address: 580 West 10th Street City: Claremont Zip: 91711

d. UTM: (Give more than one for large and/or linear resources) Zone: 11, X mE/ X mN

e. Other Locational Data: Parcel # 8310-012-004

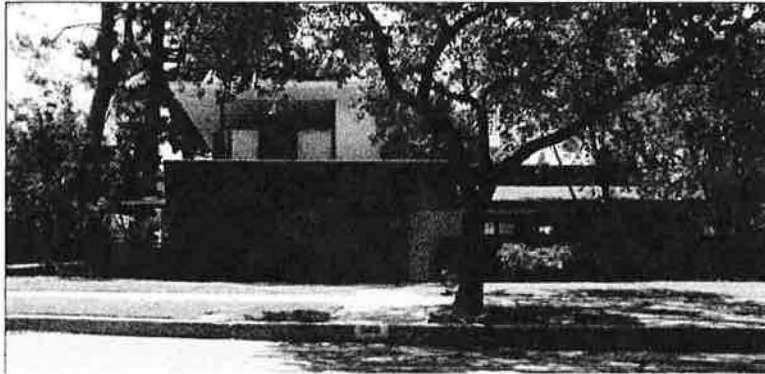
***P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

This house has features and characteristics of the International style, including:

- Boxy, angular masses; flat roofline
- Ribbon windows & grid like patterns
- Simple; lack of decorative detail
- Smooth stucco exterior

***P3b. Resource Attributes:** HP2. Single Family Property

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects.)



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

P5b. Description of Photo: Date photo taken unknown; View of front façade of property

***P6. Date Constructed/Age and Source:** 1950

Historic
 Prehistoric
 Both

***P7. Owner and Address:**

Ruth M. Bobo
580 W. 10th Street
Claremont, CA 91711

***P8. Recorded by:**

Claremont Heritage
840 North Indian Hill Blvd.
Claremont, CA 91711

***P9. Date Recorded:**

09/2014

***P10. Survey Type:** Intensive

***P11. Report Citation:** None

***Attachments:**

- NONE Location 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): Appendix B for architect biography

**State of California - The Resources Agency
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Primary #
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Page 2 of 2 *NRHP Status Code: *Resource Name or #: 580 West 10th Street

- B1. Historic Name: The Pryne House
- B2. Common Name:
- B3. Original Use: Single Family Residence
- B4. Present Use: Single Family Residence
- *B5. Architectural Style: International
- *B6. Construction History: 1950
- *B7. Moved? No Yes Unknown Date: N/A Original Location: N/A
- *B8. Related Features:

B9a. Architect: Leland Lewis Evison b. Builder:
*B10. Significance: Theme: Residential Architecture Area: Old Claremont

Period of Significance: 1950s Property Type: Single Family Residence Applicable Criteria: N/A

The residence appears to be eligible for the California Register of Historic Resources under Criterion 3: Association with a type, period, or method of construction or possessing high artistic value.

The Pryne Residence, designed by Leland L. Evison, (see Appendix B for architect information and biography) is an example of the International Style. The design is defined by long horizontal planes/massing, flat roofs and volumes in a grid-like pattern. The structure allows for large panels of glass, which emphasize the indoor/outdoor connection, and the floor plan was opened to give rooms the ability to have multiple functions. A local builder, Harold Caldwell, who also built for Richard Neutra and Theodore Criley, Jr, built it in 1950.

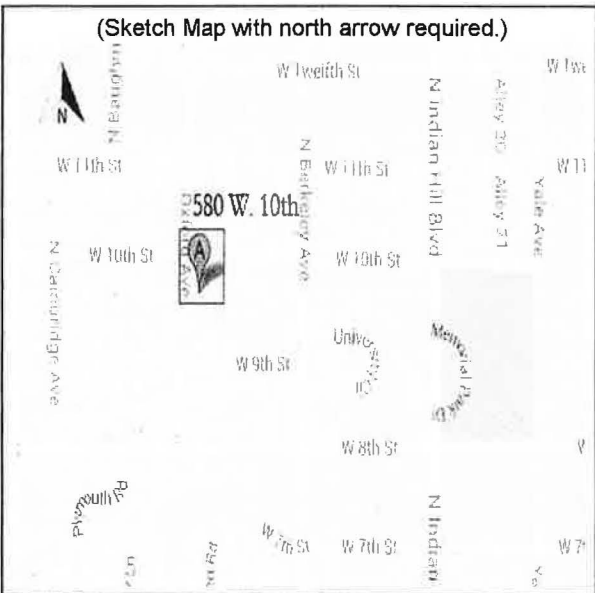
B11. Additional Resource Attributes: (List attributes and codes)

*B12. References:
16 Architects: Exhibit Guide. Claremont: Claremont Heritage, 2013. Print.

B13. Remarks:

*B14. Evaluator: R. Linchangco & A. Berssen, Claremont Heritage *Date of Evaluation: 02/10/2015

(This space reserved for official comments.)



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NRHP Status Code

Other Listings

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*Resource Name or #: 696 West 10th Street

P1. Other Identifier:

***P2. Location:** Not for Publication Unrestricted

*a. County: Los Angeles and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad: Ontario Date: 1967 (Photorevised 1981) T 1S; R 8W; Sec 9; S.B B.M.

c. Address: 696 West 10th Street City: Claremont Zip: 91711

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

e. Other Locational Data: Parcel # 8310-011-019

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

This house has characteristics and features of the International style, including:

- Horizontal planes
- Simple; lack of decorative detail
- Ribbon window, Boxy, angular masses; flat roofline & grid like patterns
- Smooth stucco exteriors

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects.)



***P3b. Resource Attributes:** HP2.
Single Family Property

***P4. Resources Present:**

Building Structure Object
 Site District Element of District
 Other (Isolates, etc.)

P5b. Description of Photo: Date of photo unknown. Front façade of house

***P6. Date Constructed/Age and Source:** 1965

Historic
 Prehistoric
 Both

***P7. Owner and Address:**

Harvey and Harriet Botwin
696 West 10th Street
Claremont, CA 91711

***P8. Recorded by:**

Claremont Heritage
840 North Indian Hill Blvd.
Claremont, CA 91711

***P9. Date Recorded:**

1/26/14

***P10. Survey Type:** Volunteer effort to update local Register

***P11. Report Citation:** None

***Attachments:**

- NONE Location 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): Appendix B for architects' biography

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*Resource Name or #: 750 West 12th Street

P1. Other Identifier:

***P2. Location:** Not for Publication Unrestricted

- *a. **County:** Los Angeles and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)
- *b. **USGS 7.5' Quad:** Ontario **Date:** 1967 (Photorevised 1981) **T** 1S; **R** 8W; **Sec** 9; S.B. **B.M.**
- c. **Address:** 750 West 12th Street **City:** Claremont **Zip:** 91711
- d. **UTM:** Zone: n/a, mE/ mN
- e. **Other Locational Data:** Parcel # 8310-001-011

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

Like most California Ranch style homes, the design here is strongly horizontal. The long, low profile is created in part by suppressing the exterior roof line to such an extent that some interior ceilings have to be sloped near the exterior wall. Additionally, it is evident that we can see other design elements that are common to the ranch style – the mixture of clapboard and board-and batten siding, the welcoming entry porch, the wide front entry, and the exposed rafter tails.

Several exterior elements of this home, however, show how over time the Ranch style shed some of its original revivalist character in favor of a more historical, often idiosyncratic decoration. For instance, note here the dramatic gable on the roof with its slanted clapboard construction suggesting the prow of a wooden ship cutting through a wave. At the other end of the roof, Hershey's chimney design is striking. Unfussy in execution, the masonry outward as it rises, reflecting the outward slat of the aforementioned gable. Along the front of the house, the oversized decorative brackets beneath the east window and the flowerbox seem more ornamental than structurally necessary. The overall design is immediately identifiable as ranch, but the details give the house its own character, even in a block that features a number of other Hershey Built Homes.

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects.)



Inside the house, the attention to fine detail continues. Particularly in the dining room, the five, rough-hewn wooden beams and its original cabinetry is noticeable. The kitchen is also well preserved, with its corner casement windows, its original cabinetry, and even the controls for a vacuum-tube intercom system that came with the house when originally purchased.

***P3b. Resource Attributes:** HP2.
Single Family Property

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

P5b. Description of Photo: Date of photo unknown. Façade of residence

***P6. Date Constructed/Age and Source:** 1958

Historic Prehistoric Both

***P7. Owner and Address:**

***P8. Recorded by:**
Claremont Heritage
840 North Indian Hill Blvd.
Claremont, CA 91711

***P9. Date Recorded:** 1/13/15

***P10. Survey Type:** Intensive

***P11. Report Citation:** None

***Attachments:**

- NONE Location 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): Appendix B for builder biography

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Trinomial
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*Resource Name or #: 723 Alamosa Drive

P1. Other Identifier:

***P2. Location:** Not for Publication Unrestricted

*a. **County:** Los Angeles and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

*b. **USGS 7.5' Quad:** Mount Baldy **Date:** 1995 **T** 1N; **R** 8W; **Sec** 34; **S.B. B.M.**

c. **Address:** 723 Alamosa Drive **City:** Claremont **Zip:** 91711

d. **UTM: Zone:** n/a, mE/ mN

e. **Other Locational Data:** Parcel # 8671-014-021

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

This house has characteristics and features of the Modern Ranch style, including:

- Single story; low-pitched roof
- Low, horizontal massing

***P3b. Resource Attributes:** HP2. Single Family Residence

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

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects.)



P5b. Description of Photo: Date of photo unknown. View of front of house

***P6. Date Constructed/Age and Source:** 1970

Historic Prehistoric Both

***P7. Owner and Address:**
Orig. owner: Howen Bowen
(President of Claremont Graduate University from 1970-1971)

***P8. Recorded by:**

Claremont Heritage

840 North Indian Hill Blvd.

Claremont, CA 91711

***P9. Date Recorded:** 3/2/15

***P10. Survey Type:** Intensive

***P11. Report Citation:** None

***Attachments:**

NONE Location 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): Architect Appendix

BUILDING, STRUCTURE, AND OBJECT RECORD

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*NRHP Status Code:

*Resource Name or #: 723 Alamosa Drive

B1. Historic Name: Bowen House

B2. Common Name:

B3. Original Use: Single Family Residence

B4. Present Use: Single Family Residence

*B5. **Architectural Style:** Modern Ranch

*B6. **Construction History:** 1970

*B7. **Moved?** No Yes Unknown **Date:** n/a **Original Location:** n/a

*B8. **Related Features:**

B9a. Architect: Everett Tozier b. Builder:

*B10. **Significance: Theme:** Residential Architecture **Area:** Northeast Claremont

Period of Significance: 1970s **Property Type:** Single Family Residence **Applicable Criteria:** n/a

The residence appears to be eligible for the California Register of Historic Resources under Criterion 3: *Association with a type, period, or method of construction or possessing high artistic value.*

Photos of yard may be found under "Joe Cardoza Garden" on the internet, part of an article written by LA Landscape Architect. Original owner was Howard R. Bowen, President of the Claremont Graduate University from 1970-1971.

See Appendix B for architect information and biography

B11. Additional Resource Attributes:

*B12. **References:**

B13. Remarks:

*B14. **Evaluator:** A. Berssen, Claremont Heritage ***Date of Evaluation:** 3/2/15

(This space reserved for official comments.)



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*Resource Name or #: 143 West American Avenue

P1. Other Identifier:

*P2. Location: Claremont Not for Publication Unrestricted

*a. County: Los Angeles and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad: Ontario Date: 1967 (Photorevised 1981) T 1S; R 8W Sec 22 ; S.B.B.M.

c. Address: 143 West American Avenue City: Claremont Zip: 91711

d. UTM: Zone: n/a, mE/ mN

e. Other Locational Data: Parcel # 8322-005-029

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

The house has elements of the Modern Ranch style, including:

- Single story, low-pitched roof
- Low, horizontal massing
- Extended eaves & rafters
- Exterior wood panels

*P3b. Resource Attributes: HP2. Single Family Property

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects.)



*P4. Resources Present:

Building Structure Object
 Site District Element of District Other (Isolates, etc.)

P5b. Description of Photo: Date photo taken unknown; View of façade of property.

*P6. Date Constructed/Age and Source: 1955

Historic Prehistoric Both

*P7. Owner and Address:

*P8. Recorded by:

Claremont Heritage
840 North Indian Hill Blvd.
Claremont, CA 91711

*P9. Date Recorded: 09/2014

*P10. Survey Type: Intensive

*P11. Report Citation: None

*Attachments:

- NONE Location 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): Appendix B for architect biography

State of California - The Resources Agency
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Page 2 of 2 *NRHP Status Code: *Resource Name or #: 143 West American Avenue

- B1. Historic Name:
- B2. Common Name:
- B3. Original Use: Single Family Residence
- B4. Present Use: Single Family Residence
- *B5. Architectural Style: Modern Ranch
- *B6. Construction History: 1955
- *B7. Moved? No Yes Unknown Date: N/A Original Location: N/A
- *B8. Related Features:

B9a. Architect: Cliff May b. Builder: unknown

*B10. Significance: Theme: Residential Architecture Area: South Claremont

Period of Significance: 1950s-1960s Property Type: Single Family Residence Applicable Criteria: N/A

The residence appears to be eligible for the California Register of Historic Resources under Criterion 3: Association with a type, period, or method of construction or possessing high artistic value.

The residence is a beautifully maintained example of Cliff May's pre-fabricated houses from the 1950s. May was one of the most prolific builders and designers in California during half of the twentieth century. (See Appendix B for architect information and biography). In 1953, in association with Chris Choate, May began to market low-cost designs to builders; some 18,000 homes would be built. It is these mass-produced houses and plans, more than anything else, that consolidated the image of the modern California ranch house as a model for living, and Cliff May's position as its leading promoter. Claremont has about a dozen samples of May's work, about half of them are samples of these pre-fabricated models.

B11. Additional Resource Attributes:

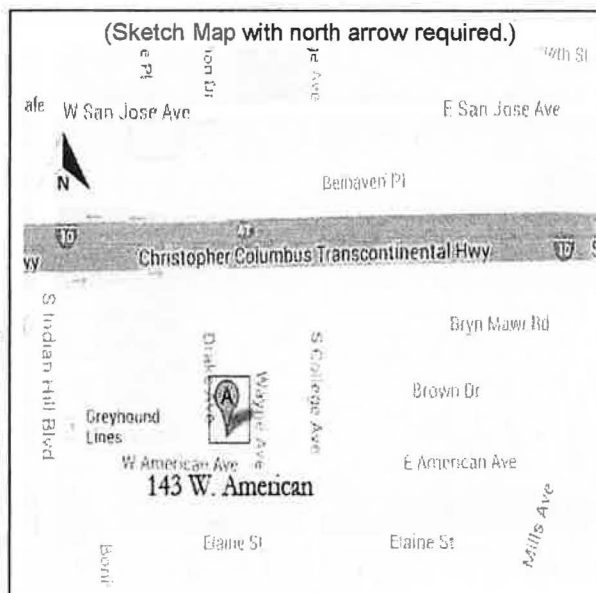
*B12. References:

16 Architects: Exhibit Guide. Claremont: Claremont Heritage, 2013. Print.

B13. Remarks:

*B14. Evaluator: R. Linchangco and A. Berssen *Date of Evaluation: 02/17/2015

(This space reserved for official comments.)



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*Resource Name or #: 4345 Antioch Road
1826

P1. Other Identifier:

***P2. Location:** Not for Publication Unrestricted

***a. County:** Los Angeles and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

***b. USGS 7.5' Quad:** Ontario **Date:** 1967 (Photorevised 1981) T 1S; R 8W Sec 4 ; S.B.B.M.

c. Address: 1826 4345 Antioch Road **City:** Claremont **Zip:** 91711

d. UTM: Zone: n/a, mE/ mN

e. Other Locational Data: Parcel # 8305-003-024

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

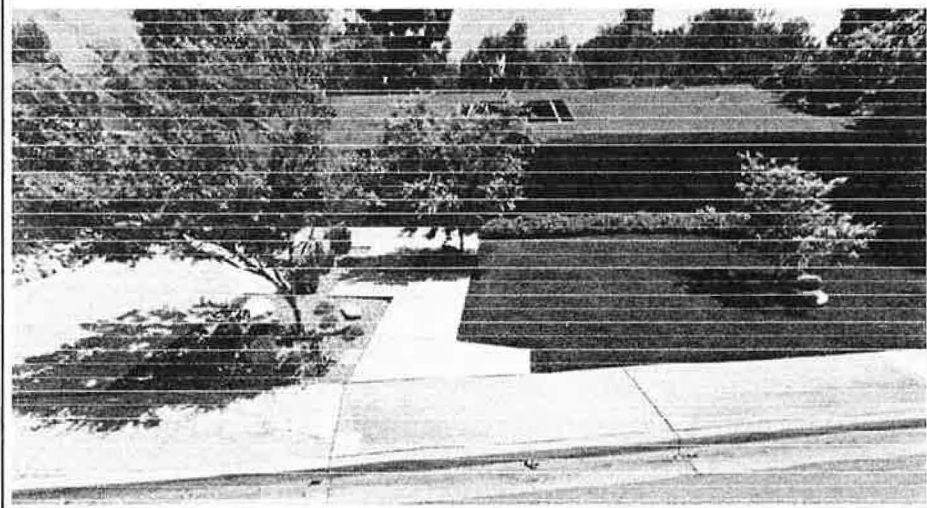
The house contains features of the Modern Ranch style, including:

- Single story
- Low, horizontal massing

***P3b. Resource Attributes:** HP2. Single Family Property

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

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects.)



P5b. Description of Photo: Date of photo unknown. Façade of residence

***P6. Date Constructed/Age and Source:** 1963

Historic Prehistoric Both

***P7. Owner and Address:**

***P8. Recorded by:**

Claremont Heritage

840 North Indian Hill Blvd.

Claremont, CA 91711

***P9. Date Recorded:** 1/13/15

***P10. Survey Type:** Intensive

***P11. Report Citation:** None

***Attachments:**

NONE Location 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): Appendix B for architect's biography

BUILDING, STRUCTURE, AND OBJECT RECORD

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*NRHP Status Code:

*Resource Name or #: 4845 Antioch Road

1826

B1. Historic Name: Indian Hills Estates – Residential Model G-0120

B2. Common Name:

B3. Original Use: Single Family Residence

B4. Present Use: Single Family Residence

*B5. Architectural Style: Modern Ranch

*B6. Construction History: Built in 1963

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

*B8. Related Features:

B9a. Architect: Boyd Georgi b. Builder: unknown

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

Period of Significance: 1960s Property Type: Single Family Residence Applicable Criteria: N/A

The residence appears to be eligible for the California Register of Historic Resources under Criterion 3: Association with a type, period, or method of construction or possessing high artistic value.

The Indian Hills Estates is an example of the type of development that blossomed in the 1950's and early 1960's, throughout Southern California. This development appealed to a range of potential homeowners, by the mixing of styles that included traditional homes, along with residences representing the newer modernist style. The key concept for the development was a "Total Site Development." The developer, William Freed, describes this idea as a "thorough consideration of both indoor and outdoor living areas on a particular site, as well as an overall subdivision." Further, he also stated that a "a house plan, all by itself, isn't enough. And, interestingly enough, a traditional lot all by itself is no longer enough." So, although the styles of some of the models in the development appear traditional stylistically, they actually embody modern architectural ideals. Boyd Georgi designed houses in the development. He was a Pasadena based architect, who studied at USC during the wave of modernism. Georgi's work shows up in late-modernism. His refined designs of post and beam architecture characterize the ideals of the period. A simple tract home becomes a beautiful exploration of clean lines, open spaces that bring the outdoors in, and demonstrates modern ideas of living. Georgi's most recognized work is the Altadena Library, completed in 1967, and although most of his projects were in the San Gabriel Valley, there are a few samples of his work nearby with the Indian Hills Estates models and another well regarded residence in Upland, the James West residence built in 1965.

(See Appendix B for architect information and biography.)

B11. Additional Resource Attributes:

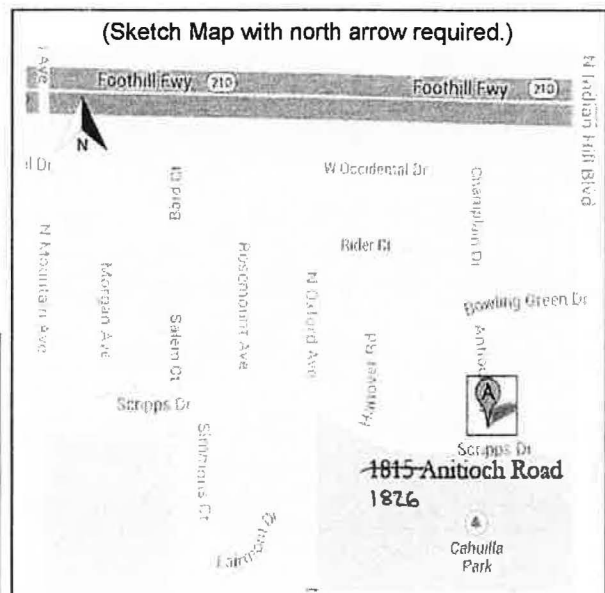
*B12. References:

16 Architects Exhibit. Claremont: Claremont Heritage, 2013. Print.

B13. Remarks:

*B14. Evaluator: R. Linchangco & A. Berssen, Claremont Heritage *Date of Evaluation: 02/15/2015

(This space reserved for official comments.)



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*Resource Name or #: 1543 Bates Place

P1. Other Identifier:

*P2. Location: Not for Publication Unrestricted

*a. County: Los Angeles and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad: Ontario Date: 1967 (Photorevised 1981) T 1S; R 8W; Sec 3; S.B.B.M.

c. Address: 1543 Bates Place City: Claremont Zip: 91711

d. UTM: Zone: n/a, mE/ mN

e. Other Locational Data: Parcel # 8306-015-033

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

This house has features and characteristics of the Modern Ranch style, including:

- Single story, low-pitched roof
- Panels of wood
- Lack of decorative detailing
- Low, horizontal massing
- Extended eaves & rafters

*P3b. Resource Attributes: HP2. Single Family Residence

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

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects.)



P5b. Description of Photo: Date of photo unknown. View of front of house.

*P6. Date Constructed/Age and Source: 1958

Historic Prehistoric Both

*P7. Owner and Address:

Leonard C. Pronko
1543 Bates Place
Claremont, CA 91711

*P8. Recorded by:

Claremont Heritage
840 North Indian Hill Blvd.
Claremont, CA 91711

*P9. Date Recorded: 3/2/15

*P10. Survey Type: Intensive

*P11. Report Citation: None

*Attachments:

- NONE Location 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): Architect Appendix

BUILDING, STRUCTURE, AND OBJECT RECORD

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*NRHP Status Code:

*Resource Name or #: 1543 Bates Place

B1. Historic Name:

B2. Common Name:

B3. Original Use: Single Family Residence

B4. Present Use: Single Family Residence

*B5. **Architectural Style:** Modern Ranch

*B6. **Construction History:** 1958

*B7. **Moved?** No Yes Unknown **Date:** n/a **Original Location:** n/a

*B8. **Related Features:**

B9a. Architect: Theodore Criley & Fred McDowell b. Builder:

*B10. **Significance: Theme:** Residential Architecture **Area:** Northeast Claremont

Period of Significance: 1950s **Property Type:** Single Family Residence **Applicable Criteria:** n/a

The residence appears to be eligible for the California Register of Historic Resources under Criterion 3: *Association with a type, period, or method of construction or possessing high artistic value.*

See Appendix B for architect information and biography

B11. Additional Resource Attributes:

*B12. **References:**

B13. Remarks:

*B14. **Evaluator:** A. Berssen, Claremont Heritage ***Date of Evaluation:** 3/2/15

(This space reserved for official comments.)



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*Resource Name or #: 354 Blaisdell Drive

P1. Other Identifier:

***P2. Location:** Not for Publication Unrestricted

*a. **County:** Los Angeles and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

*b. **USGS 7.5' Quad:** Ontario **Date:** 1967 (Photorevised 1981) T 1S ; R 8W; Sec 3; S.B.B.M.

c. **Address:** 354 Blaisdell Drive **City:** Claremont **Zip:** 91711

d. **UTM: Zone:** n/a, mE/ mN

e. **Other Locational Data:** Parcel # 8306-015-018

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

This house contains elements and features of the Mid-Century Modern style, including:

- Single story, flat roof
- Simple geometric form

***P3b. Resource Attributes:** HP2. Single Family Property

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

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects.)



P5b. Description of Photo: Date of photo unknown. Front façade of house.

***P6. Date Constructed/Age and Source:** 1958

Historic Prehistoric Both

***P7. Owner and Address:**

***P8. Recorded by:**

Claremont Heritage

840 North Indian Hill Blvd.

Claremont, CA 91711

***P9. Date Recorded:** 1/26/15

***P10. Survey Type:** Intensive

***P11. Report Citation:** None

***Attachments:**

NONE Location 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): Appendix B for architect's biography

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*NRHP Status Code:

*Resource Name or #: 354 Blaisdell Drive

B1. Historic Name:

B2. Common Name:

B3. Original Use: Single Family Residence

B4. Present Use: Single Family Residence

*B5. **Architectural Style:** Mid- Century Modern

*B6. **Construction History:** 1958

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

*B8. **Related Features:**

B9a. Architect: Millard Sheets b. Builder:

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

Period of Significance: 1950s-1960s **Property Type:** Single Family Residence **Applicable Criteria:** N/A

The residence appears to be eligible for the California Register of Historic Resources under Criterion 3: *Association with a type, period, or method of construction or possessing high artistic value.*

The house, designed by Millard Sheets, is located on "Faculty Row." Blaisdell Drive became known as "Faculty Row" in the late 1950s, when many college professors were seeking affordable housing. This house, as well as many in the neighborhood, was built in the mid-century modern style. Although Sheets worked primarily on commercial projects, this is one of four residential projects he designed in Claremont.

(See Appendix B for architect information and biography.)

B11. Additional Resource Attributes:

*B12. **References:**

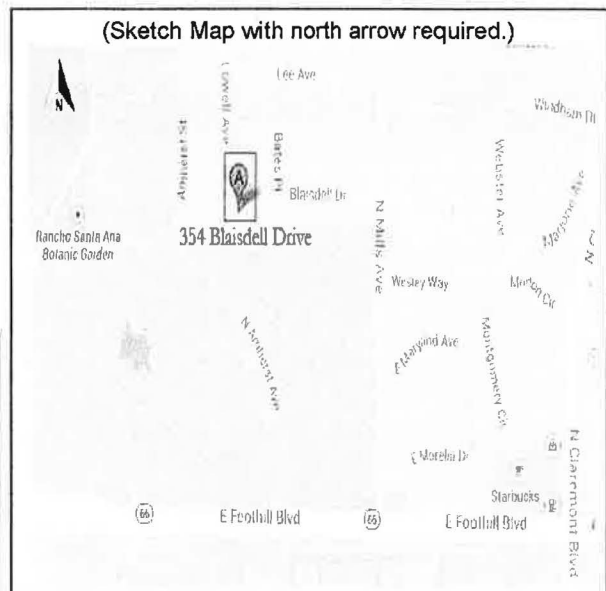
Claremont Modern: Postwar California Dreaming: Claremont Heritage Home Tour. Claremont: Claremont Heritage, 2011. Print.

B13. Remarks:

*B14. **Evaluator:** A. Berssen, Claremont Heritage ***Date of Evaluation:** 03/05/2015

(This space reserved for official comments.)

(Sketch Map with north arrow required.)



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*Resource Name or #: 366 Blaisdell Drive

P1. Other Identifier:

***P2. Location:** Not for Publication Unrestricted

*a. **County:** Los Angeles and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

*b. **USGS 7.5' Quad:** Ontario **Date:** 1967 (Photorevised 1981) **T 1S ; R 8W; Sec 3; S.B.B.M.**

c. **Address:** 366 Blaisdell Drive **City:** Claremont **Zip:** 91711

d. **UTM: Zone:** , mE/ mN

e. **Other Locational Data:** Parcel # 8306-015-019

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

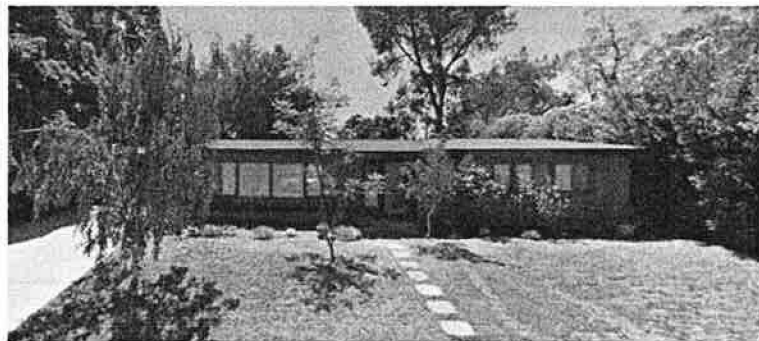
This house has features and characteristics of the Minimal Traditional style, including:

- Single story, low pitched roof
- Little ornamentation

***P3b. Resource Attributes:** HP2. Single Family Property

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

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects.)



P5b. Description of Photo: Date of photo unknown, view of front of house.

***P6. Date Constructed/Age and Source:** 1958

Historic Prehistoric Both

***P7. Owner and Address:**

***P8. Recorded by:**

Claremont Heritage

849 North Indian Hill Blvd.

Claremont, CA 91711

***P9. Date Recorded:** 3/4/15

***P10. Survey Type:** Intensive

***P11. Report Citation:** None

***Attachments:**

NONE Location 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): Architect Appendix

BUILDING, STRUCTURE, AND OBJECT RECORD

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*NRHP Status Code:

*Resource Name or #: 366 Blaisdell Drive

B1. Historic Name:

B2. Common Name:

B3. Original Use: Single Family Residence

B4. Present Use: Single Family Residence

*B5. **Architectural Style:** Minimal Traditional

*B6. **Construction History:** 1958

*B7. **Moved?** No Yes Unknown **Date:** n/a **Original Location:** n/a

*B8. **Related Features:**

B9a. Architect: Theodore Criley & Fred McDowell b. Builder:

*B10. **Significance: Theme:** Residential Architecture **Area:** Northeast Claremont

Period of Significance: 1950s **Property Type:** Single Family Residence **Applicable Criteria:** n/a

The residence appears to be eligible for the California Register of Historic Resources under Criterion 3:
Association with a type, period, or method of construction or possessing high artistic value.

See Appendix B for architect information and biography.

B11. Additional Resource Attributes:

*B12. **References:**

B13. Remarks:

*B14. **Evaluator:** A. Berssen, Claremont Heritage ***Date of Evaluation:** 3/4/15

(This space reserved for official comments.)



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*Resource Name or #: 382 Blaisdell Drive

P1. Other Identifier:

***P2. Location:** Not for Publication Unrestricted

***a. County:** Los Angeles and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

***b. USGS 7.5' Quad:** Ontario **Date:** 1967 (Photorevised 1981) T 1S ; R 8W; Sec 3; S.B.B.M.

c. Address: 382 Blaisdell Drive City: Claremont Zip: 91711

d. UTM: Zone: , mE/ mN

e. Other Locational Data: Parcel # 8306-015-020

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

This house has characteristics and features of the Mid-Century Modern style, including:

- Post and beam construction
- Clerestory windows
- Single story, low pitched gabled roof

***P3b. Resource Attributes:** HP2. Single Family Property

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

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects.)



P5b. Description of Photo: Date of photo unknown. View of front façade of house

***P6. Date Constructed/Age and Source:** 1958

Historic Prehistoric Both

***P7. Owner and Address:**

***P8. Recorded by:**

Claremont Heritage

840 North Indian Hill Blvd.

Claremont, CA 91711

***P9. Date Recorded:** 3/4/15

***P10. Survey Type:** Intensive

***P11. Report Citation:** None

***Attachments:**

NONE Location 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): Architect Appendix

BUILDING, STRUCTURE, AND OBJECT RECORD

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*NRHP Status Code:

*Resource Name or #: 382 Blaisdell Drive

B1. Historic Name:

B2. Common Name:

B3. Original Use: Single Family Residence

B4. Present Use: Single Family Residence

*B5. **Architectural Style:** Mid-Century Modern

*B6. **Construction History:** 1958

*B7. **Moved?** No Yes Unknown **Date:** n/a **Original Location:** n/a

*B8. **Related Features:**

B9a. Architect: Theodore Criley & Fred McDowell b. Builder:

*B10. **Significance: Theme:** Residential Architecture **Area:** Northeast Claremont

Period of Significance: 1950s **Property Type:** Single Family Property **Applicable Criteria:** n/a

The residence appears to be eligible for the California Register of Historic Resources under Criterion 3:
Association with a type, period, or method of construction or possessing high artistic value.

See Appendix B for architect information and biography.

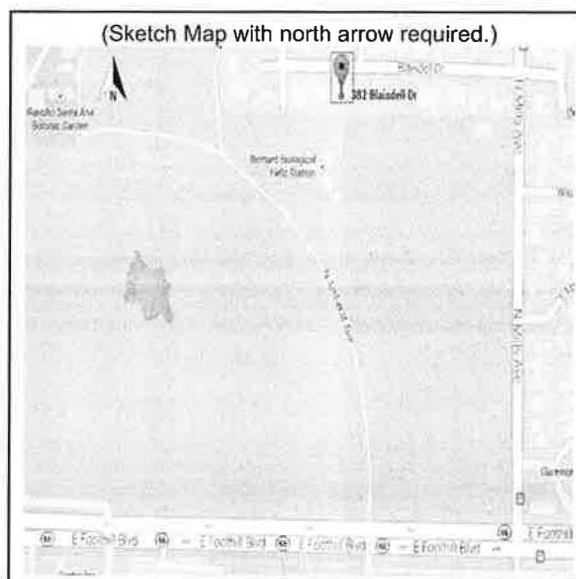
B11. Additional Resource Attributes:

*B12. **References:**

B13. Remarks:

*B14. **Evaluator:** A. Berssen, Claremont Heritage ***Date of Evaluation:** 3/4/15

(This space reserved for official comments.)



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*Resource Name or #: 383 Blaisdell Drive

P1. Other Identifier:

***P2. Location:** Not for Publication Unrestricted

***a. County:** Los Angeles and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

***b. USGS 7.5' Quad:** Ontario **Date:** 1967 (Photorevised 1981) T 1S ; R 8W; Sec 3; S.B.B.M.

c. Address: 383 Blaisdell Drive City: Claremont Zip: 91711

d. UTM: Zone: , mE/ mN

e. Other Locational Data: Parcel # 8306-015-030

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

This house has characteristics and features of the Mid-Century Modern style, including:

- Post and beam construction
- Clerestory windows
- Exterior panels of wood and stone
- Single story, low pitched gabled roof

***P3b. Resource Attributes:** HP2. Single Family Property

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects.)



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

P5b. Description of Photo: Date of photo unknown. View of front of house.

***P6. Date Constructed/Age and Source:** 1958

Historic Prehistoric Both

***P7. Owner and Address:**

***P8. Recorded by:**

Claremont Heritage

840 North Indian Hill Blvd.

Claremont, CA 91711

***P9. Date Recorded:** 3/4/15

***P10. Survey Type:** Intensive

***P11. Report Citation:** None

***Attachments:**

- NONE Location 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): Architect Appendix

BUILDING, STRUCTURE, AND OBJECT RECORD

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*NRHP Status Code:

*Resource Name or #: 383 Blaisdell Drive

B1. Historic Name:

B2. Common Name:

B3. Original Use: Single Family Residence

B4. Present Use: Single Family Residence

*B5. **Architectural Style:** Mid-Century Modern

*B6. **Construction History:** 1958

*B7. **Moved?** No Yes Unknown **Date:** n/a **Original Location:** n/a

*B8. **Related Features:**

B9a. Architect: Theodore Criley & Fred McDowell b. Builder:

*B10. **Significance: Theme:** Residential Architecture **Area:** Northeast Claremont

Period of Significance: 1950s **Property Type:** Single Family Residence **Applicable Criteria:** n/a

The residence appears to be eligible for the California Register of Historic Resources under Criterion 3: *Association with a type, period, or method of construction or possessing high artistic value.*

See Appendix B for architect information and biography.

B11. Additional Resource Attributes:

*B12. **References:**

B13. Remarks:

*B14. **Evaluator:** A. Berssen, Claremont Heritage ***Date of Evaluation:** 3/4/15

(This space reserved for official comments.)



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*Resource Name or #: 394 Blaisdell Drive

P1. Other Identifier:

***P2. Location:** Not for Publication Unrestricted

***a. County:** Los Angeles and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

***b. USGS 7.5' Quad:** Ontario **Date:** 1967 (Photorevised 1981) T 1S ; R 8W; Sec 3; S.B.B.M.

c. Address: 394 Blaisdell Drive **City:** Claremont **Zip:** 91711

d. UTM: Zone: n/a, mE/ mN

e. Other Locational Data: Parcel # 8306-015-021

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

This house has features and characteristics of the Mid-Century Modern style, including:

- Post and beam construction
- Clerestory windows
- Single story, low pitched roof

***P3b. Resource Attributes:** HP2. Single Family Property.

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

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects.)



P5b. Description of Photo: Date of photo unknown. View of front of house.

***P6. Date Constructed/Age and Source:** 1958

Historic Prehistoric Both

***P7. Owner and Address:**

***P8. Recorded by:**

Claremont Heritage

840 North Indian Hill Blvd.

Claremont, CA 91711

***P9. Date Recorded:** 3/5/15

***P10. Survey Type:** Intensive

***P11. Report Citation:** None

***Attachments:**

- NONE Location 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): Architect Appendix

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 2

*NRHP Status Code:

*Resource Name or #: 394 Blaisdell Drive

B1. Historic Name:

B2. Common Name:

B3. Original Use: Single Family Residence

B4. Present Use: Single Family Residence

*B5. **Architectural Style:** Mid-Century Modern

*B6. **Construction History:** 1958

*B7. **Moved?** No Yes Unknown **Date:** n/a **Original Location:** n/a

*B8. **Related Features:**

B9a. Architect: Theodore Criley & Fred McDowell b. Builder:

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

Period of Significance: 1950s **Property Type:** Single Family Residence **Applicable Criteria:** n/a

The residence appears to be eligible for the California Register of Historic Resources under Criterion 3: *Association with a type, period, or method of construction or possessing high artistic value.*

See Appendix B for architect information and biography.

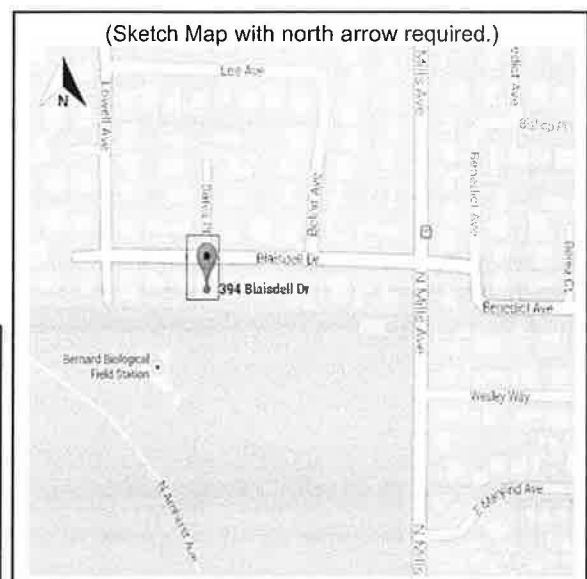
B11. Additional Resource Attributes:

*B12. **References:**

B13. Remarks:

*B14. **Evaluator:** A. Berssen, Claremont Heritage ***Date of Evaluation:** 3/9/15

(This space reserved for official comments.)



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Trinomial
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*Resource Name or #: 417 Blaisdell Drive

P1. Other Identifier:

***P2. Location:** Not for Publication Unrestricted

***a. County:** Los Angeles and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

***b. USGS 7.5' Quad:** Ontario **Date:** 1967 (Photorevised 1981) T 1S ; R 8W; Sec 3; S.B.B.M.

c. Address: 417 Blaisdell Drive City: Claremont Zip: 91711

d. UTM: Zone: 11, mE/ mN

e. Other Locational Data: Parcel # 8306-015-038

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

This home contains the quintessential qualities of California indoor/outdoor living: post and beam construction, open floor plan, and floor to ceiling glass facing the back of the house. As one walks through in the front yard, the garden designed by Elliott in 2007 is immediately noticeable. Landscaped with cobblestones referred to locally as "Claremont potatoes," the earthly colors of the home are reflected in the new landscaping. The raised beds, flowing rock formations, native plants and the original crape myrtle are a nice contrast to the rectilinear form of the post and beam architecture.

Continued on Continuation Sheet (Page 3)

***P3b. Resource Attributes:**

HP2. Single Family Residence

***P4. Resources Present:**

Building Structure Object
 Site District Element of
District Other (Isolates, etc.)

P5b. Description of Photo:

Date of photo unknown. Façade of residence

***P6. Date Constructed/Age and Source:** 1958

Historic Prehistoric Both

***P7. Owner and Address:**

Phil Zuckerman and Stacy Elliot
417 Blaisdell Drive
Claremont, CA 91711

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects.)



***P8. Recorded by:**

Claremont Heritage
840 North Indian Hill Blvd.
Claremont, CA 91711

***P9. Date Recorded:** 1/7/15

***P10. Survey Type:** Intensive

***P11. Report Citation:** None

***Attachments:**

NONE Location 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): Appendix B for architect's biography

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 3

*NRHP Status Code:

*Resource Name or #: 417 Blaisdell Drive

- B1. Historic Name: The Goodall House
- B2. Common Name: The Goodall House
- B3. Original Use: Single Family Residence
- B4. Present Use: Single Family Residence

*B5. **Architectural Style:** Mid-Century Modern

*B6. **Construction History:** 1958

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

*B8. **Related Features:**

B9a. Architect: Theodore Criley, Jr. and Fred McDowell b. Builder:

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

Period of Significance: 1950s-1960s **Property Type:** Single Family Residence **Applicable Criteria:** N/A

The residence appears to be eligible for the California Register of Historic Resources under Criterion 3: *Association with a type, period, or method of construction or possessing high artistic value.*

Built in 1958, 470 Blaisdell was designed by Theodore Criley, Jr. and Fred McDowell, and this home on "Faculty Row" has housed two faculty families. The house was custom built for Merrill Goodall, who lived in the home from 1958 to 2003. Goodall was a professor at Claremont Graduate University. In 2003, the home was sold to Phil Zuckerman and Stacy Elliott. Zuckerman is a professor of sociology at Pitzer College and Elliott is a filmmaker, writer, and designer. They are raising their three children in the home.

Postwar Midcentury Modern architecture often employed the use of inexpensive and common materials in an attempt to make the homes more affordable. In those days a finished home would sell for \$6 to \$8 a square foot. Simplicity in design, however, tends to highlight mistakes, which makes it remarkable to see the perfection achieved in this home. The glass, wood and concrete work were designed and built with an eye for detail. The Zuckerman/Elliott family received a 2007 Excellence in Design Award from the City of Claremont's Architectural Commission. Under the category of Addition, the city cited: "With a great attention to scale and architectural details, the character-defining features of the original Midcentury Modern structure were successfully reproduced for the addition."

(See Appendix B for architect information and biography.)

B11. Additional Resource Attributes:

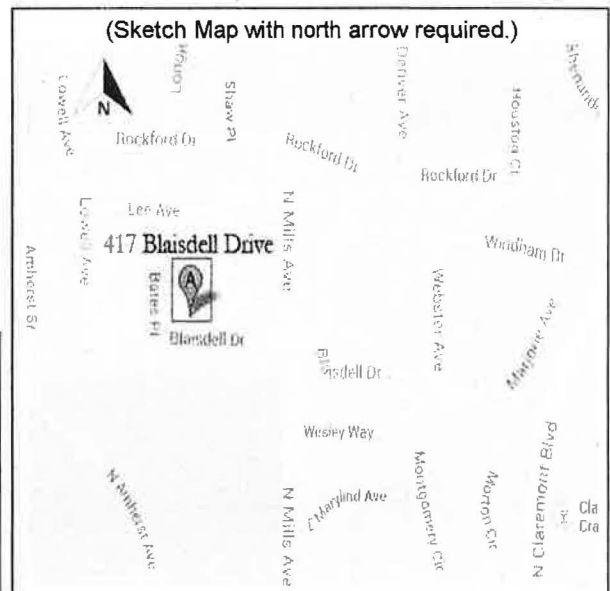
*B12. **References:**

Claremont Modern: Postwar California Dreaming: Claremont Heritage Home Tour. Claremont: Claremont Heritage, 2011. Print.

B13. Remarks:

*B14. **Evaluator:** R. Linchangco & A. Berssen, Claremont Heritage ***Date of Evaluation:** 03/05/2015

(This space reserved for official comments.)



CONTINUATION SHEET

Page 3 of 3

*NRHP Status Code:

*Resource Name or #: 417 Blaisdell Drive

***P3a. Description: continued from page 1**

On the right is the original carport and small, attached storage area, which has been redesigned into an office. The ceiling, originally white with dark brown beams, has been sandblasted. The bamboo floor is new, laid over the concrete slab that was originally tiled. Due to obstructions that now block the view, it is no longer noticeable that the home was angled to face Mt. Baldy at the request of Goodall. The original architecture plans contain two McDowell sketches, one of the fireplace, and one with the original kitchen. The kitchen has been recently opened up and now includes ceiling-high cabinets. The west side of the home contains two bedrooms, a bathroom and a master bedroom. The master bedroom has a breathtaking view of the back yard.

Many of the current interior features were designed by Elliott, with custom-built shelving on the fireplace, shelving near the radio, and a few pieces of art in the family room. In the family room, it is noticeable where the house once ended. The original north facing glass wall was replaced in 2007 by an addition that raised the roof, added a bedroom and bathroom, and also enlarged the family room. Designed by Elliott and built by SRS Construction, the addition contains a well-thought-out connection of the contrasting perpendicular beams. In the bedroom addition, the glass wall opens the house to expanses of light and nature. In the backyard, the original circle slabs and a wavy concrete feature was continued when the addition was constructed. The backyard contains a rustic avocado tree on the east side of the house and, along with the front yard, a total of 37 fruit trees. An interesting fact is that the Criley/McDowell garden plans contained a sculpture and concrete bench for the backyard, but they were never put in place.

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*Resource Name or #: 470 Blaisdell Drive

P1. Other Identifier:

*P2. Location: Not for Publication Unrestricted

*a. County: Los Angeles and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad: Ontario Date: 1967 (photorevised 1981) T 1S; R 8W; Sec 3; S.B.B.M.

c. Address: 470 Blaisdell Drive City: Claremont Zip: 91711

d. UTM: Zone: n/a mE/ mN

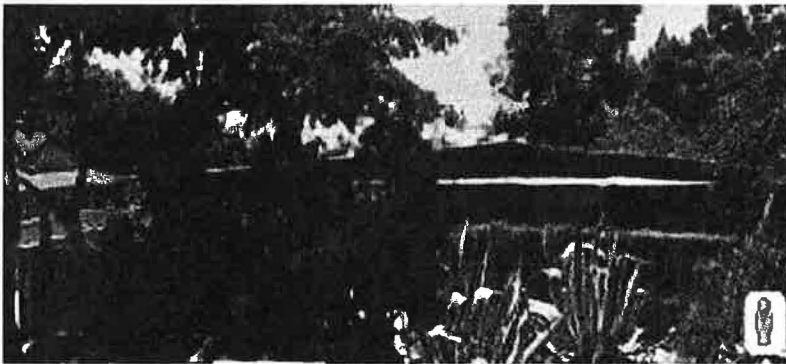
e. Other Locational Data: Parcel # 8306-015-026

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

The resource is located on Blaisdell Drive, an area also known as the "Faculty Row." It is a single-story 2,100 square-foot single-family residence comprised of three bedrooms and two bathrooms. This residence has a low-pitched roof with extended eaves constructed of posts and beams.

Continued on page 3.

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects.)



*P3b. Resource Attributes: HP2.
Single Family Property

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

P5b. Description of Photo: Date of photo unknown. Façade of residence

*P6. Date Constructed/Age and Source: 1963

Historic Prehistoric Both

*P7. Owner and Address:
Bud and Mary Ellen Kilsby
470 Blaisdell Drive
Claremont, CA 91711

*P8. Recorded by:

Claremont Heritage
840 North Indian Hill Blvd.
Claremont, CA 91711

*P9. Date Recorded: 1/7/15

*P10. Survey Type: Intensive

*P11. Report Citation: None

***Attachments:**

- NONE Location 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): Appendix B for architect's biography

BUILDING, STRUCTURE, AND OBJECT RECORD

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*NRHP Status Code:

*Resource Name or #: 470 Blaisdell Drive

B1. Historic Name: The Eldridge House

B2. Common Name:

B3. Original Use: Single family residence

B4. Present Use: Single family residence

*B5. Architectural Style: Mid-Century Ranch

*B6. Construction History: 1963

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

*B8. Related Features:

B9a. Architect: Fred McDowell b. Builder:

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

Period of Significance: 1960s Property Type: Single Family Residence Applicable Criteria: N/A

The residence appears to be eligible for the California Register of Historic Resources under Criterion 3: Association with a type, period, or method of construction or possessing high artistic value.

470 Blaisdell was designed by Theodore Criley, Jr. and Fred McDowell in 1963 and is pictured in Judy Wright's "Claremont: A Pictorial History." The street sits on a previous orange grove and is named for James Blaisdell, an early president of Pomona College best remembered as the father of the group plan for the Claremont Colleges. In the late 1950s there was a need for housing affordable to college professors, and fittingly, Blaisdell Drive became known as "Faculty Row."

The home has had two families as owners. Originally purchased by Claremont McKenna economics professor Doug Eldridge and his wife, Clara, the home was then sold to Pomona College graduates Bud and Mary Ellen Kilsby in 1965. The Kilsby "integrated the neighborhood," since by profession they were not directly tied to the colleges at that point. They raised four children in the home and became good friends with McDowell when he lived two doors down at 448 Blaisdell.

Immersed in a rich a rich history, 470 Blaisdell is a testament to the connection of the people of Claremont to their domestic environment.

(See Appendix B for architect information and biography.)

B11. Additional Resource Attributes:

*B12. References:

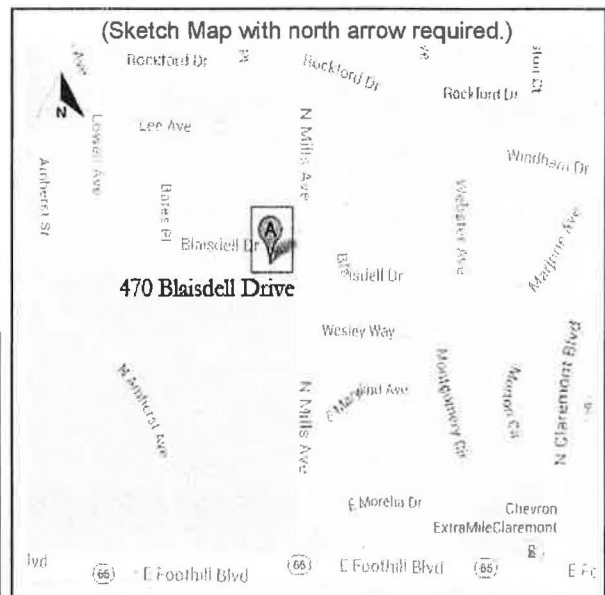
Claremont Modern: Postwar California Dreaming:
Claremont Heritage Home Tour. Claremont: Claremont
Heritage, 2011. Print.

B13. Remarks:

*B14. Evaluator: A. Berssen, Claremont Heritage

*Date of Evaluation: 03/05/2015

(This space reserved for official comments.)



CONTINUATION SHEET

Page 3 of 3

*NRHP Status Code:

*Resource Name or #: 470 Blaisdell Drive

***P3a. Description: continued from page 1**

From the outside, drought-tolerant landscaping covers the front yard along with a restored fence that hides the front patio from the street. Facing the patio and the garden are large pane windows that enclose the social areas inside the house, physically, but not visually. Built-ins have been retained in the living room and the floating wall separating the entry from the dining room. The ceilings maintain the original color with dark ochre beams and bleached wood.

Recently, the garden and patio were enhanced by changing the original alluvial rock landscaping into an outdoor living space. As one approaches the house, the drought-tolerant landscaping provides natural beauty and the restored fence and patio create a sense of privacy, with only a glimpse of the hidden gem that lies beyond. As you pass the fence, the house opens up with its large, pane windows and simplicity that integrates nature, a theme that was prevalent in postwar suburbs. As you enter the home, notice a few quintessential McDowell features. The visually enclosed entrance hall creates a sense of anticipation to the beamed high ceilings and walls of glass that bring the outdoors in, a defining Mid-century ideal. McDowell also added built-ins that have been retained in the living room and on the floating wall separating the entry from the dining room. Clara Eldridge was very fond of the fireplace designed by McDowell's wife, Shirley, who had picked each stone. Above, the ceilings are the original color with dark ochre beams and bleached wood.

The open floor plan promotes family interaction in the social areas with the living and dining rooms connected to and facing the garden. Recently, the garden and patio were enhanced by changing the original alluvial rock landscaping into an outdoor living space more conducive to socializing. Passive cooling is built into the design of the home, as the west wing takes the brunt of the afternoon heat, helping keep the living room, office, and kitchen cool. The kitchen and dining nook use space well, leaving room for the new amenities of the 1960s. As the Kilsby family grew and the family hosted exchange students, there was a need for more space. Most designs by McDowell left room behind the house for additions, and the Kilsbys took advantage of this by adding two rooms to the south that now connected with the garage.

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*Resource Name or #: 473 Blaisdell Drive

P1. Other Identifier:

***P2. Location:** Not for Publication Unrestricted

***a. County:** Los Angeles and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

***b. USGS 7.5' Quad:** Ontario **Date:** 1967 (Photorevised 1981) **T** 1S ; **R** 8W; **Sec** 3; **S.B.B.M.**

c. Address: 473 Blaisdell Drive **City:** Claremont **Zip:** 91711

d. UTM: Zone: n/a, mE/ mN

e. Other Locational Data: Parcel # 8306-014-030

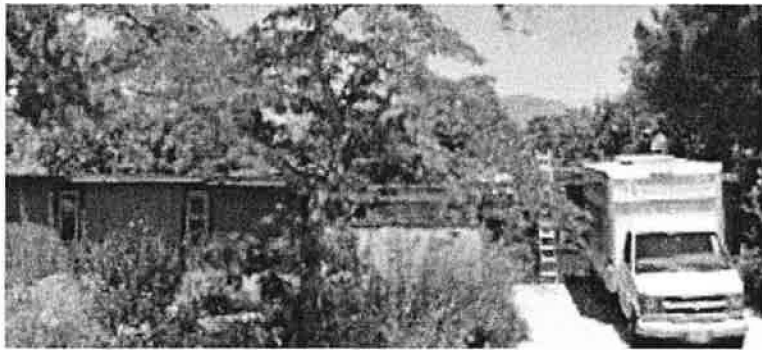
***P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

This house has characteristics and features of the Modern Ranch style, including:

- Single story, low-pitched gable roof
- Deep-set eaves
- Attached garage
- Built from natural materials: wood exterior

***P3b. Resource Attributes:** HP2. Single Family Property

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects.)



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

P5b. Description of Photo: Date of photo unknown. View of front of house.

***P6. Date Constructed/Age and Source:** 1960

Historic Prehistoric Both

***P7. Owner and Address:**

***P8. Recorded by:**

Claremont Heritage

840 North Indian Hill Blvd.

Claremont, CA 91711

***P9. Date Recorded:** 3/9/15

***P10. Survey Type:** Intensive

***P11. Report Citation:** None

***Attachments:**

- NONE Location 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): Architect Appendix

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 2

*NRHP Status Code:

*Resource Name or #: 473 Blaisdell Drive

- B1. Historic Name:
 - B2. Common Name:
 - B3. Original Use: Single Family Residence
 - B4. Present Use: Single Family Residence
 - *B5. **Architectural Style:** Modern Ranch
 - *B6. **Construction History:** 1960
 - *B7. **Moved?** No Yes Unknown **Date:** n/a **Original Location:** n/a
 - *B8. **Related Features:**
 - B9a. Architect: Theodore Criley & Fred McDowell b. Builder:
 - *B10. **Significance: Theme:** Residential Architecture **Area:** Chaparral
Period of Significance: 1960s **Property Type:** Single Family Residence **Applicable Criteria:** n/a
- The residence appears to be eligible for the California Register of Historic Resources under Criterion 3: *Association with a type, period, or method of construction or possessing high artistic value.*
- See Appendix B for architect information and biography.
- B11. Additional Resource Attributes:
 - *B12. **References:**
 - B13. Remarks:
 - *B14. **Evaluator:** A. Berssen, Claremont Heritage ***Date of Evaluation:** 3/9/15

(This space reserved for official comments.)



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*Resource Name or #: 824 Butte Street

P1. Other Identifier:

***P2. Location:** Not for Publication Unrestricted

*a. **County:** Los Angeles and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

*b. **USGS 7.5' Quad:** Ontario Date: 1967 (Photo revised 1981) T 1S; R 8W; of Sec 9; S.B. B.M.

c. **Address:** 824 Butte Street City: Claremont Zip: 91711

d. **UTM:** Zone: n/a, mE/ mN

e. **Other Locational Data:** Parcel # 8311-011-003

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

The house has elements of the Modern Ranch style, including:

- Single story, low-pitched roof
- Low, horizontal massing
- Extended eaves & rafters
- Exterior wood panels

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects.)



***P3b. Resource Attributes:**

HP2. Single Family Property

***P4. Resources Present:**

Building Structure Object
 Site District Element of District Other (Isolates, etc.)

P5b. Description of Photo: Date of photo unknown. Front façade of house

***P6. Date Constructed/Age and Source:** 1956

Historic Prehistoric Both

***P7. Owner and Address:**

Mary C. Varnadeaux
776 Gettysburg Circle
Claremont, CA 9171

***P8. Recorded by:**

Claremont Heritage
840 North Indian Hill Blvd.
Claremont, CA

***P9. Date Recorded:** 1/27/15

***P10. Survey Type:** Intensive

***P11. Report Citation:** None

***Attachments:**

- NONE Location 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): Appendix B for architect biography

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 2

*NRHP Status Code:

*Resource Name or #: 824 Butte Street

B1. Historic Name:

B2. Common Name:

B3. Original Use: Single Family Residence

B4. Present Use: Single Family Residence

*B5. Architectural Style: Modern Ranch

*B6. Construction History: 1956

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

*B8. Related Features:

B9a. Architect: Cliff May/Chris Choate b. Builder:

*B10. Significance: Theme: Residential Architecture Area: Mountain View

Period of Significance: 1950s Property Type: Single-Family Residence Applicable Criteria: N/A

The residence appears to be eligible for the California Register of Historic Resources under Criterion 3: Association with a type, period, or method of construction or possessing high artistic value.

The residence is an example of Cliff May's pre-fabricated houses from the 1950s. May was one of the most prolific builders and designers in California during half of the twentieth century. (See Appendix B for architect information and biography). In 1953, in association with Chris Choate, May began to market low-cost designs to builders; some 18,000 homes would be built. It is these mass-produced houses and plans, more than anything else, that consolidated the image of the modern California ranch house as a model for living, and Cliff May's position as its leading promoter. Claremont has about a dozen samples of May's work, about half of them are samples of these pre-fabricated models, two of which are on this same block (906 & 922 Butte Street).

B11. Additional Resource Attributes:

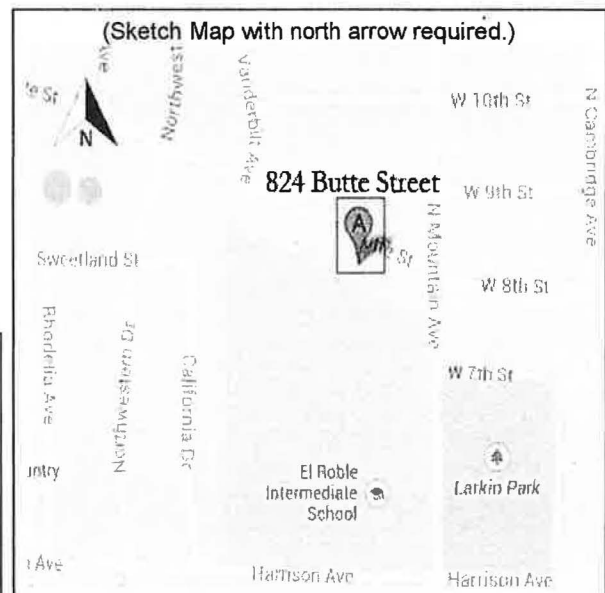
*B12. References:

16 Architects: Exhibit Guide. Claremont: Claremont Heritage, 2013. Print.

B13. Remarks:

*B14. Evaluator: A. Berssen, Claremont Heritage *Date of Evaluation: 04/24/2014

(This space reserved for official comments.)



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*Resource Name or #: 922 Butte Street

P1. Other Identifier:

***P2. Location:** Not for Publication Unrestricted

***a. County:** Los Angeles and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

***b. USGS 7.5' Quad:** Ontario **Date:** 1967 (Photo revised 1981) **T1S; R 8W; of Sec 9; S.B.B.M.**

c. Address: 922 Butte Street

City: Claremont

Zip: 91711

d. UTM: Zone: n/a, mE/ mN

e. Other Locational Data: Parcel # 8311-011-028

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

The house has elements of the Modern Ranch style, including:

- Single story, low-pitched roof
- Low, horizontal massing
- Extended eaves & rafters
- Exterior wood panels

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects.)



***P3b. Resource Attributes:**
HP2. Single Family Property

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

P5b. Description of Photo: Photo taken April 2012. Front façade of house

***P6. Date Constructed/Age and Source:** 1956

Historic Prehistoric Both

***P7. Owner and Address:**

***P8. Recorded by:**

Claremont Heritage
840 North Indian Hill Blvd.
Claremont, CA 91711

***P9. Date Recorded:** 1/27/15

***P10. Survey Type:** Intensive

***P11. Report Citation:** None

***Attachments:**

- NONE Location 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): Appendix B for architect's biography

BUILDING, STRUCTURE, AND OBJECT RECORD

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*NRHP Status Code:

*Resource Name or #: 922 Butte Street

- B1. Historic Name:
- B2. Common Name:
- B3. Original Use: Single Family Residence
- B4. Present Use: Single Family Residence
- *B5. **Architectural Style:** Modern Ranch
- *B6. **Construction History:** 1956
- *B7. **Moved?** No Yes Unknown **Date:** N/A **Original Location:** N/A
- *B8. **Related Features:**

- B9a. Architect: Cliff May/Chris Choate b. Builder:
- *B10. **Significance: Theme:** Residential Architecture **Area:** Mountain View

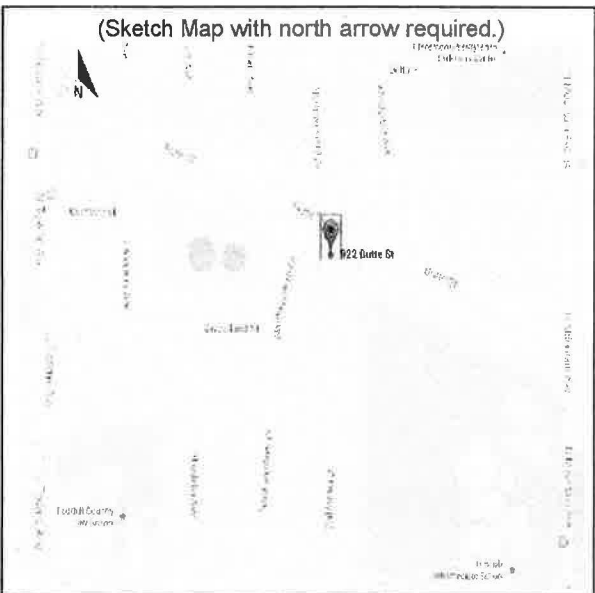
Period of Significance: 1950s **Property Type:** Single Family Residence **Applicable Criteria:** N/A

The residence appears to be eligible for the California Register of Historic Resources under Criterion 3: *Association with a type, period, or method of construction or possessing high artistic value.*

The residence is an example of Cliff May's pre-fabricated houses from the 1950s. May was one of the most prolific builders and designers in California during half of the twentieth century. (See Appendix B for architect information and biography). In 1953, in association with Chris Choate, May began to market low-cost designs to builders; some 18,000 homes would be built. It is these mass-produced houses and plans, more than anything else, that consolidated the image of the modern California ranch house as a model for living, and Cliff May's position as its leading promoter. Claremont has about a dozen samples of May's work, about half of them are samples of these pre-fabricated models, two of which are on this same block (824 & 906 Butte Street).

- B11. Additional Resource Attributes:
- *B12. **References:**
16 Architects: Exhibit Guide. Claremont: Claremont Heritage, 2013. Print.
- B13. Remarks:
- *B14. **Evaluator:** A. Berssen ***Date of Evaluation:** 04/24/2015

(This space reserved for official comments.)



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*Resource Name or #: 820 Cambridge Avenue

P1. Other Identifier:

***P2. Location:** Not for Publication Unrestricted

***a. County:** Los Angeles and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

***b. USGS 7.5' Quad:** Ontario Date: 1967 (Photo revised 1981) **T 1S; R 8W; of Sec 9; S.B.B.M.**

c. Address: 820 Cambridge Avenue City: Claremont Zip: 91711

d. UTM: Zone: n/a, mE/ mN

e. Other Locational Data: Parcel # 8310-014-007

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

This house displays characteristics and features of the Modern Ranch style, including:

- Single story, low-pitched hipped roof
- Deep-set eaves
- Attached garage
- Built from natural materials: wood & brick masonry exterior
- Simple; lack of decorative detail

***P3b. Resource Attributes:** HP2.
Single Family Property

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

P5b. Description of Photo: Date of photo unknown. Front façade of house

***P6. Date Constructed/Age and Source:** 1958

Historic Prehistoric Both

***P7. Owner and Address:**

***P8. Recorded by:**

Claremont Heritage

840 North Indian Hill Blvd.

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects.)



Claremont, CA 91711

***P9. Date Recorded:** 1/27/15

***P10. Survey Type:** Intensive

***P11. Report Citation:** None

***Attachments:**

- NONE Location 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): Architect Appendix

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 2

*NRHP Status Code:

*Resource Name or #: 820 Cambridge Avenue

B1. Historic Name:

B2. Common Name:

B3. Original Use: Single Family Residence

B4. Present Use: Single Family Residence

*B5. **Architectural Style:** Modern Ranch

*B6. **Construction History:** 1958

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

*B8. **Related Features:**

B9a. Architect: B.H. Anderson b. Builder:

*B10. **Significance: Theme:** Residential Architecture **Area:** Old Claremont

Period of Significance: 1950s-1960s **Property Type:** Single Family Residence **Applicable Criteria:** N/A

The residence appears to be eligible for the California Register of Historic Resources under Criterion 3: *Association with a type, period, or method of construction or possessing high artistic value.*

See Appendix B for architect information and biography

B11. Additional Resource Attributes:

*B12. **References:**

B13. Remarks:

*B14. **Evaluator:** Sean Stanley ***Date of Evaluation:** 1/27/15

(This space reserved for official comments.)



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

Primary #
 HRI #
 Trinomial
 NRHP Status Code

Other Listings

Review Code

Reviewer

Date

Page 1 of 4

***Resource Name or #:** 655 E. Foothill Boulevard

P1. Other Identifier: Claremont Eye Associates (Millard Sheets' Office and Studio)

***P2. Location:** Not for Publication Unrestricted

***a. County:** Los Angeles and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

***b. USGS 7.5' Quad:** Ontario **Date:** 1967 (Photorevised 1981) **T 1S; R 8W; Sec 4; S.B. B.M.**

c. Address: 655 E. Foothill Boulevard City: Claremont Zip: 91711

d. UTM: Zone: n/a, mE/ mN

e. Other Locational Data: Parcel # 8307-014-031

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

The Millard Sheets' Studio, now Claremont Eye Associates, is located in Claremont, California along the north side of Foothill Boulevard (Historic Route 66). The lot is situated centrally between Mills Avenue and Claremont Boulevard. The property is rectangular in shape and is approximately 24,600 square feet. Adjacent properties lie to the east and west of the site; the north side is open to Morelia Drive. Harvey Mudd and Pitzer College are located to the south, an apartment complex to the west, a preschool to the east, and single family residential to the north surround the property. (continued on page 3 & 4)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects.)



***P3b. Resource Attributes:**

HP6. 1-3 Story Commercial Building

***P4. Resources Present:**

Building Structure Object
 Site District Element of District
 Other (Isolates, etc.)

P5b. Description of Photo: Date of photo unknown, view of the front of the building.

***P6. Date Constructed/Age and Source:** 1960

Historic Prehistoric Both

***P7. Owner and Address:**

***P8. Recorded by:**
 Claremont Heritage

840 North Indian Hill Blvd.
 Claremont, CA 91711

***P9. Date Recorded:** 1/20/15

***P10. Survey Type:** Intensive

***P11. Report Citation:** None

***Attachments:**

NONE Location 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): Appendix B for architect biography

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 4

*NRHP Status Code:

*Resource Name or #: 655 E. Foothill Boulevard

- B1. Historic Name: Claremont Eye Associates (Millard Sheets' Office and Studio)
- B2. Common Name: Claremont Eye Associates (Millard Sheets' Office and Studio)
- B3. Original Use: Office and Studio
- B4. Present Use: Office and Studio
- *B5. Architectural Style: New Formalism
- *B6. Construction History: 1960
- *B7. Moved? No Yes Unknown Date: N/A Original Location: Yes
- *B8. Related Features:
 - B9a. Architect: Millard Sheets and B.H. Anderson b. Builder:
- *B10. Significance: Theme: Commercial Architecture Area: Foothill Blvd. Corridor
 Period of Significance: 1960s Property Type: Commercial Applicable Criteria: N/A

The resource appears to be eligible for the California Register of Historic Resources under Criterion 2: Association with the life of a significant person; and Criterion 3: Association with a type, period, or method of construction or possessing high artistic value.

Millard Sheets (1907-89) was one of Claremont's most important artists and architectural designers. Born in Pomona, Sheets lived in Padua Hills, and he spent many productive years teaching at Scripps College and the Claremont Graduate School. Millard Sheets was a leading proponent of California regionalist art, and was a driving force in transforming Claremont into a lively artistic community in the postwar decades. He used the growing art programs at Scripps and CGS to bring many young artists to Claremont – ceramicist William Manker and sculptor Albert Stewart are perhaps the leading examples. Sam Maloof worked for Sheets when he was a teenager, which no doubt influences his later career as a woodworker. Two of Sheet's talented students, Susan Lautman Hertel and Dennis O'Connor, worked for their former teacher in his studio, completing major commissions and translating decorative designs into monumental mosaics and murals. Sheets expanded the awareness of art among his college students, but he also reached out to the general public. From 1931 to 1956 (with a break during World War II), he organized major art exhibitions for the Los Angeles County Fair in Pomona, which introduced thousands of Southern Californians, many of whom had little exposure to art, to the works of some of the finest artists and craft workers in Southern California.
(continued on page 4)

- B11. Additional Resource Attributes:
- *B12. References:
Claremont Modern: Postwar California Dreaming, 2011
Bike Tour. Claremont: Claremont Heritage, 2011. Print.
- B13. Remarks:
- *B14. Evaluator: A. Berssen, Claremont Heritage *Date of Evaluation: 04/16/2015

(This space reserved for official comments.)



CONTINUATION SHEET

Page 3 of 4

*Recorded by: A. Berssen, Claremont Heritage

*Resource Name or #: 655 E. Foothill Boulevard

*Date 04/16/2015

Continuation Update

***P3a. Description:** (continued from page 1)

At the southwest corner of the site sits the original travertine block sign reading "Millard Sheets Design Inc. Murals Inc." The two wood-framed, tall, flat-roofed block buildings sit on the lot in a courtyard-like garden of exotic plants and stone pathways. A small parking lot sits on the northeast corner of the site, accessible from Morelia Drive. The landscape is made up of terraces retained by stone cobbles from local riverbeds. The stone cobbles also make up the steps, which lead to each of the elevated terraces from the South to the north side of the site. The pathways incorporate small mosaics, which guide the path to the office and studio. The landscape has changed through out the years although some of the trees, steps, and pathways have remained the same. Landscape architect, Domingo Paglia redesigned the courtyard in 2008 with the attempt to integrate the original design features. Paglia was hired by the McDermott's (owner at the time) to create an area patients of Claremont Eye Associates could enjoy and use while they wait. Sheets' design included entrances from the north and south ends of the site, however, Paglia's design would emphasize the southeast entrance with a path leading to the office and meandering pathways branching off to enhance pedestrian experience. Original landscape and trees were conserved with the addition of more drought tolerant foliage. Paglia used trees with light coloring in the landscape to contrast with the existing dark olive trees. A large planter in the center of the courtyard was designed to have the effect of a fountain. The wood of the fenced in area towards the rear of the studio was replaced to have a more uniform appearance. Handrails were added in more recent years to satisfy building code requirements. The new landscape received a 2009 Excellence in Design Award from the Claremont Architectural Commission.

Upon entrance at the south side of the site one would walk up the terraced walkway toward the building to the west, which operated as the office and drafting room. The steps leading to the office run the length of the building rather than just at the door to act as a "podium." This building was built in 1958, designed by Millard Sheets and architect, S. David Underwood. The building form is simple and plain with little reference to traditional decoration. The south elevation is clad in white vertical panels of ancient soft-tan marble, each panel with a single, small mosaic of a toucan. The other elevations, not facing Foothill Boulevard, are also clad in vertical panels of plaster. The building is topped with a flat-roofed parapet of dark corrugated metal. All windows are at the rear of sides of the structure, leaving the street facing marble facades undisturbed. What appears as a stone planter in the front of the office is the foundation for the aviary where Millard Sheets raised his toucans. The aviary was removed and replaced with a planter when Domingo Paglia was hired to redesign the landscape. An addition was made while Millard Sheets was still running his office at the site to the east side of the office building, which doubled the building in size. The addition consisted of the same white plaster vertical panels, however, the height of this portion is lower due to the absence of the corrugated metal parapet. The expansion of the building replaces one of the original courtyards. There are still the stone steps leading up to the space however they terminate at the side of the building. The year of this addition is unknown.

The client entrance on the south side of the office building has an intricate doorway outlined by a thick-raised marble border. An iron knocker with a fish sculpture is mounted centrally on the door and original to the design however the artist is unknown. A travertine lattice made up of thick horizontal bars spaced by carved cylinders enlarges the doorway. Glass is set behind the travertine screen to allow for light to penetrate the reception space. The front door leads to an open lobby and reception space, the original two offices are situated to north and open into this open area. The east wing of the building connects to the lobby as well through a hallway at the northeast corner and was an addition completed when Sheets' occupied the facility and consist of additional offices and storage. Inside the lobby are sunken planters in two of the corners to bring the landscape indoors. The interior space incorporates a variety of earth-tone colors, textures, and materials including small mosaics set into the original terrazzo floor. The painting on the wall is by Sue Hertel, who worked with Sheets. The reception counter is original though the top has been replaced. The office situated at the back of the building has windows facing the north, and a view of a stone walled garden with an iron gateway. The office itself has a built-in boomerang curve shaped desk and a large covered cork wall. One of the walls sheathed in rammed earth serves as backing to built-in seating which still exists with small random ledges above used to hold Sheets' Pre-Colombian artifacts.
(continued on page 4)

CONTINUATION SHEET

Page 3 of 4

*Recorded by: A. Berssen, Claremont Heritage

*Resource Name or #: 655 E. Foothill Boulevard

*Date 04/16/2015

Continuation

Update

***P3a. Description:** (continued from page 3)

The building east of the office served as Sheets' studio, where he ran his ceramic mural and design business. Built in 1956, this building was designed by Millard Sheets and B.H. Anderson. This structure's exterior is similar to the office in that it is made up of large white, vertical panels of plaster with mosaics of "falconers and their birds cavorting under the sun, moon, and a scattering of stars." The studio also incorporates a corrugated metal fascia to cap the building for visual emphasis. The west-facing door is enlarged by a thick outline of the same dark corrugated metal used at the fascia. The door once had a small mosaic to its right however it was stolen and a hole in the plaster is all that remains. The front of the structure is taller in height to accommodate for the large mosaic workspace. A northern skylight breaks the roofline. At the rear of the building there is a north-facing door with a stained glass transom. The northeast portion of the building incorporated ribbon-windows to allow natural light in the construction studio. A fenced in area towards the rear of the studio at its west corner once held kilns. Inside the studio a two-story scaffolding remains inside which was used to facilitate work on large art pieces.

Sheets' studio is a tall space with large doors to facilitate moving art pieces in and out. In this space, Sheets also ran his ceramic mural and design business. The office and drafting room building is a plain, marble-clad block topped by a mansard-like fascia. An extraordinary doorway, outlined in a thick, raised-marble border, marks the client entrance. The doorway is symbolically enlarged by a marble screen surround: thick horizontal bars are spaced by carved marble cylinders, with obscured glass set behind them to let light into the reception room. The entry is at once ancient and modern, grand and intimate, welcoming and mysterious.

***B10. Significance:** (continued from page 3)

Starting in 1960, this building became Sheets' studio and office. As the opacity and decorative elements of the building suggest, Sheets was a maverick modernist. Sheets' studio is a tall space with large doors to facilitate moving art pieces in and out. In this space, Sheets also ran his ceramic mural and design business. The office and drafting room building is a plain, marble-clad block topped by a mansard-like fascia. An extraordinary doorway, outlined in a thick, raised-marble border, marks the client entrance. The doorway is symbolically enlarged by a marble screen surround: thick horizontal bars are spaced by carved marble cylinders, with obscured glass set behind them to let light into the reception room. The entry is at once ancient and modern, grand and intimate, welcoming and mysterious.

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

Primary #
HRI #
Trinomial
NRHP Status Code

Other Listings

Review Code

Reviewer

Date

Page 1 of 3

***Resource Name or #:** 211 W. Foothill Boulevard

P1. Other Identifier: Claremont United Methodist Church

***P2. Location:** Not for Publication Unrestricted

***a. County:** Los Angeles and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

***b. USGS 7.5' Quad:** Ontario **Date:** 1967 (Photorevised 1981) **T 1S; R 8W; Sec 4; S.B. B.M.**

c. Address: 211 W. Foothill Boulevard City: Claremont Zip: 91711

d. UTM: Zone: n/a, mE/ mN

e. Other Locational Data: Parcel # 8306-016-035

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

The building is example of Mid-Century Modern design and construction. It is characterized by simple geometric forms, expressive structural elements, flat roofs with wide overhanging canopies, unadorned wall surfaces, and large panels of glass that reinforce a connection with the exterior landscape.

***P3b. Resource Attributes:** HP16. Religious Building

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

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects.)



P5b. Description of Photo: Date of photo unknown, view of the front of the church.

***P6. Date Constructed/Age and Source:** 1960 (construction), 1969 (rebuilt)

Historic Prehistoric Both

***P7. Owner and Address:**

***P8. Recorded by:**

Claremont Heritage

840 North Indian Hill Blvd.

Claremont, CA 91711

***P9. Date Recorded:** 1/20/15

***P10. Survey Type:** Intensive

***P11. Report Citation:** None

***Attachments:**

NONE Location 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): Appendix B for architect biography

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 3

*NRHP Status Code:

*Resource Name or #: 211 W. Foothill Boulevard

- B1. Historic Name: Claremont United Methodist Church
- B2. Common Name: Claremont United Methodist Church
- B3. Original Use: Church
- B4. Present Use: Church
- *B5. **Architectural Style:** Mid-Century Modern
- *B6. **Construction History:** 1960, rebuilt in 1969 after fire destroyed the original sanctuary
- *B7. **Moved?** No Yes Unknown **Date:** N/A **Original Location:** N/A

*B8. **Related Features:**

B9a. Architect: Richard Neutra and Robert Alexander; Dion Neutra b. Builder:

- *B10. **Significance: Theme:** Religious Architecture, Church **Area:** Via Zurita

Period of Significance: 1960s **Property Type:** Commercial **Applicable Criteria:** N/A

The resource appears to be eligible for the California Register of Historic Resources under Criterion 3: *Association with a type, period, or method of construction or possessing high artistic value.*

In 1958, forty-seven Claremont families pledged \$63,000 for a new Methodist church building. For some years, the church had met in private homes and temporary accommodations. The congregation was architecturally inclined to what it called an "enlightened modernism," and after conducting a search they hired a legend of Southern California architecture, Richard Neutra, working in partnership with Robert Alexander, to design their new church. Neutra envisioned the sanctuary, with its monumental north-facing window, as representing a religious journey for churchgoers: "when parishioners approach the communion rail," he wrote, "the church stands fixed – but the view onto the snowy mountain chain unrolls like a ritual, ever widening to the right, the more they advance to the tall silhouetted cross." The sanctuary featured two "floating" sidewalls and a V-shaped ceiling wider than the floor, which creates the perception of space and enlightenment. You can see the effect of this design on the exterior of the building, where the east wall is canted at a considerable angle. On the north side, you can also see the chancel windows, which were intended to draw in the natural environment beyond. An unobstructed view of the San Gabriel Mountains is one of nature's gifts that Neutra wanted to feature through the large expanse of glass. In the early sixties, Claremont artist Lindley Mixon created and assembled a ceramic wall at the south front of the building. Slightly modified, the wall still exists and beautifully compliments the entrance to Neutra's sanctuary.

In 1962, three years after the original groundbreaking of the sanctuary, plans were begun for a set of new educational buildings. Criley & McDowell were chosen to create a master plan for the church campus, and they also designed the buildings, which were completed in 1963. (continued page 3)

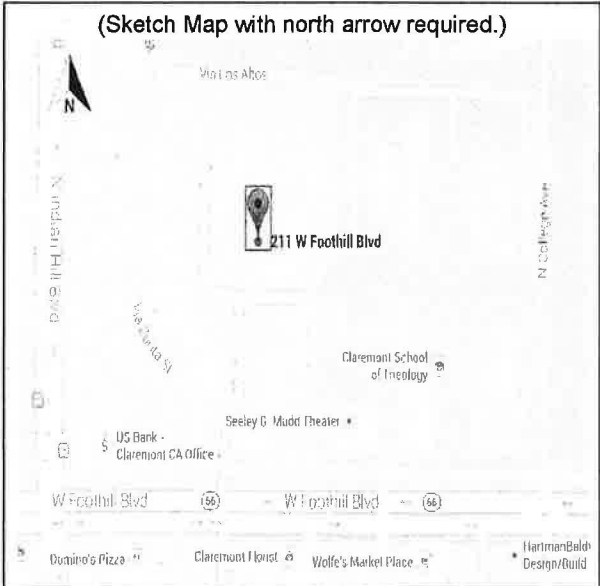
- B11. Additional Resource Attributes:

*B12. **References:**
Claremont Modern: Postwar California Dreaming, 2011 Bike Tour. Claremont: Claremont Heritage, 2011. Print.

- B13. Remarks:

*B14. **Evaluator:** A. Berssen, Claremont Heritage **Date of Evaluation:** 4/9/15

(This space reserved for official comments.)



CONTINUATION SHEET

Property Name: Claremont United Methodist Church
Page 3 of 3

*B10. Significance (continued from page 2)

One evening in 1967, students from the School of Theology saw smoke and flames coming from the church. Unfortunately, the sanctuary was already gutted by the time the fire department arrived. The walls, furnishings, organ, and pews were destroyed. All that could be salvaged were the charred chancel cross, the pulpit Bible, and the acolyte's candle lighter. Worship services were transferred to the round education building until the sanctuary could be rebuilt. Fittingly, Dion Neutra, son of the original architect, undertook that task. The sanctuary was rebuilt on the original site and retained the same general form and design, although the sanctuary itself was enlarged by almost 50 percent in the renovation. The congregation reoccupied the sanctuary in 1969.

See Appendix B for architect information and biography.

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

Primary #
 HRI #
 Trinomial
 NRHP Status Code

Other Listings

Review Code

Reviewer

Date

Page 1 of 2

***Resource Name or #:** 393 W. Foothill Boulevard

P1. Other Identifier: Pomona First Federal Bank

***P2. Location:** Not for Publication Unrestricted

***a. County:** Los Angeles and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

***b. USGS 7.5' Quad:** Ontario **Date:** 1967 (Photorevised 1981) **T 1S; R 8W; Sec 4; S.B. B.M.**

Address: 393 West Foothill Boulevard

City: Claremont

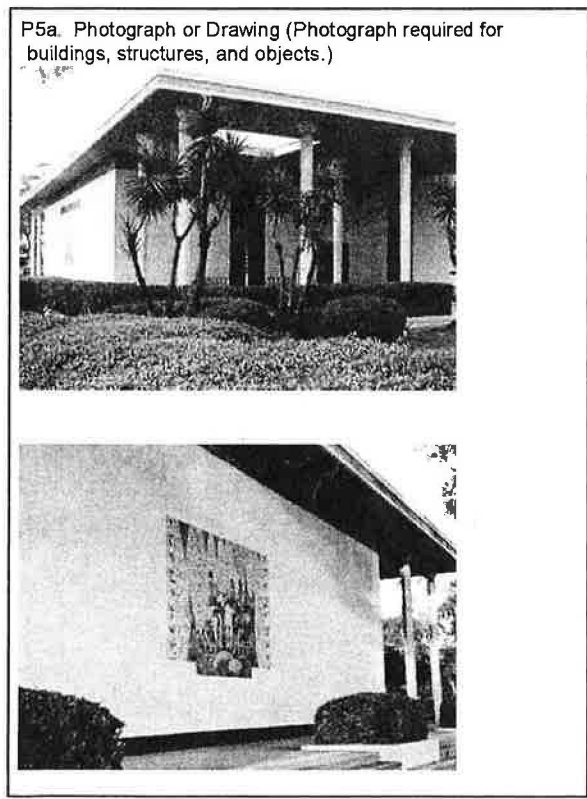
Zip: 91711

c. UTM: Zone: n/a, mE/ mN

e. Other Locational Data: Parcel # 8306-010-046

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

The Pomona First Federal Savings and Loan (PFF), now U.S. Bank, consists of one main commercial building and one drive-through ATM structure located on the northeast corner of Foothill Boulevard and Indian Hill Boulevard. Noncontributing structures are located on the parking lot and include 4 shading structures and a trash enclosure. The main building was built in 1969 and the drive-through ATM in 1982. The main entrance is accessed through the parking lot on the north side of the lot. The lot is approximately 2.49 acres. (continued on page 3)



***P3b. Resource Attributes:** HP6. 1-3 Story Commercial Building

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

P5b. Description of Photo: Date of photo unknown, view of the front of the bank and mosaic by Millard Sheets.

***P6. Date Constructed/Age and Source:** 1969

Historic Prehistoric Both

***P7. Owner and Address:**

***P8. Recorded by:**

Claremont Heritage

840 North Indian Hill Blvd.

Claremont, CA 91711

***P9. Date Recorded:** 1/20/15

***P10. Survey Type:** Intensive

***P11. Report Citation:** None

***Attachments:**

- NONE Location 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): Appendix B for architect biography

State of California - The Resources Agency
 DEPARTMENT OF PARKS AND RECREATION
BUILDING, STRUCTURE, AND OBJECT RECORD

Primary #
 HRI#

Page 2 of 2 *NRHP Status Code: *Resource Name or #: 393 W. Foothill Boulevard

- B1. Historic Name: Pomona First Federal Bank
- B2. Common Name: US Bank
- B3. Original Use: Bank
- B4. Present Use: Bank

*B5. **Architectural Style:** New Formalism

*B6. **Construction History:** 1969; drive-through ATM added in 1982

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

*B8. **Related Features:**

B9a. Architect: Millard Sheets b. Builder:

*B10. **Significance: Theme:** Commercial Architecture **Area:** Foothill Blvd. Corridor

Period of Significance: 1960s **Property Type:** Commercial **Applicable Criteria:** N/A

The residence appears to be eligible for the California Register of Historic Resources under Criterion 3: *Association with a type, period, or method of construction or possessing high artistic value.*

The US Bank – originally the Pomona First Federal Bank – is one of over fifty California banks designed by Millard Sheets. Starting in 1952, Sheets worked for Howard Ahmanson to design California branch offices for Home Savings of America. These banks have become renowned for their architectural character and their inclusion of murals and mosaics in the design. Interestingly, Pomona First Federal was a rejected a repurposed Home Savings design. Large and almost fortress-like, the building certainly stands out in the small town of Claremont. In fact, during the planning process in 1967, several reviewers of the site plan expressed concern about the scale of the building. Its commanding presence at a major intersection, however, is now a feature that helps to make the bank noteworthy.

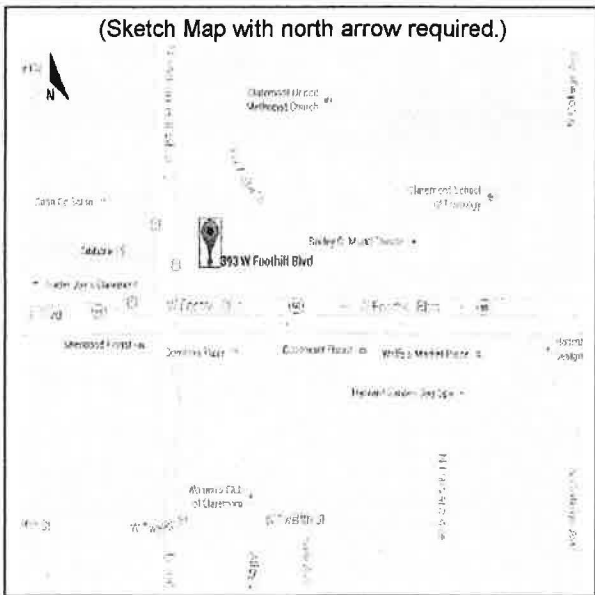
B11. Additional Resource Attributes:

*B12. **References:** Claremont Modern: Postwar California Dreaming, 2011 Bike Tour pamphlet

B13. Remarks:

*B14. **Evaluator:** A. Berssen, Claremont Heritage ***Date of Evaluation:** 04/16/2015

(This space reserved for official comments.)



CONTINUATION SHEET

Page 3 of 3

*Recorded by: A.Berssen, Claremont Heritage

*Resource Name or #: 393 W. Foothill Boulevard

*Date 04/16/2015 Continuation Update

***P3a. Description:** (continued from page 1)

The Pomona First Federal is a symmetrical structure in the New Formalism style, with large expanses of travertine walls, surrounded on all sides by a colonnade of Egyptian-style lotus columns, emphasizing its classical form. The building is elevated off the ground to create a temple like podium. The main building has a T shape footprint, with the primary entrance on the north elevation off the parking lot. It is notched on the southeast and southwest corner. Cladding the walls are square panels of travertine in a checkerboard pattern. Flat entablature of triple stacked band of small square blue patterned tiles are at the top of the wall and a single band of brown tiles are at the bottom creating effect of the building floating above podium. Both wrap around the building. The thin roof overhangs over the main volume and is supported by an arcade of thin and tall Egyptian Style columns.

The columns are evenly spaced apart with eight columns on both the east and west facade, ten on the north facade, and the south facade has two columns. The flare at the top of the columns is reminiscent of the lotus-topped columns in the temples of ancient Egypt and is made of cast stone. There is a square opening on the corners of the east and west roof. Below the opening is a circular planter holding vegetation and a single palm tree. Lining the square opening and the colonnade canopy are white ceramic tiles designed by ceramicist Dora DeLarios.

The south façade is a solid wall with no entrances or windows, except for the east and west corner which are recessed back to allow for a courtyard space. Centered on the south wall, at the top of a small flight of steps, is a colorful mosaic of Native Americans on horses surrounded by flowering yucca plants. The predominant color of the mosaic is white, which helps to blend it in with the white travertine wall. Millard Sheets signature "M.S." appears on the lower left center at the bottom of the mosaic. On the southeast corner are floor to ceiling aluminum-framed windows on the mezzanine level and doors on the main level. Similarly, the southwest corner has a floor to ceiling aluminum-framed windows. The vertical band of windows and/or doors stop just below the blue band tiles.

The west and east elevation has floor to ceiling aluminum framed windows as well as the Pomona First Federal sign done in mosaic. The east elevation has exterior stairs leading down to the basement centered over the windows. The east elevation also has secondary entrance to the main banking area, but looks to be a later addition since it does not extend vertically to the ceiling. On the southwest corner of the building is a small podium clad in travertine and brown tiles and holds the current U.S. Bank sign.

The north elevation has two symmetrical floor-to-ceiling aluminum framed window openings close to the corner. On the center is a wide opening that has aluminum-framed window for the mezzanine level and below is an addition of a painted sign that reads US Bank. Below the sign is the main entrance. It is recessed back and the doors and windows are made of an aluminum frame. Within the recessed opening, on both sides are smaller doors that appear to be a later addition. A deposit slot is to the left of the main entrance.

The interior has gone through several minor alterations and tenant improvements during the 1980s. The main banking area is double-height and the offices are located on the mezzanine and basement levels. On the curved wall behind the teller counter is a large mural of Native American villagers on their horse. It was designed by Millard Sheets, but painted by Nancy Colbath. The teller counter is not original, but follows the curve of the wall. Other features include an original mid-century modern glazed ceramic tile behind the drinking fountain and a triangular deposit table that is not original, but is made to match the existing design of the bank.

On the southeast corner of the lot, is the small drive through ATM structure that follows the design and used similar materials of the bank. A small mosaic continues the theme of the larger original and was designed by Denis O'Connor, who worked with Sheets on dozens of projects. The thin flat roof is cladded by a ceramic patterned tile reminiscent of the ceramic tile lining the roof on the main building. The top of the wall of the ATM is clad with band blue tiles, followed by the travertine panels, and then a band of brown tile at the bottom. Slim, steel columns hold up the overhang. A standing seam roof protrudes out of the main portion of the structure.

CONTINUATION SHEET

Page 3 of 3

*Recorded by: A.Berssen, Claremont Heritage

*Resource Name or #: 393 W. Foothill Boulevard

*Date 04/16/2015 Continuation Update

***B10. Significance:** (continued from page 2)

The building is clad in square travertine marble tiles and trimmed around the top with smaller blue-green ceramic tiles. On the east and west sides, beige cast-form columns topped with lotus-shaped capitals line the building and support a flat roof. Per Sheets' usual practice, the street side of the building is decorated with large artwork, in this case a mosaic that depicts three native Californians on horseback surrounded by a small forest of blooming yucca plants. The coastal sage scrub through which the men ride also contains rust-colored buckwheat plants. The inside of the bank contains a large mural on a Native California theme set within architectural details that seem to have changed little since Sheets first imagined the building.

The drive-through ATM at the eastern edge of the parking lot was added in 1982. It was designed to match the style of the bank through its use of travertine tile, a flat roof, and a mural that references the style and the subject matter of the larger artwork on the exterior of the bank. Dennis O'Connor, an artist who worked in Sheets' studio, designed this mural and did much of the mosaic assembly while Sheet was alive. The scene depicts a fourth Native Californian rider, also surrounded by yucca blooms and buckwheat, who gazes away from the viewer toward Mount San Antonio.

See Appendix B for architect information and biography

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Trinomial
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*Resource Name or #: 826 Guanajuato Dr.

P1. Other Identifier:

***P2. Location:** Not for Publication Unrestricted

***a. County:** Los Angeles and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

***b. USGS 7.5' Quad: Ontario Date:** 1967 (Photo revised 1981) **T 1S; R 8W of Sec 33; S.B.B.M.**

c. Address: 826 Guanajuato Drive **City:** Claremont **Zip:** 91711

d. UTM: Zone: n/a, mE/ mN

e. Other Locational Data: Parcel # 8670-021-007

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

This house has characteristics and features of the Modern Ranch style, including:

- Single story; flat roof
- Low, horizontal massing
- Stone masonry accent

***P3b. Resource Attributes:** HP2. Single Family Property

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

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects.)



P5b. Description of Photo: Date of photo unknown. Front of house and garage

***P6. Date Constructed/Age and Source:** 1965

Historic Prehistoric Both

***P7. Owner and Address:**

Guy & Lisa Grater
826 Guanajuato Drive
Claremont, CA 91711

***P8. Recorded by:**

Claremont Heritage

840 North Indian Hill Blvd.

Claremont, CA 91711

***P9. Date Recorded:** 2/2/15

***P10. Survey Type:** Intensive

***P11. Report Citation:** None

***Attachments:**

NONE Location 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): Appendix B for architect's biography

BUILDING, STRUCTURE, AND OBJECT RECORD

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*NRHP Status Code:

*Resource Name or #: 826 Guanajuato Dr.

- B1. Historic Name:
- B2. Common Name:
- B3. Original Use: Single Family Residence
- B4. Present Use: Single Family Residence

*B5. **Architectural Style:** Modern Ranch

*B6. **Construction History:** 1965

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

*B8. **Related Features:**

B9a. Architect: Theodore Criley, Jr. & Fred McDowell b. Builder:

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

Period of Significance: 1960s **Property Type:** Single-Family Residence

Applicable Criteria: N/A

The residence appears to be eligible for the California Register of Historic Resources under Criterion 3: *Association with a type, period, or method of construction or possessing high artistic value.*

Located in Claraboya, a master planned neighborhood in the hills above Claremont, this house is one of the original homes created for the Claraboya Development Company. The architects for the master planning and for a number of the original homes, including this one, were Fred W. McDowell and Theodore Criley, Jr., of Criley & McDowell Architects. It was a shared vision of the developers and the architects that, in spite of the luxury, tempo and convenience of modern living, that people needed to identify with the earth around them to be happy. McDowell believed: "Total environment occurs when earth and dwelling merge into a recognizable whole, where terrain, floor plan, exterior design, building materials and landscaping work consciously together."

In order for homes to be built in Claraboya, guidelines were established that must be met by the architect, builder and homeowner, that included not only the solar and wind orientation, but also clean architectural lines, continuous use of glass to permit living areas to share the views from the terraced lots, well defined front entrances with personality and large open living areas. The guidelines, by design, steered architects and homeowners toward the construction of a large number of modern homes. McDowell went on to design some of the first and finest examples of modern homes in the development.

See Appendix B for architect information and biography.

B11. Additional Resource Attributes:

*B12. **References:**

Claraboya: Claremont Heritage 2013 Home Tour.

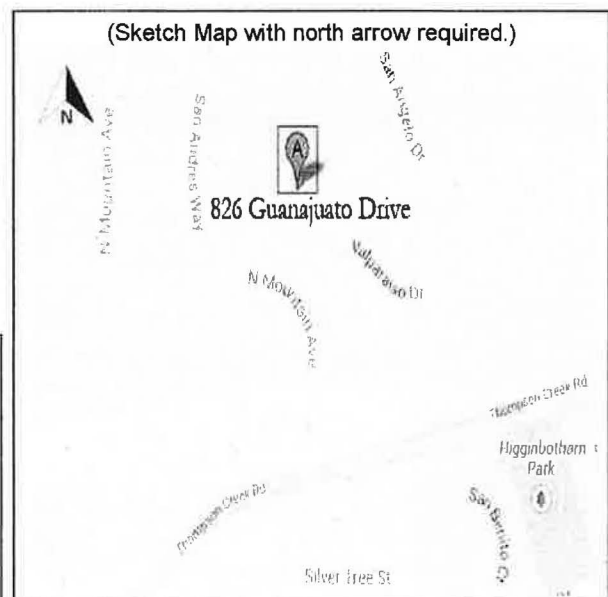
Claremont: Claremont Heritage, 2013. Print.

16 Architects: Exhibit Guide. Claremont: Claremont Heritage, 2013. Print.

B13. Remarks:

*B14. **Evaluator:** A. Berssen, Claremont Heritage ***Date of Evaluation:** 04/24/2015

(This space reserved for official comments.)



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*Resource Name or #: 233 W. Harrison Avenue

P1. Other Identifier: Claremont Congregational Church

***P2. Location:** Not for Publication Unrestricted

***a. County:** Los Angeles and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

***b. USGS 7.5' Quad:** Ontario **Date:** 1967 (Photorevised 1981) **T 1S; R 8W; Sec 9; S.B. B.M.**

c. Address: 233 W. Harrison Avenue City: Claremont Zip: 91711

d. UTM: Zone: n/a, mE/ mN

e. Other Locational Data: Parcel # 8309-030-013

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

Includes interior artwork by Millard Sheets, Arthur & Jean Ames, Harrison McIntosh, and Phil Dike

***P3b. Resource Attributes:** HP16. Religious Building

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

P5b. Description of Photo: Date of photo unknown. View of the front façade of the church

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects.)



***P6. Date Constructed/Age and Source:** 1952-55 (Church), 1957/1962 (Chapel)

Historic Prehistoric Both

***P7. Owner and Address:**

***P8. Recorded by:**

Claremont Heritage

840 North Indian Hill Blvd.

Claremont, CA 91711

***P9. Date Recorded:** 1/20/15

***P10. Survey Type:** Intensive

***P11. Report Citation:** None

***Attachments:**

NONE Location 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): Appendix B for architect biography

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***Resource Name or #:** 842 Harrison Avenue

P1. Other Identifier:

***P2. Location:** Not for Publication Unrestricted

***a. County:** Los Angeles and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

***b. USGS 7.5' Quad: Ontario Date:** 1967 (Photo revised 1981) T1S; R 8W; of Sec 9; S.B.B.M.

c. Address: 842 Harrison City: Claremont Zip: 91711

d. UTM: Zone: n/a, mE/ mN

e. Other Locational Data: Parcel # 8311-023-025

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

This house has characteristics and features of the International Style, including:

- Boxy, angular masses; flat roofline
- Simple; lack of decorative detail

***P3b. Resource Attributes:** HP2. Single Family Property

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

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects.)



P5b. Description of Photo: Date of photo unknown. Front façade of house

***P6. Date Constructed/Age and Source:** 1966

Historic Prehistoric Both

***P7. Owner and Address:**

Laura J. Jaoui

P.O. Box 998

Claremont, CA 91711

***P8. Recorded by:**

Claremont Heritage

840 North Indian Hill Blvd.

Claremont, CA 91711

***P9. Date Recorded:** 2/2/15

***P10. Survey Type:** Intensive

***P11. Report Citation:** None

***Attachments:**

NONE Location 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

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*NRHP Status Code:

*Resource Name or #: 842 Harrison Avenue

B1. Historic Name:

B2. Common Name:

B3. Original Use: Single Family Residence

B4. Present Use: Single Family Residence

*B5. Architectural Style: International

*B6. Construction History: 1966

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

*B8. Related Features:

B9a. Architect: Original owners built the house b. Builder:

*B10. Significance: Theme: Residential Architecture Area: Mountain View

Period of Significance: 1960s Property Type: Single Family Residence Applicable Criteria: N/A

The residence appears to be eligible for the California Register of Historic Resources under Criterion 3: *Association with a type, period, or method of construction or possessing high artistic value.*

B11. Additional Resource Attributes:

*B12. References:

B13. Remarks:

*B14. Evaluator: Sean Stanley *Date of Evaluation: 2/2/15

(This space reserved for official comments.)



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*Resource Name or #: 266 Hartt Place

P1. Other Identifier:

***P2. Location:** Not for Publication Unrestricted

***a. County:** Los Angeles and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

***b. USGS 7.5' Quad:** ONTARIO Date: 1967 (PHOTO REVISED) 1981 **T 1S ; R 8W ; of Sec 3 ; S.B.B.M.**

c. Address: 266 Hartt Place

City: Claremont

Zip: 91711

d. UTM: Zone: n/a, mE/ mN

e. Other Locational Data: Parcel # 8306-013-024

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

This house exhibits characteristics and features of the Modern Ranch style, including:

- Single story, low-pitched roof
- Panels of wood
- Lack of decorative detailing
- Low, horizontal massing
- Extended eaves & rafters

***P3b. Resource Attributes:** HP2.
Single Family Property

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

P5b. Description of Photo: Date of photo unknown, view of the front façade of the house

***P6. Date Constructed/Age and Source:** 1962

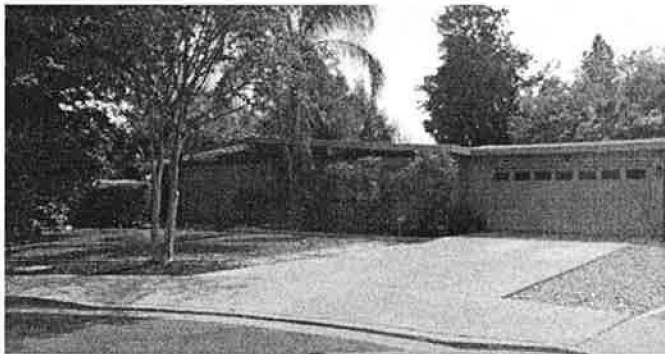
Historic Prehistoric Both

***P7. Owner and Address:**

***P8. Recorded by:**

Claremont Heritage

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects.)



840 North Indian Hill Blvd.

Claremont, CA 91711

***P9. Date Recorded:** 3/16/15

***P10. Survey Type:** Intensive

***P11. Report Citation:** None

***Attachments:**

NONE Location 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

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*NRHP Status Code:

*Resource Name or #: 266 Hartt Place

B1. Historic Name:

B2. Common Name:

B3. Original Use: Single Family Residence

B4. Present Use: Single Family Residence

*B5. Architectural Style: Modern Ranch

*B6. Construction History: 1962

*B7. Moved? No Yes Unknown Date: n/a Original Location: n/a

*B8. Related Features:

B9a. Architect: C.J. Olsten (Downey) b. Builder:

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

Period of Significance: 1960s Property Type: Single Family Residence Applicable Criteria: n/a

The residence appears to be eligible for the California Register of Historic Resources under Criterion 3: Association with a type, period, or method of construction or possessing high artistic value.

Architect C.J. Olsten hailed from Downey, CA.

B11. Additional Resource Attributes:

*B12. References:

B13. Remarks:

*B14. Evaluator: A. Berssen *Date of Evaluation: 3/16/15

(This space reserved for official comments.)



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*Resource Name or #: 760 Hood Drive

P1. Other Identifier:

***P2. Location:** Not for Publication Unrestricted

***a. County:** Los Angeles and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

***b. USGS 7.5' Quad:** ONTARIO **Date:** 1967 (photo revised 1981) **T 1S ; R 8W ; of Sec 4 ; S.B.B.M.**

c. Address: 760 Hood Drive City: Claremont Zip: 91711

d. UTM: Zone: n/a, mE/ mN

e. Other Locational Data: Parcel # 8305-012-013

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

This house has characteristics and features of the Mid-Century Modern style, including:

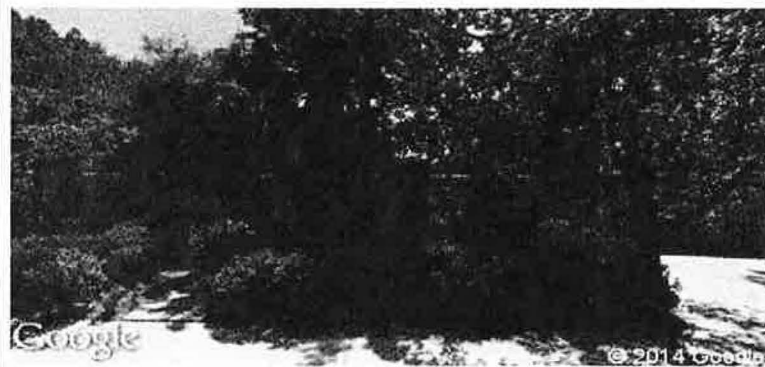
- Simple, lack of decorative details
- Low-pitched gable roof
- Use of natural materials: wood exterior

***P3b. Resource Attributes:** HP2. Single Family Property

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

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects.)

P5b. Description of Photo: Date of photo unknown. Front façade of house



***P6. Date Constructed/Age and Source:** 1965

Historic Prehistoric Both

***P7. Owner and Address:**

Rosemary A. Adam
760 Hood Drive
Claremont, CA 91711

***P8. Recorded by:**

Claremont Heritage

840 North Indian Hill Blvd.

Claremont, CA 91711

***P9. Date Recorded:** 2/2/15

***P10. Survey Type:** Intensive

***P11. Report Citation:** None

***Attachments:**

NONE Location 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): Appendix B for architect biography

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*NRHP Status Code:

*Resource Name or #: 760 Hood Drive

- B1. Historic Name:
B2. Common Name:
B3. Original Use: Single Family Residence
B4. Present Use: Single Family Residence
*B5. **Architectural Style:** Mid-Century Modern
*B6. **Construction History:** 1965
*B7. **Moved?** No Yes Unknown **Date:** N/A **Original Location:** N/A
*B8. **Related Features:**

B9a. Architect: Fred McDowell b. Builder:

*B10. **Significance: Theme:** Residential Architecture **Area:** Towne Ranch

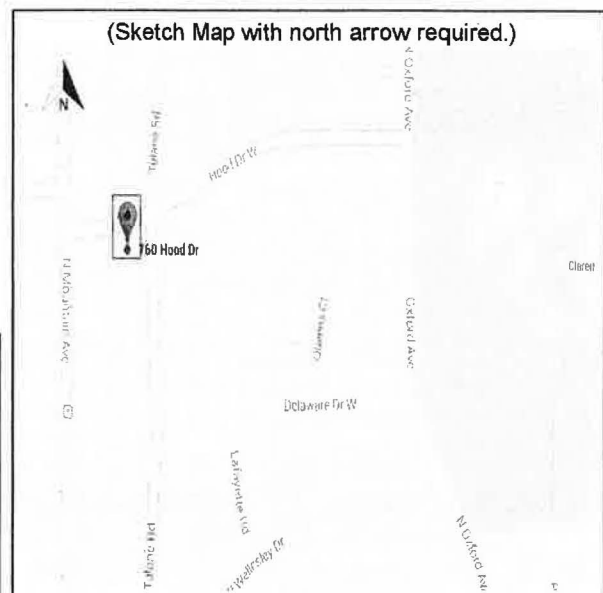
Period of Significance: 1960s **Property Type:** Single Family Residence **Applicable Criteria:** N/A

The residence appears to be eligible for the California Register of Historic Resources under Criterion 3: *Association with a type, period, or method of construction or possessing high artistic value.*

See Appendix B for architect information and biography.

- B11. Additional Resource Attributes:
*B12. **References:**
B13. Remarks:
*B14. **Evaluator:** A. Berssen ***Date of Evaluation:** 04/24/2015

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***Resource Name or #:** 400 N. Indian Hill Blvd.

P1. Other Identifier: Claremont Savings & Loan

***P2. Location:** Not for Publication Unrestricted

***a. County:** Los Angeles and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

***b. USGS 7.5' Quad: Date: T ; R ; of of Sec ; B.M.**

c. Address: 400 North Indian Hill Boulevard

City: Claremont

Zip: 91711

d. UTM: Zone: n/a, mE/ mN

e. Other Locational Data: Parcel # 8313-015-009

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

***P3b. Resource Attributes:** HP6. 1-3 Story Commercial Building

The Claremont Savings & Loan (now Chase) bank building is an example of New Formalism. It has distinct characteristics of this style, such as the pronounced columnar supports that define the south face of the building, which are combined with large expanses of patterned screens. The style references and abstracts classical forms of structure and ornament. A large abstract relief defines the west entrance and a pale blue ceramic tile prominently clads the west and east facades.

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects.)



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

P5b. Description of Photo: Photo taken August 2012, view of the front and street side of the building.

***P6. Date Constructed/Age and Source:** 1963

Historic Prehistoric Both

***P7. Owner and Address:**

***P8. Recorded by:**

Claremont Heritage

840 North Indian Hill Blvd.

Claremont, CA 91711

***P9. Date Recorded:** 1/15/15

***P10. Survey Type:** Intensive

***P11. Report Citation:** None

***Attachments:**

NONE Location 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): Appendix B for architect's biography

BUILDING, STRUCTURE, AND OBJECT RECORD

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*NRHP Status Code:

*Resource Name or #: 400 N. Indian Hill Blvd.

- B1. Historic Name: Claremont Savings and Loan
- B2. Common Name: Chase Bank
- B3. Original Use: Bank
- B4. Present Use: Bank
- *B5. **Architectural Style:** New Formalism
- *B6. **Construction History:** 1963
- *B7. **Moved?** No Yes Unknown **Date:** N/A **Original Location:** N/A
- *B8. **Related Features:**
 - B9a. Architect: Victor Gruen b. Builder:
- *B10. **Significance: Theme:** Commercial Architecture **Area:** The Village
Period of Significance: 1960s **Property Type:** Commercial **Applicable Criteria:** N/A

The resource appears to be eligible for the California Register of Historic Resources under Criterion 3: *Association with a type, period, or method of construction or possessing high artistic value.*

Designed by architect Victor Gruen of Los Angeles, it is a beautiful example of New Formalism. This style was popular in large-scale commercial and civic designs from the late 1950s to the 1970s and was largely seen as a rejection of the sparse steel and glass aesthetic of the period. Largely shaped by the work of Edward Durrell Stone, the style is characterized by pronounced columnar supports and large expanses of patterned screens. In opposition to the minimalist approach of the International Style, the New Formalist movement referenced and abstracted the classical forms and applied ornamentation of historical styles. In Southern California, the style was widely used in the design of office buildings, banks, auditoriums, auto dealerships, and churches. In Claremont, other examples of this style include the School of Theology by Edward Durrell Stone, Pomona First Federal and Garrison Theater, both designed by Millard Sheets.

Victor Gruen is widely known as the "father of the shopping mall," a title he strongly denied due to the fact that his plans for the first shopping mall, which offered broader concepts for urban revitalization, were never fully realized. Although, he disavowed responsibility for creating the enclosed shopping mall, he did spend much of his career designing large scale shopping centers, and commercial projects, such as the South Coast Plaza in Irvine, and the Fulton Mall in downtown Fresno.

(See Appendix B for architect's biography.)

- B11. Additional Resource Attributes:
- *B12. **References:**
- B13. Remarks:
- *B14. **Evaluator:** A. Berssen, Claremont Heritage ***Date of Evaluation:** 04/20/2015

(This space reserved for official comments.)



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*Resource Name or #: 4145 La Junta Drive

P1. Other Identifier:

*P2. Location: Not for Publication Unrestricted

*a. County: Los Angeles and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad: Ontario Date: 1967 (photorevised 1981) T 1S; R 8W; Sec 5; S.B.B.M.

c. Address: 4145 La Junta Drive City: Claremont Zip: 91711

d. UTM: Zone: n/a, mE/ mN

e. Other Locational Data: Parcel # 8302-008-013

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

This house has features and characteristics of the Modern Ranch style, including:

- Simple, lack of decorative details
- Low-pitched gable roof
- Use of natural materials: wood exterior
- Clerestory windows

*P3b. Resource Attributes: HP2. Single Family Property

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects.)



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

P5b. Description of Photo: Date of photo unknown, view of the front façade of the house

*P6. Date Constructed/Age and Source: 1959

Historic Prehistoric Both

*P7. Owner and Address:

*P8. Recorded by:

Claremont Heritage

840 North Indian Hill Blvd.

Claremont, CA 91711

*P9. Date Recorded: 3/16/15

*P10. Survey Type: Intensive

*P11. Report Citation: None

*Attachments:

- NONE Location 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

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*NRHP Status Code:

*Resource Name or #: 4145 La Junta Drive

- B1. Historic Name:
- B2. Common Name:
- B3. Original Use: Single Family Residence
- B4. Present Use: Single Family Residence
- *B5. Architectural Style: Modern Ranch
- *B6. Construction History: 1959
- *B7. Moved? No Yes Unknown Date: n/a Original Location: n/a
- *B8. Related Features:
 - B9a. Architect: D.C. Mulbert (Upland) b. Builder:
- *B10. Significance: Theme: Residential Architecture Area: Piedmont Mesa
Period of Significance: 1950s-1960s Property Type: Single Family Residence Applicable Criteria: n/a
The residence appears to be eligible for the California Register of Historic Resources under Criterion 3:
Association with a type, period, or method of construction or possessing high artistic value.
Architect D.C. Mulbert hailed from Upland.
- B11. Additional Resource Attributes:
- *B12. References:
- B13. Remarks:
- *B14. Evaluator: A. Berssen *Date of Evaluation: 3/16/15

(This space reserved for official comments.)



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*Resource Name or #: 1527 Lowell Avenue

P1. Other Identifier:

*P2. Location: Not for Publication Unrestricted

*a. County: Los Angeles and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad: Ontario Date: 1967 (Photo revised 1981) T1S ; R 8W ; of Sec 3 ; S.B.B.M.

c. Address: 1527 Lowell Avenue City: Claremont Zip: 91711

d. UTM: Zone: n/a, mE/ mN

e. Other Locational Data: Parcel # 8306-013-026

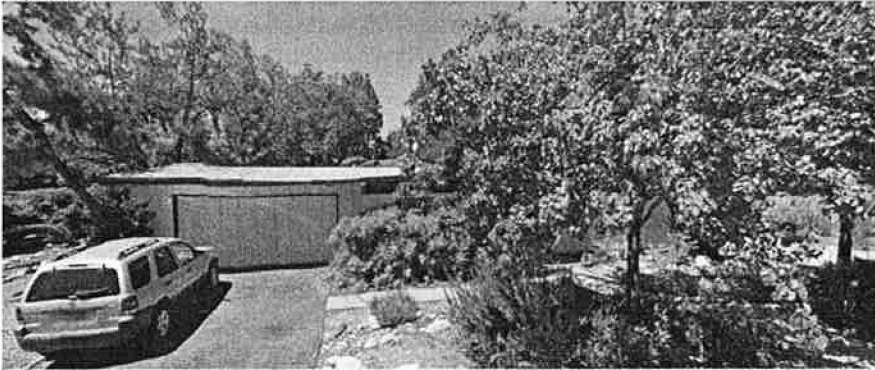
*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

This house has features and characteristics of the Modern Ranch style, including:

- Single story, low-pitched roof
- Panels of wood
- Lack of decorative detail
- Low, horizontal massing

*P3b. Resource Attributes: HP2. Single Family Property.

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects.)



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

P5b. Description of Photo: Photo taken August 2011, view of the front façade of the house

*P6. Date Constructed/Age and Source: 1962

Historic Prehistoric Both

*P7. Owner and Address:

*P8. Recorded by:

Claremont Heritage

840 North Indian Hill Blvd.

Claremont, CA 91711

*P9. Date Recorded: 3/15/16

*P10. Survey Type: Intensive

*P11. Report Citation: None

*Attachments:

NONE Location 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

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*NRHP Status Code:

*Resource Name or #: 1527 Lowell Avenue

B1. Historic Name:

B2. Common Name:

B3. Original Use: Single Family Residence

B4. Present Use: Single Family Residence

*B5. Architectural Style: Modern Ranch

*B6. Construction History: 1962

*B7. Moved? No Yes Unknown Date: n/a Original Location: n/a

*B8. Related Features:

B9a. Architect: C.J. Olsten (Downey) b. Builder:

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

Period of Significance: 1960s Property Type: Single Family Residence Applicable Criteria: n/a

The residence appears to be eligible for the California Register of Historic Resources under Criterion 3:
Association with a type, period, or method of construction or possessing high artistic value.

Architect C.J. Olsten hailed from Downey, CA

B11. Additional Resource Attributes:

*B12. References:

B13. Remarks:

*B14. Evaluator: A. Berssen, Claremont Heritage *Date of Evaluation: 3/16/15

(This space reserved for official comments.)



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Trinomial
NRHP Status Code

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*Resource Name or #: 1625 Lowell Avenue

P1. Other Identifier:

***P2. Location:** Not for Publication Unrestricted

***a. County:** Los Angeles and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

***b. USGS 7.5' Quad:** Ontario **Date:** 1967 (photorevised 1981) **T 1S; R 8W; Sec 3; S.B.B.M.**

c. **Address:** 1625 Lowell Avenue **City:** Claremont **Zip:** 91711

d. **UTM: Zone:** n/a, mE/ mN

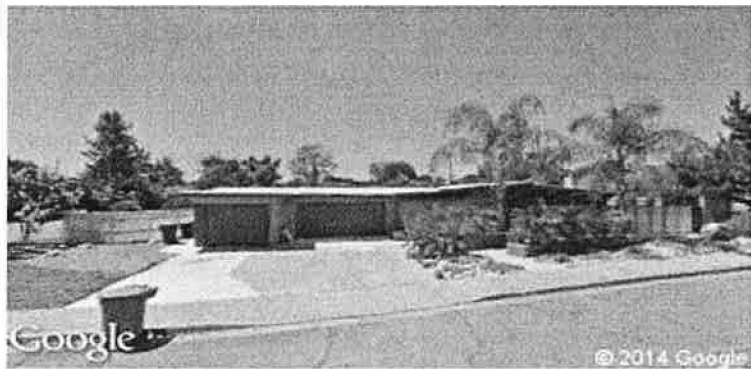
e. **Other Locational Data:** Parcel # 8306-013-016

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

The house has features and characteristics of the Modern Ranch style, including:

- Single story, low-pitched gable roof
- Deep-set eaves: sits low on site
- Attached garage
- Built from natural materials: wood exterior
- Simple; lack of decorative detail

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects.)



***P3b. Resource Attributes:**

HP2. Single Family Property

***P4. Resources Present:**

Building Structure Object
Site District Element of District
 Other (Isolates, etc.)

P5b. Description of Photo: Date of photo unknown, view of front façade of house

***P6. Date Constructed/Age and Source:** 1962

Historic Prehistoric Both

***P7. Owner and Address:**

***P8. Recorded by:** Claremont Heritage

***P9. Date Recorded:** 3/15/16

***P10. Survey Type:** Intensive

***P11. Report Citation:** None

***Attachments:**

- NONE Location 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):

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*NRHP Status Code:

*Resource Name or #: 1625 Lowell Avenue

B1. Historic Name:

B2. Common Name:

B3. Original Use: Single Family Residence

B4. Present Use: Single Family Residence

*B5. Architectural Style: Modern Ranch

*B6. Construction History: 1962

*B7. Moved? No Yes Unknown Date: n/a Original Location: n/a

*B8. Related Features:

B9a. Architect: C.J. Olsten (Downey) b. Builder:

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

Period of Significance: 1960s Property Type: Single Family Residence Applicable Criteria: n/a

The residence appears to be eligible for the California Register of Historic Resources under Criterion 3: Association with a type, period, or method of construction or possessing high artistic value.

Architect C.J. Olsten hailed from Downey, CA

B11. Additional Resource Attributes:

*B12. References:

B13. Remarks:

*B14. Evaluator: A. Berssen, Claremont Heritage *Date of Evaluation: 3/16/15

(This space reserved for official comments.)



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*Resource Name or #: 2504 N. Mountain Avenue

P1. Other Identifier:

*P2. Location: Not for Publication Unrestricted

*a. County: Los Angeles and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad: Mt. Baldy Date: 1995 T 1N; R 8W; Sec 33; S.B.B.M.

c. Address: 2504 N. Mountain Avenue

City: Claremont

Zip: 91711

d. UTM: Zone: n/a, mE/ mN

e. Other Locational Data: Parcel # 8670-020-026

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

This house exhibits characteristics and features of the Mid-Century Modern style, including:

- Two story, open floor plan
- Gabled roof; post and beam construction
- Exterior panels of wood & glass
- Exterior deck & balcony

*P3b. Resource Attributes: HP2. Single Family Property

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects.)



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

P5b. Description of Photo: Date of photo unknown, view of the front façade of the house

*P6. Date Constructed/Age and Source: 1963

Historic Prehistoric Both

*P7. Owner and Address:

*P8. Recorded by:

Claremont Heritage

840 North Indian Hill Blvd.

Claremont, CA 91711

*P9. Date Recorded: 3/16/15

*P10. Survey Type: Intensive

*P11. Report Citation: None

*Attachments:

- NONE Location 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): Architect Appendix

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*Resource Name or #: 2515 N. Mountain Avenue

P1. Other Identifier:

***P2. Location:** Not for Publication Unrestricted

*a. **County:** Los Angeles and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

*b. **USGS 7.5' Quad:** Mt. Baldy **Date:** 1995 **T** 1N; **R** 8W; **Sec** 33; S.B.B.M.

c. **Address:** 2515 N. Mountain Avenue

City: Claremont

Zip: 91711

d. **UTM: Zone:** n/a, mE/ mN

e. **Other Locational Data:** 8669-003-044

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

This house exhibits characteristics and features of the Mid-Century Modern style, including:

- Single story, low-pitched gable roof
- Exposed rafters
- Attached garage
- Built from natural materials: wood exterior
- Simple; lack of decorative detail

***P3b. Resource Attributes:** HP2. Single Family Property

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects.)



***P4. Resources Present:**

Building Structure Object Site
 District Element of District
Other (Isolates, etc.)

P5b. Description of Photo: Date of photo unknown, view of the front façade of the house

***P6. Date Constructed/Age and Source:** 1964

Historic Prehistoric Both

***P7. Owner and Address:**

***P8. Recorded by:**

Claremont Heritage

840 North Indian Hill Blvd.

Claremont, CA 91711

***P9. Date Recorded:** 3/16/15

***P10. Survey Type:** Intensive

***P11. Report Citation:** None

***Attachments:**

NONE Location 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): Architect Appendix

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*Resource Name or #: 2527 N. Mountain Avenue

P1. Other Identifier:

*P2. Location: Not for Publication Unrestricted

*a. County: Los Angeles and (P2c, P2e, and P2b or P2d, Attach a Location Map as necessary.)

*b. USGS 7.5' Quad: Mt. Baldy Date: 1995 T 1N; R 8W; Sec 33; S.B.B.M.

c. Address: 2527 N. Mountain Avenue City: Claremont Zip: 91711

d. UTM: Zone: n/a, mE/ mN

e. Other Locational Data: Parcel # 8669-003-047

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

While respecting the home's 'good bones,' current owners John Niero and Charlotte Resch have creatively re-imagined many design elements through Mr. Niero's trained eye as a contemporary furniture designer. They also have made a number of improvements and refinements, the most recent being a re-landscaping of the front yard and entry, and resurfacing of the home's exterior. They replaced the textured stucco exterior with a steel-trowel finish, and removed the acoustic "cottage cheese" ceilings inside and out. The garage doors are of ipe wood, with sandblasted glass above. A particularly striking feature of the entry is the 26-foot long fountain. Part of the original design, it was buried for decades, until unearthed by the current owners. The custom front doors are clad in salvaged copper circuit boards and rusted antique nuts and bolts. The brass door knobs are original. The foyer is defined by a three-panel screen designed by Mr. Niero. The organic design is repeated in the powder room, in grey industrial felt. The powder room has a stainless steel European prison commode, set in a stainless steel wall, and the sink is flexible, translucent resin. A highlight of the dining room, originally the family, is a custom lighting fixture designed by Niero, which simulates a star-filled night sky. Three oval skylights create pools of light that move across the walls and floor as the sun passes overhead, the path varying with the seasons. Mr. Niero's design studio, formerly a patio, was enclosed, increasing the original square footage from 2,250 to 2,650. The kinetic, removable screens that separate the dining room and studio were designed by Mr. Niero. The design of the screens is replicated in the window coverings. The current kitchen is twice the size of the original galley kitchen. A previous owner removed the original dining wall, incorporating the former dining room. A fireplace separated the kitchen from the living room. The new steel-trowel plaster can be found on the kitchen wall and fireplace, echoing the home's exterior. Stepping into the backyard, a stunning panoramic view of the Pomona Valley greets the viewer. A previous owner added the swimming pool and Mexican clay tile. The western side of the garden is anchored by a large Canary Island date palm. On the eastern side, the mature olive tree may be one of the ones historic photos show being flown by helicopter. The current owners have removed a section of the wall between the living room and master bedroom and replaced it with a floor to ceiling pocket door, designed by Mr. Niero. When open, the entire south wall of floor to ceiling glass forms one unobstructed line from the master bedroom, across the living room, to the kitchen. The master bath also has been remodeled. Note the teak drain board which stands in for a bath mat. The spa outside the bathroom was originally an enclosed atrium garden. The current owners have removed the southern wall to open it up to the view. The large walk-in closet was originally a small third bedroom. Exiting the master bedroom to the hall, there is a guest bedroom on the right and the central bathroom directly opposite. The bathroom has original tile. The skylight over the tub was added by the current owners. All skylights in the home are electronically controlled and can be opened for ventilation.

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects.)



*P3b. Resource Attributes: HP2, Single Family Property

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

P5b. Description of Photo: Date of photo unknown. Façade of property

*P6. Date Constructed/Age and Source: 1963

Historic Prehistoric Both

*P7. Owner and Address:

John Niero and Charlotte Resch

2527 N. Mountain Ave.

Claremont, CA 91711

*P8. Recorded by:

Claremont Heritage

840 North Indian Hill Blvd.

Claremont, CA 91711

*P9. Date Recorded: 1/13/15

*P10. Survey Type: Intensive

*P11. Report Citation: None

*Attachments:

- NONE Location 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): Architect Appendix

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*NRHP Status Code:

*Resource Name or #: 2527 N. Mountain Avenue

- B1. Historic Name: The Slagle House
- B2. Common Name:
- B3. Original Use: Single Family Residence
- B4. Present Use: Single Family Residence
- *B5. **Architectural Style:** Mid-Century Modern
- *B6. **Construction History:** 1963
- *B7. **Moved?** No Yes Unknown **Date:** N/A **Original Location:** N/A
- *B8. **Related Features:**

B9a. Architect: Attributed to Fred McDowell of Criley/McDowell Architects b. Builder:

*B10. **Significance: Theme:** Residential Architecture **Area:** Claraboya/High Point

Period of Significance: 1960s **Property Type:** Single-Family Residence **Applicable Criteria:** N/A

The residence appears to be eligible for the California Register of Historic Resources under Criterion 3: *Association with a type, period, or method of construction or possessing high artistic value.*

Built in 1963, this is the second house constructed in the Claraboya development. One of three model homes, it was featured in LIFE Magazine in 1964, and also in the Los Angeles Times. A midcentury modern post and beam house with a dramatic low-pitched roof, it is believed to have been designed by Fred McDowell, who also served on a design panel established by the developers.

Current owners, John Niero and Charlotte Resch, are the fifth owners, purchasing the home in 1992.

See Appendix B for architect information and biography.

- B11. Additional Resource Attributes:
- *B12. **References:** Claraboya: Showcasing Six Modern Custom View Homes, Claremont Heritage 2013 Home Tour
- B13. Remarks:
- *B14. **Evaluator:** R. Linchangco and Sean Stanley ***Date of Evaluation:** 1/13/15

(This space reserved for official comments.)



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*Resource Name or #: 2535 N. Mountain Avenue

P1. Other Identifier:

*P2. Location: Not for Publication Unrestricted

*a. County: Los Angeles and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad: Mt. Baldy Date: 1995 T 1N; R 8W; Sec 33; S.B.B.M.

c. Address: 2535 N. Mountain Avenue City: Claremont Zip: 91711

d. UTM: Zone: n/a, mE/ mN

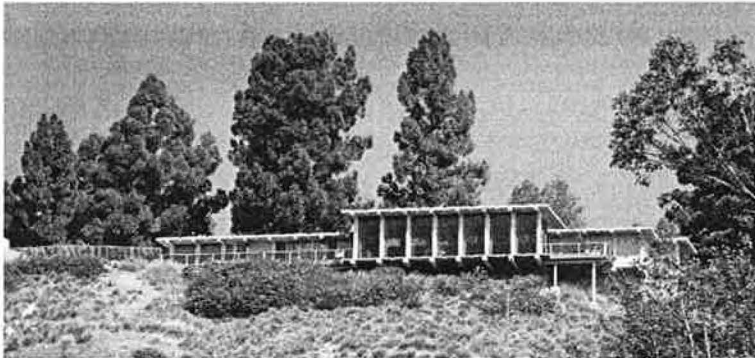
e. Other Locational Data: Parcel # 8669-003-049

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)
The house contains features of the International Style, including:

- Boxy, angular masses; flat roofline
- Use of concrete; grid-like pattern
- Open interior space; abundant use of glass
- Lack of decorative detail

As you approach from the north on Mountain Avenue, the one-story home is mostly hidden below grade with only the clerestory window rising above a flat, stone-covered roof hinting at what is about to come. On entering the glass front door, you see the Pomona and San Gabriel Valleys stretching out beyond the 14-foot-high windows in the expansive living-dining room. On the right, a raised, bronze-clad fireplace draws your eye to the ceiling. Bod design features arise from the use of the pre-cast concrete tee-beams in the living-dining area: The exposed bases of the roof tee-beams spanning the space from north to south provide a strong decorative element to the ceiling. Through the south-facing windows you can see notches along the external eaves that show where the adjacent beams met. This pattern repeats in the projected beams of the floor.

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects.)



*P3b. Resource Attributes: HP2. Single Family Property

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

P5b. Description of Photo: Date of photo unknown.

*P6. Date Constructed/Age and Source:
1964

Historic Prehistoric Both

*P7. Owner and Address:

Andrea Schaffer
2535 N. Mountain Avenue
Claremont, CA 91711

*P8. Recorded by:

Claremont Heritage

840 North Indian Hill

Claremont, CA 91711

*P9. Date Recorded: 1/13/15

*P10. Survey Type: Intensive

*P11. Report Citation: None

*Attachments:

- NONE Location 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): Architect Appendix

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*NRHP Status Code:

*Resource Name or #: 2535 N. Mountain Avenue

B1. Historic Name: The Claraboya Horizon Home

B2. Common Name:

B3. Original Use: Single Family Residence

B4. Present Use: Single Family Residence

*B5. Architectural Style: International

*B6. Construction History: 1964

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

*B8. Related Features:

B9a. Architect: Fred McDowell b. Builder:

*B10. Significance: Theme: Residential Architecture Area: Claraboya/High Point

Period of Significance: 1960s Property Type: Single-Family Residence

Applicable Criteria: N/A

The residence appears to be eligible for the California Register of Historic Resources under Criterion 3: *Association with a type, period, or method of construction or possessing high artistic value.*

In the early 1960s, the Association of concrete Industries sponsored the "Horizon Homes" contest to promote the construction of concrete and masonry homes nationwide. In 1964, Claraboya co-developers Robert Musgrove and Gail Frampton chose Claremont architect Fred W. McDowell to design their contest entry. The result is the stunning home at 2535 North Mountain, the winner of the 1964 Western States Horizon Home Award.

Viewed from the flatlands below Claraboya, the home, perched on a narrow shelf carved into the hillside, juts dramatically over the steep slope below. Pre-cast concrete tee-beams lifted by helicopter to the site provide the cantilevered foundation as well as the roof. Thin, cast-in-place concrete columns separated by floor-to-floor ceiling windows support the high roof over the living and dining room and impart a graceful, classic look to the south façade. This dramatic presence drew over 15,000 visitors to tour the home in the first month of its six-month existence as a model home for the Claraboya development. Since serving as a model home, the "Concrete House" (so-named by McDowell) has had three sets of owners, who have preserved as well as modified it to various degrees.

See Appendix B for architect information and biography.

B11. Additional Resource Attributes:

*B12. References: Claraboya: Showcasing Six Modern Custom View Homes, Claremont Heritage 2013 Home Tour

B13. Remarks:

*B14. Evaluator: R. Linchangco and Sean Stanley *Date of Evaluation: 1/13/15

(This space reserved for official comments.)



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*Resource Name or #: 115 East Oak Park Drive

P1. Other Identifier:

***P2. Location:** Not for Publication Unrestricted

*a. **County:** Los Angeles and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

*b. **USGS 7.5' Quad:** **Date:** T ; R ; of of Sec ; B.M.

c. **Address:** 115 East Oak Park Drive

City: Claremont

Zip: 91711

d. **UTM: Zone:** n/a, mE/ mN

e. **Other Locational Data:** Parcel # 8315-022-007

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

The house has elements of the Modern Ranch style, including:

- Single story; horizontal massing
- Low-pitched roof
- Carpet
- Exterior brick

***P3b. Resource Attributes:** HP2. Single Family Property.

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects.)



***P4. Resources Present:**

Building Structure Object
 Site District Element of District
 Other (Isolates, etc.)

P5b. Description of Photo: Date of photo unknown. Façade of residence

***P6. Date Constructed/Age and Source:** 1951

Historic Prehistoric Both

***P7. Owner and Address:**

***P8. Recorded by:**

Claremont Heritage

840 North Indian Hill Blvd.

Claremont, CA 91711

***P9. Date Recorded:** 1/7/15

***P10. Survey Type:** Intensive

***P11. Report Citation:** None

***Attachments:**

- NONE Location 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) Architect Appendix:

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*NRHP Status Code:

*Resource Name or #: 115 East Oak Park Drive

B1. Historic Name:

B2. Common Name:

B3. Original Use: Single family residence

B4. Present Use: Single family residence

*B5. **Architectural Style:** Modern Ranch

*B6. **Construction History:** 1951

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

*B8. **Related Features:**

B9a. Architect: Foster Rhodes Jackson b. Builder:

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

Period of Significance: 1950s-1960s **Property Type:** Single Family Residence **Applicable Criteria:** N/A

The residence appears to be eligible for the California Register of Historic Resources under Criterion 3: *Association with a type, period, or method of construction or possessing high artistic value.*

See Appendix B for architect information and biography.

B11. Additional Resource Attributes:

*B12. **References:**

B13. Remarks:

*B14. **Evaluator:** R. Linchangco & A. Berssen, Claremont Heritage ***Date of Evaluation:** 3/18/15

(This space reserved for official comments.)



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*Resource Name or #: 910 Oxford Avenue

P1. Other Identifier:

***P2. Location:** Not for Publication Unrestricted

***a. County:** Los Angeles and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

***b. USGS 7.5' Quad:** Ontario **Date:** 1967 (Photo revised 1981) **T 1S; R 8W; of Sec 9; S.B.B.M.**

c. Address: 910 Oxford Avenue

City: Claremont

Zip: 91711

d. UTM: Zone: n/a, mE/ mN

e. Other Locational Data: Parcel # 8310-012-003

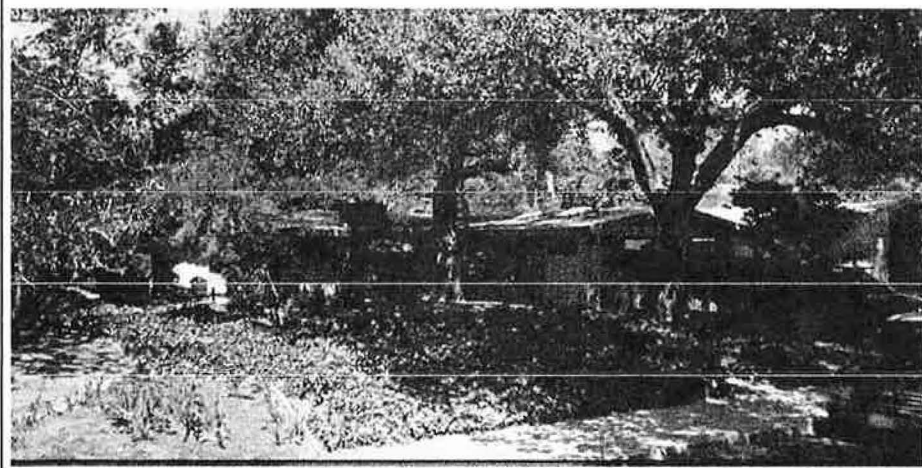
***P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

This house has features and characteristics of the Modern Ranch style, including:

- One-story configuration
- Sprawling plan
- Low, horizontal massing
- Panels of wood

***P3b. Resource Attributes:** HP2. Single Family Property

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects.)



***P4. Resources Present:**

Building Structure Object
Site District Element of District
 Other (Isolates, etc.)

P5b. Description of Photo: Date of photo unknown. View of front façade of house

***P6. Date Constructed/Age and Source:** 1954

Historic Prehistoric Both

***P7. Owner and Address:**

Victoria Koenig
910 Oxford Avenue
Claremont, CA 91711

***P8. Recorded by:**

Claremont Heritage
840 North Indian Hill Blvd.
Claremont, CA 91711

***P9. Date Recorded:** 2/17/15

***P10. Survey Type:** Intensive

***P11. Report Citation:** None

***Attachments:**

NONE Location 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): Appendix B for architect's biography

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*NRHP Status Code:

*Resource Name or #: 910 Oxford Avenue

B1. Historic Name: The Vieg House

B2. Common Name:

B3. Original Use: Single Family Residence

B4. Present Use: Single Family Residence

*B5. **Architectural Style:** Modern Ranch

*B6. **Construction History:** Built in 1954

*B7. **Moved?** No Yes Unknown **Date:** n/a **Original Location:** n/a

*B8. **Related Features:**

B9a. Architect: Cliff May b. Builder:

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

Period of Significance: 1950s **Property Type:** Single-Family Residential

Applicable Criteria: N/A

The residence appears to be eligible for the California Register of Historic Resources under Criterion 3: *Association with a type, period, or method of construction or possessing high artistic value.*

The residence is an example of Cliff May's pre-fabricated houses from the 1950s. May was one of the most prolific builders and designers in California during half of the twentieth century. (See Appendix B for architect information and biography). In 1953, in association with Chris Choate, May began to market low-cost designs to builders; some 18,000 homes would be built. It is these mass-produced houses and plans, more than anything else, that consolidated the image of the modern California ranch house as a model for living, and Cliff May's position as its leading promoter. Claremont has about a dozen samples of May's work, about half of them are samples of these pre-fabricated models.

An small addition to the living room, designed by Fred McDowell was completed in 1990.

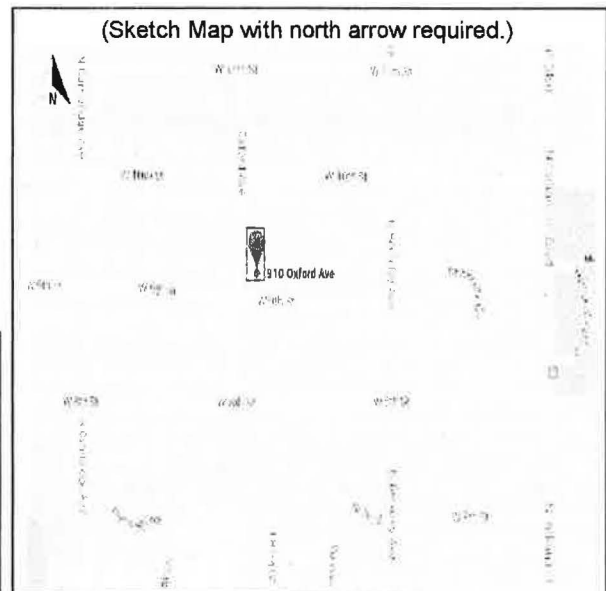
B11. Additional Resource Attributes:

*B12. **References:**

B13. Remarks:

*B14. **Evaluator:** Sean Stanley ***Date of Evaluation:** 2/17/15

(This space reserved for official comments.)



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*Resource Name or #: 1010 Oxford Avenue

P1. Other Identifier:

***P2. Location:** Not for Publication Unrestricted

***a. County:** Los Angeles and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

***b. USGS 7.5' Quad:** Ontario **Date:** 1967 (Photo revised 1981) **T 1S; R 8W; of Sec 9 ; S.B. B.M.**

c. Address: 1010 Oxford Avenue

City: Claremont

Zip: 91711

d. UTM: Zone: n/a, mE/ mN

e. Other Locational Data: Parcel # 8310-007-007

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

The house contains features of the International Style, including:

- Boxy, angular masses; flat roofline
- Ribbon windows & grid like patterns
- Simple; lack of decorative detail

***P3b. Resource Attributes:** HP2. Single Family Property

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

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects.)



P5b. Description of Photo: Date of photo unknown. Façade of residence

***P6. Date Constructed/Age and Source:** 1939

Historic Prehistoric Both

***P7. Owner and Address:**

***P8. Recorded by:**

Claremont Heritage

840 North Indian Hill Blvd.

Claremont, CA 91711

***P9. Date Recorded:** 1/13/15

***P10. Survey Type:** Intensive

***P11. Report Citation:** None

***Attachments:**

NONE Location 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): Appendix B for architect biography

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 2

*NRHP Status Code:

*Resource Name or #: 1010 Oxford Avenue

- B1. Historic Name: The Zornes House
- B2. Common Name: The Zornes House
- B3. Original Use: Single Family Residence
- B4. Present Use: Single Family Residence
- *B5. Architectural Style: International
- *B6. Construction History: Built in 1939
- *B7. Moved? No Yes Unknown Date: N/A Original Location: N/A
- *B8. Related Features:
 - B9a. Architect: Carl Troedsson (addition by Criley & McDowell in 1951) b. Builder:
- *B10. Significance: Theme: Residential Architecture Area: Old Claremont
Period of Significance: 1940s-1950s Property Type: Single Family Residential Applicable Criteria: N/A

The residence appears to be eligible for the California Register of Historic Resources under Criterion 2: *Are associated with the lives of persons significant in our past*; and Criterion 3: *Association with a type, period, or method of construction or possessing high artistic value.*

The residence at 1010 Oxford was designed by Swedish architect, Carl Troedsson, and was built shortly before he became an instructor at USC, and was a student at the Claremont Graduate School in the late 1930s. Built for artist Milford Zornes, who with his wife had been given this property as a wedding present. Zornes lived here as he designed the Claremont Post Office murals and then went on to become one of the most prominent members of the California watercolor school.

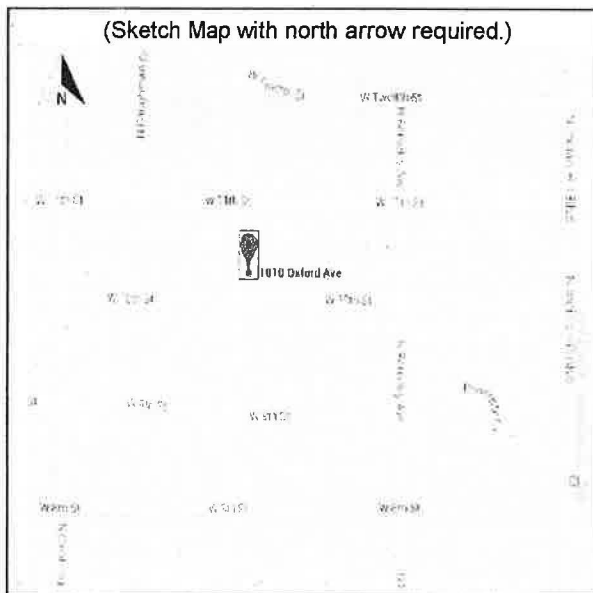
At the time that the house was being designed, Troedsson's ideas were considered revolutionary, especially in a community where most of the homes generally conformed to conventional design. Between WW I and WW II, Americans preferred period houses that reflected past tradition, but European architects like Troedsson, emphasized new designs that came to be known as the International Style. In support of the notion of the house as a "machine for living", all unnecessary detail and decoration were stripped away, and functionalism became of prime importance. An open plan allowed for rooms to have multiple functions, and interior walls became mere partitions. A greater connection between the indoor and outdoor spaces was also emphasized, where floor-to-ceiling plate glass windows and sliding doors made this possible.

Many of these modern characteristics were applied to the Zornes Residence, and were new ideas in Claremont at the time. It was so experimental, that the building inspector stayed on site during the construction phase for fear that too much glass and the huge ceiling expanse just would not work. But the end result of Troedsson's work proved to be different. The severe planes, the flat roof, the abundant use of glass, and the emphasis on natural finishes of materials gave the home an appearance of startling simplicity and unique oneness with the earth. But an even more fitting description came from architectural historian, Robert Winter – "a sophisticated International style essay in brick and glass."

(See Appendix B for architect information and biography.)

- B11. Additional Resource Attributes:
- *B12. References:
16 Architects: Exhibit Guide. Claremont: Claremont Heritage, 2013. Print.
- B13. Remarks:
- *B14. Evaluator: R. Linchangco & A. Berssen *Date of Evaluation:
04/02/2015

(This space reserved for official comments.)



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*Resource Name or #: 4225 Piedmont Mesa Road

P1. Other Identifier:

*P2. Location: Not for Publication Unrestricted

*a. County: Los Angeles and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad: Ontario Date: 1967 (photorevised 1981) T 1S; R 8W; Sec 5; S.B.B.M.

c. Address: 4225 Piedmont Mesa Road City: Claremont Zip: 91711

d. UTM: Zone: n/a, mE/ mN

e. Other Locational Data: Parcel # 8302-017-003

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

This house has features of the Mid-Century Modern Style

*P3b. Resource Attributes: HP2. Single Family Property

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

P5b. Description of Photo: Photo taken April 2012. View of front façade of house

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects.)



*P6. Date Constructed/Age and Source: 1963

Historic Prehistoric Both

*P7. Owner and Address:

*P8. Recorded by:

Claremont Heritage

840 North Indian Hill

Claremont, CA 91711

*P9. Date Recorded: 2/11/15

*P10. Survey Type: Intensive

*P11. Report Citation: None

*Attachments:

NONE Location 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): Appendix B for architect biography

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*Resource Name or #: 190 E. Radcliff Drive

P1. Other Identifier: Hueter Residence

***P2. Location:** Not for Publication Unrestricted

***a. County:** Los Angeles and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

***b. USGS 7.5' Quad:** Ontario **Date:** 1967 (photorevised in 1981) **T 1S; R 8W; Sec 3; S.B.B.M.**

c. **Address:** 190 E. Radcliff Drive **City:** Claremont **Zip:** 91711

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

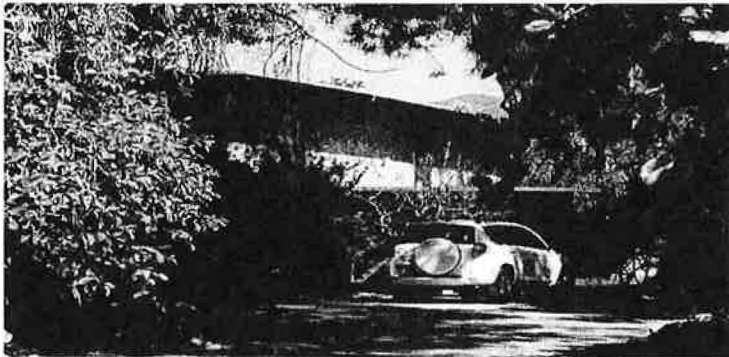
e. **Other Locational Data:** parcel # 8306-007-049

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

The house contains features of the Mid-Century Modern style, including:

- Post & beam construction in wood
- Wide overhanging eaves; clerestory windows
- panels of wood and glass
- flat roof with wide overhanging eaves and cantilevered canopies

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects.)



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

P5b. **Description of Photo:**
exterior view

***P6. Date Constructed/Age and Source:** 1965

Historic
 Prehistoric
 Both

***P7. Owner and Address:**

James Hueter
190 E. Radcliff Drive
Claremont, CA 91711

***P8. Recorded by:**

Claremont Heritage
840 N. Indian Hill Boulevard
Claremont, CA 91711

***P9. Date Recorded:**

02/17/2015

***P10. Survey Type:** Intensive

***P11. Report Citation:**

***Attachments:**

- NONE Location 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): Appendix B for architect biography

BUILDING, STRUCTURE, AND OBJECT RECORD

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*NRHP Status Code:

*Resource Name or #: 190 E. Radcliff Drive

B1. Historic Name: Hueter Residence

B2. Common Name:

B3. Original Use: Single Family Residence

B4. Present Use: Single Family Residence

*B5. Architectural Style: Mid-century Modern

*B6. Construction History: 1965

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

Original Location: N/A

*B8. Related Features:

B9a. Architect: James Hueter b. Builder:

*B10. Significance: Theme: Residential Architecture

Area: Abilene Way

Period of Significance: 1950s – 1960s

Property Type: Residential

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 residence appears to be eligible for the California Register of Historic Resources under Criterion 3: *Association with a type, period, or method of construction or possessing high artistic value.*

James Hueter, most known for his work in sculpture, painting and drawing, had studied art and architecture at Claremont Graduate University in the 1940s under Millard Sheets and Whitney Smith. After graduating he explored architecture briefly by designing his own home for himself and his young family in a secluded lot in Claremont. The house is accessed by a gravel drive that separates it from its suburban neighbors. It is a testament to his mid-century education with its modernist influences and paired down detailing. But shortly after completing this and his own home, his interest in architecture as a practice waned, and he eventually focused on exploring his artistic interests instead. Although he didn't practice architecture, his work as an artist exemplifies his ability to create spatial relationships; the seemingly two-dimensional pieces are often surfaces that physically undulate to evoke mood and transitions, as if moving through space.

See Appendix B for architect information and biography.

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

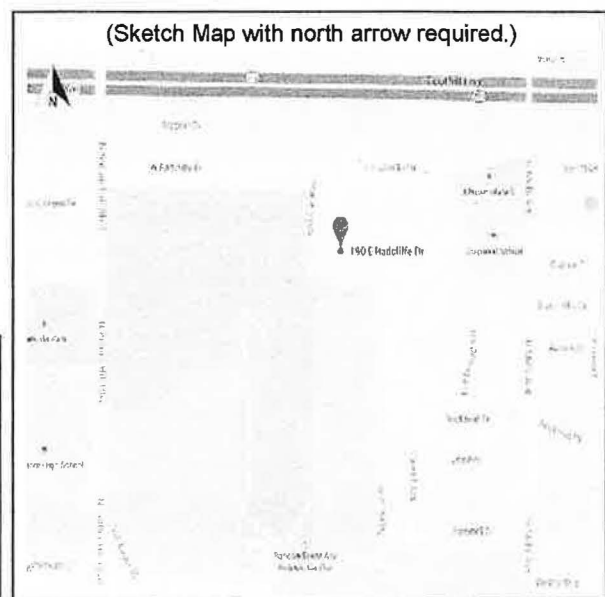
*B12. References:

16 Architects: Exhibit Guide. Claremont: Claremont Heritage, 2013. Print.

B13. Remarks:

*B14. Evaluator: A. Berssen, Claremont Heritage *Date of Evaluation: 02/17/2015

(This space reserved for official comments.)



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*Resource Name or #: 351 W. Radcliffe Drive

P1. Other Identifier:

*P2. Location: Not for Publication Unrestricted

*a. County: Los Angeles and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad: ONTARIO Date: 1967 (PHOTO REVISED 1981) T1S ; R 8W ; of Sec 3; S.B.B.M.

c. Address: 351 West Radcliffe Drive

City: Claremont

Zip: 91711

d. UTM: Zone: n/a, mE/ mN

e. Other Locational Data: Parcel # 8306-002-055

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

This house has characteristics and features of the Modern Ranch style, including:

- One-story configuration
- Attached garage
- Sprawling plan; low roofline
- horizontal massing
- Exterior wood panels
- Exposed rafters

*P3b. Resource Attributes: HP2.
Single Family Property.

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects.)



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

P5b. Description of Photo: Date of photo unknown, view of the front of the house.

*P6. Date Constructed/Age and Source: 1960

Historic Prehistoric Both

*P7. Owner and Address:

*P8. Recorded by:
Claremont Heritage

840 North Indian Hill Blvd.

Claremont, CA 91711

*P9. Date Recorded: 3/19/15

*P10. Survey Type: Intensive

*P11. Report Citation: None

*Attachments:

- NONE Location 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): Architect Appendix

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*Resource Name or #: 2503 San Andres Way

P1. Other Identifier:

*P2. Location: Not for Publication Unrestricted

*a. County: Los Angeles and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad: Mt. Baldy Date: 1995 T 1N; R 8W; Sec 33; S.B.B.M.

c. Address: 2503 San Andres Way City: Claremont Zip: 91711

d. UTM: Zone: n/a, mE/ mN

e. Other Locational Data: Parcel # 8670-022-016

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

This house has features and characteristics of the Modern Ranch style, including:

- One-story configuration
- Sprawling plan; low roofline
- Low, horizontal massing
- Clerestory windows
- Attached garage

*P3b. Resource Attributes: HP2. Single Family Property

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects.)



*P4. Resources Present:

- Building Structure Object
 Site District Element of District
 Other (Isolates, etc.)

P5b. Description of Photo: Date of photo unknown, View of front of house

*P6. Date Constructed/Age and Source: 1963

- Historic Prehistoric Both

*P7. Owner and Address:

*P8. Recorded by:

Claremont Heritage

840 North Indian Hill Blvd.

Claremont, CA 91711

*P9. Date Recorded: 2/17/15

*P10. Survey Type: Intensive

*P11. Report Citation: None

*Attachments:

- NONE Location 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): Architect Appendix

BUILDING, STRUCTURE, AND OBJECT RECORD

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*NRHP Status Code:

*Resource Name or #: 2503 San Andres Way

B1. Historic Name: The Borie House

B2. Common Name:

B3. Original Use: Single Family Residence

B4. Present Use: Single Family Residence

*B5. Architectural Style: Modern Ranch

*B6. Construction History: Built in 1963

*B7. Moved? No Yes Unknown Date: n/a Original Location: n/a

*B8. Related Features:

B9a. Architect: Attributed to Fred McDowell b. Builder:

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

Period of Significance: 1960s Property Type: Single-Family Residential

Applicable Criteria: n/a

The residence appears to be eligible for the California Register of Historic Resources under Criterion 3: Association with a type, period, or method of construction or possessing high artistic value.

See Appendix B for architect information and biography.

B11. Additional Resource Attributes:

*B12. References:

B13. Remarks:

*B14. Evaluator: Sean Stanley *Date of Evaluation: 2/17/15

(This space reserved for official comments.)



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*Resource Name or #: 2542 San Andres Way

P1. Other Identifier:

*P2. Location: Not for Publication Unrestricted

*a. County: Los Angeles and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad: Mt. Baldy Date: 1995 T 1N; R 8W; Sec 33; S.B.B.M.

c. Address: 2542 San Andres Way City: Claremont Zip: 91711

d. UTM: Zone: n/a, mE/ mN

e. Other Locational Data: Parcel # 8670-021-002

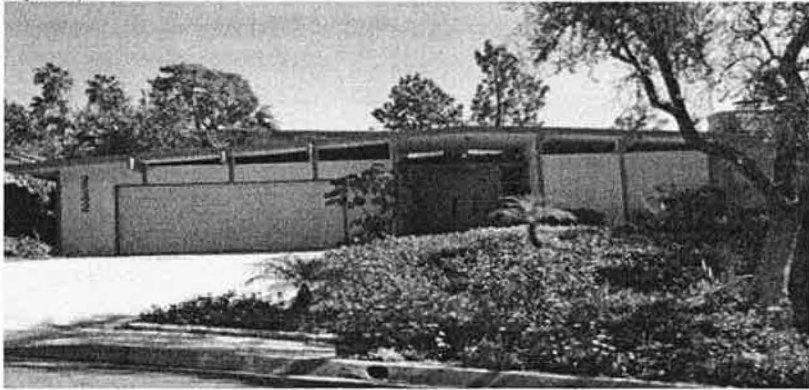
*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

This house has features and characteristics of the Modern Ranch style, including:

- One-story configuration
- Low-pitched roof
- Low, horizontal massing
- Clerestory windows
- Attached garage

*P3b. Resource Attributes: HP2. Single Family Property

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects.)



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

P5b. Description of Photo: Date of photo unknown, view of front façade of house

*P6. Date Constructed/Age and Source: 1965

Historic Prehistoric Both

*P7. Owner and Address:

*P8. Recorded by:

Claremont Heritage

840 North Indian Hill Blvd.

Claremont, CA 91711

*P9. Date Recorded: 3/23/15

*P10. Survey Type: Intensive

*P11. Report Citation: None

*Attachments:

NONE Location 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

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*NRHP Status Code:

*Resource Name or #: 2542 San Andres Way

B1. Historic Name:

B2. Common Name:

B3. Original Use: Single Family Residence

B4. Present Use: Single Family Residence

*B5. Architectural Style: Modern Ranch

*B6. Construction History: 1965

*B7. Moved? No Yes Unknown Date: n/a Original Location: n/a

*B8. Related Features:

B9a. Architect: b. Builder: D.W. Henderson

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

Period of Significance: 1960s Property Type: Single Family Residence Applicable Criteria: n/a

The residence appears to be eligible for the California Register of Historic Resources under Criterion 3: *Association with a type, period, or method of construction or possessing high artistic value.*

B11. Additional Resource Attributes:

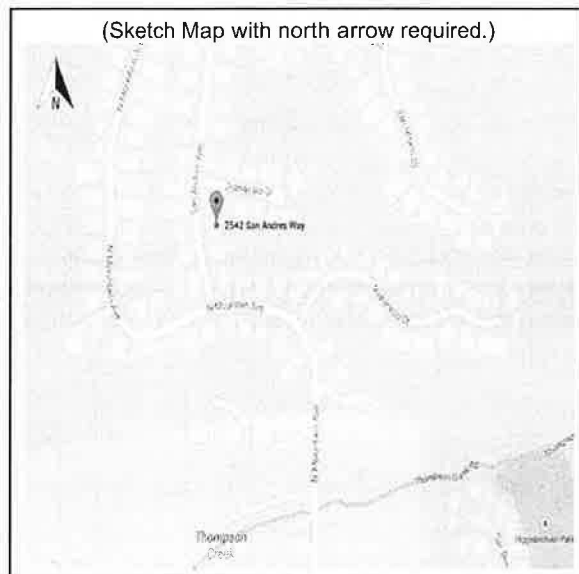
*B12. References:

B13. Remarks:

*B14. Evaluator: A. Berssen, Claremont Heritage *Date of Evaluation: 3/23/15

(This space reserved for official comments.)

(Sketch Map with north arrow required.)



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*Resource Name or #: 2627 San Andres Way

P1. Other Identifier:

*P2. Location: Not for Publication Unrestricted

*a. County: Los Angeles and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad: Mt. Baldy Date: 1995 T 1N; R 8W; Sec 33; S.B.B.M.

c. Address: 2627 San Andres Way

City: Claremont

Zip: 91711

d. UTM: Zone: n/a, mE/ mN

e. Other Locational Data: Parcel # 8670-023-012

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

- One-story configuration
- Low-pitched roof
- Low, horizontal massing
- Attached garage

*P3b. Resource Attributes: HP2. Single Family Property

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

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects.)



P5b. Description of Photo: Date of photo unknown. View of front of house

*P6. Date Constructed/Age and Source: 1966

- Historic
 Prehistoric
 Both

*P7. Owner and Address:

*P8. Recorded by:

Claremont Heritage

840 North Indian Hill Blvd.

Claremont, CA 91711

*P9. Date Recorded: 2/17/15

*P10. Survey Type: Intensive

*P11. Report Citation: None

*Attachments:

- NONE Location 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):

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*NRHP Status Code:

*Resource Name or #: 2627 San Andres Way

- B1. Historic Name: The Forcinelli House
B2. Common Name:
B3. Original Use: Single Family Residence
B4. Present Use: Single Family Residence
***B5. Architectural Style:** Modern Ranch
***B6. Construction History:** 1966
***B7. Moved?** No Yes Unknown **Date:** n/a **Original Location:** n/a
***B8. Related Features:**
B9a. Architect: D.W. Henderson b. Builder:
***B10. Significance: Theme:** Residential Architecture **Area:** County
Period of Significance: 1960s **Property Type:** Single-Family Residence **Applicable Criteria:** n/a
The residence appears to be eligible for the California Register of Historic Resources under Criterion 3:
Association with a type, period, or method of construction or possessing high artistic value.
See attachment.
B11. Additional Resource Attributes:
***B12. References:**
B13. Remarks:
***B14. Evaluator:** Sean Stanley ***Date of Evaluation:** 2/17/15

(This space reserved for official comments.)



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*Resource Name or #: 324 Sycamore Avenue

P1. Other Identifier:

*P2. Location: Not for Publication Unrestricted

*a. County: Los Angeles and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad: Ontario Date: 1967 (photorevised 1981) T 1S; R 8W; Sec 15; S.B.B.M.

c. Address: 324 Sycamore Avenue City: Claremont Zip: 91711

d. UTM: Zone: n/a, mE/ mN

e. Other Locational Data: Parcel # 8315-026-017

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

This house has features and characteristics of the Modern Ranch style, including:

- One-story configuration
- Low-pitched roof; low horizontal massing
- Exterior wood panels

*P3b. Resource Attributes: HP2. Single Family Property

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

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects.)



P5b. Description of Photo: Date of photo unknown, view of the front of the house

*P6. Date Constructed/Age and Source: 1953

Historic Prehistoric Both

*P7. Owner and Address:

*P8. Recorded by:

Claremont Heritage

840 North Indian Hill Blvd.

Claremont, California 91711

*P9. Date Recorded: 4/7/15

*P10. Survey Type: Intensive

*P11. Report Citation: None

*Attachments:

NONE Location 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): Appendix B for architect biography

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DEPARTMENT OF PARKS AND RECREATION
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*NRHP Status Code:

*Resource Name or #: 324 Sycamore Avenue

B1. Historic Name:

B2. Common Name:

B3. Original Use: Single Family Residence

B4. Present Use: Single Family Residence

*B5. **Architectural Style:** Modern Ranch

*B6. **Construction History:** 1953

*B7. **Moved?** No Yes Unknown **Date:** n/a **Original Location:** n/a

*B8. **Related Features:**

B9a. Architect: B.H. Anderson b. Builder:

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

Period of Significance: 1950s **Property Type:** Single Family Residence **Applicable Criteria:** n/a

The residence appears to be eligible for the California Register of Historic Resources under Criterion 3:
Association with a type, period, or method of construction or possessing high artistic value.

See Appendix B for architect information and biography.

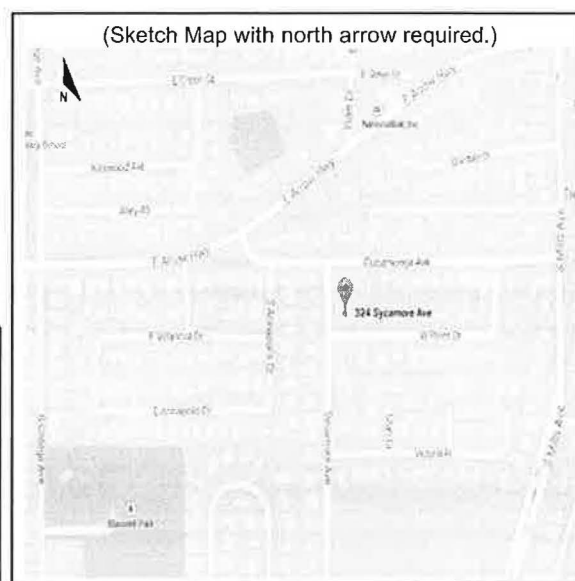
B11. Additional Resource Attributes:

*B12. **References:**

B13. Remarks:

*B14. **Evaluator:** A. Berssen, Claremont Heritage ***Date of Evaluation:** 4/7/15

(This space reserved for official comments.)



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*Resource Name or #: 305 Taylor Drive

P1. Other Identifier:

*P2. Location: Not for Publication Unrestricted

*a. County: Los Angeles and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad: Ontario Date: 1967 (photorevised 1981) T 1S; R 8W; Sec 9 ; S.B.B.M.

c. Address: 305 Taylor Drive City: Claremont Zip: 91711

d. UTM: Zone: n/a, mE/ mN

e. Other Locational Data: Parcel # 8311-022-001

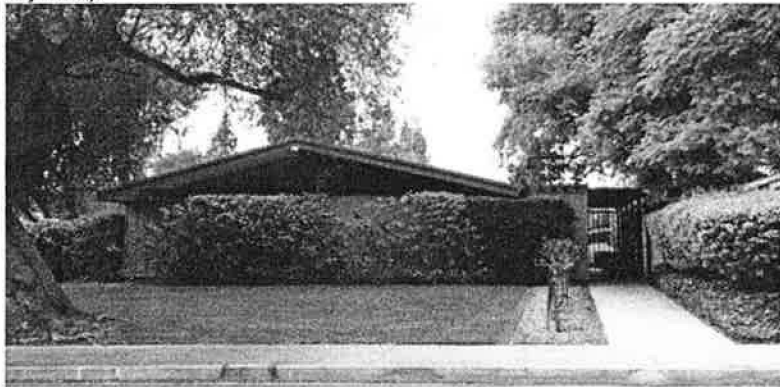
*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

This house has characteristics and features of the Modern Ranch style, including:

- One-story configuration
- Low-pitched roof; low horizontal massing
- Exterior wood panels
- Exposed rafters

*P3b. Resource Attributes: HP2. Single Family Property

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects.)



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

P5b. Description of Photo: Date of photo unknown, view of front façade of house.

*P6. Date Constructed/Age and Source: 1967

Historic Prehistoric Both

*P7. Owner and Address:

*P8. Recorded by:

Claremont Heritage

840 North Indian Hill Blvd.

Claremont, CA 91711

*P9. Date Recorded: 4/7/15

*P10. Survey Type: Intensive

*P11. Report Citation: None

*Attachments:

- NONE Location 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

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*NRHP Status Code:

*Resource Name or #: 305 Taylor Drive

B1. Historic Name:

B2. Common Name:

B3. Original Use: Single Family Residence

B4. Present Use: Single Family Residence

*B5. Architectural Style: Modern Ranch

*B6. Construction History: 1967

*B7. Moved? No Yes Unknown Date: n/a Original Location: n/a

*B8. Related Features:

B9a. Architect: William Abbott b. Builder:

*B10. Significance: Theme: Residential Architecture Area: Mountain View

Period of Significance: 1960s Property Type: Single Family Residence Applicable Criteria: n/a

The residence appears to be eligible for the California Register of Historic Resources under Criterion 3:
Association with a type, period, or method of construction or possessing high artistic value.

B11. Additional Resource Attributes:

*B12. References:

B13. Remarks:

*B14. Evaluator: A. Berssen, Claremont Heritage *Date of Evaluation: 4/7/15

(This space reserved for official comments.)



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Trinomial
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P1. Other Identifier:

***P2. Location:** Not for Publication Unrestricted

***a. County:** Los Angeles and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

***b. USGS 7.5' Quad:** Ontario **Date:** 1967 (photorevised 1981) **T 1S; R 8W; Sec 9; S.B.B.M.**

c. Address: 433 Taylor Drive **City:** Claremont **Zip:** 91711

d. UTM: Zone: n/a, mE/ mN

e. Other Locational Data: Parcel # 8311-022-007

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

This house has characteristics and features of the Modern Ranch style, including:

- One-story configuration
- Low-pitched roof; low horizontal massing
- Sprawling floor plan
- Exterior wood panels
- Exposed rafters; attached garage

***P3b. Resource Attributes:** HP2. Single Family Property

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects.)



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

P5b. Description of Photo: Date of photo unknown, view of front façade of house.

***P6. Date Constructed/Age and Source:** 1973

Historic Prehistoric Both

***P7. Owner and Address:**

***P8. Recorded by:**

Claremont Heritage

840 North Indian Hill Blvd.

Claremont, CA 91711

***P9. Date Recorded:** 4/7/15

***P10. Survey Type:** Intensive

***P11. Report Citation:** None

***Attachments:**

NONE Location 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): Appendix B for architect biography

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*NRHP Status Code:

*Resource Name or #: 433 Taylor Drive

- B1. Historic Name:
- B2. Common Name:
- B3. Original Use: Single Family Residence
- B4. Present Use: Single Family Residence
- *B5. **Architectural Style:** Modern Ranch
- *B6. **Construction History:** 1973
- *B7. **Moved?** No Yes Unknown **Date:** n/a **Original Location:** n/a
- *B8. **Related Features:**
 - B9a. Architect: Everett Tozier and William Abbott b. Builder:
- *B10. **Significance: Theme:** Residential Architecture **Area:** Mountain View
Period of Significance: 1970s **Property Type:** Single Family Residence **Applicable Criteria:** n/a
The residence appears to be eligible for the California Register of Historic Resources under Criterion 3:
Association with a type, period, or method of construction or possessing high artistic value.
See Appendix B for architect information and biography.
- B11. Additional Resource Attributes:
- *B12. **References:**
- B13. Remarks:
- *B14. **Evaluator:** A. Berssen, Claremont Heritage ***Date of Evaluation:** 4/7/15

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*Resource Name or #: 315 Teasdale Drive

P1. Other Identifier:

*P2. Location: Not for Publication Unrestricted

*a. County: Los Angeles and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad: ONTARIO Date: 1967 (PHOTO REVISED 1981) T 1S ; R 8W ; of Sec 5 ; S.B. B.M.

c. Address: 315 Teasdale Drive City: Claremont Zip: 91711

d. UTM: Zone: n/a, mE/ mN

e. Other Locational Data: Parcel # 8302-019-036

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

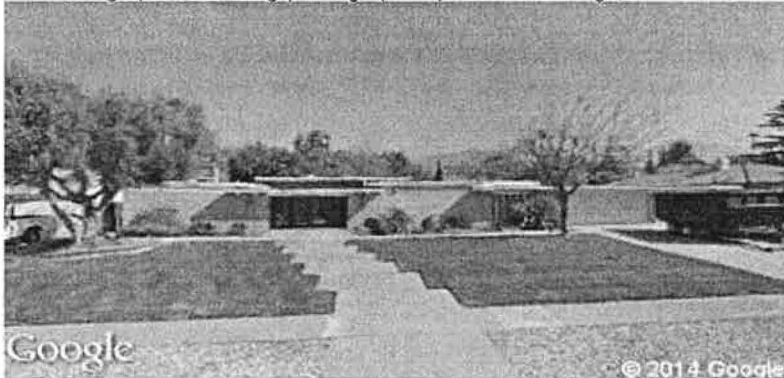
This house has characteristics and features of the Mid-Century Modern style, including:

- One-story configuration
- Flat roof; low horizontal massing
- Sprawling floor plan
- Exterior stone masonry accent
- Attached garage

*P3b. Resource Attributes: HP2. Single Family Property

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

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects.)



P5b. Description of Photo: Date of photo unknown. View of front façade of house.

*P6. Date Constructed/Age and Source: 1973

Historic Prehistoric Both

*P7. Owner and Address:

Jay S. Stokes
315 Teasdale Drive
Claremont, CA 91711

*P8. Recorded by:

Claremont Heritage
840 North Indian Hill Blvd.
Claremont, CA 91711

*P9. Date Recorded: 2/3/15

*P10. Survey Type: Intensive

*P11. Report Citation: None

***Attachments:**

- NONE Location 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): Architect Appendix

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*NRHP Status Code:

*Resource Name or #: 315 Teasdale Drive

B1. Historic Name:

B2. Common Name:

B3. Original Use: Single Family Residence

B4. Present Use: Single Family Residence

*B5. **Architectural Style:** Mid-Century Modern

*B6. **Construction History:** 1973

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

*B8. **Related Features:**

B9a. Architect: S. David Underwood/Don Hershey b. Builder:

*B10. **Significance: Theme:** Residential Architecture **Area:** Piedmont Mesa

Period of Significance: 1970s **Property Type:** Single Family Residence **Applicable Criteria:** N/A

The residence appears to be eligible for the California Register of Historic Resources under Criterion 3: *Association with a type, period, or method of construction or possessing high artistic value.*

See Appendix B for architect information and biography

B11. Additional Resource Attributes:

*B12. **References:**

B13. Remarks:

*B14. **Evaluator:** A. Berssen, Claremont Heritage ***Date of Evaluation:** 2/3/15

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*Resource Name or #: 4184 Tenango Road

P1. Other Identifier:

***P2. Location:** Not for Publication Unrestricted

***a. County:** Los Angeles and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

***b. USGS 7.5' Quad:** Ontario **Date:** 1967 (photorevised 1981) **T 1S; R 8W; Sec 5; S.B.B.M.**

c. Address: 4184 Tenango Road City: Claremont Zip: 91711

d. UTM: Zone: n/a, mE/ mN

e. Other Locational Data: Parcel # 8302-008-019

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

This house has characteristics and features of the Mid-Century Modern style, including:

- Single story, low-pitched gable roof
- Deep-set eaves; exposed rafters
- Attached garage; post & beam
- Simple; lack of decorative detail

***P3b. Resource Attributes:** HP2. Single Family Property

***P4. Resources Present:**

Building Structure Object
Site District Element of District
 Other (Isolates, etc.)

P5b. Description of Photo: Date of photo unknown, view of the front façade of the house.

***P6. Date Constructed/Age and Source:** 1961

Historic Prehistoric Both

***P7. Owner and Address:**

***P8. Recorded by:**

Claremont Heritage

840 North Indian Hill Blvd.

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects.)



Claremont, Ca 91711

***P9. Date Recorded:** 4/8/15

***P10. Survey Type:** Intensive

***P11. Report Citation:** None

***Attachments:**

NONE Location 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):

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*NRHP Status Code:

*Resource Name or #: 4184 Tenango Road

B1. Historic Name:

B2. Common Name:

B3. Original Use: Single Family Residence

B4. Present Use: Single Family Residence

*B5. Architectural Style: Mid-Century Modern

*B6. Construction History: 1961

*B7. Moved? No Yes Unknown Date: n/a Original Location: n/a

*B8. Related Features:

B9a. Architect: b. Builder: D. W. Henderson

*B10. Significance: Theme: Residential Architecture Area: Piedmont Mesa

Period of Significance: 1960s Property Type: Single Family Property Applicable Criteria: n/a

The residence appears to be eligible for the California Register of Historic Resources under Criterion 3:
Association with a type, period, or method of construction or possessing high artistic value.

Contractor D.W. Henderson built the house.

B11. Additional Resource Attributes:

*B12. References:

B13. Remarks:

*B14. Evaluator: A. Berssen, Claremont Heritage *Date of Evaluation: 4/8/15

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*Resource Name or #: 753 Valparaiso Drive

P1. Other Identifier:

*P2. Location: Not for Publication Unrestricted

*a. County: Los Angeles and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad: Mt. Baldy Date: 1995 T 1N; R 8W; Sec 33; S.B.B.M.

c. Address: 753 Valparaiso Drive City: Claremont Zip: 91711

d. UTM: Zone: n/a, mE/ mN

e. Other Locational Data: Parcel # 8670-020-008

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

This house has features and characteristics of the Mid-Century Modern style, including:

- Single story, low-pitched roof
- Deep-set eaves; exposed rafters
- Post and beam; exterior wood panels
- Clerestory windows

*P3b. Resource Attributes: HP2. Single Family Property

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects.)



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

P5b. Description of Photo: Date of photo unknown, view of the front façade of the house.

*P6. Date Constructed/Age and Source: 1963

Historic Prehistoric Both

*P7. Owner and Address:

*P8. Recorded by:

Claremont Heritage

840 North Indian Hill Blvd.

Claremont, CA 91711

*P9. Date Recorded: 4/8/15

*P10. Survey Type: Intensive

*P11. Report Citation: None

*Attachments:

NONE Location 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): Appendix B for architect biography

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*NRHP Status Code:

*Resource Name or #: 753 Valparaiso Drive

B1. Historic Name:

B2. Common Name:

B3. Original Use: Single Family Residence

B4. Present Use: Single Family Residence

*B5. **Architectural Style:** Mid-Century Modern

*B6. **Construction History:** 1963

*B7. **Moved?** No Yes Unknown **Date:** n/a **Original Location:** n/a

*B8. **Related Features:**

B9a. Architect: Fred McDowell b. Builder:

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

Period of Significance: 1960s **Property Type:** Single Family Residence **Applicable Criteria:** n/a

The residence appears to be eligible for the California Register of Historic Resources under Criterion 3:
Association with a type, period, or method of construction or possessing high artistic value.

See Appendix B for architect information and biography.

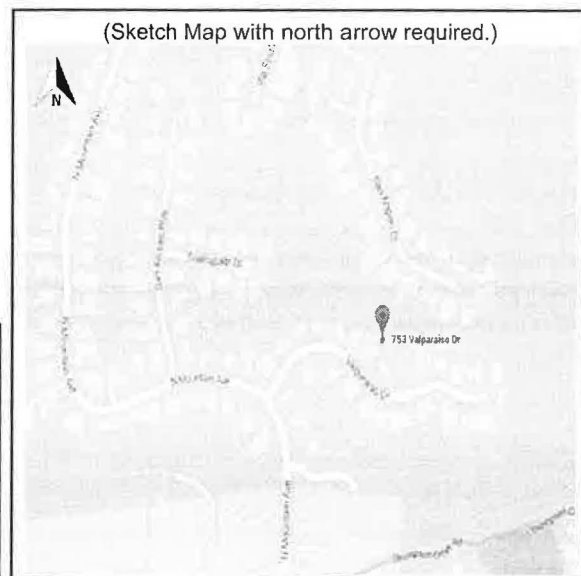
B11. Additional Resource Attributes:

*B12. **References:**

B13. Remarks:

*B14. **Evaluator:** A. Berssen, Claremont Heritage ***Date of Evaluation:** 4/8/15

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*Resource Name or #: 764 Valparaiso Drive

P1. Other Identifier:

***P2. Location:** Not for Publication Unrestricted

***a. County:** Los Angeles and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

***b. USGS 7.5' Quad:** Mt. Baldy **Date:** 1995 **T 1N; R 8W; Sec 33; S.B.B.M.**

c. Address: 764 Valparaiso Drive City: Claremont Zip: 91711

d. UTM: Zone: n/a, mE/ mN

e. Other Locational Data: Parcel # 8670-020-024

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

This house contains characteristics and features of the Mid-Century Modern style, including:

- Single story, low-pitched roof
- Deep-set eaves; exposed rafters
- Attached garage
- Expansive glass windows

***P3b. Resource Attributes:** HP2. Single Family Property

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects.)



***P4. Resources Present:**

Building Structure Object
Site District Element of District
 Other (Isolates, etc.)

P5b. Description of Photo: Date of photo unknown, view of front façade of house.

***P6. Date Constructed/Age and Source:** 1964

Historic Prehistoric Both

***P7. Owner and Address:**

***P8. Recorded by:**

Claremont Heritage

840 North Indian Hill Blvd.

Claremont, CA 91711

***P9. Date Recorded:** 4/8/15

***P10. Survey Type:** Intensive

***P11. Report Citation:** None

***Attachments:**

NONE Location 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): Appendix B for architect biography

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*NRHP Status Code:

*Resource Name or #: 764 Valparaiso Drive

B1. Historic Name:

B2. Common Name:

B3. Original Use: Single Family Residence

B4. Present Use: Single Family Residence

*B5. Architectural Style: Mid-Century Modern

*B6. Construction History: 1964

*B7. Moved? No Yes Unknown Date: n/a Original Location: n/a

*B8. Related Features:

B9a. Architect: Theodore Criley & Fred McDowell b. Builder:

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

Period of Significance: 1960s Property Type: Single Family Property Applicable Criteria: n/a

The residence appears to be eligible for the California Register of Historic Resources under Criterion 3: *Association with a type, period, or method of construction or possessing high artistic value.*

See Appendix B for architect information and biography.

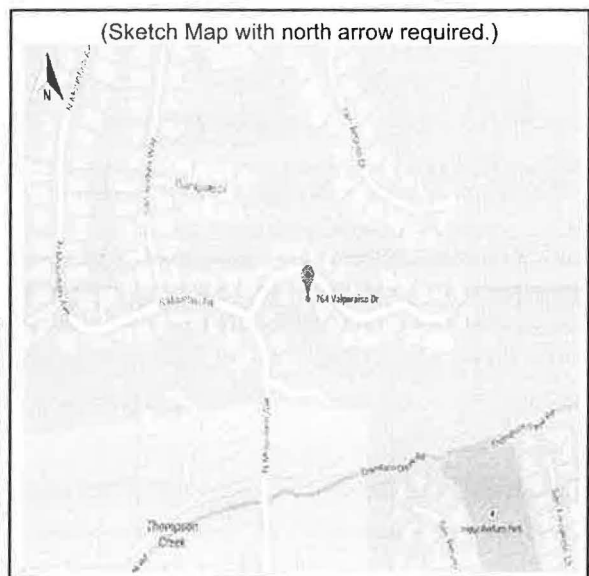
B11. Additional Resource Attributes:

*B12. References:

B13. Remarks:

*B14. Evaluator: A. Berssen, Claremont Heritage *Date of Evaluation: 4/8/15

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*Resource Name or #: 769 Valparaiso Drive

P1. Other Identifier:

***P2. Location:** Not for Publication Unrestricted

***a. County:** Los Angeles and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

***b. USGS 7.5' Quad:** Mt. Baldy **Date:** 1995 **T 1N; R 8W; Sec 33; S.B.B.M.**

c. Address: 769 Valparaiso Drive City: Claremont Zip: 91711

d. UTM: Zone: n/a, mE/ mN

e. Other Locational Data: Parcel # 8670-020-006

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

The house has features and characteristics of the Mid-Century Modern/International style, including:

- Two-story, flat roof
- Deep-set eaves; exposed rafters
- Attached garage
- Expansive glass windows

***P3b. Resource Attributes:** HP2. Single Family Property

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects.)



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

P5b. Description of Photo: Date of photo unknown, view of the front of the house.

***P6. Date Constructed/Age and Source:** 1968

Historic Prehistoric Both

***P7. Owner and Address:**

***P8. Recorded by:**

Claremont Heritage

840 North Indian Hill Blvd.

Claremont, CA 91711

***P9. Date Recorded:** 4/8/15

***P10. Survey Type:** Intensive

***P11. Report Citation:** None

***Attachments:**

NONE Location 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):

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*NRHP Status Code:

*Resource Name or #: 769 Valparaiso Drive

- B1. Historic Name:
B2. Common Name:
B3. Original Use: Single Family Property
B4. Present Use: Single Family Property
***B5. Architectural Style:** Mid-Century Modern/International
***B6. Construction History:** 1968
***B7. Moved?** No Yes Unknown **Date:** n/a **Original Location:** n/a
***B8. Related Features:**
B9a. Architect: b. Builder: D. W. Henderson
***B10. Significance: Theme:** Residential Architecture **Area:** Claraboya
Period of Significance: 1960s **Property Type:** Single Family Property **Applicable Criteria:** n/a
The residence appears to be eligible for the California Register of Historic Resources under Criterion 3:
Association with a type, period, or method of construction or possessing high artistic value.
Contractor D.W. Henderson built the house.
B11. Additional Resource Attributes:
***B12. References:**
B13. Remarks:
***B14. Evaluator:** A. Berssen, Claremont Heritage ***Date of Evaluation:** 4/8/15

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*Resource Name or #: 1330 Via Zurita

P1. Other Identifier:

***P2. Location:** Not for Publication Unrestricted

***a. County:** Los Angeles and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

***b. USGS 7.5' Quad:** Ontario Date: 1967 (Photo revised 1981) T 1S; R 8W; of Sec 3; S.B.B.M.

c. Address: 1330 Via Zurita City: Claremont Zip: 91711

d. UTM: Zone: n/a, mE/ mN

e. Other Locational Data: Parcel # 8306-010-034

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

This house has features and characteristics of the Mid-Century Modern style. It is about 2400 sq ft in size, has plaster walls, a stucco exterior, a slightly pitched flat roof that renders some of the rooms to have somewhat slanted ceilings, a covered brick porch in front and a covered, once narrow, brick veranda (since expanded) outside of the living room, horizontal wood sashed windows, and tall steel-framed windows in the dining and living rooms. The living room has a fireplace that has been covered with wood sheathing since the house was built.

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects.)



***P3b. Resource Attributes:**

HP2. Single Family Property

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

P5b. Description of Photo: Date of photo unknown. View of front façade of house

***P6. Date Constructed/Age and Source:** 1950

Historic Prehistoric Both

***P7. Owner and Address:**

Carl F. & Bryna L. Herbold
1330 Via Zurita Street
Claremont, CA 91711

***P8. Recorded by:**

Claremont Heritage
840 North Indian Hill Blvd.
Claremont, CA 91711

***P9. Date Recorded:** 2/17/15

***P10. Survey Type:** Intensive

***P11. Report Citation:** None

***Attachments:**

NONE Location 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): Appendix B for architect biography & home history

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*NRHP Status Code:

*Resource Name or #: 1330 Via Zurita

B1. Historic Name:

B2. Common Name:

B3. Original Use: Single Family Residence

B4. Present Use: Single Family Residence

*B5. Architectural Style: Mid-Century Modern

*B6. Construction History: 1950

*B7. Moved? No Yes Unknown Date: n/a Original Location: n/a

*B8. Related Features:

B9a. Architect: Millard Sheets b. Builder:

*B10. Significance: Theme: Residential Architecture Area: Via Zurita

Period of Significance: 1950s Property Type: Single Family Residence Applicable Criteria: n/a

The residence appears to be eligible for the California Register of Historic Resources under Criterion 3: *Association with a type, period, or method of construction or possessing high artistic value.*

The house, which was designed by Millard Sheets for the 1st chairperson of the Claremont McKenna College English Department, Jack Dunbar, and his wife Ginny, was built in 1950. It was built on an irregular-shaped 1/3 acre lot that was carved out of the Indian Hill Tract/Scripps Tract that belonged to Scripps College as of 1924.

(See Appendix B for architect's information and biography, and home history.)

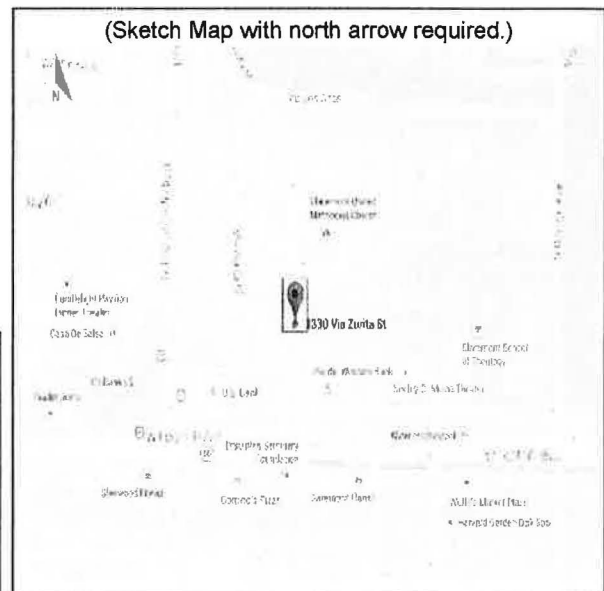
B11. Additional Resource Attributes:

*B12. References:

B13. Remarks:

*B14. Evaluator: A. Berssen, Claremont Heritage *Date of Evaluation: 2/17/15

(This space reserved for official comments.)



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*Resource Name or #: 1343 Via Zurita Street

P1. Other Identifier:

***P2. Location:** Not for Publication Unrestricted

***a. County:** Los Angeles and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

***b. USGS 7.5' Quad:** Ontario **Date:** 1967 (Photo revised 1981) **T 1S ; R 8W ; of Sec 3 ; S.B. B.M.**

c. Address: 1343 Via Zurita Street

City: Claremont

Zip: 91711

d. UTM: Zone: n/a, mE/ mN

e. Other Locational Data: Parcel # 8306-010-033

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

This home has characteristics and features of the Mid-Century Modern style, including:

- One-story configuration; low , horizontal massing
- Post and beam construction
- Clerestory windows; exterior wood panels

***P3b. Resource Attributes:** HP2. Single Family Property

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

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects.)



P5b. Description of Photo: Date of photo unknown.

***P6. Date Constructed/Age and Source:** 1952

Historic Prehistoric Both

***P7. Owner and Address:**

Barbara A. Barton

1343 Via Zurita Street

Claremont, CA 91711

***P8. Recorded by:**

Claremont Heritage

840 North Indian Hill Blvd.

Claremont, CA 91711

***P9. Date Recorded:** 2/4/15

***P10. Survey Type:** Intensive

***P11. Report Citation:** None

***Attachments:**

NONE Location 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): Architect Appendix

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*NRHP Status Code:

*Resource Name or #: 1343 Via Zurita Street

B1. Historic Name:

B2. Common Name:

B3. Original Use: Single Family Residence

B4. Present Use: Single Family Residence

*B5. Architectural Style: Mid-Century Modern

*B6. Construction History: 1952

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

*B8. Related Features:

B9a. Architect: Everett Tozier b. Builder:

*B10. Significance: Theme: Residential Architecture Area: Via Zurita

Period of Significance: 1950s Property Type: Single-Family Residence

Applicable Criteria: N/A

The residence appears to be eligible for the California Register of Historic Resources under Criterion 3: *Association with a type, period, or method of construction or possessing high artistic value.*

See attached. See Appendix B for architect information and biography

B11. Additional Resource Attributes:

*B12. References: 16 Architects Exhibit, 2013

B13. Remarks:

*B14. Evaluator: Sean Stanley *Date of Evaluation: 2/4/15

(This space reserved for official comments.)



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*Resource Name or #: 1408 Via Zurita Street

P1. Other Identifier:

*P2. Location: Not for Publication Unrestricted

*a. County: Los Angeles and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad: Ontario Date: 1967 (photorevised 1981) T 1S; R 8W; Sec 4; S.B.B.M.

c. Address: 1408 Via Zurita Street City: Claremont Zip: 91711

d. UTM: Zone: n/a, mE/ mN

e. Other Locational Data: Parcel # 8306-010-038

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

This house has features and characteristics of the Mid-Century Modern style, including:

- One-story configuration; low, horizontal massing
- Post and beam construction
- Clerestory windows; exterior wood panels

*P3b. Resource Attributes: HP2. Single Family Property

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

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects.)



P5b. Description of Photo: Date of photo unknown. View of front façade of property.

*P6. Date Constructed/Age and Source: 1951

Historic Prehistoric Both

*P7. Owner and Address:

John K. Mirau
1408 Via Zurita Street
Claremont, CA 91711

*P8. Recorded by:

Claremont Heritage

840 North Indian Hill Blvd.

Claremont, CA 91711

*P9. Date Recorded: 2/4/15

*P10. Survey Type: Intensive

*P11. Report Citation: None

*Attachments:

- NONE Location 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): Architect Appendix

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

Primary #
HRI #
Trinomial
NRHP Status Code

Other Listings

Review Code

Reviewer

Date

Page 1 of 2

*Resource Name or #: 1103 Yale Avenue

P1. Other Identifier:

***P2. Location:** Not for Publication Unrestricted

***a. County:** Los Angeles and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

***b. USGS 7.5' Quad:** Ontario **Date:** 1967 (photorevised 1981) **T 1S; R 8W; Sec 9; S.BB.M.**

c. Address: 1103 Yale Avenue **City:** Claremont **Zip:** 91711

d. UTM: Zone: n/a, mE/ mN

e. Other Locational Data: Parcel # 8309-008-005

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

This house has features and characteristics of the Mid-Century Modern style, including:

- Two-story
- Flat roof; unadorned wall surfaces
- Deep-set eaves

***P3b. Resource Attributes:** HP2. Single Family Property

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

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects.)



P5b. Description of Photo: Date of photo unknown, view of the front of the house.

***P6. Date Constructed/Age and Source:** 1950

Historic Prehistoric Both

***P7. Owner and Address:**

***P8. Recorded by:**

Claremont Heritage

***P9. Date Recorded:** 4/10/15

***P10. Survey Type:** Intensive

***P11. Report Citation:** None

***Attachments:**

NONE Location 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):

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

Primary #
HRI #
Trinomial
NRHP Status Code

Other Listings

Review Code

Reviewer

Date

Page 1 of 2

*Resource Name or #: 1241 Yale Avenue

P1. Other Identifier:

*P2. Location: Not for Publication Unrestricted

*a. County: Los Angeles and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad: Ontario Date: 1967 (photorevised 1981) T 1S; R 8W; Sec 9; S.B.B.M.

c. Address: 1241 Yale Avenue City: Claremont Zip: 91711

d. UTM: Zone: n/a, mE/ mN

e. Other Locational Data: Parcel # 8309-003-003

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

This house has features and characteristics of the Modern Ranch style, including:

- Single story; low, pitched roof
- Low, horizontal massing
- Deep-set eaves

*P3b. Resource Attributes: HP2. Single Family Property

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

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects.)



P5b. Description of Photo: Date of photo unknown, view of the front of the house.

*P6. Date Constructed/Age and Source: 1957

Historic Prehistoric Both

*P7. Owner and Address:

*P8. Recorded by:

Claremont Heritage

840 North Indian Hill Blvd.

Claremont, CA 91711

*P9. Date Recorded: 4/22/15

*P10. Survey Type: Intensive

*P11. Report Citation: None

*Attachments:

NONE Location 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): Appendix B for architect biography

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
BUILDING, STRUCTURE, AND OBJECT RECORD

Primary #
HRI#

Page 2 of 2

*NRHP Status Code:

*Resource Name or #: 1241 Yale Avenue

B1. Historic Name:

B2. Common Name:

B3. Original Use: Single Family Residence

B4. Present Use: Single Family Residence

*B5. **Architectural Style:** Modern Ranch

*B6. **Construction History:** 1957

*B7. **Moved?** No Yes Unknown **Date:** n/a **Original Location:** n/a

*B8. **Related Features:**

B9a. Architect: B.H. Anderson b. Builder:

*B10. **Significance: Theme:** Residential Architecture **Area:** Historic Claremont

Period of Significance: 1950s **Property Type:** Single Family Residence **Applicable Criteria:** n/a

The residence appears to be eligible for the California Register of Historic Resources under Criterion 3:
Association with a type, period, or method of construction or possessing high artistic value.

See Appendix B for architect information and biography

B11. Additional Resource Attributes:

*B12. **References:**

B13. Remarks:

*B14. **Evaluator:** A. Berssen, Claremont Heritage ***Date of Evaluation:** 4/22/15

(This space reserved for official comments.)





*Architectural Survey
of the
Recent Past*

ARCHITECT
BIOGRAPHIES

CLAREMONT HERITAGE INC.

A. Quincy Jones

Renowned architect, A. Quincy Jones was born Archibald Quincy Jones on April 29, 1913 in Kansas City, Missouri. Jones was raised in Gardena, California, before moving to the Pacific Northwest and attending high school in Seattle. After graduating, Jones remained in Washington State to attend college, enrolling in the University of Washington's architectural program. He received his Bachelor's Degree in Architecture in 1936. A. Quincy Jones returned to Los Angeles after completing his degree and settled in, first working at the offices of modernist architects Douglas Honnold and George Vernon Russell from 1936 to 1937 and Burton A. Schutt from 1937 to 1939. Jones also worked with renowned architect, Paul R. Williams from 1939 to 1940 before being employed by Allied Engineers Inc. of San Pedro, California. Jones was responsible for the development and layout of the Roosevelt Base in San Pedro and the Naval Reserve Air Base in Los Alamitos. It was through Allied Engineers that A. Quincy Jones would meet architect Frederick Emmons, who he would later partner and collaborate with. In 1942, Jones received his California architect certification and received a commission as lieutenant commander in the United States Navy, where he was assigned to the USS Lexington which was served in the Pacific Theater during World War II.

A. Quincy Jones was discharged from the Navy in 1945 and returned to Los Angeles, opening an architectural office in Laurel Canyon. The following years saw him again partner with Paul R. Williams on several projects in the Palm Springs area, including the Palm Springs Tennis Club. Jones was also one of the architects to participate in John Entenza's famous Case Study House Program. In 1950, Jones was awarded the "Builder's House of the Year" by *Architectural Forum* magazine. It was through this honorable award that Jones met architect Joseph Eichler who proposed the two men team up. The partnership was a fruitful relationship and Jones continued to collaborate with Eichler until his death in 1974. It was through this partnership that A. Quincy Jones found the influence and freedom to take risks and implement new ideas into his projects. One such idea was the establishing of park-like common areas in tract housing developments. These greenbelts were among the first established in moderate income housing in the United States and even led to Jones being selected as a planning partner by William Pereira for the development of the community of Irvine. Jones' commissions with Eichler influenced him to form a partnership with his previous colleague, Frederick Emmons. The Partnership lasted from 1951 until Emmons retirement in 1969. The two were awarded the national AIA Firm of the Year Award in 1969.

In addition to his own architectural practice, A. Quincy Jones served as a professor at the University of Southern California's School of architecture from 1951 to 1967, also serving as dean later in his career at USC. During the 1960s, Jones also helped to design many university buildings around southern California, including campus master plans for California State University, Dominguez Hills and University of California, Irvine.

Jones' architectural influence can be seen and felt throughout southern California. His innovations on tract houses, took these homes from simple stucco box designs to homes with a logically designed structure that utilized new approaches and materials such as outdoor-oriented open plan, high ceilings, and post-and-beam construction. These homes provided and custom-built feel for the middle income family.

B.H. Anderson

B.H. (Benjamin Hall) Anderson was an architect who helped to design several buildings in Claremont and the Pomona Valley. B.H. Anderson was a favorite collaborator of Millard Sheets and Sheets called on the architect to undertake several projects with him. Among the most famous of these projects Anderson collaborated on was Millard Sheets' own personal studio on Foothill Boulevard. Anderson partnered with Sheets and another Claremont architect, S. David Underwood, to design the building from 1956 to 1959. Anderson also undertook several projects in the Pomona area including the design of the former headquarters of the Pomona First Federal Savings & Loan on Garey Avenue (now the site of the American Museum of Ceramic Art) and collaborated in designing the Pomona City Hall building.

Boyd Georgi

Boyd Georgi was a Southern California architect. Georgi attended USC and developed and modern architectural style, which he applied to residential buildings and commercial buildings, like schools and libraries. Georgi served as the president of the Pasadena Foothill chapter of the AIA in 1964. Boyd Georgi is most known for his modernist houses in the California area and taught at the USC School of Architecture.

Buff & Hensman

As students, Conrad Buff III and Donald Hensman formed a partnership, which eventually turned into an architectural practice that lasted 40 years and continues today as Buff, Smith & Hensman. The two met while attending the University of Southern California. Their practice began even before they graduated, with a project designing tract homes; and around the same time they fostered a relationship with Calvin Straub, a faculty member at USC. Straub is widely recognized to be one of the most prolific practitioners of wooden post and beam architecture¹ as well as one of the initiators of the "green movement" in architecture with his exploration of humanist ideals, combined with modern amenities and an Arts and Crafts foundation. The three formed Buff, Straub, and Hensman, and together created beautiful examples of the modernist architectural ideals. In 1958, they were among the pivotal figures of the time, designing Case Study House #20, the Saul Bass House. This house introduced the idea of zoning within the home. The owner's office, garden, master bedroom formed the owner's zone; the formal zone was defined by the living and dining rooms, and entry atrium; a family zone with the kitchen, family room and bedrooms was separated and hidden. In 1962, Straub left the firm to teach architecture at Arizona State University, and Buff & Hensman continued their practice, which was based in Pasadena.

Interestingly, Conrad Buff's father commissioned one of Neutra's first architectural projects in Los Angeles. It was a redesign of a garage. Buff's parents were illustrators/writers of children's books, and their circle of friends included Neutra, Rudolph Schindler and opera singer, Lawrence Tibbett, an exposure that had lasting effects on Buff's work. Hensman and Buff served in the Navy during World War II, and both later taught for at USC from the time of their graduation in 1952 until about 1963.

¹Kappe, Shelly. "Buff, Straub, and Hensman." Ed. R. Winter. *Toward a Simpler Way of Life: The Arts & Crafts Architects of California* (1997): n. pag. Print.

Carl Troedsson

Carl Troedsson is a Swedish architect who first traveled to the United States in fall of 1923. He studied architecture at Columbia University and received the American Institute of Architecture Medal as the best graduating architect. Troedsson was also the recipient of a McKim traveling fellowship of \$2500 for a year's study in Italy, Germany, France, and Sweden. In Sweden, he studied in Stockholm and received his degree at the Royal Institute of Technology.

Troedsson returned to the United States and became an instructor in architecture at the University of Southern California. The department, however, was discontinued during WWII, forcing Troedsson to enter private employment. After the war, he started building for a few years, until eventually accepting a position as professor at Chalmers Institute in Gothenburg, Sweden. It was not until 1955, that Troedsson returned to Los Angeles and started his own architectural practice. The Zornes Residence was built shortly before Troedsson became an instructor at USC, and was a student at the Claremont Graduate School. Built for artist Milford Zornes, the Swedish architect lived in Claremont while the house was under construction. At the time that the house was being designed, Troedsson's ideas were considered revolutionary, especially in a community where most of the homes generally conformed to conventional design. Between WW I and WW II, Americans preferred period houses that reflected past tradition, but European architects like Troedsson, emphasized new designs that came to be known as the International Style. In support of the notion of the house as a "machine for living", all unnecessary detail and decoration were stripped away, and functionalism became of prime importance. An open plan allowed for rooms to have multiple functions, and interior walls became mere partitions. A greater connection between the indoor and outdoor spaces was also emphasized, where floor-to-ceiling plate glass windows and sliding doors made this possible.

Many of these modern characteristics were applied to the Zornes Residence, and were new ideas in Claremont at the time. It was so experimental, that the building inspector stayed on site during the construction phase for fear that too much glass and the huge ceiling expanse just would not work. But the end result of Troedsson's work proved to be different. The severe planes, the flat roof, the abundant use of glass, and the emphasis on natural finishes of materials gave the home an appearance of startling simplicity and unique oneness with the earth — a fitting description from Robert Winter as "a sophisticated International style essay in brick and glass."

Clarence Stover

Clarence Stover came to the Pomona Valley with his family at the age of four. Growing up in the area, Stover would later attend Pomona College, where he lettered in football, was a member of the varsity track team, and was in the Kappa Delta fraternity. After graduating in 1921, Clarence met and married his wife Reba Taylor, a native of Ojai, California. The couple was active in several civic and cultural organizations in Claremont and Los Angeles, with Clarence serving on the Claremont City Council and the Los Angeles County Art Institute, while Reba served as president of the Claremont Board of Education. Mrs. Stover would later serve as founding president of the Scripps Fine Arts Society at the urging of friend and associate Millard Sheets.

In 1928, Clarence and his brother Willard founded the construction firm, the C.T. and W.P. Stover Company. The company went on to be very successful, with the Stover Company contributing largely to the campus of Pomona College. The Stover Company built many buildings on the campus, including Edmunds Hall (1937) and the Clark (1929), Frary (1929), and Mudd (1947) Residence Halls. In addition to the work at Pomona College, Stover also built several beautiful homes around Claremont and much of the commercial property on Harvard Avenue in the Claremont Village.

Today the Stover name is memorialized on the Pomona College campus with the Clarence Stover Memorial Walk and the Reba Taylor Stover Memorial Fountain for the family's contribution to Pomona College and the city of Claremont.

Cliff May

Cliff May (1908-1989) was a performer before he was a designer, and for him a house was always both a home and a stage. Never trained as an architect, he had started out in high school as a jazz band leader, playing the saxophone, and achieved considerable success in the San Diego area. His father eventually forced him to give up the uncertainties of music and go into business, but May's quicksilver intelligence allowed him to play many roles; daredevil pilot with his own plane, horseman and member of the Rancho Vistadores; publicist and author – as well as one of the most prolific builders and designers in California during half of the twentieth century. But the role he perfected was that of an "old Californian," a man of the West, free and easy in his living, relaxed and without social pretension, enjoying his friends, his family, his horses, and his cars. The pleasure he took in this role was one he translated successfully in his buildings, convincing not only his wealthy clients in Los Angeles but the rest of the country as well, that they too could live this same life, in a Cliff May Ranch House. As he later said, "If it lives like a ranch house, it is a ranch house." Indeed, an article on his own home, in *House Beautiful* in 1946, was entitled, "Meet a family that really knows how to live."

May left San Diego State College in 1931 without graduating and impatient to find a career; he started out making Monterey mission-style furniture. Having made too much, he was offered a house to display them in. The house sold. He furnished another, and then started building them. In retrospect, May remembered the process as natural and inevitable. Within the space of five or six years May built about thirty-five houses in the San Diego area. Eventually, May moved to Los Angeles, the center of creating on the west coast and almost immediately started to get clients who wanted his houses. May soon began designing and building whole subdivisions of ranch style homes. During these years he came to the attention of two publications, *Sunset Magazine* and *House Beautiful*, connections that were fundamental to his success.

World War II put a crimp in the building industry, but with the end of the war in sight, every architect, builder, contractor and designer in the country was gearing up to address pent-up needs for housing. The ranch house was perfectly suited to fulfill the dreams of a generation that had welcomed peace not as a return to the past but as an exciting opportunity to enjoy prosperity. May extended his reach with Cliff May Homes, an association with Chris Choate, which began in 1953 to market low-cost designs to builders; some 18,000 homes would be built. It is these mass-produced houses and plans, more than anything else, that consolidated the image of the modern California ranch house as a model for living, and Cliff May's position as its leading promoter.

Claremont is fortunate to enjoy both the custom ranch house of May's early days, as well as a half dozen or so pre-fabricated homes designed and produced by Cliff May Homes.

Don Hershey

Hershey was born and grew up in La Verne. He moved to Claremont in 1951, where he became well known for his many charming and significant "Hershey Built Homes" in Claremont and the surrounding area. He died in Claremont in 2008 at the age of 91.

Hershey was known for his Ranch style homes. In linking the Ranch style with more familiar versions of modernism, architectural historian Alan Hess notes that ranch was "a realistic modernism—with the fruits of technology making architecture easier and more pleasant—not a monastic aesthetic of abstraction." Hess also points out that: In the 1950s, the ranch style represented an affordable, stylish, comfortable modernism for the middling classes, an architectural statement that was by then already so successful, so popular, so efficient for its time that examples are abundant in virtually every region of the United States.¹

¹ *Place Matters: Claremont Heritage 2010 Home Tour*. Claremont: Claremont Heritage, 2010. Print.

Everett Tozier

A native of Southern California, Everett Tozier attended UC Berkley and served as a B-25 Bomber pilot during World War II. After the war, Tozier pursued an architecture degree from the University of Southern California, receiving his Bachelor of Architecture degree in 1949. He began work in the Claremont and Pomona area including design of fire stations, residences, college buildings, banks, and churches. He had been a licensed architect since 1951 and a member of the American Institute of Architects since 1952, and in 1969 he served as chair of the Planning Commission in Pomona.

Tozier opened an office in Pomona, California in 1952, and in 1969, relocated to Claremont, where he formed a partnership with William Abbott and opened an office at 219 N. Indian Hill Blvd. When Abbott passed away in 1976, Tozier continued on as sole proprietor.

Tozier designed a model home that was exhibited at the Los Angeles County Fair in 1952. The house utilized the post and beam system and was constructed entirely of wood and glass. Tozier went on to build a number of homes in and around Claremont including the Forbes Residence in 1956, and the Foster Residence in 1965, both in the Padua Hills.

After partnering with William Abbott, Tozier expanded his repertoire to include many more commercial and institutional buildings. You do not have to travel very far to experience a Tozier building in Claremont. Everett Tozier designed many of the iconic structures that we interact with everyday. Like many architects of the day, Abbott and Tozier designed pretty much anything that came along. From banks to restaurants, school buildings to churches, their collective output firmly established them as the go-to-architects in the Pomona Valley. Together they designed a number of buildings on the Claremont College campuses, including the Thille Building at Pomona College and the Claremont University Center Science Building. They worked on the Pomona Public Library with William Beckett and Associates.

The Bank of California on Yale Street and its exquisite wind chime tower is an iconic building in the Village to this day. The tower personifies a relationship that Tozier had with the integration of art and architecture. The chimes were created by ceramicist Harrison McIntosh and provide not only a visual delight, but acoustical delight as well. Tozier also worked with sculptor John Svenson who had apprenticed with Albert Stewart, a prominent New York sculptor that Millard Sheets had coaxed to Claremont to teach at Scripps. Tozier not only used Svenson's work in his projects, but also designed Svenson's studio in Upland. Tozier also helped artist James Heuter get his home built by signing off on Heuter's plans as the architect of record.

Tozier left an indelible mark on the Claremont community and was an early proponent of adaptive reuse. In the mid 1970's, an abandoned 1930's restaurant was recycled into a Modern Art Gallery and garden, the famous "Gallery 8" that carried the work of local artists such as Paul Darrow, Harrison McIntosh, Betty Davenport Ford and Susan Hertel. It was an exciting setting for painting, ceramics and sculpture.

After working in Southern California for many years Tozier relocated to Port Angeles, Washington in 1992 and lived there until his death in February of 2014.

Foster Rhodes Jackson (1911-1998)

His work is clearly modern, but also clear, is his desire to shun the popular to develop a theory expressive of his individualism and interest in material exploration. Foster Rhodes Jackson was a student of Frank Lloyd Wright; the organic modern style shows a direct influence, perhaps less obvious is his integration of ideas stemming from the International Style. Monolithic structures defy their weightiness to form open expansive spaces, and are then combined with simple unadorned detailing, like steel framing for windows and large undivided planes of glass.

Jackson grew up in Massachusetts and graduated from MIT. When the war broke out he served as a Naval submarine lieutenant commander. He studied for two years under Wright at Taliesin West then settled in Claremont, where he opened his own practice in 1946.

A craftsman and architect, he sculpted and carved the spaces to create elegant light filled caverns that glowed with the natural colors of the materials gathered from the sites they occupied. Ironically, he was a bit of a developer who designed and built spec houses, but had a strong distaste for the urban sprawl post-war housing explosion. "A builder," explains Jackson, "will see a design that is currently popular or that he thinks will sell and he copies it . . . in the basic design he has a 'planned' subdivision without the necessity of an architect or an architect's fee." Jackson felt that those homes were often poorly designed, and that many owners purchased with regret. When he did work for clients, he liked to work through ideas with them, and felt the process to be a collaboration that didn't end with the integrity of the design suffering. "There is a theory that if an architect changes the original design he's ruining his work. I don't believe that. Small changes don't affect basics, and often are necessary to fit the homeowner's idea of what he wants."¹

He was continually exploring. Jackson built his own home as a weekend project. Something he gained from his Taliesin education is that he believed that architects should build as a learning process to understand good design. His home is nothing like the subdivisions popping up in and around the area at the time; it is materially unique and grandly sited. He built a large studio integral to the house, through a covered passage. It gave his space to have a woodshop, mold tiles and have his own printing press. He wrote, illustrated and printed Laws and Principles of Design in Architecture and the Arts. The book was a teaching tool for learning the foundation of "creative art". It presented a methodology to translate organic form into a design language.

Well respected in the community, Jackson was invited by Herman Garner to be a member of the Padua Hills Art Jury. He, along with Millard Sheets and Douglas Black, formed a panel which reviewed architectural plans for the any projects under consideration as part of the Padua Hills Art Institute. He continued review plans into the 1980s.

His Claremont projects include a group in Live Oak Canyon, the Lindley Mixon studio located on Mount Baldy Road, and a residence on Oak Park Drive. These examples demonstrate his ability to combine architecture, craft, engineering, construction and artistry to form beautiful and distinct work.

¹ "A Report on Claremont Living and Subdivisions." Claremont Courier 7 February, 1947.

Fred McDowell

The architect Fred McDowell (1923-2002) grew up in Riverside and, after serving in the Navy during World War II, enrolled in the USC School of Architecture in 1946. Following graduation, he taught a course at USC while he continued taking graduate courses in planning. He also worked briefly in the Los Angeles office of the world-famous architect Richard Neutra. In 1952 McDowell joined architect Theodore Criley in Claremont and became a partner of Criley and McDowell Architects in 1957. This partnership lasted until Criley's death in 1984, after which McDowell continued professionally on his own.

In the early 1960s, the Association of Concrete Industries sponsored the "Horizon Homes" contest to promote the construction of concrete and masonry homes nationwide. In 1964, Claraboya co-developers Robert Musgrove and Gail Frampton chose Claremont architect Fred W. McDowell to design their contest entry. The result is the stunning home at 2535 North Mountain, the winner of the 1964 Western States Horizon Home Award.

McDowell's work is seen in educational, religious, civic, commercial and residential projects throughout Claremont. Criley and McDowell did work for four of the Claremont Colleges, most notably at Pitzer, where they developed the college's master plan and designed all the original buildings. They also designed several religious buildings including the Claremont United Church of Christ sanctuary, which received a national award from the Church Guild of America.

McDowell designed the Claremont Police Station and was honored by local organizations for his designs of the Claremont Friends Meeting House, Larkin Park and Foothill Independent Bank (now Pacific Western Bank). As an architectural advisor for the Claraboya project, he was instrumental in creating an architecturally harmonious community and in having all utilities placed underground. He was also highly regarded for his post-and-beam-style homes, three of which were featured in Claremont Heritage's Home Tour in 2011; another one, at 2527 N. Mountain, is on this year's tour.

Architect for the Claremont Club for 28 years, he was engaged at a project there at the time of his sudden death in January 2002. According to his obituary in the Claremont Courier, Fred McDowell had become "synonymous with local architecture."

James Hueter

With a combination of media, the qualities of sculpture, painting, drawings, and architecture seamlessly emerge from his work. James Hueter began his artistic career early, studying painting in the seventh grade and continuing on to study commercial art at the San Francisco Academy of Advertising Art. In 1942, he enrolled at Pomona College, but found that he preferred to explore painting on his own rather than in an academic environment. In 1943, he took three years off to enlist in the Army as a camouflage artist. Hueter did return to finish his degree, and soon came into contact with Millard Sheets. Inspired by Sheets, he began to explore various disciplines of art, architecture, design, and sculpture; taking classes in architecture taught by Whitney Smith, sculpture by Albert Stewart, and most influential to his work, the American cubist painter, Henry Lee McFee. These mentors provided the foundation for his work. In 1948, he graduated from Pomona College, and finished his graduate work at Claremont Graduate University in 1951. His time at the colleges overlapped with other local emerging artists, like Karl Benjamin, Paul Darrow, Susan Hertel and others. He explored architecture briefly by designing his own home for himself and his young family in a secluded lot in Claremont. The house is accessed by a gravel drive that separates it from its suburban neighbors. It is a testament to his mid-century education with its modernist influences and paired down detailing. In the 1950's, he participated in the NHAB House Design Competition, but shortly after completing this and his own home, his interest in architecture as a practice waned, and he eventually focused on exploring his artistic interests instead. Although he didn't practice architecture, his work as an artist exemplifies his ability to create spatial relationships; the seemingly two-dimensional pieces are often surfaces that physically undulate to evoke mood and transitions, as if moving through space.

Jo Paul Rognstad

Jo Paul Rognstad is a graduate of Pomona College and studied under Whitney R. Smith, one of The Case Study House architects, who taught architecture at Scripps College along with Millard Sheets. Smith had a great influence on Rognstad. Many of the houses Rognstad designed exhibit a number of attributes of the Case Study Houses, which served as experiments in American residential architecture in the late 1940's until 1960's. Sponsored by the Arts & Architecture magazine between 1945 and 1956, the program challenged major architects of the time to design and build inexpensive and efficient model homes in response to the housing boom after World War II.

Sleek, horizontal lines, influenced by the International Style of architecture, as well as the extensive use of glass made possible by the partial post-and-beam construction of the main living area, are among the number of characteristics of Case Study Houses evident in a Rognstad-designed residence. The living areas are integrated with one another, promoting family and social interaction, and typically anchored by a fireplace in the living room that serves as a focal point. The floor to ceiling glass and clerestory windows, create a visual horizon that opens the space, inevitably allowing an indoor-outdoor relationship. Homes were oriented to have walls of glass facing the backyard or garden to promote the California leisure lifestyle.

Aside from the Grant Residence on 9th Street, Rognstad designed several homes for other professors in Claremont before moving to Hawaii to become a well-renowned architect of high-rise hotels and condominiums.

John Galbraith

John Galbraith was born February 11, 1923. After serving as a Captain in the United States Army Air Corps during World War II, Galbraith attended the University of Washington, Seattle and earned his Bachelor's Degree in Architecture in 1949. Galbraith worked for a period with architect Harold J. Bissner as a draftsman and designer in the early 1950s. Galbraith would later become AIA certified and open his own practice in the Pasadena area. John Galbraith is best known for his design of the Southern California Gas Company Building in Pasadena, as well as his many Mid-Century Modern homes in the Pasadena area. Galbraith often utilized Southern California's indigenous Modernism, which he combined with a European International style and natural materials, to create uniquely regional styled houses.

Joseph L. Johnson

Joseph L. (Leupp) Johnson was born on May 23, 1911 in Pasadena, California. The son of an architect, Reginald D. Johnson, Joseph Johnson attended Harvard University where he received his undergraduate and graduate degrees in Architecture. Following the completion of his graduate degree in 1939, Johnson worked as a draftsman for architect William W. Wurster from 1939 to 1942. Johnson later collaborated with architects Gregory Ain and Alfred W. Day from 1946 to 1949, until he was made a partner in 1949. The three worked together under the firm Ain, Johnson, & Day until it dissolved in 1951. Johnson would later open his own firm before again partnering with another architect in 1960. Johnson joined with Samuel E. Lunden to form Samuel E. Lunden, FAIA, Joseph L. Johnson AIA, Architects, Planners. Joseph L. Johnson died on June 20, 1987.

Kenneth McLeod

Designer and builder, Kenneth McLeod grew up in Pomona. He knew Claremont as a child well, even spending some days playing in the streets of what is now "the Village". He met his wife while at school and together raised four children. After WWII, he returned from the Navy and worked for his father-in-law who was a flooring contractor. It was here he developed his love for wood and realized that building came very naturally to him. He produced better work at a much faster rate than many of the more experienced craftsmen he worked with, eventually gaining their respect, and becoming a well-known contractor in the city where he would also build his home.

Never certified as an architect, McLeod's definition of architecture is more inclusive. Architecture is a mere function of space. In essence, anytime space is created and modified for a specific use, he saw this as architecture. In the house that McLeod built for himself, he applies this same idea by perfectly utilizing every space. Combined with his profound understanding of building materials and exquisite craftsmanship, the end result has impressed even experts and long-time practitioners of architecture. Architect, Fred McDowell, who had initially indicated to McLeod that he should design the McLeods' residence, was stunned when he saw the home that McLeod built, describing it as a "one big piece of furniture." Photographer Julius Schulman, likewise, was inspired by McLeod's work and felt compelled to take more photos than he had anticipated during a scheduled visit. The house faces the rear of the lot and gives the McLeod an excellent view of the mountains. Similarly all of the bedrooms also had access to the outdoors, one of them even utilizing it as an outdoor sitting room. It is no doubt that McLeod took advantage of its surrounding environment.

McLeod also worked briefly and enjoyed a good relationship with Richard Neutra. For the house that Neutra built in Padua Hills, McLeod was the contractor. Neutra had also asked McLeod if he wanted to work for him in Los Angeles, but McLeod was not in favor of moving there.

Leland Evison

Leland Lewis Evison was born in Burnett Junction, Wisconsin on August 10, 1900. He married in 1934 and had at least one child. Not much is known about his early years, but records show that he attended the University of Southern California, receiving a degree in architecture in 1928. Evison also did additional coursework at Art Center School, Los Angeles in 1932.

In 1937, Evison was working as a draftsman for the noted architect Myron Hunt in Pasadena. In 1938 he worked for Marsh, Smith and Powell, Architects, Pasadena and then Wayne McAllister, Architect, Pasadena in 1940. Like many young architects who started their careers at the tail-end of the Great Depression, Evison found work where he could and after "paying his dues" eventually established his own firm. Leland L. Evison, Architect, Pasadena, California was the principal of his own firm, from 1945 to 1955, when he again went to work for someone else; this time for John N. Douglas, Architect.

During the ten years that Evison had his own firm, he built a number of homes in the Hollywood Hills and also participated in the original 1950 16 Architects Exhibition held at Scripps College and curated by Whitney Smith. The Pryne Residence, designed by Evison, was built in 1950 by a local builder, Harold Caldwell who also built for Neutra and Criley. From 1956, on it is not clear who Evison worked with, but in 1959, he designed a 120 foot diameter aluminum geodesic dome for Kaiser Aluminum that was used as an exhibition hall and event center at the National Orange Show Grounds in San Bernardino.

Lewis Crutcher

Lewis Crutcher received an MFA in Architecture from Claremont Graduate University in 1949. After which, he worked for Skidmore, Owings and Merrill, taught at Reed College and the University of Oregon, and later went on to open his own practice in 1959. Crutcher was a student of Millard Sheets during the time that Millard Sheets and a committee of prominent local figures, such as Bess Garner, Mario Serna, and Lee C. Pitzer, established the Intercultural Housing Project in Arbol Verde. Whitney Smith was the lead architect of the project and under Smith, Crutcher designed six of the twelve houses completed. The project brought Lewis Crutcher and Whitney Smith together, and the result was a prototype house built in the modernist style, and an overall site plan that included communal living.

Millard Sheets

Millard Sheets was born in Pomona on June 24, 1907. He was an American painter and a leading proponent of California Regionalism. In 1932, when he was only 25 years old, Sheets was retained by Scripps College in Claremont to develop its art department.

Claremont became a lively arts community mainly due to the influence that young visionary Millard Sheets brought to the fledgling art department at Scripps. Inextricably linked were the artists, craftspeople and architects that Sheets brought to teach and who later made Claremont home influencing decades of artists and makers. Sheets brought William Manker to set up the ceramics department. Albert Stewart, a prominent sculptor from New York, taught sculpture. Jean Ames began teaching design. During the war years, Charles Brooks and Whitney Smith taught architecture; after the war, Ted Criley succeeded them. Local master woodworker Sam Maloof worked for Sheets when he was a teenager, influencing no doubt his career path.

Sheets expanded the awareness of art not only among college students but also the general public. From 1931 to 1956 (with a break during World War II), he organized major art exhibitions for the Los Angeles County Fair in Pomona, which each year introduced thousands of Southern Californians, many of whom had little exposure to art, to the works of some of the finest artists and craftsmen in Southern California.

Because of Sheets' interest in architectural decoration, Scripps became a training ground for students engaged in mural work, mosaics, architectural ceramics, and architectural sculpture generally. Among the students who stood out were Susan Lautman Hertel and Dennis O'Connor. Both were Sheets' assistants for many years at Millard Sheets Designs, Inc, his studio/atelier on Foothill Boulevard in Claremont. There they worked on major commissions with Sheets and architects, translating decorative designs in to monumental mosaics and murals. Beginning in 1952, working directly for Howard F. Ahmanson, Sr., Sheets and his team not only designed the mosaics for dozens of branch offices of Home Savings of America throughout California, but Sheets designed the buildings as well, and coordinated contributions from other artists such as sculptor Albert Stewart.

Alan Hess on Sheets Studio:

Millard Sheets' modern architecture presents a fully realized alternative to orthodox Modern architecture. Sheets' richly suggestive 1960 studio (designed with B. H. Anderson) on Foothill Boulevard (Route 66) in Claremont stands as proof. It has two tall, flat-roofed blocks on two sides of a landscaped entry court. Landscape walls of stone cobbles taken from local riverbeds create terraces and wide steps planted with native trees and plants. Instead of flaunting shiny new technological materials like steel and glass, both buildings are clad in rich, ancient, soft-tan marble that moderates the bright sunshine. The forms are abstract and plain, without reference to traditional decoration, but Sheets splashed a few simple ornamental touches to bring these walls alive in a way that no other Modern building in Southern California does: colorful mosaics of Mayan, toucan, star, and fowler themes (Sheets raised toucans in a large cage at the studio) are inlaid randomly in the marble.

The studio on the right is a tall space with large doors to facilitate moving art pieces in and out. A northern skylight breaks the roofline. Here Sheets ran his ceramic mural and design business. The office and drafting room building on the left is also a plain, marble-clad block topped by a mansard-like fascia. This is the client entrance, so Sheets signaled the entry with an extraordinary doorway, also without equal in Southern California architecture. In an architecture scene that worshiped transparency and thinness, this door is outlined in a thick, raised-marble

border. The doorway itself is symbolically enlarged by a marble screen surround: thick horizontal bars are spaced by carved marble cylinders, with obscured glass set behind them to let light in the reception room. The entry is at once ancient and modern, grand and intimate, welcoming and mysterious.

Inside the tall reception lobby, planters are sunken into the floor in two corners to add nature to the austere walls; random ledges also held part of Sheets' collection of Pre-Columbian artifacts. Sheets' office off this space looks out onto its own small, stonewalled garden with an old iron gateway. The built-in desk sweeps around in a boomerang curve, and practical cork covers the tall-ceilinged walls. This is Modernism as a formal language. In no manner does it copy any historic style. And yet it has learned from the history of humankind's abodes, habitats, and delights, and brings that knowledge forthrightly into the present and future.

Olin Construction Co.

Robert A. Olin started his practice in Chicago in 1946 before moving to Southern California in 1948. Olin was well known for his residential and commercial construction and served on many panels, including president of the Building Contractors Association, Chairman of the Association's Legislative Committee, vice president and director of the Home Builders Council, State of California, and secretary of the Home Builders Association of Los Angeles, Orange, and Ventura Counties.

Olin was a contractor and builder on such major projects as Claremont Highlands, Pomona Cinderella, Cinderella Royalty, Claremont Cinderella, Henry's Restaurants in Alhambra and Pomona, Alhambra City Hall, Bell City Hall, Monterey Park Fire & Police Station, L.A. County Arboretum, L.A. County Fire Station in Claremont, Little Lake School District Administration Building, and the Buena Park Industrial Park development.

Richard Neutra

Richard Neutra was born in Vienna, Austria in 1892, to a Jewish family. As a young man, Neutra was very sensitive to his surroundings and would often run around the city, observing and taking in all the sensations and visuals presented to him by the cityscape. One particularly striking visual prompted Neutra to become an architect. This visual was civic architect, Otto Wagner's rail station and bridges. Wagner's designs were striking and infused with Wagner's search for a modern architecture. They were unlike anything young Neutra had seen.

Neutra was so heavily influenced by Wagner that he decided to attend the Vienna Academy of Fine Arts, where Wagner taught. There Neutra also began to follow the architectural teachings of Adolf Loos and worked for him in later years. These two architects molded Neutra's early theories and beliefs in architectural design.

After finishing University, Neutra moved to the United States, as per Loos' recommendation, to work for the architect Frank Lloyd Wright. Neutra worked for Wright for a few months before moving to Los Angeles. In Los Angeles, Neutra moved in with fellow Vienna Academy of Fine Arts student, Rudolf Schindler. Schindler, being five years older than Neutra, had also previously worked for Frank Lloyd Wright and was already making a name for himself in Los Angeles. Both architects and their families lived together in Schindler's concrete and wood home. Both architects also reached international architectural prestige in designing houses for Philip and Leah Lovell.

In southern California Neutra developed an especially appropriate regional architecture, adding a new dimension and direction to the several regional design systems in that area. His motifs, based on simple post and beam construction, were decidedly modern. In residential architecture, with its range of design demands, his design philosophy came into its full range. Neutra became known for his geometric yet airy structures, a West Coast variation of mid-century modern residences.

Neutra was known for the attention he paid to his client's needs. Rather than imposing his vision onto his clients, Neutra instead listened to the real needs of the client with his work becoming a blend of art, landscape, and practical comfort. Neutra believed that the architect should strive for a response to space and time that may be only fleeting, yet in its intensity becomes truly memorable.

Many Neutra buildings have been lost or are being threatened with demolition, while others are poorly maintained or have been modified beyond recognition. The Los Angeles Conservancy, architects, historians and concerned citizens are working hard to preserve Neutra's architectural heritage. In Claremont, we are fortunate to have three Neutra buildings – the Ninneman House (1959), the Hansch House (1955) are both in Padua Hills, and the Claremont United Methodist Church (1959) on Foothill Boulevard.

Rufus Turner

Rufus Turner was born in 1929 in Crockett, Texas and graduated from Texas A&M University where he received degrees in Architecture and Architectural Construction. In 1956, at the age of 27, Turner was assigned a job in Dallas, Texas at the Mercantile National Bank complex. In Dallas, Turner would meet and work with renowned Claremont artist, Millard Sheets, and assisted Sheets with his mosaic work on the bank building. Impressed with his work ethic, Millard Sheets invited the young architect to move to Claremont to work in his own Sheets Studio. Moving his young family to California, Turner assisted on numerous Sheets projects in the area including many of the Sheets-designed Home Savings & Loan buildings throughout Southern California. Turner's responsibilities at the Studio would vary from interiors, furnishings, remodels, and residential and commercial projects.

In 1964 Rufus Turner founded his own studio in Claremont, Rufus Turner & Associates, which focused on architecture and interior design. For 50 years Turner & Associates became well-known around Claremont and Southern California for its excellence in residential, commercial, and institutional properties. Turner has received numerous design awards for the cities of Claremont, Ontario, La Verne, and Alumni Association of the University Of La Verne College Of Law for his work in the area. Rufus Turner was also awarded a Lifetime Achievement Award from Claremont Heritage.

In addition to his work, Turner also served on the Board of Overseers at Claremont's Rancho Santa Ana Botanic Garden, President of Claremont's Chamber of Commerce, a member of the Architectural Commission, and member of the Foothill Business Association and Kiwanis. Rufus Turner passed away in his Claremont home on February 27, 2014, at the age of 85.

S. David Underwood

S. David Underwood was born on January 25, 1917 in Montreal, Canada. Growing up in southern California, David attended Herbert Hoover High School in Glendale, graduating in 1935. Underwood began his career as an architect in the Glendale area, taking his first job as a draftsman for an architect's office in 1938. In the early 1940s, David joined the Glendale chapter of the 20/30 Club for young professionals, where he would meet friend and future colleague, Bob Wian, proprietor of the Bob's Big Boy restaurant chain. In 1943, at the height of World War II, David was drafted into the Navy serving as a naval draftsman until 1945. While David was in the service, Bob Wian continued to grow his restaurant empire. After he was discharged from the Navy, David came back to the Glendale area to work on commissions from Wian on Bob's Big Boys Restaurants. Underwood designed several Bob's restaurants, including locations in Eagle Rock, Glendale, Pasadena, Burbank, and Phoenix, AZ. The success of the Underwood designed Big Boy restaurants prompted the restaurant's executives to hire David to design more Bob's locations, with some even requesting David's services in designing their homes in the Glendale area! In 1951, Underwood obtained his certificate to practice architecture in the state of California and began operating his practice out of La Crescenta. In 1954, David opened his own architectural office in La Cañada. Later that year, Underwood was commissioned to design the Phoenix Bob's Big Boy and engaged Claremont artist, Millard Sheets, to do some interior design work on the building. The collaborative work of Underwood and Sheets on the Bob's Big Boy was well received, marking the first of many projects Underwood and Sheets would undertake together. 1955 saw another busy year in David's architectural career as he received his certificate to practice architecture in Arizona and became a member of the American Institute of Architects. The success of Phoenix project led Millard Sheets to propose an architectural partnership to David and his firm of S David Underwood and Associates. While David was getting settled in Claremont, early projects focused on buildings designed to give the partnership a place to operate out of. Millard Sheets' Studio was the first building built, which the artist would operate out of, while David began to focus on constructing a residence and an office building for his architectural firm. During the first few months, David was often holed up and hard at work in Sheets' personal home studio and would stay with Sheets at his Padua Hills residence. Throughout the late 1950s and early 1960s, the partnership between Underwood and Sheets grew to become very successful and saw the duo design or remodel 16 Home Savings locations in southern California and 3 Guaranty Savings and Loan locations in the San Francisco Bay area, from 1956-1962. While Millard Sheets was a skilled artist and unique designer, he would be the first to mention that he was not an architect, having no education or degree in architecture or design. David Underwood would become the principal architect for Sheets Studio, with the process between the two explained: "Sheets made it clear that he did the overall design, approaching it as art in its totality—but that there was always an architect there to sign off, to make working drawings, and to see to it that regulations were followed." Beginning in 1960, Underwood and Sheets collaborated on the Garrison Theatre at the Claremont Colleges, complete with a beautiful mosaic mural depicting Shakespearean characters, and was completed in 1961. In February of the same year, while on a trip to Rome with Millard and a few others, David proposed to fellow Sheets Studio artist, Martha Menke. The couple was married in 1962 in San Marino. Underwood left the Sheets Studio in 1962 to focus on his own architectural practice in Claremont, yet David and Millard would still continue to collaborate sporadically. Underwood would continue to run a successful architectural practice, continuing his designs for homes, banks, and restaurants throughout Claremont and the southern California area. David worked steadily until his retirement in 1990 and is renowned as one of Claremont's and southern California's great architects. David Underwood passed away in 2002, at the age of 85.

Theodore Criley

Theodore Criley (1905—1984) is among the area's most distinguished architects. A long-time resident of Claremont, his career, which spanned over five decades, includes many notable contributions to Southern California, the eastern San Gabriel Valley in particular. Known for his massive output, Theodore Criley was constantly devoted to the quality of the built environment around the San Gabriel Valley and often worked with a large range of building types. Usually working with his partner Fred W. McDowell, although sometimes working alone or with other partners, Criley designed 496 new buildings, many of them major, high profile commissions. His varied projects include colleges, churches, libraries, city halls, government buildings, residences, housing developments, hotels, and schools throughout the Los Angeles and Southern California area.

Son of Theodore Criley, Sr., a well-known artist from Lawrence, Kansas, Theodore Criley, Jr. was born in Los Angeles in 1905, and attended Stanford University and the University of Southern California's School of Architecture. Following a year traveling in Europe, Criley returned to the States, receiving a Bachelor of Science degree from the Massachusetts Institute of Technology in 1930. He did this in part because USC, Southern California's only institution for architectural education did not grant professional degrees in architecture. Criley earned his architectural license in 1937.

After stints in various architects' offices, Criley established his own practice in 1936. With the outbreak of World War II, Criley served as chief draftsman and consulting site planner at a naval operating base from 1939 to 1944. Criley also undertook public housing projects under renowned architects Paul Revere Williams and Adrian Wilson including bases at Roosevelt Naval Base, Terminal Island, Long Beach; the Naval Air Station, Holtville; and the Los Alamitos Naval Air Station, Los Alamitos. Criley's role as chief draftsman and his work with these two renowned architects was critical in establishing his significance as an architect and helped him gain much expertise in his field.

Criley taught architecture at Scripps College from 1944 to 1946 and at USC from 1946 to 1947. He became an associated examiner for the State of California, Board of Architectural Examiners, in 1948 and later the chairman of the Urban Planning Committee, A.I.A Southern California, for two years.

In 1951, Criley moved his offices to Claremont and began his east San Gabriel Valley career. He worked on commissions of all types: houses, colleges, and automobile dealerships. In 1957 he teamed up with his partner of 20 years, Fred McDowell. Particularly, their work for the Claremont Colleges is noteworthy for clear axial plans connected to the surrounding hardscape and landscape; skilled integration into the landscape, and bold, simple rectilinear forms. These projects typically had an air of formality about them, likely due to Criley's admiration for Classical architecture. Also in contrast to much contemporary civic Modernism, Criley sought to enliven projects through the use of texture, such as using surface treatments that "humanized" the facades, an approach that may have been influenced by Claremont artist Millard Sheets or Claremont College architect Edward Durrell Stone.

Scott Hall at Pitzer College, built in 1964, is typical of Criley and McDowell's work in large college structures. Sheltered walkways and an internal courtyard flow around and through the simple rectilinear boxy structure with a shallow overhang. Vertical panels of concrete fretwork alternate with smooth surfaces and inexpensive concrete block, creating an overall clarity and formality to the building and its surroundings.

At Kimberly Hall at Scripps College, built in 1960, the architects took a much different approach. Here, a dormitory is nestled into a slight hill. Long, horizontal rooflines are complemented with long brick retaining walls to anchor the building. Pitched roofs with generous wood overhangs and gentle landscaping imbue the dormitory with a home-like feeling.

In addition to Criley's distinct work in the city and the colleges of Claremont, he is also known for his work in contemporary church design, and was a two-time recipient of an honor award given by the Church Architectural Guild of America: first, in 1957 for the Claremont Congregational Church, and second, in 1960, for the Holy Family Church in Orange.

Victor David Gruen

Victor David Gruen (July 18, 1903 – February 14, 1980) was an Austrian-born architect best known as a pioneer in the design of shopping malls in the United States. He is also noted for his urban revitalization proposals, described in his writings and applied in master plans such as for Fort Worth, Texas (1955), Kalamazoo, Michigan (1958) and Fresno, California (1965). An advocate of prioritizing pedestrians over cars in urban cores, he was also the designer of the first outdoor pedestrian mall in the United States, the Kalamazoo Mall.

Gruen was born on July 18, 1903, in a middle-class Jewish family in Vienna, Austria. He studied architecture at the Vienna Academy of Fine Arts. A committed socialist, Victor Gruen ran the political cabaret at the Naschmarkt-theatre from 1926 until 1934. As an architect he worked for Peter Behrens, and in 1933 opened his own architectural firm in Vienna.

When Germany annexed Austria in 1938, he immigrated to the United States. He arrived in New York with his skills as an architect, "eight dollars" and spoke no English. He changed his name to Gruen from Grünbaum and started to work as a draftsman. After the success of his design for the Lederer leather-goods boutique on Fifth Avenue, he received further commissions for the design of shops, including *Ciro's* on Fifth Avenue, *Steckler's* on Broadway, *Paris Decorators* on the Bronx Concourse, and eleven branches of the clothing chain *Grayson's*.

In 1941 he moved to Los Angeles. A decade later, in 1951, he founded the architectural firm "Victor Gruen Associates," which was soon to become one of the major planning offices of that time. After the war, he designed the first suburban open-air shopping facility called Northland Mall near Detroit in 1954. After the success of the first project, he designed his best-known work for the owners of Dayton Department stores, the 800,000-square-foot (74,000 m²) Southdale Mall in Edina, Minnesota; the first enclosed shopping mall in the country. Opening in 1956, Southdale was meant as the kernel of a full-fledged community. The mall was commercially successful, but the original design was never fully realized, as the intended apartment buildings, schools, medical facilities, park and lake were not built. Because he invented the modern mall, Malcolm Gladwell, writing in *The New Yorker*, suggested, "Victor Gruen may well have been the most influential architect of the twentieth century."

By the mid-1970s, his office had designed over fifty shopping malls in the United States, including South Coast Plaza in Irvine. Gruen was the principal architect for a luxury housing development built on the 48-acre (190,000 m²) site of Boston, Massachusetts' former West End neighborhood. The first of several Gruen towers and plazas was completed in 1962. This development, known as Charles River Park is regarded by many as a dramatically ruthless re-imagining of a former immigrant tenement neighborhood (Gans, O'Conner, The Hub). Victor Gruen designed the 55,000 square-meter, business complex, Centre Gefinor, which was built in the late 1960s on Rue Clemenceau in Beirut, Lebanon. Gruen also designed the Greengate Mall in Greensburg, Pennsylvania, which opened in 1965, as well as the Lakehurst Mall in 1971 for Waukegan, Illinois.

In a speech in London in 1978, Gruen disavowed shopping mall developments as having "bastardized" his ideas: "I refuse to pay alimony for those bastard developments." He died on February 14, 1980.