

RESOLUTION NO. 2026-**A RESOLUTION OF THE ARCHITECTURAL AND PRESERVATION COMMISSION OF THE CITY OF CLAREMONT, CALIFORNIA, RECOMMENDING APPROVAL OF REGISTER LISTING #26-RL01, REVIEW OF A PROPOSAL TO ADD SEVENTY-NINE PROPERTIES WITH MODERN ARCHITECTURE TO THE REGISTER OF STRUCTURES OF HISTORICAL AND ARCHITECTURAL MERIT OF THE CITY OF CLAREMONT**

WHEREAS, the City has adopted a Land Use, Community Character and Heritage Preservation Element of the General Plan to protect, enhance, and build pride in the use and reuse of the City's historic resources; and

WHEREAS, in 1980, the Claremont City Council adopted the Register of Structures of Historical and Architectural Merit of the City of Claremont ("Register") following an exhaustive inventory of the City's eligible historic resources; and

WHEREAS, the purpose of the Register is to further the General Plan's objectives to foster appreciation for Claremont's historic resources and to focus attention on their ongoing protection; and

WHEREAS, since the Register's adoption, additional properties have been added as they have been identified and evaluated; and

WHEREAS, on January 27, 1998, the City Council adopted formal procedures for the Architectural Commission to follow when designating new additions to the Register; and

WHEREAS, these procedures remained in place until April 4, 2024, when they were repealed and replaced by the Cultural Resources Preservation Ordinance, codified under Section 16.302.090 of the Claremont Municipal Code; and

WHEREAS, the Cultural Resources Preservation Ordinance establishes criteria and procedures for the designation of cultural resources and the addition of properties to the Register; and

WHEREAS, the proposed designation of seventy-nine (79) properties exhibiting modern architectural styles represents an effort to recognize a significant and previously underrepresented period of the City's architectural development; and

WHEREAS, on April 2, 2026, a notice of public hearing regarding the Architectural and Preservation Commission review of the proposed additions to the Register was mailed to record owner(s), the occupants of the subject properties, and to other persons who have requested to be notified of such matters or who staff determines may have an interest in the matter; and

WHEREAS, the Architectural and Preservation Commission held a public hearing on April 15, 2026, at which time all persons wishing to testify in connection with said proposal were heard and said proposal was fully studied.

NOW THEREFORE, THE CLAREMONT ARCHITECTURAL AND PRESERVATION COMMISSION DOES HEREBY RESOLVE:

SECTION 1. The Architectural and Preservation Commission has determined that the request to add the subject properties to the Claremont Historic Register is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) under Section 15301(e), in that the proposed action, the administrative act of addition resources to the Claremont Historic Register, is covered under the General Rule Exemption of the California Environmental Quality Act (“CEQA”). The General Rule Exemption applies to actions that can be seen with certainty to have no significant effect on the environment per Section 15061 (b)(3) of the CEQA Guidelines as the action will not result in construction activities or other direct physical changes or reasonably foreseeable indirect physical changes, nor will it result in the relaxation of standards to allow for environmental degradation. Additionally, any changes to the structure and/or site are subject to review by the City to ensure compliance with the requirements of the municipal code and CEQA. Therefore, no further environmental review is necessary.

SECTION 2. The Architectural and Preservation Commission finds that the proposed additions meet several of the Register Criteria identified in Section 16.302.080 of the Procedures for Adopting Additions to the Register of Structures of Historical and Architectural Merit of the City of Claremont for the following reasons:

- A. All nominated properties meet the minimum age requirement and retain sufficient integrity to convey their architectural and historical significance. The properties represent a significant period of mid-twentieth century development in Claremont, during which modern architecture emerged as a defining influence on the City’s built environment.
- B. Each of the subject properties satisfy Criterion 3 in that they embody the distinctive characteristics of modern architectural styles, including Mid-Century Modern, International Style, and New Formalism. These characteristics include simple geometric forms, minimal ornamentation, functional design, expressed structural systems, and the use of materials such as steel, concrete, and glass.
- C. Several properties also satisfy Criterion 4 as works of architects and designers who contributed to the development of Claremont and the region, including Theodore Criley, Fred McDowell, Carl Troedsson, Millard Sheets, Cliff May, and Edward Durrell Stone.

SECTION 3. The Architectural and Preservation Commission finds that the addition of the proposed properties to the Register furthers the following General Plan goal and policy:

- A. *Retain and celebrate Claremont’s rich history and heritage, as evidenced through its development patterns, buildings and building materials, landscaping, street treatments, parks and open space, and civic architecture (Goal 2-14);* in that the nominated properties represent a significant and underrepresented period of mid-twentieth century development and reflect the City’s architectural evolution through the adoption of modern design principles, materials, and construction methods.
- B. *Add to the Register of Structures of Historical and Architectural Merit of the City of Claremont sites and structures that have special historic or community value as historic resources and are worthy of preservation (Policy 2-14.6),* in that the subject properties exhibit distinctive architectural characteristics, are associated with notable

architects and development patterns, and collectively contribute to the historical and cultural identity of the community.

SECTION 4. The Architectural and Preservation Commission hereby recommends approval of Register Listing #26-RL01, review of a proposal to add to the Register the seventy-nine real property addresses, Assessor's Parcel Numbers (APNs), and year-built date listed below:

Address	Assessor's Parcel Number (APN)	Year Built
175 E 8th	8308-005-018	1969
545 W 8th	8310-013-005	1949
603 W 8th	8310-014-001	1953
669 W 8th	8310-014-005	1955
675 W 8th	8310-014-006	1955
584 W 9th	8310-013-001	1947
676 W 9th	8310-014-009	1952
796 W 9th	8310-015-009	1959
799 W 9th	8310-010-008	1958
241 E 10th	8308-011-033	1963
580 W 10th	8310-012-004	1950
696 W 10th	8310-011-019	1965
750 W 12th	8310-001-011	1958
1659 Akron	8306-012-040	1962
723 Alamosa	8671-014-021	1970
700 Alamosa	8671-009-015	1961
143 W American	8322-005-029	1955
1826 Antioch	8305-003-024	1963
1543 Bates	8306-015-033	1958
529 Baughman	8310-004-006	1953
354 Blaisdell	8306-015-018	1958
366 Blaisdell	8306-015-019	1958
382 Blaisdell	8306-015-020	1958
383 Blaisdell	8306-015-030	1958
394 Blaisdell	8306-015-021	1958
417 Blaisdell	8306-015-038	1958
470 Blaisdell	8306-015-026	1963
473 Blaisdell	8306-014-030	1960
824 Butte	8311-011-003	1956
922 Butte	8311-011-028	1956

820 Cambridge	8310-014-007	1958
655 E Foothill	8307-014-031	1958
211 W Foothill	8306-016-038	1962
393 W Foothill	8306-010-046	1969
826 Guanajuato	8670-021-007	1965
233 W Harrison	8309-030-013	1906
842 Harrison	8311-023-025	1966
266 Hartt	8306-013-024	1962
760 Hood	8305-012-013	1965
400 N Indian Hill	8313-015-034	1963
4145 La Junta	8302-008-013	1958
4151 Las Casas	8302-005-029	1961
4150 Las Casas	8302-006-030	1961
4154 Las Casas	8302-006-031	1961
1527 Lowell	8306-013-026	1962
1625 Lowell	8306-013-016	1962
2504 N Mountain	8670-020-026	1963
2515 N Mountain	8669-003-044	1964
2527 N Mountain	8669-003-047	1963
2535 N Mountain	8669-003-049	1964
2701 N Mountain	8669-002-035	1966
4176 Oak Hollow	8302-017-011	1959
4205 Oak Hollow	8302-012-025	1956
115 Oak Park	8315-022-007	1951
910 Oxford	8310-012-003	1954
1010 Oxford	8310-007-007	1939
1089 Oxford	8310-008-019	1939
4225 Piedmont Mesa	8302-017-003	1963
190 E Radcliffe	8306-007-049	1965
351 Radcliffe	8306-002-055	1960
2503 San Andres	8670-022-016	1964
2542 San Andres	8670-021-002	1965
2627 San Andres	8670-023-012	1966
324 Sycamore	8315-026-017	1953
305 Taylor	8311-022-001	1967
433 Taylor	8311-022-007	1973
315 Teasdale	8302-019-036	1973

4143 Tenango	8302-006-040	1961
4184 Tenango	8302-008-019	1961
753 Valparaiso	8670-020-008	1963
764 Valparaiso	8670-020-024	1964
769 Valparaiso	8670-020-006	1968
796 Via Santo Tomas	8670-024-002	1966
2772 Via Sinaloa	8670-023-029	1966
1330 Via Zurita	8306-010-034	1950
1343 Via Zurita	8306-010-033	1954
1408 Via Zurita	8306-010-038	1952
1103 Yale	8309-008-005	1950
1241 Yale	8309-003-003	1957

SECTION 5. The Architectural and Preservation Commission Chair shall sign this Resolution and the Commission’s secretary shall attest and certify to the passage and adoption thereof.

PASSED, APPROVED, AND ADOPTED this 15th day of April, 2026.

Architectural and Preservation Commission Chair

ATTEST:

Architectural and Preservation Commission Secretary