



# HISTORICAL RESOURCE ASSESSMENT REPORT THE AFFINITY PROJECT, PASADENA, LOS ANGELES COUNTY, CALIFORNIA

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LEADING  
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# **HISTORICAL RESOURCE ASSESSMENT OF THE AFFINITY PROJECT, PASADENA, LOS ANGELES COUNTY, CALIFORNIA**

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# EXECUTIVE SUMMARY

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The Arroyo Parkway, LLC is proposing to construct two new buildings within an approximately 3.3-acre area in Pasadena, California (Project). The Project involves the demolition of six existing buildings at 491, 495, 499, 503, 541, and 577 S. Arroyo Parkway and construction of two new buildings: (1) a 154,000 square foot, 7-story (aboveground) medical office building with ground-floor commercial uses (Building A); and (2) a 184,376 square foot, 7-story (aboveground) assisted living building with 85,000 square feet of assisted living uses and 98,576 square feet of independent living uses including up to 95 one- and two-bedroom senior housing units (Building B).

Alternatively, the proposed PD Plan would provide the flexibility to exchange the uses in Building A from medical office and ground-floor commercial for the following:

- 3,000 sf of commercial and a sales/leasing management office on the ground floor;
- Up to 197 residential dwelling units; and
- Up to 650 parking spaces in four subterranean levels (one less than the Project as proposed).

A total of approximately 79,553 sf of the existing development on site would be retained and integrated into the Project, including the Whole Foods grocery store and associated 275-space subterranean parking structure at 465 South Arroyo Parkway and the two historic period buildings at 501 and 523 South Arroyo Parkway.

PaleoWest, LLC (PaleoWest) was contracted by Psomas to complete a Historical Resource Assessment Report for the historic-period buildings located within the Project area in compliance with the California Environmental Quality Act (CEQA) and City of Pasadena Historic Preservation Ordinance (Local Register). PaleoWest identified six historic-period buildings on three properties within the Project area:

at 491 and 495 S. Arroyo Parkway (APN 5722-008-002); 501 and 503 S. Arroyo Parkway (APN 5722-008-012); and 523 and 541 S. Arroyo Parkway (APN 5722-008-017). No additional historic-period buildings were identified within the Project area. The City of Pasadena is the Lead Agency for the purposes of the CEQA.

This report summarizes the methods and results of the historical resource investigation. This investigation included background research, survey, and evaluation of the buildings. The purpose of the investigation was to determine the potential for the Project to impact historical resources under CEQA.

A search of the South Central Coastal Information Center (SCCIC) included a review of all documented sites and cultural resources reports on file for the specified area. The results from the information center indicated that 17 cultural resources investigations were previously conducted within a radius of 0.5-mile of the Project area (herein referred to as “study area”). Of the 17 previous reporting investigations identified in the study area, the SCCIC indicated that none of the studies overlapped with the current Project area. The SCCIC search did not identify any archaeological sites within the Project area but did identify three historic built environment resources in the Project area (Pacific Electric Railroad Garage, P-19-183400; 501 S. Arroyo Parkway, P-19-183401; and 523 S. Arroyo Parkway, P-19-183402). The Pacific Railroad Garage is partially extant. The buildings was integrated into the existing commercial building occupied by Whole Foods. Currently, the east and north façades of this building remain, while the remainder of the building was removed and replaced with new construction in 2007. Both

buildings at 501 S. Arroyo Parkway and 523 S. Arroyo Parkway were previously recommended as eligible for the local register and are, therefore, considered historical resources for the purposes of CEQA. No additional locally listed or National Register of Historic Places- (NRHP-) or California Register of Historical Resources- (CRHR-) eligible properties are within the Project area.

An intensive pedestrian survey of the Project area was conducted by PaleoWest on May 4, 2020. During the field survey, the exteriors of the subject buildings within the Project area were analyzed, photographed, and recorded. The buildings at 491, 495, 499, 503, and 541 S. Arroyo Parkway were evaluated for historical significance by applying the criteria of the CRHR and the Local Register using data gathered during the pedestrian survey and information acquired through historical research. The current condition of the two previously recorded resources at 501 and 523 S. Arroyo Parkway was noted and the existing DPR 523 Series forms were updated. PaleoWest recommends that the buildings at 491, 495, 499, 503, and 541 S. Arroyo Parkway are not eligible for inclusion in the CRHR or the Local Register. PaleoWest concurs with the previous recommendation that the buildings at 501 S. Arroyo Parkway and 523 S. Arroyo Parkway are eligible for the Local Register and observed no changes that would compromise that assessment. Further, PaleoWest recommends that the buildings at 501 S. Arroyo Parkway and 523 S. Arroyo Parkway are locally eligible for the CRHR under Criterion C. Therefore, the buildings at 501 S. Arroyo Parkway and 523 S. Arroyo Parkway are historical resources for the purposes of CEQA.

Collectively, the buildings located at 491, 495, 499, 501, 503, 523, and 541 S. Arroyo Parkway could represent a potential historic district; however, the district does not retain sufficient integrity to convey its historical significance. Therefore, it is not a historical resource for the purposes of CEQA.

Based on available plans, the Project will not involve the physical destruction of the buildings at 501 S. Arroyo Parkway and 523 S. Arroyo Parkway, nor will it result in any significant physical modifications that will compromise the historic integrity of the buildings. The proposed Project will have an effect on the integrity of the setting, but those changes will not physically alter the buildings and are not substantial enough to compromise the overall historic integrity or obstruct the view of the buildings from the public right of way (ROW). Further, the setting has already been significantly altered due to new construction and the modification of buildings over time. Based on this analysis it was found that the proposed project would not have a significant adverse impact on historic resources.

# 1.0 INTRODUCTION

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The Arroyo Parkway, LLC is proposing to construct two new buildings within an approximately 3.3-acre area in Pasadena, California (Project). PaleoWest was contracted by Psomas to complete a Historical Resource Assessment Report for the historic period buildings located within the Project area in compliance with the California Environmental Quality Act (CEQA). The City of Pasadena is the Lead Agency for the purposes of CEQA. This report is intended to support the environmental analysis of the project and its potential environmental impacts, as outlined under CEQA.

The purpose of this report is to determine if historical resources, as defined under CEQA, are located within the Project area, or within the surrounding vicinity, and to assess the potential impacts of the Project to said resources. CEQA defines historic resources as any object, building, structure, site, area, place, record, or manuscript that is listed or determined eligible for listing in the CRHR, a local register or historic inventory program, or is determined to be historically significant by a lead agency (CEQA Guidelines Section 15064.5(a)).

Under CEQA, potential impacts to historical resources are determined through an assessment of whether a project has the potential to result in a “substantial adverse change in the significance of a historic resource.” “Substantial adverse change” is defined in CEQA as the “physical demolition, destruction, relocation, or alteration of the resource or its immediate surroundings such that the significance of an historical resource would be materially impaired.”

The significance of an historical resource is considered in the CEQA Guidelines to be materially impaired when a project:

- (A) Demolishes or materially alters in an adverse manner those physical characteristics of an historical resource that convey its historical significance and that justify its inclusion in, or eligibility for, inclusion in the [CRHR]; or
- (B) Demolishes or materially alters in an adverse manner those physical characteristics that account for its inclusion in a local register of historical resources pursuant to section 5020.1(k) of the Public Resources Code or its identification in an historical resources survey meeting the requirements of section 5024.1(g) of the Public Resources Code, unless the public agency reviewing the effects of the project establishes by a preponderance of evidence that the resource is not historically or culturally significant; or
- (C) Demolishes or materially alters in an adverse manner those physical characteristics of a historical resource that convey its historical significance and that justify its eligibility for inclusion in the [CRHR] as determined by a lead agency for purposes of CEQA.

If a project is found to result in a substantial adverse change in the significance of a historic resource, a historic resources assessment would also evaluate whether that effect can be reduced or eliminated through designed alternatives or mitigation measures. If impacts on a historical resource stemming from a project are found, these may qualify as an environmental impact under CEQA.

To address the issues related to historical resources, this report first identifies all historical resources that have the potential to be impacted by the Project, followed by an assessment of potential impacts, and the recommendation of any mitigation measures that may result in a reduced impact to a level of less-than-significant.

The report was prepared by PaleoWest architectural historian Justin Castells, M.A. who meets the Secretary of the Interior's Professional Qualification Standards in history and architectural history.

## 1.1 PROJECT LOCATION AND DESCRIPTION

The Project area encompasses 3.3 acres in the City of Pasadena, Los Angeles County, California (Figure 1-1). The Project area is situated within the Pasadena, CA 7.5' U.S. Geological Survey (USGS) topographic quadrangle (Figure 1-2). The Project area is bounded by E. Bellevue Drive on the north, S. Arroyo Parkway on the east, E. California Boulevard on the south, and the Metro Gold Line ROW on the west (Figure 1-3). The elevation of the Project area is approximately 790 feet above mean sea level (amsl).

The Project involves the demolition six existing buildings at 491, 495, 499, 503, 541, and 577 S. Arroyo Parkway to develop a 154,000 square foot, 7-story medical office building and a 184,376 square foot, 7-story senior living facility. The Project will also include the retention of two historic-period buildings at 501 S. Arroyo Parkway and 523 S. Arroyo Parkway. The Project would also include up to 850 parking spaces in 5 subterranean levels. Approximately 79,553 sf of the existing development would be retained and integrated into the Project, including the Whole Foods grocery store and associated 275-space subterranean parking structure at 465 South Arroyo Parkway, and the two historic buildings at 501 and 523 S. Arroyo Parkway.

The maximum building heights for the Project to the top of parapet, not including appurtenances, would range from 90 feet 6 inches to 93 feet 6 inches above ground level. However, the buildings will feature prominent setbacks throughout the site to reduce massing, create public space throughout the Project area, and to retain a buffer surrounding the two retained historical resources at 501 and 523 S. Arroyo Parkway.

The proposed building façades incorporate numerous window openings to provide views and to avoid blank, massive-looking building faces. The façades would also be articulated with patios, window shades, and varying surface treatments to provide variation and break up the surface of the buildings. Portions of both the proposed buildings would be set back from the widest part of the building envelope and some portions of the buildings would extend only to Level 4 and Level 6. Additionally, the ground floor would be slightly taller than the remaining levels, at 15 feet high. This would act to differentiate the ground floor and, combined with some unique architectural features for this level, create a human-scale and pedestrian-friendly environment. The assisted living building would have a steel stud exterior wall clad with a combination of textured face brick and smooth plaster or precast concrete accents. Trellises and balcony railings would be painted steel with a cement fiber composite soffit and sealed concrete decking. Glazing would be factory finished aluminum or steel operable frames with bronze-, gray-, or green-tinted thermal glass and spandrel glass at floors and vision glass heads. Exterior decks would be a double slab construction with paver tiles. The medical office building would have a combination of aluminum frame glass curtain wall and steel stud exterior wall clad with a mixture of textured face brick and smooth plaster or glass fiber reinforced concrete precast accents on the lower floors of the building. Glazing would be a factory finished aluminum structural silicone glazing system with bronze-, gray-, or green-tinted thermal glass and spandrel glass at floors and vision glass heads. Exterior decks would be a double slab construction with paver tiles. The Project proposes to maintain visual continuity through the consistent application of high-quality building, landscape, and hardscape design and materials. Only non reflective building materials would be used.

The existing historic buildings at 501 and 523 S. Arroyo Parkway would be preserved in place. Specific future tenant improvement plans for these historical resources in the Project area are

still in the conceptual phase at this time. However, the plans do not anticipate demolishing, moving, or making major alterations to these structures.

Construction activities for the project will not include blasting or pile driving, which have the potential to cause damaging vibrations. However, large construction equipment is anticipated, which is noted for having the potential to cause vibrations that may result in cosmetic damage to the buildings being retained as part of the Project, including the historic buildings at 501 and 523 S. Arroyo Parkway. To address the potential vibrations, a mitigation measure has been prepared for the project through the preparation of the Project's Environmental Impact Report (EIR), as required under CEQA. Outlined in the Noise section of the EIR, Mitigation Measure Noise-1 (MM-NOI-1) states that "the potential for vibration-induced cosmetic (i.e., not structural) damage to the structures at 465, 501, and 523 South Arroyo Parkway shall be reduced by implementing the following three steps: (1) setbacks, (2) monitoring, and (3) restoration (if applicable)." These specific requirements of MM-NOI-1 are as follows:

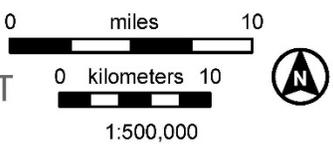
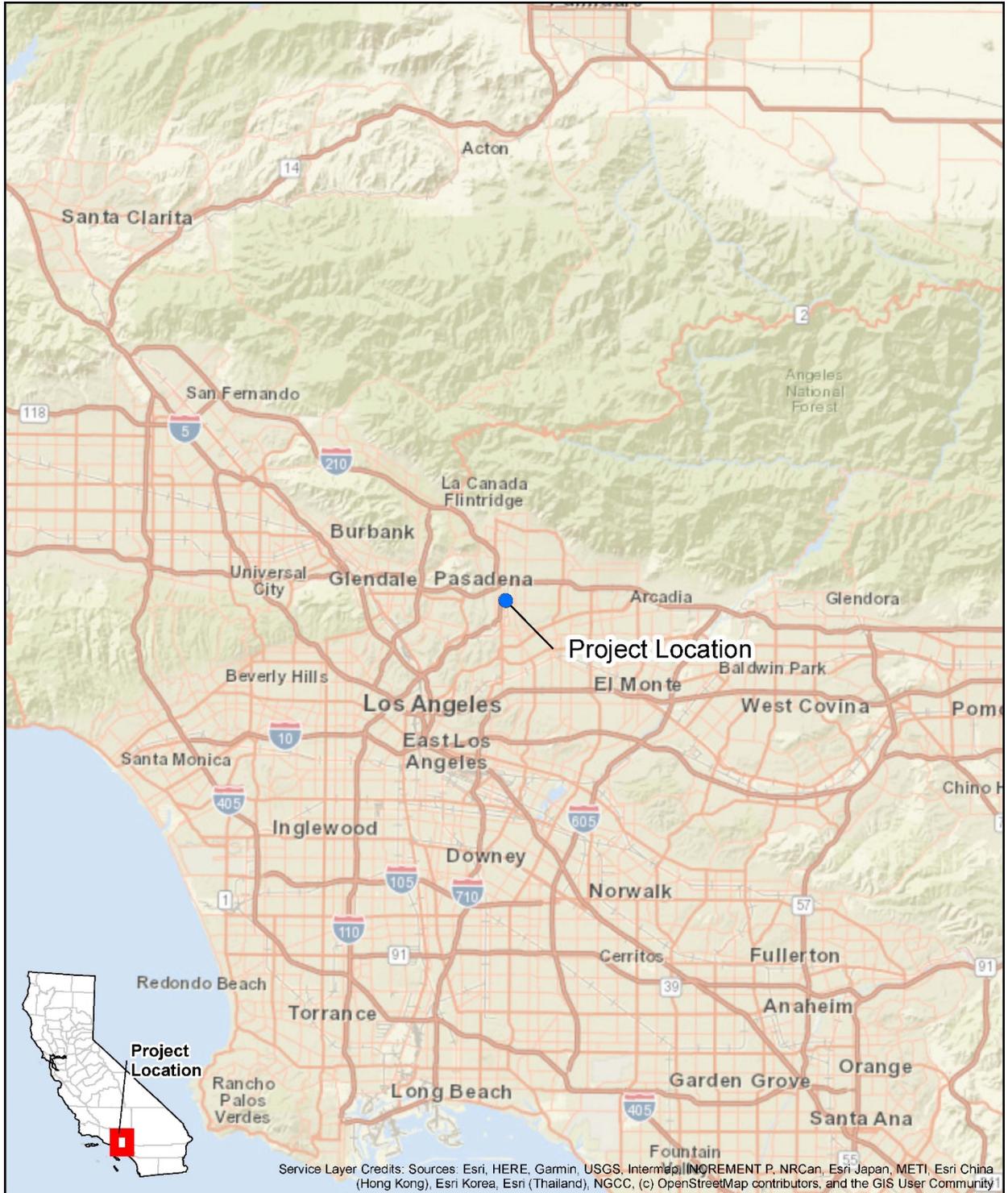
- (1) The Project Applicant shall be responsible for ensuring the construction specifications include the following language: "Construction equipment shall observe setback distances of 30 feet from any of the three on-site buildings being retained (Whole Foods Market and 501 and 523 South Arroyo Parkway) for equipment equivalent to a large bulldozer (29,000 pounds or more) and 20 feet for jackhammers and loaded trucks. Small dozers and other equipment with vehicle weights of less (29,000 pounds) are not anticipated to result in substantial levels of vibration that could cause building damage".
- (2) The Project Applicant shall be responsible for placing a vibration monitor in each of the three on-site buildings to remain on the site. The contractor would need to have vibration measurements taken on the site when heavy equipment or vibration intensive activities occurs near (i.e., less than 30 feet horizontal distance) to these three buildings. Vibration measurements will be compared to the vibration thresholds appropriate for the building that may be impacted. The appropriate vibration thresholds are as follows: 0.12 peak particle velocity (PPV) for 501 and 523 South Arroyo Parkway and 0.30 PPV for Whole Foods Market.

If vibration levels are below these thresholds, it is permissible to have construction activity with large (over 29,000 pounds) equipment, jackhammers, and/or loaded trucks within the setback distances included in item 1 above. Additionally, vibration monitoring shall guide construction activity near the perimeter of these buildings during subterranean excavation and construction activity. If vibration levels are found to exceed the applicable threshold, then the associated construction activity shall immediately halt, and alternative methods for achieving the construction activity shall be determined and employed to reduce the construction-generated vibration exposure to the building(s) to less than the thresholds. While the specific alternative methods to be employed cannot be foreseen, as it would be depending on situation-specific factors, the performance objective of maintaining activity that results in vibration below the applicable thresholds shall guide all decisions.

- (3) If cosmetic damage does occur to one or more of these three buildings because of vibration from Project-related construction activities despite setbacks and monitoring, the Project Applicant shall be responsible for restoring the damage. Cosmetic damage includes things like, for example, cracks in paint/plaster, fallen plaster/stucco from a facade, and cracked glass. Specifically, any restorations to Whole Foods Market shall be implemented to return the damaged area to the same

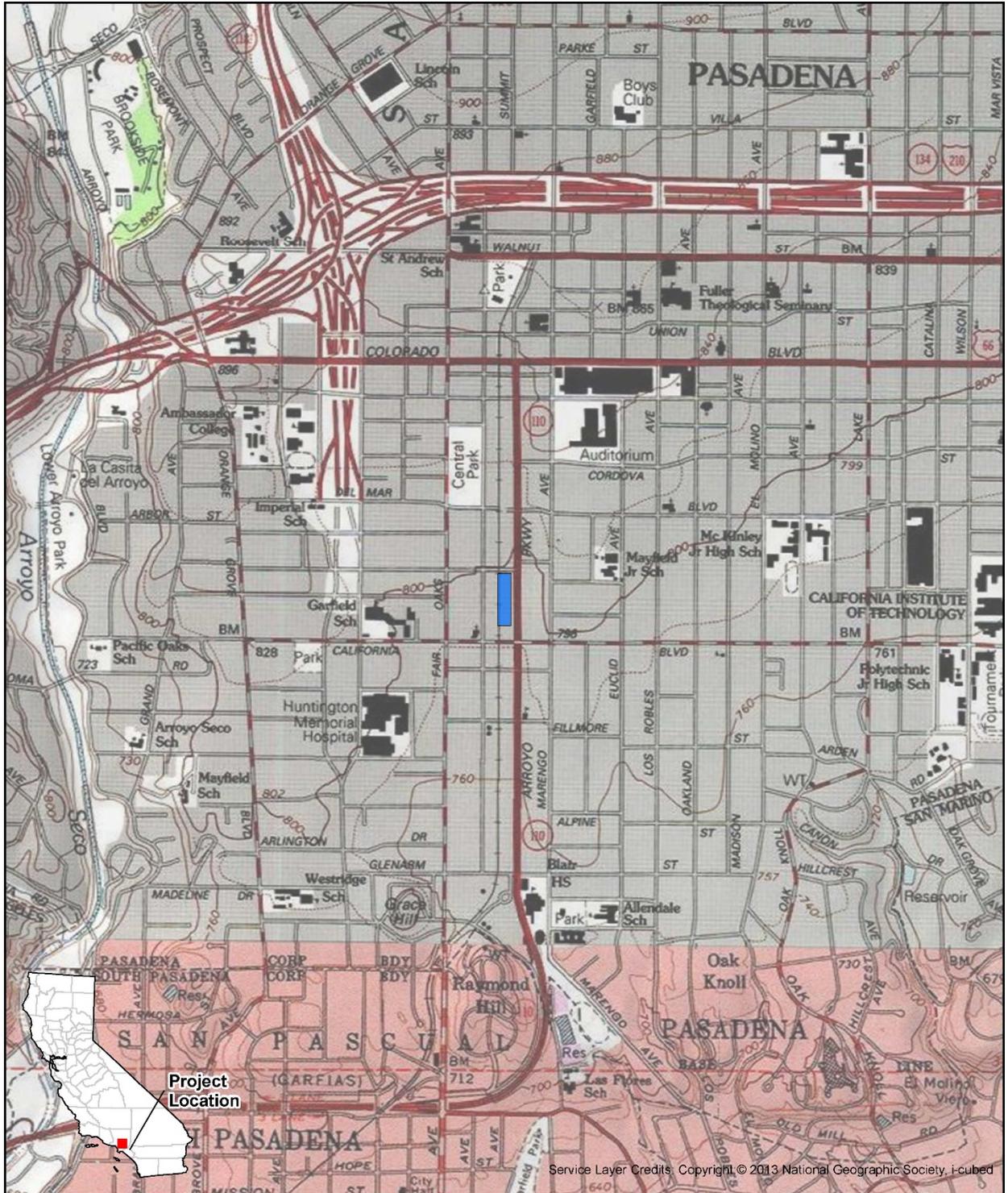
condition (e.g., materials, colors, style) as present at the start of construction. Any restorations to the buildings at 501 and 523 South Arroyo Parkway shall conform to the Secretary of the Interior's Standards for the Treatment of Historic Properties (Standards), and the determination of whether the planned restorations is consistent with the Standards shall be made by a qualified historic preservation professional meeting the Secretary of the Interior's Professional Qualifications Standards for architectural history or historic architecture (Professional) and to the satisfaction of the City. The restorations to the historic buildings, if necessary, may be either to the conditions present before construction was initiated or, if the planned updates to these buildings are underway may be conducted to meet proposal conditions.

The City's Planning & Community Development Department will be responsible for ensuring that the specifics of this mitigation measure will be included in the Project specifications prior to the issuance of a Demolition Permit. The Project applicant and City inspector will also be responsible for ensuring that the conditions of this mitigation measure are consistently implemented throughout the construction period.

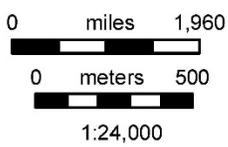


**Figure 1-1**  
**Project Vicinity Map**  
 USGS 7.5' Quadrangle:  
 Pasadena, CA (1975)  
 NAD 83 UTM Zone 11

Project Area

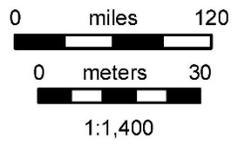


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**Figure 1-2**  
**Project Location Map**  
 USGS 7.5' Quadrangle:  
 Pasadena, CA (1975)  
 NAD 83 UTM Zone 11

 Project Area



**Figure 1-3**  
**USGS 7.5' Quadrangle:**  
**Pasadena, CA (1975)**  
**NAD 83 UTM Zone 11**

-  Project Area
-  Building

## 2.0 REGULATORY CONTEXT

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### 2.1 STATE

#### 2.1.1 California Environmental Quality Act

The proposed Project is subject to compliance with CEQA, as amended. Compliance with CEQA statutes and guidelines requires both public and private projects with financing or approval from a public agency to assess the project's impact on cultural resources (Public Resources Code Section 21082, 21083.2 and 21084 and California Code of Regulations 10564.5). Specifically, under Public Resources Code Section 21084.1, a "project that may cause a substantial adverse change in the significance of an historical resources is a project that may have a significant effect on the environment." The first step in the CEQA compliance process in terms of historical resources is to identify any that may be impacted by the project.

"Historical resource" is a term with a defined statutory meaning (Public Resources Code Section 21084.1). The determination of significant impacts on historical and archaeological resources is described in Sections 15064.5(a) and 15064.5(b) of the State CEQA Guidelines. Section 15064.5(a) states that historical resources include the following:

1. A resource listed in, or determined to be eligible by the State Historical Resources Commission, for listing in the [CRHR] (Public Resources Code Section 5024.1).
2. A resource included in a local register of historical resources, as defined in Section 5020.1(k) of the Public Resources Code or identified as significant in a historical resource survey meeting the requirements of Section 5024.1(g) of the Public Resources Code, will be presumed to be historically or culturally significant. Public agencies must treat any such resource as significant unless the preponderance of evidence demonstrates that it is not historically or culturally significant.
3. Any object, building, structure, site, area, place, record, or manuscript which a lead agency determines to be historically significant or significant in the architectural, engineering, scientific, economic, agricultural, educational, social, political, military, or cultural annals of California may be considered to be a historical resource, provided the lead agency's determination is supported by substantial evidence in light of the whole record. Generally, a resource will be considered by the lead agency to be historically significant if the resource meets the criteria for listing in the [CRHR] (Public Resources Code Section 5024.1).
4. The fact that a resource is not listed in or determined to be eligible for listing in the CRHR, not included in a local register of historical resources (pursuant to Section 5020.1[k] of the Public Resources Code), or identified in a historical resources survey (meeting the criteria in Section 5024.1[g] of the Public Resources Code) does not preclude a lead agency from determining that the resource may be an historical resource as defined in Public Resources Code Section 5020.1(j) or 5024.1.

Cultural resources are buildings, sites, humanly modified landscapes, traditional cultural properties, structures, or objects that may have historical, architectural, cultural, or scientific importance based on established criteria. CEQA states that if a project will have a significant impact on important cultural resources, deemed "historically significant," then project alternatives and mitigation measures must be considered.

## 2.1.2 California Register of Historical Resources

The CRHR established a list of properties that are to be protected from substantial adverse change (Public Resources Code Section 5024.1). A historical resource may be listed in the CRHR if it exhibits significance under one or more of the following criteria:

1. It is associated with events that have made a significant contribution to the broad patterns of California's history and cultural heritage.
2. It is associated with the lives of persons important in California's past.
3. It embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of an important creative individual, or possesses high artistic value.
4. It has yielded or is likely to yield information important in prehistory or history.

In addition to exhibiting significance under one or more of the above criteria, a resource must also retain sufficient historical integrity to convey its significance. Historical integrity is the physical aspects of a resource related to its historic character. Integrity is evaluated through seven aspects: location, design, setting, materials, workmanship, feeling, and association.

The CRHR includes properties that are listed or have been formally determined to be eligible for listing in the NRHP, State Historical Landmarks, and eligible Points of Historical Interest. Other resources require nomination for inclusion in the CRHR. These may include:

- resources contributing to the significance of a local historic district,
- individual historical resources,
- historical resources identified in historic resource surveys conducted in accordance with State Historic Preservation Office procedures,
- historic resources or districts designated under a local ordinance consistent with Commission procedures, and
- local landmarks or historic properties designated under local ordinance.

## 2.2 LOCAL

### 2.2.1 City of Pasadena Historic Preservation Ordinance

The City of Pasadena has established an historic preservation program in order to promote “the identification, evaluation, rehabilitation, adaptive use, and restoration of historic structures.” The criteria for the designation of historic monuments, landmarks, historic signs, landmark trees, or landmark districts are applied “according to applicable National Register of Historic Places Bulletins for evaluating historic properties.” These criteria are excerpted below from Section 17.62.040 of the Pasadena Zoning Code (City of Pasadena Online Zoning Code Title 17. [https://library.municode.com/ca/pasadena/codes/code\\_of\\_ordinances?nodeId=TIT17\\_ZONING\\_CODE](https://library.municode.com/ca/pasadena/codes/code_of_ordinances?nodeId=TIT17_ZONING_CODE)).

*Greene & Greene Structures*

Greene & Greene Structures shall include all buildings, sites, structures, objects and interior fixtures designed by the architectural firm of Greene & Greene, or by Charles Sumner Green (1868-1957) or Henry Mather Greene (1870-1954). All structures are automatically designated as Greene & Greene Structures under this category and, as such, are exempt from the designation procedures outlined below.

### *Historic Monuments*

A historic monument shall include all historic resources previously designated as historic treasures before adoption of [Zoning Code Chapter 17.62] in 2002, historic resources that are listed in the National Register at the State-wide or Federal level of significance (including National Historic Landmarks) and any historic resource that is significant at a regional, State, or Federal level, and is an exemplary representation of a particular type of historic resource and meets one or more of the following criteria:

- a) It is associated with events that have made a significant contribution to the broad patterns of the history of the region, State, or nation.
- b) It is associated with the lives of persons who are significant in the history of the region, State, or nation.
- c) It is exceptional in the embodiment of the distinctive characteristics of a historic resource property type, period, architectural style, or method of construction, or that is an exceptional representation of the work of an architect, designer, engineer, or builder whose work is significant to the region, State, or nation, or that possesses high artistic values that are of regional, State-wide or national significance.
- d) It has yielded, or may be likely to yield, information important in prehistory or history of the region, State, or nation.

A historic monument designation may include significant public or semi-public interior spaces and features.

### *Landmarks*

A landmark shall include all properties previously designated a landmark before adoption of [Zoning code Chapter 17.62] in 2002 and any historic resource that is of a local level of significance and meets one or more of the criteria listed below.

A landmark may be the best representation in the City of a type of historic resource or it may be one of several historic resources in the City that have common architectural attributes that represent a particular type of historic resource. A landmark shall meet one or more of the following criteria:

- a) It is associated with events that have made a significant contribution to the broad patterns of the history of the City.
- b) It is associated with the lives of persons who are significant in the history of the City.
- c) It embodies the distinctive characteristics of a type, architectural style, period, or method of construction, or represents the work of an architect, designer, engineer, or builder whose work is of significance to the City or possesses artistic values of significance to the City/
- d) It has yielded, or may be likely to yield, information important locally in prehistory or history.

### *Historic Signs*

A historic sign shall include all signs in the sign inventory as of the date of adoption of the Zoning Code in 2002 and any sign subsequently designated historically significant by the City Council that possesses high artistic values. A historic sign shall meet one or more of the following criteria:

- a) The sign is exemplary of technology, craftsmanship or design of the period when it was constructed, uses historic sign materials and means of illumination, and is not significantly altered from its historic period. Historic sign materials shall include metal or wood facings, or paint directly on the façade of a building. Historic means of illumination shall include incandescent light fixtures or neon tubing on the exterior of the sign. If the sign has been altered, it must be restorable to its historic function and appearance.
- b) The sign is integrated with the architecture of the building.
- c) A sign not meeting criteria a or b above may be considered for inclusion in the inventory if it demonstrates extraordinary aesthetic quality, creativity, or innovation.

All other regulations relating to signs shall comply with Chapter 17.48 (Signs).

### *Landmark Trees*

A tree shall qualify to be of historic or cultural significance and of importance to the community if it meets any one of the following criteria:

1. It is one of the largest or oldest trees of the species located in the City;
2. It has historical significance due to an association with a historic event, person, site, street, or structure; or
3. It is a defining landmark or significant outstanding feature of a neighborhood.

### *Landmark Districts*

A landmark district shall include all landmark districts previously designated before adoption of this Chapter and any grouping of contiguous properties that also meet the following criteria:

- a) Within its boundaries, a minimum of 60 percent of the properties qualify as contributing; and
- b) The grouping represents a significant and distinguishable entity of Citywide importance and one or more of a defined historic, cultural, development and/or architectural context(s) (e.g., 1991 Citywide historic context, as amended, historic context prepared in an intensive level survey or historic context prepared specifically for the nominated landmark district).

When considering applications to designate a landmark district, the Historic Preservation Commission shall use the National Register of Historic Places Bulletin #21: "Defining Boundaries for National Register Properties."

## 3.0 RESEARCH METHODS

A literature review and records search were conducted by Psomas at the South Central Coastal Information Center (SCCIC) at California State University, Fullerton on July 30, 2020 and provided to PaleoWest. This inventory effort included the Project area and a 0.5-mile radius around the Project area, collectively termed the “Project study area.” The objective of this records search was to identify prehistoric or historical cultural resources that have been recorded within the broader context surrounding the Project area during prior cultural resource investigations.

### 3.1 RECORDS SEARCH

The SCCIC search included a review of all recorded sites and cultural resources reports on file for the Project area, as well as the surrounding vicinity. The results from the information center indicated that 17 cultural resources investigations were previously conducted within the 0.5-mile radius Study Area (Figure 3-1). However, of the 17 previous investigations, the SCCIC indicated that none of the studies overlapped with the current Project area.

While no previous investigations included any portion of the Project area, there are individual resources documented outside the preparation of a cultural resources investigation that are present on site. The SCCIC search identified 63 historic built environment resources previously identified within the 0.5-mile radius Study Area. A copy of the records search results is included in Appendix B.

#### 3.1.1 Project Area

The SCCIC search did not identify any archaeological sites within the Project area, but did identify three historic built environment resources in the Project area:

Table 1. Previously Recorded Historical Resources in the Project Area

<b>Primary No.</b>	<b>Resource Name/ Address</b>	<b>Resource Type</b>	<b>Year Built</b>	<b>Year Recorded</b>	<b>Historic Status (NRHP, CRHR, Local)</b>
P-19-183400	Pacific Electric Railroad Garage/465 S. Arroyo Parkway	Building	1923, 2007	1986	Potentially Local eligible
P-19-183401	Market Basket Warehouse/ 501-503 S. Arroyo Parkway	Building	1940	1989	Local eligible
P-19-183402	Lewis Iron Building/ 523 S. Arroyo Parkway	Building	1922	1989	Local eligible

Preliminary desktop review of the resources identified within the Project area confirmed that both 501 S. Arroyo Parkway and 523 S. Arroyo Parkway appear to be extant. These properties were previously recommended as eligible for the local register and are, therefore, considered historical resources for the purposes of CEQA. The former Pacific Electric Railroad Garage, which was also previously recommended eligible for the Local Register, appears to be partially

extant with the west and north façades integrated into the current commercial building that occupies the north portion of the block.

### 3.1.2 Project Vicinity

In addition to the resources located within the Project area, multiple historical resources were identified in the records in the surrounding vicinity. For the purposes of this report and the potential analysis of the Project and its indirect impact to the setting and adjacent and nearby historical resources, a separate overlay was outlined to identify those resources that have the potential to be impacted. Referred to here as the “Project Vicinity,” this area was delineated to account for potential indirect impacts, such as visual or atmospheric alterations, resulting from the proposed Project.

The Project Vicinity is centered around the Project area, which corresponds with the entire subject block fronting S. Arroyo Parkway to the east and is bounded by E. Bellevue Drive to the north, E. California Boulevard to the south, and the LA Metro Light Rail alignment to the rear. The boundaries of the Project Vicinity extends approximately one city block in each direction to align with E. Del Mar Boulevard to the north, Edmondson Alley to the west, Pico Street to the south, and S. Marengo Avenue to the west. Within the Project Vicinity, nine historic resources were identified, including seven buildings and two historic districts; one historic district is fully within the Project Vicinity whereas the other is only partially within the delineated area (Figure 3-2).

The following table outlines those previously recorded historical resources located within the defined Project Vicinity:

Table 2. Previously Recorded Historical Resources in the Project Vicinity

<b>Primary No.</b>	<b>Resource Name/ Address</b>	<b>Resource Type</b>	<b>Year Built</b>	<b>Year Recorded</b>	<b>Historic Status (NRHP, CRHR, Local)</b>
P-19-180051	The Home Laundry / 432 S. Arroyo Parkway	Building	1922	1987	NRHP-listed, CRHR-listed, Local-listed
P-19-180068	S. Marengo Historic District	Historic District	1901- 1916	1981	NRHP-listed, CRHR-listed, Local-listed
P-19-180069	Don Carlos Court/ 374-386 S. Marengo Ave	Building	1927	1983	NRHP-listed, CRHR-listed, Local-listed
P-19-180070	Evanston Inn/ 385-395 S. Marengo Ave	Building	1897	1981	NRHP-listed, CRHR-listed, Local-listed
P-19-180680	Bryan Court, Adams Court/ 427 S. Marengo	Historic District	1916	1981	NRHP-listed, CRHR-listed, Local-listed

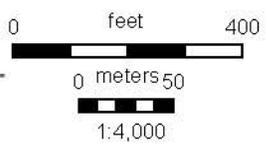
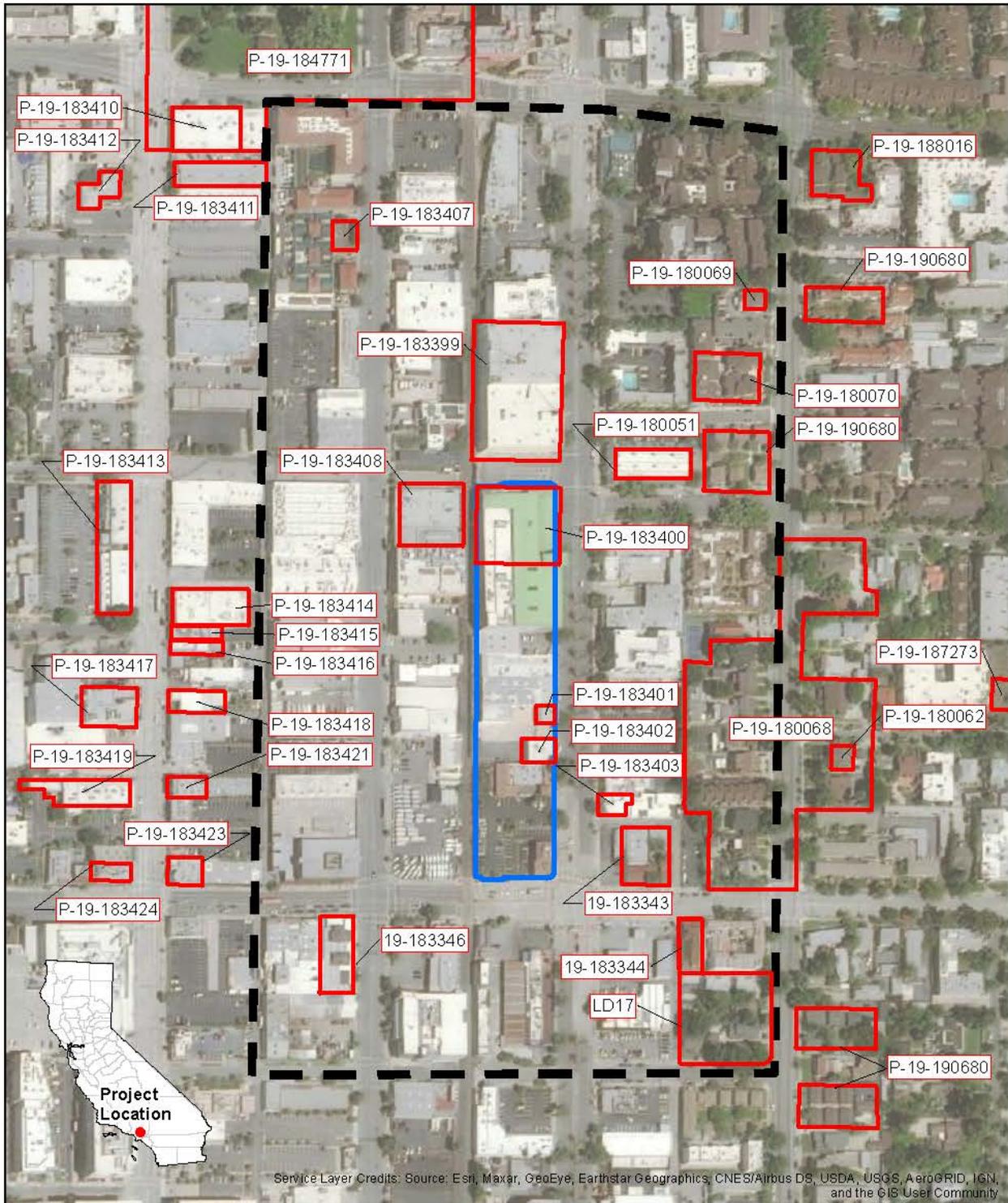
P-19-183343	George S. Hunt Studio & Shop Building/ 161 E. California Blvd.	Building	1927	1991, 2000	Local eligible
P-19-183344	Wallace Neff Office/ 180 E. California Blvd.	Building	1927	1991, 2011	NRHP eligible Local-listed
P-19-183346	Raymond Flowers/ 62 E. California Blvd.	Building	1933	1991, 2004	NRHP eligible Local eligible
P-19-183399	Cornet Building/ 411 S. Arroyo Parkway	Building	1945	1989, 2012	Potentially eligible for NRHP, CRHR, Local (needs re-evaluation)
P-19-183403	Bryan's Cleaners/ 544 S. Arroyo Parkway	Building	1938	1986	Local eligible
P-19-183407	Pasadena Humane Society/ 361 S. Raymond Ave	Building	1929	1989	NRHP-listed, CRHR-listed, Local-listed
P-19-183408	Royal Laundry, Milus Textile Service/ 443 S. Raymond Ave	Building	1927	1991, 2000, 2007	NRHP-listed, CRHR-listed, Local-listed
LD17 (City #)	Marengo-Pico Landmark District	Historic District	1912-1927	2008, 2011	Local-listed

## 3.2 ADDITIONAL SOURCES

In addition to the records search, general contextual and site-specific research was conducted for the subject property and the surrounding area. Additional sources consulted include the National Register of Historic Places, the Office of Historic Preservation Directory of Properties in the Historic Property Data File, Los Angeles County Assessor files, historical newspapers databases, historic Sanborn Fire Insurance Maps, Los Angeles Public Library databases, newspaper.com., ancestry.com, Pasadena city directories, and the City's California Historic Resource Inventory Database (CHRID) system.

Historical maps consulted include the Los Angeles (USGS 1894, 1900), Altadena (USGS 1928), and Pasadena (USGS 1953, 1966, 1972, 1988, 1955) 7.5-minute USGS quadrangles. The 1894 and 1900 maps depicted the Project area as thoroughly built out, but no extant buildings within the Project area were depicted. The 1928 map showed two buildings within the Project area that roughly correspond with 495 S. Arroyo Parkway and 501 S. Arroyo Parkway. A review of available Sanborn Fire Insurance Maps from 1931 through 1951 was also conducted and reflected in the property history of the Historical Overview section.





**Figure 3-2**  
**Project Vicinity**  
**USGS 7.5' Quadrangle:**  
**Pasadena, CA (1975)**  
**NAD 83 UTM Zone 11**

-  Project Area
-  Project Vicinity
-  Existing Resource

## 4.0 HISTORICAL OVERVIEW

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This section of the report summarizes information regarding the historic context of the Project area. Overarching historic themes were identified to establish a historic context within which to evaluate historic-period properties within the Project area.

### 4.1 CITY OF PASADENA

The following history of Pasadena, unless otherwise noted, was excerpted from “Heritage: A Short History of Pasadena” (City of Pasadena 2020).

In 1886 Pasadena incorporated, largely as a measure to rid the city of its saloon (City of Pasadena 2020). The commercial center of the City was largely localized around the intersection of what is now Fair Oaks Avenue and Colorado Boulevard (Old Pasadena Management District 2020). The industrial center of the city was largely localized along railroad tracks. In the ensuing decade, amenities such as sewers, paved streets, and electric street lighting were installed (City of Pasadena 2020). A three-block commercial area of Colorado Boulevard from DeLacey Avenue to Broadway Avenue (now Arroyo Parkway) was paved with all-weather surface in 1893 as part of the city’s enhancement initiative. Secondary streets and alleys began to expand from Colorado Boulevard where service industries began to be established (O’Connor, et al.1993). On January 1, 1890, the Valley Hunt Club initiated a mid-winter festival with a procession of flower-bedecked horses and carriages. This became a yearly tradition that in 1898 was formally sponsored by the Tournament of Roses Association. An added tourist attraction was the Echo Mountain incline railway which opened in 1893 and included a mountain chalet resort and the Alpine Tavern at Crystal Springs (City of Pasadena 2020).

Through the end of the 1920’s, Pasadena continued to enjoy a reputation as a tourist center and winter resort for the wealthy (City of Pasadena 2020). By 1900 the commercial district of Pasadena had become too crowded and petitions were made to widen Colorado Boulevard. In 1929, work on widening Colorado Boulevard began and buildings were set back 14 feet on each side of Colorado Boulevard, and most of the Victorian façades were replaced by Spanish Colonial Revival and Art Deco frontages (Old Pasadena Management District 2020). With the coming of the Great Depression, every aspect of Pasadena’s economy was affected but the tourist industry was hit so hard that it never recovered. As with the rest of the United States, The Depression disrupted all industry and business within Pasadena and resulted in slow growth for the city. The advent of World War II led to a resurgence in Pasadena and the region. During the war, hotels in Pasadena were used as military command headquarters. The Vista del Arroyo Hotel was purchased by the Army and became a convalescent hospital for the wounded. Led by Caltech and the Jet Propulsion Laboratory, which became focal points of research and development for the war effort, Pasadena evolved into a center for industrial research and light manufacture of scientific and electronic precision instruments. The completion in 1940 of the Arroyo Seco Parkway, the first freeway in the west, provided a fast and direct route from Pasadena to Los Angeles. Pasadena became an attractive place to live for people working in industrial areas in Los Angeles (City of Pasadena 2020).

In the mid-1940’s and early 1950’s, to relieve the housing shortage, new housing tracks were opened in the Linda Vista, San Rafael and Allendale areas and to the east in the Hastings Ranch and Coronet areas. Retail sales showed a steady increase and in 1947, the opening of

Bullock's heralded what was to become an exclusive shopping area on South Lake Avenue. A new shopping center opened in Hastings Ranch in 1956. As the business district moved east of Fair Oaks and Colorado, the area that was once the heart of the city became dilapidated, with high vacancy rates and declining property values. The early '60's saw some major companies leave Pasadena due to lack of land for expansion. Although the problem of central city decline was pointed out in a major report in 1959, little was done to remedy it until the early seventies (City of Pasadena 2020).

## 4.2 INDUSTRIAL DEVELOPMENT IN THE CITY OF PASADENA

The initial industry in Pasadena during the late nineteenth century was agriculture, most notably with the proliferation of citrus crops throughout the region. These exports led to the initial creation of early transportation networks that relied on a system of growers, packing houses, and shippers, which operated throughout Southern California. In addition to supplying a tangible commercial product for shipment to markets, the citrus crops were an essential marketing tool for Southern California communities during the late nineteenth and early twentieth centuries, including Pasadena. The exotic notion of oranges to the rest of the nation played into the romantic idea of the Mediterranean climate of the region, which in turn led to increased tourism and residential development in Pasadena (1993). Somewhat ironically, these crops that were part of the most prominent marketing tools and the initial catalyst for Pasadena's development became increasingly less common as more agricultural land was subdivided to construct residences, as well as for grand new hotels that supported the growing tourism industry. This trend of urbanization and development was exacerbated with the construction of the Atchison Topeka and Santa Fe Railway (Santa Fe Railway) in 1886 (City of Pasadena, 1993).

To support the new residential and tourism-based economy, which often catered towards the upper classes, a new goods and services economy became an integral part of the industrial and commercial development in Pasadena. Early industrial development in Pasadena was largely concentrated along the north-south axis of the Santa Fe rail tracks, which entered the city through the center of the block between Raymond Avenue and Arroyo Parkway (then Broadway) where the businesses had access to incoming and outgoing freight services (Historic Resources Group, et al. 2007). In 1914, industrial zones were designated adjacent to railroad tracks within the city of Pasadena. While zoned for industrial purposes, these areas also contained residences which largely housed immigrants and minorities (O'Connor, et al. 1993). The industrial district was confined to Arroyo Parkway, Raymond, and Fair Oaks Avenues between Del Mar Boulevard in the north and the Arroyo Seco (now the route of the Pasadena Freeway) in the south. The main industries were laundries, light manufacturing, custom automobile assembly, storage and transport, lumber yards and milling (Historic Resources Group, et al. 2007). This trend of light-industrial uses was solidified in 1920, when the Chamber of Commerce campaigned for only "clean industries" to be allowed within the City to preserve its character and overall cleanliness. Typically, more heavy industrial developments that were being founded throughout Southern California were being limited to Los Angeles or the more industrial suburbs of the region (City of Pasadena, 1993).

### 4.3 491-541 S. ARROYO PARKWAY

491 S. Arroyo Parkway was constructed in 1945. Sanborn Fire Insurance Maps from 1951 show that 491 S. Arroyo Parkway was used as a warehouse for a garden spray manufacturer and interior doors connecting the building with 495 S. Arroyo Parkway indicate that the two buildings were directly associated with one another (Sanborn Map Company 1951). By 1965 the building housed Servisoft, a water conditioning service (*Independent Star-News* 1965). Research has uncovered little information regarding subsequent occupants of the building. In 2010 permits were approved for new storefronts for the building, which included the current entry and windows (Pasadena Building and Safety Division 2010a).

495 S. Arroyo Parkway was constructed in 1925. As early as 1927 the building was listed as the business location of contractor W.C. Crowell (Los Angeles Directory Co. 1927). In 1928 Crowell was awarded the construction of the Gordon B. Kaufmann designed Athenaeum Building on the California Institute of Technology campus (*Pasadena Evening Post* 1928). In 1931, W.C. Crowell was listed as a member of the Pasadena Junior Chamber of Commerce (The Pasadena Post 1931). Crowell was a prominent builder in Pasadena and was involved in the construction of many notable buildings including the Scottish Rite Cathedral in Pasadena, the NRHP-listed Kindel Building, the Huntington Library, and the Pasadena Civic Auditorium. Sanborn Fire Insurance Maps from 1931 show that 495 S. Arroyo Parkway was used as sheet metal works (Sanborn Map Company 1931), however W.C. Crowell was still listed as a contractor with offices at that location in 1938 and 1939 (Los Angeles Directory Co. 1938, 1939). By 1942 the property was occupied by Destruxol Corp. LTD, a garden chemical manufacturer (*Los Angeles Times* 1942). The Sanborn Fire Insurance Maps from 1951 indicate that the building was a garden spray manufacturer and interior doors connecting the building with 491 S. Arroyo Parkway indicate that the two buildings were directly associated with one another (Sanborn Map Company 1951). By 1956 the building was used as a machine shop while jointly being used by the Destruxol Corporation which occupied the property until at least 1960 (*Los Angeles Times* 1956, *Pasadena Independent* 1960). At some point between 1960 and 1978, Properties International/John K. Woo occupied the property before relocating in 1978 (*Los Angeles Times* 1978a). In 2009 a seismic retrofit permit was issued for the building followed by permits for new storefronts and a new roof for the building in 2010 (Pasadena Building and Safety Division 2009, 2010b, 2010c).

499 S. Arroyo Parkway was constructed in 1921. On the 1931 Sanborn Maps, 499 S. Arroyo Parkway is depicted as having two wire-glass skylights. Interior doors connecting the building with 501 and 503 S. Arroyo Parkway indicate that the buildings were directly associated with one another. The use for the complex is indicated as wholesale grocery (Sanborn Map Company 1931), the Market Basket Warehouse (Heumann 2000a). On the 1951 Sanborn Maps 499 S. Arroyo Parkway is depicted as having two wire-glass skylights. Interior doors connecting the building with 501 and 503 S. Arroyo Parkway indicate that the buildings were directly associated with one another. The use for the complex is indicated as paper warehouse and distribution (Sanborn Map Company 1951). In 2010 permits were issued for storefront installations and alterations on the building (Pasadena Building and Safety Division 2010d, 2010e). In 2011 a permit was issued for a new wall sign and new awnings for the building (Pasadena Building and Safety Division 2011).

503 S. Arroyo Parkway was constructed in 1921. On the 1931 Sanborn Fire Insurance Maps, 503 S. Arroyo Parkway is depicted as a concrete building. Additional associated buildings abut the building to the south but are no longer extant. Interior doors connecting the building with 501 S. Arroyo Parkway indicate that the buildings were directly associated with one another. The use for two buildings, along with 499 S. Arroyo Parkway, is indicated as wholesale grocery

(Sanborn Map Company 1931), the Market Basket Warehouse (Heumann 2000a). On the 1951 Sanborn Fire Insurance Maps 503 S. Arroyo Parkway is depicted as a concrete building. Additional associated buildings about the building to the south but are no longer extant. Interior doors connecting the building with 501 S. Arroyo Parkway indicate that the buildings were directly associated with one another. The use for two buildings, along with 499 S. Arroyo Parkway, is indicated as paper warehouse and distribution (Sanborn Map Company 1951).

541 S. Arroyo Parkway was constructed in 1951. By at least 1959, the building was home to the Westward Ho Steak House (*Star-News* 1959) owned by Ed and Loretta Nicastro (*Star-News* 1962). The restaurant was known locally for live music and for its 10 ounce “small” steak (Gambole 1966). The Westward Ho Steak House operated until 1977 (*Los Angeles Times* 1977). In 1978 a restaurant called Duck Soup opened at the location, operated by Carl Warren, Sam Goldenberg, Mert Wallen, and Joe Dietchmann (*Los Angeles Times* 1978b). Warren, Goldenberg, Wallen, and Dietchmann were all, at the time, either owners or top executives in the International House of Pancakes (Thomey 1968). By 1989 Duck Soup had closed and Manan Restaurant was located in the building (*Monrovia News-Post* 1989). In 2002 a design review was requested for a remodel of the building (Pasadena Building and Safety Division 2002a) and permits were issued for the remodel the same year (Pasadena Building and Safety Division 2002b). Permits were issued in 2004 (Pasadena Building and Safety Division 2004) for a new monument sign and in 2005 for an illuminated wall sign (Pasadena Building and Safety Division 2005).

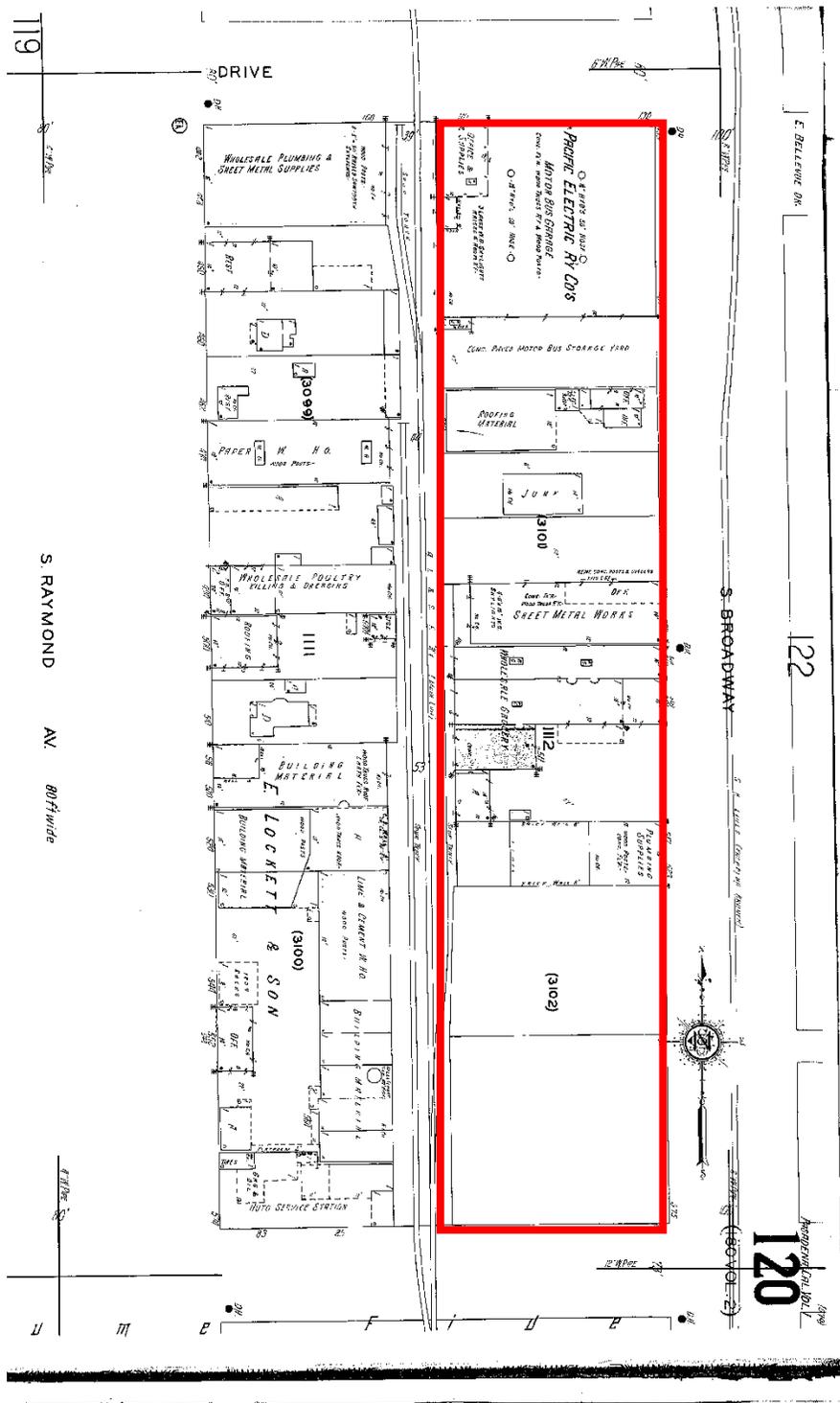


Figure 4-1. 1931 Sanborn Fire Insurance Map with Project area outlined; north is up (LA Public Library).

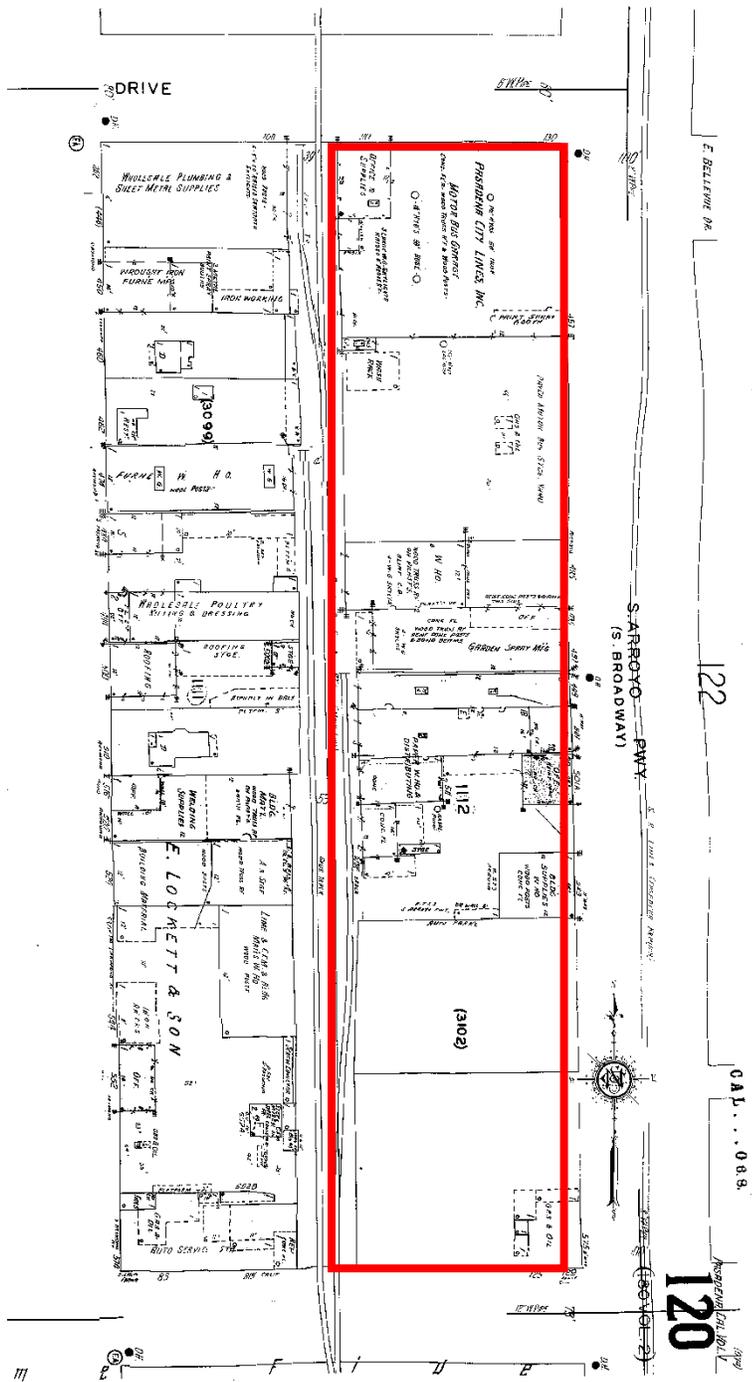


Figure 4-2. 1951 Sanborn Fire Insurance Map with Project area outlined; north is up (LA Public Library).

## 5.0 FIELD INVESTIGATION

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### 5.1 FIELD METHODS

A pedestrian survey of the Project area was conducted by PaleoWest on May 4, 2020. During the field survey, the exteriors of the buildings within the Project area were analyzed, photographed, and recorded. Any building or structure determined to have been built prior to 1975 or to be potentially eligible for the CRHR were formally evaluated on DPR 523 series forms, which are included in Appendix A.

In addition to the Project Area, the general conditions and character of the surrounding area was observed during the field survey on May 4, 2020. Attention to building types, use, spatial organization, periods of construction, architectural styles, and other characteristics were noted at this time. A subsequent desktop analysis of the previously documented historical resources identified within the Project Vicinity was also conducted in support of this report. This entailed using readily available digital tools, such as street views from February 2021, to confirm current conditions of these resources, and cross-referencing this with existing documentation related to the historic status of each resource, including CHRID entries, DPR 523 forms, and NRHP nominations.

### 5.2 INTENSIVE PROJECT AREA SURVEY

The general character of the urban context surrounding the Project Area was observed during the intensive field survey on May 4, 2020. Overall, the Project Area is situated within a dynamic urban environment near downtown Pasadena. The building stock and character of the surrounding area features a mixture of commercial, industrial, and residential uses through a mixture of property types that reflect periods of construction from the late nineteenth century to the present-day. This is also embodied in a variety of architectural styles, forms, and building heights, which vary from low-rise commercial and residential developments to larger, mid-rise multi-family and commercial buildings, to more recent mixed-use properties reaching over seven stories tall.

#### 5.2.1 491 S. Arroyo Parkway

491 S. Arroyo Parkway is a one-story Modern Vernacular commercial building constructed in 1945. The building features a flat roof with a short parapet and a barrel vault. The building is of concrete block construction. The east elevation of the building features glass double doors with fixed window surrounds. A bank of large commercial windows mirroring the design of the entry are located adjacent to the entry on the elevation. The west elevation features windows with security bars. The north and south elevations abut the adjacent buildings.



Figure 5-1 491 S. Arroyo Parkway, east elevation, facing west

### 5.2.2 495 S. Arroyo Parkway

495 S. Arroyo Parkway is a one-story Modern Vernacular commercial building constructed in 1925. The building features a flat roof with a short parapet and a gable vault. The building is of brick construction. The east elevation of the building features a glass entry door flanked by fixed sidelight windows located off-center on the elevation. The entry is recessed and features a cantilevered awning. Two large fixed commercial windows are also located on the east elevation. The east elevation is clad in stucco. The north elevation features an entry door beneath a cantilevered overhang located on the west portion of the elevation. Two recessed fixed windows are located on the east portion of the elevation and a bank of large commercial windows are centered on the elevation. The south elevation abuts the adjacent building. The west elevation is clad in corrugated metal.



Figure 5-2 495 S. Arroyo Parkway, north and east elevations, facing southwest

### 5.2.3 499 S. Arroyo Parkway

499 S. Arroyo Parkway is a one-story Modern Vernacular commercial building constructed in 1921. The building features a flat roof with a short parapet. The east elevation of the building features a recessed entryway accessed by concrete stairs behind a metal security gate centered on the elevation. The entry is flanked by bands of recessed windows. The elevation is clad in stucco and the top portion of the elevation has seismic retrofit bolts. The north and south portions of the south elevation abut the adjacent buildings. The center portion of the south elevation features three former loading bays that have been filled with fixed windows. Concrete stairs leading to a glass entry door are located on the east section of the center portion of the elevation.



Figure 5-3 499 S. Arroyo Parkway, east elevation, facing west

#### 5.2.4 501 S. Arroyo Parkway

501 S. Arroyo Parkway is a two-story Moderne style warehouse and office building that was constructed in 1940. The building has a square footprint and fronts the west sidewalk along S. Arroyo Parkway with no setback. The building features reinforced concrete construction, is primarily clad with painted board-formed concrete, and is capped with a flat roof profile defined by a raised parapet. The primary (west) façade has a symmetrical composition with regularly spaced, punched fenestration throughout. The entrance is set center at the first floor and is defined by an elongated set of paired doors with full-height, divided-lights and flanking sidelights. On either side of the entrance are metal divided-light casement windows typical to the building. The second-floor features three typical metal windows spaced directly overtop the corresponding fenestration at the first-floor. Panels of fluted concrete are set between the first- and second-floor fenestration. Horizontal molding is set immediately below the first- and second-floor windows and extends the width of the façade

The south and rear façades are defined by the typical board-formed concrete and regularly spaced typical metal divided-light windows; the horizontal molding continues from the primary façade to the south façade. The north façade directly abuts the north-adjacent building at 499 S. Arroyo Parkway.



Figure 5-4 501 S. Arroyo Parkway, east elevation, facing west

### 5.2.5 503 S. Arroyo Parkway

503 S. Arroyo Parkway is a one-story utilitarian commercial/industrial building constructed in 1921. The building features a flat roof with a short, stepped parapet centered on the roofline on the east elevation. The east elevation of the building features a large opening filled with a roll-top warehouse door. The north elevation abuts the adjacent building. The south elevation features no doors or fenestration.



Figure 5-5 503 S. Arroyo Parkway, south and east elevations, facing northwest

### 5.2.6 523 S. Arroyo Parkway

523 S. Arroyo Parkway, constructed in 1922 and identified as the former Lewis Iron Building, is a single-story brick masonry commercial building that fronts the west sidewalk along S. Arroyo Parkway with no setback. It is defined primarily by its flat roof profile with parapet wall and the brick masonry façades, which feature a mixture of running header bond patterns with horizontal banding of contrasting stacked and vertical header bonds. The primary (west) façade is predominantly symmetrical with two large arched storefront window openings with flanking pedestrian doors and an interstitial window set at center. All fenestrations are evenly spaced and set within punched openings. The two arched windows vary slightly with the south window being a full-height picture window with divided fanlight, and the north window featuring divided-lights throughout with a pronounced concrete sill. The two doors at the north and south ends are defined by full glazing panels within wood frames and are covered by simple awnings. The central window is a paired, divided-light casement window.

The north façade is a flush, brick masonry wall with a running bond pattern. The rear (west) façade features a flush stucco-clad wall plane, which is permeated only by a simple, metal door and metal seam awning. The south façade directly abuts the south-adjacent building at 541 S. Arroyo Parkway.



Figure 5-6 523 S. Arroyo Parkway, north and east elevations, facing southwest

### 5.2.7 541 S. Arroyo Parkway

541 S. Arroyo Parkway is a one-story mission revival-style/ Spanish revival style commercial building constructed in 1951. The building has a rectangular plan with a Spanish tile mansard roof. Mission-style parapets are centered on the south and east elevations. The south elevation features a recessed arched entryway with decorative concrete surrounds on the east portion of the elevation. A square tower with a Spanish tile hipped roof is located above the entry. The tower features two windows filled with wooden slats just below the roofline of the tower on each of the elevations. A fixed multi-light window with decorative concrete surrounds is centered on the elevation beneath the mission-style parapet. To the west of the window is an entry door with decorative concrete surrounds located beneath an awning with Spanish tile. A fixed multi-light window with decorative concrete surrounds is located on the west portion of the elevation beneath a short mission-style parapet. The west elevation features vents and a utility closet. The east elevation features a covered patio area with a Spanish tile roof. A chimney with decorative vents and a hipped Spanish tile roof is located on the roof above the covered patio. The north elevation partially abuts the adjacent building, and the remainder of the elevation has no doors or fenestration.



Figure 5-7 541 S. Arroyo Parkway, southeast elevation, facing northwest

## 6.0 IDENTIFIED HISTORICAL RESOURCES

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### 6.1 PREVIOUSLY IDENTIFIED RESOURCES

#### 6.1.1 Within the Project Area

##### **501 S. Arroyo Parkway**

501 S. Arroyo Parkway, identified as the Market Basket Warehouse Offices, was initially recorded by Carson Anderson in 1989. Anderson did not specify what criteria was considered for its historical significance but noted that it is "one of two or three best intact examples of 1940s Moderne design in the Arroyo Parkway Industrial Area" (Carson 1989). While Anderson noted that the building was part of an interconnected complex of utilitarian buildings, he did not note that these buildings contributed to the significance of 501 S. Arroyo Parkway. In 2000 the building was evaluated by Leslie Heumann of PCR services and was recommended as eligible for the Local Register "as an example of World War II era Modern vernacular commercial design" (Heumann 2000a).

On May 4, 2020 PaleoWest staff revisited 501 S. Arroyo Parkway and noted the existing condition of the building. PaleoWest staff found the building as largely unchanged in any way that would compromise its historic integrity. Therefore, PaleoWest concurs with the 2000 recommendation that 501 S. Arroyo Parkway is eligible for the Local Register and recommends that 501 S. Arroyo Parkway is locally eligible under CRHR Criterion C.

##### **523 S. Arroyo Parkway**

523 S. Arroyo Parkway, known as the former Lewis Iron Building, was initially recorded by Jas. Draeger and C. Anderson in 1989 and was not specifically recommended as eligible under any criteria (Draeger and Anderson 1989). In 2000 the building was evaluated by Leslie Heumann of PCR services, and was recommended as eligible for the Local Register "as an example of commercial design by the prominent local architecture firm of Marston and Van Pelt" (Heumann 2000b).

On May 4, 2020 PaleoWest staff revisited 523 S. Arroyo Parkway and noted the existing condition of the building. PaleoWest staff found the building as largely unchanged in any way that would compromise its historic integrity. Therefore, PaleoWest concurs with the 2000 recommendation that 501 S. Arroyo Parkway is eligible for the Local Register and recommends that 501 S. Arroyo Parkway is locally eligible under CRHR Criterion C.

#### 6.1.2 Within the Project Vicinity

##### **Cornet Building, 411 S. Arroyo Parkway**

Located immediately north of the Project area, the Coronet Building at 411 S. Arroyo Parkway is a three-story Late Moderne style industrial building. Constructed in 1945, the building was designed by architects Normstrom & Anderson and features hallmarks of the Late Moderne style, including a large pylon sign located near the center of the façade, which is flanked by fluted detailing and metal sash industrial windows. The building is identified as having the potential to be eligible for listing on the NRHP, CRHR, and Local Register, but requires further evaluation (CHRID 2000a).

The three-story industrial building is located along the S. Arroyo Parkway commercial corridor in central Pasadena. The vicinity is defined by a dense, urban setting with a variety of property types and uses, including commercial, industrial, and residential of varied heights from one to seven stories.



Figure 6-1. Cornet Building at 411 S. Arroyo Parkway, view northwest (Google Maps, February 2021).

### **The Home Laundry Building, 432 S. Arroyo Parkway**

The Home Laundry Building at 432 S. Arroyo Parkway is located immediately east of the Project area. Constructed in 1922, the Tudor style industrial building was designed by architects Marson, Van Pelt & Maybury. It is considered significant at the local level as a rare example of the Tudor style in an industrial property, as well as for its overall arrangement and plan with physically integrated commercial and industrial uses. It is also significant for its associations with the Home Laundry company, which was a commercial institution in early twentieth century Pasadena, as well as for its associations with numerous individuals important to the economic development of Pasadena and Southern California, including Daniel M. Linnard, Arnold J. Bertonneau, and Edward K. Hoak (Hlava, 1986).

The Home Laundry Building is set along the busy S. Arroyo Parkway commercial corridor in central Pasadena. The property's setting is urban and increasingly diverse with a variety of commercial and mixed-use developments in the vicinity.



Figure 6-2. The Home Laundry Building at 432 S. Arroyo Parkway, view northeast (Google Maps, February 2021).

### **Bryan's Cleaners, 544 S. Arroyo Parkway**

Bryan's Cleaners is located at 544 S. Arroyo Parkway, immediately east across the street from the Project area. The single-story Streamline Moderne commercial building is identified as being potentially eligible for listing as a Local Landmark for its architectural style (Heumann 2000c).

The building is situated within the commercial setting along S. Arroyo Parkway in central Pasadena. The surrounding area features a mixture of commercial, industrial, and residential developments reflecting an increasingly diverse building stock in a dense, urban setting.



Figure 6-3. Bryan's Cleaners at 544 S. Arroyo Parkway, view northeast (Google Maps, February 2021).

### **Pasadena Humane Society Building, 361 S. Raymond Avenue**

The Pasadena Humane Society Building is located at 361 S. Raymond Avenue, approximately one block northwest of the Project area. Listed on the NRHP in 1986, the two-story Spanish Colonial-Revival style complex was initially constructed in 1929 and expanded over the following years, reflecting the work of architects Hunt & Chambers and Robert Ainsworth. The property was designed and constructed for the Pasadena Humane Society, which continues to occupy the site with expanded facilities to form a centralized campus (CHRID 2000).

The building is located within an urban area of central Pasadena with multiple industrial, commercial, and residential developments within the vicinity.



Figure 6-4. Pasadena Humane Society Building at 361 S. Raymond Avenue, view southwest (Google Maps, February 2021).

### **Royal Laundry Complex, 443 S. Raymond Avenue**

Located one block west of the Project area, the Royal Laundry Complex is a NRHP-listed industrial and commercial building in the central area of Pasadena. Initially constructed in 1927 and expanded in the 1930s, the complex is a collection of industrial buildings that housed a series of large-scale laundry companies during the early-to-mid twentieth century. The complex was significant for its association with the development of Automobile-oriented businesses in Pasadena, as well as for its architecture as an excellent example of both Spanish-Colonial Revival and Streamline Moderne styles in an industrial property. Additionally, the original 1927 portion of the complex is significant for its associations with master architect Gordon B. Kaufmann. The property was listed in the NRHP on September 29, 2007 (McAvoy and Janssen, 2007).

The complex was rehabilitated in the 2000s and converted to commercial office space. Situated in the urban setting of central Pasadena, the building is surrounded by a mixture of commercial, light-industrial, and residential developments.



Figure 6-5. The Royal Laundry Complex at 443 S. Raymond Avenue, view southwest (Google Maps, February 2021).

### **Raymond Flowers, 62 E. California Boulevard**

Located one block west from the southwest corner of the Project Area, the former Raymond Flowers building is eligible for listing in the NRHP as a potential contributor to Pasadena's Japanese Florist Thematic Grouping Historic District. It is also considered individually eligible for designation as a Local Landmark. Constructed in 1933 for J. Oshiro, the property is a rare example of a pre-World War II Japanese-American flower shop. The property was identified in the City's "Ethnic History Research Project," which published findings in March 1995 (CHRID, 2004).

is situated within the commercial setting along E. California Boulevard in central Pasadena. The surrounding area is predominantly commercial and light-industrial in character and features a diverse building stock adding to the overall dynamic urban setting.



Figure 6-6. Former Raymond Flowers building at 62 E. California Boulevard, view south (Google Maps, December 2020).

### **George S. Hunt Studio & Shop Building, 161-171 E. California Boulevard**

Located east along California Boulevard from the southeast corner of the Project area, the George S. Hunt Studio & Shop Building is a Spanish Colonial-Revival and Monterrey style commercial complex that has been determined individually eligible for designation as a Local Landmark for its architectural significance. Constructed in 1925, the complex was designed by renowned furniture maker George S. Hunt, who used the building as his primary studio and shop building, although he maintained multiple showrooms throughout the Los Angeles area through the 1920s. The complex was constructed by F.H. Ruppel, who was a revered contractor in Southern California during the early twentieth century, known for his adobe restoration work and innovations in seismic safety (Heumann, 2000d).

The building is situated within the predominantly commercial setting along E. California Boulevard in central Pasadena. The surrounding area features a mixture of commercial, industrial, and residential developments reflecting an increasingly diverse building stock in a dense, urban setting.



Figure 6-7. George S. Hunt Studio & Shop Building at 161-171 E. California Boulevard, view north (Google Maps, February 2021).

### **Wallace Neff Office, 180 E. California Boulevard**

Located east along California Boulevard from the southeast corner of the Project Area, the Wallace Neff office is a Spanish Colonial-Revival and Monterrey style commercial building that

has been determined individually eligible for listing in the NRHP and has been designated as a contributor to the City's Marengo-Pico Landmark District. Constructed in 1927, the building is individually significant for its architecture and associations with both architect Wallace Neff and builder Frederick H. Ruppel, whom, in addition to designing and constructing the building, used it for their studio and office space. As a contributor to the City's Marengo-Pico Landmark District, the building is significant for its Period Revival architecture (Chima, 2011).

The building is situated within the mixed-use setting along E. California Boulevard in central Pasadena. The surrounding area features a mixture of various residential types, including early twentieth century single-family residences and contemporary condominiums, as well as post-war automobile-oriented commercial properties. Overall, the setting reflects an increasingly diverse building stock in a dynamic urban setting.



Figure 6-8. Wallace Neff Office at 180 E. California Boulevard, view southeast (Google Maps, March 2021).

### **Don Carlos Court, 374-386 S. Marengo Avenue**

Located one block east of the Project Area, Bryan Court is a Spanish Colonial-Revival style Bungalow Court that was constructed in 1927. Designed by architect Clarence Hudson Burrell, the property is a significant example of the Bungalow Court, particularly in the Spanish Colonial-revival style. The property was identified in the 1980s as part of the Bungalow Courts of Pasadena multiple properties listing, and was officially listed in the NRHP in July 1983 (National Park Service 1983).

The buildings at Don Carlos Court are a series of simple Spanish Colonial-Revival style residential cottages arranged facing an insular courtyard. The property is set in the highly urbanized central area of Pasadena with dense multi-family, mixed-use, and commercial developments in the vicinity. However, the Bungalow Court continues to retain its sense of place, due in part to the retention of similar early twentieth properties along S. Marengo Avenue and the insular orientation of the court configuration.



Figure 6-9. The Don Carlos Court at 374-386 S. Marengo Avenue, view west (Google Maps, December 2020).

### **Evanston Inn, 385-395 S. Marengo Avenue**

The Evanston Inn property is located at 385-395 S. Marengo Avenue, one block northeast of the Project area. Initially constructed in 1897 and altered over the following 10 years, the Queen Anne and Colonial style Evanston Inn was identified in 1981 as a rare example of a 19<sup>th</sup> century wood-frame hotel, which is also significant for its associations with the early development of tourism as an economic driver for Pasadena. The property was listed in the NRHP in September 1984 (Sicha, 1984).

The Evanston Inn property is situated in the highly urban setting of central Pasadena and immediately surrounding by multiple-story, multi-family residential developments, as well as increasingly dense mixed-use and commercial properties further to the north and west. However, the overall streetscape along S. Marengo Avenue continues to retain many low-scale residential buildings that date to the early twentieth century, which continues to contribute to the property's overall sense of place.



Figure 6-10. The Evanston Inn property at 385 S. Marengo Avenue, view west (Google Maps, December 2020).

### **Bryan Court, 427 S. Marengo Avenue**

Located one block east of the Project Area, Bryan Court is a Craftsman style Bungalow Court that was constructed in 1916. Designed by architect D. M. Renton, the property is a significant example of the Bungalow Court, which is a residential property type ubiquitous to early twentieth century Pasadena, and which proliferated throughout California and other parts of the U.S. The property was identified in the 1980s as part of the Bungalow Courts of Pasadena multiple properties listing, and was officially listed in the NRHP in April 1986 (National Park Service 1986).

The buildings at Bryan Court are a series of Craftsman style cottages arranged facing an insular courtyard that served as shared green space among the residents. The property is set in the highly urbanized central area of Pasadena, yet continues to retain its sense of place, due in part to the retention of similar properties along S. Marengo Avenue and the inward facing orientation of the individual buildings.



Figure 6-11. The Craftsman-style Bungalow Court at 467 S. Marengo Avenue, listed on the NRHP as Bryan Court, view west (Google Maps, December 2020).

## South Marengo Historic District

Located southeast of the Project Area, the South Marengo Historic District includes twelve Craftsman bungalows that were constructed between 1901 and 1916. The residential buildings face S. Marengo Avenue and are located between Bellevue Drive to the north and California Boulevard to the south. The district was listed on the NRHP on June 2, 1982 and is cited as significant for its exemplary collection of Craftsman style bungalows, which are quintessential to Pasadena's architectural character. The NRHP nomination, which was prepared in 1982, also notes that the district is located in an increasingly urbanized environment with multiple-story buildings in the surrounding area, but continued to retain "the ambiance of a pre-World War I-era street" (Sicha, 1981). Since its recordation and subsequent nomination, this trend has continued with increased development occurring in this central portion of Pasadena; however, the historic district itself continues to retain its sense of place as an early 20<sup>th</sup> century residential neighborhood.



Figure 6-12. Craftsman-style bungalows at 462 and 467 S. Marengo Avenue, both contributors to the NRHP-listed South Marengo Historic District, view east (Google Maps, December 2020).

## Marengo-Pico Landmark District

Located southeast of the Project Area, the Marengo-Pico Landmark District is a relatively small district limited to a portion of the city block bounded by E. California Boulevard (north), S. Marengo Avenue (east), Pico Street (south), and Picher Alley (west). The district features a grouping of single-family residences and one commercial building that were largely constructed between 1912 and 1927. The contributing residences include four Craftsman style bungalows facing S. Marengo Avenue, whereas the one commercial building is the Spanish Colonial Revival style Wallace Neff Office building at 180 E. California Boulevard. The district was designated a Local Landmark District in 2008 as a representation of a rare collection of intact and architecturally significant early twentieth century buildings located south of California Boulevard (City of Pasadena, 2008).

At the time of designation, the surrounding area was noted for its diverse building stock, which includes a mixture of residential and commercial property types that were constructed between the post-war period to recent years. This trend has continued and the overall setting surrounding the Marengo-Pico Landmark District continues to reflect the dynamic character of a centrally located mixed-use area in central Pasadena.



Figure 6-13. Contributing Craftsman Bungalows along S. Marengo Avenue in the Marengo-Pico Landmark District, view west (Google Maps, February 2021).

## 6.2 RESOURCES REQUIRING EVALUATION

### 6.2.1 491 S. Arroyo Parkway

#### California Register of Historical Resources Evaluation

**CRHR Criterion 1:** 491 S. Arroyo Parkway does not meet CRHR Criterion 1 for association with events that have made a significant contribution to the broad patterns of California’s history and cultural heritage. The building is one of many commercial/industrial buildings constructed throughout California and Pasadena throughout the twentieth century. While the building likely housed many different tenants, the two historical uses that were identified were for a garden spray manufacturer and a water conditioning service. There is no indication that significant historical events related to either of these industries occurred at this location. Research has yielded no information to suggest that any significant events associated with the history of Pasadena, California, or the United States are specifically associated with this building. Therefore, 491 S. Arroyo Parkway is not eligible for the CRHR under Criterion 1.

**CRHR Criterion 2:** 491 S. Arroyo Parkway does not meet CRHR Criterion 2 for any direct associations with the productive lives of persons important in local, state, or national history. The building has housed several tenants over time and has been the workplace of numerous individuals, however; research has yielded no indication that any person of historical significance is specifically associated with this building. Therefore, 491 S. Arroyo Parkway is not eligible for the CRHR under Criterion 2.

**CRHR Criterion 3:** 491 S. Arroyo Parkway does not meet CRHR Criterion 3 for embodying the distinctive characteristics of a type, period, and method of construction, or as the work of an important designer or builder, or as having high artistic value. The building is a common and unremarkable example of Modern Vernacular architecture. It is nearly indistinguishable from other buildings of that style constructed throughout the 20<sup>th</sup> century. Further, the addition of commercial storefront windows and an entryway has significantly compromised the historical appearance of the building. While the architects and builders of the building were not identified, it is unlikely that the building represents the work of a master. Therefore, 491 S. Arroyo Parkway is not eligible for the CRHR under Criterion 3.

**CRHR Criterion 4:** 491 S. Arroyo Parkway does not meet CRHR Criterion 4 since it is unlikely to yield information important to prehistory or history. It is unlikely that this property has the potential to broaden our understanding of twentieth century building construction or the history of Pasadena. Therefore, 491 S. Arroyo Parkway is not eligible for the CRHR under Criterion 4.

### **City of Pasadena Historic Preservation Ordinance**

491 S. Arroyo Parkway is recommended not eligible as a Historic Monument or a Landmark under the Local Register following the reasons outlined in the preceding section regarding eligibility under the comparable CRHR criteria. The criteria specific to Historic Signs and to Landmark Trees are not applicable to this building. 491 S. Arroyo Parkway is not located within an existing Landmark District.

### 6.2.2 495 S. Arroyo Parkway

#### **California Register of Historical Resources Evaluation**

**CRHR Criterion 1:** 495 S. Arroyo Parkway does not meet CRHR Criterion 1 for association with events that have made a significant contribution to the broad patterns of California's history and cultural heritage. The building is one of many commercial/industrial buildings constructed throughout California and Pasadena throughout the twentieth century. Research has yielded no information to suggest that any significant events associated with the history of Pasadena, California, or the United States are specifically associated with this building. Therefore, 495 S. Arroyo Parkway is not eligible for the CRHR under Criterion 1.

**CRHR Criterion 2:** 495 S. Arroyo Parkway does not meet CRHR Criterion 2 for any direct associations with the productive lives of persons important in local, state, or national history. The building's long term occupant was W.C. Crowell a contractor and builder responsible for the construction of several significant buildings including the Scottish Rite Cathedral in Pasadena, the NRHP-listed Kindel Building, the Huntington Library, the Atheneum at California Institute of Technology, and the Pasadena Civic Auditorium. While W.C. Crowell undoubtedly made significant contributions to the built environment of Southern California, this building does not convey that significance. Better examples that do convey his significance include the buildings listed above. Research has yielded no information to suggest that other persons, including other occupants of the building, of potential historical significance are specifically associated with this building. Therefore, 495 S. Arroyo Parkway is not eligible for the CRHR under Criterion 2.

**CRHR Criterion 3:** 495 S. Arroyo Parkway does not meet CRHR Criterion 3 for embodying the distinctive characteristics of a type, period, and method of construction, or as the work of an important designer or builder, or as having high artistic value. The building is a common and unremarkable example of Modern Vernacular architecture. It is nearly indistinguishable from other buildings of that style constructed throughout the 20<sup>th</sup> century. Further, the addition of commercial storefront windows and an entryway has significantly compromised the historical appearance of the building. While the architect and builder of the building was not identified, there is a possibility that it was designed and/or constructed by W.C. Crowell. Even in that event, the building is not a masterful example of his work and does not adequately express the significance of his accomplishments as a builder. Therefore, 495 S. Arroyo Parkway is not eligible for the CRHR under Criterion 3.

**CRHR Criterion 4:** 495 S. Arroyo Parkway does not meet CRHR Criterion 4 since it is unlikely to yield information important to prehistory or history. It is unlikely that this property has the potential to broaden our understanding of twentieth century building construction or the history of Pasadena. Therefore, 495 S. Arroyo Parkway is not eligible for the CRHR under Criterion 4.

## City of Pasadena Historic Preservation Ordinance

495 S. Arroyo Parkway is recommended not eligible as a Historic Monument or a Landmark under the Local Register following the reasons outlined in the preceding section regarding eligibility under the comparable CRHR criteria. The criteria specific to Historic Signs and to Landmark Trees are not applicable to this building. 495 S. Arroyo Parkway is not located within an existing Landmark District.

### 6.2.3 499 S. Arroyo Parkway

#### California Register of Historical Resources Evaluation

**CRHR Criterion 1:** 499 S. Arroyo Parkway does not meet CRHR Criterion 1 for association with events that have made a significant contribution to the broad patterns of California's history and cultural heritage. The building is one of many commercial/industrial buildings constructed throughout California and Pasadena throughout the twentieth century. Research has yielded no information to suggest that any significant events associated with the history of Pasadena, California, or the United States are specifically associated with this building. Therefore, 499 S. Arroyo Parkway is not eligible for the CRHR under Criterion 1.

**CRHR Criterion 2:** 499 S. Arroyo Parkway does not meet CRHR Criterion 2 for any direct associations with the productive lives of persons important in local, state, or national history. The building has housed several tenants over time and has been the workplace of numerous individuals, however; research has yielded no indication that any person of historical significance is specifically associated with this building. Therefore, 499 S. Arroyo Parkway is not eligible for the CRHR under Criterion 2.

**CRHR Criterion 3:** 499 S. Arroyo Parkway does not to meet CRHR Criterion 3 for embodying the distinctive characteristics of a type, period, and method of construction, or as the work of an important designer or builder, or as having high artistic value. The building is a common and unremarkable example of Modern Vernacular architecture. It is nearly indistinguishable from other buildings of that style constructed throughout the 20<sup>th</sup> century. While the architects and builders of the building were not identified, it is unlikely that the building represents the work of a master. Therefore, 499 S. Arroyo Parkway is not eligible for the CRHR under Criterion 3.

**CRHR Criterion 4:** 499 S. Arroyo Parkway does not meet CRHR Criterion 4 since it is unlikely to yield information important to prehistory or history. is unlikely that this property has the potential to broaden our understanding of twentieth century building construction or the history of Pasadena. Therefore, 499 S. Arroyo Parkway is not eligible for the CRHR under Criterion 4.

## City of Pasadena Historic Preservation Ordinance

499 S. Arroyo Parkway is recommended not eligible as a Historic Monument or a Landmark under the Local Register following the reasons outlined in the preceding section regarding eligibility under the comparable CRHR criteria. The criteria specific to Historic Signs and to Landmark Trees are not applicable to this building. 499 S. Arroyo Parkway is not located within an existing Landmark District.

### 6.2.4 503 S. Arroyo Parkway

#### California Register of Historical Resources Evaluation

**CRHR Criterion 1:** 503 S. Arroyo Parkway does not meet CRHR Criterion 1 for association with events that have made a significant contribution to the broad patterns of California's history and

cultural heritage. The building is one of many commercial/industrial buildings constructed throughout California and Pasadena throughout the twentieth century. Research has yielded no information to suggest that any significant events associated with the history of Pasadena, California, or the United States are specifically associated with this building. Therefore, 503 S. Arroyo Parkway is not eligible for the CRHR under Criterion 1.

**CRHR Criterion 2:** 503 S. Arroyo Parkway does not meet CRHR Criterion 2 for any direct associations with the productive lives of persons important in local, state, or national history. The building has housed several tenants over time and has been the workplace of numerous individuals, however; research has yielded no indication that any person of historical significance is specifically associated with this building. Therefore, 503 S. Arroyo Parkway is not eligible for the CRHR under Criterion 2.

**CRHR Criterion 3:** 503 S. Arroyo Parkway does not to meet CRHR Criterion 3 for embodying the distinctive characteristics of a type, period, and method of construction, or as the work of an important designer or builder, or as having high artistic value. The building is an unremarkable and common example of a utilitarian industrial building. While the neighboring 501 S. Arroyo Parkway is located immediately to the west, it shares none of the characteristics of Moderne design that make the building at 501 S. Arroyo Parkway historically significant. Additionally, the north-adjacent building at 499 S. Arroyo Parkway, with which the subject building appears to share an internal connection, has been evaluated above under this criterion and does not appear to rise to a level of significance for its architecture that would result in a significant association. Therefore, 503 S. Arroyo Parkway is not eligible for the CRHR under Criterion 3.

**CRHR Criterion 4:** 503 S. Arroyo Parkway does not meet CRHR Criterion 4 since it is unlikely to yield information important to prehistory or history. It is unlikely that this property has the potential to broaden our understanding of mid-twentieth century building construction, or the history of Pasadena. Therefore, 503 S. Arroyo Parkway is not eligible for the CRHR under Criterion 4.

### **City of Pasadena Historic Preservation Ordinance**

503 S. Arroyo Parkway is recommended not eligible as a Historic Monument or a Landmark under the Local Register following the reasons outlined in the preceding section regarding eligibility under the comparable CRHR criteria. The criteria specific to Historic Signs and to Landmark Trees are not applicable to this building. 503 S. Arroyo Parkway is not located within an existing Landmark.

### 6.2.5 541 S. Arroyo Parkway

#### **California Register of Historical Resources Evaluation**

The following presents an assessment of the historical significance of 541 S. Arroyo Parkway by applying the procedure and criteria for the CRHR. The purpose of this assessment is to evaluate the eligibility of the resource for listing on the CRHR.

**CRHR Criterion 1:** 541 S. Arroyo Parkway does not meet CRHR Criterion 1 for association with events that have made a significant contribution to the broad patterns of California's history and cultural heritage. The building is one of many restaurants constructed throughout California and the United States during the mid-twentieth century. Research has yielded no information to suggest that any significant events associated with the history of Pasadena, California, or the United States are specifically associated with this building. Therefore, 541 S. Arroyo Parkway is not eligible for the CRHR under Criterion 1.

**CRHR Criterion 2:** 541 S. Arroyo Parkway does not meet CRHR Criterion 2 for any direct associations with the productive lives of persons important in local, state, or national history. The building was constructed by restaurateurs Ed and Loretta Nicastro and was home to their Westward Ho Steak House until 1977. Further, several musicians performed at the restaurant during its period as the Westward Ho Steakhouse. After 1977 several different owners and operators, including a partnership between several International House of Pancakes executives either owned or operated out of the property. Research has yielded no information to suggest that any of these individuals were historically important or that any persons of historical significance are specifically associated with this building. While the Nicastro family were prominent business owners and the Westward Ho Steakhouse was a popular dining destination, there is no indication that they made a substantial contribution to the history of Pasadena, California, or the United States. Therefore, 541 S. Arroyo Parkway is not eligible for the CRHR under Criterion 2.

**CRHR Criterion 3:** 541 S. Arroyo Parkway does not meet CRHR Criterion 3 for embodying the distinctive characteristics of a type, period, and method of construction, or as the work of an important creative individual, or as having high artistic value. The building was initially a mission revival-style building but has subsequently undergone renovations that have included Spanish revival-style elements such as the tower over the entryway. Both mission revival and Spanish revival style architecture are ubiquitous in southern California, as is the amalgamation of the two styles. This building is not a remarkable example of either style nor is it a remarkable example of the combination of the two styles. Further, neither the Mission Revival nor the Spanish Revival styles are indicative of the building's 1951 construction date. While the architects and builders of the building were not identified, it is unlikely that the building represents the work of a master. Therefore, 541 S. Arroyo Parkway is not eligible for the CRHR under Criterion 3.

**CRHR Criterion 4:** 541 S. Arroyo Parkway does not meet CRHR Criterion 4 since it is unlikely to yield information important to prehistory or history. It is unlikely that this property has the potential to broaden our understanding of mid-twentieth century building construction, the history of the restaurant industry, or the history of Pasadena. Therefore, 541 S. Arroyo Parkway is not eligible for the CRHR under Criterion 4.

### **City of Pasadena Historic Preservation Ordinance**

541 S. Arroyo Parkway is recommended not eligible as a Historic Monument or a Landmark under the Local Register following the reasons outlined in the preceding section regarding eligibility under the comparable CRHR criteria. The criteria specific to Historic Signs and to Landmark Trees are not applicable to this building. 541 S. Arroyo Parkway is not located within an existing Landmark District.

### **6.2.6 Potential South Arroyo Parkway Historic District**

A historic district possesses a significant concentration, linkage, or continuity of sites buildings, structures, or objects united historically or aesthetically by plan or physical development. Collectively, the buildings located at 491, 495, 499, 501, 503, 523, and 541 S. Arroyo Parkway represent a potential historic district because they were all constructed within the same general time (1921-1945) within an industrial zone established by the city of Pasadena in 1914 and were all constructed for similar use; however, based on the evaluation below, the potential district is not eligible for historical designation due to lack of integrity.

## California Register of Historical Resources Evaluation

**CRHR Criterion 1:** If it retained integrity, the South Arroyo Parkway Industrial District could locally meet CRHR Criterion 1 for association with events that have made a significant contribution to the broad patterns of California's history and cultural heritage. The establishment of industrial zones, while part of the standard practices of city government, is representative of the growth that Pasadena experienced in the early 20<sup>th</sup> Century. While the South Arroyo Parkway Industrial District was not the only industrial district established by the City of Pasadena, its proximity to the downtown commercial area and the railroad tracks suggests its importance to the economic development of the City.

**CRHR Criterion 2:** The South Arroyo Parkway Industrial District does not meet CRHR Criterion 2 for any direct associations with the productive lives of persons important in local, state, or national history. Research has yielded no information to suggest that any persons of historical significance are specifically associated with the buildings that comprise the South Arroyo parkway Industrial District, collectively. The industrial zone established by the City of Pasadena in 1914 was planned as part of the standard duties of local governments and is not attributed to a single individual. Therefore, the Arroyo Parkway Industrial District is not eligible for the CRHR under Criterion 2.

**CRHR Criterion 3:** The South Arroyo Parkway Industrial District does not meet CRHR Criterion 3 for embodying the distinctive characteristics of a type, period, and method of construction, or as the work of an important creative individual, or as having high artistic value. The buildings were constructed by different developers over time and do not share a significant, planned, or cohesive architectural style. Therefore, The South Arroyo Parkway Industrial District is not eligible for the CRHR under Criterion 3.

**CRHR Criterion 4:** The South Arroyo Parkway Industrial District does not meet CRHR Criterion 4 since it is unlikely to yield information important to prehistory or history. It is unlikely that this grouping of properties has the potential to broaden our understanding of mid-twentieth century building construction and city planning, or the history of Pasadena. Therefore, The South Arroyo Parkway Industrial District is not eligible for the CRHR under Criterion 4.

**Integrity:** The CRHR recognizes a property's historic integrity through seven aspects or qualities. These include location, design, setting, materials, workmanship, feeling, and association. For a property to be eligible, it must retain some, if not most, of these aspects of integrity. With the exception of 501 and 523 S. Arroyo Parkway, the buildings within the potential South Arroyo Parkway Historic District do not generally retain integrity of materials, workmanship, design, feeling, or association. The buildings have been modified over time to accommodate their current uses as commercial buildings. These modifications have led to a loss of historic material and has fundamentally changed the use and design of the buildings. Buildings that were constructed during the period of significance of the potential district have been substantially altered due to new construction over time, fragmenting the association of the extant buildings with their interrelated historical uses and compromising the integrity of setting, feeling, and association. Therefore, the South Arroyo Parkway Industrial District does not retain sufficient integrity to convey its historical significance and is not eligible for listing in the CRHR as a historic district.

## City of Pasadena Historic Preservation Ordinance

The South Arroyo Parkway Industrial District is not located within an existing Landmark District and does not retain sufficient integrity to be considered a landmark district, based on the evaluation above.

## 7.0 IMPACTS ASSESSMENT

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### 7.1 IMPACT ASSESSMENT FRAMEWORK

As outlined in Appendix G of the Environmental Checklist of the CEQA Guidelines, a “project with an effect that may cause a substantial adverse change in the significance of an historic resources is a project that may have a significant effect on the environment” (CEQA Guidelines Section 15064.5). A “substantial adverse change” in terms of historical resources is defined as “physical demolition, destruction, relocation, or alteration such the significance of an historical resource would be impaired”

The CEQA Guidelines go on to state, “Generally, a project that follows the Secretary of the Interior’s Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings or the Secretary of the Interior’s Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings (1995), Weeks and Grimmer, shall be considered as mitigated to a level of less than a significant impact on the historical resource.”

The Secretary of the Interior’s Standards for rehabilitation include the following:

- **Rehabilitation Standard 1:** A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.
- **Rehabilitation Standard 2:** The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.
- **Rehabilitation Standard 3:** Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.
- **Rehabilitation Standard 4:** Changes to a property that have acquired historic significance in their own right will be retained and preserved.
- **Rehabilitation Standard 5:** Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.
- **Rehabilitation Standard 6:** Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.
- **Rehabilitation Standard 7:** Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments That cause damage to historic materials will not be used.
- **Rehabilitation Standard 8:** Archaeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.

- **Rehabilitation Standard 9:** New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.
- **Rehabilitation Standard 10:** New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

## 7.2 IMPACTS ASSESSMENT

### 7.2.1 Resources in the Project Area

#### 501 S. Arroyo Parkway

In terms of physical impacts to 501 S. Arroyo Parkway, the proposed Project would not demolish or relocate the two-story Moderne-style building, essentially retaining the resource in its existing location as-is. The Project, which includes the construction of a seven-story medical building, will be setback away from this building and would not result in the direct alteration to any of the existing façades or character-defining features. However, if not properly protected during construction, there is the potential for the property to be physically impacted during construction.

In terms of vibration related to construction activities, there will be no impacts to the historic resource at 501 S. Arroyo Parkway. The noise and vibration study for the Project notes that the most damaging sources of vibrations include blasting and pile driving. Lesser, yet still disruptive sources include operating heavy-earth moving and construction equipment, as well as operations from nearby mass transit, including rail. The Project will not include blasting or pile driving as part of the construction, so no vibrations from these particularly damaging activities will impact the subject property. In terms of construction equipment, the study identifies that the vibration resulting from the equipment proposed for the Project have the potential to result in damaging vibrations; however, MM-NOI-1 identifies specific actionable items to reduce the potentially damaging vibrations to a less-than-significant level, which translates to the preservation of the historical integrity of the existing historical resources. MM-NOI-1 outlines that setbacks for construction activities around 501 S. Arroyo Parkway will greatly reduce the potential for vibration-related cosmetic damage. Furthermore, vibration monitoring equipment on-site will provide data regarding the existing vibration in relation to vibration level thresholds. If vibration levels exceed these thresholds, the alternatives to reduce vibration levels will be explored. Lastly, MM-NOI-1 explicitly states that any vibration-induced cosmetic damage to the existing buildings, including 501 S. Arroyo Parkway, will be repaired in accordance with the Standards following consultation with a qualified historic preservation professional that meets the Secretary of the Interior's Professional Qualification Standards for architectural history or historic architecture. While MM-NOI-1 thoroughly addresses potential impacts to 501 S. Arroyo Parkway caused by vibration, any accidents related to smaller-scale equipment and transportation vehicles throughout the site coming in contact with the building may have the potential to physically alter significant materials or character-defining features of the building, thus resulting in physical impacts to 501 S. Arroyo Parkway

In terms of visual impacts, the design of the Project is sympathetic to the historical resource with the generous setbacks, stepped forms, and ample solid-to-void ratio to break up the massing. If

the design of the Project continues to change, the City's design review process will require compliance with the Secretary of the Interior's Standards for rehabilitation as part of the final approvals for the Project. As stated previously, a project that complies with the Secretary of the Interior's Standards for the Treatment of Historic Properties is considered to be mitigated to a less-than-significant level for historical resources. Therefore, the Project will have less-than-significant visual impacts to 501 S. Arroyo Parkway.

Overall, the proposed Project is likely to have a less-than-significant impact on the historical resource at 501 S. Arroyo Parkway. However, current unknowns about the Project stemming from construction activities and potential accidents physically damaging the building have the potential to impact the resource.

Future tenant improvements that are not within the scope of the current development proposal will be required by the City's Zoning Code to undergo design review for any exterior changes proposed to be made to the building. As an identified historic resource, a finding of consistency with the Secretary of the Interior's Standards will be required to be made in conjunction with that process. Therefore, no significant impacts related to future tenant improvements would occur.

### **523 S. Arroyo Parkway**

The existing one-story commercial building at 523 S. Arroyo Parkway will not be demolished or relocated as part of the Project, retaining the resources in its existing location primarily as-is. The primary (east) façade of the building, as well as the side façades, will be retained in their existing condition, leaving the character-defining features intact. However, the rear (west) façade will be adjoined to the proposed tower in a way that has not been determined. This has the potential to result in significant physical impacts to the building.

As with 501 S. Arroyo Parkway, potential vibration-induced damage to 523 S. Arroyo Parkway is thoroughly addressed through MM-NOI-1. However, potential physical damage resulting from construction activities, such as collisions, is less clear at this time and has the potential to impact the resource.

In terms of overall setting, the Project and its large buildings will be a notable departure from the existing one-to-three story character of the surrounding block, although consistent with the overall urban and dynamic character of this central location within Pasadena. The design of the Project is responsive to the historical resource at 523 S. Arroyo Parkway in its setbacks, stepped façades, and breaking up of the massing with the generous solid-to-void ratio throughout. Although future changes in the design that may be proposed during the City's review processes have the potential to result in further impacts to the resource, due to the presence of historic resources in the Project area, the City's design review process will ensure that the project is consistent with the Secretary of the Interior's Standards. This will address potential visual impacts, as well as the undetermined way in which the Project will connect the proposed building with the historical resource at 523 S. Arroyo Parkway, ensuring that all design features are Standards compliant. As noted previously, projects found to be consistent with the Secretary of the Interior's Standards are considered under CEQA to be mitigated to a less-than-significant level.

Therefore, the proposed Project is also likely to have a less-than-significant impact on the historical resource at 523 S. Arroyo Parkway, although the construction of the project in close proximity to the resource has the potential to significantly impact the resource if it is not properly protected during construction.

## 7.2.2 Historical Resources in the Project Vicinity

As outlined in previous sections, there are several historical resources identified in the surrounding Project Vicinity. These include the following:

- Cornet Building, 411 S. Arroyo Parkway
- The Home Laundry Building, 432 S. Arroyo Parkway
- Bryan's Cleaners, 544 S. Arroyo Parkway
- Pasadena Humane Society Building, 361 S. Raymond Avenue
- Royal Laundry Complex, 433 S. Raymond Avenue
- Raymond Flowers, 62 E. California Boulevard
- George S. Hunt Studio & Shop Building, 161 E. California Boulevard
- Wallace Neff Office, 180 E. California Boulevard
- Don Carlos Court, 374-386 S. Raymond Avenue
- Evanston Inn, 385-395 S. Marengo Avenue
- Bryan Court, 427 S. Marengo Avenue
- South Marengo Historic District
- Marengo-Pico Landmark District

While these resources are located outside of the Project area and will not be directly altered as part of the construction activities or resulting project, there is the potential of the Project to alter their respective integrity of setting, feeling, and association, which may affect their listing or eligibility for listing on the NRHP, CRHR, or Local Register. This would constitute as a "substantial adverse change" and significant impact under CEQA.

As noted previously, projects found to be consistent with the Secretary of the Interior's Standards are considered under CEQA to be mitigated to a less-than-significant level. The Standards for rehabilitation are predominantly focused on physical alterations, although there is language pertinent to surrounding resources included under Rehabilitation Standards 2, 9, and 10. The following discussion under these Standards for rehabilitation applies to all of the resources in the vicinity.

### Rehabilitation Standard 2

The historic character of each of the aforementioned historic resources in the Project Vicinity will be retained and preserved. These buildings will not be physically altered by the project, and will retain all character-defining features of each historical resource in their existing condition following the completion of the Project. In terms of spatial relationships, each of these historical resources will retain their existing relationship within their respective settings of the S. Arroyo Parkway commercial corridor, the industrial and commercial areas along S. Raymond Avenue, and the more residential character found along S. Marengo Avenue. While the proposed Project will introduce a new tower building into the general vicinity of many of these historical resources, this is not a departure from the existing conditions of the area, which is defined by an intensive urban setting with that is reflected by a dynamic building stock with varied periods of construction with low and mid-rise heights. Overall, the Project is consistent with the general character of this area of Pasadena and the existing uses. Therefore, the introduction of the new buildings will not alter broader spatial relationships within the setting of each of these resources, complying with Rehabilitation Standard 2.

### Rehabilitation Standard 9

As described above, the resources in the Project Vicinity will not be physically altered by the Project and will retain all of their character-defining features and historic materials following its completion. While the proposed tower will be seven stories tall and a notable departure from the existing one- to three-story height of the subject block, the overall Project Vicinity is set within a

broader dynamic urban setting that is characterized by numerous property types, building forms, and heights, which correspond with multiple periods of construction spanning from the early twentieth century to the present-day. The Project will reflect those dynamic characteristics of the overall setting and will not present a departure from existing setting.

Similarly, the Project will be clearly contemporary in design and construction and will not create a false sense of historical development in relation to any of the historical resource's setting. Preliminary plans also demonstrate a typical contemporary building with regularly repeating windows and setbacks that break up the overall massing and reduce the bulkiness of the proposed design. Materials appear to be in a contemporary material palette, which feature some materials that are reflective of the more industrial and commercial character of those relevant resources nearby. While it is noted that the design is in its early stages and may change, the City's design review process will require a finding of compliance with the Standards. Therefore, the Project will continue to be reviewed for compatibility with nearby historic resources and will ultimately comply with Rehabilitation Standard 9 upon issuance of final approvals.

#### Rehabilitation Standard 10

The resources identified in the Project Vicinity, as outlined above, are all located outside of the Project area and will not be directly affected by the proposed Project. If the proposed medical tower were to be removed in the future, the seven-story structure would no longer be in place and the overall character of the subject block would revert to its current one-to-three story height. Therefore, the essential form and integrity of these resource's surrounding environment would be retained and would comply with Rehabilitation Standard 10.

### 7.3 MITIGATION MEASURES

To reduce the potential impacts to a less-than significant on the historical resources within the Project Area and Project Vicinity, the following mitigation measures are proposed.

#### **Mitigation Measure 1: Standards Compliant Protection Protocols & Construction Monitoring**

The Project applicant shall engage with a licensed architect and/or engineer that meets the Secretary of the Interior's Professional Qualifications Standards for historic architect to develop a series of protection interventions and protocols that will preserve the two historical resources in the Project area – 501 and 523 S. Arroyo Parkway – during construction activities. These measures should take into consideration the protection of and security of both resources, particularly the preservation of the character-defining features through the installation of physical protective barriers around each resource and the creation of site protocols that will eliminate the potential for physical damage resulting from impacts with construction and transport equipment.

To ensure the protection of these resources and their character-defining features, all protective barriers (which shall be installed prior to the initiation of any construction activity) and protocols shall be compliant with the *Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings* and be subject to review and approval by the City planning staff.

Site protocols for protecting the historical resources shall outline issues related to site access and navigation by contractors and construction personnel to reduce the potential for any inadvertent accidents between equipment and the two on-site historical resources. Additionally, a series of emergency measures shall be developed that outlined specific step-by-step

processes in the event that an accident involves one of the historical resources. This will likely include the following:

- 1) Stop-work protocols after an accident involving a historical resource occurs,
- 2) Notification procedures and identification key contacts,
- 3) Identification of qualified historic preservation professionals to investigate the historical resources following the determination that the area is safe,
- 4) Thorough conditions assessment of the resource by the qualified consultant to ascertain the level and extent of the damage; and
- 5) Preparation of a historical resource treatment plan to stabilize the historical resource and address the damage, which will be submitted to City staff for review and approval prior to completing the work and resumption of construction activities.

Additionally, protocols shall include regular on-site monitoring during construction activities by historic preservation consultant, either a SOI Qualified historic architect or architectural historian. The historic preservation consultant shall document the existing conditions of each resource prior to the initiation of any construction activity and prior to installation of the protective barriers and implementation of the protection protocols. This documentation phase will include high resolution digital photographs of each façade, as well as details of character-defining features for each resource. During construction, the historic preservation consultant shall prepare field report memoranda to the City confirming that the Standards compliant protection barriers are installed in accordance with the Standards, and that agreed upon protocols are being followed throughout the course of the Project. These memoranda will be submitted to City staff for their records and review. A final report outlining the conditions of the historical resources prior, during, and following the Project's construction shall be issued to the City for approval following construction activities and prior to the issuance of a Certificate of Occupancy.

## 8.0 CONCLUSION

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The buildings at 491, 495, 499, 503, and 541 S. Arroyo Parkway were individually evaluated for historical significance by applying the criteria of the CRHR and the Local Register using data gathered during the pedestrian survey and information acquired through historical research. PaleoWest's analysis finds that the buildings at 491, 495, 499, 503, and 541 S. Arroyo Parkway are not eligible for inclusion in the CRHR or the Local Register. PaleoWest also concurs with the previous evaluation and determination that the buildings at 501 S. Arroyo Parkway and 523 S. Arroyo Parkway are eligible for the Local Register and observed no changes that would compromise that assessment. Further, PaleoWest finds that the buildings at 501 S. Arroyo Parkway and 523 S. Arroyo Parkway are locally eligible for the CRHR under Criterion C. Therefore, the buildings at 501 S. Arroyo Parkway and 523 S. Arroyo Parkway are historical resources for the purposes of CEQA.

Collectively, the buildings located at 491, 495, 499, 501, 503, 523, and 541 S. Arroyo Parkway represent a potential historic district (referred to as the South Arroyo Parkway Industrial District) due to the timing of their construction and original development of industrial uses along a railroad and near downtown Pasadena. PaleoWest's analysis of the South Arroyo Parkway Industrial District examined the eligibility for listing in the CRHR under Criterion A and designation as a City Landmark District. The analysis found that the district does not retain sufficient integrity to convey its historical significance. The buildings have been modified over time to accommodate their current use as commercial buildings. These modifications have led to a loss of historic material and have fundamentally changed the use and design of the buildings. Buildings that were constructed during the period of significance of the potential district have been substantially altered over time, fragmenting the association of the extant buildings with their interrelated historical use and compromising the integrity of setting, feeling, and association. Therefore, the South Arroyo Parkway Industrial District is not a historical resource for the purposes of CEQA.

As determined in this report, the Project area contains two historic resources: the buildings at 501 S. Arroyo Parkway and 523 S. Arroyo Parkway. Based on available plans, the Project will not involve the physical destruction of the buildings at 501 S. Arroyo Parkway and 523 S. Arroyo Parkway, nor will it result any significant physical modifications that will compromise the historic integrity of the buildings. The proposed Project will have an effect on the integrity of the setting, but those changes will not physically alter the buildings and are not substantial enough to compromise the overall historic integrity or obstruct the view of the buildings from the public right-of-way. The surrounding area has been modified over time by new construction and modifications to existing buildings, including the construction of multi-story buildings, which has resulted in the disruption of the historical setting. Therefore, based on the Project description, the Project will not result in a substantive adverse change to the historic integrity of the buildings at 501 S. Arroyo Parkway and 523 S. Arroyo Parkway.

While the current Project description will not result in a substantive adverse change to the historic integrity of the buildings at 501 and 523 S. Arroyo Parkway, the potential for future modifications to them does exist in the form of tenant improvements. However, the City's existing design review process, established in Zoning Code Section 17.61.030, which requires a finding of consistency with the Secretary of the Interior's Standards for Rehabilitation to approve any proposed exterior changes to historical buildings within the Central District, will ensure that potential tenant improvements associated with this project or future projects do not result in a significant impact on the identified historical buildings.

This review process is being supplemented by additional mitigation measures, including further consultation with a qualified architectural historian or architect in the development of protective barriers to surround the on-site historical resources during construction activities, as well as the establishment of site protocols that outline preventative site access measures to reduce the likelihood of potential accidents involving the resources. This will also include emergency measures and processes in the event of an accident, and outlining the construction monitoring and reporting regimen to be implemented before, during, and after construction activities.

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# **Appendix A. DPR 523 Series Forms**

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

Primary #  
HRI #  
Trinomial  
NRHP Status Code 6z

Other Listings  
Review Code

Reviewer

Date

Page 1 of 51

\*Resource Name or #: South Arroyo Parkway Industrial District

P1. Other Identifier: N/A

\*P2. Location:  Not for Publication  Unrestricted

\*a. County: Los Angeles

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

\*b. USGS 7.5' Quad: Pasadena

Date: 1975 T S; R W; ¼ of ¼ of Sec; SB B.M.

c. Address: 491, 495, 499, 501, 503, 523, and 541 S. Arroyo Parkway City: Pasadena Zip: 91105

d. UTM: Zone: 11S; 394169 mE/ 3777969 mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate)

The property is located at APNs 5722-008-002, 5722-008-012, 5722-008-017

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

Collectively, the buildings located at 491, 495, 499, 501, 503, 523, and 541 S. Arroyo Parkway represent a potential historic district. The buildings were all constructed within the same general time (1921-1945) within an industrial zone established by the city of Pasadena in 1914 and were all constructed for similar use.

\*P3b. Resource Attributes: (List attributes and codes) HP8: Industrial Buildings

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

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



P5b. Description of Photo: (View, date, accession #)

South Arroyo Parkway Industrial District, facing southwest, May 4, 2020

\*P6. Date Constructed/Age and Sources:  Historic

Prehistoric  Both  
1921-1945

\*P7. Owner and Address:

The Arroyo Parkway, LLC  
716 Mission Street  
South Pasadena, CA 91030

\*P8. Recorded by: (Name, affiliation, and address)

PaleoWest, LLC  
517 S. Ivy Avenue  
Monrovia, CA 91016

\*P9. Date Recorded: August 2020

\*P10. Survey Type: (Describe)

Intensive

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.")

Historic Resources Assessment in Support of the Affinity Project, Pasadena, Los Angeles County, California.  
PaleoWest, 2020

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

DPR 523A (1/95)

\*Required information

\*Resource Name or # (Assigned by recorder) South Arroyo Parkway Industrial District

**D1. Historic Name:** 491-541 S. Arroyo Parkway

**D2. Common Name:** 491-541 S. Arroyo Parkway

**\*D3. Detailed Description** (Discuss overall coherence of the district, its setting, visual characteristics, and minor features. List all elements of district.): The South Arroyo Parkway Industrial District is located at APNs 5722-008-002, 5722-008-012, 5722-008-017 within the City of Pasadena. The district has eight buildings located within its boundaries, six of which are considered contributing resources 491, 495, 499, 501, 503, 523, and 541 S. Arroyo Parkway. The buildings were all constructed within the same general time (1921-1945) within an industrial zone established by the city of Pasadena in 1914 and were all constructed for similar use. The buildings are generally Modern Vernacular, utilitarian, or Moderne in design.

**\*D4. Boundary Description** (Describe limits of district and attach map showing boundary and district elements.): The South Arroyo Parkway Industrial District is located within APNs 5722-008-002, 5722-008-012, 5722-008-017.

**\*D5. Boundary Justification:** All contributing elements to this resource are located within APNs 5722-008-002, 5722-008-012, 5722-008-017, therefore; the boundary of this resource is defined by the boundary of APNs 5722-008-002, 5722-008-012, 5722-008-017.

**\*D6. Significance: Theme:** Pasadena Industrial Development                      **Area:** Pasadena, CA  
**Period of Significance:** 1921-1945                      **Property Type:** Industrial   **Applicable Criteria:** A  
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

Early industrial development in Pasadena was largely concentrated along the north-south axis of the Santa Fe rail tracks, which entered the city through the center of the block between Raymond Avenue and Arroyo Parkway (then Broadway) where the business had access to incoming and outgoing freight services (Historic Resources Group, et al. 2007). In 1914 industrial zones were designated adjacent to railroad tracks within the city of Pasadena. While zoned for industrial purposes, these areas also contained residences which largely housed immigrants and minorities (O'Connor, et al.1993). The industrial district was confined to Arroyo Parkway, Raymond, and Fair Oaks Avenues between Del Mar Boulevard in the north and the Arroyo Seco (now the route of the Pasadena Freeway) in the south. The main industries were laundries, light manufacturing, custom automobile assembly, storage and transport, lumber yards and milling (Historic Resources Group, et al. 2007).

In Pasadena, common architectural styles associated with commercial buildings of the period include Late Moderne, Corporate Modern, Vernacular Modern, New Formalist and Brutalist styles. It must retain high integrity of design, materials and workmanship that convey its period of construction. While most buildings undergo alteration over time, these alterations should not significantly change the historic appearance of the building (Historic Resources Group, et al, 2007).

#### CRHR Evaluation

**CRHR Criterion 1:** The South Arroyo Parkway Industrial District locally meets CRHR Criterion 1 for association with events that have made a significant contribution to the broad patterns of California's history and cultural heritage. The establishment of industrial zones, while part of the standard practices of city government, is representative of the growth that Pasadena experienced in the early 20<sup>th</sup> Century.

(See Continuation Sheet)

**\*D6. Significance (continued):**

While the South Arroyo Parkway Industrial District was not the only industrial one established by the City of Pasadena, its proximity to the downtown commercial area and the railroad tracks suggests its importance to the economic development of the City. Therefore, South Arroyo Parkway Industrial District is locally eligible for the CRHR under Criterion 1

**CRHR Criterion 2:** The South Arroyo Parkway Industrial District does not meet CRHR Criterion 2 for any direct associations with the productive lives of persons important in local, state, or national history. Research has yielded no information to suggest that any persons of historical significance are specifically associated with the buildings that comprise the South Arroyo parkway Industrial District, collectively. The industrial zone established by the City of Pasadena in 1914 was planned as part of the standard duties of local governments and is not attributed to a single individual. Therefore, 503 S. Arroyo Parkway is not eligible for the CRHR under Criterion 2.

**CRHR Criterion 3:** The South Arroyo Parkway Industrial District does not to meet CRHR Criterion 3 for embodying the distinctive characteristics of a type, period, and method of construction, or as the work of an important creative individual, or as having high artistic value. The buildings were constructed by different developers over time and do not share a significant, planned, cohesive architectural style. Therefore, The South Arroyo Parkway Industrial District is not eligible for the CRHR under Criterion 3.

**CRHR Criterion 4:** The South Arroyo Parkway Industrial District does not meet CRHR Criterion 4 since it is unlikely to yield information important to prehistory or history. It is unlikely that this property has the potential to broaden our understanding of mid-twentieth century building construction and city planning, or the history of Pasadena. Therefore, The South Arroyo Parkway Industrial District is not eligible for the CRHR under Criterion 4.

**Integrity:** The CRHR recognizes a property's historic integrity through seven aspects or qualities. These include location, design, setting, materials, workmanship, feeling, and association. For a property to be eligible, it must retain some, if not most, of the aspects. With the exception of 501 and 523 S. Arroyo Parkway, the buildings that contribute to the South Arroyo Parkway Historic District do not generally retain integrity of materials, workmanship, design, feeling, or association. The buildings have been modified over time to accommodate their current use as commercial buildings. These modifications have led to a loss of historic material and has fundamentally changed the use and design of the buildings. Buildings that would have been previously considered contributors to the district have been lost due to new construction over time, fragmenting the association of the extant buildings with their interrelated historical use and compromising the integrity of setting, feeling, and association. Therefore, the South Arroyo Parkway Industrial District does not retain sufficient integrity to convey its historical significance.

**City of Pasadena Historic Preservation Ordinance Evaluation**

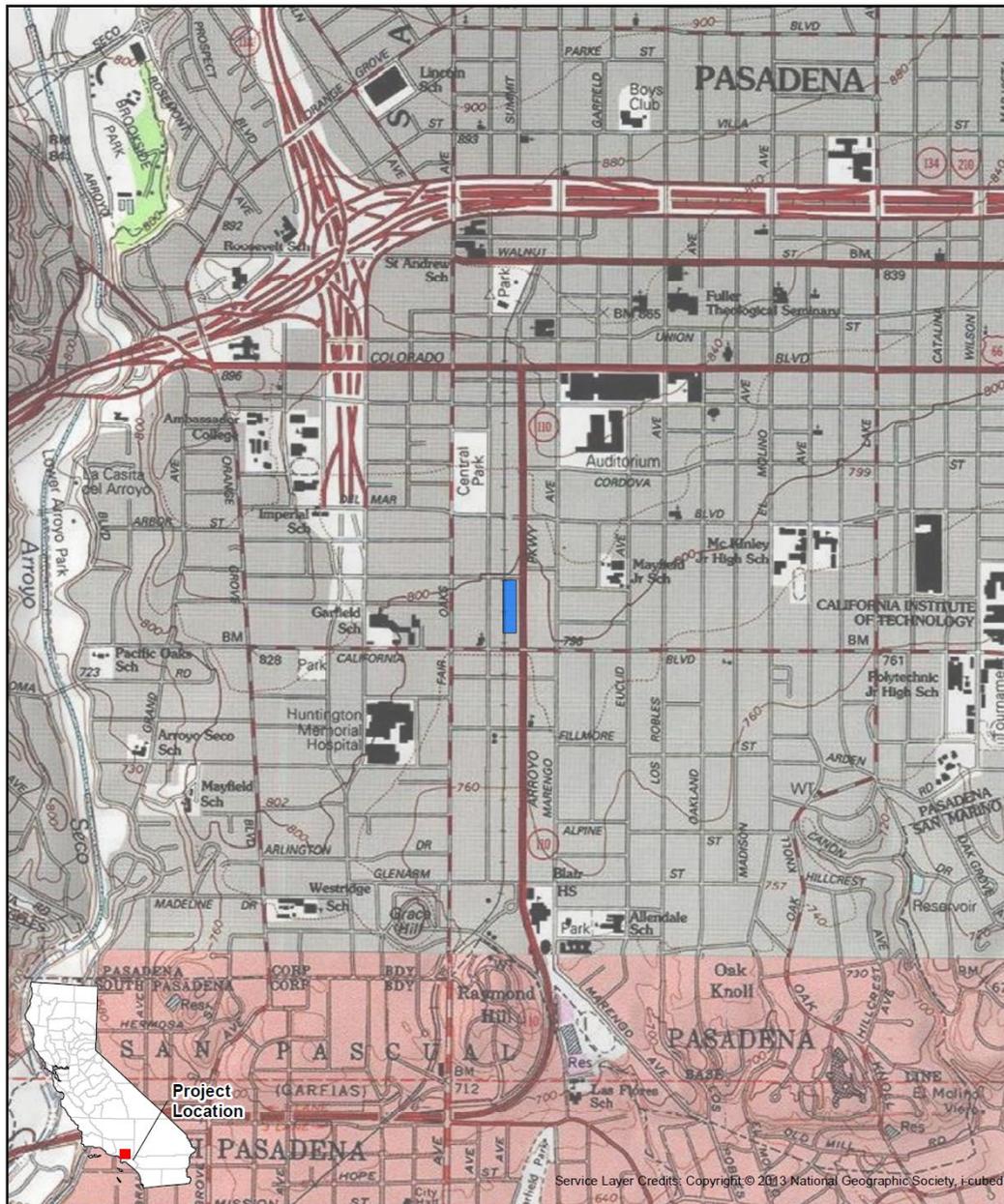
The South Arroyo Parkway Industrial District is not located within an existing Landmark District and does not retain sufficient integrity to be considered a historic district.

**\*D7. References:**

Refer to Continuation Sheet

**D8. Evaluator:** J. Castells

**\*Date of Evaluation:** May 2020



 0 miles 1,960  
0 meters 500  
1:24,000

USGS 7.5' Quadrangle:  
Pasadena, CA (1975)  
NAD 83 UTM Zone 11

  District Boundary



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

Primary #  
HRI #  
Trinomial  
CRHR Status Code 6Z

Other Listings  
Review Code

Reviewer

Date

Page 1 of 7

\*Resource Name or #: 491 S. Arroyo Parkway

P1. Other Identifier: N/A

\*P2. Location:  Not for Publication  Unrestricted

\*a. County: Los Angeles

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

\*b. USGS 7.5' Quad: Pasadena

Date: 1975 T S; R W; ¼ of ¼ of Sec ; SB

B.M.

c. Address: 491 S. Arroyo Parkway

City: Pasadena

Zip: 91105

d. UTM: Zone: 11S; 394157 mE/ 3777980 mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate)

The property is located at APN 5722-008-002

\*P3a. **Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries) 491 S. Arroyo Parkway is a one-story modern vernacular commercial building constructed in 1945. The building features a flat roof with a short parapet and a barrel vault. The building is of concrete block construction. The east elevation of the building features glass double doors with fixed window surrounds. A bank of large commercial windows mirroring the design of the entry are located adjacent to the entry on the elevation. The west elevation features windows with security bars. The north and south elevations abut the adjacent buildings.

\*P3b. **Resource Attributes:** (List attributes and codes) HP6. 1-2 story commercial building; HP8. Industrial building

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

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



View of east elevation, facing west, May 4, 2020

\*P6. **Date Constructed/Age and Sources:**

Historic  Prehistoric  Both

1945 (Los Angeles County Assessor)

\*P7. **Owner and Address:**

The Arroyo Parkway, LLC  
716 Mission Street  
South Pasadena, CA 91030

\*P8. **Recorded by:** (Name, affiliation, and address)

PaleoWest, LLC  
517 S. Ivy Avenue  
Monrovia, CA 91016

\*P9. **Date Recorded:** May 2020

\*P10. **Survey Type:** (Describe)

Intensive

\*P11. **Report Citation:** (Cite survey report and other sources, or enter "none.")

Historic Resources Assessment in Support of the Affinity Project, Pasadena, Los Angeles County, California. PaleoWest, 2020.

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

**BUILDING, STRUCTURE, AND OBJECT RECORD**

Page 2 of 7

\*Resource Name or # (Assigned by recorder) 491 S. Arroyo Parkway

\*Recorded by: PaleoWest, LLC

\*Date: May 2020

**B1. Historic Name:** 491 S. Arroyo Parkway

**B2. Common Name:** 491 S. Arroyo Parkway

**B3. Original Use:** Industrial/ commercial building

**B4. Present Use:** Industrial/commercial building

\***B5. Architectural Style:** Modern vernacular

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

1945 (Los Angeles County Assessor). Commercial entry doors and windows (Pasadena Building and Safety Division 2010)

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

**Original Location:** N/A

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

B9a. Architect: Unknown

b. Builder: unknown

\***B10. Significance: Theme:** N/A

**Area:** N/A

**Period of Significance:** N/A

**Property Type:** commercial/industrial

**Applicable Criteria:** N/A

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

Early industrial development in Pasadena was largely concentrated along the north-south axis of the Santa Fe rail tracks, which entered the city through the center of the block between Raymond Avenue and Arroyo Parkway (then Broadway) where the business had access to incoming and outgoing freight services (Historic Resources Group, et al. 2007). In 1914 industrial zones were designated adjacent to railroad tracks within the city of Pasadena. While zoned for industrial purposes, these areas also contained residences which largely housed immigrants and minorities (O'Connor, et al.1993). The industrial district was confined to Arroyo Parkway, Raymond, and Fair Oaks Avenues between Del Mar Boulevard in the north and the Arroyo Seco (now the route of the Pasadena Freeway) in the south. The main industries were laundries, light manufacturing, custom automobile assembly, storage and transport, lumber yards and milling (Historic Resources Group, et al. 2007).

In Pasadena, common architectural styles associated with commercial buildings of the period include Late Moderne, Corporate Modern, Vernacular Modern, New Formalist and Brutalist styles. It must retain high integrity of design, materials and workmanship that convey its period of construction. While most buildings undergo alteration over time, these alterations should not significantly change the historic appearance of the building (Historic Resources Group, et al, 2007).

(See Continuation Sheet)

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

\***B12. References:**

Refer to Continuation Sheet

**B13. Remarks:** N/A

\***B14. Evaluator:** J. Castells, MA

\***Date of Evaluation:** May 2020

(Sketch Map with north arrow required.)

Please see attached

**\*D6. Significance (Continued):**

491 S. Arroyo Parkway was constructed in 1945. Sanborn Fire Insurance Maps from 1951 show that 491 S. Arroyo Parkway indicate that it was used as a warehouse for a garden spray manufacturer and interior doors connecting the building with 495 S. Arroyo Parkway indicate that the two buildings were directly associated with one another (Sanborn Map Company 1951). By 1965 the building housed Servisoft, a water conditioning service (*Independent Star-News* 1965). Research has uncovered little information regarding subsequent occupants of the building. In 2010 permits were approved for new storefronts for the building, which included the current entry and windows (Pasadena Building and Safety Division 2010).

**CRHR Evaluation**

The following presents an assessment of the historical significance of 491 S. Arroyo Parkway by applying the procedure and criteria for the CRHR. The purpose of this assessment is to evaluate the eligibility of the resource for listing on the CRHR.

**CRHR Criterion 1:** 491 S. Arroyo Parkway does not meet CRHR Criterion 1 for association with events that have made a significant contribution to the broad patterns of California's history and cultural heritage. The building is one of many commercial/industrial buildings constructed throughout California and Pasadena throughout the twentieth century. While the building likely housed many different tenants, the two historical uses that were identified were for a garden spray manufacturer and a water conditioning service. There is no indication that significant historical events related to either of these industries occurred at this location. Research has yielded no information to suggest that any significant events associated with the history of Pasadena, California, or the United States are specifically associated with this building. Therefore, 491 S. Arroyo Parkway is not eligible for the CRHR under Criterion 1.

**CRHR Criterion 2:** 491 S. Arroyo Parkway does not meet CRHR Criterion 2 for any direct associations with the productive lives of persons important in local, state, or national history. The building has housed several tenants over time and has been the workplace of numerous individuals, however; research has yielded no indication that any person of historical significance is specifically associated with this building. Therefore, 491 S. Arroyo Parkway is not eligible for the CRHR under Criterion 2.

**CRHR Criterion 3:** 491 S. Arroyo Parkway does not meet CRHR Criterion 3 for embodying the distinctive characteristics of a type, period, and method of construction, or as the work of an important creative individual, or as having high artistic value. The building is a common and unremarkable example of modern vernacular architecture. It is nearly indistinguishable from other buildings of that style constructed throughout the 20<sup>th</sup> century. Further, the addition of commercial storefront windows and an entryway has significantly compromised the historical appearance of the building. While the architects and builders of the building were not identified, it is unlikely that the building represents the work of a master. Therefore, 491 S. Arroyo Parkway is not eligible for the CRHR under Criterion 3.

**CRHR Criterion 4:** 491 S. Arroyo Parkway does not meet CRHR Criterion 4 since it is unlikely to yield information important to prehistory or history. It is unlikely that this property has the potential to broaden our understanding of twentieth century building construction or the history of Pasadena. Therefore, 491 S. Arroyo Parkway is not eligible for the CRHR under Criterion 4.

**City of Pasadena Historic Preservation Ordinance Evaluation**

491 S. Arroyo Parkway is recommended not eligible as a Historic Monument or a Landmark under the Local Register following the reasons outlined in the preceding section regarding eligibility under the comparable CRHR criteria. The criteria specific to Historic Signs and to Landmark Trees are not applicable to this building. 491 S. Arroyo Parkway is not located within a Landmark District and does not appear to be a contributor to a potential historic district.

**CONTINUATION SHEET**

Page 4 of 7

\*Resource Name or # (Assigned by recorder) 491 S. Arroyo Parkway

\*Recorded by: PaleoWest, LLC

\*Date: May 2020  Continuation  Update

**\*B12. References (Continued):**

Historic Resources Group and Pasadena Heritage

2007 *Cultural Resources of the Recent Past Historic Context Report*. Prepared for the City of Pasadena, 2007.

*Independent Star-News*

1965 "100 Blue Chip Stamps Yours Free!" *Independent Star-News*, August 21m 1965, pg. 5.

O'Connor, Pamela and Urban Conservation Section of the Planning Division of the City of Pasadena.

1993 *Architectural/Historical Development of the City of Pasadena: Historic Context/Property Type Report*. Submitted to the California State Office of Historic Preservation, January 13, 1993.

Pasadena Building and Safety Division

2010 "Permit BLD2010-00427." Pasadena Building and Safety Division Records for 491 S. Arroyo Parkway, on file at the Pasadena Building and Safety Division.

Sanborn Map Company

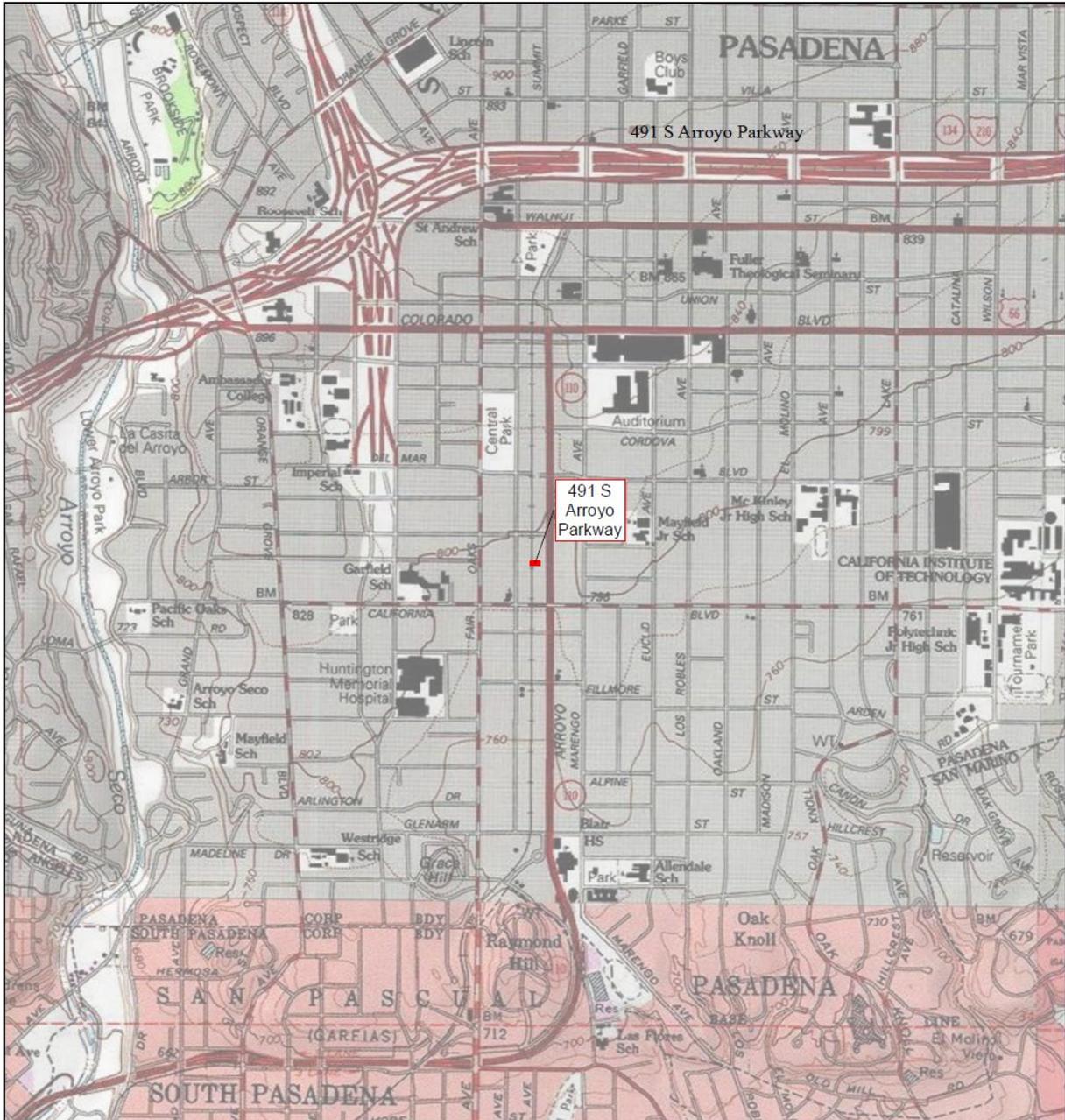
1951 *Pasadena 1930- Oct. 1951 vol. 1, Sheet 120*. New York: Sanborn Map Company.



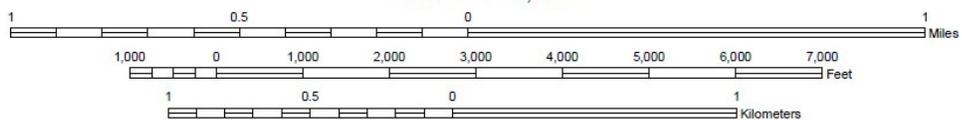
west elevation, facing east

Map Name: Pasadena, CA 7.5' USGS Quad.

Date: 1975



SCALE 1:24,000



TRUE NORTH

\*Drawn by: B.Spelts

\*Scale: 1:1,000

\*Date of map: May 2020



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

Primary #  
HRI #  
Trinomial  
CRHR Status Code 6Z

Other Listings  
Review Code

Reviewer

Date

Page 1 of 8

\*Resource Name or #: 495 S. Arroyo Parkway

P1. Other Identifier: N/A

\*P2. Location:  Not for Publication  Unrestricted

\*a. County: Los Angeles

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

\*b. USGS 7.5' Quad: Pasadena

Date: 1975 T S; R W; ¼ of ¼ of Sec ; SB

B.M.

c. Address: 495 S. Arroyo Parkway

City: Pasadena

Zip: 91105

d. UTM: Zone: 11S; 394167 mE/ 3777964 mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate)

The property is located at APN 5722-008-002

\*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries) 495 S. Arroyo Parkway is a one-story vernacular commercial building constructed in 1925. The building features a flat roof with a short parapet and a gable vault. The building is of brick construction. The east elevation of the building features a glass entry door flanked by fixed sidelight windows located off-center on the elevation. The entry is recessed and features a cantilevered awning. Two large fixed commercial windows are also located on the east elevation. The east elevation is clad in stucco. The north elevation features an entry door beneath a cantilevered overhang located on the west portion of the elevation. Two recessed fixed windows are located on the east portion of the elevation and a bank of large commercial windows are centered on the elevation. The south elevation abuts the adjacent building. The west elevation is clad in corrugated metal.

\*P3b. Resource Attributes: (List attributes and codes) HP6. 1-2 story commercial building; HP8. Industrial building

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

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



View of north and east elevations, facing southwest, May 4, 2020

\*P6. Date Constructed/Age and Sources:

Historic  Prehistoric  Both

1925 (Los Angeles County Assessor)

\*P7. Owner and Address:

The Arroyo Parkway, LLC  
716 Mission Street  
South Pasadena, CA 91030

\*P8. Recorded by: (Name, affiliation, and address)

PaleoWest, LLC  
517 S. Ivy Avenue  
Monrovia, CA 91016

\*P9. Date Recorded: May 2020

\*P10. Survey Type: (Describe)

Intensive

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.")

Historic Resources Assessment in Support of the Affinity Project, Pasadena, Los Angeles County, California. PaleoWest, 2020.

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

**BUILDING, STRUCTURE, AND OBJECT RECORD**

Page 2 of 8

\*Resource Name or # (Assigned by recorder) 495 S. Arroyo Parkway

\*Recorded by: PaleoWest, LLC

\*Date: May 2020

**B1. Historic Name:** 495 S. Arroyo Parkway

**B2. Common Name:** 495 S. Arroyo Parkway

**B3. Original Use:** Industrial/ commercial building

**B4. Present Use:** Industrial/commercial building

\***B5. Architectural Style:** modern vernacular

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

1925 (Los Angeles County Assessor). Seismic retrofit (Pasadena Building and Safety Division 2009), new storefront and alterations (Pasadena Building and Safety Division 2010a, 2010b)

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

**Original Location:** N/A

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

B9a. Architect: Unknown

b. Builder: unknown

\***B10. Significance: Theme:** N/A

**Area:** N/A

**Period of Significance:** N/A

**Property Type:** commercial/industrial

**Applicable Criteria:** N/A

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

Early industrial development in Pasadena was largely concentrated along the north-south axis of the Santa Fe rail tracks, which entered the city through the center of the block between Raymond Avenue and Arroyo Parkway (then Broadway) where the business had access to incoming and outgoing freight services (Historic Resources Group, et al. 2007). In 1914 industrial zones were designated adjacent to railroad tracks within the city of Pasadena. While zoned for industrial purposes, these areas also contained residences which largely housed immigrants and minorities (O'Connor, et al.1993). The industrial district was confined to Arroyo Parkway, Raymond, and Fair Oaks Avenues between Del Mar Boulevard in the north and the Arroyo Seco (now the route of the Pasadena Freeway) in the south. The main industries were laundries, light manufacturing, custom automobile assembly, storage and transport, lumber yards and milling (Historic Resources Group, et al. 2007).

(See Continuation Sheet)

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

\***B12. References:**

Refer to Continuation Sheet

**B13. Remarks:** N/A

\***B14. Evaluator:** J. Castells, MA

\***Date of Evaluation:** May 2020

(Sketch Map with north arrow required.)

Please see attached

**\*D6. Significance (Continued):**

495 S. Arroyo Parkway was constructed in 1925. In 1927 William C. (W.C.) Crowell, operated out of the building. He was identified as a contractor (Los Angeles Directory Co. 1927). In 1928 he was awarded the construction of the Gordon B. Kaufmann designed Athenaeum Building on the California Institute of Technology campus (*Pasadena Evening Post* 1928). In 1931, W.C. Crowell was listed as a member of the Pasadena Junior Chamber of Commerce (*The Pasadena Post* 1931). Crowell was a prominent builder in Pasadena and was involved in the construction of many notable buildings including the Scottish Rite Cathedral in Pasadena, the NRHP-listed Kindel Building, the Huntington Library, and the Pasadena Civic Auditorium. Sanborn Fire Insurance Maps from 1931 show that 495 S. Arroyo Parkway was used as sheet metal works (Sanborn Map Company 1931), however W.C. Crowell was still listed as a contractor at that location in 1938 and 1939 (Los Angeles Directory Co. 1938, 1939). By 1942 the property was occupied by Destruxol Corp. LTD, a garden chemical manufacturer (*Los Angeles Times* 1942). The Sanborn Fire Insurance Maps from 1951 indicate that the building was a garden spray manufacturer and interior doors connecting the building with 491 S. Arroyo Parkway indicate that the two buildings were directly associated with one another (Sanborn Map Company 1951). By 1956 the building was used as a machine shop while jointly being used by the Destruxol Corporation which occupied the property until at least 1960 (*Los Angeles Times* 1956, *Pasadena Independent* 1960). At some point between 1960 and 1978, Properties International/John K. Woo occupied the property before relocating in 1978 (*Los Angeles Times* 1978a). In 2009 a seismic retrofit permit was issued for the building followed by permits for new storefronts and a new roof for the building in 2010 (Pasadena Building and Safety Division 2009, 2010a, 2010b).

**CRHR Evaluation**

The following presents an assessment of the historical significance of 495 S. Arroyo Parkway by applying the procedure and criteria for the CRHR. The purpose of this assessment is to evaluate the eligibility of the resource for listing on the CRHR.

**CRHR Criterion 1:** 495 S. Arroyo Parkway does not meet CRHR Criterion 1 for association with events that have made a significant contribution to the broad patterns of California's history and cultural heritage. The building is one of many commercial/industrial buildings constructed throughout California and Pasadena throughout the twentieth century. Research has yielded no information to suggest that any significant events associated with the history of Pasadena, California, or the United States are specifically associated with this building. Therefore, 495 S. Arroyo Parkway is not eligible for the CRHR under Criterion 1.

**CRHR Criterion 2:** 495 S. Arroyo Parkway does not meet CRHR Criterion 2 for any direct associations with the productive lives of persons important in local, state, or national history. The building's long term occupant was W.C. Crowell a contractor and builder responsible for the construction of several significant buildings including the Scottish Rite Cathedral in Pasadena, the NRHP-listed Kindel Building, the Huntington Library, the Atheneum at California Institute of Technology, and the Pasadena Civic Auditorium. While W.C. Crowell undoubtedly made significant contributions to the built environment of Southern California, this building does not convey that significance. Better examples that do convey his significance include the buildings listed above. Research has yielded no information to suggest that other persons, including other occupants of the building, of potential historical significance are specifically associated with this building. Therefore, 495 S. Arroyo Parkway is not eligible for the CRHR under Criterion 2.

**CRHR Criterion 3:** 495 S. Arroyo Parkway does not meet CRHR Criterion 3 for embodying the distinctive characteristics of a type, period, and method of construction, or as the work of an important creative individual, or as having high artistic value. The building is a common and unremarkable example of commercial vernacular architecture. It is nearly indistinguishable from other buildings of that style constructed throughout the 20<sup>th</sup> century. Further, the addition of commercial storefront windows and an entryway has significantly compromised the historical appearance of the building. While the architect and builder of the building was not identified, there is a possibility that it was designed and/or constructed by W.C. Crowell. Even in that event, the building is not a masterful example of his work and does not adequately express the significance of his accomplishments as a builder. Therefore, 495 S. Arroyo Parkway is not eligible for the CRHR under Criterion 3.

(See Continuation Sheet)

**\*D6. Significance (Continued):**

**CRHR Criterion 4:** 495 S. Arroyo Parkway does not meet CRHR Criterion 4 since it is unlikely to yield information important to prehistory or history. It is unlikely that this property has the potential to broaden our understanding of twentieth century building construction or the history of Pasadena. Therefore, 495 S. Arroyo Parkway is not eligible for the CRHR under Criterion 4.

**City of Pasadena Historic Preservation Ordinance Evaluation**

495 S. Arroyo Parkway is recommended not eligible as a Historic Monument or a Landmark under the Local Register following the reasons outlined in the preceding section regarding eligibility under the comparable CRHR criteria. The criteria specific to Historic Signs and to Landmark Trees are not applicable to this building. 495 S. Arroyo Parkway is not located within a Landmark District and does not appear to be a contributor to a potential historic district.

**\*B12. References (Continued):**

Historic Resources Group and Pasadena Heritage

2007 *Cultural Resources of the Recent Past Historic Context Report*. Prepared for the City of Pasadena, 2007.

Los Angeles Directory Co.

1927 *Thurston's Pasadena (California) City Directory 1927*. Los Angeles: Los Angeles Directory Co.

1938 *Thurston's Pasadena (California) City Directory 1938*. Los Angeles: Los Angeles Directory Co.

1939 *Thurston's Pasadena (California) City Directory 1998*. Los Angeles: Los Angeles Directory Co.

O'Connor, Pamela and Urban Conservation Section of the Planning Division of the City of Pasadena.

1993 *Architectural/Historical Development of the City of Pasadena: Historic Context/Property Type Report*. Submitted to the California State Office of Historic Preservation, January 13, 1993.

*Los Angeles Times*

1978 "Brokerage Firm Moves to New Pasadena Office." *Los Angeles Times*, July 23, 1978, pg. 143.

Pasadena Building and Safety Division

2009 "Permit BLD2009-01072." Pasadena Building and Safety Division Records for 495 S. Arroyo Parkway, on file at the Pasadena Building and Safety Division.

2010a "Permit BMN2010-00397." Pasadena Building and Safety Division Records for 495 S. Arroyo Parkway, on file at the Pasadena Building and Safety Division.

2010b "Permit BLD2010-00428." Pasadena Building and Safety Division Records for 495 S. Arroyo Parkway, on file at the Pasadena Building and Safety Division.

*Pasadena Evening Post*

1928 "Many Plans Under Way by Builders." *Pasadena Evening Post*, June 11, 1928, pg. 2.

*Pasadena Post*

1931 "We Are Proud of the Pasadena Junior Chamber of Commerce." *Pasadena Post*, June 17, 1931, pg. 21.

Sanborn Map Company

1931 *Pasadena 1930-1931 vol. 1, Sheet 120*. New York: Sanborn Map Company.

1951 *Pasadena 1930- Oct. 1951 vol. 1, Sheet 120*. New York: Sanborn Map Company.



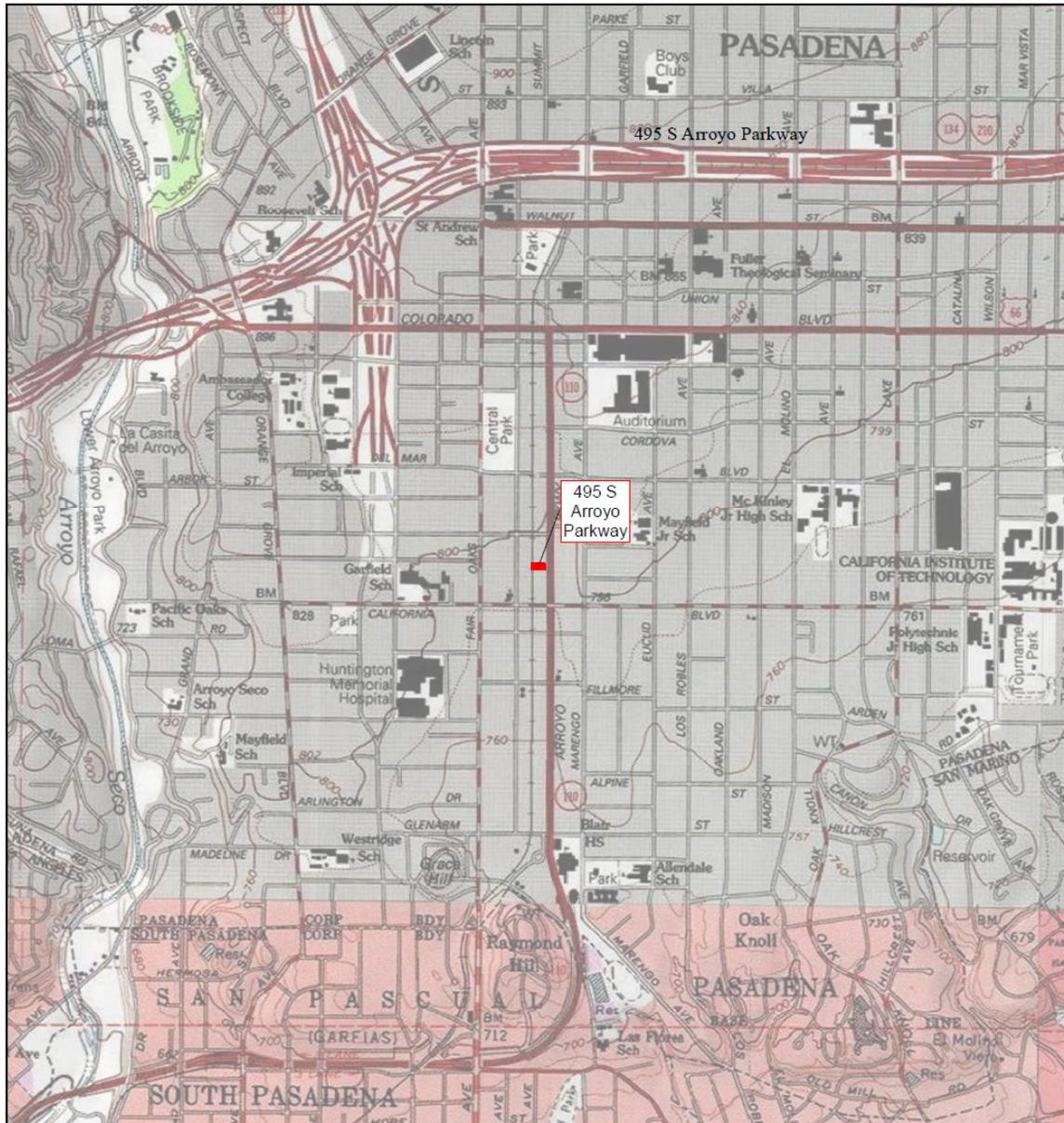
north elevation, facing south



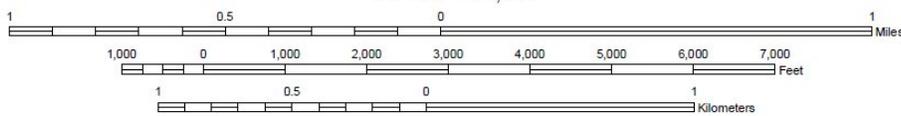
west elevation, facing east

Map Name: Pasadena, CA 7.5' USGS Quad.

Date: 1975



SCALE 1:24,000



\*Drawn by: B.Spelts

\*Scale: 1:1,000

\*Date of map: May 2020



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

**Primary #**  
**HRI #**  
**Trinomial**  
**CRHR Status Code 6Z**

**Other Listings**  
**Review Code**

**Reviewer**

**Date**

Page 1 of 7

\*Resource Name or #: 499 S. Arroyo Parkway

**P1. Other Identifier:** N/A

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

\***a. County:** Los Angeles

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

\***b. USGS 7.5' Quad:** Pasadena

**Date:** 1975 T S; R W; ¼ of ¼ of Sec ; SB

**B.M.**

c. Address: 499 S. Arroyo Parkway

City: Pasadena

Zip: 91105

d. UTM: Zone: 11S; 394166 mE/ 3777953 mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate)

The property is located at APN 5722-008-012

\***P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries) 499 S. Arroyo Parkway is a one-story vernacular commercial building constructed in 1921. The building features a flat roof with a short parapet. The east elevation of the building features a recessed entryway accessed by concrete stairs behind a metal security gate centered on the elevation. The entry is flanked by bands of recessed windows. The elevation is clad in stucco and the top portion of the elevation has seismic retrofit bolts. The north and south portions of the south elevation abut the adjacent buildings. The center portion of the south elevation features three former loading bays that have been filled with fixed windows. Concrete stairs leading to a glass entry door are located on the east section of the center portion of the elevation.

\***P3b. Resource Attributes:** (List attributes and codes) HP6. 1-2 story commercial building; HP8. Industrial building

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

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



View of east elevation, facing west, May 4, 2020

\***P6. Date Constructed/Age and Sources:**

Historic  Prehistoric  Both

1921 (Los Angeles County Assessor)

\***P7. Owner and Address:**

The Arroyo Parkway, LLC

716 Mission Street

South Pasadena, CA 91030

\***P8. Recorded by:** (Name, affiliation, and address)

PaleoWest, LLC

517 S. Ivy Avenue

Monrovia, CA 91016

\***P9. Date Recorded:** May 2020

\***P10. Survey Type:** (Describe)

Intensive

\***P11. Report Citation:** (Cite survey report and other sources, or enter "none.")

Historic Resources Assessment in Support of the Affinity Project, Pasadena, Los Angeles County, California. PaleoWest, 2020.

\***Attachments:**  NONE  Location Map  Sketch Map  Continuation Sheet  Building, Structure, and Object Record

Archaeological Record  District Record  Linear Feature Record  Milling Station Record  Rock Art Record

Artifact Record  Photograph Record  Other (List):

**BUILDING, STRUCTURE, AND OBJECT RECORD**

Page 2 of 7

\*Resource Name or # (Assigned by recorder) 499 S. Arroyo Parkway

\*Recorded by: PaleoWest, LLC

\*Date: May 2020

**B1. Historic Name:** 499 S. Arroyo Parkway

**B2. Common Name:** 499 S. Arroyo Parkway

**B3. Original Use:** Industrial/ commercial building

**B4. Present Use:** Industrial/commercial building

\***B5. Architectural Style:** modern vernacular

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

1921 (Los Angeles County Assessor). Storefront installation and other alterations (Pasadena Building and Safety Division 2010d, 2010e); wall sign and awning (Pasadena Building and Safety Division 2011).

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

**Original Location:** N/A

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

B9a. Architect: Unknown

b. Builder: unknown

\***B10. Significance: Theme:** N/A

**Area:** N/A

**Period of Significance:** N/A

**Property Type:** commercial/industrial

**Applicable Criteria:** N/A

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

Early industrial development in Pasadena was largely concentrated along the north-south axis of the Santa Fe rail tracks, which entered the city through the center of the block between Raymond Avenue and Arroyo Parkway (then Broadway) where the business had access to incoming and outgoing freight services (Historic Resources Group, et al. 2007). In 1914 industrial zones were designated adjacent to railroad tracks within the city of Pasadena. While zoned for industrial purposes, these areas also contained residences which largely housed immigrants and minorities (O'Connor, et al.1993). The industrial district was confined to Arroyo Parkway, Raymond, and Fair Oaks Avenues between Del Mar Boulevard in the north and the Arroyo Seco (now the route of the Pasadena Freeway) in the south. The main industries were laundries, light manufacturing, custom automobile assembly, storage and transport, lumber yards and milling (Historic Resources Group, et al. 2007).

(See Continuation Sheet)

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

\***B12. References:**

Refer to Continuation Sheet

**B13. Remarks:** N/A

\***B14. Evaluator:** J. Castells, MA

\***Date of Evaluation:** May 2020

(Sketch Map with north arrow required.)

Please see attached

**\*D6. Significance (Continued):**

499 S. Arroyo Parkway was constructed in 1921. On the 1931 Sanborn Maps, 499 S. Arroyo Parkway is depicted as having two wire-glass skylights. Interior doors connecting the building with 501 and 503 S. Arroyo Parkway indicate that the buildings continue to be directly associated with one another. The use for the complex is indicated as wholesale grocery (Sanborn Map Company 1931), the Market Basket Warehouse (Heumann 2000). On the 1951 Sanborn Maps 499 S. Arroyo Parkway is depicted as having two wire-glass skylights. Interior doors connecting the building with 501 and 503 S. Arroyo Parkway indicate that the buildings were directly associated with one another. The use for the complex is indicated as paper warehouse and distribution (Sanborn Map Company 1951). In 2010 permits were issued for storefront installations and alterations on the building (Pasadena Building and Safety Division 2010, 2010). In 2011 a permit was issued for a new wall sign and new awnings for the building (Pasadena Building and Safety Division 2011).

**CRHR Evaluation**

The following presents an assessment of the historical significance of 499 S. Arroyo Parkway by applying the procedure and criteria for the CRHR. The purpose of this assessment is to evaluate the eligibility of the resource for listing on the CRHR.

**CRHR Criterion 1:** 499 S. Arroyo Parkway does not meet CRHR Criterion 1 for association with events that have made a significant contribution to the broad patterns of California's history and cultural heritage. The building is one of many commercial/industrial buildings constructed throughout California and Pasadena throughout the twentieth century. Research has yielded no information to suggest that any significant events associated with the history of Pasadena, California, or the United States are specifically associated with this building. Therefore, 499 S. Arroyo Parkway is not eligible for the CRHR under Criterion 1.

**CRHR Criterion 2:** 499 S. Arroyo Parkway does not meet CRHR Criterion 2 for any direct associations with the productive lives of persons important in local, state, or national history. The building has housed several tenants over time and has been the workplace of numerous individuals, however; research has yielded no indication that any person of historical significance is specifically associated with this building. Therefore, 499 S. Arroyo Parkway is not eligible for the CRHR under Criterion 2.

**CRHR Criterion 3:** 499 S. Arroyo Parkway does not to meet CRHR Criterion 3 for embodying the distinctive characteristics of a type, period, and method of construction, or as the work of an important creative individual, or as having high artistic value. The building is a common and unremarkable example of vernacular commercial architecture. It is nearly indistinguishable from other buildings of that style constructed throughout the 20<sup>th</sup> century. While the architects and builders of the building were not identified, it is unlikely that the building represents the work of a master. Therefore, 499 S. Arroyo Parkway is not eligible for the CRHR under Criterion 3.

**CRHR Criterion 4:** 499 S. Arroyo Parkway does not meet CRHR Criterion 4 since it is unlikely to yield information important to prehistory or history. is unlikely that this property has the potential to broaden our understanding of twentieth century building construction or the history of Pasadena. Therefore, 499 S. Arroyo Parkway is not eligible for the CRHR under Criterion 4.

**City of Pasadena Historic Preservation Ordinance Evaluation**

499 S. Arroyo Parkway is recommended not eligible as a Historic Monument or a Landmark under the Local Register following the reasons outlined in the preceding section regarding eligibility under the comparable CRHR criteria. The criteria specific to Historic Signs and to Landmark Trees are not applicable to this building. 499 S. Arroyo Parkway is not located within a Landmark District and does not appear to be a contributor to a potential historic district.

**\*B12. References (Continued):**

Heumann, Leslie

2000 DPR 523 Series Primary Record for 501 South Arroyo Parkway (HRI# 1109-1092-000). Record on file at the South Central Coastal Information Center.

Historic Resources Group and Pasadena Heritage

2007 *Cultural Resources of the Recent Past Historic Context Report*. Prepared for the City of Pasadena, 2007.

O'Connor, Pamela and Urban Conservation Section of the Planning Division of the City of Pasadena.

1993 *Architectural/Historical Development of the City of Pasadena: Historic Context/Property Type Report.* Submitted to the California State Office of Historic Preservation, January 13, 1993.

Pasadena Building and Safety Division

2010 "Permit BLD2010-00025." Pasadena Building and Safety Division Records for 499 S. Arroyo Parkway, on file at the Pasadena Building and Safety Division.

2010 "Permit BLD2010-00429." Pasadena Building and Safety Division Records for 499 S. Arroyo Parkway, on file at the Pasadena Building and Safety Division.

2011 "Permit BLD2010-00214." Pasadena Building and Safety Division Records for 499 S. Arroyo Parkway, on file at the Pasadena Building and Safety Division.

Sanborn Map Company

1931 *Pasadena 1930-1931 vol. 1, Sheet 120*. New York: Sanborn Map Company.

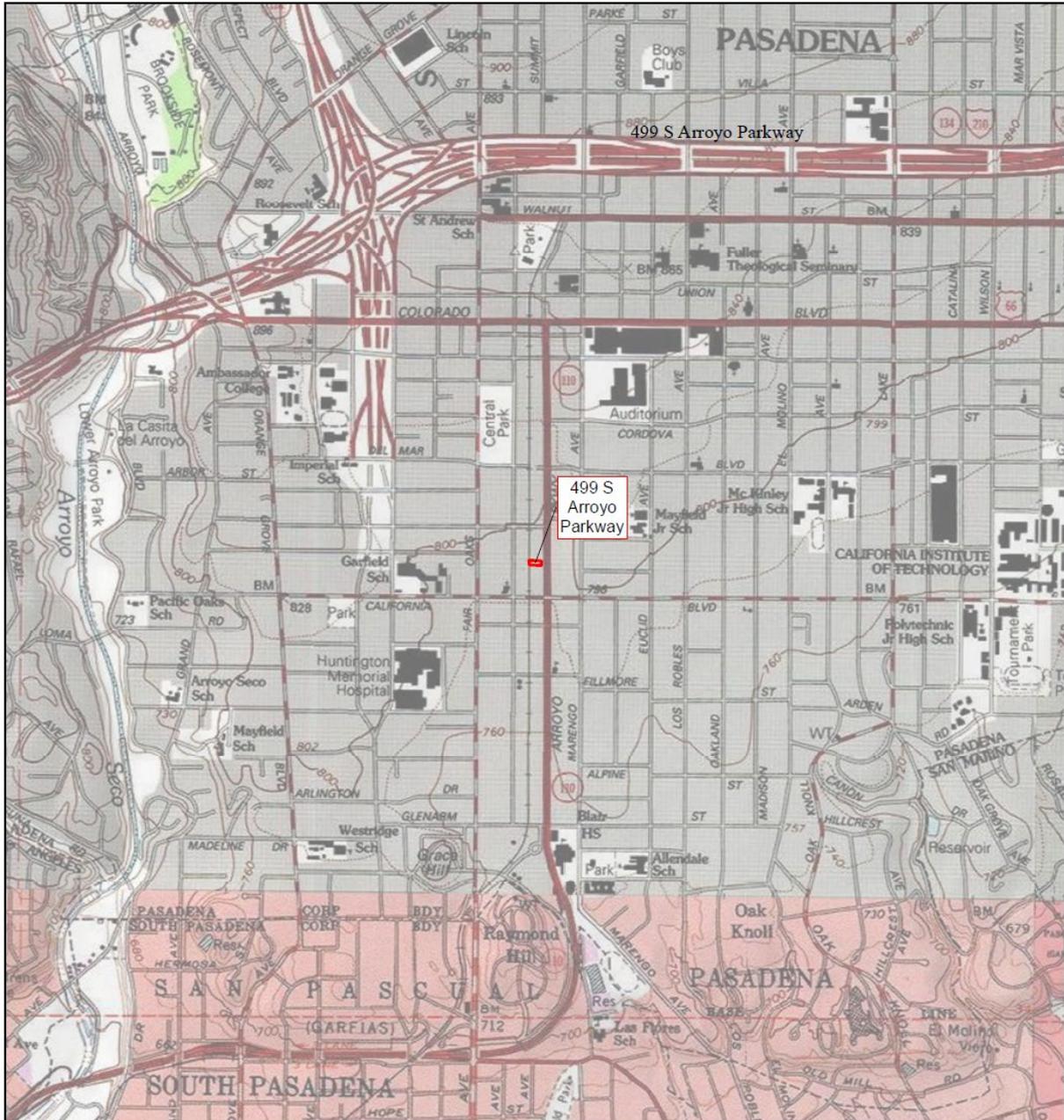
1951 *Pasadena 1930- Oct. 1951 vol. 1, Sheet 120*. New York: Sanborn Map Company.



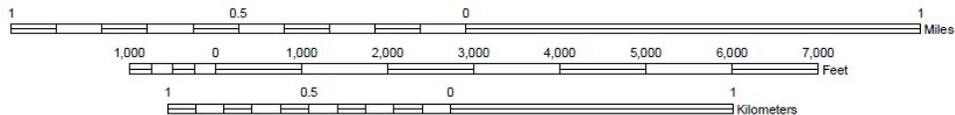
South elevation, facing north

Map Name: Pasadena, CA 7.5' USGS Quad.

Date: 1975



SCALE 1:24,000



TRUE NORTH

\*Drawn by: B.Spelts

\*Scale: 1:1,000

\*Date of map: May 2020



501 S. Arroyo Parkway, identified as the Market Basket Warehouse Offices, was initially recorded by Carson Anderson in 1989. Anderson did not specify what criteria was considered for its historical significance but noted that it is one of the “best intact examples of 1940s Moderne design in the Arroyo Parkway Industrial Area (Carson 1989). In 2000 the building was evaluated by Leslie Heumann of PCR services and was recommended as eligible for the Local Register “as an example of World War II era Modern vernacular commercial design” (Heumann 2000). On May 4, 2020 PaleoWest staff revisited 501 S. Arroyo Parkway and noted the existing condition of the building. PaleoWest staff found the building as largely unchanged in any way that would compromise its historic integrity. Therefore, PaleoWest concurs with the 2000 recommendation that 501 S. Arroyo Parkway is eligible for the Local Register. Further, PaleoWest recommends that 501 S. Arroyo Parkway and 523 S. Arroyo Parkway are locally eligible for the CRHR under Criterion C.



East elevation, facing west

**References:**

Carson, Anderson

1989 DPR 523 Series Primary Record for 517-523 S. Arroyo Parkway (P-19-183404). Record on file at the South Central Coastal Information Center

Heumann, Leslie

2000 DPR 523 Series Primary Record for 501 South Arroyo Parkway (HRI# 1109-1092-000). Record on file at the South Central Coastal Information Center.

Page 1 of 1    **Resource Name or #:** Market Basket Warehouse Offices     Continuation     Update

**P2. Location:** 501 South Arroyo Parkway

**B10. Significance:**

The former Market Basket Warehouse Offices was determined to be ineligible for listing in the National Register of Historic Places and was recorded in the State Historic Resources Inventory database as a 6X1. However, it is of local interest as an example of World War II era Modern vernacular commercial design.

Year of Construction: 1940

Architect: unknown

Builder: unknown

**P5b. Description/Date of Photo:** View of the east elevation/May 12, 1998



**P8. Recorded by:** Leslie Heumann, PCR, 233 Wilshire Blvd., Suite 130, Santa Monica, CA 90401

**P9. Date Recorded:** August 30, 2000

**HISTORIC RESOURCES INVENTORY**  
S15.13

HABS _____		HAER _____	NR <u>6</u>	SHL _____	Loc _____
UTM: A _____		B _____		C _____	
C _____		D _____		PRP # 070856	
P-19-183401				1109-1092	

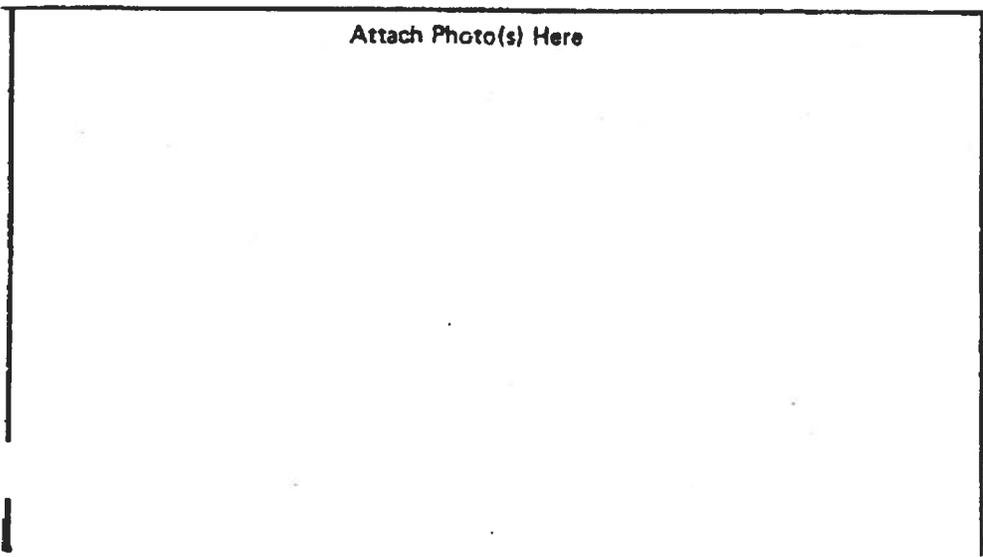
**IDENTIFICATION**

- Common name: 501 S. Arroyo Parkway
- Historic name: Market Basket Warehouse Offices 19-183401
- Street or rural address: 501 S. Arroyo Parkway  
City Pasadena Zip 91105 County Los Angeles
- Parcel number: Webster & Stratton's Sub., Lots 31, 32 & 33
- Present Owner: John R. & Eileen M. Anderson Address: 501 S. Arroyo Pkwy.  
City Pasadena Zip 91105 Ownership is: Public \_\_\_\_\_ Private X
- Present Use: Offices Original use: Offices

**DESCRIPTION**

- Architectural style: 1940's Moderne
- Briefly describe the present *physical description* of the site or structure and describe any major alterations from its original condition:

This is a two story reinforced concrete office structure associated with a warehouse complex (rear). The building is nearly a cube in shape, and is symmetrically organized. Entrance occurs through the center bay of the three-bay-wide facade. The building is very simple in design, and relies upon symmetry, horizontal-banded mouldings (window sill level, first & second floor), and the multi-paned pattern of the metal casement sash for subtle enrichment.



- Construction date: 1940  
Estimated \_\_\_\_\_ Factual X
- Architect \_\_\_\_\_
- Builder Unknown
- Approx. property size (in feet)  
Frontage 50 Depth 169  
or approx. acreage \_\_\_\_\_
- Date(s) of enclosed photograph(s)  
September, 1989

13. Condition: Excellent \_\_\_ Good  Fair \_\_\_ Deteriorated \_\_\_ No longer in existence \_\_\_
14. Alterations: \_\_\_\_\_
15. Surroundings: (Check more than one if necessary) Open land \_\_\_ Scattered buildings \_\_\_ Densely built-up   
Residential \_\_\_ Industrial  Commercial  Other: \_\_\_\_\_
16. Threats to site: None known  Private development \_\_\_ Zoning \_\_\_ Vandalism \_\_\_  
Public Works project \_\_\_ Other: \_\_\_\_\_
17. Is the structure: On its original site?  Moved? \_\_\_ Unknown? \_\_\_
18. Related features: \_\_\_\_\_

**SIGNIFICANCE**

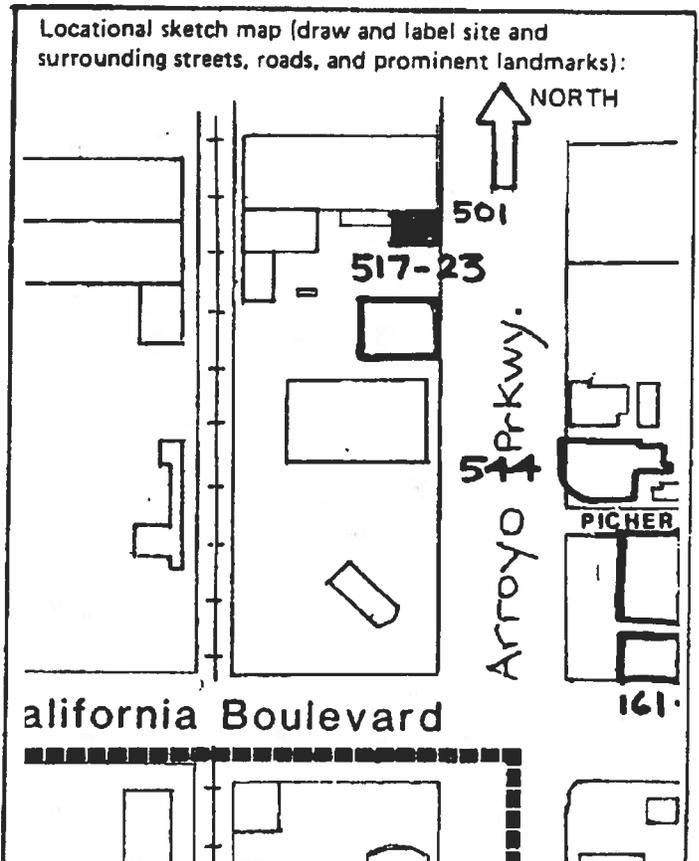
19. Briefly state historical and/or architectural importance (include dates, events, and persons associated with the site.)

This building, part of a large complex of utilitarian buildings and sheds, ranks with the Cornet Building (411 S. Arroyo Pkwy.) as one of two or three best intact examples of 1940's Moderne design in the Arroyo Parkway Industrial Area.

20. Main theme of the historic resource: (If more than one is checked, number in order of importance.)  
Architecture  Arts & Leisure \_\_\_  
Economic/Industrial \_\_\_ Exploration/Settlement \_\_\_  
Government \_\_\_ Military \_\_\_  
Religion \_\_\_ Social/Education \_\_\_

21. Sources (List books, documents, surveys, personal interviews and their dates)  
City Building Permits & Assess-  
ment Records

22. Date form prepared September, 1989  
By (name) Carson Anderson  
Organization Urban Conservation  
Address: Pasadena City Hall  
Pasadena 91109  
City Pasadena Zip 91109  
Phone: (818) 405 4228





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

Primary #  
HRI #  
Trinomial  
CRHR Status Code 6Z

Other Listings  
Review Code

Reviewer

Date

Page 1 of 7

\*Resource Name or #: 503 S. Arroyo Parkway

P1. Other Identifier: N/A

\*P2. Location:  Not for Publication  Unrestricted

\*a. County: Los Angeles

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

\*b. USGS 7.5' Quad: Pasadena

Date: 1975 T S; R W; ¼ of ¼ of Sec ; SB

B.M.

c. Address: 503 S. Arroyo Parkway

City: Pasadena

Zip: 91105

d. UTM: Zone: 11S; 394154 mE/ 3777931 mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate)

The property is located at APN 5722-008-012

\*P3a. **Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries) 503 S. Arroyo Parkway is a one-story vernacular commercial building constructed in 1921. The building features a flat roof with a short parapet centered on the roofline on the east elevation. The east elevation of the building features a large opening filled with a roll-top warehouse door. The north elevation abuts the adjacent building addressed at 499 S. Arroyo Parkway, with which it appears to share an internal connection. The south elevation features no doors or fenestration. The building is sited to the rear (directly east) of 501 S. Arroyo Parkway

\*P3b. **Resource Attributes:** (List attributes and codes) HP6. 1-2 story commercial building; HP8. Industrial building

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

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



**P5b. Description of Photo:** (View, date, accession #)  
View of south and east elevations, facing northwest,  
May 4, 2020

\*P6. **Date Constructed/Age and Sources:**

Historic  Prehistoric  Both

1921 (Los Angeles County Assessor)

\*P7. **Owner and Address:**

The Arroyo Parkway, LLC

716 Mission Street

South Pasadena, CA 91030

\*P8. **Recorded by:** (Name, affiliation, and address)

PaleoWest, LLC

517 S. Ivy Avenue

Monrovia, CA 91016

\*P9. **Date Recorded:** May 2020

\*P10. **Survey Type:** (Describe)

Intensive

\*P11. **Report Citation:** (Cite survey report and other sources, or enter "none.")

Historic Resources Assessment in Support of the Affinity Project, Pasadena, Los Angeles County, California. PaleoWest, 2020.

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

State of California — The Resources Agency DEPARTMENT OF PARKS AND RECREATION <b>BUILDING, STRUCTURE, AND OBJECT RECORD</b>	Primary # HRI#
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Page 2 of 7

\*Resource Name or # (Assigned by recorder) 503 S. Arroyo Parkway

\*Recorded by: PaleoWest, LLC

\*Date: May 2020

**B1. Historic Name:** 503 S. Arroyo Parkway

**B2. Common Name:** 503 S. Arroyo Parkway

**B3. Original Use:** Industrial/ commercial building

**B4. Present Use:** Industrial/commercial building

\***B5. Architectural Style:** modern vernacular

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

1921 (Los Angeles County Assessor). New warehouse door (date unknown, based on field observation)

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

**Original Location:** N/A

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

B9a. Architect: Unknown

b. Builder: unknown

\***B10. Significance: Theme:** N/A

**Area:** N/A

**Period of Significance:** N/A

**Property Type:** commercial/industrial

**Applicable Criteria:** N/A

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

Early industrial development in Pasadena was largely concentrated along the north-south axis of the Santa Fe rail tracks, which entered the city through the center of the block between Raymond Avenue and Arroyo Parkway (then Broadway) where the business had access to incoming and outgoing freight services (Historic Resources Group, et al. 2007). In 1914 industrial zones were designated adjacent to railroad tracks within the city of Pasadena. While zoned for industrial purposes, these areas also contained residences which largely housed immigrants and minorities (O'Connor, et al.1993). The industrial district was confined to Arroyo Parkway, Raymond, and Fair Oaks Avenues between Del Mar Boulevard in the north and the Arroyo Seco (now the route of the Pasadena Freeway) in the south. The main industries were laundries, light manufacturing, custom automobile assembly, storage and transport, lumber yards and milling (Historic Resources Group, et al. 2007).

(See Continuation Sheet)

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

\***B12. References:**

Refer to Continuation Sheet

**B13. Remarks:** N/A

\***B14. Evaluator:** J. Castells, MA

\***Date of Evaluation:** May 2020

(Sketch Map with north arrow required.)

Please see attached

**\*D6. Significance (Continued):**

503 S. Arroyo Parkway was constructed in 1921. On the 1931 Sanborn Fire Insurance Maps, 503 S. Arroyo Parkway is depicted as a concrete building. Additional associated buildings are shown abutting the building to the south but are no longer extant. Interior doors connecting the building with 501 S. Arroyo Parkway indicate that the buildings were directly associated with one another. The use for two buildings, along with 499 S. Arroyo Parkway, is indicated as wholesale grocery (Sanborn Map Company 1931), the Market Basket Warehouse (Heumann 2000). On the 1951 Sanborn Fire Insurance Maps 503 S. Arroyo Parkway is depicted as a concrete building. Additional associated buildings shown abutting the building to the south but are no longer extant. Interior doors connecting the building with 501 S. Arroyo Parkway indicate that the buildings continue to be directly associated with one another. The use for two buildings, along with 499 S. Arroyo Parkway, is indicated as paper warehouse and distribution (Sanborn Map Company 1951).

**CRHR Evaluation**

The following presents an assessment of the historical significance of 503 S. Arroyo Parkway by applying the procedure and criteria for the CRHR. The purpose of this assessment is to evaluate the eligibility of the resource for listing on the CRHR.

**CRHR Criterion 1:** 503 S. Arroyo Parkway does not meet CRHR Criterion 1 for association with events that have made a significant contribution to the broad patterns of California's history and cultural heritage. The building is one of many commercial/industrial buildings constructed throughout California and Pasadena throughout the twentieth century. Research has yielded no information to suggest that any significant events associated with the history of Pasadena, California, or the United States are specifically associated with this building. Therefore, 503 S. Arroyo Parkway is not eligible for the CRHR under Criterion 1.

**CRHR Criterion 2:** 503 S. Arroyo Parkway does not meet CRHR Criterion 2 for any direct associations with the productive lives of persons important in local, state, or national history. The building has housed several tenants over time and has been the workplace of numerous individuals, however; research has yielded no indication that any person of historical significance is specifically associated with this building. Therefore, 503 S. Arroyo Parkway is not eligible for the CRHR under Criterion 2.

**CRHR Criterion 3:** 503 S. Arroyo Parkway does not to meet CRHR Criterion 3 for embodying the distinctive characteristics of a type, period, and method of construction, or as the work of an important creative individual, or as having high artistic value. The building is an unremarkable and common example of a vernacular commercial/industrial building. While the neighboring 501 S. Arroyo Parkway is located immediately to the west, it shares none of the characteristics of Moderne design that make the building at 501 S. Arroyo Parkway historically significant. Additionally, the north-adjacent building at 499 S. Arroyo Parkway, with which the subject building appears to share an internal connection, has been evaluated separately under this criterion and does not appear to rise to a level of significance for its architecture that would result in a significant association. Therefore, 503 S. Arroyo Parkway is not eligible for the CRHR under Criterion 3.

**CRHR Criterion 4:** 503 S. Arroyo Parkway does not meet CRHR Criterion 4 since it is unlikely to yield information important to prehistory or history. It is unlikely that this property has the potential to broaden our understanding of mid-twentieth century building construction, or the history of Pasadena. Therefore, 503 S. Arroyo Parkway is not eligible for the CRHR under Criterion 4.

**City of Pasadena Historic Preservation Ordinance Evaluation**

503 S. Arroyo Parkway is recommended not eligible as a Historic Monument or a Landmark under the Local Register following the reasons outlined in the preceding section regarding eligibility under the comparable CRHR criteria. The criteria specific to Historic Signs and to Landmark Trees are not applicable to this building. 503 S. Arroyo Parkway is not located within a Landmark District and does not appear to be a contributor to a potential historic district.

**\*B12. References (Continued):**

Heumann, Leslie

2000 DPR 523 Series Primary Record for 501 South Arroyo Parkway (HRI# 1109-1092-000). Record on file at the South Central Coastal Information Center.

Historic Resources Group and Pasadena Heritage

2007 *Cultural Resources of the Recent Past Historic Context Report*. Prepared for the City of Pasadena, 2007.

O'Connor, Pamela and Urban Conservation Section of the Planning Division of the City of Pasadena.

1993 *Architectural/Historical Development of the City of Pasadena: Historic Context/Property Type Report.* Submitted to the California State Office of Historic Preservation, January 13, 1993.

Sanborn Map Company

1931 *Pasadena 1930-1931 vol. 1, Sheet 120*. New York: Sanborn Map Company.

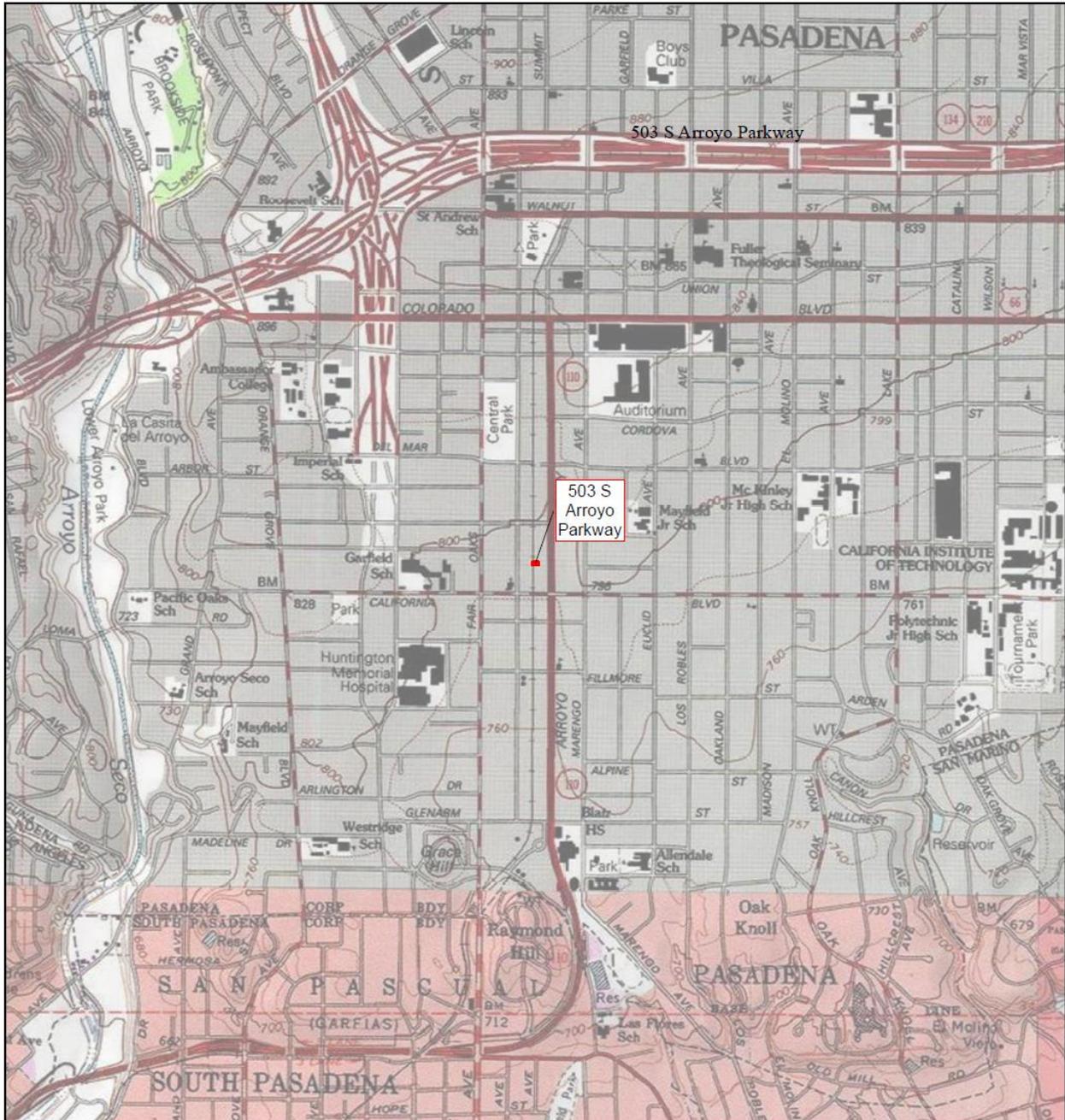
1951 *Pasadena 1930- Oct. 1951 vol. 1, Sheet 120*. New York: Sanborn Map Company.



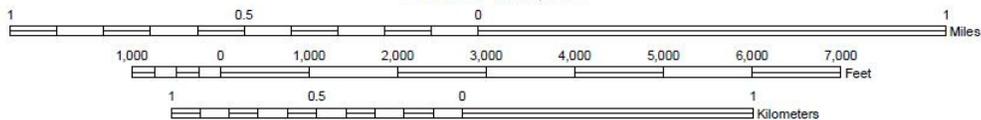
South elevation, facing north

Map Name: Pasadena, CA 7.5' USGS Quad.

Date: 1975



SCALE 1:24,000



TRUE NORTH

\*Drawn by: B.Spelts

\*Scale: 1:1,000

\*Date of map: May 2020



523 S. Arroyo Parkway, identified as the former Lewis Iron Building, was initially recorded by Jas. Draeger and C. Anderson in 1989 and was not specifically recommended as eligible under any criteria (Draeger and Anderson 1989). In 2000 the building was evaluated by Leslie Heumann of PCR services, and was recommended as eligible for the Local Register “as an example of commercial design by the prominent local architecture form of Marston and Van Pelt” (Heumann 2000b). On May 4, 2020 PaleoWest staff revisited 523 S. Arroyo Parkway and noted the existing condition of the building. PaleoWest staff found the building as largely unchanged in any way that would compromise its historic integrity. Therefore, PaleoWest concurs with the 2000 recommendation that 501 S. Arroyo Parkway is eligible for the Local Register and recommends that 501 S. Arroyo Parkway is locally eligible under CRHR Criterion C.



East elevation, facing west

**References:**

Draeger, Jas. And C. Anderson  
1989 DPR 523 Series Primary Record for 517-523 S. Arroyo Parkway (P-19-183402). Record on file at the South Central Coastal Information Center.

Heumann, Leslie  
2000 DPR 523 Series Primary Record for 523 South Arroyo Parkway (HRI# 1109-1093-000). Record on file at the South Central Coastal Information Center.

Page 1 of 1

**Resource Name or #:** Lewis Iron Building

Continuation  Update

**P2. Location:** 517-523 South Arroyo Parkway

**B10. Significance:**

The former Lewis Iron Building was determined to be ineligible for listing in the National Register of Historic Places and was recorded in the State Historic Resources Inventory database as a 6X1. However, it is of local interest as an example of a commercial design by the prominent local architectural firm of Marston and Van Pelt.

Year of Construction: 1922

Architect: Marston & Van Pelt

Builder: unknown

**P5b. Description/Date of Photo:** View of the east elevation/May 12, 1998



**P8. Recorded by:** Leslie Heumann, PCR, 233 Wilshire Blvd., Suite 130, Santa Monica, CA 90401

**P9. Date Recorded:** August 30, 2000

HISTORIC RESOURCES INVENTORY  
S15.14

HABS _____		HAER _____		Ser. No. <u>1107-1093</u>
UTM: A _____		NR <u>6</u>		SHL _____
C _____		B _____		Loc _____
D _____		R19-183402		FROP #070858

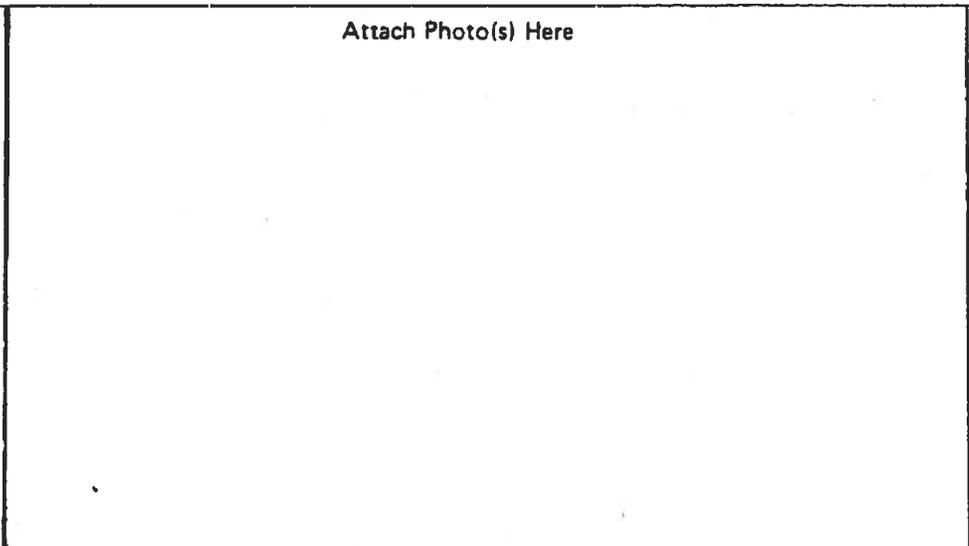
IDENTIFICATION

- Common name: 517-523 South Arroyo Parkway
- Historic name: Lewis Iron Building 19-183402
- Street or rural address: 517-523 Arroyo Parkway  
City Pasadena Zip 91105 County Los Angeles
- Parcel number: Webster & Stratton's Sub., Lot 32
- Present Owner: John & Eileen Anderson Address: 501 S. Arroyo  
City Pasadena Zip 91105 Ownership is: Public \_\_\_\_\_ Private
- Present Use: Commercial Original use: Commercial

DESCRIPTION

- Architectural style:
- Briefly describe the present *physical description* of the site or structure and describe any major alterations from its original condition:

The Lewis Iron Building is a one-story, brick, commercial building. The front facade is symmetrical and is dominated by two large, arched openings. The one on the north has a sectional window composed of a two-light center section flanked by single panes and topped with a three section transom. The arched opening on the south has original, wood-panel garage doors. In the center of the facade is a pair of small six-light casements. On the north & south ends of the facade are wooden doors with transoms. The cornice is composed of a course of soldier brick topped by six courses of headers and a concrete coping. A continuous band of soldiers bricks runs above the doors and window arches.



- Construction date: 1922  
Estimated \_\_\_\_\_ Factual
- Architect Marston & Van Pelt
- Builder Owner
- Approx. property size (in feet)  
Frontage 100 Depth 170  
or approx. acreage \_\_\_\_\_
- Date(s) of enclosed photograph(s)  
1986

13. Condition: Excellent \_\_\_ Good  Fair \_\_\_ Deteriorated \_\_\_ No longer in existence \_\_\_
14. Alterations: \_\_\_\_\_
15. Surroundings: (Check more than one if necessary) Open land \_\_\_ Scattered buildings \_\_\_ Densely built-up   
 Residential \_\_\_ Industrial  Commercial  Other: \_\_\_\_\_
16. Threats to site: None known  Private development \_\_\_ Zoning \_\_\_ Vandalism \_\_\_  
 Public Works project \_\_\_ Other: \_\_\_\_\_
17. Is the structure: On its original site?  Moved? \_\_\_ Unknown? \_\_\_
18. Related features: \_\_\_\_\_

**SIGNIFICANCE**

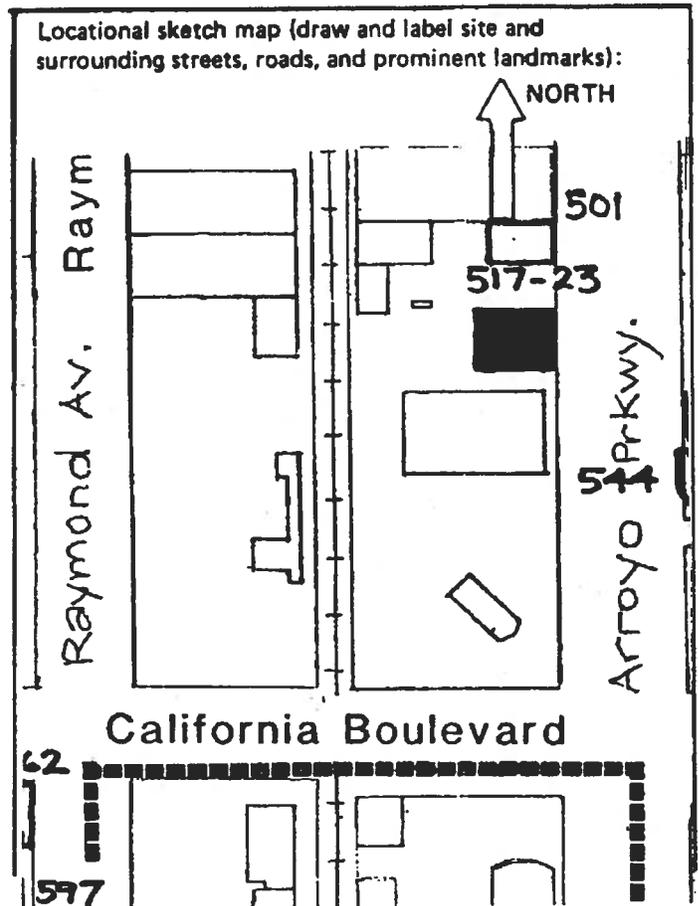
19. Briefly state historical and/or architectural importance (include dates, events, and persons associated with the site.)

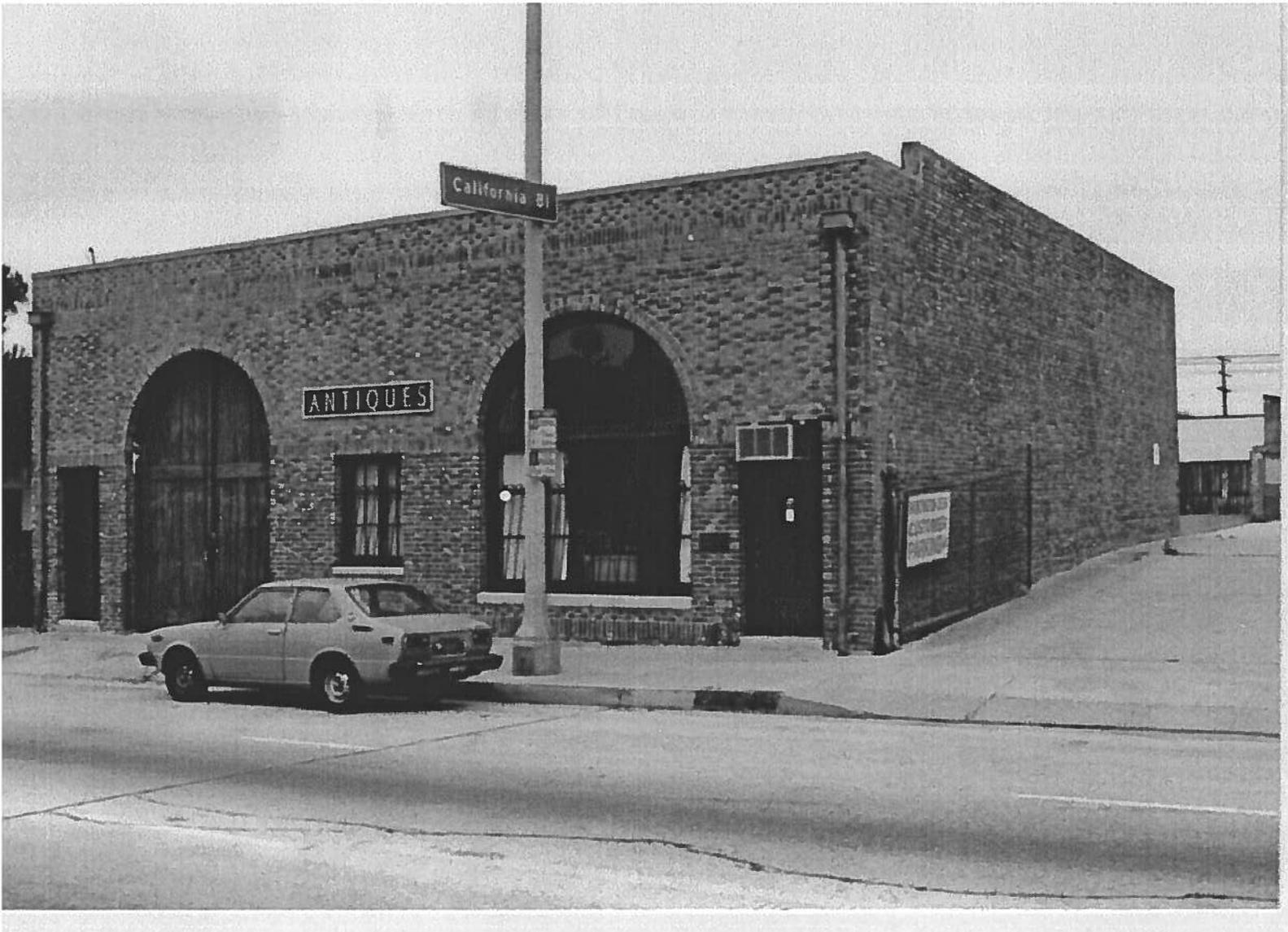
This handsomely detailed building is the work of the distinguished architectural firm of Marston & Van Pelt, which with its successor firms authored many commercial, institutional and residential buildings locally. This simple design, built originally to house the offices of the C. E. Millspaugh Electrical Contracting Company shows a masterful placement and proportioning of the window/door details, and use of contrasting brick patternwork (viz. Flemish, header, and soldier bond) for subtle decorative effect.

20. Main theme of the historic resource: (If more than one is checked, number in order of importance.)  
 Architecture  Arts & Leisure \_\_\_  
 Economic/Industrial \_\_\_ Exploration/Settlement \_\_\_  
 Government \_\_\_ Military \_\_\_  
 Religion \_\_\_ Social/Education \_\_\_

21. Sources (List books, documents, surveys, personal interviews and their dates).  
**City Building Permits & Assessor Records**

22. Date form prepared September, 1989  
 By (name) Jas. Draeger/C. Anderson  
 Organization Urban Conservation  
 Address: Pasadena City Hall  
 City Pasadena Zip 91109  
 Phone: (818) 405-4228





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

Primary #  
HRI #  
Trinomial  
CRHR Status Code 6Z

Other Listings  
Review Code

Reviewer

Date

Page 1 of 7

\*Resource Name or #: 541 S. Arroyo Parkway

P1. Other Identifier: N/A

\*P2. Location:  Not for Publication  Unrestricted

\*a. County: Los Angeles

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

\*b. USGS 7.5' Quad: Pasadena

Date: 1975 T S; R W; ¼ of ¼ of Sec ; S.B.B.M.

c. Address: 541 S. Arroyo Parkway

City: Pasadena

Zip: 91105

d. UTM: Zone: 11S; 394173 mE/ 37778901 mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate)

The property is located at APN 5722-008-017

\*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries) 541 S. Arroyo Parkway is a one-story mission revival-style/ Spanish revival style commercial building constructed in 1951. The building has a rectangular plan with a Spanish tile mansard roof. Mission-style parapets are centered on the south and east elevations. The south elevation features a recessed arched entryway with decorative concrete surrounds on the east portion of the elevation. A square tower with a Spanish tile hipped roof is located above the entry. The tower features two windows filled with wooden slats just below the roofline of the tower on each of the elevations. A fixed multi-light window with decorative concrete surrounds is centered on the elevation beneath the mission-style parapet. To the west of the window is an entry door with decorative concrete surrounds located beneath an awning with Spanish tile. A fixed multi-light window with decorative concrete surrounds is located on the west portion of the elevation beneath a short mission-style parapet. The west elevation features vents and a utility closet. The east elevation features a covered patio area with a Spanish tile roof. A chimney with decorative vents and a hipped Spanish tile roof is located on the roof above the covered patio. The north elevation partially abuts the adjacent building and the remainder of the elevation has no doors or fenestration.

\*P3b. Resource Attributes: (List attributes and codes) HP6. 1-2 story commercial building

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

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



View of southeast elevation, facing northwest, May 4, 2020

\*P6. Date Constructed/Age and Sources:

Historic  Prehistoric  Both

1951 (Los Angeles County Assessor)

\*P7. Owner and Address:

The Arroyo Parkway, LLC  
716 Mission Street  
South Pasadena, CA 91030

\*P8. Recorded by: (Name, affiliation, and address)

PaleoWest, LLC  
517 S. Ivy Avenue  
Monrovia, CA 91016

\*P9. Date Recorded: May 2020

\*P10. Survey Type: (Describe)

Intensive

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.")

Historic Resources Assessment in Support of the Affinity Project, Pasadena, Los Angeles County, California. PaleoWest, 2020.

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

**BUILDING, STRUCTURE, AND OBJECT RECORD**

Page 2 of 7

\*Resource Name or # (Assigned by recorder) 541 S. Arroyo Parkway

\*Recorded by: PaleoWest, LLC

\*Date: May 2020

**B1. Historic Name:** Westward Ho Steakhouse

**B2. Common Name:** 541 S. Arroyo Parkway

**B3. Original Use:** restaurant

**B4. Present Use:** restaurant

\***B5. Architectural Style:** modern vernacular

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

Constructed 1952 (Los Angeles County Assessor). Remodel (2002, Pasadena Building and Safety Division)

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

**Original Location:** N/A

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

B9a. Architect: Unknown

b. Builder: unknown

\***B10. Significance: Theme:** N/A

**Area:** N/A

**Period of Significance:** N/A

**Property Type:** commercial

**Applicable Criteria:** N/A

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

Early industrial development in Pasadena was largely concentrated along the north-south axis of the Santa Fe rail tracks, which entered the city through the center of the block between Raymond Avenue and Arroyo Parkway (then Broadway) where the business had access to incoming and outgoing freight services (Historic Resources Group, et al. 2007). In 1914 industrial zones were designated adjacent to railroad tracks within the city of Pasadena. While zoned for industrial purposes, these areas also contained residences which largely housed immigrants and minorities (O'Connor, et al.1993). The industrial district was confined to Arroyo Parkway, Raymond, and Fair Oaks Avenues between Del Mar Boulevard in the north and the Arroyo Seco (now the route of the Pasadena Freeway) in the south. The main industries were laundries, light manufacturing, custom automobile assembly, storage and transport, lumber yards and milling (Historic Resources Group, et al. 2007).

In Pasadena, common architectural styles associated with commercial buildings of the period include Late Moderne, Corporate Modern, Vernacular Modern, New Formalist and Brutalist styles. It must retain high integrity of design, materials and workmanship that convey its period of construction. While most buildings undergo alteration over time, these alterations should not significantly change the historic appearance of the building (Historic Resources Group, et al, 2007).

(See Continuation Sheet)

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

\***B12. References:**

Refer to Continuation Sheet

**B13. Remarks:** N/A

\***B14. Evaluator:** J. Castells, MA

\***Date of Evaluation:** May 2020

(Sketch Map with north arrow required.)

Please see attached

**\*D6. Significance (Continued):**

541 S. Arroyo Parkway was constructed in 1951. By at least 1959, the building was home to the Westward Ho Steak House (*Star-News* 1959) owned by Ed and Loretta Nicastro (*Star-News* 1962). The restaurant was known locally for live music and for its 10 ounce “small” steak (Gamble 1966). The Westward Ho Steak House operated until 1977 (*Los Angeles Times* 1977). In 1978 a restraint called Duck Soup opened at the location, operated by Carl Warren, Sam Goldenberg, Mert Wallen, and Joe Dietchmann (*Los Angeles Times* 1978b). Warren, Goldenberg, Wallen, and Dietchmann were all, at the time, either owners or top executives in the International House of Pancakes (Thomey 1968). By 1989 Duck Soup had closed and Manan Restaurant was located in the building (*Monrovia News-Post* 1989). In 2002 a design review was requested for a remodel of the building (Pasadena Building and Safety Division 2002a) and permits were issued for the remodel the same year (Pasadena Building and Safety Division 2002b). Permits were issued in 2004 (Pasadena Building and Safety Division 2004) for a new monument sign and in 2005 for an illuminated wall sign (Pasadena Building and Safety Division 2005).

**CRHR Evaluation**

The following presents an assessment of the historical significance of 541 S. Arroyo Parkway by applying the procedure and criteria for the CRHR. The purpose of this assessment is to evaluate the eligibility of the resource for listing on the CRHR.

**CRHR Criterion 1:** 541 S. Arroyo Parkway does not meet CRHR Criterion 1 for association with events that have made a significant contribution to the broad patterns of California’s history and cultural heritage. The building is one of many restaurants constructed throughout California and the United States during the mid-twentieth century. Research has yielded no information to suggest that any significant events associated with the history of Pasadena, California, or the United States are specifically associated with this building. Therefore, 541 S. Arroyo Parkway is not eligible for the CRHR under Criterion 1.

**CRHR Criterion 2:** 541 S. Arroyo Parkway does not meet CRHR Criterion 2 for any direct associations with the productive lives of persons important in local, state, or national history. The building was constructed by restaurateurs Ed and Loretta Nicastro and was home to their Westward Ho Steak House until 1977. Further, several musicians performed at the restaurant during its period as the Westward Ho Steakhouse. After 1977 several different owners and operators, including a partnership between several International House of Pancakes executives wither owned or operated out of the property. Research has yielded no information to suggest that any of these individuals were historically important or that any persons of historical significance are specifically associated with this building. While the Nicastro were prominent business owners and the Westward Ho Steakhouse was a popular dining destination, there is no indication that they made a substantial contribution to the history of Pasadena, California, or the United States. Therefore, 541 S. Arroyo Parkway is not eligible for the CRHR under Criterion 2.

**CRHR Criterion 3:** 541 S. Arroyo Parkway does not to meet CRHR Criterion 3 for embodying the distinctive characteristics of a type, period, and method of construction, or as the work of an important creative individual, or as having high artistic value. The building was initially a mission revival-style building but has subsequently undergone renovations that have included Spanish revival-style elements such as the tower over the entryway. Both mission revival and Spanish revival style architecture are ubiquitous in southern California, as is the amalgamation of the two styles. This building is not a remarkable example of either style nor is it a remarkable example of the combination of the two styles. While the architects and builders of the building were not identified, it is unlikely that the building represents the work of a master. Therefore, 541 S. Arroyo Parkway is not eligible for the CRHR under Criterion 3.

**CRHR Criterion 4:** 541 S. Arroyo Parkway does not meet CRHR Criterion 4 since it is unlikely to yield information important to prehistory or history. It is unlikely that this property has the potential to broaden our understanding of mid-twentieth century building construction, the history of the restaurant industry, or the history of Pasadena. Therefore, 541 S. Arroyo Parkway is not eligible for the CRHR under Criterion 4.

**City of Pasadena Historic Preservation Ordinance Evaluation**

541 S. Arroyo Parkway is recommended not eligible as a Historic Monument or a Landmark under the Local Register following the reasons outlined in the preceding section regarding eligibility under the comparable CRHR criteria. The criteria specific to Historic Signs and to Landmark Trees are not applicable to this building. 541 S. Arroyo Parkway is not located within a Landmark District and does not appear to be a contributor to a potential historic district.

**CONTINUATION SHEET**

**\*B12. References (Continued):**

Gamble, Miles.

1966 "‘Small’ Steaks Key to Success." *Independent Start News*, January 30, 1966, pg. 99.

Historic Resources Group and Pasadena Heritage

2007 *Cultural Resources of the Recent Past Historic Context Report*. Prepared for the City of Pasadena, 2007.

*Los Angeles Times*

1977 "Westward Ho." *Los Angeles Times*, March 22, 1977.

1978b "Other Things." *Los Angeles Times*, January 22, 1978, pg. 454.

*Monrovia News-Post*

1989 "General Manager. Assoc. General Manager." *Monrovia News-Post*, January 15, 1989, pg. 16.

O'Connor, Pamela and Urban Conservation Section of the Planning Division of the City of Pasadena.

1993 *Architectural/Historical Development of the City of Pasadena: Historic Context/Property Type Report*. Submitted to the California State Office of Historic Preservation, January 13, 1993.

Pasadena Building and Safety Division

2002a "Permit PLN2002-02198." Pasadena Building and Safety Division Records for 541 S. Arroyo Parkway, on file at the Pasadena Building and Safety Division.

2002b "Permit BLD2002-01339." Pasadena Building and Safety Division Records for 541 S. Arroyo Parkway, on file at the Pasadena Building and Safety Division.

2004 "Permit BMN2004-00499." Pasadena Building and Safety Division Records for 541 S. Arroyo Parkway, on file at the Pasadena Building and Safety Division.

2005 "Permit BMN2005-0069." Pasadena Building and Safety Division Records for 541 S. Arroyo Parkway, on file at the Pasadena Building and Safety Division.

*Star-News*

1959 "everything but the price is a little bigger at the Westward Ho Steak House." *Star-News* June 1, 1959, pg. A-7.

1962 "Westward Ho Steak House." *Star-News* January 3, 1962, pg. 18.

Thomey, Tedd.

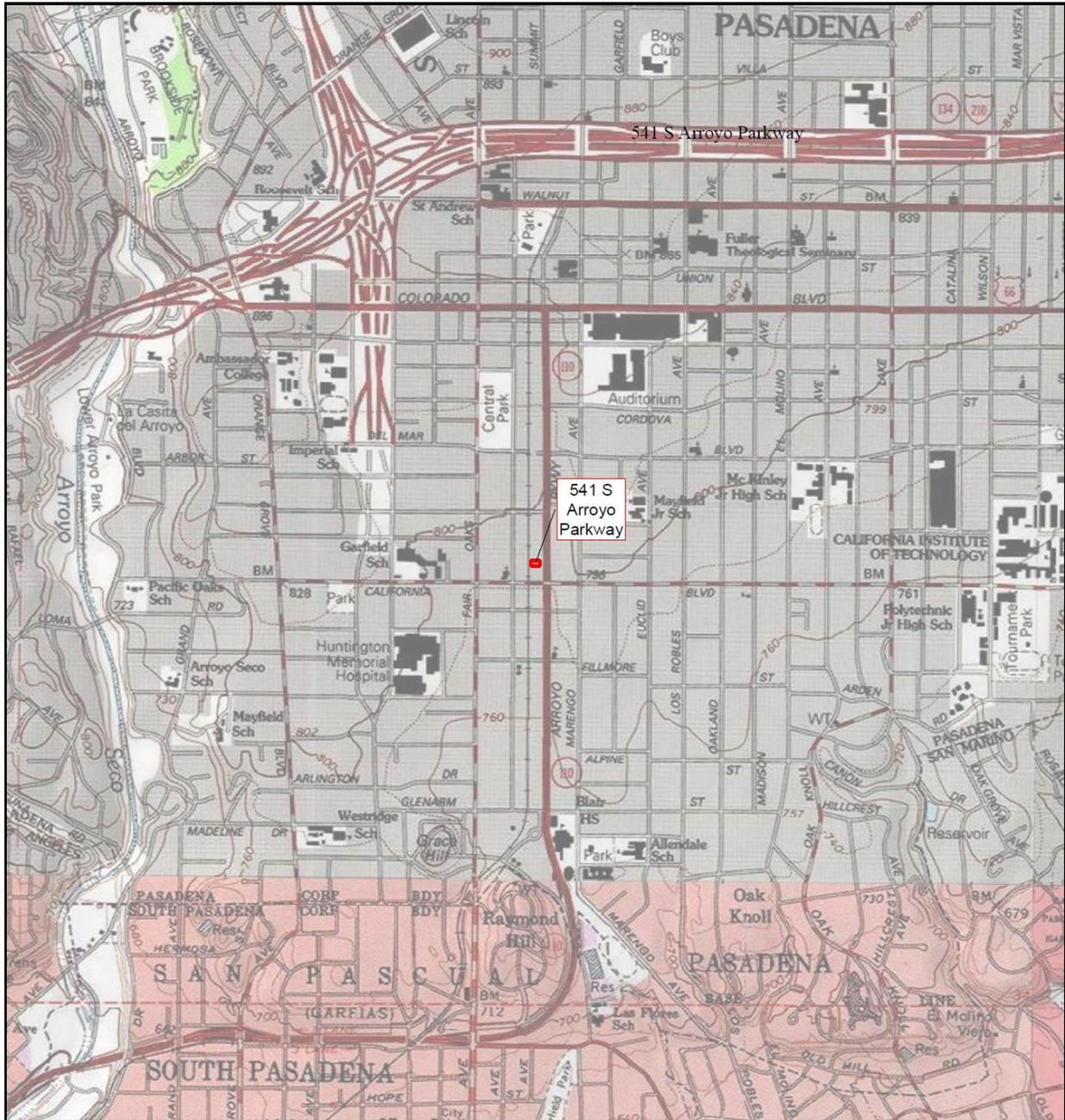
1968 "Table Talk." *Long Beach Independent*, July 26, 1968, pg. 34



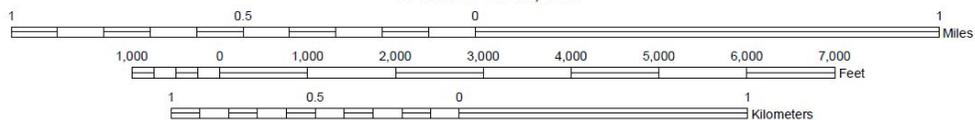
South elevation, facing north

Map Name: Pasadena, CA 7.5' USGS Quad.

Date: 1975



SCALE 1:24,000



TRUE NORTH

\*Drawn by: B.Spelts

\*Scale: 1:1,000

\*Date of map: May 2020





# **Appendix B. Records Search Results (Confidential)**

**South Central Coastal Information Center**

California State University, Fullerton  
Department of Anthropology MH-426  
800 North State College Boulevard  
Fullerton, CA 92834-6846  
657.278.5395 / FAX 657.278.5542  
[sccic@fullerton.edu](mailto:sccic@fullerton.edu)

*California Historical Resources Information System*  
*Orange, Los Angeles, and Ventura Counties*

7/30/2020

Records Search File No.: 21480.7590

Charles Cisneros  
PSOMAS  
225 S Lake Ave, Suite 1000  
Pasadena, CA 91101

Re: Records Search Results for the 3PAS012100 Project

The South Central Coastal Information Center received your records search request for the project area referenced above, located on the Pasadena, CA USGS 7.5' quadrangle. Due to the COVID-19 emergency, we have temporarily implemented new records search protocols. With the exception of some reports that have not yet been scanned, we are operationally digital for Los Angeles, Orange, and Ventura Counties. See attached document for your reference on what data is available in this format. The following reflects the results of the records search for the project area and a ½-mile radius:

As indicated on the data request form, the locations of resources and reports are provided in the following format:  custom GIS maps  shape files  hand drawn maps

Resources within project area: 3	19-183400, 19-183401, 19-183402
Resources within ½-mile radius: 69	SEE ATTACHED LIST
Reports within project area: 0	None
Reports within ½-mile radius: 16	SEE ATTACHED LIST

- Resource Database Printout (list):**  enclosed  not requested  nothing listed
- Resource Database Printout (details):**  enclosed  not requested  nothing listed
- Resource Digital Database (spreadsheet):**  enclosed  not requested  nothing listed
- Report Database Printout (list):**  enclosed  not requested  nothing listed
- Report Database Printout (details):**  enclosed  not requested  nothing listed
- Report Digital Database (spreadsheet):**  enclosed  not requested  nothing listed
- Resource Record Copies:**  enclosed  not requested  nothing listed
- Report Copies:**  enclosed  not requested  nothing listed
- OHP Built Environment Resources Directory (BERD) 2019:**  available online; please go to [https://ohp.parks.ca.gov/?page\\_id=30338](https://ohp.parks.ca.gov/?page_id=30338)
- Archaeo Determinations of Eligibility 2012:**  enclosed  not requested  nothing listed
- Los Angeles Historic-Cultural Monuments**  enclosed  not requested  nothing listed

**Historical Maps:**  enclosed  not requested  nothing listed  
**Ethnographic Information:**  not available at SCCIC  
**Historical Literature:**  not available at SCCIC  
**GLO and/or Rancho Plat Maps:**  not available at SCCIC  
**Caltrans Bridge Survey:**  not available at SCCIC; please go to  
<http://www.dot.ca.gov/hq/structur/strmaint/historic.htm>  
**Shipwreck Inventory:**  not available at SCCIC; please go to  
[http://shipwrecks.slc.ca.gov/ShipwrecksDatabase/Shipwrecks\\_Database.asp](http://shipwrecks.slc.ca.gov/ShipwrecksDatabase/Shipwrecks_Database.asp)  
**Soil Survey Maps: (see below)**  not available at SCCIC; please go to  
<http://websoilsurvey.nrcs.usda.gov/app/WebSoilSurvey.aspx>

Please forward a copy of any resulting reports from this project to the office as soon as possible. Due to the sensitive nature of archaeological site location data, we ask that you do not include resource location maps and resource location descriptions in your report if the report is for public distribution. If you have any questions regarding the results presented herein, please contact the office at the phone number listed above.

The provision of CHRIS Data via this records search response does not in any way constitute public disclosure of records otherwise exempt from disclosure under the California Public Records Act or any other law, including, but not limited to, records related to archeological site information maintained by or on behalf of, or in the possession of, the State of California, Department of Parks and Recreation, State Historic Preservation Officer, Office of Historic Preservation, or the State Historical Resources Commission.

Due to processing delays and other factors, not all of the historical resource reports and resource records that have been submitted to the Office of Historic Preservation are available via this records search. Additional information may be available through the federal, state, and local agencies that produced or paid for historical resource management work in the search area. Additionally, Native American tribes have historical resource information not in the CHRIS Inventory, and you should contact the California Native American Heritage Commission for information on local/regional tribal contacts.

Should you require any additional information for the above referenced project, reference the record search number listed above when making inquiries. Requests made after initial invoicing will result in the preparation of a separate invoice.

Thank you for using the [California Historical Resources Information System](#),

Michelle Galaz  
Assistant Coordinator

Enclosures:

(X) Emergency Protocols for LA, Orange, and Ventura County BULK Processing Standards – 2 pages

(X) GIS Shapefiles – 88 shapes

(X) Resource Database Printout (list) – 7 pages

(X) Report Database Printout (list) – 2 pages

(X) Resource Record Copies – (within project area) 9 pages

## **Emergency Protocols for LA, Orange, and Ventura County BULK or SINGLE PROJECT Records Searches IF YOU HAVE A GIS PERSON ON STAFF ONLY!!**

**These instructions are for qualified consultants with a valid Access and Use Agreement.**

**WE ARE ONLY PROVIDING DATA THAT IS ALREADY DIGITAL AT THIS TIME.**

Some of you have a fully digital operation and have GIS staff on board who can process a fully digital deliverable from the Information Center. IF you can accept shape file data and do not require a custom map made for you by the SCCIC, and you are willing to sort the data we provide to you then these instructions are for you. Read further to be sure. You may have only one project at this time or some of you have a lot of different search locations that can be processed all at once. This may save you a lot of time getting results back and if we process your jobs in bulk, and you may enjoy significant cost savings as well.

Bulk processing will work for you if you have a GIS person on staff who can sort bulk data for you and make you any necessary project maps. This type of job can have as many job locations as you want but the point is that we will do them in bulk – at the same time - not one at a time. We send all the bulk data back to you and you sort it. This will work if you need searches in LA, Orange, or Ventura AND if they all have the same search radius and if all the other search criteria is the same– no exceptions. This will not work for San Bernardino County because we are not fully digital for San Bernardino County. You must submit all your shape files for each location at the same time and this will count as one search. If you have some that need a different radius, or different search criteria, then you should submit that job separately with its own set of instructions.

### **INSTRUCTIONS FOR BULK PROCESSING:**

Please send in your requests via email using the data request form along with the associated shape files and pdf maps of the project area(s) at 1-24k scale. PDFs must be able to be printed out on 8.5X 11 paper. We check your shape file data against the pdf maps. This is where we find discrepancies between your shape files and your maps. This is required.

Please use this data request form and make sure you fill it out properly.

<http://web.sonoma.edu/nwic/docs/CHRISDataRequestForm.pdf>

### **DELIVERABLES:**

1. A copy of the Built Environment Resources Directory or BERD for Los Angeles, Orange, Ventura, or San Bernardino County can now be found at the OHP Website for you to do your own research. This replaces the old Historic Properties Directory or HPD. We will not be searching this for you at this time but you can search it while you are waiting for our results to save time.
2. You will only get shapefiles back, which means that you will have to make your own maps for each project location.

3. You will get a bulk processed bibliographies for resources and reports as selected; you will not get individual bibliographies for each project location.
4. You will get pdfs of resources and reports if you request them, provided that they are in digital formats. We will not be scanning records or reports at this time.
5. You will get one invoice for the bulk data processing. We can't bill this as individual jobs on separate invoices for you. If there are multiple project names, we are willing to reference all the job names on the invoice if needed. If there a lot of job id's we may ask you to send them in an email so that we can copy and paste it into the invoice details. If you need to bill your clients for the data, you can refer to our fee schedule on the OHP website under the CHRIS tab and apply the fees accordingly.
6. We will be billing you at the staff rate of \$150 per hour and you will be charged for all resources and report locations according to the "custom map charges". This is in lieu of the \$12 per GIS shape file data fee that we normally charge for GIS files and this will only apply during the Covid 19 emergency. You will also be billed 0.15 per pdf page, or 0.25 per excel line as is usual.
7. Your packet will be mailed to you on a CD or via Dropbox if you have an account. We use 7-zip to password protect the files so you will need both. We email you the password.

I may not have been able to cover every possible contingency in this set of instructions and will update it if necessary. You can email me with questions at [sccic@fullerton.edu](mailto:sccic@fullerton.edu)

Thank you,

Stacy St. James

South Central Coastal Information Center

Los Angeles, Orange, Ventura, and San Bernardino Counties

