



## JM Research and Consulting

Jennifer Mermilliod, M.A.

4076 Brockton Avenue, Ste. 201, Riverside, CA 92501

Phone 951-233-6897 | Email [jennifer@jmrc.biz](mailto:jennifer@jmrc.biz)

### MEMORANDUM REPORT

**DATE:** January 30, 2024

**TO:** Charlie Shen  
Cherng Family Trust/CFT NV Developments, LLC  
[Charlie.shen@cherngFT.com](mailto:Charlie.shen@cherngFT.com)  
(626) 372-8122

**FROM:** Jennifer Mermilliod, M.A., Principal Historian/Architectural Historian

**SUBJECT:** Cultural Resources Study for the Proposed Palm and Pepper Project (UPA-2022-00149), City of Alhambra, Los Angeles County, California

Dear Mr. Shen,

JM Research & Consulting (JMRC) completed a focused Cultural Resources Study (CR) for the proposed Palm and Pepper Project (UPA-2022-00149) located in the city of Alhambra, Los Angeles County, California. The project proposes to demolish existing site improvements and redevelop the approximately 2.7-acre property for multi-tenant commercial use with the construction of three drive-thru restaurant buildings and related site improvements.

This CR Study is required by the City of Alhambra as part of the environmental review process in compliance with CEQA (PRC §21000, et seq.) to identify potential historical resources and analyze potential impacts of the proposed project. This memorandum report to document the study may be used to prepare related environmental and planning documents, as necessary, and complete the environmental review process with regard to Cultural Resources.

The City of Alhambra is currently in the process of creating a Historic Preservation Program. Two phases of the three-phase approach have been completed. A Historic Context Statement was developed by Historic Resources Group (HRG) and adopted in April 2022. Headed by HRG, a Citywide Historic Resources Survey was then conducted in 2022-2023 by a joint survey team comprised of HRG and Architectural Resources Group (ARG) and completed in September 2023. All personnel on the survey team meet the Secretary of the Interior's (SOI) Professional Qualifications Standards in Architectural History. The development of a historic preservation ordinance is planned as the last and final phase in the development of the local program.

As the citywide survey included the Project Area, a modified level of effort to appropriately investigate Cultural Resources was developed with City of Alhambra planning staff, and the CR study was completed in January 2024. The scope of work included a peer review of HRG 2023 and a California Historical Resources Information System (CHRIS) records search.

Jennifer Mermilliod, M.A., Principal Historian/Architectural Historian, JMRC, who exceeds the SOI Professional Qualifications, acted as Principal Historic Consultant and managed the project, which included consultation, coordination, and compliance applicable and relevant to cultural resources planning (see resume, Attachment A). Duke Cultural Resources Management, LLC (DUKE CRM), whose staff archaeologists also meet the SOI Professional Qualifications, completed the record search, and Ms. Mermilliod completed the peer review.

### **PROJECT AREA**

The subject property is located at the northeast corner of South Palm Avenue and Pepper Street in the City of Alhambra. The Project Area was developed in the 1920s and in the 1960s-1970s and is within a larger area developed in the 1980s and 1990s.

The Project Area is currently occupied. Preliminary research identified that the six properties slated for demolition under the proposed project are, or appeared to be, of historic age and were included in the CR study:

<b>APN</b>	<b>Address</b>	<b>Street</b>	<b>Date of Construction</b>
5342-022-054	126	S. Palm Ave	1965
5342-022-036	132	S. Palm Ave	1973
5342-022-033	146	S. Palm Ave	1975
5342-022-035	146	S. Palm Ave	1926
5342-022-034	127	S. Raymond Ave	1975
5342-022-053	2018	Teagarden Lane	unknown

### **RECORD SEARCH**

A Cultural Resources Record Search was conducted by a qualified archaeologist with Duke CRM (Attachment B). The record search was conducted at the South-Central Coastal Information Center (SCCIC), which is located at the California State University, Fullerton and is part of the California Historical Resources Information System. The records search included a review of all recorded cultural resources within a ½-mile radius of the Project, as well as a review of known cultural resource survey and excavation reports. In addition, a review of online historical aerial photographs and historical USGS quad maps was completed.

The records search did not identify any cultural resources or cultural resource reports within or adjacent to the Project boundaries. Five (5) reports and six (6) historic buildings ineligible for listing in the National Register of Historic Places were identified within ½-mile of the Project, the closest of which is a commercial building (1967) located approximately 1,240 feet northeast of the Project Area. Aerial photography and quad maps confirmed that the Project Area was largely developed with residential and commercial uses by 1948 and improved to its current state by 1988.

### **PEER REVIEW**

The recently completed citywide survey of Alhambra (HRG 2023) was reviewed by JMRC for appropriateness with regard to methodology, level of effort, and eligibility findings. The historic resources survey built on the work started during the first phase of the historic preservation

program and included a period of study of approximately 100 years, from ca. 1880 to 1980, which encompasses the earliest extant properties to a period approximately 40 years in the past. Extant resources within this period of study numbered 19,614 parcels. To effectively survey so many parcels, a collaborative professional partnership was established between HRG and Architectural Resources Group (ARG) to double the survey team.

Survey methodology was appropriately guided by National Park Service (NPS) and California Office of Historic Preservation (OHP) publications. The survey team sought out known resources by reviewing two previously completed surveys (1980 and 1984) and completing a State of California’s Built Environment Resource Directory (BERD) search; conducted multi-tiered community outreach and reconnaissance-level fieldwork, performed additional, property and neighborhood specific research, and conducted a focused, intensive-level survey of identified properties over the course of two months.

Potentially eligible individual properties and neighborhoods were analyzed according to relevant contexts and themes developed in the City of Alhambra Historic Context Statement (HRG 2022) and evaluated under the criteria for listing in the National Register of Historic Places (NR) and the California Register of Historical Resources (CR). As a local historic preservation ordinance was planned for the next phase of the historic preservation program, properties were also evaluated for potential local significance based on the overarching concepts for eligibility at the federal and state levels. Potentially eligible properties were documented on California Department of Parks and Recreation (DPR) 523 series forms and assigned California Historical Resource (CHR) Status Codes.

## FINDINGS

JMRC found the methodology and level of effort of the Citywide Historic Resources Survey appropriate, and the eligibility findings well founded. The survey team assigned the following CHR Status codes:

APN	Address	Street	Date of Construction	CHR Status Code
5342-022-054	126	S. Palm Ave	1965	6Z
5342-022-036	132	S. Palm Ave	1973	6Z
5342-022-033	146	S. Palm Ave	1975	6Z
5342-022-035	146	S. Palm Ave	1926	6Z
5342-022-034	127	S. Raymond Ave	1975	6Z
5342-022-053	2018	Teagarden Lane	unknown	6Z

JMRC concurs with the findings of ineligibility for the properties within the Project Area and the appropriately assigned CHR Status Code of **6Z – Found ineligible for NR, CR, or Local designation through survey evaluation**. As the properties were not identified as potentially eligible resources, no DPR forms were prepared by the survey team and are not required.

Due to the lack of significant historical resources in the Project Area and in the surrounding area, and the prior ground disturbance from the construction of the existing buildings on-site, the Project has a low sensitivity for intact archaeological resources.

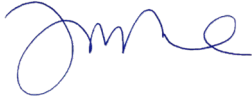
## RECOMMENDATIONS

The proposed Palm and Pepper Project (UPA-2022-00149) includes the demolition of all existing site improvements and redevelopment of the site for commercial use. As the historic-age properties within the Project Area have been found ineligible for designation, they are not considered

historical resources under CEQA. The low sensitivity for subsurface cultural material indicates a limited potential for impacts to archaeological resources. The results of this focused study indicate that no further historic investigation is required, and no mitigation measures are recommended.

Please contact me should you require clarification; I will prioritize further assistance to timely support City and project goals.

Best Regards,

A handwritten signature in blue ink, appearing to read 'Jme', written in a cursive style.

Jennifer Mermilliod, Principal, JMRC

**Attachment A**

**Professional Resume**



# Jennifer Mermilliod, M.A.

## JM Research & Consulting

4076 Brockton Avenue, Suite 201

Riverside, CA 92501

951-233-6897

[jennifer@jmrc.biz](mailto:jennifer@jmrc.biz)

## Statement of Qualifications & Expertise

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Jennifer Mermilliod, M.A., Principal Historian/Architectural Historian exceeds the Secretary of the Interior's Professional Qualifications Standards for History and Architectural History.

*Project Design, Entitlement & Consultation*

*Regulatory Compliance – Section 106 & CEQA*

*Survey, Evaluation & Context Development*

*Design Review, Case Planning, & Plan Check*

*Historic Preservation Planning, Policy & Programs*

*Cultural Resources Treatment & Management*

*National Register, California Register, & Local Registration*

*Presentation, Public Relations, & Outreach*

## Education

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*UC, Riverside, M.A., History, specialization in Historic Preservation, 2001*

*UC, Riverside, B.A., History, 2000*

## Professional Experience

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*Cultural Resources/Historic Consultant, JM Research & Consulting, since 2001*

*Reviewing Official under SHPO MOU, March Joint Powers Authority, since 2012*

*Contract City Architectural Historian on City Architect Team, City of San Gabriel, since 2021*

*Qualified Historic Preservation Reviewer for FEMA Seismic Grant Fund Projects, City of West Hollywood, since 2022*

*Historic Consultant and On-film Historian, HGTV & DIY Network, Restored Show, Seasons 1-7, since 2016*

*Contract Historic Preservation Senior Planner, City of Riverside, 2016-2020*

## Selected Projects

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### Preservation Planning, Policy & Programs

*Rafferty Project Feasibility Study, Forensic Investigation, & Restoration Oversight, Toll Brothers, Santa Ana, 2020-2023*

*Covina Bowl Project Management, Covina, 2019-2023*

*City of Colton Cultural Resources Element & Historic Preservation Ordinance Updates, SWCA, 2022 (in progress)*

*Landmark Nomination, 4409 Houghton Avenue, Riverside, 2022 (in progress)*

*National Register Nomination: Trujillo Adobe, Spanish Town Heritage Foundation, 2022 (in progress)*

*Peer Review, Jenkins Building Evaluation, City of Riverside, 2022*

*Whittier City Hall East Wing Rehabilitation & Preservation Plan, City of Whittier 2022*

*Riverside Military Wall of Honor Redesign, City Hall Plaza, Riverside, 2021-2022*

*Determination of Eligibility, 550 E. Chapman Avenue, Orange, 2021*

*Mission Heritage Plaza Substantial Compliance Analysis, Wakeland Housing & Development, Riverside, 2020*

*National Register Nomination: Evergreen Cemetery, Riverside, 2020-2022*

*National Register Nomination: Bumann Ranch, Encinitas, 2020*

*San Jacinto General Plan Update, City of San Jacinto, 2019*

*Landmark Nomination: Bigelow's Bungalow, Riverside, 2018*

*Historic Interpretive Entry Design & Plaque: Marywood Retreat Center, Orange, 2017*

*San Jacinto Downtown Specific Plan, City of San Jacinto, 2017*

*National Register Nomination: Jefferson Elementary School, Corona, 2017*

*Citywide Streetlight LED Conversion Project, City of Riverside, 2017*

*City of Riverside North Park Pergola Collapse – Salvage & Documentation Program, City of Riverside, 2017*

*Landmark Plaque: The Patsy O'Toole House, Riverside, 2016*

*Landmark Plaque: The Nielson Pool House, Riverside, 2016*

*Landmark Nomination and Plaque: Camp Anza Officers Club, Riverside, 2016*

*History Room Design & Interpretive Display: Camp Anza Officers Club, Riverside, 2016*

*City of Redlands Certified Local Government Program Development, 2015*

*Chicago/Linden Strategic Plan, City of Riverside, 2013*

*National Register Nomination: Huntington Beach Public Library on Triangle Park, Huntington Beach, 2013*

*California Baptist University Specific Plan, Riverside, 2012*

*Landmark Nomination and Plaque: The Walter C. Banks Residence, Riverside, 2012*

*Historic District Nomination: Segment of State Route 18, Corona, 2012*

*Landmark Nomination and Plaque: The A.C.E. Hawthorne House and Tree, Riverside, 2012*

*National Register Nomination: Grand Boulevard, Corona, 2011*  
*California Register Nomination: The Jackson Building, Riverside, 2009*  
*Landmark Nomination and Plaque: The Jackson Building, Riverside, 2008*  
*California Point of Historical Resources Nomination: Camarillo Ranch House, Camarillo, 2005*  
*National Register Multiple Property Nomination: Architecture of the Arts and Crafts Movement, Pasadena, 2004*  
*Structure of Merit Nomination: House at 3855-59 11<sup>th</sup> Street, Riverside, 2003*  
*National Register Nomination: Camarillo Ranch House, Camarillo, 2003*

### **CEQA Compliance**

*633 E. Maple Avenue Project, Orange, 2023 (in progress)*  
*336-338 W. San Bernardino Road Project HRA, Covina, 2023*  
*Ennabe Project at 4135 Market Street CEQA Analysis, Riverside, 2023*  
*Markham Perris Project HRA Initial Scoping, EPD Solutions, Perris, 2022*  
*Oakmont Industrial Project HRA, EPD Solutions, Fontana, 2022*  
*12300 Lakeland Road Project HRA, EPD Solutions, Santa Fe Springs, 2022*  
*Recreation Village Project, EPD Solutions, Covina, 2021*  
*NWC Clinton Keith & Wildomar Trail Project HRA, EPD Solutions, Wildomar, 2021*  
*Valley and Oak Project HRA, EPD Solutions, El Monte, 2021*  
*Santa Ana and Calabash Avenues Project HRA, EPD Solutions, Fontana, 2021*  
*Slover/Alder Avenue Development Project HRA, EPD Solutions, Bloomington, 2021*  
*Magnolia Presbyterian Sanctuary Rebuild Project SOIS Analysis, Riverside, 2021*  
*Wood & Lurin Project HRA, EPD Solutions Riverside, 2021*  
*Great Scott Project HRA, EPD Solutions, Lake Forest, 2021*  
*Vita Pakt, Trumark Homes, Covina, 2021*  
*Covina Bowl, Trumark Homes, Covina, 2020*  
*March Field Historic District WMWD Water Utility Line Replacement, March JPA, 2019-2022*  
*La Atalaya, Altura Credit Union Member House, Riverside, 2019*  
*Entrada, Wakeland Housing & Development, Riverside, 2019*  
*Main Library, City of Riverside, 2018*  
*Redlands YMCA Properties, Redlands, 2017*  
*Marywood Retreat Center, Orange, 2013-2017*  
*Mission Inn La Trattoria Pergola & Wine Tasting Room, Riverside, 2016*  
*Rhunau, Rhunau, Clark Building, Riverside, 2016*  
*Arlington Plaza, Riverside, 2016*  
*Mission Lofts, Riverside, 2015*  
*Lakeside Temescal Valley Project Lake Corona, Corona, 2015*  
*Harris Farm Townhomes, Riverside, 2015*  
*Dhammakaya Retreat, Azusa, 2013*  
*Riverside Plaza Harris' Department Store, Riverside, 2012*  
*Old Town Plaza, San Jacinto, 2011*  
*Pfennighausen Ranch, Pedley, County of Riverside, 2010*  
*March Field Historic District Garage Building #113, March Joint Powers Authority, 2009*  
*Five Points Realignment, City of Riverside, 2008*  
*Fox Block, City of Riverside, 2007*

### **Section 106 & CEQA Compliance**

*Robinson House, City of Riverside, 2023*  
*Prado Dam & Reservoir Improvement Project, Santa Ana River, 2017-2023*  
*Home Front at Camp Anza - Camp Anza Officers Club, City of Riverside, 2013-2017*  
*HRER, Colton Undergrade & C Street Crossing Seismic Retrofit Projects, City of Colton, Caltrans District 8, 2014*  
*HPSR & FOE, University Avenue Streetscape Project, City of Riverside, Caltrans District 8, 2005*  
*HPSR & FOE, Victoria Avenue Streetscape & Parkway Restoration Project, City of Riverside, Caltrans District 8, 2004*  
*HPSR, Jurupa Avenue Underpass / Mountain Avenue Crossing Closure Project, City of Riverside, Caltrans District 8, 2001*

### **Section 106 Compliance**

*FEMA Seismic Retrofit Grant Projects, West Hollywood, 2022*  
*Entrada, Wakeland Housing & Development, Riverside, 2019*  
*Mission Heritage Plaza & Civil Rights Museum, Wakeland Housing & Development, Riverside, 2017*  
*HPSR, Inglewood Avenue Corridor Widening Project, City of Lawndale, Caltrans District 7, 2013*  
*Van Buren Improvement Project, March Joint Powers Authority, County of Riverside, EDA, 2013*  
*Wattstar Cinema and Education, Los Angeles, 2010*  
*County of San Bernardino Lead Abatement Program, Highland, Redlands, & San Bernardino, 2003*

## Professional Activities

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### Publications

*The Camp Anza Officers Club: Supporting Mobilization and Morale During World War II.* Riverside Historical Society Journal, Issue Pending 2022.

*The New Home Company Announces Marywood Hills, a Historic Collection of Luxury Residences with Unobstructed Views of the City of Orange.* Press Release co-authored for immediate by The New Home Company. April 2018.

*The Grandest Boulevard.* Riverside County Historical Commission and the Riverside County Regional Park and Open-Space District, *The Riverside County Chronicles*, Issue No. 5. Fall 2011.

*Riverside Project Wins Governor's Award for Historic Preservation: 'Home Front at Camp Anza' Brings New Life to Old Officers Club.* Press Release authored for immediate release by City of Riverside. October 4, 2016.

*Historic Resources Inventory Database Web site: Instructions for Online Navigation.* Historic Resources Database Web site User's Manual prepared for the City of Riverside. September 2002.

*Historic Resources Inventory: Instructions for Recording and Viewing.* Historic Resources Database User's Manual prepared for the City of Riverside. September 2001.

### Awards

*California Preservation Foundation Award – Latino Context, City of Riverside. 2019.*

*Governor's Award for Historic Preservation – Homefront at Camp Anza. 2016.*

*California Preservation Foundation Best Restoration Award – Homefront at Camp Anza. 2017.*

*IE Economic Partnership Award for Best Real Estate Development and Reuse – Homefront at Camp Anza. 2016.*

*Golden Nugget Award - Best Renovated, Restored, Adaptive Re-Use Residential Project – Homefront at Camp Anza. 2016.*

*Golden Nugget Award -Best Affordable Housing Community Under 30du/acre – Homefront at Camp Anza. 2016.*

### Presentations, Speaking Engagements, and Instruction

*Civil Rights Walk Eliza Tibbets Statue Film Presentation.* City of Riverside Main Street Pedestrian Mall. 2021

*City of Riverside Cultural Heritage Board Continuing Education Program. 2021*

*Session I. Cultural Heritage Board 101.* May 19, 2021.

*Session II. Secretary of the Interior Standards,* June 16, 2021.

*Session III. Certified Local Government Program,* July 21, 2021.

*Creating Space for Women: Julia Morgan, Architect, and the Riverside YWCA.* Women In Tandem (WIT). COVID HOLD.

*The History of the Automobile in Riverside,* Riverside Historical Society Four-Part Lecture Series. 2018-2021.

*Part 1. The Automobile Comes to Town: The Birth of the Automobile Industry in Riverside, 1902-1913.* October 7, 2018.

*Part 2. From Agriculture to Automobile: The Internalization of a New Economy, 1913-1928.* June 2, 2019.

*Part 3. The Automobile Unscathed: Navigating a Path through Depression and Wartime, 1929-1945.* April 11, 2021.

*Part 4. TBD 2022*

*Historic Preservation: The Field of Public History.* Notre Dame High School Career Day. September 2018.

*Historic Preservation: The Field of Public History.* Riverside East Rotary Club. July 2018.

*Historic Preservation: The Field of Public History.* Riverside Uptown Kiwanis. December 2017.

*Architecture: Form, Function, and Ornamentation.* Architecture Series. Diocese of San Bernardino, OLPH. October 2011.

*How to Research Your Historic Home.* City of Riverside Public Workshop. October 2010.

*Riverside's Hidden Histories: The Gems Among Us – Nava Tires.* Mission Inn Foundation and Museum. June 17, 2010.

*The Art of the Survey.* Riverside County Historical Commission 5<sup>th</sup> Annual Symposium. October 26, 2007.

*The Field of Public History.* California State University, Fullerton. Dr. Wendy Elliott Scheinberg. November 14, 2006.

*Arlington Heights, the Realization and Preservation of a California Dream.* CPF Conference. May 14, 2005.

*How to Research Your Historic Home.* Riverside County Historical Commission History Workshop. April 16, 2004.

### Affiliations & Service

*National Trust for Historic Preservation, Individual Member #58551599.*

*California Preservation Foundation, General Member #21244.*

*Old Riverside Foundation, Lifetime Member; Board of Directors (2003-2005) – facilitated mission advancement through planning and direction of annual home tour, awards program, facilities maintenance, and historic preservation advocacy.*

*Riverside Historic Society, Lifetime Member*



**Attachment B**

**Cultural Resources Record Search  
Duke CRM**

January 26, 2024

Jennifer Mermilliod  
JM Research & Consulting  
4076 Brockton Avenue, Suite 201  
Riverside, CA 92501

Subject: Cultural Resources Services for the Tentative Parcel Map (TPM) 84017 Project, in the City of Alhambra, County of Los Angeles, California (C-0534)

Dear Ms. Mermilliod,

At the request of the JM Research & Consulting, Duke Cultural Resources Management, LLC (DUKE CRM) has prepared a cultural resources records search review for Tentative Parcel Map (TPM) 84017 Project (Project), located in the City of Alhambra, County of Los Angeles, California. The City of Alhambra (CITY) is the lead agency for California Environmental Quality Act (CEQA).

The Project is approximately 2.7 acres in size. It is located on Assessor Parcel Numbers (APN) 5342-022-033, -034, -035, -036, -053, and -054, in Section 16, Township 1 South, Range 12 West San Bernardino Meridian and Baseline, as shown on the USGS *Los Angeles, Calif. 7.5'* quadrangle maps (see Attachment 1 for a Project Map).

This report includes the result of a research and historic document review for cultural resources.

## Research

DUKE CRM conducted a records search at the South Central Coastal Information Center (SCCIC) (see Attachment 2 for records search data). The SCCIC, located at the California State University, Fullerton, is part of the California Historical Resources Information System. The records search included a review of all recorded cultural resources within a ½ -mile radius of the Project, as well as a review of known cultural resource survey and excavation reports. The records search was completed by DUKE CRM Archaeologist Morgan Beigle on January 16, 2024.

The records search did not identify any cultural resources or cultural resource reports within or adjacent to the Project boundaries. Six (6) historic built environment resources were identified within ½ mile of the Project (Table 1). All six (6) resources consist of historic built environment buildings. The nearest resource, P-19-190288, is located approximately 1,240 feet northeast of the Project consisting of a commercial building constructed in 1967. Table 1 lists each resource as unknown for National Register of Historic Places (NRHP) eligibility due to their lack of official determination of eligibility; however, all six (6) resources are recommended as ineligible in the site records. Additionally, the SCCIC identified five (5) reports within the ½-mile search radius, none of which cover the Project area (Table 2).

# DUKE CULTURAL RESOURCES MANAGEMENT

Table 1: Cultural Resources within 1/2-mile of the Project

Resource No.	Resource Type	Description	NRHP Eligibility	Distance (ft.) and Direction
P-19-190288	Built Historic	Commercial Property	Unknown	1240 NE
P-19-192236	Built Historic	Multi-Family Home	Unknown	1780 E
P-19-192237	Built Historic	Commercial Property	Unknown	1850 E
P-19-192238	Built Historic	Commercial Property	Unknown	1855 E
P-19-192239	Built Historic	Commercial Property	Unknown	1900 SE
P-19-192240	Built Historic	Single Family Home	Unknown	2160 SE

Table 2. Cultural Resource Reports within 1/2-mile of the Project

Report No.	Year	Report Title	Author(s)
LA-05125	2000	Cultural Resource Assessment for Pacific Bell Wireless Facility Vy 043-01, County of Los Angeles, Ca	Lapin, Philippe.
LA-05130	1999	Negative Archaeological Survey Report: 965100-3envr	Iverson, Gary
LA-06392	2001	Cultural Resource Assessment Cingular Wireless Facility No. Vy 112-01 Los Angeles County, California	Duke, Curt
LA-07859	1999	Historic Property Survey Report and Finding of Effect Alhambra: Fremont Avenue Widening Project	Heumann, Leslie
LA-12219	2012	Cultural Resources Records Search and Site Visit Results for T-Mobile West, LLC Candidate IE04611A (LA611 American International) 1635-1/2 West Main Street, Alhambra, Los Angeles County, California	Bonner, Wayne H., Sarah A. Williams, and Kathleen A. Crawford

DUKE CRM conducted a review of online historical aerial photographs and historical USGS quad maps utilizing UCSB FrameFinder, [historicaerials.com](http://historicaerials.com), and USGS Historical Topographic Map Explorer. The 1948 aerial shows an already developed residential and commercial area in and around the Project area. The 1964 aerial shows a small development on the south half of the Project area. The 1972 aerial shows additional development to the southeast corner and northwest corner of the Project area as well as some development northeast of the Project area. The south half of the Project area has been developed since 1972 and appears largely unchanged. The Project area and the surrounding area was developed to its current state by 1988 ([www.historicaerials.com](http://www.historicaerials.com); accessed January 22, 2024).

Thank you for contacting DUKE CRM on this interesting project. If you have any questions or comments, you can contact me at (951) 760-2265, or by e-mail at [morganbeigle@dukecrm.com](mailto:morganbeigle@dukecrm.com).

Sincerely,

## DUKE CULTURAL RESOURCES MANAGEMENT, LLC



Morgan Beigle, M.A., RPA  
Archaeologist/Co-Principal Investigator

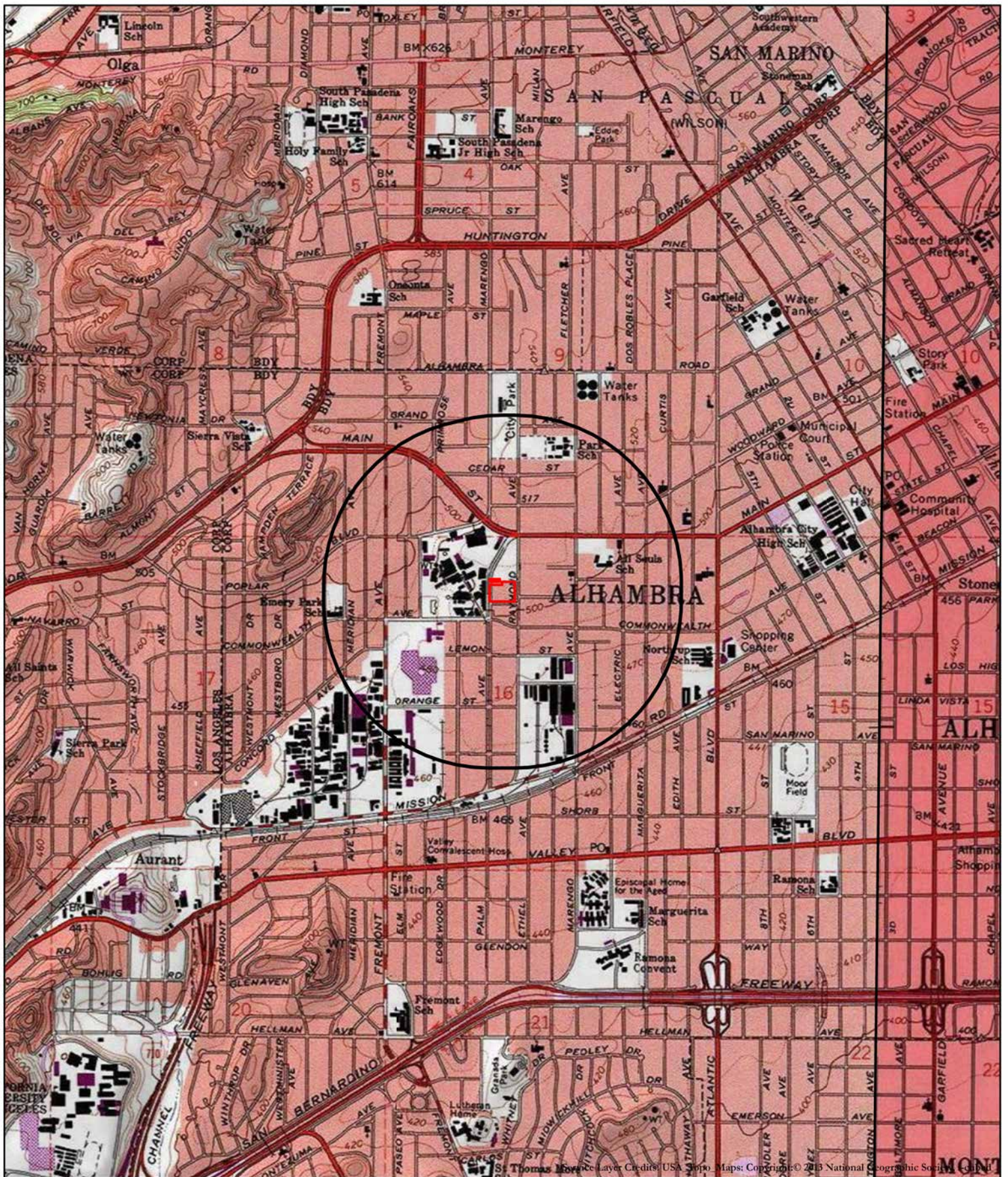
### Attachments

- 1: Project Maps
- 2: SCCIC Records Search

**ATTACHMENT 1**

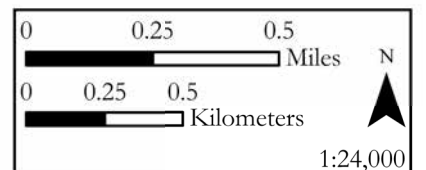
**PROJECT MAP**





**Figure 2. Project Location**  
 TPM84017, City of Alhambra (C-05XX)

*Los Angeles, Calif USGS 7.5-minute quadrangle*  
 T1S, R12W, Section 16  
 Date of Map: 1981  
 ■ Project Area  
 ● Half Mile Buffer

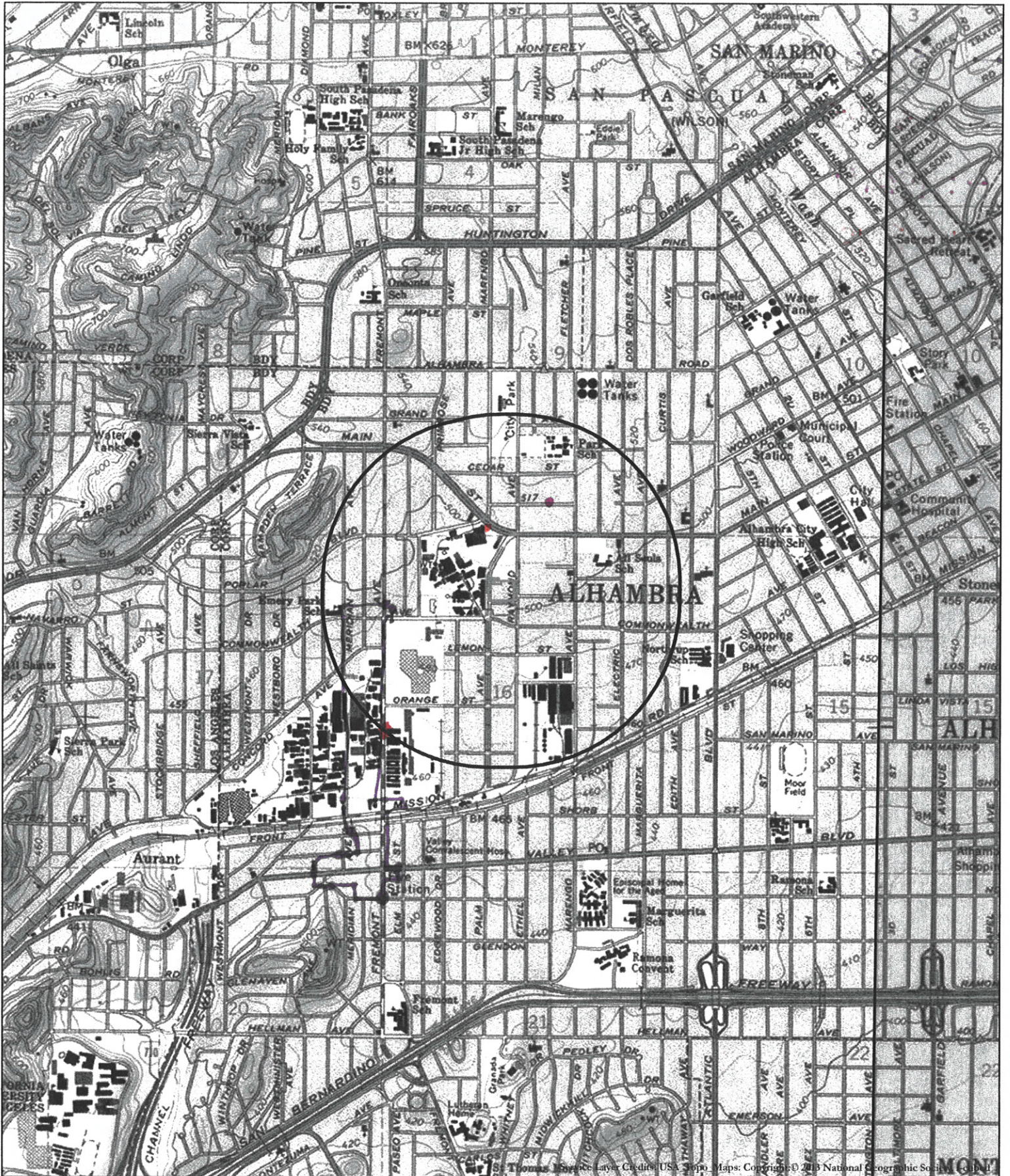




**ATTACHMENT 2**

**SCCIC RECORDS SEARCH**







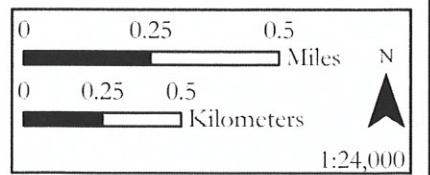
**Figure 2. Project Location**  
 TPM84017, City of Alhambra (C-05XX)

Los Angeles, Calif USGS 7.5-minute quadrangle

T1S, R12W, Section 16

Date of Map: 1981

-  Project Area
-  Half Mile Buffer



1:24,000





SCCIC Reports 11/16/24 M. Beigle

- : 5130, 7859

- : 5125

- : 12219

- : 6392

5 hrs

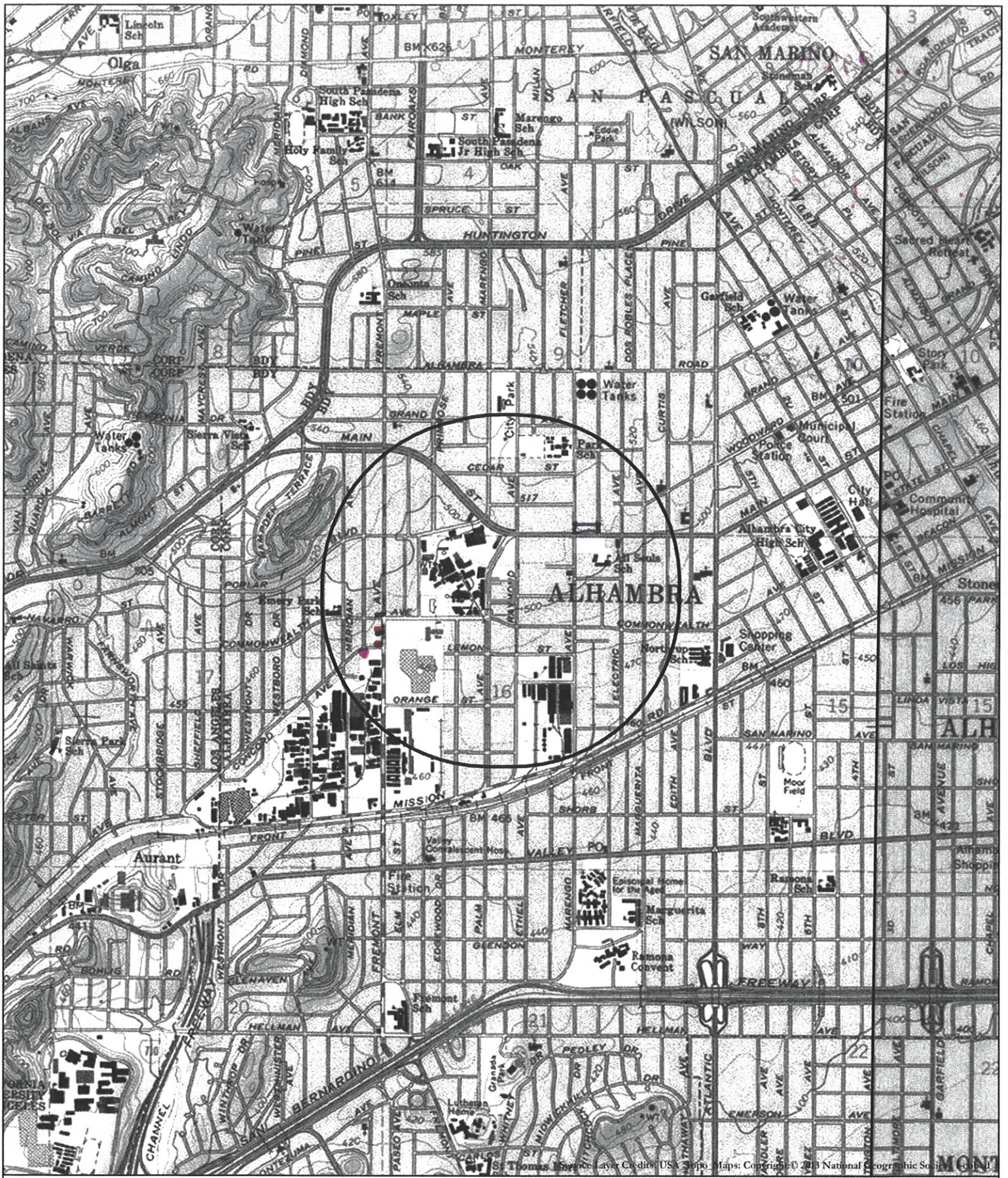




ReportNum	Authors	CitYear	CitTitle	CitPublisher	CitPages	ReportType	InventorySize	InventoryDisclosure
LA-05125	Lapin, Philippe	2000	Cultural Resource Assessment for Pacific Bell Wireless Facility Vy 043-01, County of Los Angeles, Ca	LSA Associates, Inc.		Literature search	<1 ac	
LA-05130	Iverson, Gary	1999	Negative Archaeological Survey Report: 965100-3envr	Caltrans District 7		Archaeological, Field study	<1 ac	
LA-06392	Duke, Curt	2001	Cultural Resource Assessment Cingular Wireless Facility No. Vy 112-01 Los Angeles County, California	LSA Associates, Inc.		Literature search	.25 ac	
LA-07859	Heumann, Leslie	1999	Historic Property Survey Report and Finding of Effect Alhambra: Fremont Avenue Widening Project	PCR Services Corporation		Other research	750 li mi	
LA-12219	Bonner, Wayne H., Sarah A. Williams, and Kathleen A. Crawford	2012	Cultural Resources Records Search and Site Visit Results for T-Mobile West, LLC Candidate IE04611A (LA611 American International) 1635-1/2 West Main Street, Alhambra, Los Angeles County, California	MBA	39	Archaeological, Architectural/historical, Evaluation, Field study		Not for publication

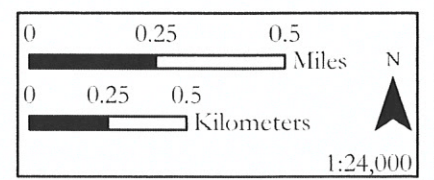
InventoryCollections	InventoryNotes	Resources	ResourceCount	HasInformals	Counties	Maps	Address
		19-186112	1	No	Los Angeles	LOS ANGELES	
			0	No	Los Angeles	LOS ANGELES	
			0	No	Los Angeles	LOS ANGELES	
	48 properties listed on pages 6-9, only 2 were eligible for N and CR.	19-187013, 19-187014, 19-187714, 19-192236, 19-192237, 19-192238, 19-192239, 19-192240, 19-192241, 19-192242, 19-192243, 19-192244, 19-192245, 19-192246, 19-192247, 19-	47	No	Los Angeles	LOS ANGELES	
No		19-190288	1	No	Los Angeles	LOS ANGELES	1635 W Main St Alhambra, CA





**Figure 2. Project Location**  
 TPM84017, City of Alhambra (C-05XX)

*Los Angeles, Calif USGS 7.5-minute quadrangle*  
 T1S, R12W, Section 16  
 Date of Map: 1981  
 ◻ Project Area  
 ◻ Half Mile Buffer



Source: USGS Topographic Maps. Copyright © 2019 National Geographic Society. All rights reserved.



SLCIC Resources 11/14/24 m. beight

- : -192240

- : 192238

- : -192237

- : 1922~~40~~39

- : 192236

- : 192288

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State of California  
DEPARTMENT OF PARKS AND RECREATION  
PRIMARY RECORD

Primary # \_\_\_\_\_  
HRI # \_\_\_\_\_  
Trinomial \_\_\_\_\_

NRHP Status Code \_\_\_\_\_  
Other Listings \_\_\_\_\_  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

\*Page 1 of 8 \*Resource Name or #: T-Mobile West LLC IE04611A/LA611 American International

\*P1. Other Identifier: None

\*P2: Location: Not for publication Unrestricted  a. County: Los Angeles  
And (P2b and P2c or P2d. Attach a location map as necessary.)

\*b. USGS Quad Los Angeles \*Date: 1975 T; R; ¼ of ¼ of Sec. \_\_\_\_\_ B.M. \_\_\_\_\_

c. Address: 1635-1641 West Main Street City: Alhambra Zip: 91801

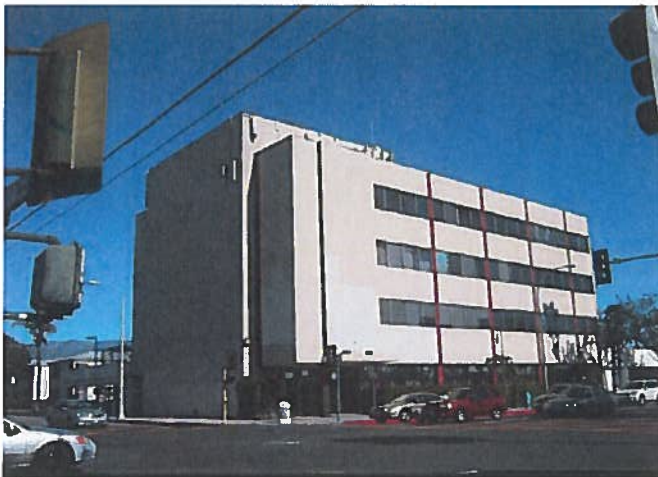
d. UTM: (Give more than one large or linear resources) Zone: Me/ mN

e. Other Locational Data (e.g. parcel #, directions to resource, elevation, etc. as appropriate);  
APN: 5338-004-022

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

The subject property is a four-story, asymmetrical, rectangular shaped, Modern style, commercial office building located on a main commercial artery in a mixed commercial and residential neighborhood in the city of Alhambra. The building has a concrete foundation, stucco exterior and a flat roof with a penthouse structure. The ground floor has metal framed, fixed pane, plate glass windows set in a long row across the front façade. The ground floor is recessed under the upper floors. The three upper floors contain long horizontal rows of metal framed, fixed pane, contiguous windows. Narrow vertical detailing breaks up the long horizontal sections. A section of the west façade projects forward from the main mass of the structure, adding an additional geometric detail to the overall façade. The building is in good condition with no major alterations noted.

\*P3b. Resource Attributes: (List attributes and codes) HP 7: 3+ Story Commercial Buildin



\*P5b. Description of Photo: (View, date Accessions #) View NE/11/30/2012

\*P6. Date Constructed/Age and Source Historic  
 Prehistoric Both c. 1967/Los Angeles  
County Assessor's Records

\*P7. Address: CCC Ventures Inc, 1635 W.  
Main Street, Alhambra, CA

\*P8: Recorded by: (Name, Affiliation, Address)  
K.A. Crawford, Michael Brandman Associates,  
220 Commerce St., Irvine, CA

\*P9. Date Recorded: 11/30/2012

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

\*P11: Report Citation (Cite Survey Report and other sources, or enter "None".) None

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

State of California – The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
RESIDENCE, STRUCTURE, AND OBJECT RECORD

Primary #  
HRI#  
\*NRHP Status Code

\*Page 2 of 8 \*Resource Name or # (Assigned by Recorder): T-Mobile West LLC IE04611A/LA611  
American Interinternational

**B1. Historic Name:** None

**B2: Common Name:** American International Bank Office Building

**B3. Original Use:** Commercial/office Building

**B4: Present Use:** Commercial/Office Building

\***B5: Architectural Style:** Modern

\***B6: Construction History:** (Construction Date, alterations and dates of alterations)

The subject building was constructed in c. 1967. No major alterations to the building were noted.

\***B7. Moved?** X No Yes Unknown Date: Original Location

\***B8. Related Features:** None

**B9a. Architect:** Unknown **b. Builder:** Unknown

\***B10. Significance:** Development of Alhambra and Modern Architecture **Area:** Alhambra **Period of Significance:** 1967-Present **Property Type:** Commercial **Applicable Criteria:** A and C

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

The City of Alhambra was founded as a suburb of Los Angeles in 1903. The land was previously agricultural land owned by the prominent Shorb family, members of a pioneering Southern California family. Alhambra was originally promoted as a "city of homes" with many homes constructed in the various early 20<sup>th</sup> century styles – Craftsman, Spanish Eclectic, Bungalow and others. Several tracts of early housing have been designated as historic districts. The main business district with its center at Main and Garfield was developed by 1895. By the 1950s, the area had been upgraded by the replacement of many of the historic buildings with newer, more modern structures. The city has undergone steady growth since the end of World War II with a diverse ethnic population – Italians, Hispanics, and Asians. The subject property was built during this post-war wave of construction and expansion. The building was occupied by the American International Bank as the major tenant but houses numerous other types of businesses, including financial services, real estate, insurance companies and other similar types of enterprises. The building has remained in essentially original condition on the exterior but numerous tenant improvements permits were filed to change the interior spaces into usable space for the changing occupants. Overall general maintenance permits were filed for plumbing, heating, roofing and electrical upgrades. The building is in good condition with no major exterior alterations. The building is one of many commercial office buildings in the Alhambra area with no particular distinction and research did not indicate that it played any significant role in the post-war development of Alhambra.

**B11. Additional Resource Attributes:** (List attributes and codes) None

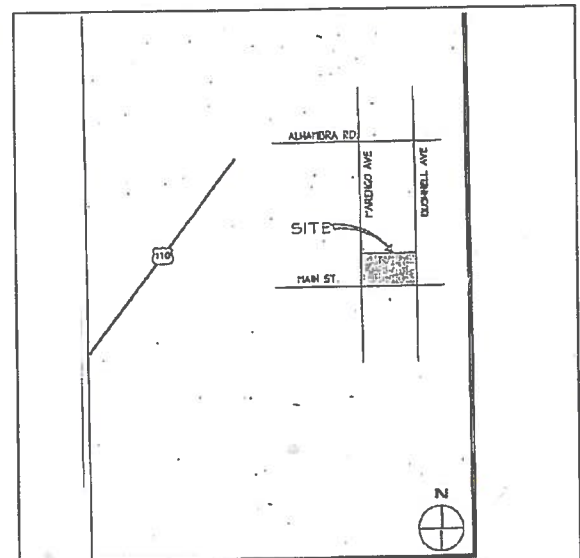
\***B12. References:** McAlester and McAlester, A Guide to American Houses, 1991; Historicaerials.com; County of Los Angeles Assessor's Records; City of Alhambra Building Department Records.

**B13. Remarks:** None

\***B14: Evaluators:** K.A. Crawford

\***Date of Evaluation:** 11/30/2012

(This space reserved for  
official comments.)



State of California – The Resource Agency  
 DEPARTMENT OF PARKS AND RECREATION  
**CONTINUATION SHEET**

Primary # \_\_\_\_\_

HRI# \_\_\_\_\_

Trinomial \_\_\_\_\_

Page 3 of 8 \*Resource Name or # (Assigned by recorder) T-Mobile West LLC IE04611A/LA611 American International

\*Recorded by K.A. Crawford/Michael Brandman Associates

Date November 30, 2012

Continuation  Update

(Continued from page 2)

***Integrity Statement***

In regard to the seven aspects of integrity – location, design, setting, materials, workmanship, feeling and association – the c.1967 Modern style commercial building on this property has retained its original location. The building has not been moved. The setting, feeling, and association have not remained intact as the urban area surrounding the structure has changed. The design, materials and workmanship appears to have been maintained. The integrity level is good and the condition of the building is good.

**National Register of Historic Places Eligibility Evaluation**

The property was assessed under National Register of Historic Places **Criterion A** for its potential significance as part of any historic trends or events that may have made a significant contribution to the broad patterns of our history. The building was constructed as part of the overall continuing commercial and residential development of the Alhambra area which began in the 1880s and continues to the present time. The office building is one of many in the Alhambra area with no particular distinction and the research did not indicate that the building played any significant role in the development of Alhambra. There is no significant trend or event associated with the property. **Therefore, the property does not appear to meet the criteria for significance under Criterion A: Event.**

The property was assessed under National Register of Historic Places **Criterion B** for its potential significance and association with a person of importance in national history. There is no evidence to suggest that any of the persons associated with the construction or development of the building were considered important in the history of the property or nation. None of the persons associated with the property appear to be historically significant at the level necessary to meet the criteria for National Register of Historic Places. **Therefore, the property does not appear to meet the criteria for significance under Criterion B: Person.**

The property was assessed under National Register of Historic Places **Criterion C** for its potential significance as a property which embodies the distinctive characteristics of a type, period, method of construction or style of Modern architecture, represents the work of a master architect, builder or craftsman, possesses high artistic values, or represents a significant or distinguishable entity whose components lack individual distinction. The building is a limited, standard example of the Modern style with no particular distinction or innovative elements. The building's style does not rise to a level of significance to qualify for the National Register of Historic Places. The building is not a good example of the work of a master architect or craftsman as the no persons associated with the design or construction were identified. Therefore, the building cannot be considered to represent the work of a master architect, builder or craftsman. **Therefore, the property does not appear to meet the criteria for significance under Criterion C: Architecture as a good example of Modern style architecture.**

The property was assessed under National Register of Historic Places **Criterion D** for its potential significance and its ability to convey information. The property does not yield, or may not be likely to yield, information important in prehistory or history. In order for buildings, structures, or objects to be significant under Criterion D, they need to "be, or must have been, the principal source of information." This is not the case with this property. **Therefore, the property does not appear to meet the criteria for significance under Criterion D: Information Potential.**

**In summary, the property does not appear to qualify for the National Register of Historic Places under any of the above criteria. Therefore, the building is not considered to be an historic resource for the purposes of the NHPA. The property was not accessed for eligibility under the California Register or local Alhambra Register eligibility.**



State of California – The Resource Agency  
DEPARTMENT OF PARKS AND RECREATION  
**CONTINUATION SHEET**

Primary # \_\_\_\_\_  
HRI# \_\_\_\_\_  
Trinomial \_\_\_\_\_

Page 4 of 8 \*Resource Name or # (Assigned by recorder) T-Mobile West LLC IE04611A/LA611  
American International

\*Recorded by K.A. Crawford/Michael Brandman Associates  
Continuation  Update

Date November 30, 2012

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T-Mobile West LLC IE04611A/LA611 American International  
American International Bank Office Building, 1635-1641 W. Main Street, Alhambra, CA 91801  
View Northeast  
November 30, 2012





State of California – The Resource Agency  
DEPARTMENT OF PARKS AND RECREATION  
**CONTINUATION SHEET**

Primary # \_\_\_\_\_  
HRI# \_\_\_\_\_  
Trinomial \_\_\_\_\_

Page 5 of 8 \*Resource Name or # (Assigned by recorder) T-Mobile West LLC IE04611A/LA611  
American International

\*Recorded by K.A. Crawford/Michael Brandman Associates  
Continuation  Update

Date November 30, 2012

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T-Mobile West LLC IE04611A/LA611 American International  
American International Bank Office Building, 1635-1641 W. Main Street, Alhambra, CA 91801  
View North  
November 30, 2012



State of California – The Resource Agency  
DEPARTMENT OF PARKS AND RECREATION  
**CONTINUATION SHEET**

Primary # \_\_\_\_\_  
HRI# \_\_\_\_\_  
Trinomial \_\_\_\_\_

Page 6 of 8 \*Resource Name or # (Assigned by recorder) T-Mobile West LLC IE04611A/LA611  
American International

\*Recorded by K.A. Crawford/Michael Brandman Associates  
Continuation  Update

Date November 30, 2012

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T-Mobile West LLC IE04611A/LA611 American International  
American International Bank Office Building, 1635-1641 W. Main Street, Alhambra, CA 91801  
View East  
November 30, 2012



State of California – The Resource Agency  
DEPARTMENT OF PARKS AND RECREATION  
**CONTINUATION SHEET**

Primary # \_\_\_\_\_  
HRI# \_\_\_\_\_  
Trinomial \_\_\_\_\_

Page 7 of 8 \*Resource Name or # (Assigned by recorder) T-Mobile West LLC IE04611A/LA611  
American International

\*Recorded by K.A. Crawford/Michael Brandman Associates  
Continuation  Update

Date November 30, 2012

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T-Mobile West LLC IE04611A/LA611 American International  
American International Bank Office Building, 1635-1641 W. Main Street, Alhambra, CA 91801  
View South  
November 30, 2012





State of California – The Resource Agency  
DEPARTMENT OF PARKS AND RECREATION  
**CONTINUATION SHEET**

Primary # \_\_\_\_\_  
HRI# \_\_\_\_\_  
Trinomial \_\_\_\_\_

Page 8 of 8 \*Resource Name or # (Assigned by recorder) T-Mobile West LLC IE04611A/LA611  
American International

\*Recorded by K.A. Crawford/Michael Brandman Associates  
Continuation  Update

Date November 30, 2012

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T-Mobile West LLC IE04611A/LA611 American International  
American International Bank Office Building, 1635-1641 W. Main Street, Alhambra, CA 91801  
View West  
November 30, 2012



19-192236

19-192236

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

Primary #

HRI # *N/A*

Trinomial

NRHP Status Code

6Z1

Other Listings

Review Code

Reviewer

Date

Page 1 of 2

Resource Name or #: (Assigned by recorder)

2605-2609 West Commonwealth Avenue

P1. Other Identifier: *None*

P2. Location:  Not for Publication  Unrestricted  
and (P2b and P2c or P2d. Attach a Location Map as necessary.)

a. County *Los Angeles*

b. USGS 7.5' Quad *Los Angeles* Date *T* ; R ; 1/4 of 1/4 of Sec ;

c. Address: *2605-2609 West Commonwealth Avenue* City *Alhambra* Zip *91803*

d. UTM: (Give more than one for large and/linear resources) ; mE/ mN

e. Other Locational Data (Enter Parcel #, legal description, directions to resource, elevation, etc., as appropriate)

*APE Map: 2; Site Number: 1*

Parcel No. *5291-011-022*

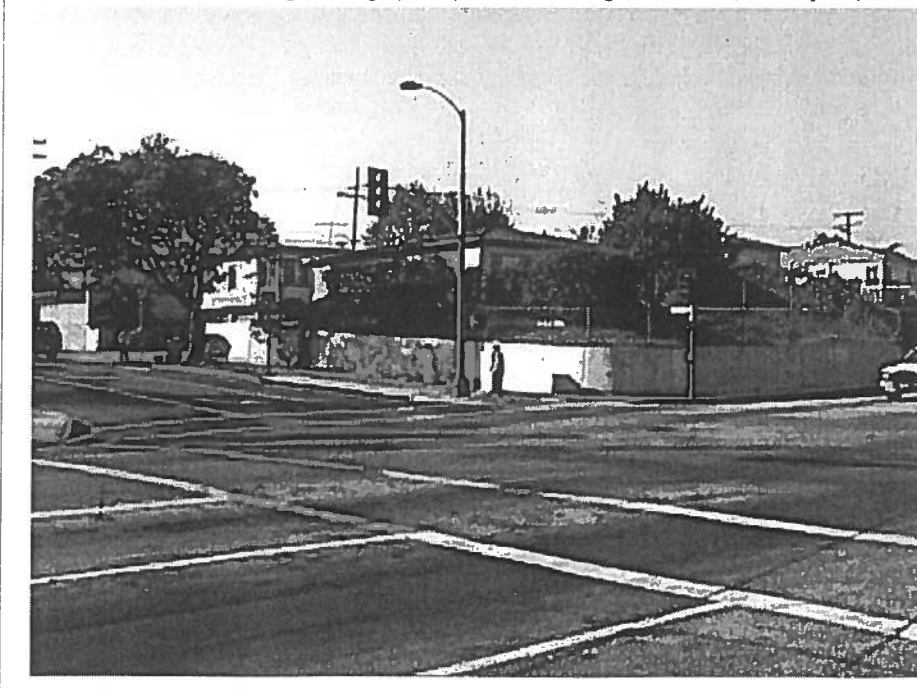
P3. Description (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

*This property, occupying the northwest corner of the intersection of Fremont and Commonwealth Avenues, contains two buildings: a one-story single family residence on the east half of the property and a two-story garage with an apartment above it on the west half of the property. The house, a compact variant of the suburban ranch style, is rectangular in plan, sided with stucco, and capped by a hipped roof. Facing south to Commonwealth, the older, garage/apartment is also stucco over wood-frame construction with a low-pitched hip roof. A window that bands the southeast corner of the upper story of this structure is reminiscent of the late Moderne style. The entire property is elevated above street level and bordered by a cement retaining wall topped by a cyclone fence. Lawns, trees and shrubs are located in the front and side yards.*

P3b. Resource Attributes: (List attributes and codes) *HP3 - Multiple Family Property*

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

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



P5b. Description of Photo: (View, date, accession #)  
*(View toward northwest). Photo No: 1-1, 11/12/99*

P6. Date Constructed/Age and Sources:

Prehistoric  Historic  Both

*1948/1958*

P7. Owner and Address

*Larry Wu, Nancy Wu and Gilbert C. Chin  
3001 Dorchester Avenue  
Los Angeles, CA 90032*

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

*Leslie Heumann  
PCR,  
233 Wilshire Boulevard, Suite 130,  
Santa Monica, CA 90401*

P9. Date Recorded: *1/12/99*

P10. Survey Type: (Describe)

*Section 106 Compliance*

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

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

*Historic Architectural Survey Report: Fremont Avenue Widening Project*

**BUILDING, STRUCTURE, AND OBJECT RECORD**

Primary #

HRI #

Page 2 of 2

NRHP Status Code

6Z1

Resource Name or #: (Assigned by recorder) 2605-2609 West Commonwealth Avenue

B1. Historic Name:

B2. Common Name:

B3. Original Use: Residential

B4. Present Use: Residential

B5. Architectural Style: Ranch

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

Garage with living quarters constructed in 1948. A retaining wall was added in 1952. The house was constructed in 1958.

B7. Moved?  No  Yes  Unknown Date :

Original Location:

B8. Related Features:

B9a. Architect: William C. Berry/Unknown

b. Builder: J. H. Braley/Edgewood Homes Corporation

B10. Significance: Theme: Residential Architecture

Area: Alhambra

Period of Significance: 1948/1958 Property Type: Residential

Applicable Criteria: N/A

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

This property does not appear to qualify for listing in the National Register of Historic Places or in the California Register of Historical Resources, nor is it of local interest or a potential candidate for local designation. Built in two stages for James Braley, the garage with living quarters over it in 1948 and the house ten years later in 1958, the resource has no known historical associations and no architectural significance.

B11. Additional Resource Attributes: (List attributes and codes) HP3 - Multiple Family Property

B12. References:

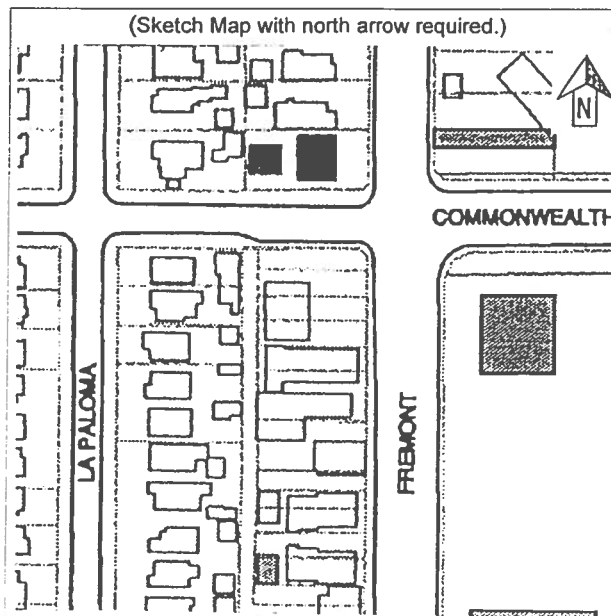
City of Alhambra building permits, Los Angeles County Assessor's Office

B13. Remarks:

B14. Evaluator: Leslie Heumann

Date of Evaluation: 1/12/99

(This space reserved for official comments.)



19-192237

19-192237

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

Primary #

HRI # N/A

Trinomial

NRHP Status Code

621

Other Listings

Review Code

Reviewer

Date

Page 1 of 2

Resource Name or #: (Assigned by recorder)

613 South Fremont Avenue

P1. Other Identifier: None

P2. Location:  Not for Publication  Unrestricted  
and (P2b and P2c or P2d. Attach a Location Map as necessary.)

a. County Los Angeles

b. USGS 7.5' Quad \_\_\_\_\_ Date \_\_\_\_\_ T \_\_\_\_\_ ; R \_\_\_\_\_ ; 1/4 of \_\_\_\_\_ 1/4 of Sec \_\_\_\_\_ ;

c. Address: 613 South Fremont Avenue City Alhambra Zip 91803

d. UTM: (Give more than one for large and/linear resources) \_\_\_\_\_ ; \_\_\_\_\_ mE/ \_\_\_\_\_ mN

e. Other Locational Data (Enter Parcel #, legal description, directions to resource, elevation, etc., as appropriate)

*APE Map: 2; Site Number: 4*

Parcel No. 5291-012-039

P3. Description (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

*This stuccoed, one story industrial building features an L-shaped plan. The projecting leg of the "L" is located on the north end of the property and contains an office below a flat roof. Lower in height than the rear leg of the "L," this wing is banded by roof coping and a plain stringcourse which define a frieze zone. Fenestration consists of a pair of large, single pane windows which flank a glazed double entry on the facade, and wooden freight door and three small windows on the south elevation. On the rear wing, a barrel vaulted roof is terminated by corbeled parapets. A roll-up door occupies most of the facade of this wing. The building is recessed a small distance from the sidewalk, and both the setback and the driveway to the south are paved.*

P3b. Resource Attributes: (List attributes and codes) HP6 - 1-3 story Commercial Building

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

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



P5b. Description of Photo: (View, date, accession #)  
(View toward west). Photo No: 1-4, 11/12/98

P6. Date Constructed/Age and Sources:

Prehistoric  Historic  Both

1946

P7. Owner and Address

David C. Wu and Christina Wu  
613 South Fremont Avenue  
Alhambra, CA 91803

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

Leslie Heumann  
PCR,  
233 Wilshire Boulevard, Suite 130,  
Santa Monica, CA 90401

P9. Date Recorded: 1/12/99

P10. Survey Type: (Describe)  
Section 106 Compliance

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

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

*Historic Architectural Survey Report: Fremont Avenue Widening Project*

**BUILDING, STRUCTURE, AND OBJECT RECORD**

Page 2 of 2

NRHP Status Code

6Z1

Resource Name or #: (Assigned by recorder) 613 South Fremont Avenue

B1. Historic Name:

B2. Common Name: *DNC Security Systems*

B3. Original Use: *Commercial*

B4. Present Use: *Commercial*

B5. Architectural Style:

B6. Construction History: (Construction date, alterations, and date of alterations)  
*Constructed in 1946*

B7. Moved?  No  Yes  Unknown Date :

Original Location:

B8. Related Features:

B9a. Architect: *Unknown*

b. Builder: *Unknown*

B10. Significance: Theme: *Industrial Development*

Area: *Alhambra*

Period of Significance: *1946*

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.)

*This resource does not appear to qualify for listing in the National Register of Historic Places or in the California Register of Historical Resources, nor is it of local interest or a potential candidate for local designation. It was built in 1946 and is typical of the consolidation of the industrial character of this section of Fremont Avenue. The property has no known historical associations or architectural significance.*

B11. Additional Resource Attributes: (List attributes and codes) *HP6 - 1-3 story Commercial*

B12. References:

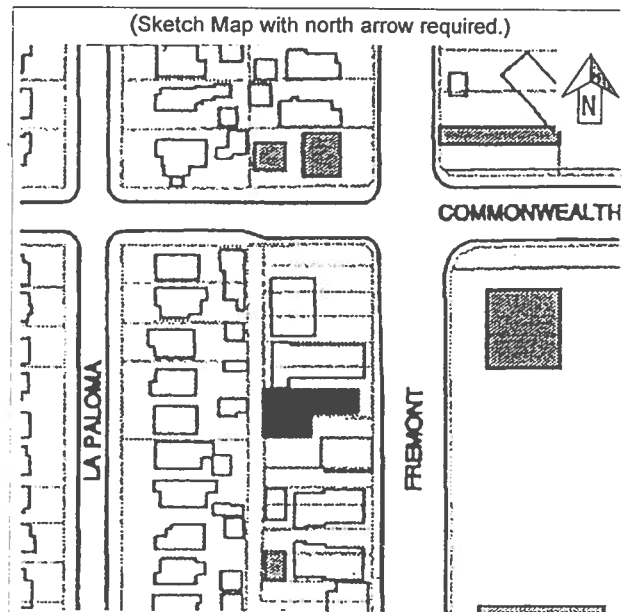
*City of Alhambra building permits, Los Angeles County Assessor's Office*

B13. Remarks:

B14. Evaluator: *Leslie Heumann*

Date of Evaluation: *1/12/99*

(This space reserved for official comments.)





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

Primary #

HRI #

Trinomial

NRHP Status Code

5S3

Other Listings

Review Code

Reviewer

Date

Page 1 of 2

Resource Name or #: (Assigned by recorder)

619 South Fremont Avenue

P1. Other Identifier: None

P2. Location:  Not for Publication  Unrestricted

a. County Los Angeles

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

b. USGS 7.5' Quad Date T ; R ; 1/4 of 1/4 of Sec ;

c. Address: 619 South Fremont Avenue City Alhambra Zip 91803

d. UTM: (Give more than one for large and/linear resources) ; mE mN

e. Other Locational Data (Enter Parcel #, legal description, directions to resource, elevation, etc., as appropriate)

APE Map: 2; Site Number: 5

Parcel No. 5291-012-038

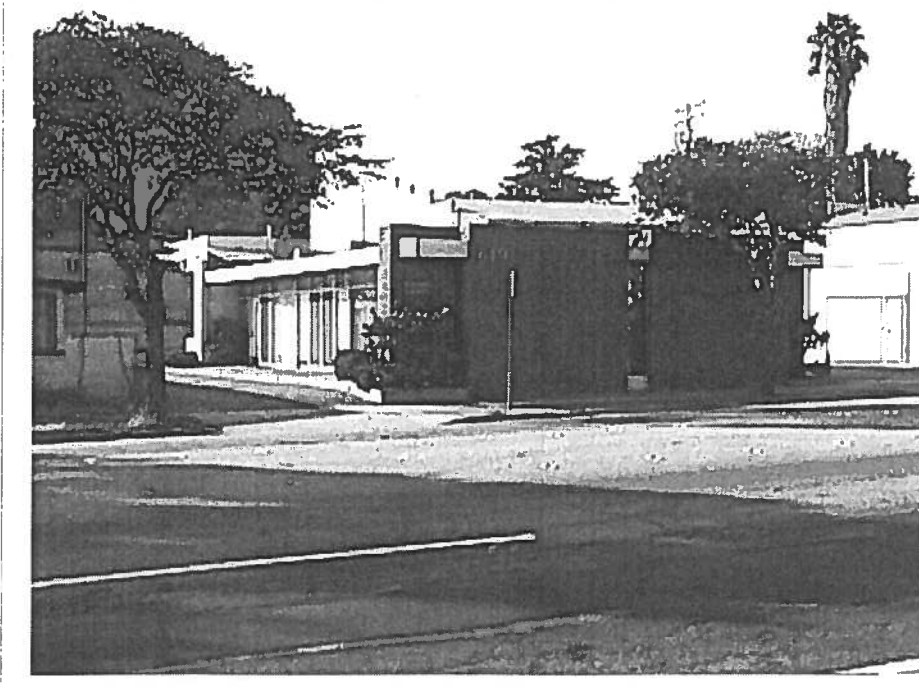
P3. Description (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

The International Style characterizes the design of this one-story office building. Flat-roofed, the building is conceived in terms of an assemblage of horizontal and vertical planes. The Fremont Avenue elevation (east) is brick, bisected by a narrow, vertical window, and stepped back on either end. Side elevations are almost entirely glazed, shaded by roof overhangs. Heavy beams painted white, mark the rooflines. The building, set directly on the sidewalk with no setback, appears unaltered. Small planting beds are located at either end of the street and rear elevations.

P3b. Resource Attributes: (List attributes and codes) HP6 - 1-3 story Commercial Building

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

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



P5b. Description of Photo: (View, date, accession #)  
(View toward west). Photo No: 1-5, 11/12/98

P6. Date Constructed/Age and Sources:

Prehistoric  Historic  Both

1963

P7. Owner and Address

Li Lon Meng and Stella Meng  
1615 Camino Lindo  
South Pasadena, CA 91030

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

Leslie Heumann  
PCR,  
233 Wilshire Boulevard, Suite 130,  
Santa Monica, CA 90401

P9. Date Recorded: 1/12/99

P10. Survey Type: (Describe)  
Section 106 Compliance

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

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

Historic Architectural Survey Report: Fremont Avenue Widening Project

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

Primary #  
 HRI #

Page 2 of 2

NRHP Status Code

5S3

Resource Name or #: (Assigned by recorder) 619 South Fremont Avenue

B1. Historic Name:

B2. Common Name:

B3. Original Use: Office Space

B4. Present Use: Office Space

B5. Architectural Style: International

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

Constructed in 1963

B7. Moved?  No  Yes  Unknown Date :

Original Location:

B8. Related Features:

B9a. Architect: Unknown

b. Builder: Unknown

B10. Significance: Theme: Commercial Development

Area: Alhambra

Period of Significance: 1963

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.)

Although this property does not appear eligible at this time for listing in the National Register of Historic Places or in the California Register of Historical Resources, or for designation under a local ordinance, it is of local interest as an example of the International Style. It was built in 1963, towards the end of the period following World War II when the style, previously associated primarily with the architectural avant garde, was regionalized and popularized. This modestly scaled interpretation, the work of an unknown designer due to missing building department records, incorporates many of the trademarks of the idiom, including its geometric composition and lack of historical references.

B11. Additional Resource Attributes: (List attributes and codes) HP6 - 1-3 story Commercial

B12. References:

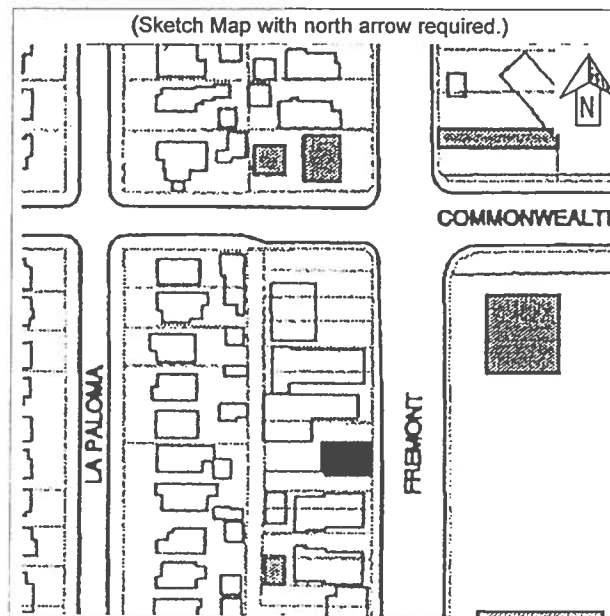
City of Alhambra building permits, Los Angeles County Assessor's Office

B13. Remarks:

B14. Evaluator: Leslie Heumann

Date of Evaluation: 1/12/99

(This space reserved for official comments.)



19-192239

19-192239

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

Primary #

HRI # N/A

Trinomial

NRHP Status Code

621

Other Listings

Review Code

Reviewer

Date

Page 1 of 2

Resource Name or #: (Assigned by recorder)

629 South Fremont Avenue

P1. Other Identifier: None

P2. Location:  Not for Publication  Unrestricted

a. County Los Angeles

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

b. USGS 7.5' Quad \_\_\_\_\_ Date \_\_\_\_\_ T \_\_\_\_\_ ; R \_\_\_\_\_ ; 1/4 of \_\_\_\_\_ 1/4 of Sec \_\_\_\_\_ ;

c. Address: 629 South Fremont Avenue City Alhambra Zip 91803

d. UTM: (Give more than one for large and/linear resources) \_\_\_\_\_ ; \_\_\_\_\_ mE/ \_\_\_\_\_ mN

e. Other Locational Data (Enter Parcel #, legal description, directions to resource, elevation, etc., as appropriate)

*APE Map: 2; Site Number: 8*

Parcel No. 5291-012-035

P3. Description (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

*Occupying a corner property, this is a modern vernacular commercial building. It is a one story, flat-roofed and of concrete block construction. The primary (east) elevation features a central glazed entry flanked by ribbon bands of aluminum framed show windows. A canopy, set below the parapet, shades the openings. Shrubbery marks each corner of the building; otherwise, the structure sits directly on the sidewalk with no setback.*

P3b. Resource Attributes: (List attributes and codes) HP6 - 1-3 story Commercial Building

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

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



P5b. Description of Photo: (View, date, accession #)  
*(View toward west). Photo No: 1-81, 11/12/98*

P6. Date Constructed/Age and Sources:

Prehistoric  Historic  Both

1951

P7. Owner and Address

*Bank of Canton of California  
532 North Atlantic Boulevard  
Monterey Park, CA 91754*

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

*Leslie Heumann  
PCR,  
233 Wilshire Boulevard, Suite 130,  
Santa Monica, CA 90401*

P9. Date Recorded: 1/12/99

P10. Survey Type: (Describe)

*Section 106 Compliance*

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

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

*Historic Architectural Survey Report: Fremont Avenue Widening Project*

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

Primary #  
 HRI #

Page 2 of 2

NRHP Status Code

6Z1

Resource Name or #: (Assigned by recorder) 629 South Fremont Avenue

B1. Historic Name:

B2. Common Name: *Sally Nails*

B3. Original Use: *Commercial*

B4. Present Use: *Commercial*

B5. Architectural Style: *Modern Vernacular*

B6. Construction History: (Construction date, alterations, and date of alterations)  
*Constructed in 1951*

B7. Moved?  No  Yes  Unknown Date :

Original Location:

B8. Related Features:

B9a. Architect: *Unknown*

b. Builder: *Unknown*

B10. Significance: Theme: *Commercial Development*

Area: *Alhambra*

Period of Significance: *1951*

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.)  
*This resource does not appear to qualify for listing in the National Register of Historic Places or in the California Register of Historical Resources, nor is it of local interest or a potential candidate for local designation. It was built in 1951 and is typical of the simplest type of commercial improvement in the modern architectural era. The property has no known historical associations or architectural significance.*

B11. Additional Resource Attributes: (List attributes and codes) *HP6 - 1-3 story Commercial*

B12. References:

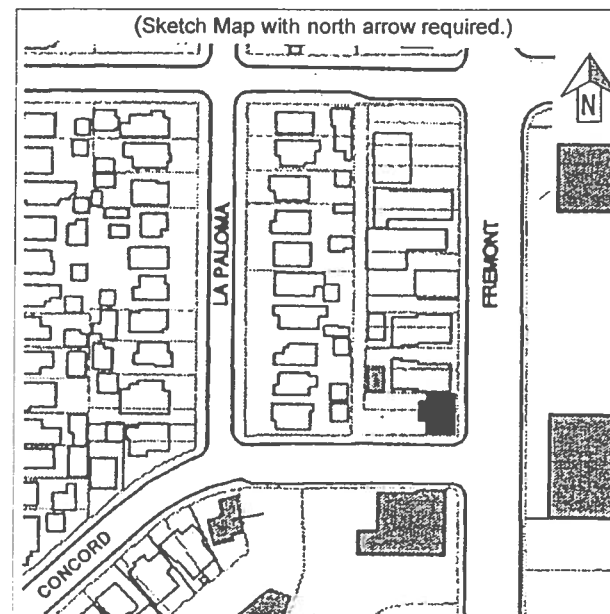
*City of Alhambra building permits, Los Angeles County Assessor's Office*

B13. Remarks:

B14. Evaluator: *Leslie Heumann*

Date of Evaluation: *1/12/99*

(This space reserved for official comments.)



19-192240

19-192240

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

Primary #  
HRI # UJA  
Trinomial  
NRHP Status Code 6Z1

Other Listings  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 2 Resource Name or #: (Assigned by recorder) 2700 Concord Avenue

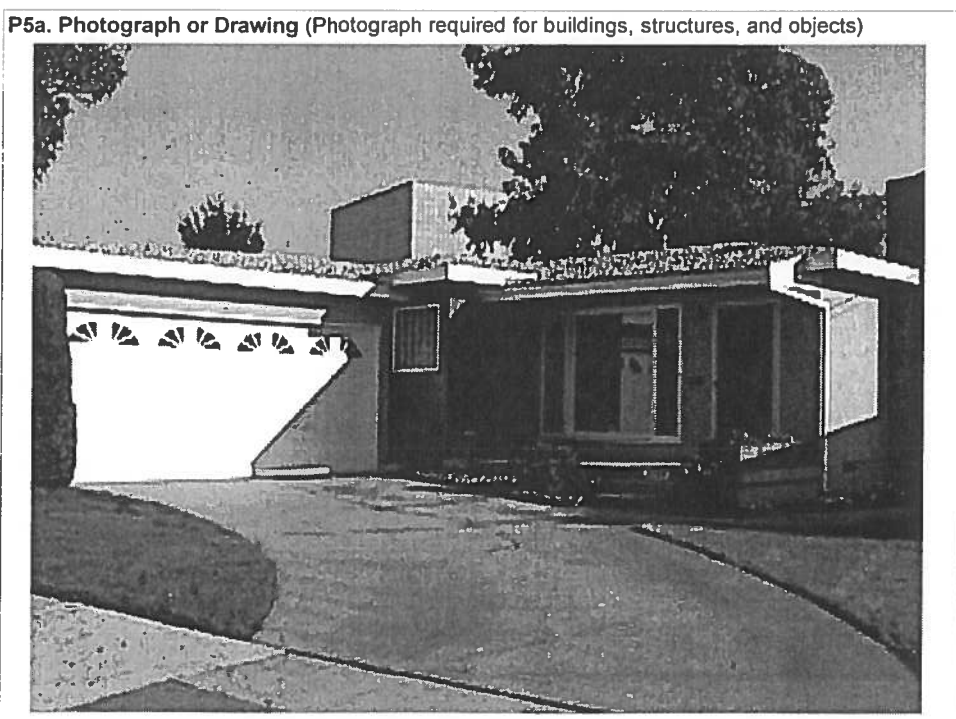
P1. Other Identifier: None  
P2. Location:  Not for Publication  Unrestricted a. County Los Angeles  
and (P2b and P2c or P2d. Attach a Location Map as necessary.)  
b. USGS 7.5' Quad Date T ; R ; 1/4 of 1/4 of Sec ;  
c. Address: 2700 Concord Avenue City Alhambra Zip 91803  
d. UTM: (Give more than one for large and/linear resources) ; mE/ mN  
e. Other Locational Data (Enter Parcel #, legal description, directions to resource, elevation, etc., as appropriate)  
APE Map: 2; Site Number: 10

Parcel No. 5291-027-016

P3. Description (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)  
*Located at the eastern end of a residential tract, this is a one-story, ranch style, single family residence. A low-pitched, hip roof covered with gravel caps the L-shaped building. The exterior is covered with stucco and wood. A garage comprises the projecting wing of the "L" and contains a single door pierced by a row of lunette windows. Perpendicular to the garage, the rear leg of the "L" contains the entry and a large, tripartite picture window. An arc shaped driveway provides access to both the garage and the entry. The house appears to be substantially intact.*

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

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



P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)  
P5b. Description of Photo: (View, date, accession #)  
*(View toward southeast). Photo No: 1-80, 11/12/98*

P6. Date Constructed/Age and Sources:  
 Prehistoric  Historic  Both  
1953

P7. Owner and Address  
Howard R. Accord  
2700 Concord Avenue  
Alhambra, CA 91803

P8. Recorded by: (Name, affiliation, and address)  
Leslie Heumann  
PCR,  
233 Wilshire Boulevard, Suite 130,  
Santa Monica, CA 90401

P9. Date Recorded: 1/12/99

P10. Survey Type: (Describe)  
Section 106 Compliance

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

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

Historic Architectural Survey Report: Fremont Avenue Widening Project

**BUILDING, STRUCTURE, AND OBJECT RECORD**

Resource Name or #: (Assigned by recorder) 2700 Concord Avenue

B1. Historic Name:

B2. Common Name:

B3. Original Use: Residential

B4. Present Use: Residential

B5. Architectural Style: Ranch

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

Constructed in 1953

B7. Moved?  No  Yes  Unknown Date :

Original Location:

B8. Related Features:

B9a. Architect: Unknown

b. Builder: Unknown

B10. Significance: Theme: Residential Architecture

Area: Alhambra

Period of Significance: 1953

Property Type: Residential

Applicable Criteria: N/A

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

*This resource does not appear to qualify for listing in the National Register of Historic Places or in the California Register of Historical Resources, nor is it of local interest or a potential candidate for local designation. It was built in 1953 during the post World War II housing boom in Southern California and is typical of thousands of properties from the period. It has no known historical associations or architectural significance.*

B11. Additional Resource Attributes: (List attributes and codes) HP2 - Single Family Property

B12. References:

City of Alhambra building permits, Los Angeles County Assessor's Office

B13. Remarks:

B14. Evaluator: Leslie Heumann

Date of Evaluation: 1/12/99

(This space reserved for official comments.)

(Sketch Map with north arrow required.)

