

## MANAGEMENT SUMMARY

In 2010-2011, at the request of Hill International, Inc., CRM TECH performed a supplementary historical/archaeological resources study for the proposed Metro Gold Line Foothill Extension Phase 2A, Pasadena to Azusa (Citrus) Project. Specifically, this study addresses the proposed location for a parking facility in the City of Duarte and four alternative locations for traction power substations (TPSS) in the City of Azusa and the unincorporated community of East Pasadena, Los Angeles County, California.

The areas covered by this study represent the maximum extent of ground disturbance required for the various components of the project, located within portions of the Rancho Santa Anita, Rancho Azusa (Dalton), and Rancho Azusa (Duarte) land grants in Township 1 North, Ranges 10-11 West, San Bernardino Baseline and Meridian. A residential property in the City of Azusa that may receive indirect effect from the proposed project through increased vibration on the adjacent railroad tracks is addressed in a separate study.

Completed in support of the Metro Gold Line Foothill Extension Phase 2A, Supplemental EIR No. 2 for Additional Project Refinements, the present study is a part of the environmental review process for the project. The lead agency for the project, namely the Metro Gold Line Foothill Extension Construction Authority (MGLFECA), required the study pursuant to the California Environmental Quality Act (CEQA). The purpose of this study is to provide the MGLFECA with the necessary information and analysis to determine whether the project components addressed by the supplemental EIR would cause substantial adverse changes to any "historical resources," as defined by CEQA, that may exist in or around the project area.

The scope of the study included historical/archaeological records searches, review of existing documentation generated from previous studies, historical background research, and systematic field surveys of the various project locations. As a result of these research procedures, a historic-period residential building at 3865 Arboleda Street in East Pasadena was identified and recorded within the project area. Built in 1948 in the Minimal Traditional architectural style that was common during the 1930s-1940s era, the residence does not demonstrate the necessary historical, architectural, or aesthetic qualities to be considered eligible for listing in the California Register of Historical Resources, and does not meet CEQA's definition of a "historical resource."

Based on these findings, CRM TECH concludes that no "historical resources" exist within the project area, and accordingly recommends to the MGLFECA a conclusion of *No Impact* regarding cultural resources. No further cultural resources investigation will be necessary for the proposed project unless construction plans undergo such changes as to include areas not covered by this study. However, if buried cultural materials are encountered during earth-moving operations associated with the project, all work in that area should be halted or diverted until a qualified archaeologist can evaluate the nature and significance of the finds.

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## INTRODUCTION

In 2010-2011, at the request of Hill International, Inc., CRM TECH performed a supplementary historical / archaeological resources study for the proposed Metro Gold Line Foothill Extension Phase 2A, Pasadena to Azusa (Citrus) Project. Specifically, this study addresses the proposed location for a parking facility in the City of Duarte and four alternative locations for traction power substations (TPSS) in the City of Azusa and the unincorporated community of East Pasadena, Los Angeles County, California (Figs. 1-4).

The areas covered by this study represent the maximum extent of ground disturbance required for the various components of the project, located within portions of the Rancho Santa Anita, Rancho Azusa (Dalton), and Rancho Azusa (Duarte) land grants in Township 1 North, Ranges 10-11 West, San Bernardino Baseline and Meridian (Figs. 2-4). More specifically, these project components and their locations are listed as follows:

- **Michillinda TPSS Alternatives A, B, and C:** These areas represent the three potential locations for the proposed TPSS near Michillinda Avenue in East Pasadena. Alternative B is located on the northwestern corner of Michillinda Avenue and Arboleda Street, Alternative A is adjacent to Alternative B and farther to the west, and Alternative C is delineated by the on- and off-ramps on eastbound Interstate 210 at Michillinda Avenue (Fig. 2).
- **Duarte Station Parking Facility:** This component consists of three options for a proposed surface parking lot, generally a 375x200-foot rectangular area that will be oriented lengthwise either north-south or east-west on the southwest corner of Highland Avenue and Business Center Drive, in the City of Duarte (Fig. 3).

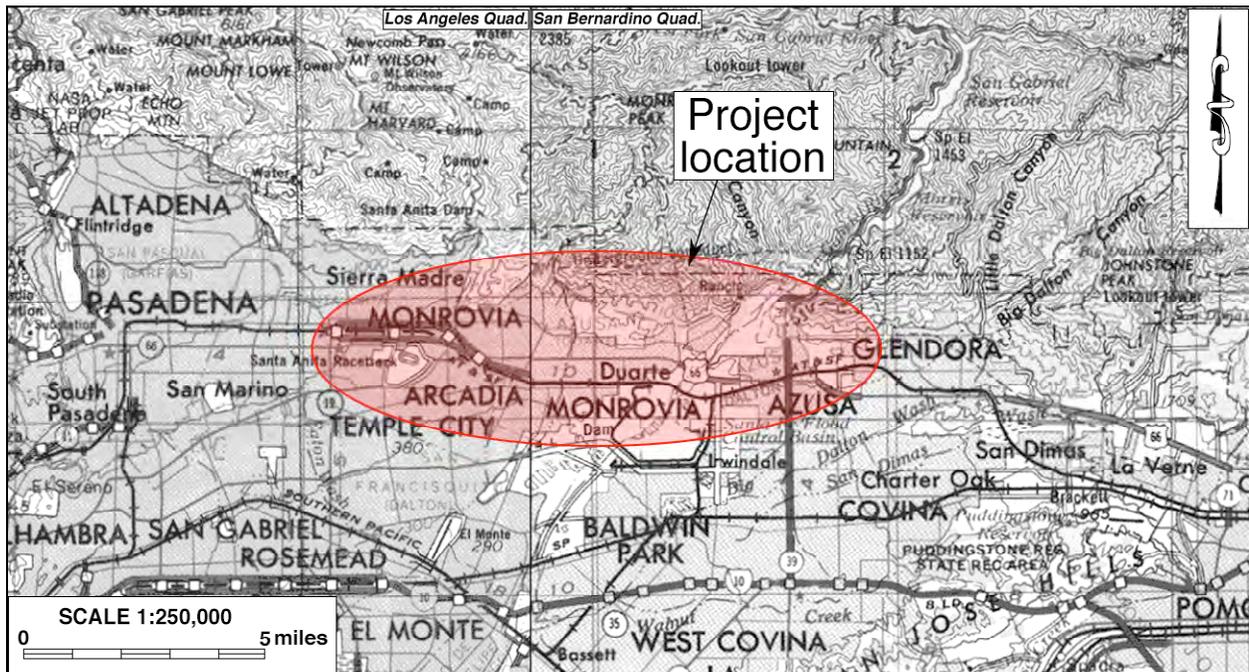


Figure 1. Project vicinity. (Based on USGS Los Angeles and San Bernardino, Calif., 1:250,000 quadrangles [USGS 1969; 1975])

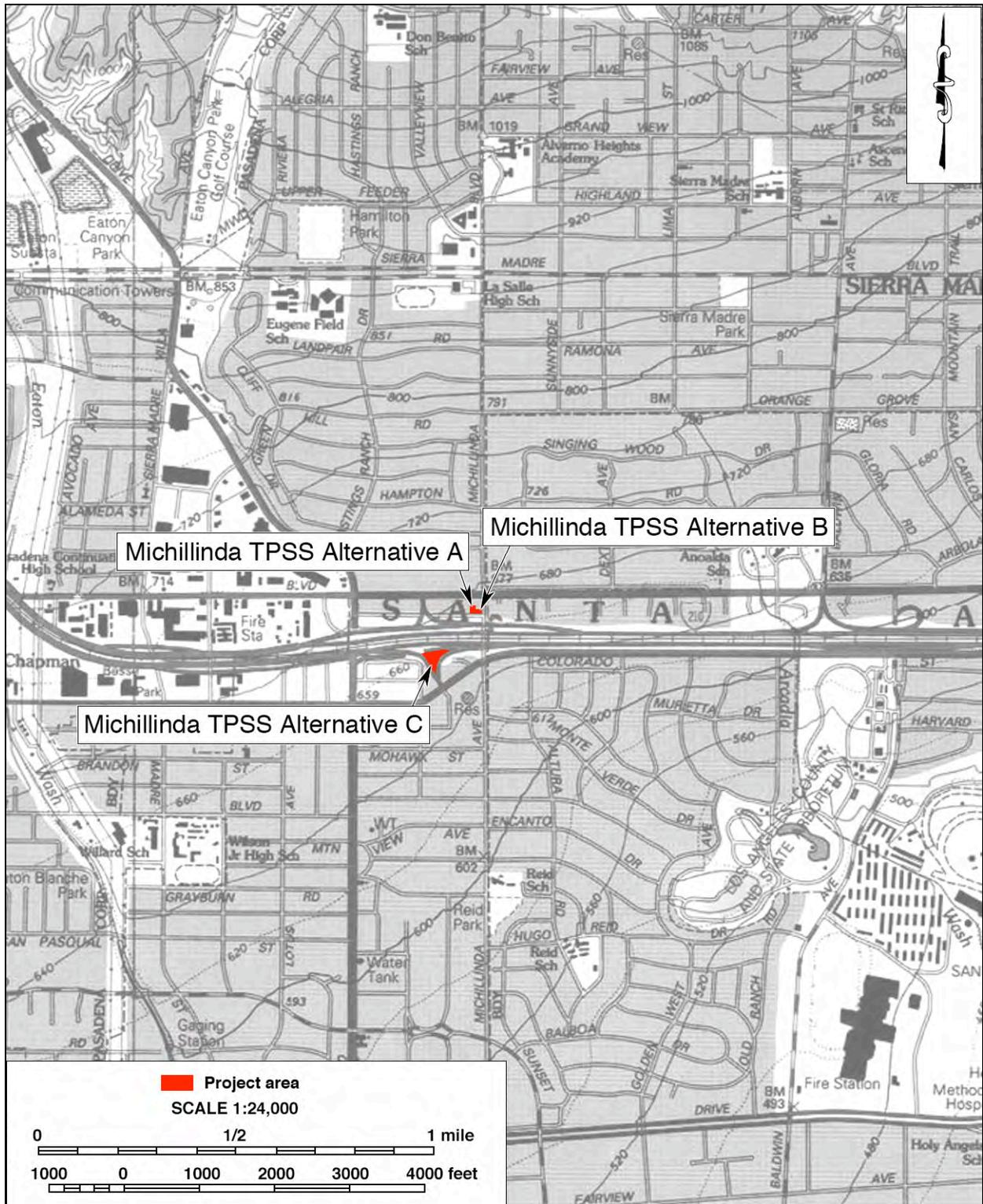


Figure 2. Michillinda TPSS Alternatives A, B, and C. (Based on USGS Mt. Wilson, Calif., 1:24,000 quadrangle [USGS 1995a])

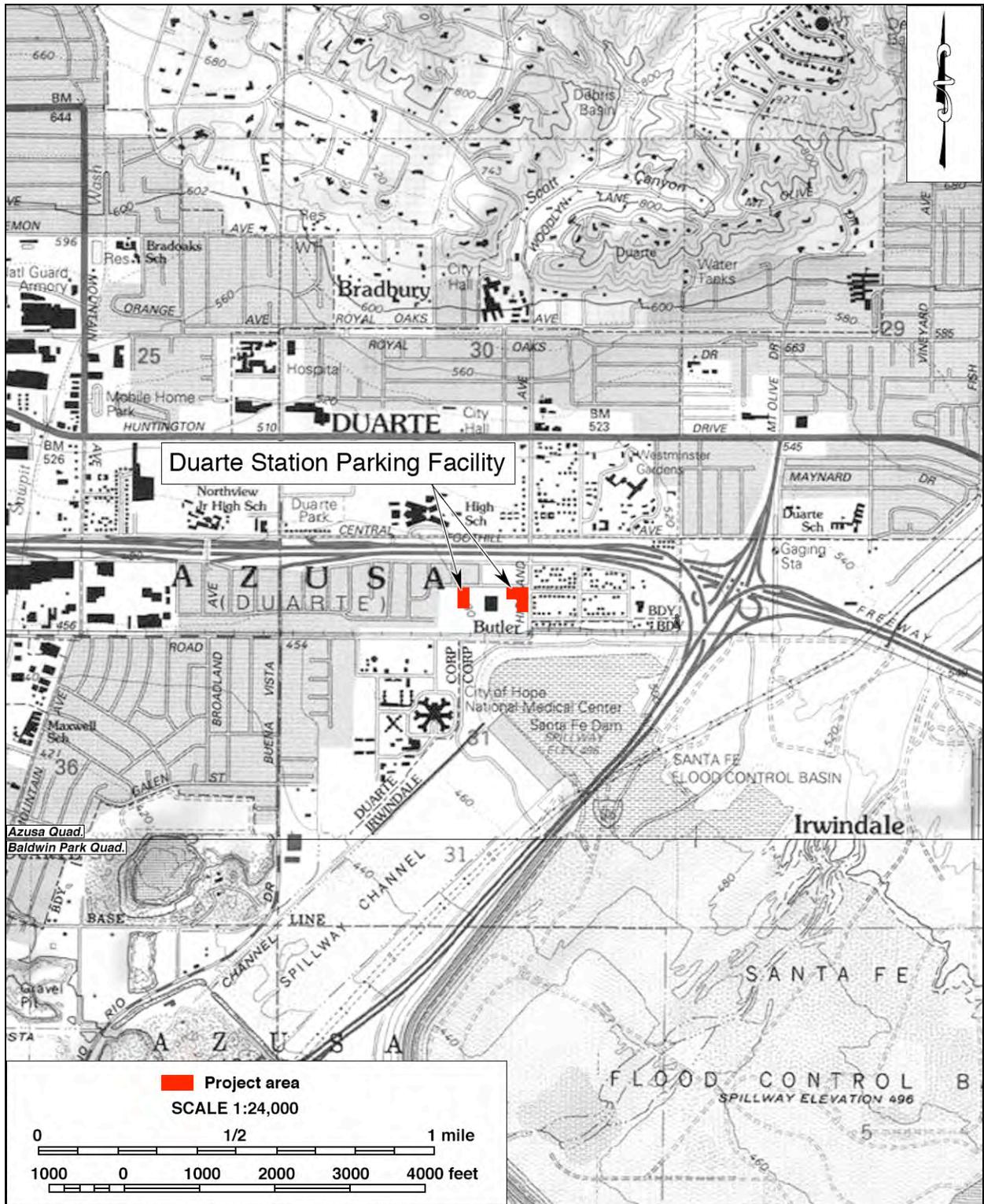


Figure 3. Duarte Station Parking Facility. (Based on USGS Azusa and Baldwin Park, Calif., 1:24,000 quadrangles [USGS 1981; 1995b])

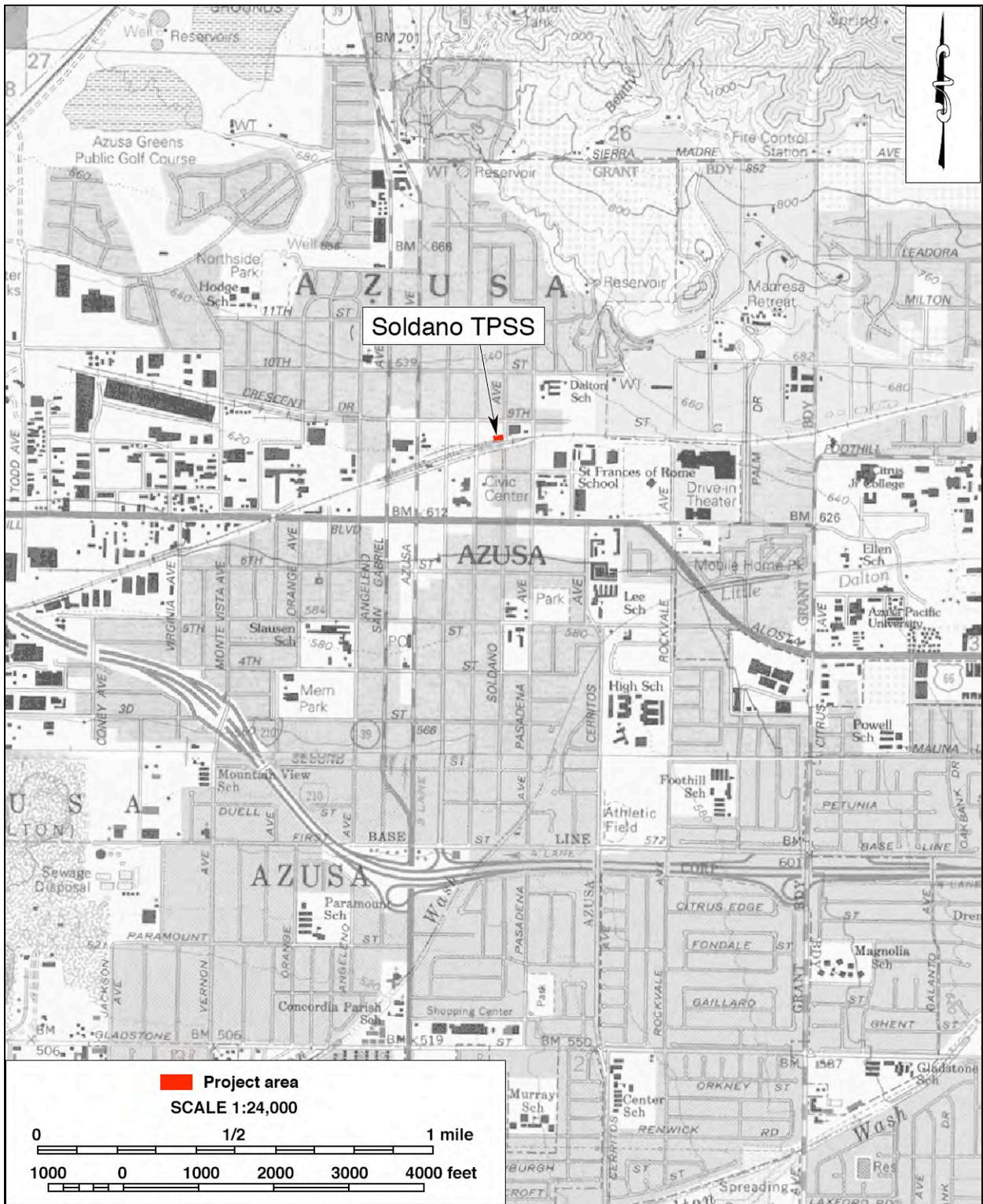


Figure 4. Soldano TPSS. (Based on USGS Azusa, Calif., 1:24,000 quadrangle [USGS 1995b])

- **Soldano TPSS:** The proposed Soldano TPSS site is somewhat trapezoidal in shape, measuring roughly 100x40 feet. It is located northwest of the intersection of the railroad tracks and Soldano Avenue, south of 9th Street, in the City of Azusa (Fig. 4).

Completed in support of the Metro Gold Line Foothill Extension Phase 2A, Supplemental EIR No. 2 for Additional Project Refinements, the present study is a part of the environmental review process for the project. The lead agency for the project, namely the Metro Gold Line Foothill Extension Construction Authority (MGLFECA), required the study pursuant to the California Environmental Quality Act (CEQA; PRC §21000, et seq.). The purpose of this study is to provide the MGLFECA with the necessary information and analysis to determine whether the project components addressed by the supplemental EIR would cause substantial adverse changes to any historical resources, as defined by CEQA, that may exist in or around the project area.

The scope of the study included historical/archaeological records searches, review of existing documentation generated from previous studies, historical background research, and systematic field surveys of the various project locations. The following report is a complete account of the methods, results, and final conclusion of the study. A residential property in the City of Azusa that may receive indirect effect from the proposed project through increased vibration on the adjacent railroad tracks is also a part of the supplemental EIR, but is addressed in a separate study (Tang et al. 2011).

## **RESEARCH METHODS**

### **RECORDS SEARCHES AND REVIEW OF EXISTING DOCUMENTATION**

On June 24, 2010, and February 17, 2011, CRM TECH archaeologist Nina Gallardo (see App. 1 for qualifications) conducted historical/archaeological resources records searches at the South Central Coastal Information Center (SCCIC), California State University, Fullerton. During the records searches, Gallardo checked SCCIC files and maps for previously identified historical/archaeological resources in or near the project area and existing cultural resources studies pertaining to the vicinity. Previously identified historical/archaeological resources include properties designated as California Historical Landmarks or Points of Historical Interest as well as those listed in the National Register of Historic Places, the California Register of Historical Resources, or the California Historical Resources Inventory.

As a part of the records search process, previous studies completed by CRM TECH and other cultural resources consulting firms for the various components of the Metro Gold Line Foothill Extension Project were reviewed for pertinent materials. Copies of reports prepared by other firms were provided to CRM TECH by the MGLFECA and Hill International, Inc.

### **HISTORICAL RESEARCH**

Historical background research for this study was conducted by CRM TECH principal investigator Bai "Tom" Tang and project historian/architectural historian Terri Jacquemain (see App. 1 for qualifications) on the basis of published literature in local and regional

history and historic maps of the San Gabriel Valley region. Among the historic maps consulted were the U.S. Geological Survey's topographic maps from the early and mid-20th century, which show cultural features in and around the project area in detail.

After the identification of a historic-period building in the project area, Terri Jacquemain pursued more specific and in-depth research on the history of the property. Sources consulted during this phase of the research included primarily the archival records of the County of Los Angeles, particularly real property tax assessment records and building safety records, and local history materials on file at the Centennial Room of the Pasadena Public Library, Central Branch.

## **FIELD SURVEYS**

Field survey of Alternatives B and C for the Michilinda TPSS, which are currently vacant, was carried out on June 11 and September 2, 2011, by CRM TECH principal investigator Michael Hogan and project archaeologist Daniel Ballester (see App. 1 for qualifications), respectively. Alternative A, which is occupied by a residential building that appeared to date to the historic period (i.e., more than 45 years of age), was surveyed by Terri Jacquemain on August 10, 2011. The Duarte Station Parking Facility site was surveyed by Bai "Tom" Tang on July 21, 2011. The Soldano TPSS location was included in a larger survey completed on June 25-26, 2010, by Daniel Ballester.

The field surveys were conducted on foot at each of these locations. Parallel transects at 5- to 15-meter (approx. 15- to 50-foot) intervals were implemented during the survey when necessary. A more cursory inspection was applied to locations that have been heavily disturbed in the past and are very low in archaeological sensitivity.

## **SUMMARY OF FINDINGS**

### **MICHILLINDA TPSS**

#### **Records Search**

According to SCCIC records, none of the three alternative locations for the Michillinda TPSS was previously surveyed for cultural resources. Within a one-mile radius, a large area on the east side of Michillinda Avenue was included in an overview study for the City of Arcadia General Plan, and 13 other previous studies were identified in the SCCIC records, all of them covering small parcels of land, such as sites of bridges and telecommunication towers, or linear features, including the Interstate 210 right-of-way.

As a result of these and other similar studies, six cultural resources dating to the historic period were previously recorded within the one-mile scope of the records search. Three of these were single-family residences, one was a multilevel strip mall, and one represented the Santa Fe Railway depot at Santa Anita, which has been moved to the Los Angeles County Arboretum in Arcadia and designated a California Point of Historical Interest. The sixth site was a National Register-eligible complex known as Anoakia, formerly a private residence but in use as a pre-school and elementary school when recorded in 1977.

None of these six sites was found in the immediate vicinity of the project area, and thus none of them requires any further consideration during this study. No prehistoric—i.e., Native American—sites were previously identified within the scope of the records search, nor were there any historic-period archaeological sites recorded.

## Field Survey

During the field survey, it was observed that the ground surface at Alternatives B and C were highly disturbed and showed no evidence of any cultural resources. Alternative B, in fact, occupies the southern portion of a paved parking lot (Fig. 5). Alternative C consists of a small, roughly triangular piece of land surrounded by freeway on- and off-ramps and covered by landscaping plants that were presumably introduced as a result of the freeway construction (Fig. 6). Neither location exhibits any remnants of the native landscape, and both appears to be very low in sensitivity for archaeological remains dating to either the prehistoric or the historic period.

Alternative A comprises a residential lot at 3865 Arboleda Street (Assessor's Parcel No. 5757-025-015), and is occupied by a single-family residence of apparently historical origin, as mentioned above. The wood-framed, one-story residence, facing south, is L-shaped in plan and is surmounted by a medium-pitched hip roof sheathed with brown composition shingles (Fig. 7). The roof ends in narrow eaves with exposed rafter tails. At the interior corner of the L, the roof extends to shelter a centered entry porch housing the west-facing main entrance. The entrance, accessed via two concrete steps, is filled with an unglazed wood door and an aluminum screen door. A single square wooden post anchored in the concrete platform supports the porch roof.

The exterior walls are clad in stucco, painted off-white with brown trim. Fenestration on the house today consists of recently installed sliding windows with white aluminum frames, which replaced the apparently original wood-framed double-hungs observed in June 2011, but the window openings, wood trim around the sashes, and lug sills remain unchanged (Figs. 7, 8). A small diamond-shaped window, placed near the middle of the primary façade and slightly inset, is filled with amber-colored glass. The overall appearance of the house is typical of the moderate, Minimal Traditional-style residences from the 1930s-1940s.



Figure 5. Location of Michillinda TPSS Alternative B, view to the north. (Photo taken on June 11, 2011)

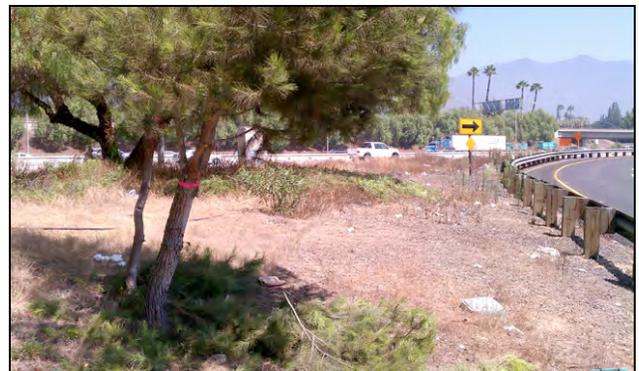


Figure 6. Location of Michillinda TPSS Alternative C, view to the northeast. (Photo taken on September 2, 2011)



Figure 7. House at Michillinda TPSS Alternative A, view to the northeast. (Photo taken on August 10, 2011).

Behind the house on the northwest side, a wood-framed garage of similar construction is accessed by a wooden double garage door that opens to the alley behind. Another entrance on the south side of the garage, facing the house, is filled with a paneled wood door. An aluminum-framed sliding window is located on the east side of the garage, around the corner from the entrance. The rest of the backyard is occupied by a swimming pool. A rear entrance to the house is located near the northwestern corner, featuring a paneled wood door.



Figure 8. Windows prior to replacement: west side of the house, left; front of the house, near primary entry, right. (Photos taken on June 11, 2011).

## **Historical Research**

Historical sources indicate that Eldridge G. and Jennie E. Cole, formerly of 3360 East Colorado Street, secured a permit to build a residence and a garage at 3865 Arboleda Street in 1948 (County of Los Angeles 1948; Directory 1949). Prior to that, no building is known to have been present at this location (USGS 1941).

Eldridge Cole was a salesman at the time, but by 1953 he had entered real estate sales and the couple were again living on Colorado Street (Directory 1949; 1953). Lewis R. and June M. Grant, proprietors of Grant's Texaco service station at 320 East Washington Street, acquired the house sometime between 1949 and 1953 (Directory 1953). By 1956, June Grant, now widowed, was the sole owner of the property (Directory 1956-1958).

From circa 1959 to 1961, Harold A. Ford, a sales manager at Sears, Roebuck and Company, and his wife Louise were listed in local directories as residents at this address, after which it apparently stood vacant for at least two years (Directory 1959-1963). In 1964-1969, Henry A. Gorman, a foreman at the National Lead Company, and his wife Antoinette lived in the house (Directory 1964-1969).

Barbara Wyma became the property owner around 1970 (Directory 1970). In 1963, Wyma was a salesperson at House of Nine, a women's apparel store, and by 1970 she had become a store manager (Directory 1963; 1970). The property evidently remained in the Wyma family through at least 1978, when a permit to install the pool and a spa was issued to Gary Wyma (County of Los Angeles 1978).

## **SOLDANO TPSS**

### **Records Search**

SCCIC records indicate that the Soldano TPSS location was not included in any previous cultural resources studies, although nearly 20 previous studies have been reported within a one-mile radius, most of them also involving relatively small parcels of land. Five historical/archaeological sites were previously recorded within the one-mile scope of the records search, all of which dated to the historic period. Among them were two small refuse scatters on vacant lots, the remnants of the 1843 Covina Ditch and the 1880s-1890s Azusa Ditch, and the Azusa Civic Center complex at 213 Foothill Boulevard, which is now listed in the National Register of Historic Places. None of these sites was found in the immediate vicinity of the project area, the nearest being the Azusa Civic Center.

### **Field Survey**

The field survey produced completely negative results. No potential cultural resources nor any undisturbed native soils were observed on the property.

## **DUARTE STATION PARKING FACILITY**

### **Records Search and Document Review**

The proposed locations of the Duarte Station Parking Facility were included in a series of previous studies for the Metro Gold Line Foothill Extension Project. As part of the present

study, the existing documentation was systematically reviewed to determine whether the project sites were adequately investigated for cultural resources. These documents included the draft EIS/EIR (MGLFECA 2004) for the project and a supplemental historic properties survey and effects report (Frank/Jones & Stokes and Applied Earthworks 2005).

Although the previous studies apparently did not include an archaeological field survey of the area around this location, record searches were completed for the area, building surveys were conducted, and no previously recorded archaeological resources was encountered. The Federal Transit Administration and the California State Historic Preservation Officer previously determined, in 2004, that the project would not result in an adverse effect on historic properties. Since the newly proposed parking facility sites are located within the area covered by the previous studies, that determination is not expected to change.

### Field Survey

The field survey confirms that all three options for the proposed Duarte Station Parking Facility are located in an existing parking lot serving an industrial park (Fig. 9). The entire parking lot is paved with asphalt, and no native soils are visible. No buildings, structures, objects, sites, features, or artifacts more than 50 years of age were encountered within or adjacent to the project area.



Figure 9. Location of the Duarte Station Parking Facility, view to the southeast. (Photo taken on July 21, 2011)

## DISCUSSION

The purpose of this study is to identify any cultural resources within or adjacent to the project area, and to assist the MGLFECA in determining whether such resources meet the official definition of "historical resources," as provided in the California Public Resources Code, in particular CEQA.

### DEFINITION

According to PRC §5020.1(j), "'historical resource' includes, but is not limited to, any object, building, site, area, place, record, or manuscript which is historically or archaeologically significant, or is significant in the architectural, engineering, scientific, economic, agricultural, educational, social, political, military, or cultural annals of California."

More specifically, CEQA guidelines state that the term "historical resources" applies to any such resources listed in or determined to be eligible for listing in the California Register of Historical Resources, included in a local register of historical resources, or determined to be historically significant by the Lead Agency (Title 14 CCR §15064.5(a)(1)-(3)).

Regarding the proper criteria for the evaluation of historical significance, CEQA guidelines mandate that "a resource shall be considered by the lead agency to be 'historically significant' if the resource meets the criteria for listing on the California Register of Historical Resources" (Title 14 CCR §15064.5(a)(3)). A resource may be listed in the California Register if it meets any of the following criteria:

1. Is associated with events that have made a significant contribution to the broad patterns of California's history and cultural heritage.
2. Is associated with the lives of persons important in our past.
3. 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 values.
4. Has yielded, or may be likely to yield, information important in prehistory or history. (PRC §5024.1(c))

## EVALUATION

In summary of the research results outlined above, the only potential "historical resource" encountered within the project area for this study is a historic-period residential building at 3865 Arboleda Street in East Pasadena. Located within the project area at Michillinda TPSS Alternative A, this single-family residence may be slated for demolition if the pertinent project alternative is chosen.

This residence was evidently built in 1948, during the post-WWII boom that suburbanized much of the Los Angeles Basin region. Its design, materials, construction methods, and general appearance are typical of the Minimal Traditional-style residences dating to the Depression, WWII, and early post-WWII periods, and the building retains sufficient integrity to relate to the 1930s-1940s era, although its original setting has been lost to nearby freeway construction and other more recent development. However, it does not stand out as an important or notable example of its style, property type, period, region, or method of construction, nor does it express any particular aesthetic ideals or design concepts more remarkably than the numerous other residences of similar vintage and character in the surrounding area and southern California at large.

Historical background research on the property has yielded no evidence that the history of this residence is closely associated with any person or event—either a specific event or a pattern of events—of recognized historic significance, or with any prominent architects, designers, or builders. Furthermore, this residence is not known to be listed in a local register of historical resources. Based on these findings, and in light of the criteria listed above, the present study concludes that the residence at 3865 Arboleda Street does not appear eligible for listing in the California Register of Historical Resources, and does not qualify as a "historical resource," as defined by CEQA. Since no other potential "historical resources" were encountered during the course of this study, CRM TECH concludes that no "historical resources" exist within the project area.

## CONCLUSION AND RECOMMENDATIONS

CEQA establishes that "a project that may cause a substantial adverse change in the significance of a historical resource is a project that may have a significant effect on the

environment" (PRC §21084.1). "Substantial adverse change," according to PRC §5020.1(q), "means demolition, destruction, relocation, or alteration such that the significance of a historical resource would be impaired."

The results of research procedures completed during this study indicate that the only cultural resource of prehistoric or historic origin found within the project area is a single-family residence built in 1948, and it does not meet CEQA's definition of a "historical resource." Accordingly, CRM TECH presents the following recommendations to the MGLFECA:

- No historical resources, as defined by CEQA, exist within the project area, and thus the project as currently proposed will not cause a substantial adverse change to any known historical resources.
- No further cultural resources investigation is necessary for the proposed project unless construction plans undergo such changes as to include areas not covered by this study.
- If buried cultural materials are discovered during any earth-moving operations associated with the project, all work in that area should be halted or diverted until a qualified archaeologist can evaluate the nature and significance of the finds.

## REFERENCES

### County of Los Angeles

1948-1978 Building permit records, 3865 Arboleda Street. On file, Los Angeles County Building and Safety Department, East District Office, Arcadia.

### Directory

1949-1970 Pasadena City Directory. On file, Pasadena Public Library, Central Branch, Pasadena.

### MGLFECA (Metro Gold Line Foothill Extension Construction Authority)

2004 Section 3-5: Cultural Resources; Gold Line Phase II—Pasadena to Montclair DEIS/DEIR. Copy provided by the Hill International, Inc.

### Myra L. Frank/Jones & Stokes and Applied Earthworks

2005 Supplemental Historic Properties Survey and Effects Report for the Gold Line Foothill Extension Project (Pasadena to Montclair), Formerly Gold Line Phase II Project, Los Angeles and San Bernardino Counties, California. Report prepared by Myra L. Frank/Jones & Stokes, Los Angeles, and Applied Earthworks, Hemet, for the Federal Transit Administration, the Los Angeles to Pasadena Blue Line Construction Authority, and the Metro Gold Line Foothill Extension Construction Authority. Copy provided by the Metro Gold Line Foothill Extension Construction Authority.

### Tang, Bai "Tom," and Terri Jacquemain

2011 Historic Building Evaluation Report: 736 North Angeleno Avenue, City of Azusa, Los Angeles County, California. On file, South Central Coastal Information Center, California State University, Fullerton.

### USGS (United States Geological Survey, U.S. Department of the Interior)

1941 Map: Sierra Madre, Calif. (1:24,000); surveyed in 1925 and 1933.

1969 Map: San Bernardino, Calif. (1:250,000); 1958 edition revised.

1975 Map: Los Angeles, Calif. (1:250,000); aerial photographs taken in 1972.

1981 Map: Baldwin Park, Calif. (7.5', 1:24,000); 1966 edition photorevised in 1981.

1995a Map: Mount Wilson, Calif. (7.5', 1:24,000); 1988 edition revised in 1995.

1995b Map: Azusa, Calif., (7.5', 1:24,000); 1972 edition photorevised in 1995.

**APPENDIX 1:  
PERSONNEL QUALIFICATIONS**

**PRINCIPAL INVESTIGATOR/ARCHITECTURAL HISTORIAN  
Bai "Tom" Tang, M.A.**

**Education**

- 1988-1993 Graduate Program in Public History / Historic Preservation, UC Riverside.  
1987 M.A., American History, Yale University, New Haven, Connecticut.  
1982 B.A., History, Northwestern University, Xi'an, China.
- 2000 "Introduction to Section 106 Review," presented by the Advisory Council on Historic Preservation and the University of Nevada, Reno.
- 1994 "Assessing the Significance of Historic Archaeological Sites," presented by the Historic Preservation Program, University of Nevada, Reno.

**Professional Experience**

- 2002- Principal Investigator, CRM TECH, Riverside/Colton, California.  
1993-2002 Project Historian / Architectural Historian, CRM TECH, Riverside, California.  
1993-1997 Project Historian, Greenwood and Associates, Pacific Palisades, California.  
1991-1993 Project Historian, Archaeological Research Unit, UC Riverside.  
1990 Intern Researcher, California State Office of Historic Preservation, Sacramento.
- 1990-1992 Teaching Assistant, History of Modern World, UC Riverside.  
1988-1993 Research Assistant, American Social History, UC Riverside.  
1985-1988 Research Assistant, Modern Chinese History, Yale University.  
1985-1986 Teaching Assistant, Modern Chinese History, Yale University.  
1982-1985 Lecturer, History, Xi'an Foreign Languages Institute, Xi'an, China.

**Honors and Awards**

- 1988-1990 University of California Graduate Fellowship, UC Riverside.  
1985-1987 Yale University Fellowship, Yale University Graduate School.  
1980, 1981 President's Honor List, Northwestern University, Xi'an, China.

**Cultural Resources Management Reports**

Preliminary Analyses and Recommendations Regarding California's Cultural Resources Inventory System (with Special Reference to Condition 14 of NPS 1990 Program Review Report). California State Office of Historic Preservation working paper, Sacramento, September 1990.

Numerous cultural resources management reports with the Archaeological Research Unit, Greenwood and Associates, and CRM TECH, since October 1991.

**Membership**

California Preservation Foundation.

**PRINCIPAL INVESTIGATOR/ARCHAEOLOGIST**  
**Michael Hogan, Ph.D., RPA\***

**Education**

- 1991 Ph.D., Anthropology, University of California, Riverside.  
1981 B.S., Anthropology, University of California, Riverside; with honors.  
1980-1981 Education Abroad Program, Lima, Peru.
- 2002 Section 106—National Historic Preservation Act: Federal Law at the Local Level. UCLA Extension Course #888.  
2002 "Recognizing Historic Artifacts," workshop presented by Richard Norwood, Historical Archaeologist.  
2002 "Wending Your Way through the Regulatory Maze," symposium presented by the Association of Environmental Professionals.  
1992 "Southern California Ceramics Workshop," presented by Jerry Schaefer.  
1992 "Historic Artifact Workshop," presented by Anne Duffield-Stoll.

**Professional Experience**

- 2002- Principal Investigator, CRM TECH, Riverside/Colton, California.  
1999-2002 Project Archaeologist/Field Director, CRM TECH, Riverside.  
1996-1998 Project Director and Ethnographer, Statistical Research, Inc., Redlands.  
1992-1998 Assistant Research Anthropologist, University of California, Riverside  
1992-1995 Project Director, Archaeological Research Unit, U. C. Riverside.  
1993-1994 Adjunct Professor, Riverside Community College, Mt. San Jacinto College, U.C. Riverside, Chapman University, and San Bernardino Valley College.  
1991-1992 Crew Chief, Archaeological Research Unit, U. C. Riverside.  
1984-1998 Archaeological Technician, Field Director, and Project Director for various southern California cultural resources management firms.

**Research Interests**

Cultural Resource Management, Southern Californian Archaeology, Settlement and Exchange Patterns, Specialization and Stratification, Culture Change, Native American Culture, Cultural Diversity.

**Cultural Resources Management Reports**

Author and co-author of, contributor to, and principal investigator for numerous cultural resources management study reports since 1986.

**Memberships**

\* Register of Professional Archaeologists.  
Society for American Archaeology.  
Society for California Archaeology.  
Pacific Coast Archaeological Society.  
Coachella Valley Archaeological Society.

**PROJECT ARCHAEOLOGIST/FIELD DIRECTOR**  
**Daniel Ballester, B.A.**

**Education**

- 1998 B.A., Anthropology, California State University, San Bernardino.  
1997 Archaeological Field School, University of Las Vegas and University of California, Riverside.  
1994 University of Puerto Rico, Rio Piedras, Puerto Rico.
- 2007 Certificate in Geographic Information Systems (GIS), California State University, San Bernardino.  
2002 "Historic Archaeology Workshop," presented by Richard Norwood, Base Archaeologist, Edwards Air Force Base; presented at CRM TECH, Riverside, California.

**Professional Experience**

- 2002- Field Director, CRM TECH, Riverside/Colton, California.  
• Report writing, site record preparation, and supervisory responsibilities over all aspects of fieldwork and field crew.
- 1999-2002 Project Archaeologist, CRM TECH, Riverside, California.  
• Survey, testing, data recovery, monitoring, and mapping.
- 1998-1999 Field Crew, K.E.A. Environmental, San Diego, California.  
• Two and a half months of excavations on Topomai village site, Marine Corp Air Station, Camp Pendleton.
- 1998 Field Crew, A.S.M. Affiliates, Encinitas, California.  
• Two weeks of excavations on a site on Red Beach, Camp Pendleton, and two weeks of survey in Camp Pendleton, Otay Mesa, and Encinitas.
- 1998 Field Crew, Archaeological Research Unit, University of California, Riverside.  
• Two weeks of survey in Anza Borrego Desert State Park and Eureka Valley, Death Valley National Park.

**PROJECT ARCHAEOLOGIST**  
**Nina Gallardo, B.A.**

**Education**

- 2004 B.A., Anthropology/Law and Society, University of California, Riverside.

**Professional Experience**

- 2004- Project Archaeologist, CRM TECH, Riverside/Colton, California.  
• Surveys, excavations, mapping, and records searches.

**Honors and Awards**

- 2000-2002 Dean's Honors List, University of California, Riverside.

**PROJECT HISTORIAN/REPORT WRITER**  
**Terri Jacquemain, M.A.**

**Education**

- 2004 M.A., Public History and Historic Resource Management, University of California, Riverside.
- M.A. thesis: Cultural Outreach, Public Affairs and Tribal Policy of the Cabazon Band of Mission Indians, Indio, California; internship served as interim Public Information Officer, Cabazon Band of Mission Indians, June-October, 2002.
- 2002 B.S., Anthropology, University of California, Riverside.

**Professional Experience**

- 2003- Historian / Architectural Historian / Report Writer, CRM TECH, Riverside / Colton, California.
- Author / co-author of cultural resources reports for CEQA and NHPA Section 106 compliance;
  - Historic context development, historical / archival research, oral historical interviews, consultation with local historical societies;
  - Historic building surveys and recordation, research in architectural history.
- 2002-2003 Teaching Assistant, Religious Studies Department, University of California, Riverside.
- 1997-2000 Reporter, *Inland Valley Daily Bulletin*, Ontario, California.
- 1991-1997 Reporter, *The Press-Enterprise*, Riverside, California.

**Memberships**

California Preservation Foundation.

**HISTORIC BUILDING EVALUATION REPORT**  
**736 NORTH ANGELENO AVENUE**

**City of Azusa, Los Angeles County, California**

**A Technical Study in Association with  
Metro Gold Line Foothill Extension Phase 2A  
Supplemental EIR No. 2 for Additional Project Refinements**

**For Submittal to:**

Metro Gold Line Foothill Extension Construction Authority  
406 East Huntington Drive, Suite 202  
Monrovia, CA 91016-3633

**Prepared for:**

John Skoury, Vice President  
Hill International, Inc.  
18100 Von Karman Avenue, Suite 700  
Irvine, CA 92612

**Prepared by:**

CRM TECH  
1016 East Cooley Drive, Suite A/B  
Colton, CA 92324

Bai "Tom" Tang, Principal Investigator  
Michael Hogan, Principal Investigator



July 23, 2011  
CRM TECH Contract No. 2532

## NATIONAL ARCHAEOLOGICAL DATABASE INFORMATION

**Author(s):** Bai "Tom" Tang, Principal Investigator  
Terri Jacquemain, Historian/ Architectural Historian

**Consulting Firm:** CRM TECH  
1016 E. Cooley Drive, Suite A/B  
Colton, CA 92324  
(909) 824-6400

**Date:** July 23, 2011

**Title:** Historic Building Evaluation Report: 736 North Angeleno Avenue,  
City of Azusa, Los Angeles County, California

**For Submittal to:** Metro Gold Line Foothill Extension Construction Authority  
406 East Huntington Drive, Suite 202  
Monrovia, CA 91016-3633  
(626) 471-9050

**Prepared for:** John Skoury, Vice President  
Hill International, Inc.  
18100 Von Karman Avenue, Suite 700  
Irvine, CA 92612  
(949) 474-2908

**USGS Quadrangle:** Azusa, Calif., 7.5' quadrangle; a portion of the Rancho Azusa  
(Dalton) land grant, T1N R10W, San Bernardino Baseline and  
Meridian

**Keywords:** San Gabriel Valley region; Assessor's Parcel No. 8608-021-027;  
vernacular wood-frame single-family residence, circa 1909; not a  
"historical resource" under CEQA

## MANAGEMENT SUMMARY

In June 2011, at the request of Hill International, Inc., CRM TECH performed a historic building evaluation on a single-family residence in the City of Azusa, Los Angeles County, California. The residence is located at 736 (or 738; formerly 802) North Angeleno Avenue, adjacent to the Los Angeles County Metropolitan Transportation Authority's railroad right-of-way. The parcel it occupies, Assessor's Parcel No. 8608-021-027, consists of what was originally Lot 41, Block 22 of the Azusa townsite subdivision, lying in a portion of the Rancho Azusa (Dalton) land grant within Township 1 North Range 10 West, San Bernardino Baseline and Meridian.

The study is part of the environmental review process for the proposed Metro Gold Line Foothill Extension Project. The Metro Gold Line Foothill Extension Construction Authority (MGLFECA), as the lead agency for the project, required the study in compliance with the California Environmental Quality Act (CEQA). The purpose of the study is to provide the MGLFECA with the necessary information and analysis to determine whether the building qualifies as a "historical resource," as defined by CEQA, and thereby further determine whether increased railroad vibration caused by the proposed project would constitute "a substantial adverse change in the significance of a historical resource" (PRC §21084.1).

In order to facilitate the historical significance evaluation of the building and to document its history and characteristics, CRM TECH conducted a historical resources records search, pursued historical background research, and carried out a field inspection of the property. The results of these research procedures indicate that the residence was built around 1909, and was owned—and evidently occupied—by the Gonzales, Pasillas, and Contreras families during the historic period. Although more than 100 years old, the residence does not demonstrate the necessary historical, architectural, or aesthetic qualities to be considered eligible for listing in the California Register of Historical Resources.

Furthermore, the residence is not listed in a local register of historical resources. Based on these considerations, CRM TECH concludes that the residence at 736 North Angeleno Avenue does not appear to meet CEQA's definition of a "historical resource." Accordingly, CRM TECH recommends to the MGLFECA a finding that potential project impacts on the residence would not constitute "a substantial adverse change in the significance of a historical resource." No further cultural resources investigation is recommended on this building.

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## INTRODUCTION

In June 2011, at the request of Hill International, Inc., CRM TECH performed a historic building evaluation on a single-family residence in the City of Azusa, Los Angeles County, California (Fig. 1). The residence is located at 736 (or 738; formerly 802) North Angeleno Avenue, adjacent to the Los Angeles County Metropolitan Transportation Authority's railroad right-of-way (Fig. 2). The parcel it occupies, Assessor's Parcel No. 8608-021-027, consists of what was originally Lot 41, Block 22 of the Azusa townsite subdivision, lying in a portion of the Rancho Azusa (Dalton) land grant within Township 1 North Range 10 West, San Bernardino Baseline and Meridian (Fig. 2).

The study is part of the environmental review process for the proposed Metro Gold Line Foothill Extension Project. The Metro Gold Line Foothill Extension Construction Authority (MGLFECA), as the lead agency for the project, required the study in compliance with the California Environmental Quality Act (CEQA; PRC §21000, et seq.). The purpose of the study is to provide the MGLFECA with the necessary information and analysis to determine whether the building qualifies as a "historical resource," as defined by CEQA, and thereby further determine whether increased railroad vibration caused by the proposed project would constitute "a substantial adverse change in the significance of a historical resource" (PRC §21084.1).

In order to facilitate the historical significance evaluation of the building and to document its history and characteristics, CRM TECH conducted a historical resources records search, pursued historical background research, and carried out a field inspection of the property. The following report is a complete account of the methods, results, and final conclusion of the study.

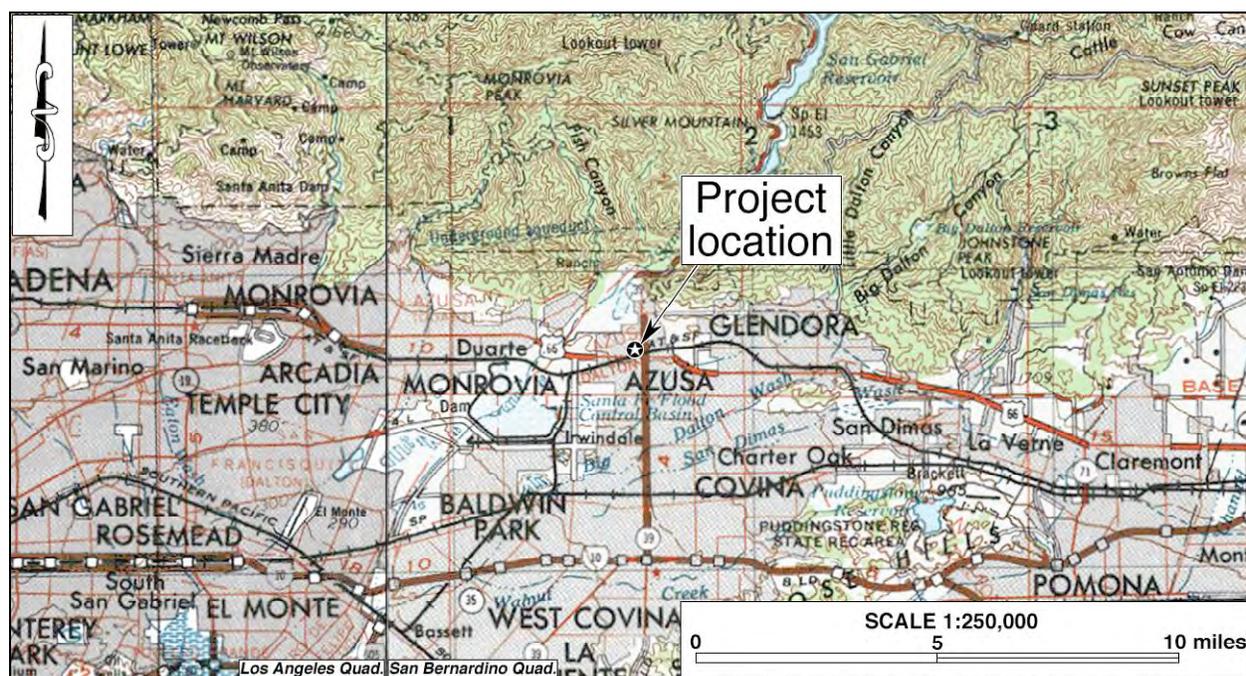


Figure 1. Project vicinity. (Based on USGS Los Angeles and San Bernardino, Calif., 1:250,000 quadrangles [USGS 1969; 1975])

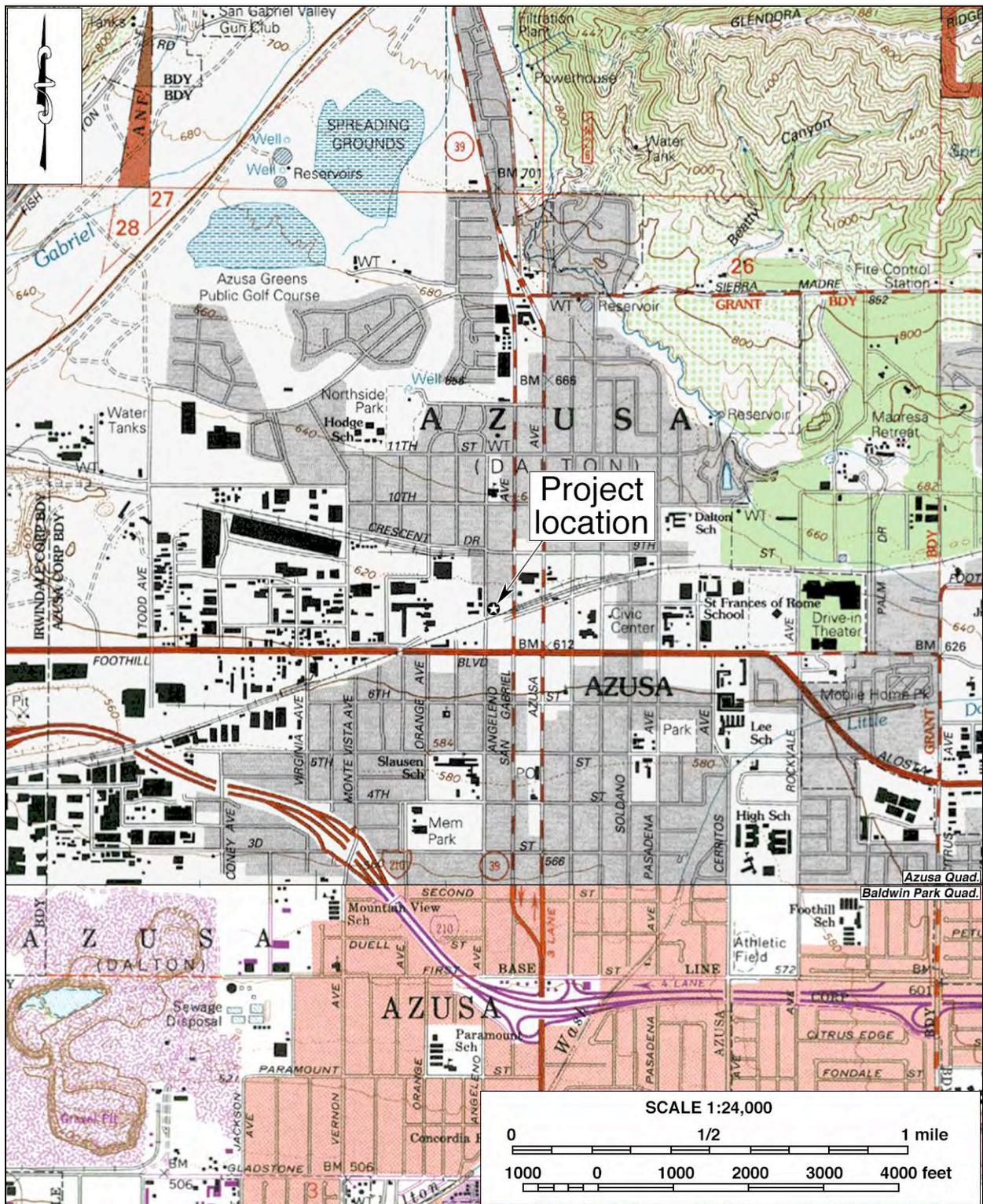


Figure 2. Project location. (Based on USGS Azusa and Baldwin, Calif., 1:24,000 quadrangles [USGS 1981; 1995])

## HISTORICAL CONTEXT

The City of Azusa is situated in the traditional territory of the Gabrielino/Tongva Indians, a Takiic-speaking people who are considered the most populous and most powerful ethnic nationality in aboriginal southern California (Bean and Smith 1978:538). Their homeland was centered in the Los Angeles Basin but reached east into the San Bernardino-Riverside area and south into southern Orange County, and their influence spread as far as the San Joaquin Valley, the Colorado River, and Baja California (*ibid.*). The historical origin of present-day Azusa can be traced to a Gabrielino village known as 'Ashuukshanga, which was located near the mouth of the San Gabriel Canyon (McCawley 1996:44). Although the village has long vanished in the aftermath of European contact, its name has survived to the present time as the root of the name "Azusa."

After the establishment of Mission San Gabriel Arcangel in 1771, the Azusa area, along with the entire San Gabriel Valley, came under the control of that mission until the 1830s, when the newly independent Mexican government began to secularize the mission system. As late as 1841, Spanish/Mexican records showed the Azusa area to be unoccupied (Vosburg 1921:10). A year later, the area became a part of the 4,431-acre Rancho Azusa land grant, which was awarded to Luis Arenas, a prominent figure in the pueblo of Los Angeles (*ibid.*:10-11). Then in 1844, Henry Dalton, a English-born merchant in Los Angeles, purchased Rancho Azusa from Arenas, along with Arenas' other landholdings in the vicinity (*ibid.*:11).

Dalton soon acquired several other ranchos nearby, ultimately accumulating more than 31,000 acres of former mission property in the San Gabriel Valley (Kielbasa 1998). For the next three and half decades, the history of the Azusa area was closely tied to Dalton's various endeavors to develop his vast domain. In 1851, he proposed a new town on Rancho Azusa named Benton, but it failed to materialize (Cornejo 2007:13). As a result, cattle ranching continued to be the primary economic activity on Rancho Azusa, with some viticulture also practiced (Vosburg 1921:14). In 1857-1858, however, the rancho turned from a pastoral economy to agriculture, partially due to a prolonged drought (*ibid.*:17). Vineyards gradually became dominant in the subsequent years, while grains, vegetables, and fruits, including oranges, also gained a foothold in the area (*ibid.*:17-18). Cahuilla Indians from the San Bernardino area provided the main labor source (*ibid.*:18).

In 1876, Rancho Azusa (Dalton) was finally confirmed to Henry Dalton, but that did not put an end to lingering legal battles that would ultimately prove to be financially ruinous to Dalton. In 1878, the scheme to develop another town on Dalton's Azusa holdings, to be named Mound City, was carried out by the Mound City Land and Water Company with Dalton's blessing (Cornejo 2007:17). The new town, too, failed to materialize, and the property reverted to Dalton (*ibid.*). During the 1880s, after Dalton's death, most of his Azusa holdings came into the hands of Jonathan Sayne Slauson, a Los Angeles banker whose bank was among Dalton's major creditors (Vosburg 1921:23-24). In 1886, Slauson organized the Azusa Land and Water Company, which laid out the town of Azusa (*ibid.*:24-25). Amid a great land boom that swept across southern California, the third town-building scheme on Rancho Azusa finally succeeded. The City of Azusa was incorporated in 1898, with an approximate population of 850 (*ibid.*:27).

Between the 1890s and the 1940s, agriculture, especially citrus cultivation, continued to dominate the local economy (Avila 1995:4). The Azusa Foot-Hill Citrus Company, founded by Jonathan Slauson's children on their shares of the Rancho Azusa land, became the biggest citrus grower in the area (Vosburg 1921:27). In the 1920s, Mexican immigrants fleeing the turmoil in that country supplied the labor needed in the citrus industry (Avila 1995:4). It was the continuation of the town's long relationship with the Hispanic culture that dates to its early days, when Hispanic families were among the recognized founders of Azusa (Cornejo 2007:40).

The Great Depression failed to have a major effect on Azusa, but "quick decline," a tree disease that was first discovered in the groves of the Azusa Foot-Hill Citrus Company in 1940, did (Cornejo 2007:95). Coupled with the needs of the American war effort during WWII, light industry quickly replaced agriculture as the driving force in the local economy (*ibid.*; Avila 1995:4). After the end of the war, as elsewhere in the greater Los Angeles region, a residential boom featuring uniformly developed suburban housing tracts dominated the growth of Azusa, spelling an end to most of the remaining citrus acreage in the area (Cornejo 2007:95).

Since then, the forces of urbanization/suburbanization had dramatically altered the formerly agrarian landscape in the San Gabriel Valley, including Azusa. Beginning in the 1980s, Azusa's Hispanic tradition was further strengthened by a new influx of Hispanic immigrants (Avila 1995:6). Today, with a total population of more than 46,000, Azusa is one of the many densely populated residential cities in the San Gabriel Valley, and more than 67% of the population is of Hispanic heritage (Los Angeles Almanac n.d.). While traditional town centers, such as Azusa's near the project location, still persisted and even thrived as the commercial hubs of the communities, the urban cores of cities in the valley have essentially merged into one continuous metropolitan area.

## **RESEARCH METHODS**

### **RECORDS SEARCH**

The historical/archaeological resources records search for this study was conducted by CRM TECH archaeologist Nina Gallardo (see App. 1 for qualifications) at the South Central Coastal Information Center (SCCIC), California State University, Fullerton. During the records search, Gallardo checked SCCIC files and maps for previously identified historical/archaeological resources in the vicinity and existing cultural resources studies pertaining to the area. Previously identified historical/archaeological resources include properties designated as California Historical Landmarks or Points of Historical Interest as well as those listed in the National Register of Historic Places, the California Register of Historical Resources, or the California Historical Resources Inventory. In addition to SCCIC records, the City of Azusa's listing of local historical resources was also consulted during this study.

### **FIELD INSPECTION**

On June 9, 2011, CRM TECH principal investigator/architectural historian Bai "Tom" Tang (see App. 1 for qualifications) carried out the field inspection of the subject property. To

facilitate the proper recordation and evaluation of the building, Tang made detailed notations and preliminary photo-recordation of its structural/architectural characteristics and current conditions. In conjunction with the field inspection, Tang also conducted a reconnaissance-level survey of the surrounding area to assess the physical context of the building. Tang's field observations and the photographic records formed the basis of the structural description presented below.

## **HISTORICAL RESEARCH**

Following the field inspection, Bai "Tom" Tang and CRM TECH historian Terri Jacquemain (see App. 1 for qualifications) pursued historical background research on the subject property for the purpose of establishing the building's construction date, later alterations, roles and uses over the years, and possible associations with important historic figures and/or events. Sources consulted during the research included archival records of the City of Azusa and the County of Los Angeles, particularly building safety and real property tax assessment records, as well as published literature in local and regional history, contemporary publications such as local directories, and historic maps such as Sanborn insurance maps.

## **RESULTS AND FINDINGS**

### **RECORDS SEARCH**

According to SCCIC records, the subject property had not been surveyed for cultural resources prior to this study, and no cultural resources had been recorded on or adjacent to the parcel. Within a one-mile radius, SCCIC records show a total of 19 previous cultural resources studies on various tracts of land and linear features. Typical of the fully urbanized areas in the Los Angeles Basin, most of these previous studies covered rather small pieces of land, although one large-scale survey has also been reported on the eastern edge of the scope of the records search. The nearest among these studies were a very small survey that apparently took place on the Azusa City Yard property across the street from the subject property and two linear surveys along segments of Azusa Avenue.

As a result of these and other similar studies in the vicinity, five historical/archaeological sites were previously recorded within the one-mile scope of the records search, all of them dating to the historic period. Among them were two small refuse scatters on vacant lots (Sites 19-002589 and 19-002590), the remnants of the 1843 Covina Ditch (Site 19-002777) and the 1880s-1890s Azusa Ditch (Site 19-003802), and the Azusa Civic Center complex at 213 Foothill Boulevard, which is now listed in the National Register of Historic Places (Site 19-187045, NRHP No. 02000034). None of these sites was found in the immediate vicinity of the subject property, the nearest being the Azusa Civic Center.

The City of Azusa's records indicate that three early 20th century residences located nearby, at 811, 825, and 839 North San Gabriel Avenue, respectively, are currently designated by the City as "historical properties." The residence under evaluation, however, is not so designated at the present time, nor is any of the buildings on adjacent parcels or along this segment of Angeleno Avenue.

## FIELD INSPECTION

The building at 736 North Angeleno Avenue is a relatively small (approx. 714 square feet), one-story single-family residence of wood-frame construction. Simple and utilitarian in appearance, it does not demonstrate the character-defining features of any established architectural styles, but exhibits characteristics in materials and design that are consistent to similar residential buildings dating to the early 20th century (Fig. 3).

The residence is built on a generally L-shaped plan, resting on a raised concrete foundation. The medium-pitched front-gable roof over the main mass is covered with dark, greenish gray composition shingles, as are the shed roof of the front porch and the shed and gable roofs over the northern wing. A large lean-to at the rear, probably a later addition, is surmounted by a low-pitched shed roof sheathed with composition sheets of a lighter gray color (Fig. 4). Most of the eaves are narrow and open, with the rafter tails exposed underneath. The rear lean-to, in contrast, sports much wider rake overhangs and an eave that extends into a covered patio, with its roof supported by square wooden posts.

The exterior walls of the house are clad with wide horizontal clapboard, which are painted white in sharp contrast with the dark green trim. The asymmetrical primary façade, facing the street to the west, features a main entrance under the front gable end and a secondary



Figure 3. Residence at 736 North Angeleno Avenue, view to the east. (Photo taken on June 9, 2011).

entrance to the northern wing, each with a shed-roofed open veranda supported by similar square wooden posts to those found at the rear. The secondary entrance is filled with a glazed and paneled wooden door, while the main front door is obscured by a wood-framed screen door. The concrete platform of the veranda at the main entrance is accessed by three concrete steps flanked by wrought iron railings.

Windows observed in the primary façade are wood-framed double-hungs with each sash divided vertically into two panes, and those on the other sides are typically paired, wood-framed casements with single-pane sashes. The residence is accompanied by a well-manicured front yard and two small wooden sheds in the backyard, all surrounded by rusty chain-link fences. The fence in the front runs alongside a neatly trimmed hedge row, and a number of wooden railroad ties are incorporated into the side fence. A small gate opens at the front of the fence line, and another at the rear, leading to a paved alley.



Figure 4. Rear side of the residence, view to the northwest. (Photo taken on June 9, 2011).

The neighborhood in which the residence is located features mostly historic-period single-family residences from the early and mid-20th century, but several apartment buildings of more recent origin are also present, along with the Azusa City Yard, which lies across Angeleno Avenue and occupies a large portion of the neighborhood. To the south of the subject property, across the railroad right-of-way, stand a group of new homes.

As mentioned previously, several of the more substantial residences of early 20th century vintage on the eastern side of the block, facing San Gabriel Avenue, have been designated as "historical properties" by the City of Azusa, but the area as a whole, with its mixed characters, vintages, and property types, does not demonstrate the potential to be considered a historic district.

## HISTORICAL RESEARCH

Archival records indicate that in 1904, George F. Baker was the owner of the strip of land on the eastern side of Angeleno Avenue between Ninth Street and the railroad right-of-way, which was then called the Southern California Railway (County Assessor 1904-1912). An influential financier and philanthropist known nationwide, Baker (1840-1931) also had a prominent role in "half a dozen railroads, several banks, and scores of industrial concerns" (*Time* 1924). Presumably, Baker himself had little personal involvement with this property.

The strip consists of a total of 16 lots in the Azusa townsite subdivision, including Lot 41, the subject property, at the southern end. In 1905, Baker began liquidating this holding, but none of the new owners rushed to build on their property (County Assessor 1904-1912). In 1909, Antonio Ortuno acquired Lots 40 and 41, and then immediately deeded Lot 41 to Peter Gonzales, suggesting the acquisition and split of the two lots was preplanned (*ibid.*).

Construction occurred immediately and simultaneously on each of the two lots, according to archival records (County Assessor 1904-1912). Correspondingly, Sanborn insurance maps showed a residence on each lot by 1912, where none existed in 1906 (Sanborn 1906; 1912). On his property, Gonzales built a square-shaped, one-story house and, behind it, a separate rectangular, one-story "room," both with wood shingle roofs (Sanborn 1912). By 1929, the rear building either had been replaced by new structure of similar size but built further to the east and placed diagonally along the southern property boundary, or was modified and moved to this position (Sanborn 1929).

Peter Gonzales remained the owner of the subject property until around 1924, during which time the cultural heritage of the neighborhood increasingly took on a Hispanic character, reflecting the influx of Mexican immigrants to Azusa in the 1920s, as noted above (County Assessor 1912-1920; 1920-1927; Avila 1995:4). While roughly 8% of the property owners/residents in the neighborhood had Spanish surnames in 1912-1920, that percentage rose sharply to 65% in 1920-1927 (*ibid.*; Directory 1923-1924).

After Gonzales, Joe Pasillas acquired the property, but did not keep it for long (County Assessor 1920-1927). Pedro Contreras, who was listed in local directories as a laborer, a citrus worker, a packinghouse employee, or an employee of the San Marino Disposal, became the owner in 1926 (*ibid.*; Directory 1940; 1950; 1957; 1961-1962; 1963). From then on, Contreras and his wife Alvina retained the property and lived at this address for some 50 years (County Assessor 1920-1964; Directory 1940-1976). Although ownership of the property was transferred in 1969 to Josephine and Socorro Contreras, who remained the owners at least for the next 20 years, Pedro Contreras was listed as the resident at this address until 1976, after which he was no longer found in the local directory (Directory 1940-1988; City of Azusa 1990).

In 1955, Pedro Contreras had a bathroom added to the house (City of Azusa 1955). No other alterations to the building are reflected in the archival records. In 1990, Josephine and Socorro Contreras were cited by the City of Azusa for a dilapidated patio and a substandard structure in the front yard (City of Azusa 1990). It is unclear from available sources when the rear residence on the property, which had its own street address at 738½ or 802½ North Angeleno Avenue, was demolished.

## DISCUSSION

Based on the research results discussed above, the following sections present CRM TECH's conclusion on whether the residence at 736 North Angeleno Avenue meets the official definitions of a "historical resource," as provided in the California Public Resources Code, in particular CEQA.

## DEFINITION

According to PRC §5020.1(j), "'historical resource' includes, but is not limited to, any object, building, site, area, place, record, or manuscript which is historically or archaeologically significant, or is significant in the architectural, engineering, scientific, economic, agricultural, educational, social, political, military, or cultural annals of California." More specifically, CEQA guidelines state that the term "historical resources" applies to any such

resources listed in or determined to be eligible for listing in the California Register of Historical Resources, included in a local register of historical resources, or determined to be historically significant by the Lead Agency (Title 14 CCR §15064.5(a)(1)-(3)).

Regarding the proper criteria of historical significance, CEQA guidelines mandate that "a resource shall be considered by the lead agency to be 'historically significant' if the resource meets the criteria for listing on the California Register of Historical Resources" (Title 14 CCR §15064.5(a)(3)). A resource may be listed in the California Register if it meets any of the following criteria:

- (1) Is associated with events that have made a significant contribution to the broad patterns of California's history and cultural heritage.
- (2) Is associated with the lives of persons important in our past.
- (3) 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 values.
- (4) Has yielded, or may be likely to yield, information important in prehistory or history. (PRC §5024.1(c))

A local register of historical resources, as defined by PRC §5020.1(k), "means a list of properties officially designated or recognized as historically significant by a local government pursuant to a local ordinance or resolution." The City of Azusa's inventory of locally designated "historical properties," in this case, meets the definition of a local register of historical resources.

## EVALUATION

In summary, the residence at 736 North Angeleno Avenue was built around 1909, and was owned—and evidently occupied—by the Gonzales, Pasillas, and Contreras families during the historic period. It is notable that all three of these owners/occupants are apparently of Hispanic heritage, and their association with the property coincided with the acceleration of Azusa's long relationship with the Hispanic culture through the influx of Mexican immigrants during the early 20th century. In that sense, the residence is arguably associated with "a pattern of events or a historic trend that made a significant contribution to the development of a community" (NPS 1991:12).

However, as one of the numerous residential buildings in Azusa that date to that period, this house does not demonstrate a unique or particularly close association with the pattern of events identified above, as required by guidelines adopted for the California Register of Historical Resources (NPS 1991:12). For instance, in terms of design, construction, materials, and general appearance, this house is typical of modest residences in the U.S. that date to the early 20th century, and exhibits no Hispanic influence in its exterior characters. In comparison to the other buildings of similar vintage in Azusa, its association with the Hispanic theme in local history does not appear to be of any special significance, nor is there any evidence that it is associated with a specific event of importance.

Among the identified owners/occupants, Peter Gonzales, who built the house in or around 1909, and Pedro and Alvina Contreras, who lived in it approximately from 1926 to 1976, are probably more closely associated with the property than Joe Pasillas, who owned the

property for no more than a year or two. None of them, however, is known to have attained recognized historic significance, nor were there any prominent architects, designers, or builders identified in association with the residence. In terms of architectural or aesthetic merits, this building cannot be considered an important or notable example of any architectural style, property type, period, region, or method of construction, and does not express any particular aesthetic ideals or design concepts.

Furthermore, as stated above, this residence is not currently listed in a local register of historical resources. Based on these findings, and in light of the criteria listed above, the present study concludes that the residence at 736 North Angeleno Avenue does not appear eligible for listing in the California Register of Historical Resources, and does not qualify as a "historical resource," as defined by CEQA.

### **CONCLUSION AND RECOMMENDATIONS**

CEQA establishes that "a project that may cause a substantial adverse change in the significance of a historical resource is a project that may have a significant effect on the environment" (PRC §21084.1). "Substantial adverse change," according to PRC §5020.1(q), "means demolition, destruction, relocation, or alteration such that the significance of a historical resource would be impaired."

The present study has concluded that the residence at 736 North Angeleno Avenue does not meet the State of California's official definition of a "historical resource," as provided in CEQA and associated regulations. Based on that conclusion, and pursuant to PRC §21084.1, CRM TECH presents the following recommendations to the MGLFECA:

- The potential impact of the proposed project on the residence at 736 North Angeleno Avenue would not constitute "a substantial adverse change in the significance of a historical resource."
- No further cultural resources investigation will be necessary on this building.

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1981 Map: Baldwin Park, Calif. (7.5', 1:24,000); 1966 edition photorevised in 1981.  
1995 Map: Azusa, Calif., (7.5', 1:24,000); 1972 edition photorevised in 1995.

Vosburg, Keith

- 1921 *Azusa: Old and New, 1841-1921, Its First 80 Years*. Azusa Foot-Hill Citrus Company. Reprinted by M. Keith Molsberry, Azusa, 1970.

**APPENDIX 1:  
PERSONNEL QUALIFICATIONS**

**PRINCIPAL INVESTIGATOR/HISTORIAN  
Bai "Tom" Tang, M.A.**

**Education**

- 1988-1993 Graduate Program in Public History / Historic Preservation, UC Riverside.  
1987 M.A., American History, Yale University, New Haven, Connecticut.  
1982 B.A., History, Northwestern University, Xi'an, China.
- 2000 "Introduction to Section 106 Review," presented by the Advisory Council on Historic Preservation and the University of Nevada, Reno.
- 1994 "Assessing the Significance of Historic Archaeological Sites," presented by the Historic Preservation Program, University of Nevada, Reno.

**Professional Experience**

- 2002- Principal Investigator, CRM TECH, Riverside/Colton, California.  
1993-2002 Project Historian / Architectural Historian, CRM TECH, Riverside, California.  
1993-1997 Project Historian, Greenwood and Associates, Pacific Palisades, California.  
1991-1993 Project Historian, Archaeological Research Unit, UC Riverside.  
1990 Intern Researcher, California State Office of Historic Preservation, Sacramento.
- 1990-1992 Teaching Assistant, History of Modern World, UC Riverside.  
1988-1993 Research Assistant, American Social History, UC Riverside.  
1985-1988 Research Assistant, Modern Chinese History, Yale University.  
1985-1986 Teaching Assistant, Modern Chinese History, Yale University.  
1982-1985 Lecturer, History, Xi'an Foreign Languages Institute, Xi'an, China.

**Honors and Awards**

- 1988-1990 University of California Graduate Fellowship, UC Riverside.  
1985-1987 Yale University Fellowship, Yale University Graduate School.  
1980, 1981 President's Honor List, Northwestern University, Xi'an, China.

**Cultural Resources Management Reports**

Preliminary Analyses and Recommendations Regarding California's Cultural Resources Inventory System (with Special Reference to Condition 14 of NPS 1990 Program Review Report). California State Office of Historic Preservation working paper, Sacramento, September 1990.

Numerous cultural resources management reports with the Archaeological Research Unit, Greenwood and Associates, and CRM TECH, since October 1991.

**Membership**

California Preservation Foundation.