

**ATTACHMENT K**  
**ESA CULTURAL RESOURCES ASSESSMENT (REPORT ONLY)**

**Confidential – Not For Public Distribution**

# **Mixed-Use Project at 127-141 North Madison Project, City of Pasadena, California**

REVISED Cultural Resources Assessment Report

Prepared for  
City of Pasadena  
Jason Van Patten, Associate Planner  
175 North Garfield Avenue  
Pasadena, California, 91101

July 2019



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**Prepared for:**

City of Pasadena  
Jason Van Patten, Associate Planner  
175 North Garfield Avenue  
Pasadena, California, 91101

July 2019

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**Project Location:**

Pasadena (CA) USGS 7.5-minute Topographic Quad  
Township 1 North, Range 12 West, Unsectioned

**Acreage:** Approx. 0.68 acres

**Assessor Parcel Numbers:** 5723-015-027;  
-028

80 South Lake Avenue  
Suite 570  
Pasadena, CA 91101  
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This report contains confidential cultural resources location information and distribution of this report is restricted. Cultural resources are nonrenewable, and their scientific, cultural, and aesthetic values can be significantly impaired by disturbance. To deter vandalism, artifact hunting, and other activities that can damage cultural resources, the locations of cultural resources are confidential. The legal authority to restrict cultural resources information is in subdivision (r) of Section 6254 and Section 6254.10 of the California Government Code, subdivision (d) of Section 15120 of Title 14 of the California Code of Regulations, Section 304 of the National Historic Preservation Act of 1966, as amended, and Section 9 of the Archaeological Resources Protection Act.

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# Mixed-Use Project at 127-141 North Madison Avenue

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## Cultural Resources Assessment Report

### Introduction

Environmental Science Associates (ESA) has been retained by the City of Pasadena to conduct a cultural resources assessment for the 127 and 141 North Madison Project (Project). MBC Enterprises, LLC (the Applicant) proposes to develop the proposed Project located at 127 and 141 North Madison Avenue (Project Site) in the City of Pasadena (City). The proposed Project would construct a five-story 49-unit mixed-use building. The Project would provide two levels of parking (one level at grade and one level subterranean). The Project Site is located in the CD-3 (CDSP, Walnut Housing sub-district) zoning district in the City of Pasadena and is currently developed with one four-story office building and a 16,115 SF surface parking lot. The City is the lead agency pursuant to the California Environmental Quality Act (CEQA).

ESA personnel involved in the preparation of this report are as follows: Monica Strauss, M.A., R.P.A., project director; Sara Dietler, B.A., project manager, and Vanessa Ortiz, R.P.A., Amber Grady, M.A., and Ashley Brown, M.A., report authors and surveyors; Hanna Winzenried, assistant research; and Jessie Lee Johnston, GIS specialist. Resumes of key personnel are included in **Appendix A**.

### Project Location

The 0.68-acre Project area is located in Central Specific Plan in the central portion of the city (**Figure 1**). The Project includes Assessor Parcel Numbers (APNs) 5723-015-027; and -028 and is located on west side of North Madison Avenue, north of Union Street. Specifically, the Project is located in an unsectioned portion of Pasadena (CA) USGS 7.5-minute Topographic Quad Township 1 North, Range 12 West (**Figure 2**).



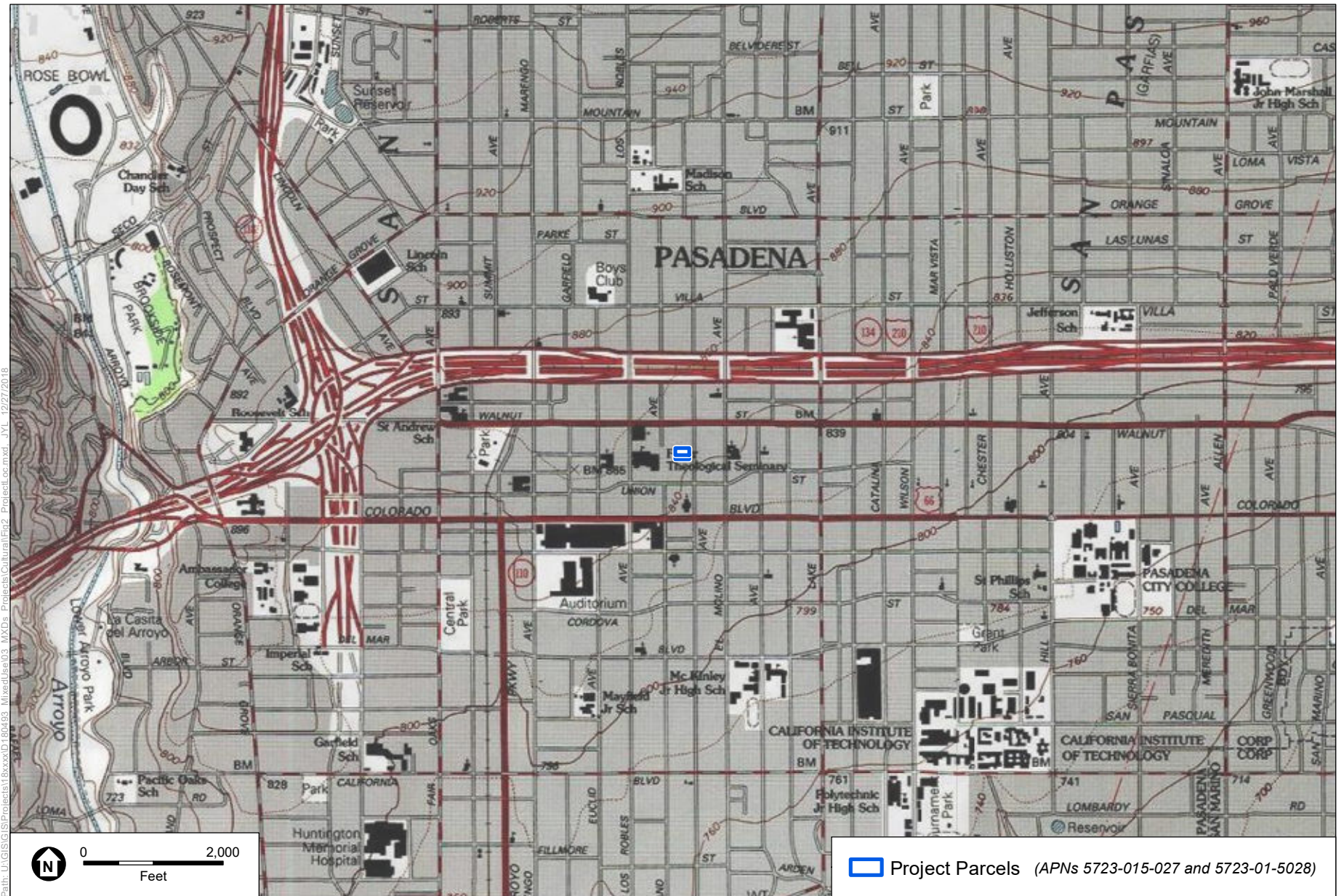
SOURCE: ESRI

Mixed-Use 127-141 North Madison Project

**Figure 1**  
Regional Vicinity Map







SOURCE: Pasadena 1972, 1975; Mount Wilson 1972, 1974

Mixed-Use 127-141 North Madison Project

**Figure 2**  
Project Location Map





SOURCE: Open Street Map, 2018

Mixed-Use 127-141 North Madison Project

**Figure 3**  
Project Location on Aerial Photo

## Project Description

MBC Enterprises, LLC (the Applicant) proposes to develop the proposed Project located at 127 and 141 North Madison Avenue in the City of Pasadena. The Project would consist of a 72,000 SF, five-story, 49-unit, mixed-use building, which includes two office spaces totaling 4,210 SF, 26,296 SF of open space including a 1<sup>st</sup> Floor Central Courtyard and four Terraces, one on the 2<sup>nd</sup>, 3<sup>rd</sup>, 4<sup>th</sup> and 5<sup>th</sup> Floor. The Project would provide two levels of parking (one level at grade and one level subterranean) with 101 spaces and totaling 41,546 SF (with 20 spaces totaling 11,079 SF at grade, and 81 spaces totaling 30,467 SF subterranean and 12 feet below ground surface). Project construction would include the demolition of current structures, grading to prepare the Project Site for new development, excavation to accommodate the subterranean parking and basement levels, and the construction, architectural coating, and paving of the commercial building.

The Project Site is located in the CD-3 (CDSP, Walnut Housing sub-district) zoning district in the City of Pasadena and is currently developed with one four-story office building and a 16,115 SF surface parking lot. An Affordable Housing Concession Permit and design review approval is required for the Project. The proposed Project plans are provided in **Appendix B** of this report.

Construction of the Project is anticipated to begin in the first quarter of 2019, pending Project consideration and approval, and would be completed in early 2021. Construction of the Project is estimated to require approximately 27 (24 months/3 less months if only 1 level of concrete pouring is done) months. Construction activities would include demolition, excavation, foundations and concrete pouring, building construction, and architectural coatings. Heavy-duty equipment, vendor supply trucks and concrete trucks would be used during construction of foundations, parking structures, and buildings. Landscaping and architectural coating would occur during the finishing activities. Demolition activities would include the removal of the existing office building and existing surface parking lot. Approximately 3,370 cubic yards of debris would be exported from the Project Site. The Project would require the excavation of approximately 13,500 cubic yards of earth for the proposed three-level subterranean parking garage.

# Regulatory Framework

Numerous laws and regulations require federal, state, and local agencies to consider the effects a project may have on cultural resources. These laws and regulations stipulate a process for compliance, define the responsibilities of the various agencies proposing the action, and prescribe the relationship among other involved agencies.

## Federal

### National Historic Preservation Act

The principal federal law addressing historic properties is the National Historic Preservation Act (NHPA), as amended (54 United States Code of Laws [USC] 300101 et seq.), and its implementing regulations (36 CFR Part 800). Section 106 requires a federal agency with jurisdiction over a proposed federal action (referred to as an “undertaking” under the NHPA) to take into account the effects of the undertaking on historic properties, and to provide the Advisory Council on Historic Preservation (ACHP) an opportunity to comment on the undertaking.

The term “historic properties” refers to “any prehistoric or historic district, site, building, structure, or object included in, or eligible for inclusion in, the National Register” (36 CFR Part 800.16(l)(1)). The implementing regulations (36 CFR Part 800) describe the process for identifying and evaluating historic properties, for assessing the potential adverse effects of federal undertakings on historic properties, and seeking to develop measures to avoid, minimize, or mitigate adverse effects. The Section 106 process does not require the preservation of historic properties; instead, it is a procedural requirement mandating that federal agencies take into account effects to historic properties from an undertaking prior to approval.

The steps of the Section 106 process are accomplished through consultation with the State Historic Preservation Officer (SHPO), federally-recognized Indian tribes, local governments, and other interested parties. The goal of consultation is to identify potentially affected historic properties, assess effects to such properties, and seek ways to avoid, minimize, or mitigate any adverse effects on such properties. The agency also must provide an opportunity for public involvement (36 CFR 800.1(a)). Consultation with Indian tribes regarding issues related to Section 106 and other authorities (such as NEPA and Executive Order No. 13007) must recognize the government-to-government relationship between the Federal government and Indian tribes, as set forth in Executive Order 13175, 65 FR 87249 (Nov. 9, 2000), and Presidential Memorandum of Nov. 5, 2009.

### National Register of Historic Places

The National Register of Historic Places (National Register) was established by the NHPA of 1966, as “an authoritative guide to be used by federal, State, and local governments, private groups and citizens to identify the Nation’s historic resources and to indicate what properties should be considered for protection from destruction or impairment” (36 CFR 60.2) (U.S. Department of the Interior, 2002). The National Register recognizes a broad range of cultural resources that are significant at the national, state, and local levels and can include districts, buildings, structures, objects, prehistoric archaeological sites, historic-period archaeological sites,

traditional cultural properties, and cultural landscapes. As noted above, a resource that is listed in or eligible for listing in the National Register is considered “historic property” under Section 106 of the NHPA.

To be eligible for listing in the National Register, a property must be significant in American history, architecture, archaeology, engineering, or culture. Properties of potential significance must meet one or more of the following four established criteria:

- A. Are associated with events that have made a significant contribution to the broad patterns of our history;
- B. Are associated with the lives of persons significant in our past;
- C. Embody the distinctive characteristics of a type, period, or method of construction or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction; or
- D. Have yielded, or may be likely to yield, information important in prehistory or history.

To be considered for listing under Criterion A, a resource must be associated with one or more events important in history. Criterion A recognizes properties associated with single events, such as the founding of a town, or with a pattern of events, repeated activities, or historic trends. The events or trends, however, must clearly be important within the associated context. Moreover, the resource must have an important association with the event or historic trends – mere association with historic events or trends is not enough, in and of itself to qualify under Criterion A (National Park Service, 1995).

Criterion B applies to properties associated with individuals whose specific contributions to history can be identified and documented. Persons “significant in our past” refers to individuals whose activities are demonstrably important within a local, state, or national historic context. The criterion is generally restricted to those properties that illustrate (rather than commemorate) a person’s important achievements and productive life, and must be the resource that is most closely associated with that person. Each resource associated with an important individual should be compared to other associated properties to identify those that best represent the person's historic contributions (National Park Service, 1995).

Criterion C applies to properties significant for their physical design or construction, including such elements as architecture, landscape architecture, engineering, and artwork. To be eligible under Criterion C, a resource must meet at least one of the following requirements: embody distinctive characteristics of a type, period, or method of construction; represent the work of a master; possess high artistic value; or represent a significant and distinguishable entity whose components may lack individual distinction. The first requirement, that properties “embody the distinctive characteristics of a type, period, or method of construction,” refers to the way in which a resource was conceived, designed, or fabricated by a people or culture in past periods of history. “The work of a master” refers to the technical or aesthetic achievements of an architect or craftsman. “High artistic values” concerns the expression of aesthetic ideals or preferences and applies to aesthetic achievement. A structure is eligible as a specimen of its type or period of



construction if it is an important example (within its context) of building practices of a particular time in history (National Park Service, 1995).

Criterion D asks whether a resource has the potential to yield information important to prehistory or history. The most common type of resource eligible under this criterion is archaeological resources. An archaeological resource is eligible under Criterion D if it has the potential to answer important research questions. Criterion D can also apply to buildings, structures, and objects that contain important information. In order for these types of resources to be eligible under Criterion D, they themselves must be, or must have been, the principal source of the important information (National Park Service, 1995).

Historic districts will possess a significant concentration, linkage, or continuity of sites, buildings, structures, or objects united historically or aesthetically by plan or physical development. Historic districts derive their importance from being unified entities, even though they are often composed of a wide variety of resources. A district's identity results from the interrelationship of its resources, which can convey a visual sense of the overall historic environment or be an arrangement of historically or functionally related properties. Districts must also meet one of the four National Register criteria (A-D), and will typically be eligible under Criterion C as significant and distinguishable entities whose components may lack individual distinction plus Criterion A, Criterion B, other parts of Criterion C, and/or Criterion D. A district can include features that lack individual distinction and individually distinctive features that serve as focal points. Even if all of the components lack individual distinction, the district may still be eligible provided that the grouping achieves significance as a whole within its historic context (National Park Service, 1995).

Ordinarily religious properties, moved properties, birthplaces or graves, cemeteries, reconstructed properties, commemorative properties, and properties that have achieved significance within the past 50 years are not considered eligible for the National Register unless they meet one of the Criteria Considerations (A-G), in addition to meeting at least one of the four significance criteria and possessing integrity (National Park Service, 1995).

In addition to meeting one or more of the criteria of significance, a property must have integrity. Integrity is defined as “the ability of a property to convey its significance” (U.S. Department of the Interior 2002). The National Register recognizes seven qualities that, in various combinations, define integrity:

*Location* is the place where the historic property was constructed or the place where the historic event occurred. The relationship between the property and its location is often important to understanding why the property was created or why something happened. The actual location of a historic property, complemented by its setting, is particularly important in recapturing the sense of historic events and persons. Except in rare cases, the relationship between a property and its historic associations is destroyed if the property is moved.

*Design* is the combination of elements that create the form, plan, space, structure, and style of a property. It results from conscious decisions made during the original



conception and planning of a property (or its significant alteration) and applies to activities as diverse as community planning, engineering, architecture, and landscape architecture. Design includes such elements as organization of space, proportion, scale, technology, ornamentation, and materials. A property's design reflects historic functions and technologies as well as aesthetics. It includes such considerations as the structural system; massing; arrangement of spaces; pattern of fenestration; textures and colors of surface materials; type, amount and style of ornamental detailing; and arrangement and type of plantings in a designed landscape.

*Setting* is the physical environment of a historic property. Whereas location refers to the specific place where a property was built or an event occurred, setting refers to the *character* of the place in which the property played its historic role. It involves *how*, not just where, the property is situated and its relationship to surrounding features and open space.

*Workmanship* is the physical evidence of the crafts of a particular culture or people during any given period in history or prehistory. It is the evidence of artisans' labor and skill in constructing or altering a building, structure, object, or site. Workmanship can apply to the property as a whole or to its individual components.

*Materials* are the physical elements that were combined or deposited during a particular period of time and in a particular pattern or configuration to form a historic property. The choice and combination of materials reveal the preferences of those who created the property and indicate the availability of particular types of materials and technologies. A property must retain key exterior materials dating from the period of its historic significance.

*Feeling* is a property's expression of the aesthetic or historic sense of a particular period of time. It results from the presence of physical features that, taken together, convey the property's historic character.

*Association* is the direct link between an important historic event or person and a historic property. A property retains association if it *is* the place where the event or activity occurred and is sufficiently intact to convey that relationship to an observer.

To retain historic integrity, a property will always possess most of the aspects and depending upon its significance, retention of specific aspects of integrity may be paramount for a property to convey its significance. Determining which of these aspects are most important to a particular property requires knowing why, where and when a property is significant. For properties that are considered significant under National Register Criteria A and B, National Register Bulletin 15: How to Apply the National Register Criteria for Evaluation (National Register Bulletin 15) explains, "a property that is significant for its historic association is eligible if it retains the essential physical features that made up its character or appearance during the period of its association with the important event, historical pattern, or person(s)." In assessing the integrity of properties that are considered significant under National Register Criterion C, National Register Bulletin 15 states, "a property important for illustrating a particular architectural style or

construction technique must retain most of the physical features that constitute that style or technique.”

For historic districts, the majority of the components that add to the district’s historic character must possess integrity, as must the district as a whole. In addition, the district can contain non-contributing properties provided they do not detract from the overall integrity (National Park Service, 1995).

## State

### **California Environmental Quality Act (CEQA)**

The California Environmental Quality Act (CEQA), is a statute that requires state and local agencies to identify environmental impacts of certain projects on the environment, including potential and recorded historic resources. In general, a significant effect under CEQA would occur if a project results in a substantial adverse change in the significance of a historical resource as defined in CEQA Guidelines Section 15064.5(a). CEQA Guidelines Section 15064.5(b)(1) defines substantial adverse change as “physical demolition, destruction, relocation, or alteration of the resource or its immediate surroundings such that the significance of a historical resource would be materially impaired.” According to CEQA Guidelines Section 15064.5(b)(2), the significance of a historical resource is materially impaired when a project demolishes or materially alters in an adverse manner those physical characteristics that:

- A. Convey its historical significance and that justify its inclusion in, or eligibility for, inclusion in the California Register; or
- B. Account for its inclusion in a local register of historical resources pursuant to section 5020.1(k) of the Public Resources Code or its identification in a historical resources survey meeting the requirements of section 5024.1(g) of the Public Resources Code, unless the public agency reviewing the effects of the project establishes by a preponderance of evidence that the resource is not historically or culturally significant; or
- C. Convey its historical significance and that justify its eligibility for inclusion in the California Register as determined by a Lead Agency for purposes of CEQA.

In general, a project that complies with the Secretary of the Interior’s Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings (Standards) is considered to have mitigated its impacts to historical resources to a less-than-significant level (CEQA Guidelines Section 15064.5(b)(3).

### **California Register of Historical Resources (California Register)**

The Office of Historic Preservation (OHP), as an office of the California Department of Parks and Recreation (DPR), implements the policies of the NHPA on a statewide level. The OHP also carries out the duties as set forth in the Public Resources Code (PRC) and maintains the State Historic Resourced Inventory (HRI) and the California Register. The State Historic Preservation Officer (SHPO) is an appointed official who implements historic preservation programs within the state’s jurisdictions. Also implemented at the state level, CEQA requires projects to identify

any substantial adverse impacts which may affect the significance of historical resources identified in the HRI or California Register.

The California Register was created by Assembly Bill 2881 which was signed into law on September 27, 1992.

The California Register is “an authoritative listing and guide to be used by state and local agencies, private groups, and citizens in identifying the existing historical resources of the state and to indicate which resources deserve to be protected, to the extent prudent and feasible, from substantial adverse change” (PRC Section 5024.1(a). The criteria for eligibility for the California Register are based upon National Register criteria (PRC Section 5024.1(b).

The California Register consists of resources that are listed automatically and those that must be nominated through an application and public hearing process. The California Register automatically includes the following:

- California properties listed on the National Register and those formally Determined Eligible for the National Register; (PRC Section 5024.1(d).
- California Registered Historical Landmarks from No. 770 onward;
- Those California Points of Historical Interest (“PHI”) that have been evaluated by the OHP and have been recommended to the State Historical Commission for inclusion on the California Register. (PRC Section 5024.1(d).
- Other resources which may be nominated to the California Register include:
  - Individual historical resources;
  - Historical resources contributing to historic Districts;
  - Historical resources identified as significant in historical resources surveys with significance ratings of Category 1 through 5;
  - Historical resources designated or listed as local landmarks, or designated under any local ordinance, such as an HPOZ.<sup>1</sup>

### ***Evaluation Criteria***

To be eligible for the California Register, a historical resource must be significant at the local, state, or national level, under one or more of the following four criteria:

- A. Is associated with events that have made a significant contribution to the broad patterns of California's history and cultural heritage;
- B. Is associated with the lives of persons important in our past;
- C. 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; or
- D. Has yielded, or may be likely to yield, information important in prehistory or history.

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<sup>1</sup> PRC Section 5024.1(e)

## ***Integrity***

Additionally, a historical resource eligible for listing in the California Register must meet one or more of the criteria of significance described above and retain enough of its historic character or appearance to be recognizable as a historic resource and to convey the reasons for its significance. Historic resources that have been rehabilitated or restored may be evaluated for listing. Integrity is evaluated with regard to the retention of seven aspects of integrity similar to the National Register (location, design, setting, materials, workmanship, feeling, and association). Also like the National Register, it must also be judged with reference to the particular criteria under which a resource is proposed for eligibility. Alterations over time to a resource or historic changes in its use may themselves have historical, cultural, or architectural significance. It is possible that historic resources may not retain sufficient integrity to meet the criteria for listing in the National Register, but they may still be eligible for listing in the California Register. A resource that has lost its historic character or appearance may still have sufficient integrity for the California Register if it maintains the potential to yield significant scientific or historical information or specific data.<sup>2</sup>

## ***California Historical Resources Status Codes***

The California State OHP developed National Register Status Codes in 1975 as a standardized system for classifying historical resources in the state's Historic Resources Inventory. In 2003 these codes were revised to reflect the application of California Register and local criteria and the name was changed to California Historical Resource (CHR) Status Codes. CHR Status codes consist of three digits and are assigned to properties or historic Districts through a survey process and as a result of varying regulatory processes. The first digit ranges from 1-7. Code categories 1-5 reflect properties determined eligible for designation according to the criteria established for the National Register, California Register and local government criteria for significance. Code categories 6-7 generally identify properties that do not meet established criteria for significance, have not been evaluated, or need to be reevaluated. The code categories are as follows:

1. Properties listed in the National Register or the California Register;
2. Properties determined eligible for listing in the National Register or the California Register;
3. Appears eligible for National Register or the California Register through survey evaluation;
4. Appears eligible for the National Register or the California Register through other evaluation;
5. Properties recognized as historically significant by local government;
6. Not eligible for listing or designation as specified; and
7. Not evaluated for the National Register or California Register or needs re-evaluation.

The second digit of the CHR Status Code is a letter code indicating whether the resource is separately eligible (S), eligible as part of a District (D), or both (B). The third digit is a number that is used to further specify significance and refine the relationship of the property to the National Register and/or California Register. Under this evaluation system, categories 1 through 4 pertain to

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<sup>2</sup> Codified in California Code of Regulations, Title 14, Chapter 11.5, Section 4852(c) which can be accessed on the internet at <http://ohp.parks.ca.gov>

various levels of National Register and California Register eligibility. Locally eligible resources are given a rating code level 5. Properties found ineligible for listing in the National Register, California Register, or for designation under a local ordinance are given an evaluation Status Code of 6. Properties given an evaluation Status Code of 6Z are “found ineligible for the National Register, California Register, or Local designation through survey evaluation.”

### **California Health and Safety Code Section 7050.5**

California Health and Safety Code Section 7050.5 requires that in the event human remains are discovered, the County Coroner be contacted to determine the nature of the remains. In the event the remains are determined to be Native American in origin, the Coroner is required to contact the NAHC within 24 hours to relinquish jurisdiction.

### **California Public Resources Code Section 5097.98**

California PRC Section 5097.98, as amended by Assembly Bill 2641, provides procedures in the event human remains of Native American origin are discovered during project implementation. PRC Section 5097.98 requires that no further disturbances occur in the immediate vicinity of the discovery, that the discovery is adequately protected according to generally accepted cultural and archaeological standards, and that further activities take into account the possibility of multiple burials. PRC Section 5097.98 further requires the NAHC, upon notification by a County Coroner, designate and notify a Most Likely Descendant (MLD) regarding the discovery of Native American human remains. Once the MLD has been granted access to the site by the landowner and inspected the discovery, the MLD then has 48 hours to provide recommendations to the landowner for the treatment of the human remains and any associated grave goods.

In the event that no descendant is identified, or the descendant fails to make a recommendation for disposition, or if the land owner rejects the recommendation of the descendant, the landowner may, with appropriate dignity, reinter the remains and burial items on the property in a location that will not be subject to further disturbance.

### **California Government Code Sections 6254(r) and 6254.10**

These sections of the California Public Records Act were enacted to protect archaeological sites from unauthorized excavation, looting, or vandalism. Section 6254(r) explicitly authorizes public agencies to withhold information from the public relating to “Native American graves, cemeteries, and sacred places maintained by the Native American Heritage Commission.” Section 6254.10 specifically exempts from disclosure requests for “records that relate to archaeological site information and reports, maintained by, or in the possession of the Department of Parks and Recreation, the State Historical Resources Commission, the State Lands Commission, the Native American Heritage Commission, another state agency, or a local agency, including the records that the agency obtains through a consultation process between a Native American tribe and a state or local agency.”

## Local

### **City of Pasadena General Plan Mitigation Monitoring and Reporting Program**

The City of Pasadena is the lead agency for the Pasadena general plan EIR and as such implemented a mitigation monitoring and reporting program in conformance with CEQA Guideline Section 21081.6. The following mitigation measures apply to cultural resources;

- Mitigation Measure 4-1: If cultural resources are discovered during construction of land development projects in Pasadena that may be eligible for listing in the California Register for Historic Resources, all ground disturbing activities in the immediate vicinity of the find shall be halted until the find is evaluated by a Registered Professional Archaeologist. If testing determines that significance criteria are met, then the project shall be required to perform data recovery, professional identification, radiocarbon dates as applicable, and other special studies; and provide a comprehensive final report including site record to the City and the South Central Coastal Information Center at California State University Fullerton. No further grading shall occur in the area of the discovery until Planning Department approves the report.

Responsibility for Implementation and Implementation Action: Project applicants shall conduct onsite monitoring during grading. And Planning and Community Development Department shall perform periodic inspection and review/approve final cultural resources report if required.

### **City of Pasadena Central District Specific Plan**

The Project Site is situated in the City of Pasadena CDSP area. The City adopted the CDSP on November 8, 2004 to guide growth and development in the City's urban core. The CDSP area, also referred to as "Downtown," is roughly bound by Pasadena Avenue in the west, Mentor Avenue in the east, I-210 in the north, and California Boulevard in the south, and encompasses the sub-districts of Old Pasadena, Civic Center/Midtown, Walnut Housing (location of the project site), Pasadena Playhouse, Lake Avenue, Arroyo Corridor/Fair Oaks, and In-town Housing.

The plan encourages protection of the area's architectural heritage, and recommends new development be designed in harmony with existing significant buildings. The following objectives, goals, and design concepts are most applicable to the project:

- Central District Objective 6: Reinforce District Character. The distinctive character of Downtown and its unique Sub-districts will be maintained and further enhances. New development will respond to the areas' architectural heritage with sensitivity and offer creative design solutions.
- Central District Objective 7: Preserve Historic & Cultural Resources. Downtown will retain its cultural heritage through recognition and protection of cultural and historically significant resources. Adaptive reuse and infill development that respect existing resources will be encouraged; adaptive reuse should receive favorable consideration when the original uses of a historic building are no longer feasible.

- Central District Objective 8: Conserve In-Town Neighborhoods. Downtown’s residential neighborhoods will continue to provide a desirable living environment. Sound residential dwellings will be retained and new residential development will respect the character and scale of existing residences.
- District-wide Design Concept – The Private Realm: Side & Rear Setbacks: Additional setbacks/stepbacks are encouraged where necessary to protect the character of an architecturally significant building or landscape.
- Guideline SP 1 – Encourage Integrated Site Planning:
  - *SP 1.5 Buffer adjacent sensitive land uses from undesirable impacts that may originate from a site; buffers may be landscape and/or architectural in character.*
- Guideline BD 1 – Respect Surrounding Character:
  - *BD 1.2 Integrate new development with its surroundings, emphasizing functional and visual continuity while admitting individual expression.*
  - *BD 1.3 Establish a harmonious transition between newer and older buildings; compatible design should respect the scale, massing and materials of adjacent buildings and landscape.*
  - *BD 1.4 Complement the architectural character of an adjacent historic building or area; however, imitation of historical styles is discouraged.*
- Guideline BD 2 – Mitigate Massing and Bulk:
  - *BD 2.1 Design building volumes to maintain a compatible scale with their surroundings; in general, break down the scale and massing of larger buildings.*
  - *BD 2.5 Use articulated sub-volumes as a transition in size to adjacent historic or residential structures that are smaller in scale.*
  - *BD 2.7 Emphasize the horizontal dimension to make a tall buildings appear less overwhelming.*

## **City of Pasadena Zoning Code**

### ***Historic Preservation***

Pursuant to Chapter 17.62 of the Pasadena Zoning Code, the City of Pasadena has established a historic preservation program in order to promote “the identification, evaluation, rehabilitation, adaptive use, and restoration of historic structures.” The criteria for the designation of historic monuments, landmarks, historic signs, landmark trees, or landmark districts are applied “according to applicable National Register of Historic Places Bulletins for evaluating historic properties.” These criteria are further discussed below.

### **Historic Monuments**

A historic monument designation may include significant public or semi-public interior spaces and features. A historic monument includes all historic resources previously designated as historic treasures prior to adoption of Chapter 17.62 of the Zoning Code, historic resources that are listed in the National Register at the State-wide or federal level of significance (including

National Historic Landmarks), and any historic resource that is significant at a regional, State, or federal level, and is an exemplary representation of a particular type of historic resource, and meets one or more of the following criteria:

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

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

### **Landmarks**

A landmark shall include all properties previously designated a landmark before adoption of this Chapter and any historic resource that is of a local level of significance and meets one or more of the criteria listed below. A landmark may be the best representation in the City of a type of historic resource, or it may be one of several historic resources in the City that have common architectural attributes that represent a particular type of historic resource. A landmark includes all properties previously designated as landmarks prior to adoption of Chapter 17.62 of the Zoning Code, and any historic resource that is of a local level of significance and meets one or more of the following criteria:

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



## Historic Signs

Historic signs include all signs in the sign inventory prior to adoption of Chapter 17.62 of the Zoning Code and any sign subsequently designated historically significant by the City's Historic Preservation Commission that possesses high artistic values. A historic sign must meet one or more of the following criteria:

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

## Landmark Trees

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

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

## Landmark Districts

A landmark district includes all landmark districts previously designated before adoption of Chapter 17.62 of the Zoning Code and any grouping of contiguous properties that also meet the following criteria:

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

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

## Federal Guidance

### Secretary of the Interior’s Standards

The Standards (36 Code of Federal Regulations [CFR] Part 68) were originally designed for use by the National Park Service and intended for application in a federal context. The stated intent of the Standards is to “set forth standards for the treatment of historic properties containing standards for preservation, rehabilitation, restoration, and reconstruction” (36 CFR 68.1). One set of standards – preservation, rehabilitation, restoration or reconstruction – will apply to a property undergoing treatment, depending upon the property’s significance, existing physical condition, the extent of documentation available and interpretive goals, when applicable, and are to be applied in a reasonable manner, taking into consideration economic and technical feasibility (36 CFR 68.3). The Standards for Rehabilitation (as defined under 36CFR 68.3(b)) are most applicable to projects where compatibility with historic building alterations or alterations to a building’s environment is being evaluated and can pertain to historic buildings of all materials, construction types, sizes, and occupancy and encompass the exterior and the interior, related landscape features and the building’s site and environment as well as attached, adjacent, or related new construction.

The Standards were subsequently incorporated into the California PRC Section 15164.5(b) as a gauge against which lead agencies complying with CEQA could measure project impacts to historical resources. As stated under the prior CEQA subsection, generally a project that complies with the Standards is considered to have mitigated its impacts to historical resources to a less-than-significant level (State CEQA Guidelines Section 15064.5(b)(3); see also *League for Protection of Oakland’s Architectural and Historic Resources v. City of Oakland*, February 10, 1997). Although not prescriptive and as suggested by the term "generally" as used in the PRC, the appropriate application of the Standards, or a subset thereof, requires careful consideration by a lead agency of the specific significance, characteristics, and condition of the historical resource for which impacts are being evaluated.

### Technical Brief 14

The National Park Service publishes a series of technical briefs to aid in the interpretation of the Standards. “Preservation Brief 14: New Exterior Additions to Historic Buildings: Preservation Concerns” (Grimmer and Weeks, 2010) and the subsequent “Revising Preservation Brief 14” (not an official brief) (Grimmer, 2012) address new additions to historic properties, including infill and new adjacent construction. “Generally the same recommendations for compatible new additions apply equally to new construction” (Grimmer, 2012). To meet the Standards, new construction must meet the following:

- The historic property must remain predominant and its historic character must be retained (Grimmer, 2012).

- A new addition should always be subordinate to the historic building; it should not compete in size, scale or design with the historic building. An addition that bears no relationship to the proportions and massing of the historic building—in other words, one that overpowers the historic form and changes the scale—will usually compromise the historic character as well (Grimmer and Weeks, 2010).
- A new addition must preserve significant historic materials, features and form, and it must be compatible but differentiated from the historic building. To achieve this, it is necessary to carefully consider the placement or location of the new addition, and its size, scale and massing when planning a new addition. To preserve a property’s historic character, a new addition must be visually distinguishable from the historic building. This does not mean that the addition and the historic building should be glaringly different in terms of design, materials and other visual qualities. Instead, the new addition should take its design cues from, but not copy, the historic building (Grimmer and Weeks, 2010).
- Historic landscape features, including distinctive grade variations, also need to be respected. Any new landscape features, including plants and trees, should be kept at a scale and density that will not interfere with understanding of the historic resource itself (Grimmer and Weeks, 2010).

## Setting

### Natural Setting

The Project is located in the City of Pasadena in the San Gabriel Valley approximately 1.5 miles south of the foothills of the San Gabriel Mountains. The valley is comprised of 200 square miles of prairie land and is surrounded by mountains and foothills. The San Jose Hills lie to the east, the Puente Hills lie to the south, and the San Rafael Hills lie to the west. Los Angeles and the Santa Ana Plains are located southwest of the valley (McCawley 1996).

Pasadena sits on an alluvial fan which was deposited by streams carrying soils from the mountains to the north. Under the alluvial fan is a vast water supply. The underground reservoir is held back by the Raymond Dike – which was created by an earthquake fault. The dike is the source of numerous local wells, springs and streams. In these locations, oak groves flourished providing an abundant acorn supply – an important food-source for the indigenous population of this area. This natural and abundant water supply made Pasadena a desirable location for human settlement and agriculture (Lund 1999).

### Prehistoric Setting

The following discussion summarizes our current understanding of major prehistoric and historic developments in and around Pasadena. This is followed by a more focused discussion of the history of the Project area itself.

The earliest evidence of occupation in the Greater Los Angeles area dates to at least 9,000 years before present (B.P.) and is associated with a period known as the Millingstone Cultural Horizon

(Wallace 1955; Warren 1968). Departing from the subsistence strategies of their nomadic big-game hunting predecessors, Millingstone populations established more permanent settlements. These settlements were located primarily on the coast and in the vicinity of estuaries, lagoons, lakes, streams and marshes where a variety of resources including seeds, fish, shellfish, small mammals, and birds were exploited. Early Millingstone occupations are typically identified by the presence of handstones (manos) and millingstones (metates), while those Millingstone occupations dating later than 5,000 years B.P. contain a mortar and pestle complex as well, signifying the exploitation of acorns in the region.

Although many aspects of Millingstone culture persisted, by 3,500 years B.P. a number of socioeconomic changes occurred (Erlandson 1994; Wallace 1955; Warren 1968). These changes are associated with the period known as the Intermediate Horizon (Wallace 1955). Increased populations in the region necessitated the intensification of existing terrestrial and marine resources (Erlandson 1994). This was accomplished in part through the use of the circular shell fishhook on the coast and more abundant and diverse hunting equipment. Evidence for shifts in settlement patterns has been noted at a variety of locations at this time and is seen by many researchers as reflecting increasingly territorial and sedentary populations. The Intermediate Horizon marks a period in which specialization in labor emerged, trading networks became an increasingly important means by which both utilitarian and non-utilitarian materials were acquired, and travel routes were extended. Archaeological evidence suggests that the margins of numerous rivers, marshes, and swamps within the Los Angeles River Drainage served as ideal locations for prehistoric settlement during this period. These well-watered areas contained a rich collection of resources and are likely to have been among the more heavily trafficked travel routes.

The Late Prehistoric period, spanning from approximately 1500 years B.P. to the mission era, is the period associated with the florescence of the contemporary Native American group known as the Gabrielino (Wallace 1955). Coming ashore near Malibu Lagoon or Mugu Lagoon in October of 1542, Juan Rodriguez Cabrillo was the first European to make contact with the Gabrielino Indians. Occupying the southern Channel Islands and adjacent mainland areas of Los Angeles and Orange counties, the Gabrielino are reported to have been second only to their Chumash neighbors in terms of population size, regional influence, and degree of sedentism (Bean and Smith 1978). The Gabrielino are estimated to have numbered around 5,000 in the pre-contact period (Kroeber 1925) and maps produced by early explorers indicate that at least twenty-six Gabrielino villages were within close proximity to known Los Angeles River courses, while an additional eighteen villages were within reasonably close proximity to the river (Gumprecht 1999). Subsistence consisted of hunting, fishing, and gathering. Small terrestrial game were hunted with deadfalls, rabbit drives, and by burning undergrowth, while larger game such as deer were hunted using bows and arrows. Fish were taken by hook and line, nets, traps, spears, and poison (Bean and Smith 1978; Reid 1939[1852]). The primary plant resources were the acorn, gathered in the fall and processed in mortars and pestles, and various seeds that were harvested in late spring and summer and ground with manos and metates. The seeds included chia and other sages, various grasses, and islay or holly leafed-cherry (Reid 1939[1852]).

Prehistoric archaeological sites previously discovered in Pasadena tend to be clustered near the banks of the Arroyo Seco, such as Walker's Sheldon Reservoir site (CA-LAN-26) (Lund, 1999). The Project Site is 2.5 miles northwest of the Arroyo Seco (nearest known permanent water source). It was excavated in 1938 by Edwin Walker and the Southwest Museum. Specifically, CA-LAN-26 included 53 burials (or inhumations), two cremations, artifacts (e.g., flaked stone tools and groundstone), and rock "cairns" in an area that measured approximately 90-by-40 feet that was formerly located within the footprint of the existing Sheldon Reservoir.

## Ethnographic Setting

The Gabrielino were virtually ignored between the time of Cabrillo's visit and the Spanish Period, which began in 1769 when Gaspar de Portola and a small Spanish contingent began their exploratory journey along the California coast from San Diego to Monterey. Passing through the Los Angeles area, they reached the San Gabriel Valley on August 2 and traveled west through a pass between two hills where they encountered the Los Angeles River and camped on its east bank near the present-day N. Broadway Bridge. Father Crespi's diaries indicate that on that day they "entered a spacious valley, well grown with cottonwoods and alders, among which ran a beautiful river. This plain where the river runs is very extensive and...is the most suitable site for a large settlement" (The River Project 2001). He goes on to describe this "green, lush valley," its "very full flowing, wide river," the "riot of color" in the hills, and the abundance of native grapevines, wild roses, grizzly, antelope, quail and steelhead trout. Crespi observed that the soil was rich and "capable of supporting every kind of grain and fruit which may be planted." The river was named *El Rio y Valle de Nuestra Senora la Reina de Los Angeles de la Porciuncula*.

Gabrielino villages are reported by early explorers to have been most abundant near watercourses. Nine important Gabrielino villages are known to have been located within the San Gabriel Valley. Among those villages closest to the Project area are: *Akuuronga*, located near La Presa Avenue and Huntington Drive (approximately 3.38 miles southeast of the Project); *Sonaanga*, located on the present-day grounds of San Marino High School (approximately 2.7 miles southeast of the Project); *Sheshiikwanonga*, located near the San Gabriel Mission (approximately 4 miles SSW of the Project); and *Aluupkenga*, located near a lake on the Santa Anita Ranch, now part of the Los Angeles Arboretum (approximately 4.8 miles east of the Project) (Lund 1999; McCawley 1996).

Missions were established in the years that followed the Portola expedition, the fourth being the *Mision San Gabriel Arcangel* founded in 1771 near the present-day city of Montebello. By the early 1800s, the majority of the surviving Gabrielino population had entered the mission system. Gabrielino inhabiting Los Angeles County were under the jurisdiction of either *Mision San Gabriel* or *Mision San Fernando*. Mission life offered the Indians security in a time when their traditional trade and political alliances were failing and epidemics and subsistence instabilities were increasing (Jackson 1999).

On September 4, 1781, twelve years after Crespi's initial visit, the *El Pueblo de la Reina de los Angeles* was established not far from the site where Portola and his men camped. Watered by the river's ample flow and the areas rich soils, the original pueblo occupied 28 square miles and consisted of a central square, surrounded by twelve houses, and a series of thirty-six agricultural

fields occupying 250 acres, plotted to the east between the town and the river. Los Angeles' original central square was located near the present-day intersection on N. Broadway and Cesar E. Chavez Boulevard in downtown. By 1786, the flourishing pueblo attained self-sufficiency and funding by the Spanish government ceased. Fed by a steady supply of water and an expanding irrigation system, agriculture and ranching grew, and by the early 1800s the pueblo produced 47 cultigens. Among the most popular were grapes used for the production of wine. By 1830 an estimated 100,000 vines were being cultivated at twenty-six Los Angeles vineyards (Gumprecht 1999).

Alta California became a state when Mexico won its independence from Spain in 1821, and Los Angeles selected its first city council the following year. The authority of the California missions gradually declined, culminating with their secularization in 1834. Native Americans who had become dependent upon the missions were disenfranchised, and most *Gabrielino* neophytes either fled to the north or sought work as laborers for nearby private land owners. Former mission lands were quickly divided and granted to private citizens for use as agricultural and pastoral land (Reid 1939 [1852]).

As the possibility of a takeover of California by the United States loomed large in the 1840s, the Mexican government increased the number of land grants in an effort to keep the land in Mexican hands. More than 600 rancho grants were made between 1833 and 1846. Pasadena falls within parts of three former ranchos: Rancho San Rafael, deeded to Jose Maria Verdugo in 1784 and 1798; Rancho San Pasqual, deeded to Jaun Marine in 1835; and Rancho Santa Anita, received by Hugo Reid through his wife in 1841 (Lund 1999). By the mid-to-late 1800s, much of these lands were being used for agricultural purposes such as vineyards, orchards, and grazing – due in large part to the abundance of underground water (Lund 1999).

The connection of Southern California to two transcontinental railroads in the late 1800s led to a rapid rise in the population of Los Angeles and the surrounding areas. By the 1890s, the temperate climate of Pasadena drew large numbers of tourists and those who suffered from respiratory ailments such as tuberculosis (Architectural Preservation Planning Services (APPS) 2008).

## Historic Setting

### City of Pasadena

The City of Pasadena was born out portions of three Spanish and Mexican-era land grants: Rancho San Rafael, Rancho San Pasqual, and Rancho Santa Anita. Rancho San Rafael was a 36,403-acre Spanish-era land grant given to José María Verdugo in 1784. The land later passed into the hands of 28 separate owners, with a portion just west of the Arroyo Seco eventually becoming part of Pasadena (Lund, 1999). Rancho San Pasqual consisted of 14,000 acres that had been previously given to Doña Eulalia Pérez de Guillen in 1826. The land was later formally granted to her husband, Don Juan Mariné, by the Mexican government in 1835. In 1843, the land was granted to Colonel Manuel Garfias (City of Pasadena, 2015). The majority of Pasadena was formed from this rancho. Rancho Santa Anita was a 13,319-acre land grant acquired by Rugo

Reid in 1841. Reid was a prominent Scotsman who became a Mexican citizen through marriage (Lund, 1999). The eastern portion of Pasadena was formed from this land grant.

With the completion of the transcontinental railroad in 1869, advertising and publicity convinced many easterners to relocate to Southern California. In 1873, a group of farmers (the Indiana Colony) moved from Indianapolis to the area now known as Pasadena, purchasing a portion of Rancho San Pasqual. In early 1874, the settlers divided the land into 100 parcels and the farmers began improving their plots and constructing homes. The town was named 'Pasadena' in 1875. Within two years more than 40 houses were built, and the town's commerce centered on the intersection of Fair Oaks and Colorado. By 1880 the population reached 382, and citrus had become the dominant agricultural commodity (City of Pasadena, 1993).

In 1886, Pasadena incorporated and experienced a land boom, with an additional 1,500 acres subdivided and over 400 new buildings constructed. During this same time period, the city became a popular destination for tourists and those seeking a warm climate in which to recover from pulmonary and other illnesses, and several hotels and sanitariums were constructed. While tourists originally just wintered in Pasadena and would return to their homes in the summer many, attracted to the climate and city, began purchasing plots and constructing permanent homes. Pasadena evolved from primarily a tourist destination to a residential settlement. Wealthy transplants built fabulous mansions along streets like Orange Grove Boulevard, which became known as "Millionaires' Row," and Grand Avenue. By 1890, the population reached 5,000 and in 1900 grew to 9,000 (City of Pasadena, 1993).

Over the following decade, Pasadena's population tripled to 30,000 with the annexation of North Pasadena and East Pasadena, and residential tracts overtook the once abundant citrus groves and vineyards (City of Pasadena, 1993). The depression of the 1930s took its toll on the city and growth stagnated, but the city again expanded in the post-war boom of the 1950s. Many of the grand mansions were demolished to make way for higher-density apartment complexes, and new housing tracts appeared in northeast and west Pasadena, leading to a decline of the commercial center (Lund, 1999).

### ***Early Pasadena Hotels 1880-1930***

In early America, lodging for travelers typically took the form of the public house or tavern, establishments which were granted licenses to serve alcohol in exchange for offering public lodging. Following the Revolution and the War of 1812, a new generation of American hotels emerged. A boom in hotel construction occurred from about 1820 to 1830 and by 1840 the hotel was ubiquitous across the eastern half of the United States (Sandoval-Strausz, 2007).

At the end of the 19th century, American tourism began to expand rapidly as a result of increased leisure time and the availability of long-distance transportation in the form of the railroad. The expansion of the rail lines to the West Coast allowed many middle-class Americans the chance to venture west, tempted by reports of dramatic landscapes and healthful climates. The 1880s marked the beginning of Pasadena as a tourist town. The first hotel in Pasadena was the *Lake Vineyard House*, which was located too far from the City center to be successful, so the proprietor Isaac Banta built the *Los Angeles House* (Wood, 1917: 257-258). The Los Angeles House was a

three-story frame structure built in 1883 at the center of town. The same year the *Los Angeles House* opened, E.C. Webster began constructing a hotel which would function as a hotel and rooming house, which he later sold to Edwin Ward, who renamed the hotel the *Grand Hotel*. The first major hotel in Southern California was the *Hotel Raymond*, built in the fledgling town of Pasadena in 1886 (**Figure 4**). The success of the Hotel Raymond and subsequent hotels established Pasadena as a resort destination and helped bring tourists and settlers to the greater Los Angeles area (Wallach, 2008: 9-19). By 1900, there were at least seven hotels within the City, including *Los Angeles House*, *Grand Hotel*, *The Raymond*, *The Carlton*, *La Pintesca*, *The Green*, *Maryland—My Maryland* (Wood, 1917: 257-271).



Mixed-Use Project at 127-141 North Madison Avenue.180493.00

SOURCE: USC Digital Library

**Figure 4**  
The Hotel Raymond in Pasadena, c.1890)

## History of the Project Area

The Project Site consists of 127 and 141 North Madison Avenue located within the El Molino Tract, which was subdivided by the Pasadena Lake Vineyard and Water Association in 1891. Madison Avenue was opened by Edward L. Farris and Dr. William Converse in 1885 (Reid, 1895). Historic maps indicate some portions of the Project Site were developed as early as 1896 due to the close proximity of the Atchison, Topeka and Santa Fe (ATSF) Railway, which was located just north of the Project site. The first development on the Project site was a single-family residence at 127 North Madison Avenue that was constructed in 1896. In 1905, a 2 ½ story single-family residence was constructed at 141 North Madison was also developed with a 2 ½ story single-family residence. The development of 141 North Madison Avenue is detailed below.



## 127 North Madison

As mentioned above, 127 North Madison, which is currently the parking lot for the Madison Professional Building was originally improved with a two-story single-family residence and stable built approximately in 1896. The first known occupants are John P. Jones, and his wife Georgia, which are documented as living at the residence in 1900. At the same time, Mrs. Emma Fisher was also documented living at the residence. From 1896 until approximately 1944 the single-family residence was owned by a variety of people and also used for boarders during this time (Occupancy History is included later in this Report). In 1944, John van Krimpen and his wife Jeanette Van Krimpen purchased the property, the Krimpens' sold the single-family residence to Earle Hugen in approximately 1951. Hugens razed the single-family residence and other improvements at this time, and a parking lot was developed. (UCSB Aerial photograph; 1951 Sanborn map).

## 141 North Madison Avenue

According to Sanborn Maps and City directories the site was originally developed c.1905 with a 2 1/2-story single-family residence. 141 North Madison is currently developed with the Madison Professional Building and was originally improved with a 2 1/2 story single-family residence c. 1905 according to available Sanborn Maps and City directories. The first occupants of the 2 1/2-story single-family residence at 141 North Madison were Willis Morrison, attorney; and his two sisters Maude and Florence Morrison. After the Morrison family, Mrs. Lydia Pyle Simpkinson lived at the residence on the parcel beginning in 1919.

In 1914, Lydia Simpkinson began making improvements to the residence on Colorado between El Molino and Madison Avenue to convert it to the Simpkinson Hotel. After the first season, the Simpkinson Hotel was immensely popular that she had to erect several additions to meet the demand of the business. Due to the popularity she opened two hotels; one at 65 South Madison and one at 141 North Madison (the subject property). Shortly after purchasing the South Madison property in 1920, she sunk \$20,000 in improvements to the new "Simpkinson Hotel". After the vast improvements were made, she learned that the City had plans to extend Green Street, which would intersect her new hotel. She fought off plans for several years, however she was eventually forced to move her main operation to the current Project Site at 141 North Madison Avenue (Shoop, 1952: 24).

As early as 1921, 141 North Madison was operating as a hotel, however it wasn't until 1924 when improvements were made to the property (Los Angeles Times, 1924). Simpkinson began with moving the 2 1/2-story single-family residence/hotel, constructed in c. 1905, to the rear of the property. From there, she added an additional story, a court down each side of the main entrance, and a small building off the rear northwest corner. In all, there were eighteen units with a restaurant and common space. **(Figure 5).**



Mixed-Use Project at 127-141 North Madison Avenue.180493.00

SOURCE: Ebay

**Figure 5**  
Simpkinson Hotel, c. 1924

In 1944, Mrs. Simpkinson retired from the hotel business, and moved to 177 North Madison. According to the 1947 Pasadena City Directory, the hotel and apartments became known as the “Madison House.” In approximately 1954, developer Edward Hugens converted the Simpkinson Hotel & Apartments to a Mid-Century style quasi-office and residential building, mainly for medical offices (dentist, doctors, and a pharmacy).

## **Architecture & Engineering**

The current building on the Project Site started as a single family residence and was converted to an apartment hotel articulated in the Colonial Revival style, and in the 1950s it was renovated to the Mid-Century Modern style. Today it serves as an office building and residential apartments.

### ***Building Typology***

#### **Apartment Hotels, 1900-1930**

Apartment hotels are structures that provide a room or a suite of rooms, which include facilities for food preparation as well as amenities found in standard hotels such as traditional common spaces and housekeeping services. Buildings that were advertised as apartment hotels began to be built prior to World War I. Most of these structures were large, with around 100 units per building, making the subject building a unique smaller example. They were fully furnished and usually located in central business districts (SurveyLA, 2017: 60). The construction of apartment hotels tapered after the Great Depression and did not resume again after World War II since they were not well suited to the automobile. Their function was replaced with motels with kitchenettes after World War II (SurveyLA, 1917: 65).

## **Architectural Style**

### **Mid-Century Modernism (1945-1970)**

In the Post-World War II period in America, Modern architecture became the predominant architectural style applied to buildings of every type. During the 1950s and 1960s, distinct and identifiable stylistic variants of Modernism evolved. The aesthetic closest to the 1920s origins of Modernism in Europe was dubbed the International Style and was identified by its rectilinear form, flat roofs, open floor plans, use of steel and glass, and lack of applied ornamentation. Local variants of Modern design, while based upon International Style tenets, were generally less formal in their expression of Modernist tenets with results that vary widely in terms of materials, form, and spatial arrangements. Mid-Century Modern architecture is more organic and less doctrinaire than the International Style. It is characterized by more solid wall surfaces and emphasis is often placed on stylized architectural focal points/features.

Mid-Century Modern design used sleek, simplified geometry and asymmetrical, intersecting angular planes of masonry volumes and glass curtain walls, locked together by a flat planar roof. Designers embraced the optimistic spirit of the time, experimenting with the newest technologies and materials in building, such as concrete and aluminum, and incorporating futuristic elements.

The relationship between interior and exterior is also crucial in Mid-Century design, with a strong emphasis on the relationship between indoor and outdoor spaces. Focus shifted from the front façade visible to the public, to the experience of the resident, and designs prioritized functionality on the interior and views to the outside. Outdoor spaces became part of the plan and associated with specific rooms, blurring the lines between interior and exterior living space. Obscured or hidden entrances emphasized privacy and again downplayed the importance of the front façade. The features of the Mid-Century Modern style are simple geometric forms, post-and-beam construction, flat or low-pitched gabled roofs, flush mounted steel framed windows or large single-paned wood-framed windows, and brick or stone often used as primary accent material.

## **Archival Research**

### **SCCIC Records Search**

A records search for the Project was conducted on July 25, 2018 at the California Historical Resources Information System (CHRIS) South Central Coastal Information Center (SCCIC) housed at California State University, Fullerton. The records search included a review of all recorded archaeological resources and previous studies within the Project Site and a 1-mile radius of the Project Site, and historic architectural resources within the Project Site and a 0.25-mile of the Project Site. The records search also included a review of California Points of Historical Interest, California Historical Landmarks, the California Register, the National Register, the California State Historic Resources Inventory listings, and the Los Angeles Historic-Cultural Monument listings.

### **Previous Cultural Resources Investigations**

The records search results indicate that 43 cultural resources studies have been conducted within a 1-mile radius of the Project Site (**Table 1**). Approximately 25 percent of the 1-mile records

search radius has been included in previous cultural resources. Of the 43 previous studies, two (LA-09050 and -11534) overlap the Project Site. Approximately 25 percent of the Project Site has been included in previous cultural resources studies.

**TABLE 1  
PREVIOUS CULTURAL RESOURCES INVESTIGATIONS**

<b>Author/s</b>	<b>SCCIC# (LA-)</b>	<b>Title</b>	<b>Year</b>
Anderson, Carson	LA-06963	<i>Verizon Telecommunications Facility, 620 N. Lake Ave. Pasadena, California 91101 EDR NEPA Check</i>	2001
Anonymous	LA-00032	<i>Impact Assessment of Archaeological Resources in Memorial Park Pasadena, California</i>	1974
Anonymous	LA-03497	<i>Draft Supplemental Environmental Impact Report Pasadena-Los Angeles Light Rail Transit Project</i>	1994
Anonymous	LA-03498	<i>Final Supplemental Environmental Impact Report Pasadena-Los Angeles Light Rail Transit Project</i>	1994
Anonymous	LA-04359	<i>Historic Property Survey Reconstruction of Damaged Improvements on Marengo Avenue From Cordova Street to Glenarm Street City of Pasadena County of Los Angeles</i>	1981
Anonymous	LA-04386	<i>Cultural Resources Overview Los Angeles County Metropolitan Transportation Authority's Interstate Commerce Commission Abandonment Exemption Pasadena-Los Angeles Light Rail Transit Project</i>	1993
Anonymous	LA-04451	<i>Route 7 Environmental Impact Statement Supplement</i>	1983
Atchley, Sara M.	LA-04909	<i>Cultural Resources Investigation for the Nextlink Fiber Optic Project, Los Angeles and Orange Counties, California</i>	2000
Billat, Lorna	LA-06082	<i>Proposed Nextel Cellular Facility CA-6673D - North Lake in Pasadena, California</i>	2002
Billat, Lorna	LA-08817	<i>177 E. Colorado / La-60xc202-g Cellular Installation on Building Roof 177 E. Colorado Blvd. Pasadena, Los Angeles County, Ca 91105</i>	2007
Bonner, Diane, Wills, Carrie, and Crawford, Kathleen	LA-12738	<i>Cultural Resources Records Search and Site Visit Results for Sprint Nextel Candidate LA60XC202 (AT&amp;T Building) 177 East Colorado Boulevard, Pasadena, Los Angeles County, California</i>	2014
Bonner, Wayne	LA-10711	<i>Cultural Resources Records Search and Site Visit Results for Clearwire Candidate CA-LOS1513A (AT&amp;T Switch Building), 177 East Colorado Boulevard, Pasadena, Los Angeles County, California</i>	2010
Bonner, Wayne	LA-11958	<i>Cultural Resources Records Search and Site Visit Results for T-Mobile West, LLC Candidate IE24799A (IE799 Arroyo Storage RT) 411 South Arroyo Parkway, Pasadena, Los Angeles County, California</i>	2012
Bonner, Wayne H.	LA-09139	<i>Direct APE Historic Architectural Assessment for T-Mobile Candidate IE24799A (Arroyo Storage), 411 South Arroyo Parkway, Pasadena, Los Angeles County, California</i>	2007
Bonner, Wayne H.	LA-09163	<i>Cultural Resources Records Search and Site Visit Results for T-Mobile Candidate IE24799A (Arroyo Storage), 411 South Arroyo Parkway, Pasadena, Los Angeles County, California</i>	2007
Bonner, Wayne H. and Kathleen A. Crawford	LA-08813	<i>Cultural Resources Records Search and Site Visit Results for T-Mobile Candidate le04861e (nouri Rugs), 634 East Colorado Boulevard, Pasadena, Los Angeles County, California</i>	2007
Bonner, Wayne, Williams, Sarah, and Crawford, Kathleen	LA-12196	<i>Cultural Resources Records Search and Site Visit Results for T-Mobile West, LLC Candidate IE04861E (IE861 Nouri Rugs), 634 East Colorado Boulevard, Pasadena, Los Angeles County, California</i>	2012
Bonner, Wayne, Williams, Sarah, and Crawford, Kathleen	LA-12197	<i>Cultural Resources Records Search and Site Visit Results for T-Mobile West, LLC Candidate IE0409A (LA094 LA-094-01-SBC) 177 East Colorado Boulevard, Pasadena, Los Angeles County, California</i>	2012

<b>Author/s</b>	<b>SCCIC# (LA-)</b>	<b>Title</b>	<b>Year</b>
Duke, Curt	LA-05158	<i>Cultural Resource Assessment for AT&amp;T Wireless Services Facility Number C886.1, County of Los Angeles, Ca</i>	2000
Duke, Curt	LA-05241	<i>Cultural Resource Assessment Cingular Wireless Facility No. La Vy 091-01 Los Angeles County, Ca</i>	2001
Duke, Curt	LA-05635	<i>Cultural Resource Assessment: Cingular Wireless Facility No. Vy 106-01 Los Angeles County, California</i>	2001
Duke, Curt	LA-06854	<i>(Duplicate of LA-4745) Cultural Resource Assessment for the AT&amp;T Wireless Services Facility Number C567, County of Los Angeles, California</i>	1999
Duke, Curt and Judith Marvin	LA-06961	<i>Cultural Resource Assessment AT&amp;T Wireless Services Facility No. D493c Los Angeles County, California</i>	2002
Fulton, Phil	LA-10590	<i>Cultural Resource Assessment - Verizon wireless services Marengo Temp facility, City of Pasadena, Los Angeles County</i>	2010
Judd, Bruce	LA-10845	<i>Photographs Partial Plan Drawings</i>	2002
McKenna, Jeanette A.	LA-11420	<i>A Cultural Resources Assessment and Evaluation of Potential Impacts to the William McKinley Elementary School in the City of Pasadena, Los Angeles County, California</i>	2011
Metzer, Valerie A.	LA-07459	<i>FCC 060420b 336 East Colorado Boulevard, Pasadena, Los Angeles County, California 91101</i>	2006
Meyer, Donna	LA-12345	<i>Video Surveillance and Protection Proposal, Police Department, 207 N Garfield Avenue, Pasadena, Los Angeles County</i>	2012
Padon, Beth	LA-08816	<i>Archaeological Survey Report Playhouse District Streetscapes, Walkways and Alleys Project, Pasadena Playhouse Historic District, City of Pasadena, Los Angeles County, California (local Assistance Project, District 07 Los Angeles, Ea 07-4u3734)</i>	2007
Perez, Don	LA-12613	<i>Los Robles/Ensite #13890 (120735), 80 South Lake Avenue, Pasadena, Los Angeles County, CA 91101</i>	2013
Puckett, Heath	LA-11725	<i>E. Walnut, 532 E. Colorado Boulevard, Pasadena, CA 91101</i>	2012
Remson, E.J.	LA-05237	<i>Documentation for Determination of No Adverse Effect: Union Station Project</i>	
Saurenman, Hugh	LA-03498	<i>Evaluation of Change in Noise Impacts, Proposed Blue Line Wayside Horn System</i>	
Smith, Philomene C.	LA-05249	<i>Negative Archaeological Survey Report: Route 210:kp30.3/40.2-170-129971</i>	2000
Supernowicz, Dana	LA-10846	<i>Cultural Resources study of the 177 E. Colorado Boulevard Project Sprint-Nextel Site No. LA60XC202-G, Los Angeles County, California 91105</i>	2007
Supernowicz, Dana	LA-09680	<i>Cultural Resources Study of the Lake-Orange Grove Project, Royal Street Communications Site No. LA2280A, 620 N. Lake Avenue, Pasadena, Los Angeles County, California 91101.</i>	2008
Supernowicz, Dana*	LA-11534	<i>Cultural Resources Study of the Scottish Rite Project AT&amp;T Site no. LAD493, 150 North Madison Avenue Pasadena, Los Angeles County, California 91101</i>	2010
Supernowicz, Dana	LA-12511	<i>Architectural Evaluation Report of the American Laser Building Project, AT&amp;T Mobility Site No. LA0342, 301 S Fair Oaks Avenue, Pasadena, Los Angeles County, CA</i>	2012
Supernowicz, Dana E.	LA-09681	<i>Cultural Resources Study of the Charles Company Pasadena Project, Royal Street Communications Site No. LA2367B, 532 E. Colorado Blvd., Pasadena, Los Angeles County, California 91101</i>	2007
T. Grimes	LA-10991	<i>East Colorado Boulevard, Specific Plan, Historic Resources Survey</i>	2001
Thai, Sean and Lorna Billat*	LA-09050	<i>Los Robles / CA-7103j</i>	2005
Unknown	LA-07569	<i>Final Report Northwest Survey Revision Project - Phase II Historic Resources Inventory</i>	1994

Author/s	SCCIC# (LA-)	Title	Year
Unknown	LA-12097	North Lake Specific Plan Area Historic Architectural Resources Inventory Report and Context Statement	1995

\*Indicates study overlaps the Project area

## Previously Recorded Cultural Resources

The records search results indicate that no archaeological resources have been previously recorded on or within a 1-mile radius of the Project Site, and no architectural resources have been recorded on the Project Site. Seven historic architectural resources have been recorded within 0.25-mile of the Project Site (**Table 2**).

**TABLE 2  
PREVIOUSLY RECORDED CULTURAL RESOURCES**

P-Number (P-19-)	Permanent Trinomial (CA-LA-)	Other Designation	Description	Date Recorded	Eligibility
P-19-180465 <sup>c</sup>		Pasadena City Hall (100 N. Garfield)	Historic-period municipal building	1979	3; 1D; and 3D
P-19-180497 <sup>c</sup>		Casa Loma Apartments (249 N. Euclid)	Historic-period multiple family residence	2002	3S and 7N
P-19-180548 <sup>c</sup>		Herkimer Arms (previously recorded at 527 E. Union, moved to 407 N. Raymond in 2009)	Historic-period multiple family residence	1979	3S
P-19-180565 <sup>b</sup>		Ford Place Historic District (N. Oakland, Ford Place, N. Los Robles)	Historic-period district	1979	1D
P-19-181075 <sup>c</sup>		First Congregational Church (464 E. Walnut)	Historic-period religious building	1980	7R
P-19-181367 <sup>c</sup>		House of Fiction (688 E. Walnut)	Historic-period single family residence	1980	7R
P-19-188270 <sup>c</sup>		Sears Roebuck & Co	Historic-period building	2007	6Y

<sup>a</sup> direct view

<sup>b</sup> indirect view

<sup>c</sup> no view

The Ford Place Historic District (19-180565) is located on a parcel immediately adjacent to the Project Site, sharing a rear property line, approximately 56 feet west. There is the potential for indirect impact to this resource; therefore, it is described in more detail below.

**Ford Place Historic District**

The Ford Place Historic District (NR #10000496) is currently located within the Fuller Theological Seminary Campus. It consists of the Ford Place residential subdivision created in 1902. Ford Place was developed by W.J. Pierce who envisioned an upscale residential neighborhood that would be a “showplace” in Pasadena. There are ten buildings and one grouping of landscape features that are contributors to the Ford Place Historic District (Jefferson, 2010). The Ford Place Historic District is significant architecturally for its distinctive examples of intact period architectural styles that have a common relationship of site plan, scale and materials, and were constructed between 1902 and 1916 (Criterion C). It is also an important and intact early residential subdivision in the City representing the early development patterns in the City (Criterion A). Its period of significance is 1902 to 1916. In addition, the nomination also states in regard to its setting and historic landscape:

*The setting and historic landscape features contribute to the significance of this planned residential community. Large set-backs, deep lots, and a wide street flanked with trees to create a park-like setting with unobstructed views of the San Gabriel Mountains were included in the original planning for Ford Place. The Ford Place district retains its original T-shaped configuration and circulation pattern, as well as a collection of mature Canary Island Palms that line both sides of the street along Ford Place and the 100 block of North Oakland Avenue. These original trees are associated historically with the development of the tract and are a key feature that links the collection of extant buildings to its historic past as a residential neighborhood (Jefferson 2010).*

The historic district was designated on July 22, 2010, number 10000496.

City’s California Historical Resources Inventory Database (CHRID)

From a review of the City’s CHRID, an additional 12 historic resources were identified in 0.25-mile radius, including two historic districts; the Pasadena Playhouse Historic District and the Pasadena Civic Center Historic District (**Table 3**).

**TABLE 3  
PREVIOUSLY RECORDED HISTORIC RESOURCES FROM THE CITY’S CHRID**

Number	Other Designation	Description	Date Recorded	Eligibility
NR# #75000435 <sup>c</sup>	Pasadena Playhouse	Spanish Colonial Revival style theatre designed by Elmer Grey in 1924.	1975	1S/1D
NR# #77000300 <sup>c</sup>	Grace Nicholson Building/Pacific-Asia Museum	The Grace Nicholson Treasure House of Oriental Art is designed by Marston, Van Pelt & Maybury. Period of significance is 1924-1929. It is located at 46 North Los Robles Avenue.	1976	1S

Number	Other Designation	Description	Date Recorded	Eligibility
NR# 80000813 <sup>c</sup>	Pasadena Civic Center Historic District	Historic-period district contains the Civic Center designed by Bennett, Parson, and Frost as part of the City Beautiful Movement.	1980	1S/1D
NR# #84000879 <sup>c</sup>	Theodore Parker Lukens House	Eastlake Victorian style residence designed by Harry Ridgeway for former Mayor of Pasadena, conservationist, and banker, Theodore Lukens. The residence is located at 267 El Molino Avenue.	1983	1S
NR# #85001682 <sup>c</sup>	Odd Fellows Temple	A two-story Spanish Colonial Revival style building located at 120 North El Molino Avenue.	1983	1S
NRIS# 84003894 <sup>a</sup>	Scottish Rite Cathedral	Pre-PWA Classical Modern building constructed in 1925 and designed by master architect Joseph Blick.	1984	1D/2S
NR# #85001066 <sup>c</sup>	Singer Building	Commercial building designed by Everett Phipps Babcock in the Spanish Colonial Revival style. It is located at 16 South Oakland Avenue.	1984	1S
NR# #87000941 <sup>c</sup>	First Trust Bank	6-8 story, L-shaped commercial building designed in the Italian Renaissance style by Bennett and Haskell. It is located at 587-611 East Colorado.	1987	1S
NR# 94000462 <sup>a</sup>	Pasadena Playhouse Historic District	Historic-period district containing 34 contributors associated with the development patterns in Pasadena	1993	1D
HRI# 1109-0289-0000 <sup>c</sup>	Arcade Building	Historic-period commercial building designed by Marston and Maybury, built in 1927.	2000	5S2
NR# #01000329 <sup>b</sup>	Edmund Blinn House/ Women's City Club of Pasadena	Craftsman style residence designed by George Washington Maher located at 160 North Oakland Avenue	2001	1S
None <sup>c</sup>	Keith Spalding Garden	Keith Spalding Garden (also part of the original Maryland Hotel grounds) at 134 North Euclid Avenue.	2012	3B
<sup>a</sup> direct view		1D= Contributor to a district or multiple resource property listed in NR by the Keeper. Listed in the CR.		
<sup>b</sup> indirect view		2S= Individual property determined eligible for NR by the Keeper. Listed in the CR		
<sup>c</sup> no view		3B = Appears eligible for NR both individually and as a contributor to a NR eligible district through survey evaluation.		
		5S2 = Individual property that is eligible for local listing or designation.		

Of these 12 resources identified, two would have direct views of the Project site and potential indirect impacts are being analyzed; the Pasadena Playhouse Historic District and the Scottish Rite Cathedral.

### ***Pasadena Playhouse Historic District***

The Pasadena Playhouse Historic District (NR #94000462) consists of 32 contributors (30 building and 2 objects) and 8 non-contributors. The Pasadena Playhouse Historic District developed throughout the 1920s as a major concentration of retail, business, and cultural activity in the City. It is significant under Criterion A for its role in the expansion of urban activities beyond the pre-1920s business district, and under the context of community planning and development. It is also eligible under Criterion A, for its nationally significant role of the



performing arts field. The district is also eligible under Criterion C, as it contains significant examples of period architectural styles (Kilwinski, et al., 1993). The “period of significance is 1906 to 1940, to be inclusive of those architecturally significant and historically significant structures,” which best represent the eastward expansion of the City (Kilwinski, et al., 1993). It was designated on May 19, 1994.

Three contributors to the district would have views of the Project Site including 112 North Madison Avenue, a single-family residence built in 1922 in the English Cottage Revival style; 120 North Madison Avenue, built in 1909 and designed by architect Sylvanus B. Marston; and 150 North Madison Avenue, the Scottish Rite Cathedral designed by Joseph J. Blick in 1924.

### **Scottish Rite Cathedral**

As mentioned in the above section, the Scottish Rite Cathedral is a contributor to the Pasadena Playhouse Historic District. In addition, in 1984 the Scottish Rite Cathedral was determined eligible for individual listing on the National Register (NRIS #84003894, decision date October 3, 1984). The Scottish Rite Cathedral is a pre-PWA Classical Modern building designed by local master architect Joseph J. Blick, and build by W.C. Crowell. It was constructed in 1925 by the Scottish Rite, which formed in the City beginning in 1883. The building continues to serve the Mason fraternal organization. The Scottish Rite Cathedral is located across the street from the Project Site.

## Sacred Lands File Search

The NAHC maintains a confidential Sacred Lands File (SLF) which contains sites of traditional, cultural, or religious value to the Native American community. The NAHC was contacted on July 30, 2018 to request a search of the SLF. The NAHC responded to the request in a letter dated August 6, 2018. The results of the SLF search conducted by the NAHC indicate that Native American cultural resources are not known to be located within the Project Site (**Appendix C**).

## Geotechnical Data Review

Geotechnical exploration of the project site was conducted on March 27 and April 6, 2018 (LC Engineering Corp., 2018). The investigation consisted of excavating three exploratory hollow-stem borings (B-1 to B-3) to a maximum depth of approximately 51.5 feet below ground surface (bgs). All of the borings were located on the southern half of the project site and only within the building footprint and did not include the current parking lot. Two types of materials were encountered in the borings: fill soils (Af) and native soils (Ns) consisting of brown to light brown silty sand, sand, and gravelly sand interbedded and moderately to very dense conditions. Fill soils were noted in all three borings up to 3 feet bgs and likely represent a historic disturbance layer resulting from previous development and construction on the site.

## Additional Research

Additional research included a review of online newspaper databases, Pasadena Central Library newspaper database, photo collections, census data, city directories, and historical society archives. The results of this research have been incorporated into the *Historic Setting* section of

this report. A review of historic maps, aerial photographs, and building permits was also conducted, and the results of this research are provided in the following section.

## Historic Maps, Sanborn Maps, and Aerial Photographs

Historic maps and aerial photographs were examined to provide historical information about land uses of the Project Site and to contribute to an assessment of the Project Site's archaeological sensitivity. Available topographic maps include Los Angeles 1894 15-minute quadrangles; Pasadena 1896 and 1900 15-minute quadrangles; 1928, 1940 Altadena 7.5-minute quadrangles; 1953, 1966, 1972, and 1988 Pasadena 7.5-minute quadrangles. Sanborn Fire Insurance maps were available for the years 1903, 1910, 1931, 1950, 1952, and 1968. Historic aerial photographs were available for the years 1928, 1938, 1952, 1964, 1977, 1979, 1981, 1989. (EDR, 2018). EDR results including topographic maps, aerial imagery, and Sanborns are included in **Appendix D**.

A review of the 1894, 1896, and the 1900 historic topographic maps identify the Project vicinity as Olive Wood and indicate that the Project Site was undeveloped during these years. A portion of the Atchinson Topeka and Santa Fe Railroad (Southern California Division) are located to the north of the Project Site and the Southern Pacific Railroad (Pasadena Division) is located to the southwest of the Project Site. The nearest water resources include three reservoirs, with the closest reservoir located approximately 0.5-miles northwest of the Project Site and the furthest reservoir located approximately 1.45-miles west of the Project Site. By 1928 there is an increase development in the vicinity and a structure is identified within the Project Site. The 1953 historic topographic map has been shaded pink indicating urban development and the Pasadena City Hall and the Fuller Theological Seminary are labeled to the west of the Project Site. The 1988 map shows no changes to the Project Site, however, Interstate 210 and California State Route 134 are identified to the north and northwest of the Project Site (EDR, 2018).

A review of the 1903 Sanborn map indicates that the Project Site was largely undeveloped with the exception of three buildings in the southern portion of the Project Site, specifically at 127 North Madison. The buildings, from east to west, include a 2-story single family dwelling with a concrete basement, a single story unidentified building, likely an outhouse, located immediately adjacent to the dwelling, and a 2-story stable, identified as 127 1/2 North Madison. By 1910, the dwelling at 127 North Madison was raised by a 1/2-story while the remaining buildings were unchanged. The map identifies a 2 1/2 story single family dwelling in the northern portion of the Project Site, specifically 141 North Madison. The 1931 Sanborn map identifies the most change to the Project Site. The 2 1/2 story dwelling at 141 North Madison has moved to the west (Figure 6) and an additional story was added. The building is now labeled "Hotel" and refers to a "Restaurant" on the first floor. Additionally, two "Apartment" buildings, both 2-stories tall are identified at 141 North Madison. The eastern 2-story dwelling at 127 North Madison remains unchanged, although the adjacent unidentified building has since been removed, and the stable, previously identified as 127 1/2 North Madison, has been relabeled as an automobile garage. The 1950 Sanborn map indicates no change to the apartments and the hotel at 141 North Madison, although all of the buildings at 127 North Madison have been removed and the area is now referred to as "Auto Parking". The Project Site remains unchanged until 1968 with the addition of



Madison is currently developed with a surface parking lot. There are not buildings or structures present. In c. 1905, 141 North Madison was improved with a 2 ½ story single-family residence.

## Occupancy and Ownership History

City directories, building permits on file with the City’s Building Division, as well as Assessor, U. S. Census, and other records, were reviewed to determine if the Project Site has any significant associations with the productive lives of historic personages. **Table 4** below summarizes the ownership history of 141 North Madison Avenue.

### Ownership History

**TABLE 4  
OWNERSHIP HISTORY OF 141 NORTH MADISON**

Address	Year	Source	Occupant	Occupation
141	1906-1918	Pasadena City Directory, US Census	Willis Morrison Maud L. Morrison Florence C. Morrison	Attorney Surgeon Teacher
141	1919-1939	Thurston’s Residence and Businesses Directory of Pasadena	Lydia Pyle Simpkinson	
141	1944-1954	Pasadena Building Permits	Earle Hugens	Developer
Both	1955	Pasadena Building Permits	Dr. Frank Gondek	-
Both	1956	Pasadena Building Permits	Dr. L. L. Frost	-

### **141 North Madison Avenue**

The first owner of 141 North Madison Avenue was Willis I Morrison, and his two sisters Maud and Florence. Willis Morris was born in 1881 in New Orleans, Louisiana. He then attended Harvard University where he obtained his law degree. In 1906, he is listed in the City directory as living at 141 North Madison Avenue and working as an attorney. By 1914, he was working at his practice at the Title Insurance Building. He lived at 141 North Madison until 1918. He later moved to Sixth Street in 1920, Kingsley Drive in 1930, and later the palatial estate known as Moorcrest at 6147 Temple Drive by 1940. He was a prominent attorney, Southern California Superior Court Judge, and Superior Court Judge of Los Angeles. Willis Morris lived with his sister Dr. Maud L. Morrison. Maud L. Morrison was born in Pittsburgh in 1885. She attended the College of Physicians and Surgeons at the University of Southern California and practiced Allopath. She died prematurely in October of 1918 (Find A Grave, 2018). Florence Morrison was born in 1890 in Pittsburgh Pennsylvania, and according to the 1910 Census worked as a Kindergarten Teacher at a public school. After her sister’s death, she and her brother moved to downtown Los Angeles. Florence passed away in 1970, at the age of 79 (Find A Grave, 2018).

Lydia Pyle Simpkinson owned 141 North Madison Avenue from 1919-1944. Information about her can be found in the History of Project Area (**Figure 7**).



Mixed-Use Project at 127-141 North Madison Avenue.180493.00

SOURCE: U.S. Passport Applications, 1795-1925

**Figure 7**  
Lydia Pyle Simpkinson

After Simpkinson retired from the hotel business, Earle Hugen owned 141 North Madison from 1944-1954. Hugen was a prolific builder and developer who “it seems has owned, built, or remodeled every third house in Pasadena” (Miv, 1985: 397). In 1933, Earl Hugen built a residence for philanthropist Paul Whittier that was designed by John Byers (“Another Large Home,” 1933: 20). In 1961, Hugen was appointed as a member of a committee by the Pasadena Citizens’ Council for Planning to review a Preliminary General Plan for Pasadena. He stated while reviewing the Plan that “the obvious character [of Pasadena] is that of an outstanding city of culture” and then listed the many cultural achievements which have brought fame to Pasadena (“General Plan,” 1961: 11). However, Hugen was part of a feud with the Pasadena Planning Commission in 1963. Hugen had planned a large multi-family development along Villa street and even began planting large box trees along the parkway. However, the Planning Commission informed Hugen that they were actually planning on widening Villa Street and that Hugen had to revise his plans. The proposed development was also taller than zoning allowed. Hugen sought to get special concessions from the requirements of the City Zoning Ordinance but was denied (“Irked Planning Chairman,” 1968; “Echo: Building a Guessing Game,” 1963). While this was happening, however, Hugen was presented with an award for distinguished effort in the beautification of older business areas by the Pasadena Beautiful Foundation on June 23, 1963 (“Pasadena Beautiful Group,” 1963: 55). In 1973, Hugen was Vice Chairman of the Pasadena Cultural Heritage Committee (“Heritage Unit Elects,” 1973: 24). Hugen designed the Arcade in Pasadena (Schaaf, 1958: 397). It is likely that it was Hugen that updated the Simpkinson Hotel & Apartments building into the Mid-Century Modern office building that it appears as today.

Dr. Frank Gondek was listed as the owner for a building permit issued in 1955. Gondek was an investor from Pasadena (“Shopping Center,” 1958: 14). He was also a member of the medical staff of Pasadena Community Hospital and was a lecturer. In 1968, he gave a lecture on diabetes at the local hospital (“Diabetic to be Discussed,” 1968: 54). In 1956, Dr. L.L. Frost was listed as the owner in another building permit. Larence L. Frost had a clinical lab at the Project Site. Frost served as the president of the University Club of Pasadena in 1966 (“University Club,” 1966: 51).

He was also president of Pasadena Community Hospital in the 1970s (“Artificial Kidney,” 1975, 157) (Figure 8).



Mixed-Use Project at 127-141 North Madison Avenue.180493.00

SOURCE: Pasadena Independent, 1966

**Figure 8**  
Dr. Lawrence L. Frost

## Occupancy History

As 141 North Madison was originally utilized as an apartment and hotel, it experienced a high rate of turnover. Following its conversion from an apartment and hotel, to an office building, many doctors and pharmacies occupied the building. As of late, the Project Site has been utilized as residences, and for office space.

The first known occupant of 141 North Madison Avenue was the Morrison family, who lived at the property from 1905 until 1918, as documented in the above section. The second occupant was Lydia Simpkinson who turned the residence into an Apartment Hotel complex in 1924. She lived at the residence, which would be Simpkinson Hotel since at least 1915 until around 1944 when she retired. Meanwhile, in 1928 there were a number of guests at the Simpkinson Apartments and Hotel, a number of whom were elder widowed women, like Mrs. Simpkinson herself. There was a high turnover rate during Simpkinson’s management with most tenants staying two to four years. Many employees lived and worked at the Simpkinson Apartments and Hotels including Christine Walter, a servant and Madeline Wyatt, a seamstress who also worked for Mrs. Simpkinson as a bookkeeper for the apartments and hotel. Wyatt was born in Texas in 1896 and never married. Christine A. Walter worked as a maid and was born in 1885 in Kentucky, also never married. The second maid was Nora E. Foley, born in Massachusetts in 1891. Ponciano F. Nery worked as the cook. She was born in the Philippines in 1905 (1930 United States Federal Census).

In roughly 1947, The Simpkinson Apartments were renamed the Madison House and was owned by Earle Hugens. It remained residential until roughly 1953. These guests included younger persons, and mostly men unlike when Simpkinson was in charge (United States Federal Census).

In 1954, the Madison House was converted to the Madison Professional Building, which was largely used as offices for physicians and dentists, as well as space for the Pegg Pharmacy and a clinical lab for Dr. Lawrence L. Frost. A number of physicians worked in the building and

research indicates that only one notable doctor worked there, Albert G. Bower, who had an office in the building in 1953. Albert G. Bower was a Polio Authority and Chief Physician of County Hospital's Communicable Disease Service, and a medical author. He retired in 1959 after having a private clinic in Glendale and then at the Project Site in Pasadena. He was also a Professor of Medicine at Stanford and at the College of Medical Evangelists ("Dr. Albert G. Bower," 1960: 24). He was a member of the American Legion and honorary member of the Canadian Legion as well as the Glendale F&AM, the Hollywood Academy of Medicine, the American Society of Medical Authors, and life fellow of American College of Physicians and Life Fellow of American Medicine. He was a veteran of both World Wars ("Obituary Notice," 1960: 43).

## Cultural Resources Survey

### Methods

A cultural resources survey of the Project Site was conducted on August 14, 2018 by ESA staff Vanessa Ortiz, M.A., RPA; and Ashley Brown, M.A. The purpose of the survey was to identify historic architectural resources within or immediately adjacent to the Project Site and surface evidence of archaeological resources within the Project Site. The Project Site was subject to an opportunistic archaeological survey that targeted areas with exposed ground surface, such as landscaped areas and the parkway. Existing on-site buildings and structures, as well as the immediate surroundings, were photographed. In addition, an intensive pedestrian survey of the surrounding Project Site was conducted in order to assess the potential for indirect impacts. All resources on the Project Site meeting the OHP's 45-year age threshold were documented on California Department of Parks and Recreation (DPR) 523 forms (**Appendix E**).

### Results

Much of the Project Site, along the northern portion, is developed and largely consists of existing buildings and landscaped areas (**Figures 8 and 9**). The southern portion consists of a surface parking lot and a storage building with very little ground surface visibility (**Figure 10**). The developed areas of the Project Site were subject to an opportunistic survey and the landscaped surfaces were intensively inspected for the presence of archaeological materials. No archaeological resources were identified as a result of the survey.

A total of one historic architectural resource (Madison Professional Building) was documented as a result of the survey. This resource is described in the following section. Based on the results of the windshield survey and record search information, the Project Site is adjacent to one historic district, the Ford Place Historic District; and is in close proximity to the Pasadena Playhouse Historic District and the Scottish Rite Temple.



SOURCE: ESA, 2018

Mixed-Use Project at 127-141 North Madison Avenue.180493.00

**Figure 8**  
View of courtyard landscaping in the northern portion of  
the Project Site, View to West





SOURCE: ESA, 2018

Mixed-Use Project at 127-141 North Madison Avenue.180493.00

**Figure 9**  
View of flower bed in the northern portion of the Project Site, View to North



SOURCE: ESA, 2018

Mixed-Use Project at 127-141 North Madison Avenue.180493.00

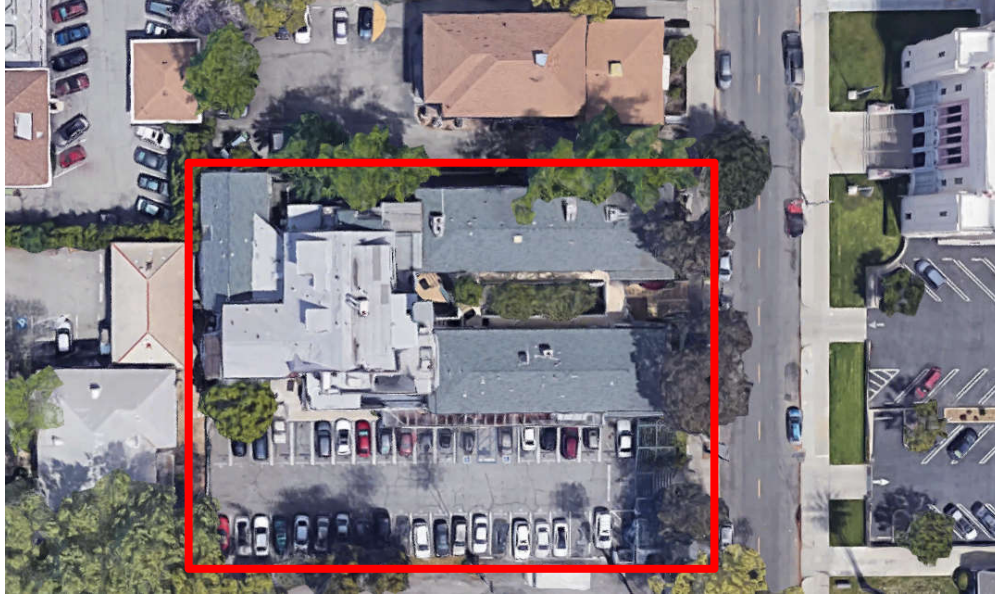
**Figure 10**  
View of surface parking lot in the southern portion of the  
Project Site, View to South

## Resource Descriptions

### Madison Professional Building

#### Architectural Description

The Project site is located in the downtown Pasadena neighborhood. It is improved with residential spaces in the rear core building and office spaces in the two wings to the east and a parking lot to the south. The building is set back from the Madison Avenue, with mature trees on the parkway along Madison Avenue and two mature trees in the front yard area of the building. There are shrubs along the front (east) façade. There are two mature trees along the parkway on Fountain Avenue and bushes and other plantings along the front of the project site. Vehicular access is available from Madison Avenue to the large parking lot south of the improvement on the lot. Pedestrian access is offered through a walkway between the two wings from Madison Avenue. It is directly across the street from the historic Scottish Rite Cathedral to the east (**Figure 11**).



Mixed-Use Project at 127-141 North Madison Avenue.180493.00

SOURCE: Google

**Figure 11**

Aerial of the neighborhood with the Project Site outlined in red

The Madison Professional Building has been altered into a Mid-Century Modern style from its original American Colonial Revival style (**Figure 12 and 13**). It consists of the 2 ½ story original residence at the back, with two parallel wings to the east forming a “U” shaped footprint. The original residence was built in 1905 and is currently located on the west end of the parcel, while the 1923 wing additions are to the west. The wings are two stories tall and are parallel and mirror each other in design. It has a complex roof design. The original residence has a complex cross gable roof but appears to be flat from the ground level. The office wings have a low pitched hipped roof with deep overhanging eaves that gives them the appearance of flat roofs (**Figure 14**).





Mixed-Use Project at 127-141 North Madison Avenue.180493.00

SOURCE: ESA 2018

**Figure 12**  
Detail of the gated entrance and south wing east (front) façade



Mixed-Use Project at 127-141 North Madison Avenue.180493.00

SOURCE: Los Angeles County Assessor, 20018

**Figure 13**  
Elongated bands of windows on the east (front) façade, one of the many types of windows present on the building



SOURCE: Los Angeles County Assessor, 20018

Mixed-Use Project at 127-141 North Madison Avenue.180493.00

**Figure 14**  
View of the Madison Professional Building, and  
the complex roof structure

The Madison Professional Building is primarily clad in stucco except for parts of the original residence which have wood and cladding with Colonial Revival details. Very few original details of the Colonial Revival style survive, including a column on the northwest corner of the original residence and the roof structure visible under the eaves (**Figure 15**). Pedestrian access to the building is provided by concrete steps from Madison Avenue that lead to the entrance centered beneath the second story walkway, which connects the two wings and is enclosed by a metal gate. The metal gated entrance leads to the courtyard between the wings which is landscaped with mature trees and shrubbery (**Figure 16**). Offices on the wings open towards the courtyard (**Figure 17**). The second-story rooms are accessed by exterior stairs leading to a projecting hallway, or elevator. Windows and doors have been replaced over time resulting in a ‘hodge-podge’ of types of windows and doors throughout the building, including elongated floor to ceiling windows, double-hung wood windows, large three-paneled side-lite windows, single-pane casement windows, sliding aluminum windows, large single-pane or divided-lite windows, and aluminum double-hung windows (**Figures 18 and 19**). The south elevation includes multiple stories with a variety of cladding including stucco, painted stack brick, wood, and a pop-out hallway with metal screening (**Figure 20**). The north elevation consists of predominately stucco with an overhanging second story, with one balcony (**Figure 21**). Also located on this elevation is an exterior stairway that is located on the original residence that allows for access to the various floors and roofs. At the rear of the property is a two-story addition with vertical and horizontal wood cladding, with a mixture of window types (**Figure 22**).



SOURCE: Los Angeles County Assessor, 20018

Mixed-Use Project at 127-141 North Madison Avenue.180493.00

**Figure 15**  
View of the northwest corner of the original hotel and apartment and its Colonial Revival style detail



SOURCE: Los Angeles County Assessor, 20018

Mixed-Use Project at 127-141 North Madison Avenue.180493.00

**Figure 16**  
Central Courtyard, view facing west





Mixed-Use Project at 127-141 North Madison Avenue.180493.00

SOURCE: Los Angeles County Assessor, 20018

**Figure 17**  
View of the northwest corner of the original hotel  
and apartment and its Colonial Revival style detail



Mixed-Use Project at 127-141 North Madison Avenue.180493.00

SOURCE: ESA, 2018

**Figure 18**  
Various types of windows from the second-story  
courtyard, view west



Mixed-Use Project at 127-141 North Madison Avenue.180493.00

SOURCE: Los Angeles County Assessor, 20018

**Figure 19**  
View of the northwest corner of the original hotel and apartment and its Colonial Revival style detail



Mixed-Use Project at 127-141 North Madison Avenue.180493.00

SOURCE: ESA, 2018

**Figure 20**  
South elevation, with a projecting hallway, and Mid-Century ornamentation along the south wing.





Mixed-Use Project at 127-141 North Madison Avenue.180493.00

SOURCE: ESA, 2018

**Figure 21**  
North elevation



Mixed-Use Project at 127-141 North Madison Avenue.180493.00

SOURCE: ESA, 2018

**Figure 22**  
The rear two story addition

## Construction History

In 1905, 141 North Madison was improved with a large 2 ½ story single-family residence, with a two-story addition at its rear for attorney Willis I Morrison. The first building permit for the residence was in 1923 when owner Lydia Simpkinson, made various improvements to the residence including having a new garage added to the property by Long and Mark (architect and

contractor) on November 17, 1923. That same year, Simpkinson hired S.O. Bennet to build a new sleeping room over the garage. Later that year, Simpkinson hired Foss Designing and Building Company to move the 2 ½ story residence to the rear of the lot, and added an additional story. After moving the residence, S.O. Bennett made further interior alterations for a bathroom by enlarging a room moving load bearing partitions. The two apartment wings were built in 1924, with no contractor or architect identified, to turn the single-family-residence into a hotel and apartment building called the Simpkinson Hotel & Apartments. The Simpkinson Hotel & Apartments was designed in the American Colonial Revival Style. Further additions by S.O. Bennett were completed including an additional bathroom at the rear on November 1, 1926 and a cleaning room on October 7, 1929. On March 29, 1935, a new deck was built by John W. Lytle for the Simpkinsons. On July 7, 1938, Dave Fomas re-plastered 150 square yards of the interior of the building. Earle Hugens took ownership of the property beginning in 1944 and converted the dining room into two apartments. He also had the overhanging balcony extended on January 27, 1948 with work done by Whitney Smith. In 1952, Hugens installed an elevator. On February 8, 1954, the exterior of the hotel was changed from the American Colonial Revival style to the Mid-Century Modern style that the Project Site exhibits today. The use of the building was also changed around this time from a hotel/apartment building to office suites in February 8, 1954. On October 13, 1956, a 402 square-foot addition for an office was constructed.

Since its transition to office suites in 1954, countless unpermitted alterations have been made to the Madison Professional Building at 141 North Madison, including the resizing of various window openings and the replacement of almost all of the windows and doors. Some other changes include adding a second story to the rear attached apartment building, the exterior hallway on the south elevation, the enclosing of balconies, or addition of walls closing off balconies, and changes to exterior cladding (stucco, stacked brick, vertical clapboard, horizontal clapboard, and aluminum cladding). Additional changes were again made after several of the units were transitioned from offices back to residential units.

# Significance Evaluations

The Madison Professional Building was evaluated under the following historical and architectural themes: Early Pasadena Hotels, 1880-1930; Apartment Hotels, 1900-1930; and Mid-Century Modern architecture, 1945-1970. Based on historic Sanborn maps and city directories, the original Colonial Revival Style, 2 ½ story residence was built in 1905. In 1923-1924, this residence was moved to the rear (west end) of the property, an additional story was constructed to the original residence, and two wings were constructed creating a central courtyard. Opened by Lydia Simpkinson in 1924, Simpkinson Hotel & Apartments operated until 1944. In 1944, it was renamed the Madison House, and in 1954 it was renovated to become a Mid-Century Modern styled office building. Today the property functions as offices and residential units. The Madison Professional Building was evaluated for listing in the National Register, California Register, and local designation under Criteria A/1/1-D/4/4 below.

## Madison Professional Building

### Criterion A/1/1: Events

The City of Pasadena began to take shape in the late 19th century with the completion of the railroad to Pasadena. In 1885, the City was incorporated and experienced a land boom, with 1,500 acres subdivided and over 400 new buildings constructed. Part of this new construction included hotels for tourist who were coming to Pasadena in the winter months for its warm climate in which to recover from pulmonary and other illnesses. These early hotels included the *Los Angeles House*, *Grand Hotel*, *Hotel Raymond*, and many others. Wealthy individuals began to purchase land, including Lydia Simpkinson. Mrs. Simpkinson opened her first hotel, Simpkinson Hotel, in 1914 (not the subject property). By 1915, she had a thriving business due to the popularity of Pasadena as a tourist destination. In 1921, she converted her residence at 141 North Madison to a hotel, and in 1924 she expanded her business to include apartments. Apartment hotels were popular in the early part of the 20th Century through the 1930s. They were advantageous for travelers who had extended stays in a city or even lived there full-time as they provided a room, or a suite of rooms, which included food preparation areas and common living spaces, with the amenities of a hotel such as formal dining services, housekeeping, and common gathering spaces. Mrs. Simpkinson was well known among her guests, and often had repeat customers every season due to her warm hospitality and amenities that her hotel offered. The Simpkinson Hotel, like many smaller early hotels in Pasadena, began disappearing in the mid-1940s, as many of them were not suited to the automobile.

The Simpkinson Hotel at 141 North Madison was not the first apartment hotel in the City of Pasadena. Research of historic periodicals and city directories indicated there were many apartment hotels and other lodging options within the City. Some of the earliest hotels in the City that are still extant are the Hotel Mikado (1887) at 105 South Fair Oaks Avenue, which is a contributor to a National Register District; The Castle Green/Hotel Green (1898) at 99 South Raymond Avenue listed on the National Register; and the Brookmore Hotel (1924) at 189 North Marengo Avenue, also identified as a contributor to a National Register District. In addition, the Madison Professional Building does not significantly reflect the early settlement and development patterns of the City. Furthermore, there is no evidence relating the building to any

other specific significant historic events was identified during the course of this evaluation. Therefore, the Madison Professional Building is recommended not eligible for listing under National Register Criterion A, California Register Criterion 1, or local Criterion 1.

## **Criterion B/2/2: Significant Persons**

As mentioned in the Project Area History and the Ownership and Occupancy History sections of this report, the first known occupant of the original 1905 residence was attorney and, later, Los Angeles Superior Court Judge Willis I Morrison. Willis I Morrison was a significant influential attorney and judge in Los Angeles. Although he lived at 141 North Madison Avenue from 1906 to 1918, his accomplishments are professional, rather than personal, are better associated with the extant Title Insurance Building in Los Angeles where he had his office. Willis' sister Maud L Morrison, lived at the property from 1906 until her death in 1918, although she was an early female doctor, she did not appear to influence the trends of medicine or local, state, and national history. Florence Morrison was a school teacher while living at the residence, however she does not appear to be influential in history.

From 1919-1944, Lydia Simpkinson owned, and lived at, 141 North Madison Avenue, later known as the Simpkinson Hotel & Apartments. She, like many other hotel owners in Pasadena, were very successful due the city's draw as a tourist destination. Although she was a successful hotel and apartment owner she was not an influential person in local, state, and national history. Since 141 North Madison was originally utilized as an apartment hotel, it experienced a high rate of turnover and most of the residents identified during the ownership of Mrs. Simpkinson were short term residences who only stayed for a season or a couple of years. Research did not indicate any significant persons among the guest or short-term tenants.

In 1944, the property was purchased by developer Earle Hugens who operated it as the Madison House. He is most likely responsible for the Madison Professional Building's Mid-Century Modern appearance. Hugens was a well-known builder and developer who "it seems has owned, built, or remodeled every third house in Pasadena" (Miv, 1985: 397). In 1961, the Pasadena Citizens' Council for Planning appointed Hugens to a committee that reviewed a Preliminary General Plan for Pasadena. Though Hugens appears to be a well-known person within the City, he is better associated with his long-term residence at 270 Wigmore Drive.

Following its conversion from an apartment and hotel, to an office building—many doctors and pharmacies occupied the building. The property was sold in 1954, to Frank Gondek, who owned the property for only two years before selling it to Dr. L.L. Frost, who also worked at the property and later at the Pasadena Community Hospital where he served as its President in the 1970s. Gondek and Frost do not appear to be significant at the City, state, or national levels, or within the field of medicine.

In addition to Gondek and Frost, a number of physicians worked in the building. Of all the doctors and business identified in the Occupancy History section, only one is notable, Albert G. Bower, who had an office in the building in 1953. Albert G. Bower was a Polio Authority and Chief Physician of County Hospital's Communicable Disease Service, and a medical author. He retired in 1959 after having a private clinic in Glendale. He was also a Professor of Medicine at

Stanford and at the College of Medical Evangelists (“Dr. Albert G. Bower,” 1960: 24). Bower appears to have worked at the building on the Project Site for one year before working at his clinic in Glendale. Though he appears to be a potentially significant doctor in the field of medicine, his accomplishments are better associated with his work at the County Hospital and Stanford, not the Project Site.

There do not appear to be any known significant personages important to national, state, or local history associated with the Madison Professional Building. The Madison Building does not appear eligible for listing under National Register Criterion B, California Register Criterion 2, and local Criterion 2.

### **Criterion C/3/3: Design/Construction**

The Madison Professional Building does not appear eligible for designation under National Register Criterion C, California Register Criterion 3, or local Criterion 3. A portion of the Madison Professional Building was built in 1905 according to Sanborn Maps and City directory research as a 2 ½ story single family residence. In 1954, the Simpkinson Hotel & Apartments was converted to offices, primarily for medical professionals. At this time the owner renovated the hotels and apartments to the Mid-Century Modern design that is present today. No architect was identified for this work, but due to the poor design, workmanship, and materials, along with the miscellany of window and door styles it is likely that a contractor performed the work. Due to the conversion from a Colonial Revival style hotel and apartment to a Mid-Century Modern style office building, the Madison Professional Building is not architecturally distinctive. It possessing only minor characteristics of the Mid-Century Modern style, which include the floor to ceiling glass curtain walls, stacked brick, and low pitched roof. Although the Madison Professional Building demonstrates these few characteristics of the style, it is not an excellent example of the style within the City of Pasadena. Other excellent examples include the Blaisdell Medical Building at 547 Union Street by architect Whitney Smith, the Abacus, Konditori & Petit Carrosel at 232 South Lake Avenue by architect James Pullian; O.K. Earl Office at 199 South Hudson Avenue; and the former Draper’s Department Store at 1855 East Colorado Boulevard by architect Walter C. Fain.

Furthermore, the subject property has been significantly altered since its original 1905 construction with the addition of an exterior hallway enclosed with metal fencing on the south elevation, the replacement of the majority of the fenestration including the resizing of many window openings, the addition of the mid-century modern wings and the use of the original house. The design has been so altered that there are now inaccessible balconies, floors that are the original roof, and a confusing network of corridors and staircases. As such the Madison Professional Building does not appear to represent notable work of a master builder or architect. Based on these findings, the building does not appear to be an exceptional example of Colonial Revival or Mid-Century Modern Architecture. Since it has been significantly altered it does not exhibit any exceptional features associated with its use as a hotel and apartment. Therefore, the Madison Professional Building does not appear eligible under National Register Criterion C or California Register Criterion 3, or local Criterion 3.

## Criterion D/4/4: Data Potential

While most often applied to archaeological districts and sites, Criterion D/4 can also apply to buildings, structures, and objects that contain important information. In order for these types of properties to be eligible under Criterion D/4/4, they themselves must be, or must have been, the principal source of the important information. The Madison Professional Building does not appear to yield significant information that would expand our current knowledge or theories of design, methods of construction, operation, or other information that is not already known. Therefore, the Madison Professional Building have not yielded or are not likely to yield information important to prehistory or history and do not appear to satisfy National Register Criterion D or California Register Criterion 4, or local designation.

### *Integrity*

The National Register and California Register recognizes a property's integrity through seven aspects or qualities: location, design, setting, materials, workmanship, feeling, and association. Eligible properties should retain several, if not most, of these aspects. Both registers require that a resource retain sufficient integrity to convey its significance, and the property must retain the essential physical features that enable it to convey its historical identity. Integrity is based on significance and understanding why a property is important. *National Register Bulletin 15* states that “only after significance is fully established can you proceed to the issue of integrity” (U.S. Department of the Interior, 2002). Since Madison Professional Building was not identified as significant under any of the applicable national or state criteria, an integrity analysis was not conducted.

## Impacts Analysis

### Direct Impacts

The Madison Professional Building was evaluated for listing in the National Register, California Register, and for local designation and is recommended not eligible. As such, the Madison Professional Building does not meet the definition of an historical resources as outlined in CEQA Guidelines Section 15064.5(a)(1) or (2), and the Project would not have a direct impact on historical resources.

### Indirect Impacts

Indirect impacts were analyzed to determine if the Project would result in a substantial material change to the integrity of historical resources outside of the Project Site such that the resources significance would be materially impaired, which is the CEQA threshold for determining significant impacts. In other words, would it still be eligible following construction and operation of the project? Would it still be able to convey the historical significance? The indirect impacts study area was defined as the immediate Project vicinity. Four historical resources were identified in this area, including two that would have direct views (Playhouse Historic District [NR#94000462] and the Scottish Rite Cathedral (also a contributor to the Playhouse Historic District) and two that would have indirect views (Ford Place Historic District [NR #10000496] and the Edmund Blinn House [NR #01000329]). A portion of the Ford Place Historic District

abuts the rear property line of the proposed project site. The Ford Place Historic District is significant architecturally for its distinctive examples of intact period architectural styles that have a common relationship of site plan, scale and materials, and were constructed between 1902 and 1916 (Criterion C). The proposed project would not alter any of the character-defining features identified in the nomination of the Ford Place Historic District. The fourth, the Edmund Blinn House, which is both a contributor to the Ford Place Historic District and individually eligible, is located approximately 60 feet to the northwest of the project site, abuts the rear property line of the proposed project site, and would have indirect views of the rear of the proposed building. In summary, while the Project would alter the surrounding setting of the Ford Place Historic District by constructing a taller building on the project site, affecting one of the seven aspects of integrity, this would not constitute a substantial adverse change to the resource resulting in it no longer being able to convey its significance. The character-defining features would remain intact and it would still be an eligible resource. The Scottish Rite Cathedral and the Playhouse Historic District are further away from the Project Site and would not be indirectly impacted by the Project because primary views would not be impacted. Views of the proposed building from the Blinn House would be partially screened by mature landscaping located in the Ford Place Historic District along the boundary line that abuts the project site. Other modern buildings visible from the Blinn House property include 490 E. Walnut Street, to the west across Oakland Avenue, and the Fuller Theological Seminary Graduate School of Psychology Building to the north (180 N. Oakland Avenue). The Project would not result in a substantial adverse change to the Blinn House and would not materially impact its integrity.

ESA's Noise Technical Report (December 2018) fully considers noise and vibration impacts to the historic buildings located on the Fuller Theological Seminary campus directly west of the Project Site (inclusive of the Blinn House property), which is denoted as R3 in Figure 3 of the Noise Technical Report. As discussed on page 23 of the Noise Technical Report, consistent with the City's General Plan requirements, the Project will incorporate general industry standard best practices to minimize noise and vibration impacts described in PDF-NOISE-1 and PDF-NOISE-2. The Noise Technical Report analyzed and disclosed the maximum noise and vibration impacts to sensitive receptors. Noise and vibration impacts to sensitive receptors, including the historic buildings located on the Fuller Theological Seminary campus directly west of the Project Site (inclusive of the Blinn House property) would be less than significant.

As such, no indirect impacts are anticipated to historical resources.

## Conclusions and Recommendations

### Historic Resources

A cultural resources survey of the Project Site was conducted on August 14, 2018 by ESA staff Ashley Brown, M.A. The survey identified the Madison Professional Building, which was originally built in 1905. The Madison Professional Building was evaluated for listing in the National Register, California Register, and for local designation and is recommended not eligible. As such, it does not qualify as a historical resource under CEQA and the Project would not result in a direct impact to historical resources.

As addressed above, indirect impacts were analyzed to determine if the Project would result in a substantial material change to the integrity of adjacent historical resources. The indirect impacts study area was defined as the immediate Project vicinity and no impacts are anticipated to historical resources.

## Archaeological Resources

### **Potential for Unknown Archaeological Resources**

#### ***Understanding of Previous Ground Disturbance***

The Project Site was first developed at the end of the 19th century with a single family dwelling, stable, and possible outhouse at 127 North Madison. An additional domestic dwelling was present by 1910 at 141 North Madison. Construction of 127 North Madison would have required some limited excavation for the construction of the basement, however the remaining buildings likely required minimal earthwork. The building at 141 North Madison was moved within the site (see figure below) by 1931 and apartment buildings were constructed, which would have required minimal excavation based on construction methods of the time, which may have “capped” or preserved previous building foundations and related features. The buildings at 127 North Madison were demolished by 1950 and the area covered with an asphalt parking lot, which may have “capped” or preserved previous building foundations and related features.

#### ***Potential for Prehistoric Archaeological Resources***

There is no indication that the Project Site should be considered especially sensitive for the presence of prehistoric archaeological resources. Archival research indicated that no known prehistoric archaeological resources have been found within or nearby (within 1 mile) the Project Site. Generally, prehistoric archaeological sites tend to be clustered near permanent water sources, such as lakes, rivers, and streams, or in foothills near other natural resources, and prehistoric archaeological sites previously discovered in Pasadena tend to be clustered near the banks of the Arroyo Seco, such as Walker’s Sheldon Reservoir site (CA-LAN-26) (Lund, 1999). The Project Site is 2.5 miles northwest of the Arroyo Seco (nearest known permanent water source), and it is not near other known natural resources (such as oak groves) that would have otherwise made the area more highly desirable for habitation. While use of the Project Site by prehistoric peoples in the course of generalized foraging and hunting activities cannot be ruled out and past ground disturbance into native soils is likely to have been minimal, there are no strong indicators that the Project Site would be likely to contain prehistoric archaeological resources that would qualify as historical resources under CEQA.

#### ***Potential for Historic-Period Archaeological Resources***

Based on the information provided above, the Project Site appears to be sensitive for subsurface historic-period archaeological resources related to the early domestic development on the Project Site as well as possibly related to the later apartments and hotel usage. Historic disturbance layers located throughout the Project Site have the potential to contain additional historic-period features related to residential occupation of the area (such as foundations of buildings/structures, outhouses/privies, trash pits, water storage and conveyance features etc.). Given that past construction practices required very little grading during preparation of asphalt parking lots, it is possible that historic-period archaeological features may be present underneath the existing



parking lot, as the parking lot may have effectively “capped” or preserved subsurface features in place. In addition, past building practices did not typically require substantial grading for buildings and there is potential for features underneath existing buildings that will be demolished, especially deeper features such as privies and cisterns that could have been buried and preserved. Should historic-period features be discovered, they may qualify as historical resources under CEQA.

The Project consists of substantial ground disturbance and excavation that would extend up to 12 feet bgs for subterranean parking. Therefore, the Project has the potential to unearth, expose, or disturb subsurface archaeological resources. Discovery of archaeological resources that qualify as historical resources under CEQA could result in a significant impact to historical resources.

## **Recommendations**

The Pasadena General Plan for the City of Pasadena includes the Mitigation Monitoring and Reporting Program (MMRP) in fulfillment of Section 21081.6 of the State of California Public Resources Code which requires a lead agency to adopt a reporting or monitoring program for adopted or require changes to mitigate or avoid significant environmental effects (City of Pasadena, 2015). The following Mitigation Measure (MM) 4-1 is provided for Cultural Resources in the MMRP.

Mitigation Measure: MM 4-1. If cultural resources are discovered during construction of land development projects in Pasadena that may be eligible for listing in the California Register for Historic Resources, all ground disturbing activities in the immediate vicinity of the find shall be halted until the find is evaluated by a Registered Professional Archaeologist. If testing determines that significance criteria are met, then the project shall be required to perform data recovery, professional identification, radiocarbon dates as applicable, and other special studies; and provide a comprehensive final report including site record to the City and the South Central Coastal Information Center at California State University Fullerton. No further grading shall occur in the area of the discovery until Planning Department approves the report.

**Responsibility for Implementation and Implementation Action:** Project applicants shall conduct onsite monitoring during grading.

**In order to implement MM 4-1 of the General Plan and comply with the General Plan MMRP, the following Conditions of Approval are recommended for the project:**

- At the Applicant’s expense and prior to earthmoving activities, a qualified archaeologist (Qualified Archaeologist) meeting the Secretary of the Interior’s Professional Qualifications Standards for archaeology (U.S. Department of the Interior, 2008) shall conduct cultural resources sensitivity training for all construction personnel. Construction personnel shall be informed of the types of cultural resources that may be encountered, and of the proper procedures to be enacted in the event of an inadvertent discovery of archaeological resources.

- In the event of the discovery of archaeological materials, the construction foreman shall immediately halt all work activities in the vicinity (within approximately 25 feet) of the discovery until it can be evaluated by a Qualified Archaeologist. After cessation of earthmoving activities, the construction foreman shall immediately contact City of Pasadena Planning & Community Development Department. Work shall not resume until authorized by City of Pasadena Planning & Community Development Department and the Qualified Archaeologist.

If the Qualified Archaeologist determines that the discovery is eligible for listing on the California Register of Historical Resources or is a unique archaeological resource pursuant to Public Resources Code Section 21083.2, preservation in place is the preferred manner of treatment. In the event preservation in place is demonstrated to be infeasible, and data recovery is determined to be the only feasible mitigation option, a detailed Cultural Resources Treatment Plan shall be prepared and implemented by a qualified archaeologist in consultation with City of Pasadena Planning & Community Development Department at the project proponent's expense. In the unlikely event that archaeological resources of a Native American origin are unearthed during ground-disturbing activities, the qualified archaeologist and the City of Pasadena Planning & Community Development Department shall contact an appropriate Native American representative identified on the NAHC's contact list to consider the need for Native American monitoring and coordination regarding the discovery. Archaeological materials recovered shall be curated at an accredited facility. The report(s) documenting implementation of the Cultural Resources Treatment Plan shall be submitted to City of Pasadena Planning & Community Development Department and SCCIC.

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