



**Figure 2. 801 S. San Rafael Avenue (view southwest)**  
SOURCE: *Sapphos Environmental, Inc., 2021*

The entrance to the building is centrally located on the primary façade. The entrance door is a steel-framed multi-light door (non-original) with a Colonial Revival-style surround with fluted Tuscan pilasters and a plain flat-top entablature (original). The remainder of the first story of the primary façade has steel-framed, multi-light French doors (two on each side) that replaced the original windows and retained the openings.<sup>12</sup> The second story has four sets of steel-framed multi-light French doors which also replaced the original windows and retained the openings (Figures 3A–B, *Entrance Door, 801 S. San Rafael Avenue*; Figure 4, *First-Story Primary Façade, 801 S. San Rafael Avenue*; Figure 5, *Second-Story Primary Façade, 801 S. San Rafael Avenue*).



**Figure 3A. Entrance Door, 801 S. San Rafael Avenue (view southwest)**  
SOURCE: *Sapphos Environmental, Inc., 2021*

<sup>12</sup> Shutters on the French doors on all door and window openings were not present during the site visit but were on order to replace the original shutters that were removed.





**Figure 3B. Entrance Door, 801 S. San Rafael Avenue (view southwest)**  
SOURCE: *Sapphos Environmental, Inc., 2021*



**Figure 4. First-Story Primary Façade, 801 S. San Rafael Avenue (view west)**  
SOURCE: *Sapphos Environmental, Inc., 2021*





**Figure 5. Second-Story Primary Façade, 801 S. San Rafael Avenue (view west)**  
SOURCE: Sapphos Environmental, Inc., 2021

The two side façades generally mirror each other. They are clad in stucco with no eave overhang and one steel-framed multi-light French door near the center on each. The doorways are original to the construction of the building and were uncovered and re-opened during recent renovations. Additionally, the northwest façade has a steel-framed multi-light casement window on the second story (Figure 6, *Southeast Façade, 801 S. San Rafael Avenue*; Figure 7, *Northwest Façade, 801 S. San Rafael Avenue*).



**Figure 6. Southeast Façade, 801 S. San Rafael Avenue (view north)**  
SOURCE: *Sapphos Environmental, Inc., 2021*



**Figure 7. Northwest Façade, 801 S. San Rafael Avenue (view northeast)**  
SOURCE: *Sapphos Environmental, Inc., 2021*



The rear façade comprises a one-story 466-square foot addition with a multi-gabled roof with wide eave overhang, horizontal wood siding, and a wood deck on the northwest corner that wraps around to the northwest façade (Figure 8, *Southwest Façade, 801 S. San Rafael Avenue*). The addition has multi-light steel-framed fixed and casement windows and steel-framed multi-light French doors. The addition expanded upon an enclosed porch which was enclosed presumably when the 11-foot by 3-foot patio cover was added in 1980.<sup>13</sup> The second story of the façade is clad in stucco with two gabled dormers right at the roofline (the second story was not visible due to construction during the site visit).



**Figure 8. Southwest Façade, 801 S. San Rafael Avenue (view southeast)**  
SOURCE: Sapphos Environmental, Inc., 2021

### ***Detached Ancillary Building***

The detached ancillary building off the rear southeast corner of the building is vernacular in style and measures 280 square-feet with a square footprint, a side-facing gabled roof with some eave overhang on the front and rear façades and is clad in stucco. There are two pedestrian entrances on either end of the front façade facing the main residence. The southern entrance is covered with an extended gabled portico. The two buildings were originally connected at this end by an enclosed walkway. The building was constructed as a “garage,” marketed as a guest house in a 1950 sale advertisement, converted into a playroom in 1953, and was potentially the home office of John Van de Kamp after he retired from politics in 1991, after his productive work life was completed (Figure 9, *Detached Ancillary Building, 801 S. Sa Rafael Avenue*).

<sup>13</sup> Gregory, Tim. May 2019. “801 S. San Rafael Avenue.” *The Building Biographer*. Available at: <http://www.buildingbiographer.com/>



**Figure 9. Detached Ancillary Building, 801 S. San Rafael Avenue (view southeast)**  
SOURCE: Sapphos Environmental, Inc., 2021

### ***Detached Garage***

In 2020, a three-stall detached garage was constructed in the front northwest corner of the parcel. The garage is square in plan with a flat roof and stucco cladding. The three roll-up garage doors face southwest towards the main residence (Figure 10, *Detached Garage, 801 S. San Rafael Avenue*).





**Figure 10. Detached Garage, 801 S. San Rafael Avenue, view north**  
SOURCE: *Sapphos Environmental, Inc., 2021*

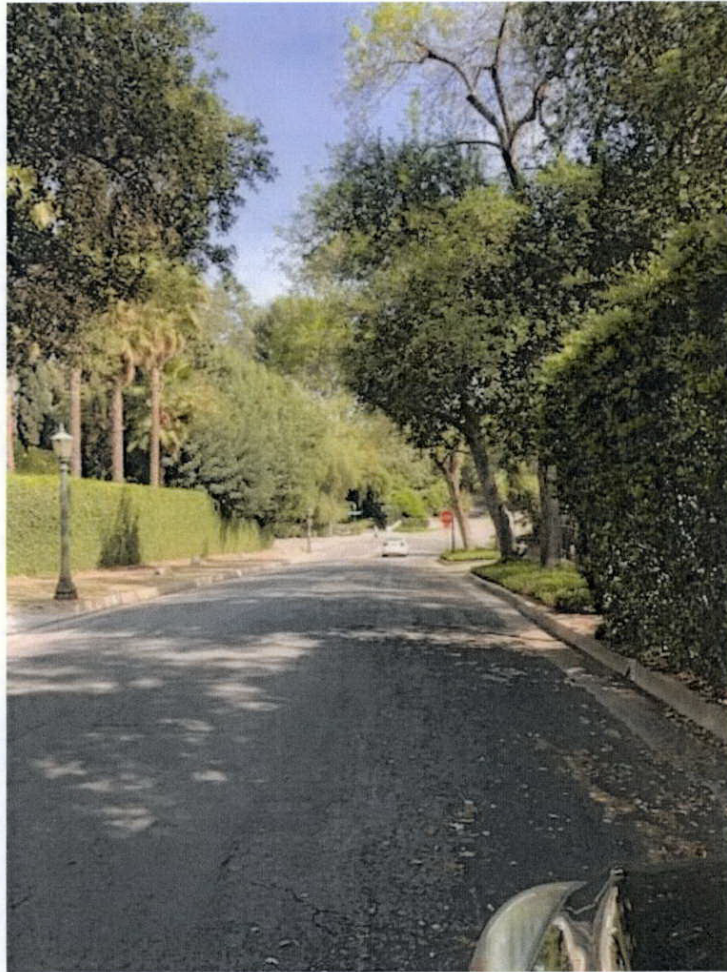
### **Setting**

The subject property is situated near the center of S. San Rafael Avenue between San Rafael Terrace and Hillside Terrace. The surrounding area is comprised of large-scale, single-family residential buildings constructed between the 1920 and 1970s in a mixture of Period Revival, Mid-Century Modern, and Contemporary styles. The residences are set back far on large lots and mostly obscured from the public right-of-way by street trees, privacy vegetation, hilly terrain, and fencing (Figures 11A–B, *Setting, S. San Rafael Avenue*).



**Figure 11A. Setting, S. San Rafael Avenue (view facing northwest)**  
SOURCE: *Sapphos Environmental, Inc., 2021*





**Figure 11B. Setting, S. San Rafael Avenue (view facing southeast)**  
SOURCE: *Sapphos Environmental, Inc., 2021*

## COMPARATIVE ANALYSIS

A comparative analysis was undertaken in order to evaluate the subject property while considering other extant examples of Monterey Revival architecture in the city. The period of significance for the Monterey Revival style of architecture is defined by the City as 1915 to 1942. The popularity of the Monterey Revival style peaked in the 1920s and largely fell out of fashion with diminished construction activities resulting from World War II. Two Monterey Revival-style buildings were identified in the Period Revival Architecture Historic Context Statement as "fine examples of Monterey Colonial Revival." These buildings include the McCarthy House located at 762 St. John Street designed by Donald McMurray in 1936 and the Swift House at 850 S. Arroyo Boulevard completed in 1927 as one of the earliest examples of the type in the city.

The McCarthy House is characterized by its second-story balcony which wraps around three sides with support posts that extend to the ground level. The building has full-height multi-light wood double-hung and casement windows which extend to almost to the floor. The main entrance is located on the western end of the building. The McCarthy House appeared in *House and Garden* in September 1936 and architectural historian, David Gebhard used the McCarthy House as a Monterey Revival example in his article, "The American Colonial Revival in the 1930s." The house is highlighted as one of the key works of McMurray and distinguishable example of the architectural style in the city<sup>14</sup> (Figure 12, *The McCarthy House, 762 St. John Street*).



**Figure 12. The McCarthy House, 762 St. John Street**  
SOURCE: *Sapphos Environmental, Inc., 2021*

<sup>14</sup> Pacific Coast Architecture Database. "McCarthy House, Pasadena." Accessed April 2021. Available at: <http://pcad.lib.washington.edu/building/19259/>



Additionally, the Swift House is characterized by its full-façade second-story balcony which spans the entirety of the primary façade with support posts extending from the roof line to the ground level. The building's wood French doors along the first and second stories of the primary façade and bold Colonial Revival-style entrance door with sidelights and flared entablature distinguishes this example of the type. It was also one of the first of the style to be constructed within the city making it a significant early example (Figure 13, *The Swift House, 850 South Arroyo Boulevard*).



**Figure 13. The Swift House, 850 South Arroyo Boulevard**

SOURCE: *Sapphos Environmental, Inc., 2021*

The subject property located at 801 S. San Rafael Avenue conveys some of the character-defining features of the architectural style but are common and modest in their design, and the building does not convey itself as a high-style example of the type (Figure 14, *Frontal View of 801 S. San Rafael Avenue*). Additionally, it was constructed outside the period of significance for the architectural style and was not designed by a master architect.





**Figure 14. Frontal View of 801 S. San Rafael Avenue**  
SOURCE: *Sapphos Environmental, Inc., 2021*

## EVALUATION

### Individual Evaluation

The property located at 801 S. San Rafael Avenue is not eligible for the National Register, the California Register, or as a City Landmark under Criteria A/1/A. Based upon a review of the multiple context statements completed for the City, previous ownership records, and the construction history of the property; the property does not have an important association with the settlement or residential development within the city. The property was initially improved in 1946 as part of the San Rafael Heights Tract No. 5 recorded in 1905. The land that comprised the tract was originally part of the San Rafael Ranch Co. which began subdividing in the early 20th century through the 1920s for residential development. The subject property was developed 41 years after the recording of the tract when the area was already heavily developed with single-family residential buildings. Significant residential development at this time centered on site-specific designs that responded to the unique circumstances of hillside development and were made possible by new technologies developed during and after World War II. The building does not have an important association with residential development during this period of growth in the community and was not subdivided and built out or sited in a prominent location. Therefore, the property is ineligible for listing under Criteria A/1/A.

The subject property is not eligible for the National Register, the California Register, or as a City Landmark under Criteria B/2/B for an association with persons significant in our past. Holmes P. Tuttle was a businessman, and although he maintained a strong voice politically on issues that affected President Reagan, he never held official public office and he is not associated with events



significant to the nation, state, or local past.<sup>15</sup> James Griffin Boswell II was head of the J.G. Boswell Co. which was a large cotton-growing business with large holdings located in the San Joaquin Valley. Boswell and how he ran the company is controversially remembered for accelerating the loss of Tulare Lake, the largest lake west of the Mississippi River, as the company constructed dams and drained its bed for agriculture use under his control.<sup>16</sup> Boswell, although a prominent businessman, is not associated with events significant to the nation, state, or local past. Additionally, Calvin C. Wheeler and Mrs. E. Lena Cook do not appear to be associated with events significant to national, state, or local past.

John Van de Kamp, a Pasadena native and member of the famous Van de Kamp bakery family, served as Los Angeles County District Attorney from 1975 to 1981 and as California Attorney General from 1983 to 1991.<sup>17</sup> As Los Angeles County District Attorney, Van de Kamp is credited with beginning the “roll-out” policy which sent an investigator and prosecutor to the scene of police shootings, a policy that responded to the 1979 shooting of a 39-year-old African American homeowner. This was not a popular policy, and it drew harsh criticism and protests by police unions and officers when his bid for Attorney General was announced.<sup>18</sup> As Attorney General, the State of California Department of Justice (DOJ) lists “his and his administration’s” achievements in office from 1983 to 1991 as creating the Public Rights Division, which gave new emphasis to environmental, consumer protection, anti-trust and civil rights enforcement, the reorganization, renaming and expiation of the Bureau of Medical Fraud, creating a separate Correctional Law Section within the Criminal Law Division, and helping modernize DOJ’s scientific and technological resources.<sup>19</sup> These actions are not solely attributed to Van de Kamp, but to his office as a whole.

During Van de Kamp’s tenure as Los Angeles County District Attorney, he worked in offices located at 210 Temple Street, Los Angeles, known as the Clara Shorridge Foltz Criminal Justice Center. This building was constructed between 1970 and 1972, sits across the street from the Los Angeles City Hall, and has housed the office of the District Attorney since its completion.<sup>20</sup> Similarly, the main offices of the California Attorney General are in Sacramento, with nine other offices throughout the state, one in Downtown Los Angeles located at 300 S. Spring Street.<sup>21</sup>

Although John Van de Kamp served in two notable public offices and is credited with supporting positive changes in the justice system, those credits are not demonstrably connected to events that were important to national, state, or local history. The work Van de Kamp completed in office is not associated with significant events that impacted the justice system. There are no scholarly works on Van de Kamp’s impacts to the justice system and thus his work in office did not gain

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<sup>15</sup> Hays, Constance L. 18 June 1989. “Holmes P. Tuttle, 83, of Reagan’s ‘Kitchen Cabinet.’” *The New York Times*.

<sup>16</sup> Hevesi, Denis. 9 April 2009. “James G. Boswell II, Owner of Cotton Empire, Dies at 86.” *The New York Times*.

<sup>17</sup> State of California Department of Justice. “John K. Van de Kamp.” Accessed April 2021. Available at: <https://oag.ca.gov/history/28kamp>

<sup>18</sup> Grace, Roger M. 27 April 2009. “Police, Miffed at DA’s ‘Operation Rollout,’ Line Up Behind Van de Kamp’s Challenger.” *Metropolitan-News Enterprise* (Los Angeles, CA).

<sup>19</sup> Grace, Roger M. 27 April 2009. “Police, Miffed at DA’s ‘Operation Rollout,’ Line Up Behind Van de Kamp’s Challenger.” *Metropolitan-News Enterprise* (Los Angeles, CA).

<sup>20</sup> Los Angeles Criminal Defenders. “Clara Shorridge Foltz Criminal Justice Center, Criminal Courts Building Courthouse.” Accessed April 2021. Available at: <https://www.la-criminaldefense.com/clara-shorridge-foltz-criminal-justice-center/>

<sup>21</sup> State of California Department of Justice. “Services on the Attorney General.” Accessed April 2021. Available at: <https://oag.ca.gov/services-info>

significance within the context of the justice system. There is no information to suggest that the work Van de Kamp completed post-1987 (after his purchase of the property) was the most significant in his career or that this work is associated with significant events. In 2017, the La Loma Bridge in Pasadena was renamed the “John K. Van de Kamp Bridge” in Van de Kamp’s honor for his dedication of his “professional career to public service.”<sup>22</sup> There is no mention in the dedication of the bridge that Van de Kamp was considered a historic personage that made significant contributions within the city and that the bridge was solely dedicated in his memory as a public servant with deep roots within the city. Additionally, properties that are eligible under Criteria B/2/B should be properties that illustrate a person’s important achievements and is not just a commemorative location. The National Register Bulletin 15, *How to Apply the National Register Criteria for Evaluation* states, “A property is not eligible if its only justification for significance is that it was owned or used by a person who is a member of an identifiable profession, class, or social or ethnic group.”<sup>23</sup> Properties eligible for listing under this criterion must be shown to be associated with that person’s *productive life* during a period when they gained importance in their field. Although Van de Kamp was well admired while he held public office, there is no evidence that his actions contributed to significant events within the context of the justice system which had an impact at the national, state, or City level or that Van de Kamp gained significance within his field while living at the subject property. Additionally, although it has been stated that the rear detached ancillary building was used as a home office by Van de Kamp, much of his work was completed at separate and distinct offices and much of his productive life was spent at the County of Los Angeles District Attorney and California Attorney General Offices located either in Downtown Los Angeles or Sacramento. If Van de Kamp did use the rear detached ancillary building as a home office, then it was after his productive life in public office and thus, not eligible for listing under this criterion. Therefore, the subject property is ineligible for listing under Criteria B/2/B.

The subject property is not eligible for listing in the National Register, the California Register, or as a City Landmark under Criteria C/3/C since it is not exceptional in the embodiment of the distinctive characteristics of a historic resource property type, period, architectural style, or method of construction as an example of Monterey Revival architecture in Pasadena. The subject property was constructed in 1946 with no listed architect and the original owner, Holmes P. Tuttle, listed as the contractor. Although the building conveys character-defining features of the Monterey Revival style, including two stories with varying wall claddings, a gabled roof (originally with wood shingles), a full-façade cantilevered balcony on the second story, a Colonial Revival-style entrance door, and simple windows with shutters, these features are modest, common, and not distinctive in their design or craftsmanship. Additionally, the period of significance for the Monterey Colonial Revival style of architecture within the city is cited as 1915 to 1942, with the subject property being constructed four years after this period. Although *A Field Guide to American Houses* by Virginia Savage McAlester, the commonly used authoritative book on residential architecture, cites the period of significance for this style as 1925–1955, McAlester also states that the popularity of the style was really driven between 1929 and 1932.<sup>24</sup>

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<sup>22</sup> Pasadena Office of the City Manager. 20 June 2017. “John K. Van De Kamp Bridge Renaming Ceremony Set June 24, 2017.” Accessed April 2021. Available at: <https://www.cityofpasadena.net/city-manager/news-releases/john-k-van-de-kamp-bridge-renaming-ceremony-set-june-24-2017/>

<sup>23</sup> National Park Service, U.S. Department of the Interior. “How to Apply the National Criteria for Evaluation.” National Register Bulletin 15. Available at: [http://www.nps.gov/nr/publications/bulletins/nrb15/nrb15\\_2.htm](http://www.nps.gov/nr/publications/bulletins/nrb15/nrb15_2.htm)

<sup>24</sup> McAlester, Virginia Savage. 2015. *A Field Guide to American Houses*. New York, NY: Alfred A. Knopf, 39.



As sited in the Cultural Resources of the Recent Past Historic Context Statement which covers the years the subject property was developed, "the major defining architect-designed residential architecture in postwar Pasadena include those residences inspired by the tenets of the Case Study House Program; the post-and-beam architecture practiced by the teachers and graduates of the University of Southern California School of Architecture; and the Modernist variation of the ranch house."<sup>26</sup> The subject property does not highlight distinctive workmanship of the architectural style, was not designed by a master architect, and is not an example of the prominent architectural styles driving residential development during the postwar period. Therefore, the subject property is ineligible for listing under Criteria C/3/C.

The subject property is ineligible for the National Register, the California Register, or as a City Landmark under Criteria D/4/D, as it is not anticipated to yield, nor may be likely to yield, information important in prehistory or history.

### **Statement of Integrity for 801 S. San Rafael Avenue**

The subject property was evaluated against the seven aspects of integrity as outlined in the California Code of Regulations (Section 4852 [C]),<sup>27</sup> and described in the National Register Program. The seven aspects of integrity include *location, design, setting, materials, workmanship, feeling, and association*.

The subject property retains its original *location* and has not been moved; therefore, the subject property retains integrity of *location*.

The exterior footprint of the dwelling remains largely intact from the period of significance, as does its massing, cladding, detailing, door and window openings, and other features. Therefore, the building generally retains integrity of *design, materials, workmanship, and feeling* as existed when constructed in 1946.

The *setting* of the subject property has been not changed since construction and the surrounding area remains characterized by large-scale, single-family development sited on large lots and obscured from the public right-of-way.

Since the subject property generally retains integrity of design, setting, feeling, location, workmanship, and materials, it therefore retains integrity of *association* as a single-family residential building located in a single-family residential neighborhood. Although the subject property generally retains integrity, it does not meet one or more eligibility criterion.

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<sup>26</sup> City of Pasadena. October 2007. "Cultural Resources of the Recent Past Historic Context Statement." Prepared by: Historic Resources Group, Pasadena, CA and Pasadena Heritage, Pasadena, CA. Available at: [https://www.laconservancy.org/sites/default/files/community\\_documents/Recent%20Past%20context%20statement%20C%202007.pdf](https://www.laconservancy.org/sites/default/files/community_documents/Recent%20Past%20context%20statement%20C%202007.pdf)

<sup>27</sup> California Office of Historic Preservation. 1999. *California State Law and Historic Preservation*, 4853 (c), p. 66.

## CONCLUSION

801 S. San Rafael Avenue is ineligible for listing in the National Register, the California Register, or for designation as a City Landmark. The property does not meet the criteria listed in federal, state, or local regulations to merit listing in national, state, or local registers and therefore, does not constitute as a "Historical Resource" as defined in Section 15064.5(a) of the CEQA Guidelines. The proposed project would not result in a substantial adverse change to a historical resource pursuant to Section 15064.5(b) of the CEQA Guidelines.

Should there be any questions regarding the information contained in this MFR, please contact Ms. Kasey Conley at (626) 683-3547, extension 135.



***ATTACHMENT A  
RESUME OF KEY PERSONNEL***

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***Kasey M. Conley, MHC***

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***Architectural Historian***

*Master of Heritage*

*Conservation, USC, Los Angeles, CA*

- *Identification and evaluation of built environment*
- *Cultural history*
- *History of California*
- *Archival documentation*
- *Historic preservation*

*Years of Experience: 4+*

*Relevant Experience:*

- *CEQA documentation for Exposition Park and Descanso Master Plans*
- *Descanso Garden Historic District National Register Nomination*
- *Jane's Village Historic District Survey and Evaluation*
- *Manhattan Beach Context Statement*

Ms. Kasey Conley has more than four years of experience in the field of cultural resources management and the built environment, including archival research, district and resource surveys, preparation of National Register of Historic Places nominations, and regulatory compliance. She meets and exceeds the Secretary of the Interior's *Professional Qualification Standards* in the fields of History and Architectural History.

Ms. Conley has served on projects in Los Angeles County and has experience with the California Office of Historic Preservation; the County of Los Angeles Department of Parks and Recreation; the City of Los Angeles; and various other state, county, and local government agencies.

Ms. Conley has prepared National Register nomination forms for historic districts such as Leimert Park in South Los Angeles and the Descanso Gardens Historic District in Pasadena and individual resources such as Engine Co. 54 in Hyde Park. Ms. Conley has supported the preparation of CEQA documents for the Exposition Park Master Plan and the Descanso Gardens Master Plan. Ms. Conley has worked on several historic resource assessment reports within the cities of Los Angeles, Glendale, San Marino, and Rancho Cucamonga. Ms. Conley has also worked with the County of Los Angeles in the survey and evaluation of the Jane's Village Historic District.



***ATTACHMENT B***  
***DPR 523 SERIES FORMS***

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

Primary #  
HRI #  
Trinomial  
NRHP Status Code: 6Z

Other Listings  
Review Code

Reviewer

Date

Page 1 of 13

\*Resource Name or # (Assigned by recorder): 801 S. San Rafael Avenue

P1. Other Identifier: None

\*P2. Location:  Not for Publication  Unrestricted

\*a. County: Los Angeles and (P2b and P2c or P2d. Attach a Location Map as necessary.)

\*b. USGS 7.5' Quad: Pasadena Date: 1995 T1N; R; \_\_\_ of \_\_\_ of Sec ; \_\_\_ B.M.

c. Address: 801 S. San Rafael Avenue City: Pasadena Zip: 91105

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

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate): APN 5717-021-023

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

The subject property located at 801 S. San Rafael Avenue is located on the southwest side of S. San Rafael Avenue on a large 34,331-square-foot, irregularly shaped lot with the three buildings situated at the center/northeast end of the parcel. The residential building is designed in the Monterey Revival style, generally rectangular in plan, two stories in height (with a one-story addition on the southeast end and rear of the property) and has a side-facing gabled roof. A detached ancillary building is located off the rear southeast corner of the building situated close to the main residence. A detached garage was constructed in 2020 at the northwest corner of the parcel. (See Continuation Sheet page 4)

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

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

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



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

Primary Façade  
View Southwest  
April 7, 2021

\*P6. Date Constructed/Age and Source:

Historic  Prehistoric  Both  
1946 LA County Assessor; Original  
City of Pasadena Building Permit

\*P7. Owner and Address:

Deborah Rachlin  
801 S. San Rafael Avenue  
Pasadena, CA 91105

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

Kasey Conley  
Sapphos Environmental, Inc.  
430 N. Halstead Street  
Pasadena, CA 91107

\*P9. Date Recorded: April 16, 2021

\*P10. Survey Type (Describe): Intensive

\*P11. Report Citation (Cite survey report and other sources, or enter "none"): Historic Evaluation for 801 S. San Rafael Avenue, Sapphos Environmental, Inc. April 16, 2021.

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



**BUILDING, STRUCTURE, AND OBJECT RECORD**

\*Resource Name or # (Assigned by recorder): 801 S. San Rafael Avenue  
Page 2 of 13

\*NRHP Status Code: 6Z

**B1. Historic Name:** 801 S. San Rafael Avenue

**B2. Common Name:** 801 S. San Rafael Avenue

**B3. Original Use:** Single-family Residence

**B4. Present Use:** Single-Family Residence

\***B5. Architectural Style:** Monterey Revival

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

The buildings located at 801 S. San Rafael Avenue was constructed in 1946 for owner Holmes P. Tuttle. Tuttle is listed as the contractor on the permit with no architect listed. In 1951, the pool was added to the rear of the residence. In 1953, an interior room was enlarged by 4 feet and that same year the rear detached ancillary building was converted into a playroom. In 1980, an 11x30 foot patio cover was added, presumably to the rear of the property where a porch was enclosed. In 2020, a 466-square-foot one-story rear addition was added onto the rear of the property, expanding on the enclosed porch. In 2020, a 3-stall detached garage was also constructed in the northwest corner of the parcel. Additionally, the double hung wood windows on the primary façade has been replaced with compatible multi-light steel framed French doors and the entrance door has been replaced with a steel framed multi-light door, with the retention of the original entrance surround. A one-story appendage was added to the southeast corner of the building at an unknown date. Similarly, entrance doors on the side façades were closed at unknown dated and re-opened during current construction. The enclosed walkway which connected the rear ancillary building to the main residence was removed at an unknown date.

\***B7. Moved?**  No  Yes  Unknown **Date:**

**Original Location:** N/A

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

**B9a. Architect:** Unknown

**b. Builder:** Holmes P. Tuttle

**Area:** Pasadena

\***B10. Significance: Theme:** Monterey Revival

**Period of Significance:** 1946

**Property Type:** Residence **Applicable Criteria:** N/A

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

The property located at 801 S. San Rafael Avenue is not eligible for the National Register, the California Register, or as a City Landmark under Criteria A/1/A. Based upon a review of the multiple context statements completed for the City, previous ownership records, and the construction history of the property; the property does not have an important association with the settlement or residential development within the city. The property was initially improved in 1946 as part of the San Rafael Heights Tract No. 5 recorded in 1905. The land that comprised the tract was originally part of the San Rafael Ranch Co. which began subdividing in the early 20th century through the 1920s for residential development. (See Continuation Sheet page 10)

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

\***B12. References:** See Continuation Sheet page 12.

\***B13. Remarks:** None.

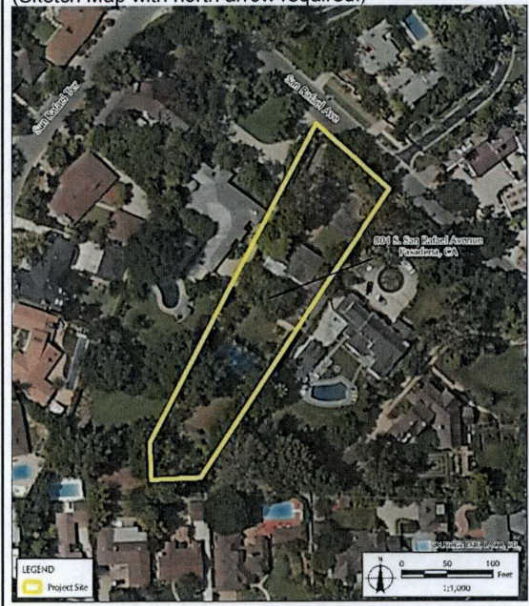
\***B14. Evaluator:**

Kasey Conley  
Sapphos Environmental, Inc.  
430 N. Halstead Street  
Pasadena, CA 91107

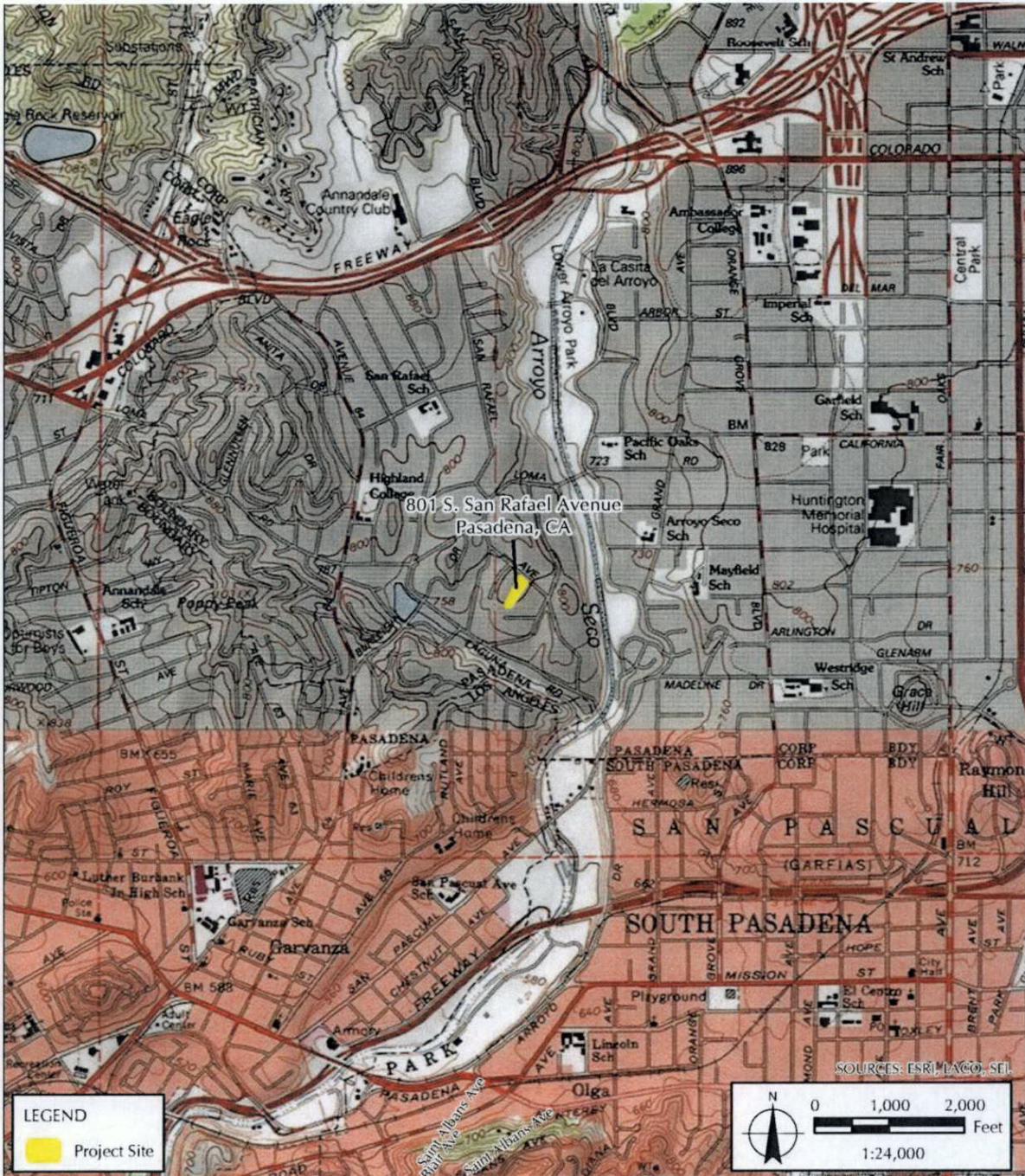
\***Date of Evaluation:** April 16, 2021

(This space reserved for official comments.)

(Sketch Map with north arrow required.)









**\*P3a. Description:** (Continued from Primary Record page 1)

The residential building is a Monterey Revival-style building clad in stucco on the first story and vertical wood clapboard on the second story. The building is two stories in height with a side-facing gabled roof with no eave overhang on the side façades. A double basketweave slightly elevated brick walkway runs the entirety of the primary façade. A cantilevered balcony spans the entirety of the second story on the primary façade and is covered by the primary roof. The extension of the roof covering balcony is supported by simple wood posts. A straight-edge balustrade railing supported by thin square balusters runs between the posts. Beams can be seen supporting the cantilevered balcony from below but are covered by a plane fascia board.



801 S. San Rafael Avenue (view southwest)  
SOURCE: Sapphos Environmental, Inc., 2021



**\*P3a. Description:** (Continued from Continuation Sheet page 4)

The entrance to the building is centrally located on the primary façade. The entrance door is a steel-framed multi-light door (non-original) with a Colonial Revival-style surround with fluted Tuscan pilasters and a plain flat-top entablature (original). The remainder of the first story of the primary façade has steel-framed, multi-light French doors (two on each side) that replaced the original windows and retained the openings. The second story has four sets of steel-framed multi-light French doors which also replaced the original windows and retained the openings.



Entrance Door, 801 S. San Rafael Avenue (view southwest)  
SOURCE: Sapphos Environmental, Inc., 2021

\*P3a. Description: (Continued from Continuation Sheet page 5)



Entrance Door, 801 S. San Rafael Avenue (view southwest)  
SOURCE: Sapphos Environmental, Inc., 2021



First-Story Primary Façade, 801 S. San Rafael Avenue (view west)  
SOURCE: Sapphos Environmental, Inc., 2021



\*P3a. Description: (Continued from Continuation Sheet page 6)



Second-Story Primary Façade, 801 S. San Rafael Avenue (view west)  
SOURCE: Sapphos Environmental, Inc., 2021

The two side façades generally mirror each other. They are clad in stucco with no eave overhang and one steel-framed multi-light French door near the center on each. The doorways are original to the construction of the building and were uncovered and re-opened during recent renovations. Additionally, the northwest façade has a steel-framed multi-light casement window on the second story.



Southeast Façade, 801 S. San Rafael Avenue (view north)  
SOURCE: Sapphos Environmental, Inc., 2021



\*P3a. Description: (Continued from Continuation Sheet page 7)



Northwest Façade, 801 S. San Rafael Avenue (view northeast)  
SOURCE: Sapphos Environmental, Inc., 2021

The rear façade comprises a one-story 466-square foot addition with a multi-gabled roof with wide eave overhang, horizontal wood siding, and a wood deck on the northwest corner that wraps around to the northwest façade. The addition has multi-light steel-framed fixed and casement windows and steel-framed multi-light French doors. The addition expanded upon an enclosed porch which was enclosed presumably when the 11-foot by 3-foot patio cover was added in 1980. The second story of the façade is clad in stucco with two gabled dormers right at the roofline.



Southwest Façade, 801 S. San Rafael Avenue (view southeast)  
SOURCE: Sapphos Environmental, Inc., 2021

\*P3a. Description: (Continued from Continuation Sheet page 8)

***Detached Ancillary Building***

The detached ancillary building off the rear southeast corner of the building is vernacular in style and measures 280 square-feet with a square footprint, a side-facing gabled roof with some eave overhang on the front and rear façades and is clad in stucco. There are two pedestrian entrances on either end of the front façade facing the main residence. The southern entrance is covered with an extended gabled portico. The two buildings were originally connected at this end by an enclosed walkway. The building was constructed as a "garage," marketed as a guest house in a 1950 sale advertisement, converted into a playroom in 1953, and was potentially the home office of John Van de Kamp after he retired from politics in 1991, after his productive work life was completed.



Detached Ancillary Building, 801 S. San Rafael Avenue (view southeast)  
SOURCE: Sapphos Environmental, Inc., 2021

***Detached Garage***

In 2020, a three-stall detached garage was constructed in the front northwest corner of the parcel. The garage is square in plan with a flat roof and stucco cladding. The three roll-up garage doors face southwest towards the main residence.



\*P3a. Description: (Continued from Continuation Sheet page 9)



Detached Garage, 801 S. San Rafael Avenue, view north  
SOURCE: Sapphos Environmental, Inc., 2021

\*B10. Significance: (Continued from Building, Structure, Object Report page 2)

The subject property was developed 41 years after the recording of the tract when the area was already heavily developed with single-family residential buildings. Significant residential development at this time centered on site-specific designs that responded to the unique circumstances of hillside development and were made possible by new technologies developed during and after World War II. The building does not have an important association with residential development during this period of growth in the community and was not subdivided and built out or sited in a prominent location. Therefore, the property is ineligible for listing under Criteria A/1/A.

The subject property is not eligible for the National Register, the California Register, or as a City Landmark under Criteria B/2/B for an association with persons significant in our past. Holmes P. Tuttle was a businessman, and although he maintained a strong voice politically on issues that affected President Reagan, he never held official public office and he is not associated with events significant to the nation, state, or local past. James Griffin Boswell II was head of the J.G. Boswell Co. which was a large cotton-growing business with large holdings located in the San Joaquin Valley. Boswell and how he ran the company is controversially remembered for accelerating the loss of Tulare Lake, the largest lake west of the Mississippi River, as the company constructed dams and drained its bed for agriculture use under his control. Boswell, although a prominent businessman, is not associated with events significant to the nation, state, or local past. Additionally, Calvin C. Wheeler and Mrs. E. Lena Cook do not appear to be associated with events significant to national, state, or local past.

John Van de Kamp, a Pasadena native and member of the famous Van de Kamp bakery family, served as Los Angeles County District Attorney from 1975 to 1981 and as California Attorney General from 1983 to 1991. As Los Angeles County District Attorney, Van de Kamp is credited with beginning the "roll-out" policy which sent an investigator and prosecutor to the scene of police shootings, a policy that responded to the 1979 shooting of a 39-year-old African American homeowner. This was not a popular policy, and it drew harsh criticism and protests by police unions and officers when his bid for Attorney General was announced.



**\*B10. Significance:** (Continued from Continuation Sheet page 10)

As Attorney General, the State of California Department of Justice (DOJ) lists "his and his administration's" achievements in office from 1983 to 1991 as creating the Public Rights Division, which gave new emphasis to environmental, consumer protection, anti-trust and civil rights enforcement, the reorganization, renaming and expiation of the Bureau of Medical Fraud, creating a separate Correctional Law Section within the Criminal Law Division, and helping modernize DOJ's scientific and technological resources. These actions are not solely attributed to Van de Kamp, but to his office as a whole.

During Van de Kamp's tenure as Los Angeles County District Attorney, he worked in offices located at 210 Temple Street, Los Angeles, known as the Clara Shortridge Foltz Criminal Justice Center. This building was constructed between 1970 and 1972, sits across the street from the Los Angeles City Hall, and has housed the office of the District Attorney since its completion. Similarly, the main offices of the California Attorney General are in Sacramento, with nine other offices throughout the state, one in Downtown Los Angeles located at 300 S. Spring Street.

Although John Van de Kamp served in two notable public offices and is credited with supporting positive changes in the justice system, those credits are not demonstrably connected to events that were important to national, state, or local history. The work Van de Kamp completed in office is not associated with significant events that impacted the justice system. There are no scholarly works on Van de Kamp's impacts to the justice system and thus his work in office did not gain significance within the context of the justice system. There is no information to suggest that the work Van de Kamp completed post-1987 (after his purchase of the property) was the most significant in his career or that this work is associated with significant events. In 2017, the La Loma Bridge in Pasadena was renamed the "John K. Van de Kamp Bridge" in Van de Kamp's honor for his dedication of his "professional career to public service." There is no mention in the dedication of the bridge that Van de Kamp was considered a historic personage that made significant contributions within the city and that the bridge was solely dedicated in his memory as a public servant with deep roots within the city. Additionally, properties that are eligible under Criteria B/2/B should be properties that illustrate a person's important achievements and is not just a commemorative location. The National Register Bulletin 15, *How to Apply the National Register Criteria for Evaluation* states, "A property is not eligible if its only justification for significance is that it was owned or used by a person who is a member of an identifiable profession, class, or social or ethnic group." Properties eligible for listing under this criterion must be shown to be associated with that person's *productive life* during a period when they gained importance in their field. Although Van de Kamp was well admired while he held public office, there is no evidence that his actions contributed to significant events within the context of the justice system which had an impact at the national, state, or City level or that Van de Kamp gained significance within his field while living at the subject property. Additionally, although it has been stated that the rear detached ancillary building was used as a home office by Van de Kamp, much of his work was completed at separate and distinct offices and much of his productive life was spent at the County of Los Angeles District

Attorney and California Attorney General Offices located either in Downtown Los Angeles or Sacramento. If Van de Kamp did use the rear detached ancillary building as a home office, then it was after his productive life in public office and thus, not eligible for listing under this criterion. Therefore, the subject property is ineligible for listing under Criteria B/2/B.

The subject property is not eligible for listing in the National Register, the California Register, or as a City Landmark under Criteria C/3/C since it is not exceptional in the embodiment of the distinctive characteristics of a historic resource property type, period, architectural style, or method of construction as an example of Monterey Revival architecture in Pasadena. The subject property was constructed in 1946 with no listed architect and the original owner, Holmes P. Tuttle, listed as the contractor. Although the building conveys character-defining features of the Monterey Revival style, including two stories with varying wall claddings, a gabled roof (originally with wood shingles), a full-façade cantilevered balcony on the second story, a Colonial Revival-style entrance door, and simple windows with shutters, these features are modest, common, and not distinctive in their design or craftsmanship. Additionally, the period of significance for the Monterey Colonial Revival style of architecture within the city is cited as 1915 to 1942, with the subject property being constructed four years after this period. Although *A Field Guide to American Houses* by Virginia Savage McAlester, the commonly used authoritative book on residential architecture, cites the period of significance for this style as 1925-1955, McAlester also states that the popularity of the style was really driven between 1929 and 1932.

**\*B10. Significance:** (Continued from Continuation Sheet page 11)

As sited in the Cultural Resources of the Recent Past Historic Context Statement which covers the years the subject property was developed, "the major defining architect-designed residential architecture in postwar Pasadena include those residences inspired by the tenets of the Case Study House Program; the post-and-beam architecture practiced by the teachers and graduates of the University of Southern California School of Architecture; and the Modernist variation of the ranch house." The subject property does not highlight distinctive workmanship of the architectural style, was not designed by a master architect, and is not an example of the prominent architectural styles driving residential development during the postwar period. Therefore, the subject property is ineligible for listing under Criteria C/3/C.

The subject property is ineligible for the National Register, the California Register, or as a City Landmark under Criteria D/4/D, as it is not anticipated to yield, nor may be likely to yield, information important in prehistory or history.

**Statement of Integrity for 801 S. San Rafael Avenue**

The subject property was evaluated against the seven aspects of integrity as outlined in the California Code of Regulations (Section 4852 [C]) and described in the National Register Program. The seven aspects of integrity include *location, design, setting, materials, workmanship, feeling, and association*. The subject property retains its original *location* and has not been moved; therefore, the subject property retains integrity of *location*. The exterior footprint of the dwelling remains largely intact from the period of significance, as does its massing, cladding, detailing, door and window openings, and other features. Therefore, the building generally retains integrity of *design, materials, workmanship, and feeling* as existed when constructed in 1946. The *setting* of the subject property has been not changed since construction and the surrounding area remains characterized by large-scale, single-family development sited on large lots and obscured from the public right-of-way. Since the subject property generally retains integrity of *design, setting, feeling, location, workmanship, and materials*, it therefore retains integrity of *association* as a single-family residential building located in a single-family residential neighborhood. Although the subject property generally retains integrity, it does not meet one or more eligibility criterion.

**\*B12. References:** (Continued from Building, Structure, Object Report page 2)

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