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Response to Historic Landmark Application for
801 S. San Rafael Avenue, Pasadena, California 91105

MEMORANDUM FOR THE RECORD

2.6 2607-001.M02

TO: City of Pasadena
Department of Planning
(Mr. David Reyes)

FROM: Sapphos Environmental, Inc.
(Ms. Kasey Conley)

SUBJECT: Response to Historic Landmark Application for 801 S. San
Rafael Avenue, Pasadena, California 91105

ATTACHMENT: A. Resume of Key Personnel

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03/21/2022
Item 12

EXECUTIVE SUMMARY

This Memorandum for the Record (MFR) is undertaken on behalf of the owner of the property located at 801 S. San Rafael Avenue, City of Pasadena (City), California (Assessor's Parcel Number [APN] 5717-021-023). The property contains one residential building, a detached ancillary building at the rear, and a detached garage at the front of the property. This MFR seeks to respond to the City Historic Landmark nomination package submitted for the subject property by Pasadena Heritage (first submitted on July 7, 2020). The City Historic Landmark nomination package was initially denied by the City in November 2020, yet a resubmittal of the package in May 2021 was subsequently approved by the City for designation as such. The property owner sought an independent evaluation of the property to determine whether the property meets the definition of a "Historical Resource" by Sapphos Environmental, Inc. (Ms. Kasey Conley) who determined that the property is not eligible for designation as a City Landmark as it does not meet the City's designation criteria for listing as such. It has been determined by Sapphos Environmental, Inc. that the property does not constitute a historical resource as defined in Section 15064.5(a) of the California Environmental Quality Act (CEQA) Guidelines and that no new evidence was submitted as part of the supplemental nomination package by Pasadena Heritage in January 2021.

INTRODUCTION

This MFR documents the response to the City Landmark application undertaken by Sapphos Environmental, Inc. (Ms. Kasey Conley; Attachment A, *Resume of Key Personnel*) for the property located at 801 S. San Rafael Avenue, City, Los Angeles County, California (APN 5717-021-023). The property contains one 3,310-square-foot Monterey Revival-style residential building, a 280-square-foot detached ancillary building off the southeast corner (rear) of the residential building, and a detached garage at the northwest corner (front) of the property (non-original). The property was deemed ineligible for designation as a City Landmark in November 2020 and March 2021. In August 2021, after a resubmittal of the same application by Pasadena Heritage with no new evidence (see *City Historic Application Timeline*), the property was deemed eligible for designation as a City Landmark under Criterion B for its association with resident John Van De Kamp with no new evidence or application.

An independent historical evaluation was prepared for the property owner in April 2021 to determine whether the subject property was considered a “Historical Resource” as defined in Section 15064.5(a) of the CEQA Guidelines. Sapphos Environmental, Inc. conducted a site visit to document the buildings and conducted research for the purposes of evaluating whether the property meets the criteria for inclusion in the National Register of Historic Places (National Register), the California Register of Historical Resources (California Register), or for designation as a City Landmark.

This MFR includes a summary of the City Landmark application process and an assessment of the property’s eligibility for designation as a City Landmark under Criterion B for its association with John Van De Kamp.¹

¹ The property was deemed ineligible for listing under Criteria A, C, and D and thus, have been left out of this MFR.

CITY HISTORIC LANDMARK APPLICATION TIMELINE

June 2019: Property was purchased and was **not** listed as a City Historic Landmark or listed as potentially eligible on the City Planning Department potentially eligibility list. The property was also not listed on the Pasadena Heritage “watch list” which identified listed or eligible historical resources which are threatened by development.

December 10, 2019: Residence addition and NO IMPACT to Front Facade Plans were submitted and approved for Plan Check.

July 7, 2020: Pasadena Heritage submitted a City Landmark application package for the property with the following information which was reviewed by City staff:

- City landmark application form including building description and statement of significance written by Pasadena Heritage
- Historical Resources Assessment Report written by “The Building Biographer, Time Gregory” for the subject property
- Photographs of the subject property

July 14, 2020: Property owner submitted a letter to the City requesting that the application be denied, that the application was not endorsed by the owners, and that it was their understanding per the Department of Interiors and the California State Office of Historic Preservation that written consent from the property owners would be required for designation.

August 12, 2020: The property owner was notified that a City Landmark application package was submitted on July 7, 2020 for the property and that the City was taking the nomination under consideration.

August 19–24, 2020: E-mail communication between City staff (Ms. Amanda Landry) and Pasadena Heritage cited lack of connection between John Van De Kamp’s “most productive professional period of his life” and his association with the subject property during his period of residence (1987–2017).

November 30, 2020: The City issued a letter of ineligibility for designation as a City Landmark to Pasadena Heritage stating that “there is no documentation to establish Mr. Van De Kamp resided at 801 S. San Rafael Avenue during the time of most significant political accomplishments in his career or other contributions important to Pasadena or the region.” **The appeal time lapsed before response to the letter of ineligibility.**

January 15, 2021: Pasadena Heritage submitted a letter to City staff titled “Supplemental Documentation to Prove Eligibility of 801 S. San Rafael Ave” **after the appeal deadline.** The letter asked the City to “reconsider the eligibility of the Van de Kamp house and property at 801 South San Rafael Avenue as an historic resource” due to the submission of additional resources. Those resources include:

- Letters of support from Mr. Bill Bogaard and C. Douglas Kranwinkle
- Email from Andrea Van De Kamp confirming John’s residency during his **last four years** as Attorney General

- Twenty-eight (28) historic newspaper articles (See *Table 2, Supplemental Historic Newspaper Articles* below).

March 16, 2021: Pasadena Heritage submitted a letter to the City Board of Zoning Appeals with the same information submitted on January 15, 2021, to City staff with an additional letter from Ms. Claire Bogaard supporting the City Landmark Application. The letter asked, “the Board of Zoning Appeals to consider first if the property is eligible to be a City of Pasadena Landmark under Criterion B.”

March 18, 2021: City staff report to the Board of Zoning Appeals cites, “after reviewing the information submitted with the application, including extensive photographs of the building, and researching information about the building, its builder and its former occupants, staff has determined that the property **did not meet the criteria for designation as a landmark.**”

May 21, 2021: Pasadena Heritage resubmitted the City Landmark Application package with the **same** information included in the original July 2020 submission and January 2021 supplemental information. **No new evidence was submitted.** The building description and statement of significance were not changed or altered between the July 2020 submittal and the May 2021 submittal.

June 17, 2021: City staff met with Pasadena Heritage and “scholarly information about JVDK [Van De Kamp] and his significance in the field of politics” was requested. This information was identified as “necessary to establish significance under Criterion B,” thus making the May 21, 2021, **application incomplete.**

July 27, 2021: The City issued a letter to Pasadena Heritage for “**Notice of Incomplete Application.**” The letter stated that the information requested through email on June 2, 2021, and through Microsoft Teams Meeting on June 17, 2021 (as noted above) had not been submitted and that the application “does not include appropriate documentation necessary to establish eligibility under Criterion B.”

July 27, 2021: Pasadena Heritage submitted via email a link to a California State Archives 2003 oral interview completed for their Oral Histories program. **No scholarly works or information on Van De Kamp within the field of politics was submitted as requested by the City in June 2021.** The email also identifies the property at 419 Prospect Terrace as the residence Van De Kamp lived in prior to S. San Rafael and where he lived during most of his term as Attorney General.

August 10, 2021: The City issued a letter to Pasadena Heritage for “Notice of Complete Application” for the City Landmark application submitted on May 21, 2021, even though the requested supplemental material of scholarly information **had not been submitted.**

August 25, 2021: The City issued a letter stating that the property meets eligibility Criterion B for designation as a City Landmark for its association with a prominent former resident John K. Van De Kamp after no new evidence was submitted between the determination of ineligibility in March 2021 and the determination of eligibility in August 2021.

TABLE 2
SUPPLIMENTAL HISTORIC NEWSPAPER ARTICLES

Year	Title	Publication
1988	"Cigars and Pipe Tobacco to Get Warning Labels"	<i>The New York Times</i>
	California Sues to Force Tobacco Warnings"	
	"Suit Opposes Lucky's Deal"	
	"Food Mergers Worry Some Officials"	
	"Objection Raised to Offer by Vons"	
	"Grocery Merger Delayed Further"	
	"California Official Fights Grocery Chain Merger"	
1989	"Supermarket Merger Deal"	
	"U.S. Court Approves Supermarket Merger"	
	"Justice O'Connor Stops Lucky Stores Merger"	
	"1990 Race for California Governor in Full Swing"	
	"California Attorney General Calls For a Statewide Vote on Pollution"	
1990	"Price Jumps on American Store Stocks"	<i>Los Angeles Times</i>
	"California Fights Utilities Merger"	
	"5 Companies Sued for Violating Prop. 65: Air pollution: State Atty. Gen. John Van de Kamp alleges that the firms--two of them in Orange County--failed to adequately warn residents near their plants that they emit a cancer-causing chemical."	
	"John Van De Kamp Pleads His Own Case: The Attorney General Tries to Prove He's Neither Too Liberal Nor Too Dull to Run California"	
	"Candidate Tries to Unblur His Image"	<i>The New York Times</i>
	"Democrats Take Off Gloves In Major California Contest"	
	"California Utilities Merger in Limbo"	
1991	"State Ends Inquiry; Names Monitor for Getty Trust"	<i>Los Angeles Times</i>
2006	"California Attorney General Appoints Overseer of Reforms of J. Paul Getty Trust"	
2011	"Vernon paid millions to firms connected to relatives of city officials, records show"	
2012	"Vernon's financial problems sour business leaders on the city"	
2015	"John Van de Kamp, One of Pasadena's Most Prominent Citizens, On How the City Has Changed"	<i>Pasadenanow.com</i>
2016	"John Van de Kamp submits final report as Vernon Independent Reform Monitor, says 'Vernon's good governance is still strong.'"	<i>Vernon Press Release</i>
2017	"John Van de Kamp: Man of Principle"	<i>CSCHS Newsletter Fall/Winter 2017</i>
	"John Van de Kamp, Former Prosecutor in California, Dies at 81"	<i>The New York Times</i>
	"John Van de Kamp, former California attorney general and L.A. County district attorney, dies at 81"	<i>Los Angeles Times</i>

ELIGIBILITY CRITERIA

The following lists the eligibility criteria for listing/designation in local, state, or federal historical registers.

Federal

The National Historic Preservation Act of 1966, as amended, defines the criteria to be considered eligible for listing in the National Register:

The quality of significance in American history, architecture, archeology, engineering, and culture is present in districts, sites, buildings, structures, and objects that possess integrity of location, design, setting, materials, workmanship, feeling, and association and

- A. *that are associated with events that have made a significant contribution to the broad patterns of our history; or*
- B. *that are associated with the lives of persons significant in our past; or*
- C. *that embody 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. *that have yielded, or may be likely to yield, information important in prehistory or history (36 Code of Federal Regulations [CFR] Section part 63).*

State of California

Section 5024.1(c), Title 14 CCR, Section 4852 of the California Public Resources Code defines the criteria to be considered eligible for listing in the California Register:

A resource may be listed as an historical resource in the California Register if it meets any of the following [National Register] criteria:

- 1. *Is associated with events that have made a significant contribution to the broad patterns of California's history and cultural heritage; or*
- 2. *Is associated with the lives of persons important in our past; or*
- 3. *Embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of an important creative individual, or possesses high artistic values; or*
- 4. *Has yielded, or may be likely to yield, information important in prehistory or history.*

Section 15064.5(b) of the CEQA Guidelines identifies the following criteria which may result in a substantial adverse change to a historical resource:

- b) *A project with an effect that may cause a substantial adverse change in the significance of an historical resource is a project that may have a significant effect on the environment.*
 - (1) *Substantial adverse change in the significance of an historical resource means physical demolition, destruction, relocation, or alteration of the resource or its immediate surroundings such that the significance of an historical resource would be materially impaired.*
 - (2) *The significance of an historical resource is materially impaired when a project:*
 - (A) *Demolishes or materially alters in an adverse manner those physical characteristics of an historical resource that convey its historical significance and that justify its inclusion in, or eligibility for, inclusion in the California Register of Historical Resources; or*
 - (B) *Demolishes or materially alters in an adverse manner those physical characteristics that account for its inclusion in a local register of historical resources pursuant to section 5020.1(k) of the Public Resources Code or its identification in an historical resources survey meeting the requirements of section 5024.1(g) of the Public Resources Code, unless the public agency reviewing the effects of the project establishes by a preponderance of evidence that the resource is not historically or culturally significant; or*
 - (C) *Demolishes or materially alters in an adverse manner those physical characteristics of a historical resource that convey its historical significance and that justify its eligibility for inclusion in the California Register of Historical Resources as determined by a lead agency for purposes of CEQA.*
 - (3) *Generally, a project that follows the Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings or the Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings (1995), Weeks and Grimmer, shall be considered as mitigated to a level of less than a significant impact on the historical resource.*

City of Pasadena

Pasadena's Zoning Code section 17.62.040, Criteria for Designation of Historic Resources, outlines the city's local evaluation criteria (Ord. 7163 § 7-8, 2009; Ord. 7099 § 46, 2007; Ord. 7009 § 27, 2005) as follows:

Historic Monuments

1. *A historic monument shall include all historic resources previously designated as historic treasures before adoption of this Chapter, historic resources that are listed in the National Register at the State-wide or Federal level of significance (including National Historic Landmarks) and any historic resource that is significant at a regional, State, or Federal level, and is an exemplary representation of a particular type of historic resource and meets one or more of the following criteria:*
 - a. *It is associated with events that have made a significant contribution to the broad patterns of the history of the region, State, or nation.*
 - b. *It is associated with the lives of persons who are significant in the history of the region, State, or nation.*
 - c. *It is exceptional in the embodiment of the distinctive characteristics of a historic resource property type, period, architectural style, or method of construction, or that is an exceptional representation of the work of an architect, designer, engineer, or builder whose work is significant to the region, State, or nation, or that possesses high artistic values that are of regional, State-wide or national significance.*
 - d. *It has yielded, or may be likely to yield, information important in prehistory or history of the region, State, or nation.*
2. *A historic monument designation may include significant public or semi-public interior spaces and features.*

Landmarks

1. *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 in Subparagraph 2., below.*
2. *A landmark may be the best representation in the City of a type of historic resource or it may be one of several historic resources in the City that have common architectural attributes that represent a particular type of historic resource. A landmark shall meet one or more of the following criteria:*
 - a. *It is associated with events that have made a significant contribution to the broad patterns of the history of the City, region, or State.*
 - b. *It is associated with the lives of persons who are significant in the history of the City, region, or State.*
 - c. *It embodies the distinctive characteristics of a type, architectural style, period, or method of construction, or represents the work of an architect, designer, engineer, or builder whose work is of significance to the City or, to the region or possesses artistic values of significance to the City or to the region.*
 - d. *It has yielded, or may be likely to yield, information important locally in prehistory or history.*

HISTORIC CONTEXT

Because the building was constructed in 1946, it is considered to have been built during the postwar period. The following historic background was provided by the City's *Cultural Resources of the Recent Past Historic Context Statement* from 2007:

THEME: Architect-Designed Single Family Residential Development:²

The term "architect-designed" is used here to distinguish high-style, site-specific single-family residences from the simpler tract houses that proliferated primarily in large-scale residential developments during this period. There is little single-family residential development during the Depression and World War II, so the primary focus of this section is on the postwar period. 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 [USC] School of Architecture; and the Modernist variation of the ranch house.

There are also concentrations of architect-designed residential properties from the period, which occur primarily along the Pasadena's western and southern edges. These areas, composed largely of single-family residences, occupy hilly terrain that had not been previously developed; this resulted in site-specific designs that responded to the unique circumstances of hillside development and were made possible by new technologies developed during and after the War. An example of this is the stilt or "Bridge Houses" built along previously unbuildable lots on Laguna Road and designed by Joseph Putnam and real estate broker John Carr.³ New technology allowed these houses to be suspended over the Arroyo and a small stream running below. They are of post-and-beam construction, supported by steel piers set in concrete.

The area west of the 210 and 710 Freeways on both sides of the Arroyo also contain substantial numbers of houses from the period, particularly in the southwest corner of the city. Many of these are infill properties in previously developed neighborhoods. In some cases, these lots were created by subdividing large estates, for example in the Hillcrest Neighborhood as well as along the Arroyo on lots previously occupied by the Adolphus Busch estate and Busch Gardens.

² City of Pasadena. October 2007. "Cultural Resources of the Recent Past Historic Context Statement," 39–40. 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

³ Highland Park Heritage Trust. 2001. "Modern Arroyo." Tour booklet.

There are concentrations of high-style family housing, particularly in the westernmost portion of the city. Examples are found in the Linda Vista, San Rafael, Allendale, and Pegfair Estates neighborhoods. Other clusters of residential development from the period occur in the area east of Craig Avenue and north of the 210 Freeway, as well as the area south of Del Mar Boulevard and east of San Gabriel Boulevard.

Pasadena's collection of postwar, single-family residential architecture contains works by known master architects with a wider regional and even national reputation. These include Gregory Ain, A. Quincy Jones, Paul R. Williams, and John Lautner, all of whom share a wider regional importance in the postwar architectural landscape and worked in Pasadena. There are two extant examples of the work of internationally renowned Modernist architect Richard Neutra: the Constance Perkins House (1955), which became the City's first Historic Treasure (now called a Historic Monument); and the John Paul Clark House (1957).⁴

However, the majority of the architects working in Pasadena during this period are not well known outside of the city. Probably the most successful in reaching some level of acclaim were the firms of Buff, Straub & Hensman; Smith & Williams; and Ladd & Kelsey. These were just some of the cadres of innovative Modernist architects who came out of the USC School of Architecture and designed thoughtful and original designs in Pasadena during the postwar period. Pasadena's Mid-century Modern residential architecture, therefore, is characterized not by individual genius, but by the collective excellence of the architects who worked there after the War.

⁴ Two other houses by Neutra were built in Pasadena. The residence at 1460 Chamberlain Road, designed in 1947, was altered in the 1950s; a second house was demolished in the 1970s to make way for the Foothill Freeway.

PROPERTY HISTORY

The following information describes the history of the surroundings area and the subject property.

Site History

The subject property was developed as part of the San Rafael Heights No. 5 Tract which was recorded in 1905 for the San Rafael Ranch Company. This tract was part of a larger effort of the residential subdivision of the 2,000 acres of the San Rafael Ranch Estate, purchased by Mr. and Mrs. Alexander Robert Campbell-Johnston in 1883. The land was used as a cattle grazing ranch until the early 20th century when the land was subdivided for residential housing through the 1920s.⁵ The subject property was constructed 41 years after the recording of the tract and is not associated with its history or significance.

Based on historic aerial photographs that date back to 1948, the subject property was one of the first constructed on the southwest side of S. San Rafael Avenue with the northeast side of the street and most of the immediate surrounding area was already heavily infilled with residential development. By 1952, the remainder of the lots had been improved and was characterized by single-family residential development as present today. The Sanborn Fire Insurance Maps do not cover this area of the city.

Ownership History

Due to the closure public buildings, research at the Assessor's Office was not completed. Ownership data was compiled from building permits, grant deed documents, previous assessments of the property, and other sources where available (Table 1, *801 S. San Rafael Avenue Ownership Data*).

TABLE 1
801 S. SAN RAFAEL AVENUE
OWNERSHIP DATA

Date	Name
1947	Holmes P. Tuttle
1951	Calvin C. Wheeler
1955	Mrs. E. Lena Cook
1964	James Bowell Griffin II
1987	John Van de Kamp

⁵ Online Archives of California, San Rafael Ranch Company Records and Addenda, The Huntington Library, San Marino, California. Accessed April 2021.

Holmes P. Tuttle was the original owner of the residence and is also listed as the contractor on the original building permit.⁶ Tuttle was a California businessman, longtime republican and friend of President Ronald Reagan, and head of Reagan's unofficial "kitchen cabinet."⁷ Calvin C. Wheeler was the vice-president of Allied Builder Inc. located in Los Angeles, a company which appears to be extant today.⁸ James Boswell II was the head of the J.G. Boswell Co., a large cotton farm and agriculture business which he inherited from his uncle.⁹ John Van de Kamp was a Pasadena native, of the Van de Kamp Bakery family, and served as Los Angeles County District Attorney from 1975 to 1981 and Attorney General of California from 1983 to 1991 when he retired from politics.¹⁰ No information was found on Mrs. E. Lena Cook.

FIELD SURVEY FINDINGS

Sapphos Environmental, Inc. (Ms. Kasey Conley) conducted an intensive-level field survey of 801 S. San Rafael Avenue and its setting on April 7, 2021. Additional research was conducted in online resources including newspapers, Ancestry.com, historic aerial photographs and topographic maps, and Sanborn Fire Insurance Maps.¹¹

Description of 801 S. San Rafael Avenue

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.

Residential Building

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 (Figure 1, 801 S. San Rafael Avenue).

⁶ City of Pasadena. Issued 25 March 1946. Permit No. Illegible.

⁷ Hays, Constance L. 17 June 1989. "Holmes Tuttle, 83; In 'Kitchen Cabinet' That Aided Reagan." *The New York Times*. Retrieved July 17, 2008.

⁸ Ancestry.com. 2011. *U.S. City Directories, 1822–1995*. Provo, UT: Ancestry.com Operations, Inc.

⁹ Hirsch, Jerry. 6 April 2009. "James G. Boswell II dies at 86; cotton magnate built family farm into agribusiness giant." *Los Angeles Times*. Retrieved April 7, 2009.

¹⁰ California Attorney General - 1850 to Present - California Dept. of Justice - Office of the Attorney General. Archived 2008-02-17 at the Wayback Machine.

¹¹ In-person research was not conducted due to the current closure of public buildings.



Figure 1. 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.¹² The second story has four sets of steel-framed multi-light French doors which also replaced the original windows and retained the openings (Figures 2A–B, *Entrance Door, 801 S. San Rafael Avenue*; Figure 3, *First-Story Primary Façade, 801 S. San Rafael Avenue*; Figure 4, *Second-Story Primary Façade, 801 S. San Rafael Avenue*).

¹² 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 2A. Entrance Door, 801 S. San Rafael Avenue (view southwest)
SOURCE: *Sapphos Environmental, Inc., 2021*



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



Figure 3. First-Story Primary Façade, 801 S. San Rafael Avenue (view west)
SOURCE: Sapphos Environmental, Inc., 2021



Figure 4. 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 5, *Southeast Façade, 801 S. San Rafael Avenue*; Figure 6, *Northwest Façade, 801 S. San Rafael Avenue*).



Figure 5. Southeast Façade, 801 S. San Rafael Avenue (view north)
 SOURCE: Sapphos Environmental, Inc., 2021



Figure 6. 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 1980.¹³ 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 7. 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 8, *Detached Ancillary Building, 801 S. Sa Rafael Avenue*).

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



Figure 8. 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 9, *Detached Garage, 801 S. San Rafael Avenue*).



Figure 9. 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 10A–B, *Setting, S. San Rafael Avenue*).



Figure 10A. Setting, S. San Rafael Avenue (view facing northwest)
SOURCE: *Sapphos Environmental, Inc., 2021*



Figure 10B. 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 city¹⁴ (Figure 11, *The McCarthy House, 762 St. John Street*).



Figure 11. The McCarthy House, 762 St. John Street
SOURCE: Sapphos Environmental, Inc., 2021

¹⁴ 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 12, *The Swift House, 850 South Arroyo Boulevard*).



Figure 12. 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 13, *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. It was noted in the Pasadena Heritage City Landmark Application package that the property did not possess significance to be listed under Criterion C.



Figure 13. Frontal View of 801 S. San Rafael Avenue
 SOURCE: Sapphos Environmental, Inc., 2021

EVALUATION

The subject property was deemed eligible by the City for designation as a City Landmark under Criteria B/1/1 for its association with John Van de Kamp only, and thus the following evaluation focuses solely on this criterion.

National Register Bulletin 15, "How to Apply the National Register Criteria for Evaluation" identifies the following three benchmarks to be met when evaluating a property for significance under Criterion B/1/1:

- The persons associated with the property must be individually significant within a historic context;
- Properties eligible under Criterion B are usually those associated with a person's productive life, reflecting the time when he or she achieved significance; and
- The criterion is generally restricted to those properties that illustrate (rather than commemorate) a person's important achievements.

The persons associated with the property must be individually significant within a historic context:

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 and as a private attorney after his retirement from political office until his death in

2017.¹⁵ *Bulletin 15* states that a person must have gained *individual* significance that can be documented through written sources and is not just part of an identified profession, class, or social group. There are no scholarly works, published books, or other literature on Van De Kamp citing him as an individually significant person within the judicial or political systems. Newspaper articles referencing Van De Kamp describe him as “supporting,” or “helping prepare,” or cite the work that “his office” completed in conjunction with legislative actions, high-profile cases, or political actions. There are no academic works that cite or claim Van De Kamp as individually significant in reforming, advancing, or impacting events that were important to the nation, state, or region.

Van De Kamp served as State of California Attorney General from 1983 to 1991, with the last four years of his tenure being during the time of his residency at 801 S. San Rafael Avenue. As Attorney General, the State of California Department of Justice (DOJ) lists “his and his administration’s” achievements in office 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.¹⁶

Pasadena Heritage submitted twenty-eight (28) newspaper articles that reference Van De Kamp between 1989 and 2017 (the year of his death). Most of these articles, aside from obituary articles in 2017, are about larger events within the state in which Van De Kamp or his office’s role is mentioned. The articles are not specifically about Van De Kamp’s work on these issues and mainly reference the California Utilities Merger on 1989/1990, the 1990 Governor’s race (which he lost), and his work as a consultant on the J. Paul Getty Trust and in the City of Vernon.

The City Historic Landmark application states that the prevention of the merger of Southern California Edison and San Diego Gas and Electric in the late 1980s/early 1990s was stopped because of Van De Kamp. *New York Times* articles provided in the City Landmark application state “John Van De Kamp...announced that his office would try to block the merger” (emphasis added), and that ultimately, it was stopped by the succeeding attorney general after Van De Kamp left the post.¹⁷ The second article provided on the topic states, “analysts believe his [Van De Kamp] position influenced the two administrative law judges of the California Public Utilities Commission who rules against the deal this year,” yet no other scholarly works or references could substantiate this claim.¹⁸ Therefore, although Van De Kamp’s office was involved in the stopped merger, Van De Kamp is not solely credited with this action and therefore, is not individually significant within the context of utilities merger reform within the State of California.

Additionally, Van De Kamp’s association with the Vernon Good Governance Reforms and the reform of the J. Paul Getty Trust do not highlight an individual significance or highlight the most productive period of his life. Van De Kamp was hired under contract to complete a role with the City of Vernon as an independent ethics advisor, and the products of that role are not significant in the history of the City, the State of California, or the nation. Additionally, his role as independent monitor of the J. Paul Getty Trust was appointed to him because of his history as attorney general and district attorney

¹⁵ State of California Department of Justice. “John K. Van de Kamp.” Accessed April 2021. Available at: <https://oag.ca.gov/history/28kamp>

¹⁶ State of California Department of Justice. “John K. Van de Kamp.” Accessed April 2021. Available at: <https://oag.ca.gov/history/28kamp>

¹⁷ “Company News, California Fights Utilities Merger.” 8 February 1990. *The New York Times*, 6.

¹⁸ “California Utilities in Merger Limbo.” 4 March 1991. *The New York Times*, 4.

and the independent review, again, did not impact significant events within the history of the city, state, or nation.

Most of the articles provided cite Van De Kamp to be most closely associated with the 1989 Assault Weapons Control Act and for instituting the Cal-ID Program. A 2017 *New York Times* article after Van De Kamp's death cites the Cal-ID Program as the "signature achievement in two terms as attorney general."¹⁹ Yet, Van De Kamp was not the author of the bill, and the State of California DOJ website cites his administration with "helping" develop the program and does not solely credit Van De Kamp with its implementation.²⁰ Additionally, the Assault Weapons Control Act of 1989 is the sole event of substance to occur while Van De Kamp lived at the subject property. Van De Kamp did not author the bill, it was authored by David Roberti and Mike Roos, and is not credited as the official sponsor of the bill, Senator Howard M. Metzenbaum is the sponsor.²¹ Van De Kamp's association with the bill is his support and his showing of support by bringing an AK-47 into the State Assembly Hearing in 1989.²² Van De Kamp is not directly or individually associated with the bill or its impact of assault weapon control in the state and therefore, is not individually significant within the context of assault weapon reform.

Although John Van De Kamp had a storied and long career within the judicial system overseeing a variety of high-profile cases and legislation, there is no information to prove that he solely impacted the historic context of these two areas and therefore, does not meet this benchmark under *Bulletin* 15.

Properties eligible under Criterion B are usually those associated with a person's productive life, reflecting the time when he or she achieved significance:

Van De Kamp's most productive period of significance is when he served as Los Angeles County District Attorney and State of California Attorney General. Van De Kamp served as Los Angeles County District Attorney from 1975 to 1981, ending this role six years before his residency at 801 S. San Rafael Avenue; therefore, work under this term is not associated with his residency at the subject property.

As stated above, the two high-profile events that occurred during his most productive live, 1975–1991, were the Cal-ID Program and the Assault Weapon Control Act. These two events are not credited solely to Van De Kamp and his involvement with them was solely supportive. Van De Kamp did not "achieve significance" through these two events and his actions as part of these events are demonstrably important within a local, state, or national historic context. Additionally, Van De Kamp's office is more closely associated with his role as a public official. Therefore, although Van De Kamp lived at the residence during the last four years of the most productive period of his life, the two events associated with that productive life are not credited to him on an individual level and do not rise to meet this benchmark.

¹⁹ Sandomir, Richard. 17 March 2017. "John Van De Kamp, Former Prosecutor in California, Dies at 81." *The New York Times*. Provided in the City Historic Landmark Application Package PDF.

²⁰ State of California Department of Justice. "John K. Van de Kamp." Accessed April 2021. Available at: <https://oag.ca.gov/history/28kamp>

²¹ United States Library of Congress. "S.386- Assault Weapon Control Act of 1989, 101st Congress (1989–1990)." Congress.gov. Accessed September 2021. Available at: <https://www.congress.gov/bill/101st-congress/senate-bill/386/text>

²² Sandomir, Richard. 17 March 2017. "John Van De Kamp, Former Prosecutor in California, Dies at 81." *The New York Times*. Provided in the City Historic Landmark Application Package PDF.

The criterion is generally restricted to those properties that illustrate (rather than commemorate) a person's important achievements:

During Van de Kamp's tenure as Los Angeles County District Attorney, he worked out of 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 City Hall, and has housed the office of the District Attorney since its completion.²³ Similarly, the main offices of the California Attorney General are in Sacramento, with nine other offices throughout the state, with one in Downtown Los Angeles located at 300 S. Spring Street.²⁴ Van De Kamp's time as resident of 801 S. San Rafael Avenue does not illustrate the important achievements of Van De Kamp's career as attorney general or district attorney. Van De Kamp only lived at the subject property during the last four of his most productive period, where work activities occurred in office spaces and therefore, does not meet this *Bulletin 15* benchmark.

CONCLUSION

Although John Van de Kamp served in two notable public offices and is credited with supporting and participating in positive changes in the justice systems, those credits cannot be demonstrably connected to events that were important to national, state, or local history on an **individual level** to substantiate Van De Kamp as individually significant. 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. *Bulletin 15* 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."²⁵ 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 has an impact at the national, state, or city level. Much of Van De Kamp's 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. Therefore, the subject property is ineligible for listing under Criteria B/2/2.

Should there be any questions regarding the information contained in this MFR, please contact Ms. Carrie Chasteen at (626) 683-3547, extension 102.

²³ Los Angeles Criminal Defenders. "Clara Shortridge Foltz Criminal Justice Center, Criminal Courts Building Courthouse (CCBC)." Accessed April 2021. Available at: <https://www.la-criminaldefense.com/clara-shortridge-foltz-criminal-justice-center/>

²⁴ State of California Department of Justice. "Services on the Attorney General." Accessed April 2021. Available at: <https://oag.ca.gov/services-info>

²⁵ National Park Service, U.S. Department of the Interior. 1997. "How to Apply the National Register Criteria for Evaluation." *National Register Bulletin 15*, 15.

Kasey M. Conley, MHC

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
- High-Speed Rail Construction Packages 2,3, and 4
- Manhattan Beach Context Statement

Ms. Kasey Conley has three 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 been the principal investigator and assistant project manager on several-large scale historic evaluations including reconnaissance survey work. Ms. Conley was the assistant project manager for the Altadena African American Historic Resources Survey conducted for the Los Angeles County Department of Regional Planning. The survey completed a historic context statement of the history of the African American Community in Altadena from 1887-1970 and surveyed over 300 properties associated with that history. Ms. Conley also supported the surveying and historic evaluation documentation of Los Angeles County parks, golf courses, and arboreta for the Los Angeles Department of Parks and Recreation. The historic evaluations considered eligibility for listing on the National Register of Historic Places, the California Register of Historical Resources, the County Register of Landmarks and Historic Districts, and standards provided in CEQA. The results were used by the County to address future projects in the facilities, alter plans as needed, and to inform a Cultural Resources Treatment Plan (CRTP) and Worker Environmental Awareness Program (WEAP) training. The project received a Historic Preservation Award from the Los Angeles Conservancy in 2020. Ms. Conley has also provided cultural resources support for the High-Speed Rail (HSR) Construction Packages (CPs) 2,3, and 4. Ms. Conley conducted field surveys, identified and documented resources on Department of Parks and Recreation 523 series forms, and coordinated with the HSR authority in support of these efforts. Ms. Conley also worked as the technical author for the City of Glendale SR-134 Ramp Improvement Project. Ms. Conley evaluated the impacts of the proposed road improvements on the surrounding environment to ensure no impacts would occur to identified national, state, or local historic bridges, tunnels, or highways, or adjacent historic resources as a result of the project.

Additional experience includes preparing Historic American Building Survey/Historic American Engineering Record (HABS / HAER) for properties within Los Angeles and San Bernardino County, preparing 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 throughout Los Angeles and San Bernardino County, and the completion of several historic resource assessment reports within the cities of Los Angeles, Glendale, San Marino, and Rancho Cucamonga.