



Architectural
Resources Group



City of San Marino

Citywide Historic Context Statement - *Draft*

Prepared for:

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Contents

1.	Introduction.....	2
1.1	Project Overview and Scope	2
1.2	Description of the Survey Area	2
1.3	Project Team	3
1.4	Previous Designations and Surveys.....	3
2.	Methodology	5
2.1	Archival Research	5
2.2	Reconnaissance Survey and Property List.....	6
2.3	Public Outreach.....	6
2.4	Historic Context Statement.....	7
3.	Existing Regulations and Criteria for Evaluation.....	8
3.1	National Register of Historic Places	8
3.2	California Register of Historical Resources	9
3.3	San Marino Historic Preservation Ordinance.....	10
4.	Historic Context Statement	12
4.1	Introduction to the Historic Context Statement	12
4.2	Summary of Contexts and Themes	12
4.3	Historical Background: San Marino, Pre-1870	17
4.4	Context: San Marino’s Early Development, 1870-1912	23
4.5	Context: San Marino Becomes a City, 1913-1930.....	38
4.6	Context: San Marino in the Great Depression and Wartime, 1931-1945	68
4.7	Context: Postwar Development in San Marino, 1946-1980	92
4.8	Context: Architecture and Design, 1870-1980.....	113
	Bibliography.....	142

Appendix A. Project Survey Area

Appendix B. Chronology Map

Appendix C. Reconnaissance Survey Findings Map

Appendix D. Property List

1. Introduction

1.1 Project Overview and Scope

In November 2018, the City of San Marino (the City) retained Architectural Resources Group (ARG) to conduct a citywide historical resources survey for San Marino. By establishing a comprehensive list of the city's potential historical resources, this document serves as a valuable information tool that can help to guide planning and land use decisions. While the San Marino Historical Society maintains a list of known historic properties, San Marino has never had a comprehensive citywide survey. The scope of this project is to survey all properties in the city constructed through 1980 and evaluate potential historical resources against federal, state, and local eligibility criteria.

The first phase of the project involved the development of a citywide historic context statement, submitted in draft form here. Developed using the National Register Multiple Property Documentation (MPD) approach, the historic context statement provides an in-depth narrative account of the city's development history as reflected by its built environment.¹ It places San Marino's built resources within the broader context of the economic, political, social, and cultural forces that coalesced to shape the city's development over time. This document will provide a foundation and context for future decision-making about the identification, evaluation, and treatment of historic properties, based upon comparative historic significance within an established framework. The historic context statement is not intended to add or replace existing eligibility criteria for local designation, but to provide context to the existing criteria.

Info on tasks beyond HCS to be added in final report

1.2 Description of the Survey Area

The City of San Marino is located in the San Gabriel Valley in Los Angeles County, approximately nine miles northeast of downtown Los Angeles. San Marino is bounded by the Cities of Pasadena and South Pasadena to the north/northwest, the City of Alhambra to the west/southwest, the City of San Gabriel to the south, and the unincorporated communities of East San Gabriel and East Pasadena to the east. The area's topography generally slopes gently down to the south, descending from the San Gabriel Mountains, with a small group of hills in the northwestern (Oak Knoll) part of the city. The slopes here, rising north of Euston Road, Virginia Road, and Old Mill Road, are incised with south-trending canyons and gullies and are heavily vegetated with native oak woodland wherever land is undeveloped. One channelized wash, Rubio Wash, runs from Robles Avenue (north of San Marino High School) south past the southern city limits. San Marino

¹ National Park Service, National Register Bulletin 16b: *How to Complete the National Register Multiple Property Documentation Form* (Washington, D.C.: U.S. Department of the Interior, 1991).

has a vast array of mature street trees, both native (oak) and imported (sycamore, deodar cedar, sweet gum, magnolia, Mexican fan palms, and others).

San Marino is an almost exclusively residential community, with its built environment dominated by detached single-family houses on a wide range of scales, constructed primarily between the 1920s and the 1960s. There are no areas zoned for multi-family residential properties, or for industry/manufacturing. Small areas on Huntington Drive and Mission Street are zoned for commercial use. The Huntington Library, Art Collections, and Botanical Gardens (historically the Henry E. Huntington estate) occupies a massive parcel in the center-north part of town, and Lacy Park provides additional landscaped open space. Several schools occupy large parcels as well. Generally speaking, San Marino's streets are wide and paved with asphalt; common planning features include concrete sidewalks and curbs, street lamps, and landscaping including street trees (and in medians on Huntington Drive and Sierra Madre Boulevard).

The city's irregular street grid pattern reflects its historic patterns of residential development, which were largely guided by Huntington and oriented around the Pacific Electric Railway (PERy) routes he constructed here between 1903 and 1906. Most of the street grid skews northwest/southeast, roughly perpendicular to the northeast/southwest route of Huntington Drive (the PERy's Monrovia-Glendora route). The grid in the northeast portion of the city is skewed in response to the PERy's Sierra Madre line (now Sierra Madre Boulevard). The northwest part of San Marino, containing the most prominent hills and the largest lots, is marked by curvilinear streets responding to the natural contours of the landscape.

Appendix A, Survey Area Map, shows the extent of the City and the area surveyed during reconnaissance.

1.3 Project Team

All phases of this project were conducted by ARG personnel who meet the *Secretary of the Interior's Professional Qualification Standards* in Architectural History.² ARG staff who participated in the project include Katie E. Horak, Principal; Mary Ringhoff, Associate and Project Manager; Evanne St. Charles, Associate; and Andrew Goodrich, Associate, all Architectural Historians and Preservation Planners. Research assistance was provided by ARG interns Jessa Ross and Julia Ressler.

1.4 Previous Designations and Surveys

San Marino has not conducted a citywide historical resources survey before this point. The San Marino Historical Society maintains a list of known historic properties, which was the basis for the expanded property list compiled during the reconnaissance survey. As its historic preservation ordinance is relatively new (adopted in 2018), the City has designated few local landmarks. The following properties were automatically designated as San Marino Historic

² The *Secretary of the Interior's Professional Qualification Standards* were developed by the National Park Service. For further information on the Standards, please refer to http://www.nps.gov/history/local-law/arch_stnds_9.htm.

Landmarks by virtue of having been listed in the National Register of Historic Places (NR) or the California Register of Historic Places (CR)³:

- Edwin Hubble House (1340 Woodstock Rd., 1925): 1S (NR listed-National Historic Landmark, CR listed)
- El Molino Viejo/Old Mill (1120 Old Mill Rd., ca. 1816): 1S (NR listed, CR listed)
- Michael White Adobe (2701 Huntington Dr., ca. 1845): 1S (NR listed, CR listed)
- Katherine Emery Estate (Thornton Gardens, 1155 Oak Grove Ave., 1928): 1S (NR listed, CR listed)
- 2299 Huntington Drive (1931): 2S2 (CR listed, NR eligible)
- Stoneman Elementary School (1560 Pasqualito Dr., 1930): 2S2 (CR listed, NR eligible)
- Lacy Park Restroom (1485 Virginia Ave.): 2S2 (CR listed, NR eligible)

Two properties have been surveyed as part of a variety of projects and have been either identified as historic resources or noted as needing re-evaluation:

- Huntington Library (1909): 3S (NR eligible)
- Governor Stoneman Adobe/Los Robles (1912 Montroble PI): 7L (State designated pre-1998, needs re-evaluation).⁴ This property is a monument marking the former location of the Los Robles Ranch.

³ San Marino Municipal Code 23.18.03; California Historical Resources Inventory: Los Angeles County (published 2010); National Register of Historic Places Property List, October 17, 2018. See Section 3 for more information about registration programs.

⁴ California Historical Resources Inventory: Los Angeles County (published 2010).

2. Methodology

To ensure that the methodology described herein incorporated the most up-to-date standards and was rooted in professional best practices, ARG consulted the following informational materials maintained by the National Park Service (NPS) and the California Office of Historic Preservation (OHP):

- National Register Bulletin (NRB) 15: *How to Apply the National Register Criteria for Evaluation*
- NRB 16A: *How to Complete the National Register Registration Form*
- NRB 16B: *How to Complete the National Register Multiple Property Documentation Form*
- NRB 24: *Guidelines for Local Surveys: A Basis for Preservation Planning*
- California Office of Historic Preservation (OHP): *Writing Historic Contexts*
- OHP: *Instructions for Recording Historical Resources*

2.1 Archival Research

ARG conducted primary and secondary source research in order to inform the writing of the historic context statement and provide valuable property-specific information for the reconnaissance survey. Research included the overview of pertinent city planning documents (municipal codes and planning reports); primary resources (historic photographs, maps, building permits); and secondary sources (newspaper articles, local published histories).

The following collections were consulted:

- Collections of the Huntington Library
- Collections of the San Marino Historical Society
- Collections of the Crowell Public Library
- Online collections available through the Los Angeles Public Library, Newspapers.com, the Online Archive of California, USC Digital Libraries, the Pasadena Digital History Collaboration, and Ancestry.com
- ARG's in-house library of architectural reference books, journals, and other materials
- Various internet sites and digital archives
- Los Angeles County tract maps and assessor information
- Historic Sanborn Fire Insurance Maps

2.2 Reconnaissance Survey and Property List

A reconnaissance survey is an essential component of the preparation of a historic context statement, as it informs the project team about a city's patterns of development and major and minor physical components, as well as enables a street-by-street look at all of the city's resources at once for effective comparative analysis. The reconnaissance survey provides the basis for the subsequent intensive-level survey.

Prior to reconnaissance, ARG created a spreadsheet containing information on all previously identified properties – primarily the list provided by the San Marino Historical Society, augmented by information from the Los Angeles County Historic Resource Inventory (which contained information on information such as properties already listed in the National Register). This draft property list served as the beginning for the expanded property list as it was added to during reconnaissance. ARG used the City's Geographic Information Systems (GIS) data, supplemented by Los Angeles County Assessor data, to develop a map that color-coded all of the city's parcels by decade of development. This "chronology map" (**Appendix B**) helped to identify different development patterns in the survey area and locate groupings of properties that might be unified by age and appearance. The map also identified all buildings constructed after 1980, which were not included as part of the survey.

The GIS data were also used to create a base map for use during the reconnaissance survey; this base map included all parcels in the city, and made note of all previously identified properties. ARG used this map in tandem with the draft property list to ensure every street was driven and every parcel was inspected. During the reconnaissance survey, each street in the city was driven and a "windshield" inspection was conducted. The general age of buildings, property types, architectural styles, and levels of integrity were noted and compared. Based upon observations made during reconnaissance, the survey team added individual properties that appeared to be potential resources, as well as cohesive groupings of properties that appeared to be potential historic districts. ARG also assessed the integrity of all previously identified properties, which in some cases led to them being eliminated from the list because they had been demolished or extensively altered.

Upon completion of the reconnaissance survey, ARG conducted additional research using historic building permits, photographs, maps, newspaper articles, and other sources to glean information like construction date, architect, builder, and original owner. This information was added to the property list. A map showing preliminary findings based on the reconnaissance survey was generated (**Appendix C**). The refined property list is included as **Appendix D**.

2.3 Public Outreach

ARG met with Judith Carter of the San Marino Historical Society on January 8, 2019 to gather information on City history and visit the group's historical archives. A presentation on the goals and progress of the project was given at a public City Council meeting on January 9, 2019. ARG also participated in a community workshop in San Marino on DATE[MR1]. This workshop, which

was planned and publicized by the City of San Marino Planning and Building Department, had three main goals: to inform the public about the goals and process of the historical resources survey; to solicit information from the public regarding the city's history and known/potential historic resources; and to keep the public updated on the progress of the project. During this workshop, members of the public provided valuable information which was incorporated into the writing of the context statement.

2.4 Historic Context Statement

In tandem with the reconnaissance survey, ARG drafted a citywide historic context statement included in Section 4 (Historic Context Statement). The context statement was prepared in accordance with the Multiple Property Documentation (MPD) approach developed by the NPS. Often applied to large-scale surveys, the MPD approach streamlines the evaluation process by distilling major patterns of development into discernible themes that are shared by multiple properties within a given survey area. Utilizing the MPD approach ensures that properties with shared associative qualities and/or architectural attributes are evaluated in a consistent manner.⁵ The context statement for San Marino is organized primarily into a sequential series of contexts and themes, which capture major occurrences in the city's development history and are expressed in its built resources. Baseline eligibility standards and integrity thresholds were developed for each theme to provide the City with a framework for using existing eligibility criteria to make future decisions about the eligibility of a property. The context statement is also intended to serve as a resource for future land use decisions and preservation endeavors undertaken by property owners or the City. It is important to note that the context statement itself does not include evaluations of any historical resources for eligibility under national, state, or local significance criteria.

⁵ For more information on the MPD approach, please refer to NRB 16B: *How to Complete the National Register Multiple Property Documentation Form*: http://www.nps.gov/nr/publications/bulletins/nrb16b/nrb16b_IIintroduction.htm.

3. Existing Regulations and Criteria for Evaluation

3.1 National Register of Historic Places

The National Register of Historic Places (National Register) is the nation’s master inventory of known historic resources. Created under the auspices of the National Historic Preservation Act of 1966, the National Register is administered by the National Park Service (NPS) and includes listings of buildings, structures, sites, objects, and districts that possess historic, architectural, engineering, archaeological, or cultural significance at the national, state, or local level. As described in NRB 15: *How to Apply the National Register Criteria for Evaluation*, in order to be eligible for the National Register, a resource must both: (1) be *significant*, and (2) retain sufficient *integrity* to adequately convey its significance.

Significance is assessed by evaluating a resource against established criteria for eligibility. A resource is considered significant if it satisfies any one of the following four National Register criteria:⁶

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

Once significance has been established, it must then be demonstrated that a resource retains enough of its physical and associative qualities – or *integrity* – to convey the reason(s) for its significance. Integrity is best described as a resource’s “authenticity” as expressed through its physical features and extant characteristics. Generally speaking, if a historic resource is recognizable as such in its present state, it is said to retain integrity, but if it has been extensively altered then it does not. Whether a resource retains sufficient integrity for listing is determined by evaluating the seven aspects of integrity defined by the NPS:

- Location (the place where the historic property was constructed or the place where the historic event occurred);
- Setting (the physical environment of a historic property);
- Design (the combination of elements that create the form, plan, space, structure, and style of a property);
- Materials (the physical elements that were combined or deposited during a particular period of time and in a particular manner or configuration to form a historic property);

⁶ Some resources may meet multiple criteria, though only one needs to be satisfied for National Register eligibility.

- Workmanship (the physical evidence of the crafts of a particular culture or people during any given period in history or prehistory);
- Feeling (a property’s expression of the aesthetic or historic sense of a particular period of time);
- Association (the direct link between an important historic event/person and a historic property).

Integrity is evaluated by weighing all seven of these aspects together and is ultimately a “yes or no” determination – that is, a resource either retains sufficient integrity, or it does not.⁷ Some aspects of integrity may be weighed more heavily than others depending on the type of resource being evaluated and the reason(s) for its significance. Since integrity depends on a resource’s placement within a historic context, integrity can be assessed only after it has been concluded that the resource is in fact significant.

Generally, a resource must be at least 50 years of age to be eligible for listing in the National Register. Exceptions are made if it can be demonstrated that a resource less than 50 years old is (1) of exceptional importance, or (2) is an integral component of a historic district that is eligible for the National Register.

3.2 California Register of Historical Resources

The California Register of Historical Resources (California Register) is the authoritative guide to the state’s significant historical and archeological resources. In 1992, the California legislature established the California Register “to be used by state and local agencies, private groups, and citizens to identify the state’s historical resources and to indicate what properties are to be protected, to the extent prudent and feasible, from substantial adverse change.”⁸ The California Register program encourages public recognition and protection of resources of architectural, historical, archaeological and cultural significance; identifies historical resources for state and local planning purposes; determines eligibility for historic preservation grant funding; and affords certain protections under the California Environmental Quality Act (CEQA). All resources listed on or formally determined eligible for the National Register are automatically listed in the California Register. In addition, properties designated under municipal or county ordinances, or through local historic resources surveys, are eligible for listing in the California Register.

The structure of the California Register program is similar to that of the National Register, but places its emphasis on resources that have contributed specifically to the development of California. To be eligible for the California Register, a resource must first be deemed significant at the local, state, or national level under one of the following four criteria, which are modeled after the National Register criteria listed above:

⁷ Derived from NRB 15, Section VIII: “How to Evaluate the Integrity of a Property.”

⁸ California Public Resource (CPR) Code, Section 5024.1 (a).

1. It is associated with events or patterns of events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States; or
2. It is associated with the lives of persons important to local, California, or national history; or
3. It embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master, or possesses high artistic values; or
4. It has yielded, or has the potential to yield, information important to the prehistory or history of the local area state or the nation.⁹

Like the National Register, the California Register also requires that resources retain sufficient integrity to be eligible for listing. A resource's integrity is assessed using the same seven aspects of integrity used for the National Register. However, since integrity thresholds associated with the California Register are generally less rigid than those associated with the National Register, it is possible that a resource may lack the integrity required for the National Register but still be eligible for listing in the California Register.

There is no prescribed age limit for listing in the California Register, although California Register guidelines state that "sufficient time must have passed to obtain a scholarly perspective on the events or individuals associated with the resource."¹⁰

Resources may be nominated directly to the California Register. They are also automatically listed in the California Register if they are listed in or have been officially determined eligible for the National Register. State Historic Landmarks #770 and forward are also automatically listed in the California Register.¹¹

3.3 San Marino Historic Preservation Ordinance

San Marino administers its own designation program for historic landmarks within the city. The designation of resources at the local level is governed by Chapter 23.18 (Historic Preservation Ordinance) of the San Marino Municipal Code, adopted in 2018.

⁹ California Public Resources Code SS5024.1, Title 14 CCR, Section 4852.

¹⁰ California Office of Historic Preservation, *Technical Assistance Series #6: California Register and National Register: A Comparison* (Sacramento, CA: California Department of Parks and Recreation, 2001), 3. According to the *Instructions for Recording Historical Resources* (Office of Historic Preservation, March 1995), "Any physical evidence of human activities over 45 years old may be recorded for purposes of inclusion in the OHP's filing system. Documentation of resources less than 45 years old may also be filed if those resources have been formally evaluated, regardless of the outcome of the evaluation." This 45-year threshold is intended to guide the recordation of potential historical resources for local planning purposes, and is not directly related to an age threshold for eligibility against California Register criteria.

¹¹ California Department of Parks and Recreation, Office of Historic Preservation, *Technical Assistance Series #5: California Register of Historical Resources, The Listing Process* (Sacramento, CA: California Department of Parks and Recreation, n.d.), 1.

The ordinance identifies three eligibility criteria for historic landmark designation of a property or group of properties:

1. It is or was once associated or identified with important events or broad patterns of development that have made a significant contribution to the cultural, architectural, historical, and political heritage of the City, region, State, or Nation; or
2. It is or was associated with an important person or persons who made a significant contribution to the history, development, or culture of the City, region, State, or Nation; or
3. It embodies the distinctive characteristics of a style, type, period, or method of construction; exemplifies the work of a well-recognized architect or builder, or possesses high artistic or aesthetic values; or it represents one of the last, best remaining examples of an architectural type or style in a neighborhood or the City that was once common but is now increasingly rare.¹²

While it is possible for a property to be eligible under multiple criteria, only one must be satisfied to merit designation as a City of San Marino Historic Landmark.

To be found eligible for designation as a historic landmark, in addition to satisfying at least one of the above criteria, a property must retain sufficient integrity to convey its historical significance. As specified in the ordinance,

Historic landmarks must retain integrity from their period of significance with respect to its location, design, setting, materials, workmanship, feeling, association, or any combination of these factors. A proposed landmark need not retain all such original aspects, but must retain sufficient integrity to convey its historic, cultural, or architectural significance. Neither the deferred maintenance of a proposed landmark nor its dilapidated condition shall, on its own, be equated with a loss of integrity. Integrity shall be judged with reference to the particular characteristics that support the property's eligibility.¹³

San Marino's ordinance does not identify separate eligibility criteria or integrity thresholds for historic districts (geographically unified groupings of properties), but the above criteria for individual landmarks are presumed to apply.^[MR2]

¹² City of San Marino Municipal Code 23.18.04: Designation Criteria for Historic Landmarks.

¹³ City of San Marino Municipal Code 23.18.04: Designation Criteria for Historic Landmarks.

4. Historic Context Statement

4.1 Introduction to the Historic Context Statement

Historic and cultural resources cannot be evaluated without first taking into consideration the historic context(s) with which they are associated. Historic contexts are defined by the NPS as “broad patterns of development in a community or its region that may be represented by historic resources.”¹⁴ Those historic contexts that are germane to a particular area of study are identified and explored in a technical document known as a historic context statement, which links extant built resources to the key patterns of development that they represent. As historic context statements establish the analytical framework through which historic and cultural resources may be evaluated using existing eligibility criteria, a well-developed context statement is a vital component of any future survey endeavor or planning approach. Context statements are also used to guide future determinations of eligibility and land use decisions involving potential historic resources.¹⁵

While a historic context statement helps to relay the story of a particular community, it is not intended to be an all-encompassing history of that community; rather, its aim is to identify and describe broad historical patterns so that one may better ascertain how a community’s built environment and cultural climate came to be. Historic context statements are generally organized by context and theme: **contexts** cast the widest net and capture a broad historical pattern or trend, and within each context are one or more relevant **themes** that are represented through extant property types sharing physical and/or associative characteristics. Accompanying each theme is a list of associated property types and guidelines for establishing eligibility and assessing integrity under the theme.

San Marino possesses a rich and varied past that spans multiple eras of California history and is associated with contexts and themes that are definitive in the history of Los Angeles County and Southern California. The city retains a range of properties related to multiple periods of development. This historic context statement provides a narrative historical overview of San Marino’s broad patterns of development and the forces which have helped to shape the city as it appears today.

4.2 Summary of Contexts and Themes

Five contexts have been identified for the future evaluation of historic resources in San Marino. The first four contexts are organized chronologically and capture major patterns and trends in the city’s development history that are expressed in its extant built resources. Within each context are multiple themes that provide focused discussions related to particular property types. The fifth context, *Architecture and Design*, identifies and defines the architectural styles and types that are reflected in every phase of San Marino’s development and give the city much

¹⁴ National Park Service, National Register Bulletin 24: *Guidelines for Local Surveys: A Basis for Preservation Planning* (Washington, D.C.: U.S. Department of the Interior, 1977).

¹⁵ More information and resources related to historic context statements and their application can be found on OHP’s website: http://ohp.parks.ca.gov/?page_id=23317.

of its physical character. The contexts are preceded by an overview of the historical development of the San Marino area prior to 1870.

The following table summarizes which contexts and themes are associated with San Marino’s development history and extant built resources; additional detail on each context is provided below.

Table 1. Summary of Contexts and Themes in Section 4

Context	Theme	Sub-Theme
San Marino’s Early Development, 1870-1912	Early Residential Development, 1870-1912	
	Early Institutional Development, 1870-1912	
San Marino Becomes a City, 1913-1930	Residential Development, 1913-1930	
	Commercial Development, 1913-1930	
	Institutional Development, 1913-1930	
San Marino in the Great Depression and Wartime, 1931-1945	Residential Development, 1931-1945	
	Commercial Development, 1931-1945	
	Institutional Development, 1931-1945	The New Deal in San Marino
Postwar Development in San Marino, 1946-1980	Residential Development, 1946-1980	
	Commercial Development, 1946-1980	
	Institutional Development, 1946-1980	
Architecture and Design, 1870-1980	Victorian Era Architecture	Vernacular Types
	Arts and Crafts Movement	Craftsman
		American Foursquare/Classic Box
	Period Revival	Gothic Revival
		Mission Revival
		Spanish Colonial Revival
		Mediterranean Revival
	Monterey Revival	

		Classical Revival
		Beaux-Arts
		Tudor Revival
		French Revival
		American Colonial Revival
		Exotic Revival
	Modernism	Moderne
		Mid-Century Modern
		Late Modern
	Ranch	Traditional Ranch
		Contemporary Ranch
	Minimal Traditional	

- **Context: San Marino’s Early Development, 1870-1912**

Properties falling under this context pre-date San Marino’s incorporation in 1913 and are primarily residential resources related to the acquisition, improvement, and earliest subdivisions of rancho lands by monied owners. One of these owners, Henry Huntington, laid the groundwork for the future city by establishing two Pacific Electric Railway routes through the area and preparing to develop much of his hilly, oak-covered land as residential tracts. Resources include institutional features (Pacific Electric routes) and single-family residences. There are no known extant resources related to commercial development during this time period. The period of significance for this context starts with 1870, the estimated construction date for the Cooper Ranch house (the city’s oldest extant, undesignated property) and ends in 1912, immediately prior to incorporation.

- Theme: Early Residential Development, 1870-1912
- Theme: Early Institutional Development, 1870-1912

- **Context: San Marino Becomes a City, 1913-1930**

Properties under this context are associated with San Marino’s period of intense development during the late 1910s and 1920s, as rancho lands saw rapid subdivision and construction of large single-family residences. Starting with its 1913 incorporation, the City envisioned itself as a residential enclave for people of means, with zoning that ensured minimal commercial development and no industry or multi-family residences. Intense residential development ensued in carefully planned and heavily marketed subdivisions boasting a picturesque environment, proximity to Los Angeles, expansive views, and deed restrictions ensuring high design quality and the near-total exclusion of non-white homeowners. In addition to single-family residences, resources falling under this context include commercial properties on Huntington Drive and Mission Street, and institutional properties like municipal buildings, schools, parks, and infrastructure features. The period of significance for this context begins in 1913 with incorporation,

and ends when the construction boom ended in 1930 as a result of the stock market crash of 1929 and ensuing Great Depression.

- Theme: Residential Development, 1913-1930
- Theme: Commercial Development, 1913-1930
- Theme: Institutional Development, 1913-1930

- **Context: San Marino in the Great Depression and Wartime, 1931-1945**

This context covers properties associated with San Marino's physical development during the Great Depression and through World War II. Thanks to the 1934 National Housing Act and local boosterism, San Marino's residential development revived in 1935 after several fallow years and continued at a steady pace through the early 1940s. Resources falling under this context include single-family residences filling in older tracts and comprising the whole of new ones; commercial properties established to serve both local residents and people passing through on their way to Arcadia's Santa Anita Park; and institutional properties like the city's first churches. Some of the institutional properties from this period were constructed under New Deal programs like the Works Progress Administration. The period of significance for this context begins in 1931, the first year the city's building boom manifested the effects of the Great Depression, and ends with the end of World War II in 1945.

- Theme: Residential Development, 1931-1945
- Theme: Commercial Development, 1931-1945
- Theme: Institutional Development, 1931-1945
 - Sub-Theme: The New Deal in San Marino

- **Context: Postwar Development in San Marino, 1946-1980**

Properties under this context are reflective of wider trends in Southern California during the postwar era. As with much of the region, San Marino experienced economic growth in the years following World War II, although its physical growth was limited since the city was nearly built out. Residential subdivisions filled the last few available areas, the Pacific Electric tracks were replaced by landscaped medians, and commercial development intensified along the now automobile-oriented Huntington Drive. Institutional development accelerated, resulting in properties like postwar schools, new social organizations, and churches. During the 1970s, San Marino saw the beginning of a major demographic shift from a majority white populace to one that was Chinese American; changes in the city's character followed, though in terms of the built environment, most did not manifest until later in the 20th century. The period of significance for this context begins in 1946, with the post-World War II population boom, and ends in 1980, when the country witnessed a series of economic changes that brought about an end to the postwar era.

- Theme: Residential Development, 1946-1980

- Theme: Commercial Development, 1946-1980
- Theme: Institutional Development, 1946-1980
- **Context: Architecture and Design, 1870-1980**

This context provides an overview of the range of architectural styles that represent each period of San Marino’s development. The city’s array of properties built in Victorian-era, Craftsman, and Period Revival styles during its earliest period of development include properties from modest cottages to massive estates. Period Revival styles, often articulated on large scales, characterize the subsequent boom in residential growth through the 1920s and dominate the city’s architectural character. San Marino also contains a substantial stock of Ranch and Minimal Traditional style residences concentrated in immediate pre- and post-World War II neighborhoods, as well as notable custom-built Mid-Century Modern and Late Modern style residences scattered throughout the city. Modern styles also comprise much of the commercial development that occurred in San Marino during the postwar period.

 - Theme: Victorian Era Architecture
 - Sub-Theme: Vernacular Types
 - Theme: Arts and Crafts Movement
 - Sub-Theme: Craftsman
 - Sub-Theme: American Foursquare/Classic Box
 - Theme: Period Revival
 - Sub-Theme: Late Gothic Revival
 - Sub-Theme: Mission Revival
 - Sub-Theme: Spanish Colonial Revival
 - Sub-Theme: Mediterranean Revival
 - Sub-Theme: Monterey Revival
 - Sub-Theme: Classical Revival
 - Sub-Theme: Beaux-Arts
 - Sub-Theme: Tudor Revival
 - Sub-Theme: French Revival
 - Sub-Theme: American Colonial Revival
 - Sub-Theme: Exotic Revival
 - Theme: Modernism
 - Sub-Theme: Moderne
 - Sub-Theme: Mid-Century Modern
 - Sub-Theme: Late Modern
 - Theme: Ranch
 - Sub-Theme: Traditional Ranch
 - Sub-Theme: Contemporary Ranch
 - Theme: Minimal Traditional

4.3 Historical Background: San Marino, Pre-1870

Prior to the Spanish colonization of California in the 18th century, the San Gabriel Valley and its environs were inhabited by the Tongva, a Native American tribe that occupied much of what is now Los Angeles County, half of Orange County, and the islands of San Clemente, San Nicolas, and Santa Catalina.¹⁶ The Tongva had frequent interactions with the groups bordering their territory, including the Chumash to the north, the Serrano to the east, and the Luiseño and Juaneño to the south. The group is commonly referred to as the Gabrielino as well as the Tongva; the name Gabrielino originally referred specifically to the people affiliated with Mission San Gabriel Arcangel. Today, the name refers to other adjacent groups as well, some of whom prefer the name Tongva.

The Gabrielino/Tongva used both inland and coastal food resources, living a semi-sedentary lifestyle that relied on seasonally available foods and establishing large, permanent villages near stable water sources. Temporary campsites were used seasonally for gathering plant foods like acorns, as well as for fishing, harvesting shellfish, and hunting. The area that would become San Marino was a particularly desirable location for villages due to its abundance of water, provided by the “artesian belt” along a geological feature known now as the Raymond Fault.¹⁷ Rainwater draining from the San Gabriel foothills percolated up along this fault, which runs roughly from the Arroyo Seco in South Pasadena, through San Marino, and east past Arcadia’s Baldwin Lake; springs, seeps, and streams fed by the underground water created marshy areas and provided a resource-rich environment for the indigenous inhabitants.¹⁸ Additional water coursed seasonally down the area’s numerous south-trending canyons, including San Marino Canyon, Mission Canyon, Wilson’s Canyon, Mill Canyon, Oak Knoll Canyon, and Los Robles Canyon.

According to an 1852 account by early pioneer Hugo Reid (married to the prominent Gabrielino/Tongva Victoria Reid), the area that would become San Marino contained at least three settlements: *Akuuronga* (just east of the city limits, near Sunny Slope and the La Presa Dam on the north side of Huntington Drive between San Gabriel Boulevard and La Presa Street), *Sonaanga* on the Michael White property (centered on the extant adobe on the grounds of San Marino High School), and *Sheshiikwanonga* or *Sisit Canog-na* (likely somewhere near the Old

¹⁶ Alfred L. Kroeber, *Handbook of the Indians of California* (Washington, D.C.: Government Printing Office, 1925), 620-621; William McCawley, *The First Angelinos: The Gabrielino Indians of Los Angeles* (Banning, CA: Malki Museum Press, 1996), 3. Native Americans lived in the San Marino area for thousands of years before 1816 and prehistoric sites reflecting this long-term occupation are known to be present in and around the city. However, the inclusion of a prehistoric context is beyond the scope of this document, as it would need to include an archaeological research design to enable evaluation of prehistoric Native American sites under National Register Criterion D.

¹⁷ Jane Tsong, “An Artesian Belt in San Gabriel: Part I,” accessed February 13, 2019, <https://lacreekfreak.wordpress.com/2009/12/11/an-artesian-belt-in-san-gabriel-part-i/>.

¹⁸ William W. Ellinger III, National Register of Historic Places nomination for the Michael White Adobe (prepared for Friends of the Michael White Adobe, 2014).

Mill, between the Huntington residence and Huntington Drive).¹⁹ Closer to Mission San Gabriel was a fourth village, *Shevaanga*. Like other villages, these settlements would have housed a year-round population of at least 100 people and featured houses and other structures made of willow poles and tule mats in domed circular configurations.

In 1771, the local Gabrielino/Tongva way of life saw a dramatic change with the arrival of Spanish missionaries and the founding of Mission San Gabriel Arcangel. The fourth of California's 21 Franciscan missions, Mission San Gabriel Arcangel was originally sited in what is now Montebello, but relocated to what is now San Gabriel in 1776 after seeing significant damage in a flash flood. As was common throughout the Spanish mission system, Mission San Gabriel had not just religious conversion as its goal, but the strengthening of Spanish economic and military influence in California. It coerced the Gabrielino/Tongva to become neophytes who would convert to Christianity, learn approved agricultural and ranching techniques, and provide free labor. The effects of mission influence upon the local native populations were devastating. Gabrielino/Tongva villages like those along the Raymond Fault were abandoned as their residents were either relocated to the mission or killed by epidemics of European diseases against which they had no immunity.²⁰ Although most of the local Native Americans were incorporated into the mission system, some refused to give up their traditional existence and escaped into the interior regions of California.



Gabrielino residents at Sunny Slope Ranch (*Akuuronga*), ca. 1877. Carleton E. Watkins photo, The Huntington Library, San Marino, California.

The establishment of outposts and agricultural outholdings well beyond the mission's physical base helped San Gabriel extend Spanish influence and accrue profits. It used thousands of acres of the surrounding lands to grow crops to feed the mission population and its animals, and to raise cattle for their valuable tallow and hides. Eventually, the mission's enslaved agricultural

¹⁹ Hugo Reid letters to the *Los Angeles Star* (1852), cited in Elizabeth Pomeroy, *San Marino: A Centennial History* (San Marino: San Marino Historical Society, 2012), 3; Hiram A. Reid, *History of Pasadena* (Pasadena, CA: Pasadena History Company, 1895), 20.

²⁰ Carey McWilliams, *Southern California: An Island on the Land* (Layton: Gibbs Smith, 1946), 32.

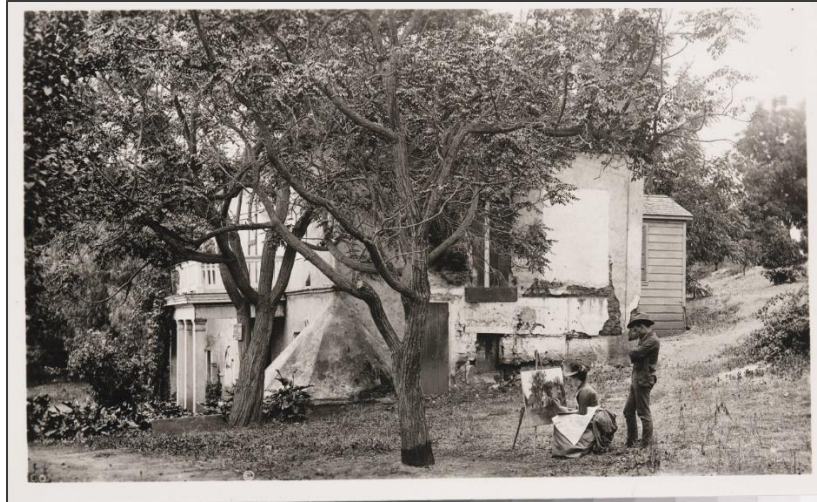
laborers produced everything from wine to olives for sale and trade. The mission expanded the many existing Tongva trails to establish a broad network of roads accessing all of its holdings and serving as the genesis of much of the area’s current transportation system. San Gabriel’s agricultural outholdings would eventually house part of San Marino as well as all or part of the cities of Arcadia, Monrovia, Sierra Madre, Pasadena, San Gabriel, and others.



Mission San Gabriel agricultural and irrigation network. Michael J. Hart, 2009 (in Pomeroy 2012, 11).

In the area of future San Marino, the mission’s majordomos (managers) took great advantage of the abundant local water by constructing an irrigation system funneling water from foothill sources down to the mission. Mission neophytes built zanjias (ditches) and dams to capture the water, including the curving stone and mortar La Presa dam (ca. 1821) built to help power the grist mill at the mission; located in unincorporated East Pasadena just east of the San Marino city limits, the dam’s lime mortar coating still shows “the handprints of its Gabrielino creators.”²¹ Mission workers also used the area’s water sources to power another grist mill completed ca. 1816 in what is now the northwest corner of San Marino. El Molino Viejo, or the Old Mill, only operated for a few years and was abandoned in favor of a newer structure at the mission because it was too difficult to keep the flour from getting damp. The Old Mill is listed in the National Register of Historic Places.

²¹ Pomeroy 2012, 17.



The Old Mill, ca. 1887. C.C. Pierce photo, The Huntington Library, San Marino, California.

When Mexico won its independence from Spain in 1821, California became a part of Mexico, and large parcels of Spanish lands saw changes in ownership and use. Land use patterns in Mexican California were predominantly defined by a system in which the government issued expansive land grants, or ranchos, to prominent, well-connected families as a means of encouraging settlement and bolstering California's lucrative hide and tallow trade.²² In rare cases, lands were granted to mission neophytes as well; in the San Marino area, Native Americans including Victoria Reid (Bartolomea), Prospero Dominguez, Simeon, and Domingo held land grants.²³ The missions, including San Gabriel, waned in influence and were ultimately desecularized and abandoned.

One of San Marino's oldest buildings dates to this land grant period: the Michael White Adobe, constructed ca. 1845. It was constructed by English immigrant Michael White, who came to Los Angeles in 1829 and later gained Mexican citizenship. In 1845, Governor Pio Pico granted him one of the smallest land holdings in the area that would later become San Marino, where White built an adobe house for himself and his wife María del Rosario Guillén. After the family lost their ranch land due to mortgage debt, portions were subdivided for residences and others were obtained by the San Marino School District. Today, the National Register-listed Michael White Adobe remains on the campus of San Marino High School. Later adobe structures built by the Callahan, Stoneman, and Titus families once stood in San Marino but have been demolished.

In 1848, the signing of the Treaty of Guadalupe Hidalgo ended the Mexican-American War and established California as a United States possession. It also provided for the retention of private lands by their original Mexican owners. Within the present-day San Marino city limits lay ten different land grants or portions of land grants: San Pascual, Santa Anita, San Pascualito, Cuati,

²² McWilliams, 38-39.

²³ Pomeroy 2012, 24-25.

Prospero, Orizaba, White, Aguilar, Simeon, and Domingo.²⁴ Eager would-be landowners contested the validity of many of the area's valuable land grants, leading to years of litigation and the eventual selloff of lands to pay debts. Many of the larger ranchos were divided into smaller parcels to pay bills and settle legal disputes. In the area of San Marino, most of the former rancho land passed to a handful of wealthy Americans from the 1840s through the 1860s, with Benjamin D. Wilson as the holder of the largest portions. Wilson sold off parts of his land and gave other parts to family, sowing the seeds for the future city of San Marino.

Wilson, who like Michael White came to California as an itinerant adventurer, married into Orange County's wealthy Yorba family and was later mayor of Los Angeles and a state senator. He began acquiring San Gabriel Valley property in 1852, establishing his Lake Vineyard ranch at the heart of current San Marino and eventually adding hundreds of surrounding acres.²⁵ Wilson's ranch was known for its massive vineyard as well as citrus groves; the mission-era lake on the property became Wilson's Lake, and today is part of Lacy Park. Wilson bequeathed a large part of his property to his daughter Maria de Jesus (Sue) and her husband James DeBarth Shorb; Shorb's San Marino Ranch, established just east of Wilson's Lake Vineyard in the late 1860s, was noted for its extensive and innovative water management systems, which enabled cultivation of a variety of profitable crops.

Among the other landowners who joined Wilson and Shorb in putting down roots in early San Marino were people like Colonel E.J.C. Kewen (who acquired the Old Mill property in 1860); General George Stoneman (California governor and founder of the Los Robles ranch in 1872, now marked by a plaque on Montroble Avenue); E.L. Mayberry (owner of the Old Mill property after Kewen); Luther Titus (founder of the Horseshoe Ranch, whose adobe once stood where Sts. Felicitas and Perpetua Church is now); Leonard J. Rose (founder of the Sunny Slope Ranch, mostly in what is now East Pasadena); and a number of owners of smaller holdings. These landowners established vineyards, orchards, and citrus groves, among other things, and took full advantage of the region's unique geology and water sources. They relied heavily on Native American, Mexican/Mexican American, and Chinese laborers, who were the key to the agricultural region's success; these workers typically lived on or near the ranches where they worked, with some local Tongva workers retaining their existing residences at *Akuuronga*.²⁶

Census records indicate that many of the Mexico-born laborers (many of whom were likely born in California when it was part of Mexico) resided with their own families, while Chinese laborers are more likely to have been single men. Not all Mexican, Mexican American, and Native American residents of the area worked on others' account – some of them held their own land, either all or portions of land grants, and ran their own farms and ranches. Due primarily to the

²⁴ United States Land Office maps of Township 1 North Range 12 West and Township 1 South Range 12 West (San Bernardino Meridian) cited in Allan H. Dorland, "A History of San Marino, California" (Masters thesis) (Los Angeles: University of Southern California, 1947), 40; Pomeroy 2012, 24.

²⁵ Pomeroy 2012, 33.

²⁶ U.S. Census data for known ranches (Shorb and Rose) within San Gabriel Township, 1870 and 1880; Pomeroy 2012, 47.

biases of early 20th century histories, little is known about the non-white ranchers and farmers of early San Marino.

By the late 1860s, many of the San Marino area's older Mexican land grant holdings had been divided up and sold off to American landowners, who vigorously pursued agricultural profits. Many of them had other interests as well – politics and law predominantly—and some seem to have viewed their San Gabriel Valley properties as retreats from regular life in Los Angeles, but all of these early ranches appear to have been active and productive. They became more so over the next few decades, as the expansion of rail networks enabled more efficient shipping of produce, most notably oranges and other citrus crops in high demand across the country. But during that same time period, owners began to see a new profit opportunity: residential development.

4.4 Context: San Marino's Early Development, 1870-1912

Southern California began to see major changes in the 1870s and 1880s, due largely to the establishment of extensive rail networks that connected the area to the national network between 1867 and 1876. This enabled efficient shipping of agricultural products, including the highly perishable but sought-after orange, as well as the import of everything from building materials to passengers. The Los Angeles region experienced its first major boom in the 1880s, when the famous fare war between the Southern Pacific and Atchison, Topeka & Santa Fe Railroads led to a boom in land speculation and a population influx. The San Gabriel Valley saw population and construction growth on a lesser scale than Los Angeles proper, as its agricultural activities remained profitable and it was not yet directly connected to Los Angeles via rail. Instead, it joined the ranks of other picturesque and climatically desirable communities, more like those in Orange and San Bernardino Counties than Los Angeles, as an idealized vision of agricultural bounty.

In his 1874 book *Semi-Tropical California*, journalist Benjamin C. Truman provided a useful if florid description of the San Gabriel Valley at that time (like other promotional publications written with an eye toward the speculator's dollar, Truman's book trumpeted Southern California as an otherworldly paradise). He traveled through "the fruit belt," comprising San Marino lands owned by Wilson, Shorb, Stoneman, Kewen, Winston, Titus, and Rose, among others, and proclaimed it contained "all the possible elements of perfection in soil and climate...It would almost seem as if nature had fashioned this narrow belt as a theatre upon which to display the utmost prodigality of her productive powers."²⁷ Indeed, operations like Stoneman's Los Robles Ranch, Wilson's Lake Vineyard, and Shorb's San Marino Ranch were steadily scaling up production. Shorb (who handled shipping for Wilson's orange grove as well as his own) shipped over 10,000 boxes of citrus in 1879, comprising almost a quarter of the output for the entire San Gabriel region; he also shipped 100,000 gallons of wine and over 33,000 gallons of brandy made from the ranches' grapes.²⁸

Agricultural production on this scale required substantial infrastructure, including irrigation systems, wells, wagon roads, fencing, and the like. As no agriculture-related features dating to this pre-incorporation period of San Marino are known to survive, this context does not include a dedicated theme on industrial development between 1871 and 1912. Almost all of the city's extant resources from this time period are residential in nature; while many of them were in fact ranch houses once surrounded by vast landholdings, they do not directly express the industrial nature of the area's early agricultural history. The earliest apparent resource dating to this time period is the Cooper Ranch house (ca. 1870), with others dating from the 1890s to the early 1910s, all addressed in the *Early Residential Development* theme below.

²⁷ Benjamin Cummings Truman, *Semi-Tropical California* (San Francisco: A.L. Bancroft & Co., 1874), 117.

²⁸ Allan H. Dorland, "A History of San Marino, California" (Masters thesis, University of Southern California, 1947), 87. Dorland cites San Gabriel Southern Pacific Railroad station agent records.

While agricultural production continued to anchor the San Marino area during the 1870s and 1880s, some of San Marino's major landowners experienced financial difficulties. James DeBarth Shorb overextended his investment in his San Gabriel Winery and lost his property through foreclosure, and Leonard Rose committed suicide after going into debt and having to sell Sunny Slope – one later account blamed “usurious interest.”²⁹ Seeing the residential boom happening in other parts of Southern California during the late 1880s, other local owners began to consider whether their bucolic farmland might be attractive to developers of single-family homes. The area's earliest residential tract development began with the subdivision of Stoneman's Los Robles Ranch in the 1890s, although actual construction in these early tracts was slow and sporadic at first.

If residential development was slow before San Marino's incorporation in 1913, institutional and commercial development were nearly nonexistent. The sole non-residential properties known to have been constructed during this time were the Pasadena Country Club, opened on a bluff overlooking Wilson's Lake in 1898, and M.C. Wentworth's resort hotel on the outskirts of Pasadena. Wentworth's hotel was started in 1906, but was not completed and opened until 1914 (by which time it fell outside the new city limits of San Marino). The Country Club included a nine-hole golf course, a clubhouse, and a gatehouse/carriage house, as well as a very exclusive membership roster.³⁰

By the turn of the 20th century, the San Marino area was starting to see the first real changes that would lead it to becoming a city of its own. Benjamin D. Wilson had died, and his daughter Ruth and her husband George S. Patton inherited the Lake Vineyard. Railroad executive Henry E. Huntington (nephew of Collis P. Huntington), who created the interurban Pacific Electric Railway in 1901, acquired the San Marino Ranch formerly owned by James deBarth Shorb. So by 1903, the area's two most prominent estates had new owners, both of whom would prove to have a new, shared vision for San Marino – formally merged in that year when Patton became the general manager of Huntington's new development division, the Huntington Land and Improvement Company.

It was the establishment of electric streetcar lines that launched San Marino's early 20th century transformation from a sparsely populated agricultural area to a thriving residential suburb, and Henry E. Huntington was almost entirely responsible for that transformation. Having decided on the San Marino Ranch as his home base, Huntington routed the San Gabriel Valley's main Pacific Electric lines through his land. The new electric streetcar system constructed in this area between 1903 and 1906 connected Los Angeles with Pasadena, Monrovia, Sierra Madre, and points in between. Huntington saw the potential of the land around his property to become an exclusive residential suburb of Los Angeles, efficiently serviced by the Pacific Electric, and

²⁹ Pomeroy 2012, 41, 45; “usurious interest” is citation of memorial to Rose by the Society of Pioneers of Los Angeles County.

³⁰ Pomeroy 2012, 73.

commenced purchasing hundreds of acres in “the paths of greatest progress.”³¹ Already a very wealthy man from his inheritance of Collis Huntington’s fortune, Huntington thus positioned his Huntington Land and Improvement Company to reap unimaginable profits from the eventual subdivision and sale of these holdings.

By 1905, Huntington owned over 2,500 acres in the San Gabriel Valley, estimated to include “about three-quarters of the present city of San Marino, half of South Pasadena, a third of Alhambra, and a large part of Pasadena south of California Boulevard and east of Marengo.”³² He selected a choice high point for his own home and hired Pasadena architects Myron Hunt and Elmer Grey to design a Beaux-Arts mansion. It was completed in 1911, along with a large garage also designed by Hunt & Grey. By that time, the surrounding landscape at the heart of what is now the Huntington Gardens had been established thanks to Huntington’s horticultural adviser William Hertrich.

As the 1910s drew to a close, the lands of Huntington, Patton, and other local residents remained largely agricultural. Each residence, from modest farm house to massive mansion, was surrounded by acres of cultivated land punctuated by the wilder landscapes of the area’s steep canyons. Businesses were essentially non-existent – everyone relied on San Gabriel, Los Angeles, Alhambra, or Pasadena for supplies and services—and the only recognizable institution was the Pacific Electric system, since Huntington bought the Pasadena Country Club for residential subdivision around 1910.³³ The idea of the San Marino Ranch as a populated city seemed far-fetched. Yet the streetcar brought admiring visitors through every day, and landowners were primed to present them with residential opportunities. The owners’ main concern became maintenance of control over the area, so as recalled by William Hertrich, they took matters into their own hands:

The residents of this section, prior to 1913, were perfectly content under the county government and had no intention of forming a city of their own. However, the time for incorporation arrived sooner than anticipated because covetous eyes of neighboring cities began to look up this promising section for expansion...With this situation facing us, steps had to be taken to forestall such actions and incorporate a city of our own. The idea of the founders was to build a city of well-planned homes, of better than average homes, a city free of manufacturing, a city free of slums and even free of semi-slums.”³⁴

³¹ Selena A. Spurgeon, *Henry Edwards Huntington: His Life and His Collections* (San Marino: the Huntington Library, 1992), 14.

³² James Thorpe, *Henry Edwards Huntington: A Biography* (Berkeley: University of California Press, 1994), 199.

³³ Pomeroy 2012, 73.

³⁴ William Hertrich, *Early San Marino* (San Marino, 1945), 10-11.

Theme: Early Residential Development, 1870-1912

Extant resources associated with San Marino’s residential development between 1870 and 1912 are scattered across the city, reflecting their original sparse distribution across large tracts of agricultural land and a few very early subdivisions. These early residential properties primarily saw construction between the 1890s and the early 1910s. The only known earlier building (with the exception of designated resources like the Old Mill and Michael White Adobe, as well as other pre-1870 buildings that no longer survive) is the Cooper Ranch house – though it appears to be altered and is not at its original location, its age and early residential association make it a significant local resource.



1870 General Land Office plat of Township 1S, Range 12W, showing “Mrs. Coopers hse.”

Now located at 1841 Sherwood Road, the Cooper Ranch house was originally constructed by Mary C. Cooper ca. 1870 on land north of what is now Huntington Drive.³⁵ Cooper was a widow from Missouri who came to California with her three young children in 1859 to stay with her sister, Margaret Hereford Wilson (wife of Benjamin D. Wilson). She acquired at least 65 acres of land and established a small ranch with a vineyard and fruit orchards which were taken over by her sons Isaac and Thomas after her death in 1897.³⁶ Around 1903, the Coopers moved their ranch house to its current location, possibly due to the construction of the Pacific Electric

³⁵ Pomeroy 2012, 46 notes the construction period as sometime between 1857 and 1871, while the newspaper account of Thomas Cooper’s 1934 death states the family arrived in the area in 1859 and homesteaded 160 acres around 1863 (“A San Marino Pioneer Has Passed Away,” *San Marino Tribune* January 12, 1934). The 1860 census notes the family living on the Wilson property. As the 1870 General Land Office survey plat of T. 1S, R. 12W (San Bernardino Meridian) depicts “Mrs. Coopers hse”, the building is confirmed to have been built by that date, so it was constructed sometime between 1860 and 1870. At this point, the 1870 GLO date is considered the firmest, so it is used here.

³⁶ Mary C. Cooper Land Patent Record for T.1S, R. 12W Sections 3 and 4, August 25, 1876, accessed March 13, 2019 at <https://glorerecords.blm.gov/LandCatalog/Catalog>; “A San Marino Pioneer Has Passed Away;” U.S. Census records 1870, 1880, 1910; GLO survey plat 1870.

Railway through their land.³⁷ The property's new location south of Huntington Drive had the address 1829 Oakleigh Drive in 1930, changing to 1841 Sherwood Road sometime between 1930 and 1950.³⁸ Thomas T. Cooper retained occupancy there until his death in 1934, though by that time ownership had passed to Eugene D. Lent.³⁹

San Marino's next-oldest properties are houses built on former ranch and farm land from the 1890s to the early 1900s. Some of these houses sit within the city's earliest subdivisions, including those of George Stoneman's Los Robles Ranch in the 1890s. Shortly before Stoneman died in 1894, his wife Mary O. Stoneman sold a 20-acre tract of the Los Robles Ranch to H.C. Allen for residential development.⁴⁰ Following his death, Mary Stoneman sold most of the rest of the ranch off in small (one to three acre) tracts, commencing the earliest subdivision and development in what would become San Marino. Other early tracts, subdivided by the Huntington Land and Improvement Co. and others, included Garfield Avenue (1905), Hardison (1905), Oak Knoll Additions (1906 and 1908), San Marino Court (1906), San Marino Park (1907), Los Robles (1907), Lake Vineyard (1907), El Molino (1907), Arden Road (1907), Bean Tract (1908), and Oak Knoll (1910 and 1912).⁴¹



Billboard advertising a San Marino residential tract (seen from the Pacific Electric's Sierra Madre line), ca. 1906. Pacific Electric Railway Collection, The Huntington Library, San Marino, California.

³⁷ The Los Angeles County Assessor lists an 1892 date for the property, suggesting this may be the move date instead; additional research is clearly required to determine when the house was moved.

³⁸ Sanborn Map Company, "Pasadena, California" (including San Marino), 1930 and 1950.

³⁹ "A San Marino Pioneer Has Passed Away."

⁴⁰ Dorland 1947, 56-57.

⁴¹ Los Angeles County tract maps, available from Los Angeles County Department of Public Works, <https://dpw.lacounty.gov/smpm/landrecords/TractMaps.aspx>.

These subdivisions, like all others to follow in the San Marino area, saw the construction of single-family residences rather than multi-family – a pattern that would be enshrined in the city’s zoning code immediately upon its 1913 incorporation. Unlike the many subdivisions to come in the 1920s, the 1890s-1910s tracts tended to have very large parcels undivided into individual lots, and had little to nothing in terms of planning features. Most were accessed with unimproved dirt roads and lacked the sidewalks, streetlamps, street trees, consistent setbacks, and paving of the later developments. No information could be found on whether any of these subdivisions yet had connections for water, power, and sewer, though they certainly did during later subdivision events in the 1920s.

Extant residential resources from San Marino’s pre-incorporation subdivisions include properties like 1424 Wilson Avenue (1898), 1404 Wilson Avenue (1909), 1600 S. Los Robles Avenue (1902), 2860 Duarte Road (1906), and others. A number of others have been altered almost beyond recognition and no longer convey their historical association with early residential development. Local houses from this time period exhibit a range of sizes and styles, though the most common type is a relatively large (two-story), well-articulated, Craftsman-style house. Smaller and more modest examples are also present, as are some Victorian-era styles and properties that represent the transition between Victorian-era styles and Craftsman. Some houses are built in a vernacular idiom with no one identifiable style. A few were designed in early Period Revival styles, and some houses in both Craftsman and Period Revival styles were by notable architects (like the Hudson and Munsell-designed house at 2201 S. Oak Knoll Avenue, 1907, and the Roland E. Coate-designed Patton Residence at 1220 Patton Court, 1910).



Patton Residence, 1220 Patton Ct. Photo by Jason O. Watson, uploaded to fineartamerica.com 2013.

Several of the city’s earliest houses were owned and occupied by significant individuals who proved crucial to San Marino’s incorporation and early leadership structure. These include the Lacy Residence at 1460 Avonrea Road (1907), home of Richard H. Lacy, the Patton Residence at 1220 Patton Court, home of George S. Patton, and of course the Huntington Residence (present address 1151 Oxford Road). Lacy and Patton both served on the first San Marino City Council (then known as the Board of Trustees), and as early mayors. Their extant houses were once

surrounded by large tracts of land that were later subdivided for residential construction. Huntington began improvements on his estate immediately upon acquiring the land in 1902, building a drainage system, improving the water supply system, adding miles of curving roads, and tasking William Hertrich with designing and planting what would become the Huntington Gardens.⁴² Hertrich established the desert garden in 1907 (before Huntington's house was even constructed) and enlarged it to 15 acres over the next 40 years.⁴³ As shown by the desert garden, Huntington preferred natural landscapes over formally designed gardens; some of the estate's roads curved far out of their way to avoid damaging the branches of native oak trees.

By early 1913, the area that would become San Marino had about 120 residences and around 500 residents.⁴⁴ Lacking a commercial center or any established commercial properties at all, the community relied on San Gabriel, Pasadena, and Alhambra for most goods and services. The Pacific Electric lines connecting it to Los Angeles, Pasadena, and points beyond opened up additional opportunities for commerce and connection – and for the residential expansion to come.

⁴² Dorland 1947, 125-126.

⁴³ William Hertrich, *A Guide to the Desert Plant Collection and Historical Botanical Gardens* (San Marino, 1946), 5.

⁴⁴ Pomeroy 2012, 72; Dorland 1947, 108.

Evaluation Guidelines: Early Residential Development, 1870-1912

Buildings evaluated under this theme are significant for their association with San Marino's earliest patterns of residential development, leading up to its incorporation as a city. They may also be significant for their association with individuals who played an important role in this period of San Marino's history (and/or subsequent periods, if the individuals retained occupancy for a long timespan). Single-family residences dating to this period are rare in San Marino, and there are no geographically unified groupings of them. Multi-family residences are non-existent. No residences from this early time period are known to have been designated individually, and the City currently contains no designated historic districts.

Resources from this period that may be significant as embodiments of an architectural style, type, period, or method of construction are evaluated using *Context 4.8, Architecture and Design, 1870-1980*; these include examples of the work of well-recognized architects or builders; resources possessing high artistic or aesthetic values; and resources representing the last, best remaining examples of a type or style that was once common in a neighborhood or the City but is now increasingly rare.

Associated Property Types

- Single-Family Residences
- Ancillary Buildings
- Subdivision Planning Features
- Vernacular Landscapes
- Designed Landscapes

Residential resources may include single-family residences; ancillary buildings like servants' quarters, garages, carriage houses, stables, and privies; features related directly to subdivision development, including street lamps, street trees, curbs, and sidewalks; vernacular landscapes reflecting early residential occupations (possibly including small relic orange groves, orchards, or vineyards); and designed landscapes like estate grounds (including unified features like perimeter walls, retaining walls, steps, walkways, roads, driveways, gates, water features, and gardens).

Geographic Location(s)

The earliest residential resources are scattered across town, with very small clusters (e.g., two properties, as on Wilson Avenue) in early subdivisions.

Integrity Overview

A property that is significant must also retain certain aspects of integrity in order to express its historic significance. Determining which aspects are most important to a particular property type necessitates an understanding of its significance and essential physical characteristics. The

rarity of a property type should also be considered when assessing integrity. As resources associated with this theme are rare, greater latitude may be allowed in terms of integrity. As they were built when San Marino was an open agricultural area rather than a planned city, most resources associated with this theme have experienced a dramatic change in setting over time, and the loss of integrity of setting should not equate to a loss of property integrity. A greater degree of alterations may not preclude a resource from being eligible, though a building must still retain sufficient integrity to convey its significance, using the guide below.

Criteria	Significance	Integrity Considerations	Registration Requirements
A/1/1 ⁴⁵	<p>An individual property eligible under this theme may be significant:</p> <ul style="list-style-type: none"> • For its association with the earliest patterns of residential development in pre-incorporation San Marino; and/or • As the site of a significant historic event from this period. 	<p>A property that is significant for its historic association is eligible if it retains the essential physical features that comprised its character or appearance during the period of its association with the important event or historical pattern.⁴⁶ A residential property from this period should retain integrity of location,⁴⁷ design, feeling, and association, at a minimum, in order to convey the important association with the city’s development during this period. A property that has lost some historic materials or details may still be eligible if it retains the majority of the features that illustrate its original style and appearance in terms of the massing, spatial relationships, proportion, and fenestration pattern. A property is not eligible if it retains some basic features conveying form and massing, but has lost the majority of features that characterized its appearance during its historical period.</p>	<p>To be eligible under this theme, a resource should, at a minimum:</p> <ul style="list-style-type: none"> • Date to the period of significance (1870-1912), and • Retain the essential aspects of integrity, and • Retain enough of its essential physical features to sufficiently convey its association with the historic context.

⁴⁵ The applicable criteria are ordered here as national/state/local. See *Section 3* for a full discussion of National Register, California Register, and City of San Marino eligibility criteria.

⁴⁶ National Park Service, National Register Bulletin 15: *How to Apply the National Register Criterion for Evaluation* (Washington, D.C.: U.S. Department of the Interior, 1990).

⁴⁷ With the probable exception of the ca. 1870 Cooper Ranch House, pending further research and integrity analysis.

<p>B/2/2</p>	<ul style="list-style-type: none"> • For its association with a person (or persons) significant in the history of San Marino 	<p>A property that is significant for its association with a significant person should retain integrity of location, design, feeling, and association, at a minimum, in order to convey its historic association with a significant individual.</p>	<p>To be eligible under this theme, a resource should, at a minimum:</p> <ul style="list-style-type: none"> • Date to the period of significance (1870-1912), and • Retain the essential aspects of integrity, and • Retain enough of its essential physical features to sufficiently convey its association with the historic context, and • Be directly associated with the notable person’s productive period – the time during which she or he attained significance.
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Theme: Early Institutional Development, 1870-1912

During San Marino's pre-incorporation period, the single most influential institutional property was that of the Pacific Electric Railway, which established lines through the area between 1903 and 1906; these lines created the essential shape of the city-to-be. No other institutional properties from this period are known to be intact. Two buildings from the 1898 Pasadena Country Club are thought to be present on the properties occupying the area between 1438 Park Place and 1334 Oak Grove Avenue just north of Lacy Park – the clubhouse on the Park Place estate and the gatehouse/carriage house on Oak Grove – but both were added to and much altered in conversions to single-family residences sometime after the Huntington Land and Improvement Co. acquired the country club property. Neither is visible from the public right-of-way. Based on current information, they do not appear to be intact enough to convey their historical institutional association.⁴⁸

The 1880s development of railroad networks in Southern California was crucial to the development of the San Gabriel Valley. The 1885-1889 fare war between the Atchison Topeka & Santa Fe Railway (Santa Fe) and the Southern Pacific Railroad (Southern Pacific) significantly reduced the cost of a train ticket, with a trip from Chicago to Los Angeles costing as little as a dollar. Would-be residents as well as hordes of visitors descended on Southern California, and both railroad companies expanded their systems as quickly as they could. The influx of people created a speculation-based real estate boom; developers and investors hastily subdivided new towns along railroad corridors in the hopes of drawing in new land buyers. While the frenzy came to naught (or at least much less than hoped for) in many areas, and does not seem to have had a direct effect on the development of San Marino, the San Gabriel Valley benefited greatly from the establishment of multiple railroad lines linking it to Los Angeles and to larger regional and national rail networks.

The earliest railroad route to pass through what would become San Marino was that of the San Gabriel Valley Rapid Transit Railroad. This company was established in 1887 with the goal of connecting the burgeoning community of Monrovia to Los Angeles, and by 1888 it had met that goal. The standard-gauge line initially ran five trains daily (except Saturday) from Los Angeles to Monrovia but by 1891 scaled down to four weekday trains and two on Sundays.⁴⁹ The line ran east/west through San Gabriel along today's San Marino south city boundary, and included a branch up Broadway to the Raymond Hotel in Pasadena. In 1893, the Southern Pacific Railroad acquired the SGVRTR and ran its trains to Yuma, AZ along the route until the 1940s.

The much more locally influential Pacific Electric Railway began in 1898 when Henry Huntington and partners (including his uncle Collis) purchased the Los Angeles and Pasadena Railway

⁴⁸ Based on examination of 1930 and 1950 Sanborn maps, historic and current aerial photographs, and City of San Marino building permits. Further investigation may prove otherwise.

⁴⁹ Franklyn Hoyt, "The San Gabriel Valley Rapid Transit Railroad" (*The Historical Society of Southern California Quarterly*, 1951), accessed March 17, 2019 at <http://www.erha.org/sangabrielvalleyrapidtransit.html>.

Company, a bankrupt interurban line. They began expanding the network as the Los Angeles Railway, then divided into two parts in 1901: an interurban system (Pacific Electric Railway) and a city streetcar line (Los Angeles Railway), with Huntington as the majority stockholder.⁵⁰ By 1903, Pacific Electric lines covered a vast area, including a newly constructed line from Los Angeles to Monrovia. Huntington routed this line directly through his valuable San Marino Ranch-area holdings. Today's Huntington Drive directly reflects this historic Monrovia-Glendora line; electric streetcar tracks once occupied the road's landscaped median and provided a backbone for the city to come. The Monrovia-Glendora line ran along Huntington Drive, with stops at St. Albans Road, Virginia Road, Palmas (marked by two large palm trees), San Marino, Winston Avenue, Gainsborough Drive, Rose Station at San Gabriel Drive, and on to the east; some of the stop names changed over time.⁵¹ In 1905, Huntington had William Hertrich implement a beautification project along the Pacific Electric right of way to obscure "miles of wire fencing"—he planted climbing roses and California poppies.⁵²



The Pacific Electric Railway's Sierra Madre branch line (left) at Monrovia-Glendora line, ca. 1905. C.C. Pierce photo in The Pacific Electric Railway Collection, The Huntington Library, San Marino, California.

In 1904, the Pacific Electric added the Sierra Madre branch line off of the Monrovia-Glendora line in San Marino. This line turned to the north along what is now Sierra Madre Boulevard, a point across from today's City Hall at the very heart of present-day San Marino. The stop here was called San Marino, named after the San Marino Ranch of Shorb and Huntington – a name that would later lend itself to the new city. It originally had only a few covered benches, but a Craftsman-style station was later built there (no longer extant), with a small rail yard at the rear.⁵³ After San Marino, the Sierra Madre line had stops at the Huntington estate (later the

⁵⁰ Spurgeon 1992, 13-14.

⁵¹ Pomeroy 2012, 150.

⁵² Hertrich 1945, 15.

⁵³ Pomeroy 2012, 153, 156.

Huntington Library stop), Robles Avenue, Lombardy Road, California Street, San Pasqual Street, and extended northward to Pasadena and then Sierra Madre. Huntington later added a spur line off the Sierra Madre line into his estate, to facilitate shipping of building materials for construction of his house and to provide access for his private rail cars. Today, the landscaped median in the center of Sierra Madre Boulevard marks the old route of the Sierra Madre branch line.

In 1906, the Pacific Electric added a third branch line. The Pasadena Oak Knoll line turned to the north along its own right of way just east of today's Oak Knoll Drive and ran along a winding, scenic route to Colorado Street in Pasadena, with a stop at Wentworth's new resort hotel (soon to become the Hotel Huntington, not completed until 1914). Houses were built atop the old Pacific Electric right of way after the line's abandonment in 1951, and today the only vestiges of the Pasadena Oak Knoll line are a raised area under today's Old Mill Road.⁵⁴ All three of San Marino's Pacific Electric lines were important to its residential development, and in later years, the city's commercial development would also primarily be centered on the Monrovia-Glendora line down Huntington Drive. This line carried freight as well as passengers (mostly at night) and provided a direct connection to downtown Los Angeles; a passenger could depart from the San Marino station on the 7:15 AM train and arrive at Second and Main Streets in downtown Los Angeles in just 23 minutes.⁵⁵ Huntington himself took his private rail car (parked on his private spur line) downtown to his office at Sixth and Main nearly every day.⁵⁶

The once-agricultural community was now poised to become a commuter suburb of Los Angeles, needing only the subdivision of new neighborhoods to proceed. In late 1910, Huntington made a massive deal that gave the Southern Pacific Railroad sole control of the Pacific Electric and all the other interurban lines of the network, while he retained sole ownership of the Los Angeles Railway (and therefore of all the local and city street railway lines). The 1911 consolidation of all of the interurban lines into Pacific Electric led to even greater expansion of the network and increased profits, but Huntington was satisfied with his retention of the local lines. At this point, his attention was turning to real estate development.

⁵⁴ Steve Crise, Michael A. Patris, and the Pacific Electric Railway Historical Society, *Pacific Electric Railway* (Charleston, SC: Arcadia Publishing, 2011), 85.

⁵⁵ Pomeroy 2012, 154.

⁵⁶ Pomeroy 2012, 153.

Evaluation Guidelines: Early Institutional Development, 1870-1912

Resources evaluated under this theme are significant for their association with San Marino's earliest institutional development leading up to incorporation, and are most likely to relate to historic rail networks through town. Institutional resources from this time period are very rare in San Marino, and appear to be restricted to Pacific Electric routes on Huntington Drive and Sierra Madre Boulevard. However, some previously undocumented resources relating to this theme may also survive. No institutional resources from this early time period are known to have been designated individually, and the City currently contains no designated historic districts.

Resources from this period that may be significant as embodiments of an architectural style, type, period, or method of construction are evaluated using *Context 4.8, Architecture and Design, 1870-1980*; these include examples of the work of well-recognized architects or builders; resources possessing high artistic or aesthetic values; and resources representing the last, best remaining examples of a type or style that was once common in a neighborhood or the City but is now increasingly rare.

Associated Property Types

Rail Transportation Resources

Surviving institutional resources may include streetcar routes/rights of way; segments of spur lines and switches; support structures like equipment mounts, crossing structures, and streetcar stops; vestiges of demolished railroad buildings; and bridges and culvert crossings.

Geographic Location(s)

The only known institutional resources from this time period are Pacific Electric routes on Huntington Drive and Sierra Madre Boulevard, now both landscaped medians.

Integrity Overview

A property that is significant must also retain certain aspects of integrity in order to express its historic significance. Determining which aspects are most important to a particular property type necessitates an understanding of its significance and essential physical characteristics. The rarity of a property type should also be considered when assessing integrity. For instance, since resources associated with this theme are very rare, some latitude should be applied when evaluating integrity. As they were built when San Marino was an open agricultural area rather than a planned city, resources associated with this theme have experienced

some change in setting, and some loss of integrity of setting does not equate to a loss of property integrity. A greater degree of alterations may not preclude a resource from being eligible, though it must still retain sufficient integrity to convey its significance, using the guide below.

Criteria	Significance	Integrity Considerations	Registration Requirements
A/1/1 ⁵⁷	<p>A property that is eligible under this theme may be significant:</p> <ul style="list-style-type: none"> • For its association with the earliest patterns of institutional development and growth in San Marino. 	<p>A property that is significant for its historic association is eligible if it retains the essential physical features that comprised its character or appearance during the period of its association with the important event or historical pattern.⁵⁸ An institutional resource from this period should retain integrity of location, design, and association, at a minimum, in order to convey the important association with the city’s development during this period. A resource that has lost some historic materials but maintains its original design intent (e.g., route alignment) and is recognizable as an early institutional resource may still be eligible under this Criterion.</p>	<p>To be eligible under this theme, a resource should, at a minimum:</p> <ul style="list-style-type: none"> • Date to the period of significance (1870-1912), and • Retain the essential aspects of integrity, and • Retain enough of its essential physical features to sufficiently convey its association with the historic context.

⁵⁷ The applicable criteria are ordered here as national/state/local. See Section 3 for a full discussion of National Register, California Register, and City of San Marino eligibility criteria.

⁵⁸ National Register Bulletin 15.

4.5 Context: San Marino Becomes a City, 1913-1930

By early 1913, Henry Huntington, George S. Patton, and other local landowners like William L. Valentine and N.M. Murray decided they needed to file for incorporation in order to protect the San Marino Ranch area from desirous adjacent cities – the *Los Angeles Times* cited “the alleged rapacity” of Alhambra as the primary driver.⁵⁹ A *Times* article on the founders’ incorporation petition to Los Angeles County in February 1913 (at the same time as San Gabriel) noted that the would-be city contained “territory desirable for suburban residence sites.”⁶⁰ Huntington tasked William Hertrich with enumerating the 500 permanent residents required for incorporation; thanks mostly to workers housed at Huntington’s San Marino Ranch, Hertrich found 519.⁶¹ As many were non-white, few of those workers key to the city’s founding would have had the opportunity to actually own property in San Marino thanks to racially restrictive covenants and other exclusionary real estate practices.

Los Angeles County approved the petition in a matter of months, and on April 12, 1913, the City of San Marino was established.⁶² It comprised Huntington’s San Marino Ranch and Oak Knoll subdivision (originally the Pasadena Country Club), Patton’s Lake Vineyard estate, and holdings of other landowners including Richard H. Lacy, William L. Valentine, J.K. Urmston, Hugh Stewart, W.J. Hunsaker, William L. Stewart, and more. The city’s official boundaries were almost the same as they are today, and it had a total acreage of about 2,316 acres. In 1924, San Marino annexed an additional 58 acres north of California Street.⁶³ The city’s founders established a five-man Board of Trustees (later City Council): Patton, Valentine, Lacy, E.J. Groenendyke, and Edwin G. Hart. The Board determined that San Marino would remain almost entirely single-family residential in nature, with no multi-family buildings and the barest minimum of commercial activity. Huntington donated land for construction of a city hall in 1914, although it was not built until 1920. During the early years of cityhood, the Board met in the old Mayberry residence.

San Marino quickly established a general city layout (with map copies sold for \$10), expanded and improved its road system, appointed a city marshal, initiated discussions about a local school district, and began laying gas pipes; the earliest funding came from a voluntary property tax of 50 cents on each \$100 of property, which was enough to cover all city expenses for its first year – including street improvements.⁶⁴ As the largest property owner in town, Huntington paid about 75 percent of all the taxes.⁶⁵ San Marino primarily dedicated itself to establishing and maintaining order, passing ordinances prohibiting things like retail or wholesale liquor stores (liquor was allowed only at private social clubs with members “known to be reputable and

⁵⁹ “With a Silver Spoon, Full-Grown In a Day,” *Los Angeles Times* April 13, 1913.

⁶⁰ “For Two New Cities,” *Los Angeles Times* February 16, 1913.

⁶¹ Pomeroy 2012, 70.

⁶² “With a Silver Spoon.”

⁶³ Dorland 1947, 102.

⁶⁴ Pomeroy 2012, 78.

⁶⁵ James Thorpe, *Henry Edwards Huntington: A Biography* (Berkeley: University of California Press, 1994), 291.

orderly”), and the keeping of cows and domestic fowl within 50 feet of any dwelling.⁶⁶ By the early 1920s, prohibited building types included hospitals, sanitariums, asylums, and Huntington Drive roadhouses, restaurants, inns, dancing pavilions, or dance halls (later, a very few of these were allowed by permit).⁶⁷ Commercial areas were restricted to portions of Huntington Drive and Mission Street, and zoning was so strict that the town did not even allow churches.

Residential development, soon to become the defining characteristic of the city, was slow during San Marino’s first decade. By 1920, the population had grown by only 65 people since incorporation in 1913, to 584.⁶⁸ There was certainly a higher proportion of homeowners than there used to be in the area once occupied by only a handful of wealthy families, but actual house construction had not much affected the area’s vineyards, orange groves, and native oak woodland. Properties constructed during this time tended to be large residences in Period Revival styles, like the G. Lawrence Simpson-designed Mediterranean Revival at 1050 Oak Grove Avenue (1918), though there was also room for more modest examples like the one-story house at 2670 Tura Lane (1915).

Slow as population growth was, by 1917 San Marino had enough children to justify formation of its own school district – the requirement was 50 children between the ages of five and 17, and San Marino had about 65.⁶⁹ The first classes were held in the former Mayberry residence (which also housed City Hall and the library), which had been moved to the corner of Monterey Road and Oak Knoll Avenue (no longer extant). In 1918, the City completed its San Marino Grammar School building on a five-acre parcel. The elementary school was later renamed after Henry E. Huntington and then became Huntington Middle School. Other institutional development during this time included the construction of City Hall in 1920, establishment of a fire department, and the first step toward Henry Huntington’s estate becoming an institution: his 1919 establishment of a deed of trust to create a foundation for promoting study and appreciation of art, history, and literature.⁷⁰

San Marino’s residential growth exploded during the 1920s. In a contrast to the 1880s Southern California boom which left the nascent city minimally affected, the regional economic and population boom of the 1920s brought profound changes to San Marino. Southern California was awash in job opportunities, new houses, and new residents after the end of World War I, and Los Angeles expanded with the frantic construction of new suburbs. The automobile opened up even more possibilities for residential suburbs, and the Pacific Electric continued growing to service farther-flung areas. San Marino was now even more accessible from Los Angeles proper, and, assisted by aggressive tract marketing, became even more attractive as a residential suburb. Its leaders and residents were still determined to keep it wealthy and exclusive, but for

⁶⁶ Pomeroy 2012, 78.

⁶⁷ Pomeroy 2012, 79.

⁶⁸ Annual Report to State Controller 1940, cited in Dorland 1947, 108 and Pomeroy 2012, 78.

⁶⁹ Pomeroy 2012, 176.

⁷⁰ Dorland 1947, 131-132.

the first time, there were plenty of wealthy and white would-be homeowners to meet their standards.

Between about 1923 and 1930, residential development dominated all activity in San Marino. The Huntington Land and Improvement Co., along with other landowners and development companies, subdivided tract after tract and sold lot after lot, occasionally with developer-built homes, but more often as parcels on which prominent architects could design and build Period Revival-style homes for prominent owners. While nearly every variety of the Period Revival movement was represented, the City's built environment came to include a particularly rich array of Tudor Revival, Mediterranean Revival, and Spanish Colonial Revival residences.

Commercial development along Huntington Drive and Mission Street accelerated during this period as well, and began to reflect the influence of the automobile as well as the streetcar. The business districts were still pedestrian-focused, to service streetcar passengers, but now included gas stations too.⁷¹ That said, continued restrictions on commerce meant residents still had to do much of their shopping in neighboring cities. Institutional growth continued at a rate matching that of the growing population, and the city constructed an addition to City Hall, added more schools, and opened the beloved municipal park that would later be renamed after former mayor Richard H. Lacy. San Marino acquired its first newspaper, *The San Marino Tribune*, in 1928.

By 1930, San Marino's population had jumped to 3,719, about a 600% increase from the 1920 total of 584.⁷² Its housing stock had increased in tandem. The city building inspector noted a total of 192 houses present at the beginning of 1925; between 1925 and 1930, 953 more houses were built.⁷³ At this point, San Marino saw a major drop in construction activity; like the rest of the country, it was affected by the stock market crash of 1929 and the ensuing Great Depression, although its collective wealth meant its suffering did not compare to most other places, and construction never came to a complete halt. After all, many of its residents, even those who were self-made rather than born into money, had been able to invest in real estate as well as the stock market.

Both Henry E. Huntington and George S. Patton died in 1927, at the very height of San Marino's most intense development period. Both of their residences survive.

Theme: Residential Development, 1913-1930

San Marino's residential development did not commence immediately upon incorporation in 1913 or for the next few years, but during this time the Board of Trustees laid the groundwork that would guide all development to come. On a municipal level, the Board planned and improved the street grid, passed ordinances controlling all facets of construction, and

⁷¹ Pomeroy 2012, 170.

⁷² Pomeroy 2012, 78.

⁷³ "City of San Marino Building Inspector's Report, Year 1925 to 1936 Inclusive," in the William Hertrich Papers, 1904-1966 (The Huntington Library, San Marino).

established city services like a fire department and school district. On a personal business level, they and other locals bought, sold, and prepared to develop residential subdivisions, irrevocably shaping the city as it exists today. When the economic boom of the 1920s hit Southern California, San Marino was more than ready.

Residential subdivision began in earnest around 1923, with the establishment of tracts like the Huntington Land & Improvement Company's Oak Knoll (an extension of its earlier Oak Knoll tracts in the City of Pasadena). Oriented toward the Pacific Electric's Oak Knoll line, this tract saw addition after addition over the next few years.⁷⁴ Real estate companies representing the Huntington Co. and other owners began to advertise heavily in the *Los Angeles Times* for tracts like San Marino Manor (1923), Huntington Hill (1925), and Oak Knoll Marino (1923). Most of the advertisements touted the proximity to Huntington's famed estate, and some, like Huntington Hill, were in fact directly adjacent to the property. The new tracts typically boasted wide paved streets, concrete curbs and sidewalks, streetlamps, street trees, and sizable lots.

There were far too many tracts developed during the 1920s to address each in turn, but Oak Knoll Marino typifies the development of a residential subdivision in San Marino during the boom and is a useful representative example. In 1923, the Huntington Land & Improvement Co. subdivided Tract 6012, located west of the Huntington estate and south of the well-known Pasadena neighborhood of Oak Knoll.⁷⁵ The land was prepared with grading, addition of drainage features, placement of underground utilities, and routing of new roads complete with street trees.⁷⁶ It was soon ready for lot sales, with the new name of Oak Knoll Marino.



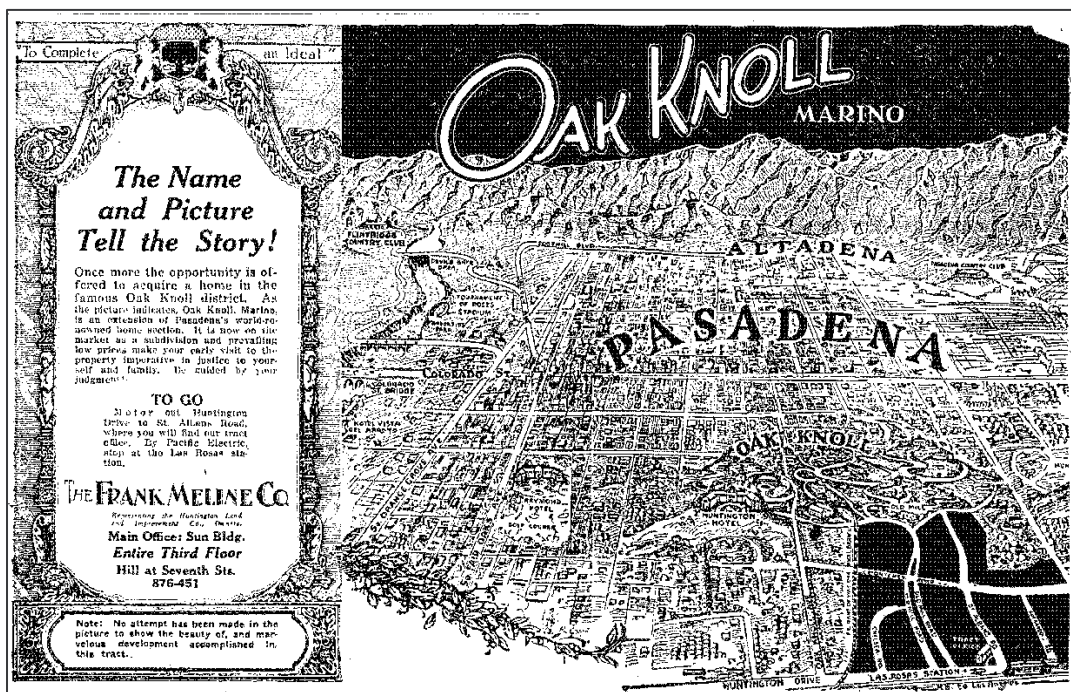
Newly graded road with immature palm trees in Tract 6012, ca. 1923 (Huntington Hotel in background). Huntington Land & Improvement Company Collection, The Huntington Library, San Marino, California.

⁷⁴ Los Angeles Department of Water and Power Tract Maps; Oak Knoll unit maps in the Patton Family Papers, 1856-1934 (The Huntington Library, San Marino).

⁷⁵ LADWP, Tract Maps for Tract 6012, 1923; Oak Knoll maps in Patton Family Papers.

⁷⁶ Historic (ca. 1923) photos in the Huntington Land & Improvement Company Collection (The Huntington Library, San Marino).

The Frank Meline Realty Company heavily marketed the Oak Knoll Marino subdivision in newspaper advertisements starting in 1923 and continuing through the early 1930s as additional phases opened. The first unit was bounded by Huntington Drive to the south, Virginia Road to the east, the open space and lake that would become Lacy Park to the north, and Oak Knoll Avenue to the west. The realty company maintained a tract office at the corner of Huntington Drive and St. Albans Road, easily accessible from the Pacific Electric line; as new phases opened to the south and east, it opened a second office at Huntington and San Marino Avenue.⁷⁷ Oak Knoll Marino was touted as a graceful neighborhood of wide curving streets, large lots, and expansive views perfectly suited to the high quality owners who surely wished to build there. As the *Los Angeles Times* reported in 1926, the development boasted “the very finest improvements...including sewers, cement curbs, cement sidewalks, splendidly paved streets and ornamental lighting.”⁷⁸ The subdivision was meant for custom-built, architect-designed houses rather than typical tract homes built on spec; advertisements shouted “Strictly for Home-builders not Speculators” and depicted homes designed by notables like Paul R. Williams and Garrett Van Pelt.⁷⁹



Los Angeles Times January 20, 1924.

⁷⁷ Oak Knoll Marino display ad, *Los Angeles Times* December 9, 1928.

⁷⁸ “Marino Tract Features Cited,” *Los Angeles Times* May 30, 1926.

⁷⁹ Display ad, *Los Angeles Times* June 7, 1924.

Have Your New Home ready by Christmas.



OAK KNOLL
SAN MARINO

The Home of
W. H. LORD
on Old Mill Road
in
Oak Knoll, Marino
The Grounds
are 150,320 feet

Home Playgrounds for Children

THE health, safety and happiness of your children is one of the first, if not the first consideration in selecting a new and permanent home site. Out-door recreation for yourself and your children on your own playgrounds gives better health, more joy and greater happiness. Every homesite in Oak Knoll Marino is amply large for a tennis court, flower gardens, croquet grounds, swimming pool—in short a complete play-ground.

Oak Knoll Marino with its beautiful winding 100 foot streets was not platted into small lots with the thought of quick sales, but was planned with the vision of a community of beautiful homes. A most delightful residential section, away from the contaminating influences of congested districts, with each home site sufficiently large for private playgrounds for the children.

3 Country Clubs within a radius of 5 miles—Los Gatos, Pasadena, Pine Ridge, Admendale and Childeck.



RESERVATION SPECIAL

We will have to offer Sunday June 8th, to a bona fide home builder, Site No. 4 opposite Mr. Lord's home illustrated above. This site is on Old Mill Road, just off Huntington Drive, and will be gladly traded for your reservation. This specially reserved homesite is 110x276 feet. The price is \$10,250.00 terms 1/3 down, balance in 1, 2 and 3 years.

THE FRANK MELINE CO.
Representing The Huntington Land & Investment Co.
OFFICE: HUNTINGTON DRIVE, 1 Block East of Oak Knoll Avenue

Strictly for Home-builders not Speculators.

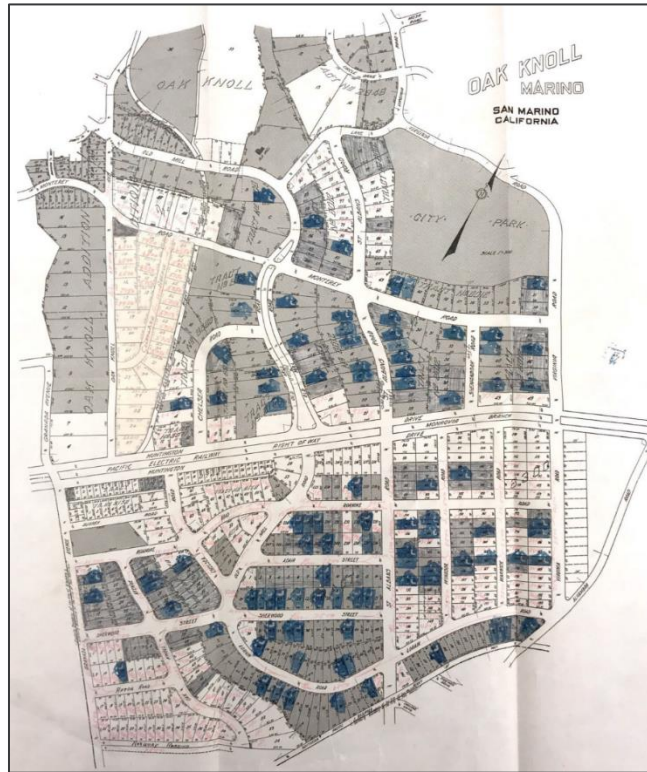
Los Angeles Times June 7, 1924.

To ensure high property values, Oak Knoll Marino required that houses cost \$7,500-\$15,000 to build and enforced strict ownership and design guidelines, noting that “Racial and artistic restrictions further enhance the value of the lots.”⁸⁰ Racially restrictive covenants, built into the deeds of sale and more informally enforced by realtors, were a common feature of 1920s subdivisions in Southern California, especially those marketed to the rich. They ensured that people of color (and in some cases Jewish people and first-generation European immigrants) would be unable to purchase property outside of carefully circumscribed neighborhoods. As discussed in *Context 4.6, San Marino in the Great Depression and Wartime*, racist, exclusionary real estate practices would become even more inescapable after the formation of the Home Owner’s Loan Corporation (HOLC) in 1933 and passage of the National Housing Act (NHA) in 1934.

San Marino’s proximity to Los Angeles and many transportation options made commuting a major part of advertising for the city’s subdivisions. In a transparent attempt to prove Oak Knoll Marino superior to the tracts in the burgeoning Wilshire district west of downtown Los Angeles, the Frank Meline Co. bragged that San Marino-residing businessmen driving to and from work always had the sun at their backs: “Relieved from the eye-strain caused by its glare when driving

⁸⁰ “Marino Tract Features.”

toward it, they reach the office unirritated, the morning's freshness retained. Driving home to San Marino in the evening, tired eyes are saved, the drive being both restful and refreshing.”⁸¹



Oak Knoll Marino ca. 1927, with shaded areas showing lots sold and stamps showing houses constructed. Patton Family Papers, 1856-1934, The Huntington Library, San Marino, California.

While other tracts may have diverged somewhat from Oak Knoll Marino in terms of size, layout, or advertising, this subdivision does seem to have been typical of most in the city during the 1920s: spacious lots (increasing in size as elevation increased to the north); wide streets, picturesque tract features (streetlamps etc.); design and price requirements to ensure consistent setbacks and appropriate architectural styles; and racial requirements to ensure neighborhoods remained white. Known named developments included Gainsborough Heath, Huntington Hill, multiple Oak Knoll units, San Marino Vista, and San Marino Manor.⁸² Subdivision continued at this breakneck pace for the next decade, producing numerous named and unnamed tracts with lots of various sizes offered for sale. In 1925, the city established the Office of Building Inspector to keep up with rapid development.⁸³ San Marino reached the zenith of its

⁸¹ Display ad, *Los Angeles Times* November 20, 1925.

⁸² Display ads, *Los Angeles Times*, 1923-1930; “Data Show Growth of San Marino,” *Los Angeles Times* December 4, 1927.

⁸³ *San Marino Tribune* April 25, 1934, cited in Dorland 1947, 108.

residential construction in 1927, when 212 new buildings were completed, at an estimated value of over \$3 million.⁸⁴

The overwhelming majority of single-family residences built in San Marino during this period reflected Period Revival designs. Nearly every style within this romantic, historicist idiom appeared in the city, though Tudor Revival, Mediterranean Revival, and Spanish Colonial revival seemed to be particularly common. These styles not only lent themselves to construction on a large scale (appropriate for some of the massive houses built on large lots), but could reflect high levels of articulation on houses of a much more modest size – like the cluster of charming Storybook houses on Coniston Place. Most of these houses were custom designed by architects, including many of the region’s master practitioners. Architects known to have designed San Marino houses in the 1920s include Wallace Neff, Marston & Maybury, Marston, Van Pelt & Maybury, Harold J. Bissner, Carleton Monroe Winslow, Roland E. Coate, Frank D. Hudson, Paul R. Williams, and Gordon Kaufmann. Even “tract houses,” like the exquisite Spanish Colonial Revival homes on Berkeley Street and Fleur Drive, were designed by master architects (in these cases, Wallace Neff and Harold J. Bissner, respectively).⁸⁵ Neff even built his own home in San Marino – a Spanish Colonial Revival house at 1883 Orlando Road (1928).



Spanish Colonial Revival house in San Marino, 1928. USC Digital Libraries.

⁸⁴ “Building Inspector’s Report,” in the William Hertrich Papers, 1904-1966 (The Huntington Library, San Marino); “Data Show Growth.”

⁸⁵ San Marino building permits for Berkeley Drive; Fleur Drive Bissner information from San Marino Heritage, “Harold Bissner,” accessed March 2019, http://www.sanmarinoheritage.org/architects/architect.php?id=Harold_Bissner.

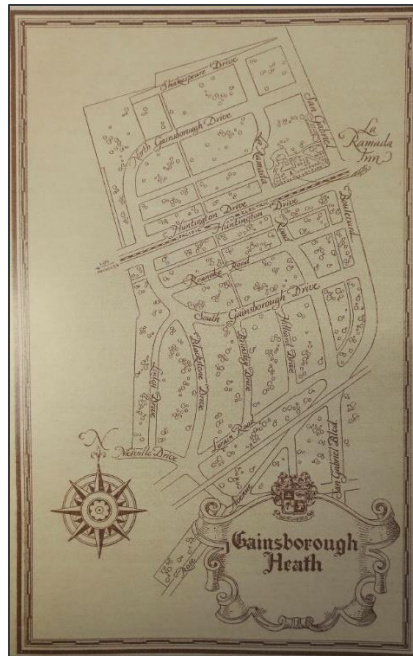


Tudor Revival house in San Marino, n.d. Southern California Edison Collection, The Huntington Library, San Marino, California.

Much of the city was subdivided by 1930, though some of the lots did not see actual sale and construction for some time. In fact, some of the advertised tracts existed more on paper than in reality. The developers of the 297-acre Gainsborough Heath began advertising in 1927 and planned a thousand houses, but only about 70 were built by the end of World War II – and of those, only two were completed before 1930.⁸⁶ The visible street and lot pattern of other 1920s developments is evident across the city today, though many of the lots contain houses from the 1940s-1950s rather than the 1920s. In 1929, Gainsborough Heath’s sales manager noted that “with a few exceptions, one of which is Gainsborough Heath, the city has no further room for expansion.”⁸⁷

⁸⁶ Pomeroy 2012, 96-97; construction dates in tract derived from Los Angeles County Assessor data (see Appendix B chronology map)

⁸⁷ “San Marino Growth Told,” *Los Angeles Times* November 3, 1929.



Gainsborough Heath as originally planned, 1927. Pomeroy 2017, 97 (map provided by Michael Moran).

In October 1929, the crash of the stock market sent a chill to growing cities across the country. The growth of Gainsborough Heath and other developed-but-unbuilt subdivisions stalled in 1930-1931, when the effects of the crash sank in and it became clear the Depression would be lasting. One of the last major developments to proceed for the next few years was a roughly 50-acre portion of the Patton estate's Lake Vineyard, subdivided by the Hugh Evans Company into 90 large residential lots in 1929.⁸⁸ The Patton-San Marino Estates/San Marino-Patton Estates⁸⁹ subdivision was bounded by Huntington Drive on the south, San Marino Avenue on the east, Euston Road (boundary of Huntington estate) on the north, and Virginia Road on the west. Thanks to the economic upheaval of the Great Depression, only a handful of houses were constructed there at the time; the rest of the tract was built out between the 1940s and 1950s, after the Huntington Land & Improvement Company purchased it and re-divided it into smaller lots.⁹⁰

⁸⁸ "Historic Land Grant Is Sold," *San Marino News* November 13, 1929; "Historic Estate Is Purchased," *San Marino Tribune* November 21, 1929.

⁸⁹ Both names appear in newspaper articles.

⁹⁰ "Huge Sale of San Marino Properties," *San Marino Tribune* November 11, 1932; construction dates in tract derived from Los Angeles County Assessor data (see chronology map on p. XX/in Appendix XX).

More Than
\$32,000,000,000
 EQUAL TO THE
 UNITED STATES WORLD WAR COST
 HAS BEEN
LOST
 due to money risks in the stock market crashes! Why not make safe and sane
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During the past 10 years every foot of Los Angeles County from mud flats to mountain tops have registered an AVERAGE increase of more than 62 percent per annum.

Take advantage of present opportunities and purchase lands from the Hugh Evans Company's Old Mill Vista and Patton Estates properties, from C. A. Peterson's Los Angeles residential sites, or the A. D. Smith Company suburban homesites, the Frank Meline Company's Oak Knoll Marino and Oak Knoll units, or from the Edwin G. Hart Inc., Vista and La Habra Heights suburban income producing lands.

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<p>C. A. Peterson <small>St. Alban's Road "Los Angeles Properties"</small></p> <p>A. D. Smith <small>3655 E. Huntington Dr. "Suburban Homes, Subdivision Acreage"</small></p>	<div style="border: 1px solid black; padding: 5px; width: fit-content; margin: 0 auto;"> <p>Hugh Evans Co. <small>Harold Jackson Representative</small></p> </div>	<p>Frank Meline Tracts <small>P. L. Cowherd Gen. Mgr. "Beautiful Home Sites"</small></p> <p>Edwin G. Hart, Inc. <small>Vista, La Habra Heights, Ranch Lands, Etc. "Country Home Income Plots"</small></p>
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San Marino News November 13, 1929.

Less than three weeks after the stock market crash, several San Marino real estate companies placed an ad in the *San Marino News* urging people to invest in property in the city – no doubt an attempt to assuage some of their own financial losses by helping anyone who had any savings left find their way to the subdivisions of San Marino. They asked, “Why not make safe and sane investments in real properties?”⁹¹ Indeed, after New Deal bills aiming to increase home ownership passed in 1933-1934, people would invest in San Marino real estate again. But in the meantime, purchases and construction slowed dramatically, marking the end of San Marino’s first great residential boom.

⁹¹ Display ad, *San Marino News* November 13, 1929.

Evaluation Guidelines: Residential Development, 1913-1930

Buildings evaluated under this theme are significant for their association with San Marino's residential development from its 1913 incorporation through the boom of the 1920s, ending with the construction slowdown caused by the Great Depression. As single-family residences dating to this period are abundant in San Marino and there are numerous geographically unified groupings of them (potential historic districts), a very high significance threshold is proposed for individual properties: they must have been the site of a singular significant historic event from this period, as opposed to being associated with broader patterns of residential development. In San Marino, the strongest conveyance of historical significance for association with 1913-1930 residential development is through historic districts. Properties may also be significant for their association with individuals who played an important role in this period of San Marino's history. Few residences from this time period have been designated individually, and the City currently contains no designated historic districts.

Resources from this period that may be significant as embodiments of an architectural style, type, period, or method of construction are evaluated using *Context 4.8, Architecture and Design, 1870-1980*; these include examples of the work of well-recognized architects or builders; resources possessing high artistic or aesthetic values; and resources representing the last, best remaining examples of a type or style that was once common in a neighborhood or the City but is now increasingly rare.

Associated Property Types

- Single-Family Residences
- Ancillary Buildings
- Subdivision Planning Features
- Vernacular Landscapes
- Designed Landscapes
- Historic Districts

Residential resources may include single-family residences; ancillary buildings and structures like servants' quarters, garages, porte-cocheres, and pool houses; features related directly to subdivision development, including entrance markers, street lamps, street trees, curbs, sidewalks, and walls; vernacular landscapes reflecting residential occupations (possibly including small relic orange groves, orchards, or vineyards); designed landscapes like estate grounds (including unified features like perimeter walls, retaining walls, steps, walkways, roads, driveways, gates, water features, and gardens); and geographically unified groupings of residential properties (historic districts).

Geographic Location(s)

Numerous residential subdivisions were established in San Marino at this time, with most actual development work taking place between 1923 and 1930; this activity took place in every part of the city and varied somewhat in terms of lot size, tract layout, street patterns, and topography. Curvilinear streets are more common than regular gridded streets in subdivisions from this period. Generally speaking, lots on the north side of town surrounding the Huntington estate tended to be larger, reflecting development of more expensive areas at higher elevations.

Integrity Overview

A property that is significant must also retain certain aspects of integrity in order to express its historic significance. Determining which aspects are most important to a particular property type necessitates an understanding of its significance and essential physical characteristics. The rarity of a property type should also be considered when assessing integrity. As resources associated with this theme are abundant, the integrity of eligible properties should be quite high. A slightly greater degree of alterations may not preclude a resource from being eligible, though a building must still retain sufficient integrity to convey its significance, using the guide below.

Criteria	Significance	Integrity Considerations	Registration Requirements
A/1/1 ⁹²	<p>An individual property eligible under this theme may be significant:</p> <ul style="list-style-type: none"> As the site of a significant historic event from this period 	<p>A property that is significant as the site of a significant historic event is eligible if it retains the essential physical features that comprised its character or appearance during the period of its association with the important event.⁹³ A residential property from this period should retain integrity of location, feeling, and association, at a minimum, in order to convey the important association with the city’s development during this period. A property that has lost integrity of setting may still be eligible. A property that has lost some historic materials or details may still be eligible if it retains the majority of the features that illustrate its original style and appearance in terms of the massing, spatial relationships, proportion, and fenestration pattern. A property is not eligible if it retains some</p>	<p>To be eligible under this theme, a resource should, at a minimum:</p> <ul style="list-style-type: none"> Date to the period of significance (1913-1930), and Retain the essential aspects of integrity, and Retain enough of its essential physical features to sufficiently convey its association with the historic context.

⁹² The applicable criteria are ordered here as national/state/local. See Section 3 for a full discussion of National Register, California Register, and City of San Marino eligibility criteria.

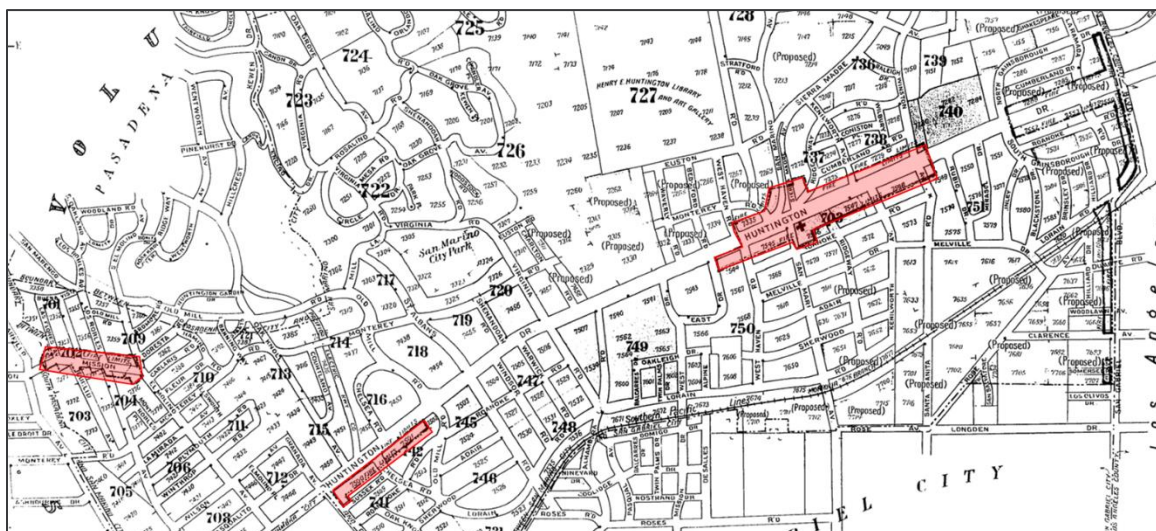
⁹³ National Park Service, National Register Bulletin 15: *How to Apply the National Register Criterion for Evaluation* (Washington, D.C.: U.S. Department of the Interior, 1990).

		basic features conveying form and massing, but has lost the majority of features that characterized its appearance during its historical period.	
A/1/1	<p>A historic district eligible under this theme may be significant:</p> <ul style="list-style-type: none"> • For its association with patterns of residential development in San Marino; and/or • As the site of a significant historic event from this period 	<p>In order for a historic district to be eligible for designation, the majority of the components within the district boundary must possess integrity, as must the district as a whole. Integrity of design, setting, and feeling must be strongly present in the district overall, and it should convey a strong sense of time and place.</p> <p>A contributing building must retain integrity of location, design, setting, feeling, and association to adequately convey the significance of the historic district. In general, minor or reversible alterations or in-kind replacement of original features and finishes are acceptable within historic districts. Significant alterations that change the massing, form, roofline, or fenestration patterns of an individual building, alter the original design intent, or that are not reversible may result in non-contributing status for an individual building. In order for a historic district to retain integrity, the majority (60% or more) of its component parts should contribute to its historic significance.</p>	<p>To be eligible under this theme, a historic district should, at a minimum:</p> <ul style="list-style-type: none"> • Date to the period of significance (1913-1930), and • Retain the majority (60% or more) of the contributors dating to the period of significance.
B/2/2	<ul style="list-style-type: none"> • For its association with a person (or persons) significant in the history of San Marino. 	<p>A property that is significant for its association with a significant person should retain integrity of location, design, feeling, and association, at a minimum, in order to convey its historic association with a significant individual.</p>	<p>To be eligible under this theme, a resource should, at a minimum:</p> <ul style="list-style-type: none"> • Date to the period of significance (1913-1930), and

			<ul style="list-style-type: none">• Retain the essential aspects of integrity, and• Retain enough of its essential physical features to sufficiently convey its association with the historic context, and• Be directly associated with the notable person's productive period – the time during which she or he attained significance.
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Theme: Commercial Development, 1913-1930

San Marino's founders planned the city to be a community of single-family houses, allowing only the bare minimum of commercial services that would meet residents' needs. Among the earliest ordinances were those restricting commercial development to Huntington Drive and Mission Street. The 1930 Sanborn fire insurance map for San Marino shows that four commercially designated areas were present by that time. One existed on paper rather than reality: a commercial area proposed as part of the Gainsborough Heath development at the east end of town was to start on Huntington at Gainsborough Drive and extend to San Gabriel Boulevard, continuing south on San Gabriel to the south city limit. Only the area at the immediate Huntington-San Gabriel intersection was ever developed with businesses, and that was not until the late 1940s through the 1980s. The southern portion along San Gabriel was built out with single-family houses instead of commercial buildings in the 1940s and 1950s.



1930 Sanborn map showing three existing commercial areas; the fourth proposed area is at far right.

The other three commercial areas were established by 1930, and remain the city's business districts to the present day. Two were on Huntington Drive, easily accessible by both streetcar and automobile: the largest was somewhat centrally sited, stretching from Bedford Road to Winston Road and centered on the intersection with San Marino Avenue. This was the heart of the city, containing the San Marino Pacific Electric stop and the Sierra Madre branch line, as well as City Hall, the fire department, the police department, and the *San Marino Tribune* building. The other Huntington business area was in the western part of the city, stretching from the west city limit to just west of Old Mill Road and established at the same time as the Oak Knoll Marino subdivision.



San Marino Market, 1926. In Pomeroy 2012, 166 (photo provided by the San Marino Historical Society).

This area still contains one of the city's earliest commercial buildings, the San Marino Market at the southwest corner of Huntington Drive and Chelsea Road. Completed in 1926, the Spanish Colonial Revival building was designed by Carleton Monroe Winslow and built by K.L. Carver.⁹⁴ Each of the city's commercial areas once had its own anchor businesses of service stations, supermarkets, and pharmacies, none of which appear to be extant with the exception of the San Marino Market building (although it is no longer a market).⁹⁵

The smaller Mission Street district, running from the west city limit to El Molino Avenue, was sited there to service residents of the new neighborhoods in the northwest part of the city, which used to be the Los Robles Ranch. Unlike the other two commercial areas, the Mission Street district was not on or directly adjacent to a streetcar line – it appears to have been planned to accommodate customers arriving by automobile, though its small size, narrow street, low building scale, and pedestrian-friendly features indicate a definite neighborhood emphasis rather than regional ambitions.

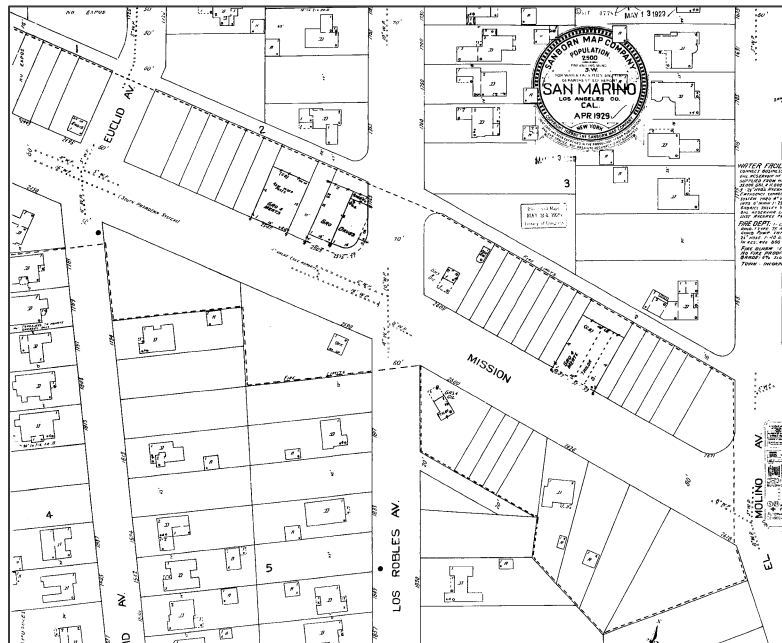
Despite the establishment of business districts, San Marino appears to have seen relatively light commercial development between 1913 and 1930.⁹⁶ According to the 1930 Sanborn fire insurance map, the central Huntington district had only six businesses: two service stations, Las Tiendas Market, and three offices. The western Huntington district had seven stores, San Marino Market, a drugstore, three offices, a garage, a plumber, and an awning maker. All of the businesses except the garage were concentrated in two commercial buildings with multiple storefronts at Chelsea. The 1930 Sanborn map, in which San Marino was covered along with the larger Pasadena area, may not have been completely up to date – for some reason, a single San Marino-specific Sanborn sheet was produced in 1929, depicting only the Mission commercial district; this 1929 sheet shows 11 businesses in that area (a radio shop, a drugstore, three supermarkets, a barber, a tailor, an office, a store, and two service stations). In contrast, the

⁹⁴ Pomeroy 2012, 166.

⁹⁵ Pomeroy 2012, 170; observation of commercial districts during reconnaissance survey March 2019.

⁹⁶ Information from Sanborn Map Company, San Marino (in Pasadena map set – Vol. 7, multiple sheets), 1930 and San Marino (Sheet 1), 1929.

1930 Pasadena Sanborn map for the Mission district shows only six businesses: a drugstore, an electrical shop, an office, and three stores.



Mission Street commercial area on 1929 Sanborn map.

Even with the caveat that there were likely a few more businesses within the city limits than depicted on available historic maps from the time, it is clear that commercial resources were limited during this period; the business districts did not completely fill in until the 1960s.⁹⁷ The structures built in the 1920s were typically small-scale (one-story office and retail or two-story mixed-use), and reflected vernacular interpretations of the Period Revival styles that dominated the city's residential neighborhoods.

With so few options, many of San Marino's residents depended on delivery from businesses in adjacent cities, and likely did some of their shopping there as well. Commercial establishments related to tourism, recreation, or entertainment were nearly nonexistent within the city limits, with the exception of private social clubs. San Marino had no hotels, bars, movie theaters, bowling alleys, billiard halls, or any of the other facilities common in most communities of that time period. It did have at least one restaurant: the La Ramada Inn (also known as Casa Blanca) near the corner of Huntington Drive and Palomar Road. This building was originally an early adobe house, built in the 1830s or 1840s and later part of the Luther Titus ranch. The developers of Gainsborough Heath converted it to a restaurant around 1927 and used it as a showcase for

⁹⁷ Construction dates in commercial areas derived from Los Angeles County Assessor data (see **Appendix B**, chronology map).

the residential development; their offices were located on the second floor.⁹⁸ The building, sited on what is now the Sts. Felicitas and Perpetua campus, is no longer extant. The Huntington Hotel, originally M.C. Wentworth's, was the closest major resort destination. This massive resort hotel was completed by Huntington in 1914 with Myron Hunt-designed additions; it featured a golf course (using the Old Mill as a clubhouse) and was easily accessible via the Oak Knoll streetcar line. Alas, it was in Pasadena.

As the city's commercial areas filled in over the course of the next 30 years, they came to reflect a mix of periods, architectural styles, and types. However, extant examples of early commercial buildings retain their essential characteristics as planned when they were established in San Marino's earliest years of cityhood, including low scales, modest storefronts, and pedestrian-friendly features.

⁹⁸ Michael Moran, "History of Saints Felicitas and Perpetua Church," *The Grapevine* (newsletter of the San Marino Historical Society), Winter 2004, 3.

Evaluation Guidelines: Commercial Development, 1913-1930

Buildings evaluated under this theme are significant for their association with San Marino's commercial development from its 1913 incorporation through the boom of the 1920s, ending with the construction slowdown caused by the Great Depression. They may also be significant for their association with individuals who played an important role in this period of San Marino's history. Commercial properties dating to this period are rare in San Marino; those that remain have been altered over time and have lost some of their historic character. The boundaries of the city's three main business districts as planned and established during this period remain the same, as do the original low scale and pedestrian orientation, despite the mix of time periods represented by the actual buildings within the districts. No commercial property from this time period is known to have been designated individually, and the City currently contains no designated historic districts.

Resources from this period that may be significant as embodiments of an architectural style, type, period, or method of construction are evaluated using *Context 4.8, Architecture and Design, 1870-1980*; these include examples of the work of well-recognized architects or builders; resources possessing high artistic or aesthetic values; and resources representing the last, best remaining examples of a type or style that was once common in a neighborhood or the City but is now increasingly rare.

Associated Property Types

Retail/Office Buildings
Mixed-Use Buildings
Ancillary Buildings
Auto-Related Buildings
Signs
Historic Districts

Commercial resources may include retail and/or office buildings; two or three-story mixed-use buildings; ancillary buildings; auto-related buildings like repair shops, service stations, or garages; signs; and geographically unified groupings of commercial properties (historic districts).

Geographic Location(s)

San Marino's commercial resources are restricted to Huntington Drive (in three distinctive areas: west, central, and east) and Mission Street.

Integrity Overview

A property that is significant must also retain certain aspects of integrity in order to express its historic significance. Determining which aspects are most important to a particular property type necessitates an understanding of its significance and essential physical characteristics. The rarity of a property type should also be considered when assessing integrity. As resources associated with this theme are rare, greater latitude may be applied in evaluating integrity. As San Marino’s historic commercial areas remain in use as the current commercial areas (which have maintained the historic scale) and have always been oriented to their original streetscapes and streetcar lines, modern development has not resulted in a dramatic change in setting over time. A greater degree of alterations may not preclude a resource or group of resources from being eligible, though properties must still retain sufficient integrity to convey their significance, using the guide below.

Criteria	Significance	Integrity Considerations	Registration Requirements
A/1/1 ⁹⁹	<p>An individual property eligible under this theme may be significant:</p> <ul style="list-style-type: none"> • For its association with patterns of commercial development in San Marino during this period; and/or • As the site of a significant historic event from this period. 	<p>A property that is significant for its historic association is eligible if it retains the essential physical features that comprised its character or appearance during the period of its association with the important event or historical pattern.¹⁰⁰ A commercial property from this period should retain integrity of location, design, feeling, and association, at a minimum, in order to convey the important association with the city’s development during this period. A property that has lost some historic materials or details may still be eligible if it retains the majority of the features that illustrate its original style and appearance in</p>	<p>To be eligible under this theme, a resource should, at a minimum:</p> <ul style="list-style-type: none"> • Date to the period of significance (1913-1930), and • Retain the essential aspects of integrity, and • Retain enough of its essential physical features to sufficiently convey its association with the historic context.

⁹⁹ The applicable criteria are ordered here as national/state/local. See Section 3 for a full discussion of National Register, California Register, and City of San Marino eligibility criteria.

¹⁰⁰ National Park Service, National Register Bulletin 15: *How to Apply the National Register Criterion for Evaluation* (Washington, D.C.: U.S. Department of the Interior, 1990).

		<p>terms of the massing, spatial relationships, proportion, and fenestration pattern.</p> <p>Minor alterations – such as door replacement, re-roofing, or compatible re-stuccoing – shall not, in and of themselves, render a resource ineligible. However, the cumulative impact of multiple minor alterations may compromise a resource’s overall integrity.</p> <p>More substantive alterations that are difficult to reverse – such as extensive storefront modifications that obscure the original form and program of the building, modification of original fenestration patterns, the removal of historic finishes or features – compromise a resource’s integrity and are likely to render it ineligible.</p>	
A/1/1 ¹⁰¹	<p>A historic district eligible under this theme may be significant:</p> <ul style="list-style-type: none"> • For its association with patterns of commercial development in San Marino during this period; and/or 	<p>In order for a historic district to be eligible for designation, the majority of the components within the district boundary must possess integrity, as must the district as a whole. Integrity of design, setting, and feeling must be strongly present in the district overall, and it should convey a strong sense of time and place.</p> <p>A contributing building must retain integrity of location, design, setting, feeling, and</p>	<p>To be eligible under this theme, a historic district should, at a minimum:</p> <ul style="list-style-type: none"> • Date to the period of significance (1913-1930), and • Retain the majority (60% or more) of the contributors dating to the period of significance.

¹⁰¹ The applicable criteria are ordered here as national/state/local. See Section 3 for a full discussion of National Register, California Register, and City of San Marino eligibility criteria.

	<ul style="list-style-type: none"> As the site of a significant historic event from this period. 	<p>association to adequately convey the significance of the historic district. In general, minor or reversible alterations or in-kind replacement of original features and finishes are acceptable within historic districts. Significant alterations that change the massing, form, roofline, or fenestration patterns of an individual building, alter the original design intent, render original storefronts unrecognizable, or that are not reversible may result in non-contributing status for an individual building. In order for a historic district to retain integrity, the majority (60% or more) of its component parts should contribute to its historic significance.</p>	
B/2/2	<ul style="list-style-type: none"> For its association with a person (or persons) significant in the history of San Marino. 	<p>A property that is significant for its association with a significant person should retain integrity of location, design, feeling, and association, at a minimum, in order to convey its historic association with a significant individual.</p>	<p>To be eligible under this theme, a resource should, at a minimum:</p> <ul style="list-style-type: none"> Date to the period of significance (1913-1930), and Retain the essential aspects of integrity (listed above), and Retain enough of its essential physical features to sufficiently convey its association with the historic context, and Be directly associated with the notable person's productive period – the time during which she or he attained significance.

Theme: Institutional Development, 1913-1930

Residential and commercial development may have been slow during the first decade of San Marino's incorporated life, but institutional development proceeded at a rapid pace. The Board of Trustees established the basic framework for all future development in the city, from allowed building and business types to streetscapes and public education. In 1914, Henry E. Huntington donated land for a new city hall at the key intersection of Huntington Drive and San Marino Avenue, where the Pacific Electric's Sierra Madre branch line took off from the Monrovia-Glendora line. Feeling immediate construction was premature, the Board waited until 1920 to construct the first unit of today's City Hall; in addition to a room for Board meetings, it included living quarters for C.L. Mills, who served as both Street Superintendent and City Marshal.¹⁰² The building was designed by noted architect Frank D. Hudson.¹⁰³ The east wing, containing the city jail and garages, was completed in 1921, and the final wing for fire department headquarters was finished in 1923.¹⁰⁴ City Hall has experienced some modern alterations and additions but its original Mediterranean Revival main building appears intact.



City Hall, 1937. The Huntington Library, San Marino, California.

Municipal road improvements were among the first items on the new city's agenda in 1913. The Board tasked C.L. Mills with transforming the existing system of 22 miles of unimproved dirt roads to 55 miles of improved streets.¹⁰⁵ Some of the city's earliest expenditures were road equipment and tools like an oiling wagon, a gasoline roller, and a six-horse plow.¹⁰⁶ Other

¹⁰²William Hertrich, *Early San Marino* (San Marino, 1945), 12.

¹⁰³ Information from San Marino Historical Society property list.

¹⁰⁴ Hertrich 1945, 12.

¹⁰⁵ Hertrich 1945, 12.

¹⁰⁶ Pomeroy 2012, 78.

municipal infrastructure features were placed over the next few years, including a street lighting system (1921) and a water system that added five fire hydrants in 1920.¹⁰⁷ In 1927, San Marino became a charter member of the Metropolitan Water District of Southern California, which aimed to import river from the Colorado River with awareness of residential growth to come.¹⁰⁸ The city officially established a fire department in 1923, as soon as it had facilities complete in the west wing of City Hall, and expanded staffing from three firefighters to seven by 1928.¹⁰⁹ A deputy marshal joined the single city marshal in 1921, soon to be augmented by a “speed cop” and then an organized police department in 1924.¹¹⁰

In 1923, the owner of the titular lake of Lake Vineyard (now more of a seasonal bog) sold the property to the city, and residents approved a bond issue to construct San Marino Park. Armin Thurnher, the city’s first superintendent of parks and former Huntington head gardener, designed the landscape and directed the leveling of the lakebed with about 90,000 cubic yards of fill dirt obtained from basement excavations at Cal Tech.¹¹¹ The park was completed in 1926. It featured abundant trees and shrubs and two main walkways looping around a central lawn; a rose arbor was added in 1930. Thurnher and his family moved into the new Spanish Colonial Revival superintendent’s house on the grounds in 1929; it is extant and now houses the San Marino Historical Society.¹¹² A Spanish Colonial Revival restroom building was constructed around the same time and is extant. In 1940, San Marino Park was renamed Lacy Park to honor former mayor Richard H. Lacy and his wife Maud.

Some of the most expansive institutional work between 1913 and 1930 involved the establishment of schools for San Marino’s children. After a year of meeting in the old Mayberry Residence, students entered the new San Marino Grammar School (1700 Huntington Drive, later Henry E. Huntington School) in 1918. This school had four classrooms, an auditorium, a library, and rooms for cooking, sewing, and manual training on a five-acre parcel on Huntington Drive.¹¹³ The new school’s land had once been part of the Cooper Ranch. San Marino Grammar School also serviced children living in unincorporated areas around the city, including “children of county workers, water maintenance employees, caretakers of fields, nurseries and laborers.”¹¹⁴ A 1921 local election determined that San Marino would be annexed to South Pasadena’s high school district, meaning older children would attend South Pasadena-San Marino High School in South Pasadena.¹¹⁵ By 1928, San Marino needed more schools for the growing population on the west side of town, so it established Stoneman Elementary School on Pasqualito Drive. This Spanish Colonial Revival school is listed in the California Register. Thinking

¹⁰⁷ Pomeroy 2012, 98; Dorland 1947, 106 (citing Minutes of the Board of Trustees, August 11, 1920).

¹⁰⁸ Pomeroy 2012, 109.

¹⁰⁹ Dorland 1947, 105, 107.

¹¹⁰ Dorland 1947, 105.

¹¹¹ Pomeroy 2012, 102-105; Elizabeth Pomeroy, *Los and Found: Historic and Natural Landmarks of the San Gabriel Valley* (Pasadena: Many Moons Press, 2000), 69.

¹¹² Pomeroy 2012, 105.

¹¹³ Pomeroy 2012, 98.

¹¹⁴ Cecilia Gudeman Haupt, quoted in Pomeroy 2012, 178.

¹¹⁵ Dorland 1947, 112.

ahead, the school board also acquired an 18-acre property on Huntington Drive (containing the Michael White adobe); it was farmed until needed for a new school in 1953.

In 1924, Major Maurice Veronda founded San Marino's first private school, Southwestern Military Academy at 2800 Monterey Road (extant). Originally a boys' military boarding school, the campus is now a co-ed, non-military institution containing buildings including Pioneer Hall (claimed by one source to have originally been the Stoneman residence, designed by Myron Hunt) and multiple Mission- and Mediterranean Revival-style examples.¹¹⁶ The avocado trees on this campus are thought to be some of the oldest in San Marino.¹¹⁷



Pony Express Museum, ca. 1930. Getty Images.

A number of cultural, social, and political institutions found footholds in San Marino during the 1920s, including the Pony Express Museum that W. Parker Lyon built in Kewen Canyon in 1927 to display his thousands of Old West artifacts. Lyon later moved his collection to a larger building in Arcadia and the museum was converted to a residence – it remains relatively intact at 1104 Kewen Drive. Lyon and his wife lived in the “English style” home (1100 Kewen Drive, extant) Lyon built adjacent to the adobe museum, which in contrast was designed to look like an “ancient trading center.”¹¹⁸ In 1926, residents founded the San Marino Civic Improvement Association (becoming the San Marino City Club in 1927) to complete civic projects like constructing the first bridge on Mission Street across San Pasqual Wash separating San Marino and South Pasadena.¹¹⁹ San Marino gained its first newspaper in 1928, when the *San Marino Tribune* published its first issue. A glance at the first two issues of the paper on March 16 and 23, 1928 reveals several other civic groups in full swing at that time, including the San Marino

¹¹⁶ Mrs. Ronald Ross (compiler), *Side Streets to History* (San Marino: Friends of the San Marino Public Library, 1979), 22. The claim to Stoneman and Hunt associations has not been confirmed with primary sources.

¹¹⁷ *Ibid.*

¹¹⁸ “Feature New Home in Best English Style on Kewan Dr.,” *San Marino Tribune* March 23, 1928.

¹¹⁹ Pomeroy 2012, 110.

Parent-Teachers Association, the San Marino Business Men’s Luncheon Club, several realtor groups, and the Saddle and Boot Club, with chapters of several others (Freemasons, Daughters of the American Revolution) under consideration. Due to the city’s strict zoning, one of the most common institutional types in other communities – religious buildings – did not appear in San Marino until the late 1930s.



Aerial view with Huntington residence at center, 1913. The Huntington Library, San Marino, California.

The *Tribune* also devoted considerable coverage to San Marino’s largest and best-known institution, the Huntington Library. Henry Huntington laid the groundwork for his legacy with his 1919 deed of trust establishing his foundation, and in 1920 his library was completed by Myron Hunt and H.C. Chambers. Upon Huntington’s death in 1927, his foundation became a public-facing institution that grew through the next few decades; early work included additions to the library between 1927 and 1930, with more to come. Huntington’s estate maintained ownership of the Los Angeles Railway, another institution of continued importance in San Marino, until 1944.

Evaluation Guidelines: Institutional Development, 1913-1930

Buildings, structures, and features evaluated under this theme are significant for their association with San Marino's institutional development from its 1913 incorporation through the boom of the 1920s, ending with the slowing of growth caused by the Great Depression. They may also be significant for their association with individuals who played an important role in this period of San Marino's history. While relatively few institutional resources were constructed in San Marino during this time (fewer than the number of less physically rooted institutions and groups), a high proportion during this development period remain, including some intact associated groupings (school campuses, resources at the Huntington Library), and some of the extant properties have already been designated (Stoneman Elementary School and the Lacy Park restroom are listed in the California Register). The City currently contains no designated historic districts.

Resources from this period that may be significant as embodiments of an architectural style, type, period, or method of construction are evaluated using *Context 4.8, Architecture and Design, 1870-1980*; these include examples of the work of well-recognized architects or builders; resources possessing high artistic or aesthetic values; and resources representing the last, best remaining examples of a type or style that was once common in a neighborhood or the City but is now increasingly rare.

Associated Property Types

School Buildings and Campuses

Cultural Buildings

Club/Organization Buildings

Utilities Buildings and Features

Civic and Infrastructure Improvements

Municipal Parks

Designed Institutional Landscapes

Institutional resources may include school buildings and campuses; resources related to cultural activities (libraries, galleries, etc.); buildings seeing long-term use by fraternal, social, or interest-based organizations; buildings and features related to utilities (electricity, telephone, gas, municipal water, etc.); civic and infrastructure improvements of many types, including bridges, street trees, medians, sidewalks, and retaining walls; municipal parks; and designed landscapes related to institutions.

Geographic Location(s)

San Marino’s institutional buildings are most likely to be found on Huntington Drive, with other groupings at Southwestern Academy on Monterey and at the Huntington Library property in the central part of town. Lacy Park is on Virginia Road north of Huntington Drive. Resources associated with utilities or infrastructure may be found across the city.

Integrity Overview

A property that is significant must also retain certain aspects of integrity in order to express its historic significance. Determining which aspects are most important to a particular property type necessitates an understanding of its significance and essential physical characteristics. The rarity of a property type should also be considered when assessing integrity. As resources associated with this theme are relatively rare, some latitude may be applied when evaluating integrity. A greater degree of alterations may not preclude a resource or group of resources from being eligible, though properties must still retain sufficient integrity to convey their significance, using the guide below.

Criteria	Significance	Integrity Considerations	Registration Requirements
A/1/1 ¹²⁰	<p>A property¹²¹ eligible under this theme may be significant:</p> <ul style="list-style-type: none"> • For its association with patterns of institutional development in San Marino during this period; and/or • As the site of a significant historic event from this period. 	<p>A property that is significant for its historic association is eligible if it retains the essential physical features that comprised its character or appearance during the period of its association with the important event or historical pattern.¹²² An institutional property from this period should retain integrity of location, design, feeling, and association, at a minimum, in order to convey the important association with the city’s development during this period. An institutional property that has lost some historic materials or details may still be eligible if it retains the majority of the features that illustrate its original style and appearance in terms of the massing, spatial relationships, proportion, and fenestration pattern. A property is not eligible if it retains some basic features</p>	<p>To be eligible under this theme, a resource should, at a minimum:</p> <ul style="list-style-type: none"> • Date to the period of significance (1913-1930), and • Retain the essential aspects of integrity, and • Retain enough of its essential physical features to sufficiently convey its association with the historic context.

¹²⁰ The applicable criteria are ordered here as national/state/local. See Section 3 for a full discussion of National Register, California Register, and City of San Marino eligibility criteria.

¹²¹ For documentation purposes, institutional campuses/properties containing multiple buildings and structures may be recorded on DPR District forms, but they are considered individual properties rather than historic districts. The classification of historic district is reserved here for geographically unified groupings of historic single-family residences.

¹²² National Register Bulletin 15.

		conveying form and massing, but has lost the majority of features that characterized its appearance during its historical period.	
B/2/2	<ul style="list-style-type: none"> For its association with a person (or persons) significant in the history of San Marino. 	A property that is significant for its association with a significant person should retain integrity of location, design, feeling, and association, at a minimum, in order to convey its historic association with a significant individual.	<p>To be eligible under this theme, a resource should, at a minimum:</p> <ul style="list-style-type: none"> Date to the period of significance (1913-1930), and Retain the essential aspects of integrity, and Retain enough of its essential physical features to sufficiently convey its association with the historic context, and Be directly associated with the notable person’s productive period – the time during which she or he attained significance.

4.6 Context: San Marino in the Great Depression and Wartime, 1931-1945

In an era characterized by economic uncertainty and massive unemployment, most communities nationwide saw a near-cessation of construction activity during the first half of the Great Depression. San Marino, too, felt the effects of the 1929 stock market crash and ensuing economic depression, with a notable construction slowdown from 1931 through 1934. These were the worst years of the Depression for most parts of the country. As people began defaulting on their mortgages, the bursting of the 1920s housing bubble was a major contributor to the crisis; by early 1933, about half of the country's home mortgages were in default.¹²³ San Marino's default rate was likely less than the national average, given the low amount of construction on spec and the continued holding of most land by very wealthy owners, but lenders were nonetheless cautious. Between 1931 and 1934, the city's residential development slowed greatly (with some 1920s subdivisions like Gainsborough Heath and San Marino-Patton Estates remaining undeveloped) but never stopped – apparently some owners could afford to build without loans, or had sufficient credit to coax reluctant financiers into lending.

Nationwide prospects began to improve in the mid-1930s as the federal government implemented a number of ambitious New Deal programs, including the passage of the National Housing Act establishing the Federal Housing Authority. With its greater base of wealth and stable housing market, San Marino recovered quickly. Construction and home sales in the city began to pick up again in 1935 and continued at a steady pace, bolstered by aggressive marketing by local realtors touting San Marino as a city for those of “moderate income,” not just a “rich man's town.”¹²⁴ The city's development activity actually exceeded its 1920s pace in the early 1940s, experiencing the construction of many new houses on smaller, more modest scales than seen previously. This new construction happened primarily in previously established subdivisions, reconfigured to accommodate more houses on smaller lots. San Marino's population reflected its continued growth, mushrooming from 3,719 in 1930 to 6,078 in 1936 and 8,175 in 1940.¹²⁵ The 1936 count, taken by the San Marino Police Department, included 795 “servants and other employees residing on place” – constituting 13% of the total population, this number of live-in employees indicates that San Marino was still quite wealthy, even while it was marketing itself to residents of moderate means.

Residential building ended abruptly in 1943, due to a nationwide moratorium on new construction to conserve materials needed during wartime. Through the end of 1945, San Marino saw essentially no construction aside from additions and alterations to existing buildings. At least one resource directly associated with World War II is extant: the city's lone air raid siren (1942), found just south of the southeast corner of Mission Street and Los Robles Avenue.

¹²³ David Freund, *Colored Property: State Policy & White Racial Politics in Suburban America* (Chicago: University of Chicago Press, 2007) (p. 110 of 2010 paperback edition), cited in *The Living New Deal: National Housing Act (1934)*, accessed March 2019 at <https://livingnewdeal.org/glossary/national-housing-act-1934/>.

¹²⁴ Display ads, *Los Angeles Times* April 10, 1938 and May 1, 1938; “Attractiveness of San Marino Will Be Further Advertised,” *Los Angeles Times* May 15, 1938.

¹²⁵ Annual Report to State Controller 1940, cited in Dorland 1947, 108; “City of San Marino Census, November, 1936,” in the William Hertrich Papers 1904-1966 (The Huntington Library, San Marino).

San Marino's already-low amount of 1920s commercial development was matched by its early 1930s commercial development, limited now by available financing as well as stringent city standards. In 1937, the city refused to allow construction of a proposed movie theater.¹²⁶ It also became nervous when the 1934 establishment of the Santa Anita Park racetrack in Arcadia led to a notable increase in through-traffic along Huntington Drive, and took steps to ensure bars and clubs catering to these travelers would not find a foothold. But when residential development accelerated from the mid-1930s to the early 1940s, commercial development did as well, with new businesses added to all three of San Marino's established commercial areas, and the first development at the fourth on the east edge of town. The local census taken by the police department in 1936 noted the city had a total of 70 commercial buildings, a definite increase from the previous decade.¹²⁷ Some of the new businesses surely saw patronage from out-of-town horse racing fans as well as local residents. Overall, the city continued to allow only the bare minimum of business, meaning customers still patronized stores in adjacent cities and deliveries of goods and services were still very common.

Institutional development was rapid during the years of the Great Depression and World War II, reflecting community cohesion during these challenging times. Compared to its 1920s level of activity, the city did not invest much in infrastructure features like parks and roads during this period. But it continued to expand school facilities with the addition of Valentine Elementary School as an expansion of Huntington – completed by the Works Progress Administration (WPA). The WPA, one of the New Deal work programs that reshaped communities across the country during the late 1930s, also completed channelizing work on San Pasqual Wash. San Marino's first public library building was built (no longer extant), the *Tribune* moved into its own building in 1935 (2260 Huntington Drive, extant), the police and fire departments grew, and numerous groups and clubs were established to serve residents' social, political, and service interests. San Marino gained its first religious institutions during this time period as well, allowing the establishment of Saints Felicitas and Perpetua Catholic Church in 1939, and St. Edmunds Episcopal Church in 1941.

At war's end in 1945, San Marino's built environment was essentially no worse for wear – the same could not be said, of course, of the human toll of war. Dozens of local families had lost sons to the conflict, or seen them come home with severe injuries – even the venerable Patton family was not immune, losing General George S. Patton Jr. to a car accident overseas in 1945 after he had proven instrumental to the Allied victory. San Marino's few Japanese American residents and workers were forcefully removed to internment camps during World War II, losing their jobs (and in some cases, their homes and possessions) as well as their liberty. Toshio Makino, manager of Las Tiendas Market's open-air produce department (and a San Gabriel resident), was sent to the Gila River camp in Arizona with his family.¹²⁸ San Marino Market's produce manager Takeshi Wilfred Shoda and his family (Pasadena residents) had the same experience, as did Kiku Tomoyasu, who ran the San Marino Florist at 2625 Huntington Drive.¹²⁹ The widowed Tomoyasu and her children lived at that address (no longer extant), either above

¹²⁶ "Showless City Move Awaited," *Los Angeles Times* March 20, 1937.

¹²⁷ "City of San Marino Census," William Hertrich Papers.

¹²⁸ U.S. Bureau of the Census, 1930 and 1940 census data; 1936 city directory; Densho Digital Repository Name Search, accessed March 2019 at http://ddr.densho.org/nameswra-master:3-gilariver_makino_1882_toshio/.

¹²⁹ Display ad, *San Marino Tribune* April 11, 1940; Densho Digital Repository Name Search, accessed March 2019 at http://ddr.densho.org/nameswra-master:3-gilariver_tomoyasu_1889_kiku/.

or behind her shop, until they were interned.¹³⁰ San Marino resident Minoru Ishida listed Tomoyasu as his next of kin (category “friend”) on his World War II draft card; after being interned at the Gila River camp with his father and brother, Ishida joined the 442nd Infantry Regiment, an all-Nisei (second generation Japanese American) regiment renowned for its bravery.¹³¹ Ishida was killed in action in April 1945.¹³²

By 1946 the country was facing a new future, and San Marino was poised to participate in the massive postwar economic boom to come. However, it had very little room left for new subdivisions as seen elsewhere in California, as the last burst of activity during the late 1930s-early 1940s had claimed the last of the open parcels. They were quickly filling in with modest single-family houses, at a pace that would soon see them fully built out.

Theme: Residential Development, 1931-1945

San Marino had seen heavy residential construction during the 1920s, averaging over 150 new buildings per year and reaching a height of 212 new buildings in 1927, valued (along with additions/alterations to existing buildings) at over \$3 million.¹³³ In contrast, its average between 1931 and 1934 was only 55 new buildings per year, with a low of only 44 new buildings and a valuation of \$433,672 in 1934.¹³⁴ The construction rate was about a third of what it was during the 1920s boom, while the valuation was about a seventh – this indicates that not only were fewer buildings built, but they were likely smaller and more modest than those that came before. It is clear that San Marino’s development slowed during the worst years of the Great Depression, just as development slowed across the nation, but it did not stop completely.

The federal government passed the Home Owners’ Loan Corporation Act in 1933 as one of several acts meant to help stabilize housing values and slow losses. It created the Home Owners’ Loan Corporation (HOLC), which refinanced loans for borrowers to prevent default, and created standards for assessing the credit-worthiness of neighborhoods. In 1934, the passage of the National Housing Act created the Federal Housing Administration (FHA), which provided federal insurance for privately financed mortgages as long as the lenders submitted to federal standards. These and other federal programs during this time stimulated the revival of the construction industry, especially in better-off places like San Marino. The city felt the effects quickly. In 1935, it saw the construction of 138 new buildings, a threefold increase from 1934, with a total valuation (including additions and alterations to existing buildings) of almost \$1.4 million – nearly a million dollars over the year before.¹³⁵ Growth continued upward over the next few years, reaching its height in 1940. In that year, 263 new buildings (nearly all houses) were constructed, as were 284 additions to new buildings, at a valuation of \$2.4 million.¹³⁶ Even as construction picked up, real estate values remained lower than they had during the speculative years of the 1920s. But in terms of sheer volume of construction, 1940 exceeded

¹³⁰ U.S. Bureau of the Census, 1940 census data.

¹³¹ U.S. Bureau of the Census, 1920-1940 census data; U.S. World War II Draft Cards, accessed March 2019 at <https://www.ancestry.com>; Densho Digital Repository Name Search, accessed March 2019 at https://ddr.densho.org/namesfar-ancestry:3-gilariver_ishida_1916_minoru/; “Service Calls Six Residents to Active Duty,” *San Marino Tribune* July 27, 1944;

¹³² U.S. Headstone Applications for Military Veterans, accessed March 2019 at <https://www.ancestry.com>.

¹³³ “Building Inspector’s Report,” in the William Hertrich Papers, 1904-1966 (The Huntington Library, San Marino); “Data Show Growth.”

¹³⁴ “Building Inspector’s Report.”

¹³⁵ “Building Inspector’s Report.”

¹³⁶ “Building Two Million During 1941,” *San Marino Tribune* January 8, 1942.

even the height of the 1920s boom, as did 1941 (with 246 new buildings).¹³⁷ The difference was in the types of houses built.



Minimal Traditional houses on Bradbury Rd. (San Marino Oaks), ca. 1937. USC Digital Libraries.

While San Marino still saw construction of architecturally distinctive homes on a grand scale during this period, far more common was the smaller-scale, developer-designed home. This is evident today in some of the city's small-scale neighborhoods like San Marino Highlands (south of Huntington Drive in the east part of the city, originally planned to be the southern part of Gainsborough Heath in 1927), San Marino Oaks (just west of San Marino Highlands), and San Marino-Patton Estates (between The Huntington Library and Huntington Drive, originally subdivided right before the 1929 crash). These subdivisions built between the late 1930s and the early 1950s exhibit small (mostly one-story) houses with repetitive building plans and consistent styles, primarily in Colonial Ranch, Cape Cod Ranch, and Minimal Traditional designs. The homes tended not to be as small as the typical FHA-compliant house built in the late 1930s-early 1940s; the first few built in San Marino Highlands averaged 1,600 square feet in size.¹³⁸ But the city's developers and builders were clearly following the neighborhood and building design guidelines established by the FHA and formalized in its 1936 publication *Planning Neighborhoods for Small Houses*.

¹³⁷ "Building Two Million During 1941," *San Marino Tribune* January 8, 1942.

¹³⁸ "Development Plans Prepared for New San Marino Tract," *Los Angeles Times* January 22, 1939.



New subdivision on Robin Road, 1938. The Huntington Library, San Marino, California.

This guide encouraged things like curvilinear streets (already San Marino’s predominant street type) and modest homes built to maximize efficiency and ensure consistent neighborhood character.¹³⁹ This kind of development made more sense for large-scale builders who could “arrange for the purchase of land, the design of the subdivision plat, and the design and construction of the houses.”¹⁴⁰ In the case of San Marino Oaks and San Marino Highlands, it was California Subdividers.¹⁴¹ California Subdividers boasted that its San Marino Highlands homes “will be complete in every detail except for movable furnishings,” and were to include central heat, air conditioning, and large, fully landscaped yards with sprinklers.¹⁴²

FHA guidelines also encouraged deed restrictions to ensure high property values; in practice, this included racial as well as design restrictions. Most, if not all, of San Marino’s 1920s houses carried racially restrictive covenants in their deeds; this was common across Southern California at this time. Even in areas without formal deed restrictions, informal means were typically used to exclude people of color - particularly the common realtor practice of simply refusing to show or sell properties to anyone of undesirable ethnicity.¹⁴³ In San Marino, this real estate practice appears to have excluded most Jewish as well as African American, Asian American, and Latino buyers.¹⁴⁴ The city’s realtors appear to have closely followed guidelines in the 1922 Code of Ethics for the National Association of Real Estate Brokers that stated, “A Realtor should never be

¹³⁹ David L. Ames and Linda Flint McClelland, National Register Bulletin: *Historic Residential Suburbs: Guidelines for Evaluation and Documentation for the National Register of Historic Places* (Washington, D.C.: U.S. Department of the Interior, National Park Service, 2002), 49.

¹⁴⁰ Ibid.

¹⁴¹ “County Vacancy Ratio Now Lowest Since 1924,” *Los Angeles Times* February 23, 1941; “Homesites Bought; Residences to Rise,” *Los Angeles Times* October 23, 1938; “Development Plans Prepared.”

¹⁴² “New Street Expands Tract,” *Los Angeles Times* January 14, 1940; “San Marino Model to Open,” *Los Angeles Times* September 29, 1940,

¹⁴³ City of Los Angeles, “SurveyLA Los Angeles Citywide Historic Context Statement, Context: Jewish History” (prepared by GPA Consulting and Becky Nicolaidis for the City of Los Angeles, 2016), 13; Edmon J. Rodman, “Let My People Go...to Hancock Park,” *Jewish Journal*, 9 April 2014.

¹⁴⁴ Uri Hescher, Pete McCloskey cited in Matt Hormann, “Courage and Cowardice in San Marino,” *Hometown Pasadena*, accessed March 2019 at <http://hometown-pasadena.com/history/courage-and-cowardice-in-san-marino/97684>.

instrumental in introducing into a neighborhood a character of property or occupancy, members of any race or nationality, or any individual whose presence will clearly be detrimental to property values in the neighborhood.”¹⁴⁵ From its incorporation until the last quarter of the 20th century, San Marino’s residents were overwhelmingly white.

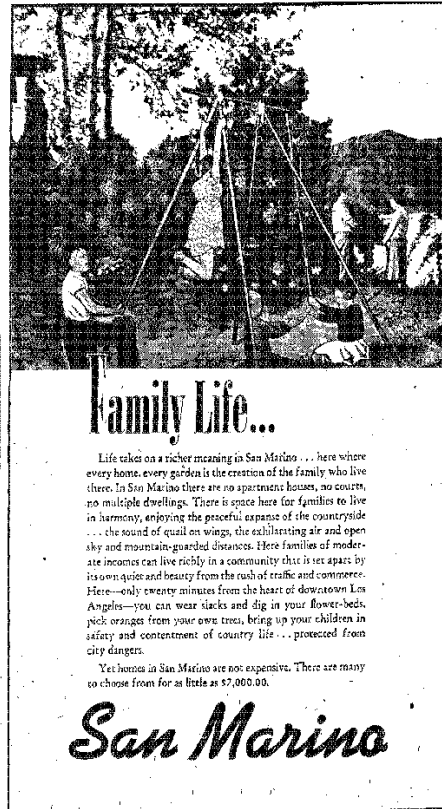
The discriminatory practice of restrictive covenants was reinforced by HOLC, which created a nationally applicable framework for appraising properties, classing neighborhoods into one of four grades: A, B, C, and D, with corresponding colors green, blue, yellow, and red shown on residential security maps, based on factors like homogeneity of population as well as proportion of multi-family income properties to single-family residences and building age/quality.¹⁴⁶ The FHA used these ratings to decide who met the lending requirements of FHA-insured mortgages. In a practice that became known as redlining, certain neighborhoods were classed as red, a category that was usually reserved for the oldest areas with the highest ethnic diversity and presence of “subversive racial elements.” These neighborhoods were viewed as an undesirable credit risk to lenders, and their residents were rarely able to obtain FHA loans. HOLC rated all of San Marino as grade-A green in 1939, noting “Deed restrictions are ample and rigidly enforced” and “Population is homogeneous.”¹⁴⁷ Of the most prestigious Oak Knolls area in the northwest part of town, the HOLC appraisal sheet notes “It is one of the most exclusive districts in the country and merely to be a resident here presupposes a secure place in the social register.”¹⁴⁸

¹⁴⁵ Cited in R. Marciano, D. Goldberg, C. Hou, “T-RACES: a Testbed for the Redlining Archives of California’s Exclusionary Spaces: Beyond HOLC,” <http://salt.umd.edu/T-RACES/fha.html>, accessed March 2019.

¹⁴⁶ George Lipsitz, *The Possessive Investment in Whiteness: How White People Profit from Identity Politics* (Philadelphia, PA: Temple University Press, 1998) cited in “T-Races,” <http://salt.umd.edu/T-RACES/holc.html>, accessed March 2019.

¹⁴⁷ HOLC Area Description Files, Areas A-14 and A-17, April 1939; accessible online at “T-RACES,” <http://salt.umd.edu/T-RACES/demo/demo.html>, accessed March 2019.

¹⁴⁸ HOLC Area Description File, Area A-16, April 1939; accessible online at “T-RACES,” <http://salt.umd.edu/T-RACES/demo/demo.html>, accessed March 2019.



Display ad, *Los Angeles Times* May 1, 1938.

While most of San Marino’s late 1930s construction revival was due to federal programs like the FHA and HOLC, some credit is also due to an aggressive newspaper advertising campaign by a group of San Marino realtors. Display ads placed in the *Los Angeles Times* focused on San Marino as the ideal place to raise a family, with safe streets, fresh air, reasonably priced homes, and good schools with comfortably white and upper-class students who “are drawn from the sort of homes that *you* will live in, and will grow up to be the men and women that your children will meet in the business and social world.”¹⁴⁹ The tactic seems to have worked, as shown by a 1938 report by the city building inspector showing an average of one family a day was moving into a new home in San Marino.¹⁵⁰ The same report noted that building permit valuations indicated “a definite trend towards smaller home construction.”¹⁵¹

The U.S. entered World War II in 1941. New construction in San Marino slowed in 1942 and came to a screeching halt in 1943 due to the wartime building moratorium. Between 1943 and 1945, permits were granted for only three new buildings; additions and alteration work were all that was allowed, and their total valuations were quite low in comparison to those in 1940-1941.¹⁵² Construction would not resume again until after the war.

¹⁴⁹ Display ad, *Los Angeles Times* April 17, 1938.

¹⁵⁰ “Steady Influx of Families into San Marino Shown by Report,” *Los Angeles Times* April 17, 1938.

¹⁵¹ *Ibid.*

¹⁵² “Building Shows Big Decrease,” *San Marino Tribune* January 6, 1944; “S.M. Building Shows Increase Over Last Year,” *San Marino Tribune* February 8, 1945; “Building Permits Show Big Gain Over Last Year,” *San Marino Tribune* January 2, 1947.

Evaluation Guidelines: Residential Development, 1931-1945

Buildings evaluated under this theme are significant for their association with San Marino's residential development between 1931 and 1945, encompassing the FHA-fueled recovery from the Depression's low point and ending with the end of World War II. As single-family residences dating to this period are abundant in San Marino and there are several geographically unified groupings of them (potential historic districts), a very high significance threshold is proposed for individual properties: they must have been the site of a singular significant historic event from this period, as opposed to being associated with broader patterns of residential development. In San Marino, the strongest conveyance of historical significance for association with 1931-1945 residential development is through historic districts. Properties may also be significant for their association with individuals who played an important role in this period of San Marino's history. No residences from this time period are known to have been designated individually, and the City currently contains no designated historic districts.

Resources from this period that may be significant as embodiments of an architectural style, type, period, or method of construction are evaluated using *Context 4.8, Architecture and Design, 1870-1980*; these include examples of the work of well-recognized architects or builders; resources possessing high artistic or aesthetic values; and resources representing the last, best remaining examples of a type or style that was once common in a neighborhood or the City but is now increasingly rare.

Associated Property Types

Single-Family Residences
Ancillary Buildings
Subdivision Planning Features
Vernacular Landscapes
Designed Landscapes
Historic Districts

Residential resources may include single-family residences; ancillary buildings and structures like servants' quarters, garages, porte-cocheres, and pool houses; features related directly to subdivision development, including entrance markers, street lamps, street trees, curbs, sidewalks, and walls; vernacular landscapes reflecting residential occupations (possibly including small relic orange groves, orchards, or vineyards); designed landscapes like estate grounds (including unified features like perimeter walls, retaining walls, steps, walkways, roads, driveways, gates, water features, and gardens); and geographically unified groupings of residential properties (historic districts).

Geographic Location(s)

Residential neighborhoods established in San Marino at this time typically adapted existing tracts as subdivided pre-1930, sometimes by created smaller lots. Most of the actual construction took place during the revival of activity between 1935 and 1941, with infill completed during the postwar period. Depression-era neighborhoods were found in every part of the city, though they are largest and most cohesive in the southeastern part of San Marino. As in earlier periods of development, curvilinear streets are more common than regular gridded streets in subdivisions from this period.

Integrity Overview

A property that is significant must also retain certain aspects of integrity in order to express its historic significance. Determining which aspects are most important to a particular property type necessitates an understanding of its significance and essential physical characteristics. The rarity of a property type should also be considered when assessing integrity. As resources associated with this theme are abundant, the integrity of eligible properties should be quite high. A slightly greater degree of alterations may not preclude a resource from being eligible, though a building must still retain sufficient integrity to convey its significance, using the guide below.

Criteria	Significance	Integrity Considerations	Registration Requirements
A/1/1 ¹⁵³	<p>An individual property eligible under this theme may be significant:</p> <ul style="list-style-type: none"> As the site of a significant historic event from this period 	<p>A property that is significant as the site of a significant historic event is eligible if it retains the essential physical features that comprised its character or appearance during the period of its association with the important event.¹⁵⁴ A residential property from this period should retain integrity of location, feeling, and association, at a minimum, in order to convey the important association with the city’s development during this period. A property that has lost integrity of setting may still be eligible. A property that has lost some historic materials or details may still be eligible if it retains the majority of the features that illustrate its original style and appearance in terms of the massing, spatial relationships, proportion, and fenestration</p>	<p>To be eligible under this theme, a resource should, at a minimum:</p> <ul style="list-style-type: none"> Date to the period of significance (1931-1945), and Retain the essential aspects of integrity, and Retain enough of its essential physical features to sufficiently convey its association with the historic context.

¹⁵³ The applicable criteria are ordered here as national/state/local. See Section 3 for a full discussion of National Register, California Register, and City of San Marino eligibility criteria.

¹⁵⁴ National Park Service, National Register Bulletin 15: *How to Apply the National Register Criterion for Evaluation* (Washington, D.C.: U.S. Department of the Interior, 1990).

		<p>pattern. A property is not eligible if it retains some basic features conveying form and massing, but has lost the majority of features that characterized its appearance during its historical period.</p>	
A/1/1	<p>A historic district eligible under this theme may be significant:</p> <ul style="list-style-type: none"> • For its association with patterns of residential development in San Marino; and/or • As the site of a significant historic event from this period 	<p>In order for a historic district to be eligible for designation, the majority of the components within the district boundary must possess integrity, as must the district as a whole. Integrity of design, setting, and feeling must be strongly present in the district overall, and it should convey a strong sense of time and place.</p> <p>A contributing building must retain integrity of location, design, setting, feeling, and association to adequately convey the significance of the historic district. In general, minor or reversible alterations or in-kind replacement of original features and finishes are acceptable within historic districts. Significant alterations that change the massing, form, roofline, or fenestration patterns of an individual building, alter the original design intent, or that are not reversible may result in non-contributing status for an individual building. In order for a historic district to retain integrity, the majority (60% or more) of its component parts should contribute to its historic significance.</p>	<p>To be eligible under this theme, a historic district should, at a minimum:</p> <ul style="list-style-type: none"> • Date to the period of significance (1931-1945), and • Retain the majority (60% or more) of the contributors dating to the period of significance.
B/2/2	<ul style="list-style-type: none"> • For its association with a person (or persons) significant in the history of San Marino. 	<p>A property that is significant for its association with a significant person should retain integrity of location, design, feeling, and association, at a minimum, in order to convey its historic association with a significant individual.</p>	<p>To be eligible under this theme, a resource should, at a minimum:</p> <ul style="list-style-type: none"> • Date to the period of significance (1931-1945), and

			<ul style="list-style-type: none">• Retain the essential aspects of integrity, and• Retain enough of its essential physical features to sufficiently convey its association with the historic context, and• Be directly associated with the notable person's productive period – the time during which she or he attained significance.
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Theme: Commercial Development, 1931-1945

Patterns of commercial development during this period closely paralleled those of residential development, with a definite lull in the early 1930s and a revival in the late 1930s-early 1940s. During the revival, FHA-fueled residential construction and a population influx buoyed businesses, and a number of new commercial buildings were completed. They remained restricted to the three main business districts (central and west Huntington Drive, and Mission Street), with a small amount of construction in the fourth proposed district on Huntington at the east edge of town. Historic photographs show that many of the commercial buildings at this time reflected Spanish Colonial Revival elements, blending with earlier buildings like the 1926 San Marino Market. They remained low-scale and pedestrian-oriented just as in the earliest development period, with a few two-story buildings reflecting mixed use.



West Huntington commercial area, 1940s. San Marino Historical Society, in Pomeroy 2012, 168.



Central Huntington commercial area, 1940s. San Marino Historical Society, in Pomeroy 2012, 168.

By 1936, the city had 70 commercial buildings – an indicator of increased development since the 1920s.¹⁵⁵ A number of intact and mostly-intact commercial buildings from this time period remain; the largest, central Huntington district includes the most examples, like the Spanish Colonial Revival courtyard property at 2130-2150 Huntington Drive (1936), American Colonial Revival buildings at 2451-2455 and 2459-2463 Huntington Drive (1939 and 1940, respectively), and several commercial vernacular buildings. The west district has several 1930s buildings altered beyond recognition, along with the recognizable 1936 building at 924-932 Huntington Drive. The Mission district has also seen substantial alterations, although 2570 Mission Street (1937) is recognizable as a vernacular commercial building. All of the districts experienced significant infill and replacement during the post-World War II period, but hints of their Depression-era development survive. Some of these buildings are likely to have been built in part to attract new customers using Huntington Drive to drive to the new (1934) Santa Anita racetrack in Arcadia.

As before, San Marino had few to no recreational businesses during this time – this was exemplified by its refusal to allow construction of a movie theater there in 1937, even though it planned to show only first-run films and provide double use as a community center “in keeping with the exclusive, home atmosphere of San Marino.”¹⁵⁶ Commercial options in general remained somewhat limited, as illustrated by residents’ continuing dependence on delivery; the Thurnher children recalled 1930s deliveries of meat and groceries from Pasadena’s Model Grocery, milk from San Gabriel’s Greuter’s Swiss dairy, bread from a Helms bakery truck, and oranges from a grower in Covina.¹⁵⁷

¹⁵⁵ “City of San Marino Census,” William Hertrich Papers.

¹⁵⁶ “Showless City Move Awaited,” *Los Angeles Times* March 20, 1937.

¹⁵⁷ Pomeroy 2012, 108.

Evaluation Guidelines: Commercial Development, 1931-1945

Buildings evaluated under this theme are significant for their association with San Marino's commercial development between 1931 and 1945, encompassing recovery from the Depression's low point and ending with the end of World War II. They may also be significant for their association with individuals who played an important role in this period of San Marino's history. Commercial properties dating to this period are rare in San Marino; some of those that remain have been altered over time and have lost some or all of their historic character. The boundaries of the city's three main business districts as planned and established during this period remain the same, as do the original low scale and pedestrian orientation, despite the mix of time periods represented by the actual buildings within the districts. One commercial property from this time period is known to have been designated individually (the mixed-use building at 2299 Huntington Drive, listed on the California Register). The City currently contains no designated historic districts.

Resources from this period that may be significant as embodiments of an architectural style, type, period, or method of construction are evaluated using *Context 4.8, Architecture and Design, 1870-1980*; these include examples of the work of well-recognized architects or builders; resources possessing high artistic or aesthetic values; and resources representing the last, best remaining examples of a type or style that was once common in a neighborhood or the City but is now increasingly rare.

Associated Property Types

- Retail/Office Buildings
- Mixed-Use Buildings
- Ancillary Buildings
- Auto-Related Buildings
- Signs
- Historic Districts

Commercial resources may include retail and/or office buildings; two-story mixed-use buildings; ancillary buildings; auto-related buildings like repair shops, service stations, or garages; signs; and geographically unified groupings of commercial properties (historic districts).

Geographic Location(s)

San Marino's commercial resources are restricted to Huntington Drive (in three distinctive areas: west, central, and east) and Mission Street.

Integrity Overview

A property that is significant must also retain certain aspects of integrity in order to express its historic significance. Determining which aspects are most important to a particular property type necessitates an understanding of its significance and essential physical characteristics. The rarity of a property type should also be considered when assessing integrity. As resources associated with this theme are rare, greater latitude may be applied in evaluating integrity. As San Marino’s historic commercial areas remain in use as the current commercial areas (which have maintained the historic scale) and have always been oriented to their original streetscapes and streetcar lines, modern development has not resulted in a dramatic change in setting over time. A greater degree of alterations may not preclude a resource or group of resources from being eligible, though properties must still retain sufficient integrity to convey their significance, using the guide below.

Criteria	Significance	Integrity Considerations	Registration Requirements
A/1/1 ¹⁵⁸	<p>An individual property eligible under this theme may be significant:</p> <ul style="list-style-type: none"> • For its association with patterns of commercial development in San Marino during this period; and/or • As the site of a significant historic event from this period. 	<p>A property that is significant for its historic association is eligible if it retains the essential physical features that comprised its character or appearance during the period of its association with the important event or historical pattern.¹⁵⁹ A commercial property from this period should retain integrity of location, design, feeling, and association, at a minimum, in order to convey the important association with the city’s development during this period. A property that has lost some historic materials or details may still be eligible if it retains the majority of the features that illustrate its original style and appearance in</p>	<p>To be eligible under this theme, a resource should, at a minimum:</p> <ul style="list-style-type: none"> • Date to the period of significance (1931-1945), and • Retain the essential aspects of integrity, and • Retain enough of its essential physical features to sufficiently convey its association with the historic context.

¹⁵⁸ The applicable criteria are ordered here as national/state/local. See Section 3 for a full discussion of National Register, California Register, and City of San Marino eligibility criteria.

¹⁵⁹ National Park Service, National Register Bulletin 15: *How to Apply the National Register Criterion for Evaluation* (Washington, D.C.: U.S. Department of the Interior, 1990).

		<p>terms of the massing, spatial relationships, proportion, and fenestration pattern.</p> <p>Minor alterations – such as door replacement, re-roofing, or compatible re-stuccoing – shall not, in and of themselves, render a resource ineligible. However, the cumulative impact of multiple minor alterations may compromise a resource’s overall integrity.</p> <p>More substantive alterations that are difficult to reverse – such as extensive storefront modifications that obscure the original form and program of the building, modification of original fenestration patterns, the removal of historic finishes or features – compromise a resource’s integrity and are likely to render it ineligible.</p>	
A/1/1 ¹⁶⁰	<p>A historic district eligible under this theme may be significant:</p> <ul style="list-style-type: none"> • For its association with patterns of commercial development in San Marino during this period; and/or 	<p>In order for a historic district to be eligible for designation, the majority of the components within the district boundary must possess integrity, as must the district as a whole. Integrity of design, setting, and feeling must be strongly present in the district overall, and it should convey a strong sense of time and place.</p> <p>A contributing building must retain integrity of location, design, setting, feeling, and</p>	<p>To be eligible under this theme, a historic district should, at a minimum:</p> <ul style="list-style-type: none"> • Date to the period of significance (1931-1945), and • Retain the majority (60% or more) of the contributors dating to the period of significance.

¹⁶⁰ The applicable criteria are ordered here as national/state/local. See Section 3 for a full discussion of National Register, California Register, and City of San Marino eligibility criteria.

	<ul style="list-style-type: none"> As the site of a significant historic event from this period. 	<p>association to adequately convey the significance of the historic district. In general, minor or reversible alterations or in-kind replacement of original features and finishes are acceptable within historic districts. Significant alterations that change the massing, form, roofline, or fenestration patterns of an individual building, alter the original design intent, render original storefronts unrecognizable, or that are not reversible may result in non-contributing status for an individual building. In order for a historic district to retain integrity, the majority (60% or more) of its component parts should contribute to its historic significance.</p>	
B/2/2	<ul style="list-style-type: none"> For its association with a person (or persons) significant in the history of San Marino. 	<p>A property that is significant for its association with a significant person should retain integrity of location, design, feeling, and association, at a minimum, in order to convey its historic association with a significant individual.</p>	<p>To be eligible under this theme, a resource should, at a minimum:</p> <ul style="list-style-type: none"> Date to the period of significance (1931-1945), and Retain the essential aspects of integrity (listed above), and Retain enough of its essential physical features to sufficiently convey its association with the historic context, and Be directly associated with the notable person's productive period – the time during which she or he attained significance.

Theme: Institutional Development, 1931-1945

Like commercial development, the rate of San Marino's institutional development during the Great Depression depended primarily on residential development. Construction was limited in the worst years (1931-1934), though did not come to a standstill – the city dedicated its first official public library building in 1932 (no longer extant).¹⁶¹ In the mid-1930s, residential construction revived and San Marino's population began growing again as federal programs established new loan options for homeowners, and institutional development accelerated in response. Federal and state work relief programs and federal grant funding for municipal work also helped with needed civic improvements like new firefighting equipment and road maintenance.¹⁶² Buildings and structures completed under the auspices of work relief programs are addressed in the Sub-Theme (The New Deal in San Marino) below.

The *San Marino Tribune* moved into its new building (2260 Huntington Drive, extant) next to City Hall in 1936. The fire department increased slightly in size, from seven firefighters in 1928 to nine in 1938, while the police department went from nine officers in 1934 to 17 in 1938.¹⁶³ This precipitous increase may have been in response to new traffic challenges faced by horse racing fans using Huntington Drive to reach Santa Anita Park – newspaper articles from the time note that nearly all officers were needed for traffic control rather than crimefighting on race days.

A number of civic groups were established during the Depression. Though most did not have a dedicated building, their development reflected the growth of the city and its residents' increasing independence from adjacent cities like Pasadena. The San Marino Garden Club was founded in 1935, the San Marino Woman's Club in 1936, the San Marino Rotary Club in 1939, and the Republican Women's Club of San Marino in 1939.¹⁶⁴ The city's grandest institution, the Huntington Library, saw continued operation and a 1934 addition to the service quarters of the Huntington residence.¹⁶⁵

¹⁶¹ Pomeroy 2012, 111.

¹⁶² "Consider New Fire Equipment," *San Marino Tribune* May 14, 1942.

¹⁶³ Dorland 1947, 105 and 107, citing the *San Marino Tribune* April 25, 1934 and April 22, 1938.

¹⁶⁴ Pomeroy 2012, 110.

¹⁶⁵ Dorland 1947, 125, citing the *San Marino Tribune* June 29, 1934.



Pacific Electric cars in San Marino, 1945. Donald Duke Collection, in Crise et al. 2011.

One of the San Marino Garden Club's first projects was the beautification of the Pacific Electric Monrovia-Glendora right of way down Huntington Boulevard; they sowed California poppy seeds to start, and later added thousands of aloes and ice plants.¹⁶⁶ The club's view of the Pacific Electric as a "civic eyesore" reflected the streetcar line's lessening relevance during this time; the system had already begun using buses on some of its lines (though not in San Marino) as early as 1927, and ridership dropped during the Depression as unemployment resulted in fewer commuters.¹⁶⁷ In 1940, the Pacific Electric proposed its first bus routes through San Marino, primarily using Monterey Road rather than Huntington Drive.¹⁶⁸ The U.S. entry into World War II brought a resurgence of use to the streetcar network, as tire shortages and gas rationing compelled people to drive less, but "by the war's end, the remaining Big Red Cars were antiquated and transportation momentum was going in a whole new direction."¹⁶⁹

Perhaps the most notable institutional change during this period was that the city finally allowed religious buildings within its boundaries. In 1939, after much controversy, the City Council voted to permit a Catholic church (Sts. Felicitas and Perpetua) to build a campus at the northeast corner of Huntington Drive and Palomar Road, and to permit an Episcopalian church (St. Edmund's) at the corner of Huntington Drive and Winston Avenue.¹⁷⁰ St. Edmund's did not build at that site, but instead constructed a small brick chapel on a site at San Gabriel Boulevard just north of Huntington, directly backing the Catholic property.¹⁷¹ The chapel (completed in 1941) is intact, as are several postwar buildings on the campus at 1175 San Gabriel Boulevard. The

¹⁶⁶ Ibid.

¹⁶⁷ Pomeroy 2012, 161.

¹⁶⁸ "Map Shows Bus Lines Routed as Proposed," *San Marino Tribune* November 21, 1940.

¹⁶⁹ Ibid.

¹⁷⁰ "City Council Has Heated Session," *San Marino Tribune* September 14, 1939; Pomeroy 2012, 112, 187-188.

¹⁷¹ "Episcopal Church to Be Built," *San Marino Tribune* November 14, 1940.

Catholic Diocese of Los Angeles used the existing La Ramada/Casa Blanca (originally a ca. 1840 adobe, no longer extant) on its property as a chapel and parish house until its 1948 completion of its existing church; a school and other buildings were added to the campus during the postwar period.



San Marino's 1942 air raid siren. Photo from flickr.com.

Municipal infrastructure improvements appear to have been limited during this period, aside from the usual maintenance of roads and other facilities, and the extension of utilities into any existing subdivisions that did not already have them as house construction surged in the late 1930s. One notable feature was the city's lone air raid siren, installed just south of the southeast corner of Mission Street in 1942; designed to be heard anywhere in San Marino in the case of an attack, the air raid siren survives at its original location and is an evocative reminder of the home front during World War II.¹⁷²

Sub-Theme: The New Deal in San Marino

Starting in 1933, the New Deal programs instated by President Franklin D. Roosevelt and augmented by state support began to provide relief in the form of funding for municipal infrastructure projects, as well as work relief programs creating jobs for the unemployed. In San Marino, programs like the Works Progress Administration (WPA) put people to work constructing new buildings and infrastructure features. The New Deal was involved with at least two major institutional projects undertaken in San Marino during the Great Depression: the 1935-1937 channelization of San Pasqual Wash on the west side of town, and the 1938 construction of Valentine School. Both projects were completed by WPA crews.¹⁷³ The work on San Pasqual Wash reflected growing concerns about flooding, and was typical of WPA projects

¹⁷² "Consider New Fire Equipment."

¹⁷³ The Living New Deal, "Projects in San Marino," accessed March 2019 at https://livingnewdeal.org/us/ca/san-marino-ca/?post_type=projects.

in Southern California. WPA crews channelized the southeast-trending drainage with board-formed concrete walls and a concrete floor reinforced by large aggregate, all the way through San Marino and south to E. Alhambra Road. The work was done in at least two stages between 1935 and 1937, and probably more.¹⁷⁴ At Mission Street, the new channel passed under the bridge built by the San Marino City Club over the wash in the late 1920s.



Huntington (left) and Valentine (right) Schools as seen about 10 years after 1938 WPA work. San Marino Historical Society, in Pomeroy 2012, 203.

The school work was a response to San Marino's growing school-age population, especially in the FHA-approved subdivisions like San Marino Highlands and San Marino Oaks in the east part of town; in 1937, Huntington Elementary School was so crowded that its nine classrooms enrolled 40 to 49 students each.¹⁷⁵ With funding from the city as well as the federal government, the WPA constructed a large western extension of the existing Huntington Elementary School between 1937 and 1938. Designed by the firm of Marsh, Smith, & Powell, the new buildings reflected a simplified Spanish Colonial Revival style compatible with that of the 1928 original school.¹⁷⁶ The grounds and buildings were improved as well, with the addition of a playground and other features. Around 1941, the Huntington extension was renamed Valentine Elementary School as a school in its own right, and Huntington later became a middle school.¹⁷⁷

¹⁷⁴ "Storm Drain Construction Begun Monday," *San Marino Tribune* March 19, 1937.

¹⁷⁵ "New Classrooms Necessary for School Students," *San Marino Tribune* January 22, 1937.

¹⁷⁶ "New Classrooms."

¹⁷⁷ Midge Sherwood, *San Marino: From Ranch to City* (San Marino: San Marino Historical Society, 1977), 20.

Evaluation Guidelines: Institutional Development, 1931-1945

Buildings, structures, and features evaluated under this theme are significant for their association with San Marino's institutional development between 1931 and 1945, encompassing recovery from the Depression's low point and ending with the end of World War II. They may also be significant for their association with individuals who played an important role in this period of San Marino's history. Some are associated with New Deal programs during the Great Depression. While relatively few institutional resources were constructed in San Marino during this time (fewer than the number of less physically rooted institutions and groups), a high proportion constructed during this development period remain, including some intact associated groupings (school campuses). No institutional properties from this period are known to have been designated, and the City currently contains no designated historic districts.

Resources from this period that may be significant as embodiments of an architectural style, type, period, or method of construction are evaluated using *Context 4.8, Architecture and Design, 1870-1980*; these include examples of the work of well-recognized architects or builders; resources possessing high artistic or aesthetic values; and resources representing the last, best remaining examples of a type or style that was once common in a neighborhood or the City but is now increasingly rare.

Associated Property Types

- School Buildings and Campuses
- Religious Buildings
- Club/Organization Buildings
- Civic and Infrastructure Improvements
- Air Raid Sirens
- Municipal Parks
- Designed Institutional Landscapes

Institutional resources may include school buildings and campuses; religious buildings; buildings seeing long-term use by fraternal, social, or interest-based organizations; buildings and features related to utilities (electricity, telephone, gas, municipal water, etc.); civic and infrastructure improvements of many types, including storm drains, bridges, and streetscapes; municipal parks; and designed landscapes related to institutions.

Geographic Location(s)

San Marino’s institutional buildings and campuses from this period are most likely to be found on Huntington Drive and San Gabriel Boulevard. Resources associated with utilities or infrastructure may be found across the city, including channelized washes like San Pasqual. The city’s air raid siren is in the Mission Street commercial area.

Integrity Overview

A property that is significant must also retain certain aspects of integrity in order to express its historic significance. Determining which aspects are most important to a particular property type necessitates an understanding of its significance and essential physical characteristics. The rarity of a property type should also be considered when assessing integrity. As resources associated with this theme are relatively rare, some latitude may be applied when evaluating integrity. A greater degree of alterations may not preclude a resource or group of resources from being eligible, though properties must still retain sufficient integrity to convey their significance, using the guide below.

Criteria	Significance	Integrity Considerations	Registration Requirements
A/1/1 ¹⁷⁸	<p>A property¹⁷⁹ eligible under this theme may be significant:</p> <ul style="list-style-type: none"> • For its association with patterns of institutional development in San Marino during this period; and/or • As the site of a significant historic event from this period. 	<p>A property that is significant for its historic association is eligible if it retains the essential physical features that comprised its character or appearance during the period of its association with the important event or historical pattern.¹⁸⁰ An institutional property from this period should retain integrity of location, design, feeling, and association, at a minimum, in order to convey the important association with the city’s development during this period. An institutional property that has lost some historic materials or details may still be eligible if it retains the majority of the features that</p>	<p>To be eligible under this theme, a resource should, at a minimum:</p> <ul style="list-style-type: none"> • Date to the period of significance (1931-1945), and • Retain the essential aspects of integrity, and • Retain enough of its essential physical features to sufficiently convey its association with the historic context.

¹⁷⁸ The applicable criteria are ordered here as national/state/local. See Section 3 for a full discussion of National Register, California Register, and City of San Marino eligibility criteria.

¹⁷⁹ For documentation purposes, institutional campuses containing multiple buildings and structures may be recorded on DPR District forms, but they are considered individual properties rather than historic districts. The classification of historic district is reserved here for geographically unified groupings of historic single-family residences.

¹⁸⁰ National Register Bulletin 15.

		illustrate its original style and appearance in terms of the massing, spatial relationships, proportion, and fenestration pattern. A property is not eligible if it retains some basic features conveying form and massing, but has lost the majority of features that characterized its appearance during its historical period.	
B/2/2	<ul style="list-style-type: none"> For its association with a person (or persons) significant in the history of San Marino. 	A property that is significant for its association with a significant person should retain integrity of location, design, feeling, and association, at a minimum, in order to convey its historic association with a significant individual.	<p>To be eligible under this theme, a resource should, at a minimum:</p> <ul style="list-style-type: none"> Date to the period of significance (1931-1945), and Retain the essential aspects of integrity, and Retain enough of its essential physical features to sufficiently convey its association with the historic context, and Be directly associated with the notable person’s productive period – the time during which she or he attained significance.

4.7 Context: Postwar Development in San Marino, 1946-1980

The end of World War II ushered in an unprecedented era of expansion and construction across the U.S., as the economy boomed, employment rates rose, and the housing market flourished with ample loans and high numbers of FHA-approved subdivisions. Like the rest of Southern California, San Marino saw an increase in population and building activity in the years following World War II. But its activity was more an intensification than an expansion – its small geographic size limited room in which to grow, and its strict zoning restrictions continued to prohibit multi-family residences. This kept density of new housing (and new residents) moderate in comparison to surrounding communities. Between 1940 and 1950, San Marino’s population increased from 8,175 to 10,656 people, and by 1960 it had reached 13,658.¹⁸¹ It has hovered around that size ever since, with the exception of a 1970 height of 14,177; this is a clear indicator that the city had reached its physical capacity for development by then.¹⁸²

Residential construction began anew after the wartime building moratorium was lifted, and continued at a rapid pace (except for delays caused by material shortages in the immediate postwar period) until reaching the near-total buildout of all available land by the early 1960s. As one source noted, as early as 1947 nearly all available land was spoken for, and there was “no possibility of industrial encroachment or of a slum area developing on adjacent land, as most of the area is already in fine homes, and there is no space for industry.”¹⁸³ As a result of the rapid late 1940s-early 1950s development, new construction in San Marino after that time was mostly replacing or significantly altering/adding to existing buildings. Only a few new subdivisions were established in the 1960s and 1970s, and they were quite small. Postwar infill in older neighborhoods included notable examples of Mid-Century Modern and Late Modern architecture by renowned architects of the time.

Transportation continued to shape the city’s regional connections, though in a different way than seen in the days of the Pacific Electric. The construction of new freeway networks in the 1950s and 1960s and the expansion of the earlier Arroyo Seco Parkway cemented San Marino’s status as a residential suburb community whose inhabitants mostly worked in Los Angeles, Pasadena, and elsewhere in the San Gabriel Valley. The last Pacific Electric trains ran through San Marino on the Sierra Madre and Oak Knoll lines in late 1950 and on the Monrovia-Glendora line on Huntington in late 1951; the company shifted entirely to bus service and ripped out its tracks, poles, and overhead wires through the city.¹⁸⁴ San Marino acquired the former rights-of-way on Huntington and Sierra Madre and turned them into landscaped medians with one-way streets on either side; much of the work was done by the San Marino Garden Club, with funding from Huntington Drive businesses.¹⁸⁵

¹⁸¹ Annual Report to State Controller 1940, cited in Dorland 1947, 108; “Building Permits Show Big Gain Over Last Year,” *San Marino Tribune* January 2, 1947; “City Receives \$33,000 from State Auto Task,” *San Marino Tribune* April 27, 1950; Pomeroy 2012, 122.

¹⁸² Pomeroy 2012, 128; U.S. census population estimates 1990-2017.

¹⁸³ Dorland 1947, 134.

¹⁸⁴ “PE Busses Will Roll Next Month,” *San Marino Tribune* August 10, 1950; “Discontinue Trains on Sierra Madre, Oak Knoll Lines,” *San Marino Tribune* December 28, 1950; “New Plan for Huntington Drive Calls for One Way Traffic, Crossroads and More Parking,” *San Marino Tribune* May 3, 1951.

¹⁸⁵ Pomeroy 2012, 125.

The city commenced many other infrastructure improvements during the 1950s, including street repairs and modernization of municipal facilities. It also expanded and updated its school system, in 1947 constructing the new K.L. Carver Elementary School on the large Huntington Drive parcel the school district had owned since 1928. In 1953, Carver's students moved to an even newer campus at the eastern edge of town and the former Carver Elementary was enlarged to become San Marino High School.¹⁸⁶ For the first time in its history, San Marino's high school students began attending school in their own city. The Michael White adobe remained intact on the high school campus; the school itself was much enlarged and modernized, along with Valentine, Carver, and Huntington, in a building campaign in the late 1990s-early 2000s. San Marino's churches added new buildings in the 1940s and 1950s, and were joined by several other denominations with new facilities.

The most visible changes to San Marino's built environment during the postwar period were associated with the commercial properties in the established business districts along Huntington Drive. Commercial development intensified here, and nearly all of the available parcels saw the construction of new one and two-story office and retail buildings between the later 1940s and the early 1960s. These typically exhibited Mid-Century Modern elements, or were modest commercial vernacular designs that sometimes used Mid-Century Modern or Late Moderne elements. Many of the area's older commercial buildings were "updated" in these same styles, while others were demolished and replaced with new structures. Thanks to strict building requirements (enforced by the city's new planning commission, established in 1952), the commercial areas retained their original scale and pedestrian orientation, though the reconfiguration of Huntington Drive provided more street parking than had previously existed.

From 1945 through the early 1970s, San Marino's growth and development followed the same basic patterns; its population was likewise stable and homogeneous in terms of demographics, being almost entirely white, quite wealthy, and socially and politically conservative.¹⁸⁷ This began to change in the early 1970s, as an influx of first-generation Chinese American residents entered the San Gabriel Valley and were drawn to the bucolic residences of San Marino. In 1965, the passage of the Immigration and Nationality Act abolished national origin quotas that favored European immigrants over those from other nations, and revised refugee policies; this led to a substantial increase in immigration from previously underrepresented countries, including China. Many affluent Chinese Americans, most of them first-generation émigrés, bypassed the traditional landing point of Los Angeles' Chinatown (or stopped there only briefly) and instead began moving to the San Gabriel Valley.¹⁸⁸ The center of this new Chinese American community was Monterey Park, marketed by real estate agent Frederic Hsieh as the "Chinese Beverly Hills." This and the other San Gabriel Valley enclaves established in the 1970s boasted businesses and institutions catering to Chinese American residents, and created a welcoming atmosphere for newcomers from Asia.

¹⁸⁶ Pomeroy 2012, 179-180; Sherwood 1977, 20.

¹⁸⁷ Merlin Chowkwanyun and Jordan Segall, "How an Exclusive Los Angeles Suburb Lost Its Whiteness," *Citylab* August 27, 2012, accessed March 2019 at <https://www.citylab.com/equity/2012/08/how-exclusive-los-angeles-suburb-lost-its-whiteness/3046/>.

¹⁸⁸ City of Los Angeles, *SurveyLA Los Angeles Citywide Historic Context Statement, Context: Chinese Americans in Los Angeles, 1850-1980* (prepared by Chattel, Inc., Architectural Resources Group, and Historic Resources Group for the City of Los Angeles Office of Historic Resources, 2018), 50.

The wealthiest of the San Gabriel Valley's Chinese American residents were drawn to San Marino, just as wealthy white residents had been for decades. The passage of the Fair Housing Act in 1968 prohibited discrimination based on race or national origin (among other things), meaning racially restrictive covenants were no longer enforceable. The more informal practice of realtors refusing to show properties to non-white prospective buyers began to lose power, encouraged, in San Marino at least, by the ability of many Chinese American buyers to pay cash and the eagerness of aging owners to sell. From the late 1970s through the 2010s, San Marino's ethnic makeup changed rapidly, until the once 99% white community was nearly a quarter Asian American in 1990, and today is over half, with the majority Chinese and Taiwanese American. This demographic shift has been the predominant shaper of San Marino's character over the past few decades, though not enough time has yet passed to determine its full historical significance. The Chinese Club of San Marino (2425 Huntington Drive) was founded in 1979 as a support group for newcomers and an outreach organization for the city, and its San Marino Chinese School opened in 1981.¹⁸⁹

By 1980, San Marino's physical development had reached its limits and the city had arrived at a stable population number. With rapidly changing demographics, rising property values, good schools, and the constant factor of possessing the ideal location for a residential suburban community, San Marino faced changes to both its tangible and intangible character. The ways in which it rose to meet those changes would define its development during the late 20th and early 21st centuries – a fruitful topic for future study.

Theme: Residential Development, 1946-1980

Residential development resumed in San Marino immediately after war's end, although eager new homeowners were temporarily stymied by the lack of building materials and available labor; in January 1947, the *San Marino Tribune* reported "An unprecedented situation exists in the city today...with a total of 128 uncompleted residences...All of these half finished projects are due to lack of materials and labor, and is a situation prevailing throughout the country and not confined only to this area, according to the building inspector."¹⁹⁰ The situation soon improved, as evidenced by the near-total filling of vacant lots in existing small-lot, FHA-compliant subdivisions like San Marino Highlands, San Marino Oaks, Gainsborough Heath, and San Marino-Patton Estates by 1949. The houses built in these subdivisions between 1946 and 1949 were nearly identical to those built right before the war, designed in Ranch and Minimal Traditional styles with low-slung profiles and built by developers. The few remaining lots in those subdivisions were filled in the 1950s, again with houses in the same styles. Thanks to federal programs like the FHA and HOLC, during the postwar period the national home ownership rate jumped from under 50% to almost 70% of all households – and the rate was surely much higher in San Marino, with its utter lack of rentable units.¹⁹¹ The availability of VA loans after the war helped returning veterans purchase homes as well. But as elsewhere in the country, home ownership was mostly restricted to whites, with FHA and HOLC standards

¹⁸⁹ Pomeroy 2012, 195.

¹⁹⁰ "Building Permits Show Big Gain Over Last Year," *San Marino Tribune* January 2, 1947.

¹⁹¹ Living New Deal, "National Housing Act (1934)," accessed March 2019 at <https://livingnewdeal.org/glossary/national-housing-act-1934/>.

resulting in less than 2% of new FHA-insured housing being sold to minorities by the late 1950s.¹⁹²

New homes were built in existing earlier tracts as well as the 1930s-1940s FHA developments, including those of large estates in the Oak Knoll area at the north side of town – these grander homes tended to be designed by notable architects just as they had in the 1920s, though now they were names like Smith & Williams, Buff, Straub & Hensman, and Edward Fickett. These custom-built houses exhibited Mid-Century Modern, Contemporary Ranch, and Late Modern styles. For the rest of the 1950s and through the early 1970s, any remaining residential construction was demolition and replacement of existing buildings, substantial additions and alterations to existing buildings, or establishment of very small new subdivisions. All work was guided by San Marino’s new planning commission, established in 1952 to ensure the city stayed residential.¹⁹³



1665 Euston Road, designed by Buff & Hensman, 1975. Pasadena Foothill MLS.

The new subdivisions created during the later postwar period typically featured 25 or fewer lots arrayed around cul-de-sacs branching off of existing roads, representing the dividing up of larger parcels. In some cases, like the six-lot subdivision at La Cala Place, an older house was demolished to make way for the new homes.¹⁹⁴ The largest cohesive subdivision of this time was also the latest: the Lake Vineyard Patton Estates development in the early 1970s, which created new lots on two new cul-de-sacs and along Euston Road in the former Lake Vineyard area.¹⁹⁵ The 1910 Patton residence remained as an island of an earlier time surrounded by 1970s houses on the new Patton Way cul-de-sac.

¹⁹² Robert Leighninger, Jr., *Long-Range Public Investment: The Forgotten Legacy of the New Deal* (Columbia, SC: University of South Carolina Press, 2007), 134-135, cited in Living New Deal, “National Housing Act (1934),” accessed March 2019 at <https://livingnewdeal.org/glossary/national-housing-act-1934/>.

¹⁹³ Pomeroy 2012, 122.

¹⁹⁴ “New Subdivision Gets Approval,” *San Marino Tribune* April 11, 1962.

¹⁹⁵ “Former Patton Home Sold,” *Los Angeles Times* January 13, 1974.

Evaluation Guidelines: Residential Development, 1946-1980

Buildings evaluated under this theme are significant for their association with San Marino's residential development between 1946 and 1980, encompassing the post-World War II resurgence of construction activity. As single-family residences dating to this period are relatively abundant in San Marino and there are several geographically unified groupings of them (potential historic districts), a very high significance threshold is proposed for individual properties: they must have been the site of a singular significant historic event from this period, as opposed to being associated with broader patterns of residential development. In San Marino, the strongest conveyance of historical significance for association with 1946-1980 residential development is through historic districts. Properties may also be significant for their association with individuals who played an important role in this period of San Marino's history. No residences from this time period are known to have been designated individually, and the City currently contains no designated historic districts.

Resources from this period that may be significant as embodiments of an architectural style, type, period, or method of construction are evaluated using *Context 4.8, Architecture and Design, 1870-1980*; these include examples of the work of well-recognized architects or builders; resources possessing high artistic or aesthetic values; and resources representing the last, best remaining examples of a type or style that was once common in a neighborhood or the City but is now increasingly rare.

Associated Property Types

- Single-Family Residences
- Ancillary Buildings
- Subdivision Planning Features
- Designed Landscapes
- Historic Districts

Residential resources may include single-family residences; ancillary buildings and structures like servants' quarters, garages, porte-cocheres, and pool houses; features related directly to subdivision development, including entrance markers, street lamps, street trees, curbs, sidewalks, and walls; designed landscapes like estate grounds (including unified features like perimeter walls, retaining walls, steps, walkways, roads, driveways, gates, water features, and gardens); and geographically unified groupings of residential properties (historic districts).

Geographic Location(s)

Residential properties constructed in San Marino at this time typically filled in existing tracts as already subdivided, or were built on very small (less than 25-lot) new tracts oriented toward cul-de-sacs branching off existing roads. Both development types are located across the city.

Integrity Overview

A property that is significant must also retain certain aspects of integrity in order to express its historic significance. Determining which aspects are most important to a particular property type necessitates an understanding of its significance and essential physical characteristics. The rarity of a property type should also be considered when assessing integrity. As resources associated with this theme are abundant, the integrity of eligible properties should be quite high. A slightly greater degree of alterations may not preclude a resource from being eligible, though a building must still retain sufficient integrity to convey its significance, using the guide below.

Criteria	Significance	Integrity Considerations	Registration Requirements
A/1/1 ¹⁹⁶	<p>An individual property eligible under this theme may be significant:</p> <ul style="list-style-type: none"> As the site of a significant historic event from this period 	<p>A property that is significant as the site of a significant historic event is eligible if it retains the essential physical features that comprised its character or appearance during the period of its association with the important event.¹⁹⁷ A residential property from this period should retain integrity of location, feeling, and association, at a minimum, in order to convey the important association with the city’s development during this period. A property that has lost integrity of setting may still be eligible. A property that has lost some historic materials or details may still be eligible if it retains the majority of the features that illustrate its original style and appearance in terms of the massing, spatial relationships, proportion, and fenestration pattern. A property is not eligible if it retains some basic features conveying form and massing, but has</p>	<p>To be eligible under this theme, a resource should, at a minimum:</p> <ul style="list-style-type: none"> Date to the period of significance (1946-1980), and Retain the essential aspects of integrity, and Retain enough of its essential physical features to sufficiently convey its association with the historic context.

¹⁹⁶ The applicable criteria are ordered here as national/state/local. See Section 3 for a full discussion of National Register, California Register, and City of San Marino eligibility criteria.

¹⁹⁷ National Park Service, National Register Bulletin 15: *How to Apply the National Register Criterion for Evaluation* (Washington, D.C.: U.S. Department of the Interior, 1990).

		lost the majority of features that characterized its appearance during its historical period.	
A/1/1	<p>A historic district eligible under this theme may be significant:</p> <ul style="list-style-type: none"> • For its association with patterns of residential development in San Marino; and/or • As the site of a significant historic event from this period 	<p>In order for a historic district to be eligible for designation, the majority of the components within the district boundary must possess integrity, as must the district as a whole. Integrity of design, setting, and feeling must be strongly present in the district overall, and it should convey a strong sense of time and place.</p> <p>A contributing building must retain integrity of location, design, setting, feeling, and association to adequately convey the significance of the historic district. In general, minor or reversible alterations or in-kind replacement of original features and finishes are acceptable within historic districts. Significant alterations that change the massing, form, roofline, or fenestration patterns of an individual building, alter the original design intent, or that are not reversible may result in non-contributing status for an individual building. In order for a historic district to retain integrity, the majority (60% or more) of its component parts should contribute to its historic significance.</p>	<p>To be eligible under this theme, a historic district should, at a minimum:</p> <ul style="list-style-type: none"> • Date to the period of significance (1946-1980), and • Retain the majority (60% or more) of the contributors dating to the period of significance.
B/2/2	<ul style="list-style-type: none"> • For its association with a person (or persons) significant in the history of San Marino. 	<p>A property that is significant for its association with a significant person should retain integrity of location, design, feeling, and association, at a minimum, in order to convey its historic association with a significant individual.</p>	<p>To be eligible under this theme, a resource should, at a minimum:</p> <ul style="list-style-type: none"> • Date to the period of significance (1946-1980), and • Retain the essential aspects of integrity, and

			<ul style="list-style-type: none">• Retain enough of its essential physical features to sufficiently convey its association with the historic context, and• Be directly associated with the notable person's productive period – the time during which she or he attained significance.
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Theme: Commercial Development, 1946-1980

San Marino's commercial development revived along with residential development after World War II, as the building moratorium lifted and the burgeoning economy led to more opportunities for business. As always, the local opportunities were limited due to city restrictions – including a new prohibition on the sale of alcohol in restaurants, to discourage travelers headed to and from Santa Anita Park horse races from spending too much time in San Marino.¹⁹⁸ Strict as the city was, its restrictions (enforced by the new 1952 planning commission) ensured its historic commercial areas would retain their original low scale and pedestrian character. From the late 1940s through the early 1960s, a number of new one and two-story office and retail buildings were constructed to fill in the many vacant lots in the commercial areas along Huntington Drive and Mission Street

Most of the new commercial buildings were built in a modest commercial vernacular idiom, with the traditional emphasis on storefronts as in older types; some exhibited Mid-Century Modern or Late Moderne elements. Many of Huntington Drive's older commercial buildings were "updated" in these same styles, while others were demolished and replaced with new structures. New service stations, like the extant 1948 example at 2510 Mission Street (converted to a nursery in 1975), replaced most of the older ones. A few of the city's new commercial buildings were more ambitious in terms of their architecture, like the 1947 Streamline Moderne building constructed for the Shepard & Morgan Company (2300 Huntington Drive, altered but extant) – this two-story building replaced the 1920s Las Tiendas Market and housed the Huntington Pharmacy until 2011.¹⁹⁹ Several bank and office buildings boasted Mid-Century Modern styles, as seen in examples like 2180 Huntington Drive (1966, now Bank of America) and 1477 San Marino Avenue (1964). These new commercial buildings tended to feature different storefront and entry types incorporating outdoor spaces like courtyards and patios.



Shepard & Morgan Building (2300 Huntington Drive), constructed 1947. San Marino Historical Society, in Pomeroy 2012, 167.

¹⁹⁸ Pomeroy 2012, 170.

¹⁹⁹ Pomeroy 2012, 168.

Some of San Marino's longest-lived businesses were established during the postwar period, like the Huntington Pharmacy as noted above. In 1962, the existing restaurant in the 1946 building at 2494 Huntington Drive became the San Marino Grill, which has operated there ever since.²⁰⁰ An even older example is the Colonial Kitchen restaurant, which opened at 1110 Huntington Drive in 1947 and has continuously served the community since then.²⁰¹ Although many of the buildings in San Marino's commercial areas have been altered or replaced since the 1980s the overall scale and feel remain intact – as do buildings like those housing the San Marino Grill and Colonial Kitchen, reminders of the dynamic changes that reshaped the city's commercial character during the postwar period.

²⁰⁰ Classified ad, *San Marino Tribune* February 8, 1962.

²⁰¹ "Wilkes Open Colonial Kitchen" *San Marino Tribune* January 30, 1947;

Evaluation Guidelines: Commercial Development, 1946-1980

Buildings evaluated under this theme are significant for their association with San Marino's commercial development between 1946 and 1980, encompassing the post-World War II resurgence of construction activity. They may also be significant for their association with individuals who played an important role in this period of San Marino's history. Commercial properties dating to this period are relatively abundant in San Marino, though many of those that remain have been altered over time and have lost some or all of their historic character. The boundaries of the city's main business districts as infilled during this period remain the same, as do the original low scale and pedestrian orientation, despite the mix of time periods represented by the actual buildings within the districts. No commercial properties from this time period are known to have been designated individually, and the City currently contains no designated historic districts.

Resources from this period that may be significant as embodiments of an architectural style, type, period, or method of construction are evaluated using *Context 4.8, Architecture and Design, 1870-1980*; these include examples of the work of well-recognized architects or builders; resources possessing high artistic or aesthetic values; and resources representing the last, best remaining examples of a type or style that was once common in a neighborhood or the City but is now increasingly rare.

Associated Property Types

Retail/Office Buildings
Mixed-Use Buildings
Bank Buildings
Ancillary Buildings
Auto-Related Buildings
Signs
Historic Districts

Commercial resources may include retail and/or office buildings; two-story mixed-use buildings; bank buildings; ancillary buildings; auto-related buildings like repair shops, service stations, or garages; signs; and geographically unified groupings of commercial properties (historic districts).

Geographic Location(s)

San Marino’s commercial resources are restricted to Huntington Drive (in three distinctive areas: west, central, and east) and Mission Street.

Integrity Overview

A property that is significant must also retain certain aspects of integrity in order to express its historic significance. Determining which aspects are most important to a particular property type necessitates an understanding of its significance and essential physical characteristics. The rarity of a property type should also be considered when assessing integrity. As intact resources associated with this theme are rare, greater latitude may be applied in evaluating integrity. As San Marino’s historic commercial areas remain in use as the current commercial areas (which have maintained the historic scale) and have always been oriented to their original streetscapes and streetcar lines, modern development has not resulted in a dramatic change in setting over time. A greater degree of alterations may not preclude a resource or group of resources from being eligible, though properties must still retain sufficient integrity to convey their significance, using the guide below.

Criteria	Significance	Integrity Considerations	Registration Requirements
A/1/1 ²⁰²	<p>An individual property eligible under this theme may be significant:</p> <ul style="list-style-type: none"> • For its association with patterns of commercial development in San Marino during this period; and/or • As the site of a significant historic event from this period. 	<p>A property that is significant for its historic association is eligible if it retains the essential physical features that comprised its character or appearance during the period of its association with the important event or historical pattern.²⁰³ A commercial property from this period should retain integrity of location, design, feeling, and association, at a minimum, in order to convey the important association with the city’s development during this period. A property that has lost some historic materials or details may still be eligible if it retains the majority of the features that</p>	<p>To be eligible under this theme, a resource should, at a minimum:</p> <ul style="list-style-type: none"> • Date to the period of significance (1946-1980), and • Retain the essential aspects of integrity, and • Retain enough of its essential physical features to sufficiently convey its association with the historic context.

²⁰² The applicable criteria are ordered here as national/state/local. See Section 3 for a full discussion of National Register, California Register, and City of San Marino eligibility criteria.

²⁰³ National Park Service, National Register Bulletin 15: *How to Apply the National Register Criterion for Evaluation* (Washington, D.C.: U.S. Department of the Interior, 1990).

		<p>illustrate its original style and appearance in terms of the massing, spatial relationships, proportion, and fenestration pattern.</p> <p>Minor alterations – such as door replacement, re-roofing, or compatible re-stuccoing – shall not, in and of themselves, render a resource ineligible. However, the cumulative impact of multiple minor alterations may compromise a resource’s overall integrity.</p> <p>More substantive alterations that are difficult to reverse – such as extensive storefront modifications that obscure the original form and program of the building, modification of original fenestration patterns, the removal of historic finishes or features – compromise a resource’s integrity and are likely to render it ineligible.</p>	
A/1/1 ²⁰⁴	<p>A historic district eligible under this theme may be significant:</p> <ul style="list-style-type: none"> • For its association with patterns of commercial development in San Marino during this period; and/or 	<p>In order for a historic district to be eligible for designation, the majority of the components within the district boundary must possess integrity, as must the district as a whole. Integrity of design, setting, and feeling must be strongly present in the district overall, and it should convey a strong sense of time and place.</p>	<p>To be eligible under this theme, a historic district should, at a minimum:</p> <ul style="list-style-type: none"> • Date to the period of significance (1946-1980), and • Retain the majority (60% or more) of the contributors dating to the period of significance.

²⁰⁴ The applicable criteria are ordered here as national/state/local. See Section 3 for a full discussion of National Register, California Register, and City of San Marino eligibility criteria.

	<ul style="list-style-type: none"> As the site of a significant historic event from this period. 	<p>A contributing building must retain integrity of location, design, setting, feeling, and association to adequately convey the significance of the historic district. In general, minor or reversible alterations or in-kind replacement of original features and finishes are acceptable within historic districts. Significant alterations that change the massing, form, roofline, or fenestration patterns of an individual building, alter the original design intent, render original storefronts unrecognizable, or that are not reversible may result in non-contributing status for an individual building. In order for a historic district to retain integrity, the majority (60% or more) of its component parts should contribute to its historic significance.</p>	
B/2/2	<ul style="list-style-type: none"> For its association with a person (or persons) significant in the history of San Marino. 	<p>A property that is significant for its association with a significant person should retain integrity of location, design, feeling, and association, at a minimum, in order to convey its historic association with a significant individual.</p>	<p>To be eligible under this theme, a resource should, at a minimum:</p> <ul style="list-style-type: none"> Date to the period of significance (1946-1980), and Retain the essential aspects of integrity (listed above), and Retain enough of its essential physical features to sufficiently convey its association with the historic context, and Be directly associated with the notable person's productive

			period – the time during which she or he attained significance.
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Theme: Institutional Development, 1946-1980

San Marino's institutional development kept pace with its residential and commercial development during the postwar period, as the city and its groups had ample funding for a number of different projects. One of the marketing angles used in the city's late 1930s advertising campaign was that San Marino had unusually low taxes. This may have been true, but its high property values and stable wealth meant that its tax base provided more than sufficient resources to meet the challenges of the postwar period. This is exemplified by projects like the \$100,000 the city proposed to spend in street repairs and resurfacing in fiscal year 1950-1951 alone.²⁰⁵ City departments grew along with its residential population, with the police department boasting 20 officers by 1946 and the fire department reaching 16 firefighters in the same year.²⁰⁶ San Marino's residential subdivisions may have reached their construction limit in the first decade or so after war's end, but improvements of their streets, utilities, and essential infrastructure were continuous.

The emphasis on street upkeep was an obvious concession to the era's new transportation realities: commuting, and traveling in general, was now focused on the automobile. The city saw its last Pacific Electric trains in 1950-1951, when the company completed its shift to bus service and removed its facilities throughout the city.²⁰⁷ The San Marino Garden Club, funded partly by the city and partly by businesses on Huntington Drive, converted the right-of-way on Huntington Drive to an attractive landscaped median.²⁰⁸ The city-approved landscaping plan called for "a grassy median with camphor and liquidamber trees alternating. Taller conifers would be accents at the city boundaries and at the civic center."²⁰⁹ Instead of running in both directions on each side of the median, traffic was reconfigured to be one-way on each side. This change meant there was more room for street-front parking in the city's business districts on Huntington Drive (parking remained tighter on Mission Street). The median work continued until about 1960, when the final stretch of Huntington at the west of the city was completed.²¹⁰ The former Pacific Electric right-of-way on Sierra Madre Boulevard was improved by San Marino, Pasadena, and Los Angeles County (with each city agreeing to maintain the County-owned property at city expense); the initial reconfiguration and landscaping work was largely complete by the end of 1961.²¹¹

The city's school system saw major expansion during the late 1940s-early 1950s, as required by the growing number of school-age residents. In 1947, the city finally put the 18-acre lot on Huntington Drive it had held since 1928 to use by building the new K.L. Carver Elementary

²⁰⁵ "Street Repairs Costing \$100,000 Planned This Year," *San Marino Tribune* June 29, 1950.

²⁰⁶ Dorland 1947, 105, 107.

²⁰⁷ "PE Busses Will Roll Next Month," *San Marino Tribune* August 10, 1950; "Discontinue Trains on Sierra Madre, Oak Knoll Lines," *San Marino Tribune* December 28, 1950; "New Plan for Huntington Drive Calls for One Way Traffic, Crossroads and More Parking," *San Marino Tribune* May 3, 1951.

²⁰⁸ Pomeroy 2012, 125.

²⁰⁹ *Ibid.*, 162.

²¹⁰ "City Gets \$25,000 for Drive Project," *San Marino Tribune* April 21, 1960.

²¹¹ "County Buys Sierra Madre Blvd. Greensward," *San Marino Tribune* December 21, 1961.

School there. The new school's students were not there for long, as in 1952 San Marino voters decided to separate from South Pasadena to form their own unified school system. This meant students would no longer attend South Pasadena-San Marino High School, and the city needed its own high school – the massive Huntington Drive parcel would serve perfectly.²¹² In 1953, San Marino completed the new K.L. Carver Elementary School at the east edge of town (the only San Marino property east of San Gabriel Boulevard), designed by Marsh, Smith & Powell. The former Carver was enlarged to become San Marino High School, and the city's high school students began attending school in their own city in 1955.²¹³ All of the city's public schools except for Stoneman Elementary were modernized and enlarged in a building campaign during the late 1990s-early 2000s; further research is required to determine how much of their original fabric remains intact.



Sts. Felicitas and Perpetua Church (1190 Palomar Road, 1948), designed by Barker & Ott. Flickr.com.

The churches first established in the city during the late 1930s added new buildings during the postwar period: Sts. Felicitas and Perpetua completed its new church, designed by Barker & Ott, in 1948 and added a K-8 school in 1950; these buildings, along with a rectory that replaced the old Titus adobe/La Ramada, are extant at 2955 Huntington Drive. St. Edmund's Episcopal Church (1175 San Gabriel Boulevard) constructed a new Modern-style church in 1952, the St. Edmund's Professional Building (2975 Huntington Drive), and a nursery school in 1957. San Marino Community Church completed its Period Revival edifice at 1750 Virginia Road in 1947, the First Church of Christ, Scientist constructed its Smith, Powell & Morgridge-designed church in 1959, and San Marino Congregational Church started using its new Modern church (also designed by Smith, Powell & Morgridge) at 2560 Huntington Drive in 1960.

One of the most influential groups established during the postwar period was the Chinese Club of San Marino, founded in 1979 by some of the city's newer Chinese American residents. The

²¹² Sherwood 1977, 20.

²¹³ Pomeroy 2012, 179-180; Sherwood 1977, 20.

club aimed to welcome newcomers and build bridges between different factions of the community; it also established the San Marino Chinese School to provide language lessons for anyone interested. The club and school are both located at 2425 Huntington Drive, though the school originally met at Huntington School on Saturdays.²¹⁴ Further research is required to determine whether the Huntington address is the original or early location of the Chinese Club of San Marino.

San Marino's most prominent institution, the Huntington Library, Art Collections and Botanical Gardens, remained true to its mission through the post-World War II period just as it had since opening to the public in 1928. It embarked on a series of expansion and renovation projects starting in 1984 and extending through the 2000s-2010s to enhance programming and continue developing the gardens.

²¹⁴ Pomeroy 2012, 195.

Evaluation Guidelines: Institutional Development, 1946-1980

Buildings, structures, and features evaluated under this theme are significant for their association with San Marino's institutional development between 1946 and 1980, encompassing the post-World War II resurgence of construction activity. They may also be significant for their association with individuals who played an important role in this period of San Marino's history. While relatively few institutional resources were constructed in San Marino during this time (fewer than the number of less physically rooted institutions and groups), a high proportion constructed during this development period remain, including some intact associated groupings (school and church campuses). No institutional properties from this period are known to have been designated, and the City currently contains no designated historic districts.

Resources from this period that may be significant as embodiments of an architectural style, type, period, or method of construction are evaluated using *Context 4.8, Architecture and Design, 1870-1980*; these include examples of the work of well-recognized architects or builders; resources possessing high artistic or aesthetic values; and resources representing the last, best remaining examples of a type or style that was once common in a neighborhood or the City but is now increasingly rare.

Associated Property Types

- School Buildings and Campuses
- Religious Buildings and Campuses
- Club/Organization Buildings
- Civic and Infrastructure Improvements
- Designed Institutional Landscapes

Institutional resources may include school buildings and campuses; religious buildings and campuses; buildings seeing long-term use by fraternal, social, or interest-based organizations; buildings and features related to utilities (electricity, telephone, gas, municipal water, etc.); civic and infrastructure improvements of many types, including medians and streetscapes; and designed landscapes related to institutions.

Geographic Location(s)

San Marino's institutional buildings and campuses from this period are most likely to be found on or near Huntington Drive and San Gabriel Boulevard. Resources associated with utilities or infrastructure may be found across the city, including landscape medians on Huntington Drive and Sierra Madre Boulevard.

Integrity Overview

A property that is significant must also retain certain aspects of integrity in order to express its historic significance. Determining which aspects are most important to a particular property type necessitates an understanding of its significance and essential physical characteristics. The rarity of a property type should also be considered when assessing integrity. As resources associated with this theme are relatively rare, some latitude may be applied when evaluating integrity. A greater degree of alterations may not preclude a resource or group of resources from being eligible, though properties must still retain sufficient integrity to convey their significance, using the guide below.

Criteria	Significance	Integrity Considerations	Registration Requirements
A/1/1 ²¹⁵	<p>A property²¹⁶ eligible under this theme may be significant:</p> <ul style="list-style-type: none"> • For its association with patterns of institutional development in San Marino during this period; and/or • As the site of a significant historic event from this period. 	<p>A property that is significant for its historic association is eligible if it retains the essential physical features that comprised its character or appearance during the period of its association with the important event or historical pattern.²¹⁷ An institutional property from this period should retain integrity of location, design, feeling, and association, at a minimum, in order to convey the important association with the city’s development during this period. An institutional property that has lost some historic materials or details may still be eligible if it retains the majority of the features that illustrate its original style and appearance in terms of the massing, spatial relationships, proportion, and fenestration pattern. A</p>	<p>To be eligible under this theme, a resource should, at a minimum:</p> <ul style="list-style-type: none"> • Date to the period of significance (1946-1980), and • Retain the essential aspects of integrity, and • Retain enough of its essential physical features to sufficiently convey its association with the historic context.

²¹⁵ The applicable criteria are ordered here as national/state/local. See Section 3 for a full discussion of National Register, California Register, and City of San Marino eligibility criteria.

²¹⁶ For documentation purposes, institutional campuses containing multiple buildings and structures may be recorded on DPR District forms, but they are considered individual properties rather than historic districts. The classification of historic district is reserved here for geographically unified groupings of historic single-family residences.

²¹⁷ National Register Bulletin 15.

		property is not eligible if it retains some basic features conveying form and massing, but has lost the majority of features that characterized its appearance during its historical period.	
B/2/2	<ul style="list-style-type: none"> For its association with a person (or persons) significant in the history of San Marino. 	A property that is significant for its association with a significant person should retain integrity of location, design, feeling, and association, at a minimum, in order to convey its historic association with a significant individual.	<p>To be eligible under this theme, a resource should, at a minimum:</p> <ul style="list-style-type: none"> Date to the period of significance (1946-1980), and Retain the essential aspects of integrity, and Retain enough of its essential physical features to sufficiently convey its association with the historic context, and Be directly associated with the notable person's productive period – the time during which she or he attained significance.

4.8 Context: Architecture and Design, 1870-1980

San Marino's built environment represents an array of architectural types and styles that illustrate different periods in the city's development. Together, these various architectural resources provide San Marino with distinctive aesthetic qualities and help to define the community's character.

The most common architectural styles in San Marino correspond with major periods in the community's development history. Its early development from the late 19th century through the first decade of the 20th century saw relatively little construction, with scattered single-family residences in Victorian-era styles soon joined by residences designed in the Arts and Crafts idiom. A few early examples of Period Revival styles were also constructed during this pre-incorporation period. After the city's 1913 incorporation, it experienced its first period of intense development with the construction of numerous Period Revival single-family residences during the 1920s. Numerous Period Revival styles are represented, many on grand scales with high levels of articulation, often designed by notable architects. The city's first institutional and commercial buildings from this time represent a range of designs, from the Mediterranean Revival of City Hall to low-scale commercial vernacular types with some Period Revival elements.

After a lull during the worst years of the Great Depression, 1931-1934, federal programs like the FHA and an aggressive marketing campaign by local realtors led to a resurgence in local construction. Large-scale, custom-built, single-family residences in Period Revival styles were built but were few in number compared with developer-built, small-scale, single-family residences in Ranch and Minimal Traditional styles; Cape Cod Ranch, Colonial Ranch, Minimal Ranch, and Traditional Ranch were all common in the city's FHA-approved subdivisions from the late 1930s through 1941. Commercial development included more vernacular types with minimal Period Revival elements, as well as some Moderne influences. Construction ceased during World War II, then resumed during the postwar period. San Marino's postwar residential construction was similar to that seen immediately before the war: small-scale Ranch and Minimal Traditional residences in FHA subdivisions, with larger examples as infill in other existing subdivisions across the city. Geographically constrained and zoning restricted, the city was soon built out, and additions to or replacement of existing buildings became the main construction activity, though most older buildings remained intact. Commercial areas saw the most change, with construction of new vernacular and Mid-Century Modern examples, and renovation of many existing buildings with Modern elements. Modernism became the dominant idiom for new, large-scale, single-family residences, which were often designed by notable architects but were relatively few in number.

All of these development periods are well-represented in San Marino, with the architectural styles characteristic of each period showing a range in terms of size, scale, and articulation. Whether Period Revival, Ranch, or Modern, each style is represented by single-family residential examples from relatively small to enormous, with detailing from minimal to extravagant. The

city's wealth, both past and present, is reflected by the preponderance of large and well-articulated homes, and by the fact that even the Depression-era houses in San Marino are relatively spacious (averaging 1,600 square feet).

The community has an impressive number of buildings designed by notable architects, designers, and prominent local builders. These local and regional practitioners include, but are not limited to, Frank D. Hudson, G. Lawrence Stimpson, Garrett Van Pelt, George Washington Smith, Gordon Kaufmann, H. Roy Kelley, Harold Bissner, Harold Zook, Jack De Long, Miller Fong, Myron Hunt, Paul R. Williams, Reginald D. Johnson, Roland Coate, Sylvanus Martson, Theodore Pletsch, Wallace Neff, and William A. Munsell.

For each architectural style that this context identifies, a brief discussion of the style and its origins are provided, followed by a list of typical character-defining features. Character-defining features are defined as those visual aspects and physical features that, together, comprise the appearance of a historic building. They generally include “the overall shape of the building, its materials, craftsmanship, decorative details, interior spaces and features, as well as the various aspects of its site and environment.”²¹⁸ The National Park Service’s (NPS) Preservation Brief 17: Architectural Character – Identifying the Visual Aspects of Historic Buildings as an Aid to Preserving their Character provides further guidance regarding the identification of character-defining features.

Each of the styles discussed herein is not tailored to a particular property type (though some styles, such as Ranch, may largely be reflected in a single property type, and San Marino is overwhelmingly residential). Rather, they are intended to be all-encompassing and applicable to the variety of property types found throughout the city.

Theme: Victorian-Era Architecture

Victorian-era architecture became popular in the United States during the 1860s when new advances in construction (i.e. the creation of the lighter wood “balloon” framing, and wire nails) allowed for more complicated building forms. Victorian-era styles reflect these changes through their extravagant detailing and complex volumes. Victorian-era architecture was further popularized during the Centennial celebrations of 1876, becoming the dominant architectural idiom of the 20th century. Victorian-era architecture is loosely derived from medieval prototypes, typically featuring multi-colored or multi-textured walls, steeply pitched roofs, and asymmetrical façades. By the turn of the century, Victorian styles had moved out of favor, replaced with America’s first truly modern styles, Craftsman and Prairie.

²¹⁸ National Park Service, Preservation Brief 17: *Architectural Character: Identifying the Visual Aspects of Historic Buildings as an Aid to Preserving their Character*, prepared by Lee H. Nelson (Washington, D.C.: U.S. Department of the Interior, 1988), 1.

Sub-Theme: Vernacular Types



Example of vernacular Victorian-era architecture, ARG 2017.

From the 1870s to the early 1900s, a number of vernacular building styles applied much-simplified elements of more opulent Victorian styles like Queen Anne to modest one-story cottages. These dwellings were modest in size and appearance. They typically had complex rooflines dominated by either a gable or hipped primary roof, and some adopted features popular in the Arts and Crafts era as well as some basic characteristics of the Queen Anne style. Partial-width or full-width porches are very common features of vernacular Victorian-era buildings.

Character-defining features of vernacular Victorian-era architecture include:

- One or one-and-a-half stories
- Box-like shape
- Hipped or gable roof, with or without central dormer
- Wide overhanging eaves, often boxed
- Wood clapboard siding
- Partial or full-width porches
- Single-pane double-hung wood sash windows

Theme: Arts and Crafts Movement

The Arts and Crafts movement emerged in England as a reaction against the materialism brought about by the Industrial Revolution. Led by English designer William Morris, the movement focused on simplicity of form, direct response to site, informal character, and

extensive use of natural materials. At the turn of the 20th century, the Arts and Crafts movement had made its way to North America and gained popularity through the efforts of Elbert Hubbard and Gustav Stickley, as well as other designers, architects, and builders who advocated the ideals set forth by Morris. The Arroyo Seco, a valley stretching from the San Gabriel Mountains above Pasadena through northeast Los Angeles, became a major center of the Arts and Crafts movement in the United States. Charles Fletcher Lummis and George Wharton James, along with artists and architects such as William Lees Judson, Frederick Roehrig, and Sumner Hunt, contributed to the development of the Arroyo Culture, the regional manifestation of the Arts and Crafts movement in Southern California.

The Arts and Crafts movement was popularized throughout Southern California by Pasadena-based brothers Charles and Henry Greene, whose interest in Japanese wooden architecture, training in the manual arts, and knowledge of the English Arts and Crafts movement helped to develop regional Arts and Crafts styles. The styles were then applied to a range of residential property types, from modest one-story “bungalows” to grand two-and-a-half story houses.

Sub-Theme: Craftsman



Example of the Craftsman style, ARG 2015.

The Craftsman style is largely a California phenomenon that evolved out of the Arts and Crafts movement at the turn of the 20th century, a time during which Southern California was experiencing tremendous growth in population, expansion of homeownership, and new aesthetic choices. Craftsman architecture combines Swiss and Japanese elements with the artistic values of the Arts and Crafts movement. The style began to lose popularity in the 1920s with the emergence of Period Revival styles.

Character-defining features of the Craftsman style include:

- One or two stories in height
- Building forms that respond to the site
- Low-pitched gabled roofs
- Broad, overhanging eaves with exposed structural members such as rafter tails, knee braces, and king posts
- Shingled exteriors (occasionally clapboard or stucco)
- Broad front entry porches of half- or full-width, with square or battered columns
- Extensive use of natural materials for columns, chimneys, retaining walls, and landscape features
- Casement windows situated into groups
- If the Airplane variation of Craftsman, then has a “pop-up” second story
- If Japanese-influenced, then may have multi-gabled roofs or gables that peak at the apex and flare at the ends
- If Chalet-influenced, then may have simple, rectangular building forms, front-facing gabled roofs, second-story balconies, and flat balusters with decorative cutouts or decorative brackets and bargeboards

Sub-Theme: American Foursquare/Classic Box



Example of the American Foursquare/Classic Box style, ARG 2017.

The American Foursquare/Classic Box style is an early, fairly modest style of the Arts and Crafts movement. It was used widely across the United States, including in Southern California, due to its practicality and ease of construction made possible by pattern books and mail order house catalogs at the turn of the century. The style is characterized by its box-like form, two- to two-and-a-half-story height, and lack of ornate detail.

Character-defining features of the American Foursquare/Classic Box style include:

- Two stories in height
- Simple rectangular building forms
- Clapboard exteriors (occasionally shingle or stucco)
- Low-pitched hipped roofs
- Large centrally located hipped dormers
- Substantial front porches
- Double-hung sash windows

Theme: Period Revival

By the late 1910s, Period Revival architecture prevailed throughout Southern California. A range of styles associated with Europe and Colonial America inspired Period Revival architecture in the early 20th century. These styles remained a popular choice for residential design through the late 1930s and early 1940s. By World War II, Period Revival architecture had largely given way to styles such as Minimal Traditional and Mid-Century Modern, which were more pared down and embraced more contemporary materials in lieu of references to the past.

Sub-Theme: Late Gothic Revival



Example of the Late Gothic Revival style. Image courtesy historicplacesla.org.

The Gothic Revival style enjoyed various levels of favor throughout the history of American architecture from the early-1800s through the 1940s when it was replaced with the modern abstraction of the Art Deco style. The Gothic Revival style was first prolific in the early 19th century architecture of the eastern United States, as new Americans sought a continuum with continental Europe. Its forms rooted in medieval precedents, such as towers and pointed-arch windows, made the early Gothic Revival style most suitable to ecclesiastical and institutional buildings garnering a visual link with tradition.

Gothic Revival was again reborn at the 1876 World's Fair Centennial Exhibition; however, it was not common in Southern California until the region's first development boom in the early-1900s. This later iteration of the style, defined as Late Gothic Revival, was less formal, seeking to evoke a connection with colonial roots in California in a time of changing technology and tastes. Late Gothic Revival architecture is characterized by simpler massing and smoother wall designs than its flamboyant predecessors. Formerly structural features such as flying buttresses were applied with greater liberty as ornament.

Character-defining features of the Late Gothic Revival style include:

- Emphasis on verticality, with elements like towers, turrets, and spires
- Steeply pitched front or cross gable roofs with finials or pinnacles at the crest
- Overhanging eaves embellished with decorative verge boards
- Pointed-arch entrance and window surrounds
- Abundant surface decoration, such as tracery screens, flying buttresses, grotesques, quatrefoils, and bas-relief spandrel panels
- Multi-light windows including stained glass, leaded glass, rose, lancet, and clerestory
- Masonry walls of natural stone or materials that have a close resemblance, such as neutral-toned brick or scored concrete
- Polychromatic schemes that create contrast between building features

Sub-Theme: Mission Revival



Example of the Mission Revival style, ARG 2017.

The Mission Revival style, which some consider the first indigenous architectural mode developed after California became part of the United States, was made popular in the Southwest through its use in the design of hotels and stations constructed for the Santa Fe and Southern Pacific Railroad companies. Though a prevalent style for civic architecture in Southern California in the early 20th century, the style lost popularity after the 1915 Panama-California Exposition and the emerging dominance of Spanish Colonial Revival architecture.

Character-defining features of the Mission Revival style include:

- One or more stories in height
- Horizontal emphasis
- Hipped, tile-covered roofs
- Projecting eaves supported by exposed rafters
- Stucco exterior
- Espadañas, bell towers, and domes
- Rounded arches and arcades
- Impost moldings and continuous stringcourses around openings
- Verandas, patios, and courtyards
- Buttresses, especially at building corners
- General lack of ornamentation or use of Moorish-inspired decoration

Sub-Theme: Spanish Colonial Revival



Example of the Spanish Colonial Revival style, ARG 2017.

Spanish Colonial Revival architecture gained widespread popularity throughout Southern California after the 1915 Panama-California Exposition in San Diego. The exposition's buildings were designed by architect Bertram Grosvenor Goodhue, who wished to go beyond the popular Mission architectural interpretations of the state's colonial past and highlight the richness of Spanish precedents found throughout Latin America. The exposition prompted other designers to look directly to Spain for architectural inspiration. The Spanish Colonial Revival style was an attempt to create a "native" California architectural style that drew upon and romanticized the state's colonial past.

The popularity of the Spanish Colonial Revival style coincided with Southern California's population boom of the 1920s. The versatility of the style, allowing for builders and architects to construct buildings as simple or as lavish as money would permit, helped to further spread its popularity throughout the region. The style's adaptability also lent its application to a variety of building types, including single- and multi-family residences, commercial properties, and institutional buildings. Spanish Colonial Revival architecture often borrowed from other styles such as Churrigueresque, Gothic Revival, Moorish Revival, or Art Deco. The style is characterized by its complex building forms, stucco-clad wall surfaces, and clay tile roofs. The Spanish Colonial Revival style remained popular through the 1930s, with later versions simpler in form and ornamentation.

Character-defining features of Spanish Colonial Revival architecture include:

- Complex massing and asymmetrical façades
- Incorporation of patios, courtyards, loggias, or covered porches and/or balconies
- Low-pitched gable or hipped roofs with clay tile roofing
- Coved, molded, or wood-bracketed eaves
- Towers or turrets
- Stucco wall cladding
- Arched window and door openings
- Single and paired multi-paned windows (predominantly casement)
- Decorative stucco or tile vents
- Used of secondary materials, including wrought iron, wood, cast stone, terra cotta, and polychromatic tile

Sub-Theme: Mediterranean Revival



Example of the Mediterranean Revival style, ARG 2017.

Mediterranean Revival architecture became increasingly prevalent in Southern California during the 1920s, largely because of California's identification with the region as having a similar climate, and the popularity of Mediterranean-inspired resorts along the Southern California coast. Loosely based on 16th century Italian villas, the style is formal in massing, with symmetrical façades and grand accentuated entrances.

Character-defining features of the Mediterranean Revival style include:

- Two stories in height
- Rectangular plan
- Symmetrical façade
- Dominant first story, with grand entrances and larger fenestration than upper stories
- Low-pitched hipped roofs with clay tile roofing
- Boxed eaves with carved brackets
- Stucco wall cladding
- Arched entryways and window openings
- Decorative wrought iron elements
- Eclectic combination of stylistic features from several countries of the Mediterranean

Sub-Theme: Monterey Revival



Example of the Monterey Revival style, ARG 2015.

The Monterey Revival style represented a merging of two other stylistic traditions – the California colonial architecture developed by Spanish and Mexican settlers and American colonial architecture brought to the state by emigrants from the East and Midwest. The style reached its height in popularity by the late 1920s in Southern California, when Period Revival styles were widespread among residential designs.

Character-defining features of the Monterey Revival style include:

- Two stories in height
- Rectangular or L-shaped plan
- Low-pitched gable or occasionally hipped roofs, either wood-shingled or tiled, with exposed brackets and/or rafter tails
- Stucco, brick, and wood exteriors, usually in combination
- Relatively restrained, second-story porches with square or turned posts
- Multi-light windows, either casement or double-hung sash, often grouped in pairs and sometimes featuring shutters
- Paired or single flat-headed doors
- Colonial Revival window and door surrounds

Sub-Theme: Classical Revival



Example of the Classical Revival style. Image courtesy historicplacesla.org.

The Classical Revival style, which includes the variants of Neoclassical Revival, Beaux Arts, and Greek Revival, was very popular across the United States from the turn of the 20th century well into the 1920s. The resurgence of interest in Classical Revival architecture is often attributed to the City Beautiful movement as popularized at the 1893 World Columbian Exposition in Chicago. This style is characterized by symmetrical facades, columns, and pediments on buildings that are usually two stories in height.

Character-defining features of the Classical Revival style include:

- Massive symmetrical and rectilinear form
- Low pitched roof
- Decorative dentils along eaves
- Triangular pediments supported by classic columns
- Large rectangular windows, usually arranged singularly
- Decorative plaster elements
- Masonry walls
- Color schemes indicative of stone and masonry construction

Sub-Theme: Beaux-Arts



Example of the Beaux-Arts style. Image courtesy of the Los Angeles Conservancy.

The Beaux-Arts style became the dominant architectural expression in 1890s to early 1900s, between the Reconstruction and the Great Depression. The style is derived from a generation of American architects that trained in the classical canon of ancient Greek, Roman, Renaissance, and Baroque architecture at the Ecole de Beaux-Arts and returned to practice an eclectic compilation of these styles in America. Their designs were displayed at the 1893 World's Fair Columbian Exhibition and became popular across the country. The rise of Beaux-Arts paralleled a period of rapid industrialization and growth, and commercial and industrial titans gravitated toward its richly ornamented elements to display their prosperity. The Beaux-Arts style draws upon multiple classical styles and is characterized by symmetrical, proportionate façades with ornate classical decoration, such as columns, colonnades, arched openings, and elaborate molding details and ornament.

Character-defining features of the Beaux-Arts style include:

- Monumental scale
- Symmetrical façades with tripartite proportions
- Low-pitched or flat roof with a molded cornice, and sometimes rooftop sculpture
- Pediments or entablatures supported by classical columns, often paired columns or a colonnade
- Abundant surface decoration, including pilasters, reliefs, engravings, and quoins or other corner elements
- Over-scaled or “grand” entranceways, often elevated by steps

- Arched or linteled window and door openings
- Large multi-light windows
- Smooth masonry walls using high-quality materials such as limestone, marble, glazed terra cotta, or materials that have a close resemblance, such as light-colored brick

Sub-Theme: Tudor Revival



Example of the Tudor Revival style, ARG 2017.

The Tudor Revival style was loosely based on a variety of Medieval and 16th to 17th century English building traditions, ranging from thatched-roof Tudor cottages to grandiose Elizabethan and Jacobean manor houses. The first Tudor Revival houses appeared in the United States at the end of the 19th century. These houses were typically elaborate and architect-designed. Much like other Period Revival styles, Tudor Revival architecture became extremely popular during the 1920s population boom in Southern California. Masonry veneering techniques of the 1920s and '30s helped to further disseminate the style, as even modest houses could afford to mimic the brick and stone exteriors of traditional English designs.

Tudor Revival architecture is characterized by its asymmetry, steeply pitched gable roofs, decorative half-timbering, and prominent chimneys. High style examples are typically two to three stories in height and may exhibit leaded glass diamond-paned windows and slate roof

shingles. The popularity of the Tudor Revival style waned during the Great Depression as less ornate building designs prevailed. Although the style continued to be used through the 1930s, later interpretations of Tudor Revival architecture were much simpler in terms of form and design.

Storybook is a variation of Tudor Revival architecture. The architectural subset embodies many of the same characteristics of Tudor Revival (steeply pitched roofs, rolled eaves, brick/stone/stucco cladding, etc.), but is considerably more exaggerated in its design features. Much of the sub-style's character is expressed in its roof, which is typically designed to appear thatched, with uneven, undulating shingles, and often features turrets and/or towers.

Character-defining features of Tudor Revival architecture include:

- Irregular massing and asymmetrical façades
- Steeply pitched gable roofs with a prominent front-facing gable and slate, wood shingle, or composition shingle roofing
- Rolled, pointed, and/or flared eaves, sometimes with exposed rafter tails
- Prominent chimneys
- Brick, stone, and/or stucco wall cladding
- Decorative half-timbering
- Entrance vestibules with arched openings
- Multi-light casement windows that are tall, narrow, and typically arranged in groups
- If the Storybook variation, then may have exaggerated stylistic elements and roofs that appear thatched, with uneven/undulating shingles, and that feature turrets/towers

Sub-Theme: French Revival



Example of the French Revival/Chateausque style, ARG 2017.

A variety of architectural styles inspired by various periods of French architecture appeared in the United States during the 1910s. During the 1920s population boom in Southern California, the French Revival style was commonly applied to single-family residences as well as multi-family apartment buildings. Earlier examples were typically more eclectic and ornate than the refined versions that developed later. Chateausque variants commonly have pronounced corner turrets, a more vertical orientation, and additional elaborate detailing.

Character-defining features of French Revival architecture include:

- One or two stories in height
- Steeply pitched, hipped roofs
- Eaves commonly flared upward
- Towers and/or turrets
- Massive chimneys
- Stucco, stone, or brick exteriors
- Casement or double-hung sash windows
- French doors
- Range of architectural detailing including quoins, pediments, and pilasters

Sub-Theme: American Colonial Revival



Example of the American Colonial Revival style, ARG 2017.

American Colonial Revival architecture experienced a resurgence during the 1920s population boom in Southern California. The style used elements from a variety of earlier classically based architectural modes, including Neoclassical, Federal, and Georgian. Early examples of the style were typically single-family residences. By the 1930s and early 1940s, the style was also often employed in the design of multi-family residential and small-scale commercial properties.

Character-defining features of the American Colonial Revival style include:

- Typically one or two stories in height
- Simple building forms
- Symmetrical façades
- Hipped or gable roofs, typically with boxed eaves
- May display multiple roof dormers
- Clapboard or brick exteriors
- Multi-light double-hung sash windows that are often paired
- Entryways accentuated with classical detailing
- Paneled front door, sometimes with sidelights and transom or fanlight

- Details may include pediments, columns or pilasters, and fixed shutters

Sub-Theme: Exotic Revival



Example of the Exotic Revival style, ARG 2017.

Exotic Revival architecture emerged in the United States as early as the 1830s and was patterned after similar movements occurring in 19th-century Europe. The architectural idiom, which includes subsets such as Egyptian Revival and Moorish Revival, experienced a resurgence in Southern California in the 1910s and '20s, largely due to popular media, accessibility of travel, and archaeological investigation. The resurgence of the style was typically more flamboyant and expressive than in the 19th century, and more often applied to grander, large-scale civic buildings as well as new building types like movie theaters and skyscrapers. Popularity of the style waned in the 1930s, when a more minimalist, austere approach to architecture took hold during the Great Depression.

Character-defining features of the Exotic Revival style include:

- Courtyards
- Masonry or stucco cladding
- Window openings embellished with corbels, decorative crowns, or grillwork
- Geometric decorative elements
- Flat or low-pitched roofs in Egyptian examples
- Thick columns or pilasters in Egyptian examples
- Arched openings, domes, and minarets in Moorish examples

Theme: Modernism

Modernism is an umbrella term that is used to describe a mélange of architectural styles and schools of design that were introduced in the early 20th century, honed in the interwar years, and ultimately came to dominate the American architectural scene in the decades following World War II. The tenets of Modernism are diverse, but in the most general sense, the movement eschewed past traditions in favor of an architectural paradigm that was more progressive and receptive to technological advances and the modernization of society. It sought to use contemporary materials and building technologies in a manner that prioritized function over form and embraced the “authenticity” of a building’s requisite elements. Modernism, then, sharply contrasted with the Period Revival movement that dominated the American architecture scene in years past, as the latter had relied wholly on historical sources for inspiration.

Prior to World War II, Modernism was very much a fringe movement that was relegated to the sidelines as Period Revival styles and other traditional idioms prevailed. Its expression was limited to a small number of custom residences and the occasional low-scale commercial building. However, Americans’ perception of Modern architecture had undergone a dramatic shift by the end of World War II. An unprecedented demand for new, quality housing after the war prodded architects and developers to embrace archetypes that were pared down and replicable on a mass scale. As a whole, Americans also gravitated toward an aesthetic that embraced modernity and looked to the future – rather than to the past – for inspiration, an idea that was popularized by John Entenza’s Arts and Architecture magazine and its highly influential Case Study House program. Modern architecture remained popular for the entirety of the postwar era, with derivatives of the movement persisting well into the 1970s.

Sub-Theme: Moderne



Example of the Moderne style. Image courtesy Google Maps, 2016.

Moderne architecture, commonly reflected in the sub-styles of Streamline Moderne, PWA Moderne, or, in its later iterations, Late Moderne, materialized during the Great Depression when the highly stylized Art Deco mode had become perceived as excessive and overly flamboyant. The architectural idiom was relatively inexpensive to build due to its lack of ornamentation and use of less labor-intensive building materials such as concrete and plaster. Inspired by the industrial designs of the time, the Moderne style was popular throughout the country in the late 1930s and continued to be applied, primarily to commercial and institutional buildings, through the mid-1940s. Moderne architecture is characterized by its sleek, aerodynamic form and horizontal emphasis.

Character-defining features of Moderne architecture include:

- Horizontal emphasis
- Flat roofs with parapets
- Smooth, typically stucco wall surfaces
- Curved wall surfaces
- Steel fixed or casement windows, sometimes located at corners
- Horizontal moldings (speedlines)

Sub-Theme: Mid-Century Modern



Example of the Mid-Century Modern style, ARG 2017.

In Southern California, Mid-Century Modern architecture was prevalent between the mid-1940s and mid-1970s. While the style was a favorite among some of Southern California's most influential architects, its minimal ornamentation and simple open floor plans lent itself to the mass-produced housing developments of the postwar period. Mid-Century Modern architecture typically incorporated standardized and prefabricated materials that also proved well-suited to mass production. Subsets of the Mid-Century Modern style include Googie, which is a highly exaggerated, futuristic aesthetic, typically employing upswept or folded plate roofs, curvaceous, geometric volumes, and neon signage, and Mimetic, which is characterized by its application of objects or forms that resemble something other than a building. The Mid-Century Modern style and its subsets were broadly applied to a wide variety of property types ranging from residential subdivisions and commercial buildings to churches and public schools.

Character-defining features of Mid-Century Modern architecture include:

- Horizontal massing
- Exposed post-and-beam construction, typically in wood or steel
- Flat or low-pitched roofs
- Wide overhanging eaves
- Horizontal elements such as fascias that cap the front edge of the flat roofs or parapets
- Stucco wall cladding at times used in combination with other textural elements, such as brick, clapboard, or concrete block
- Aluminum windows grouped within horizontal frames
- Oversized decorative elements or decorative face-mounted light fixtures

Sub-Theme: Late Modern



Example of the Late Modern style, ARG 2017.

Late Modern is a blanket term that is used to describe an iteration of Modern architecture that came of age between the mid-1950s and 1970s. Compared to their Mid-Century Modern predecessors, which stressed simplicity and authenticity, Late Modern buildings exhibited a more sculptural quality that included bold geometric forms, uniform glass skins on concrete surfaces, and sometimes a heightened expression of structure and system. Subsets of the Late Modern style include New Formalism, which integrates classical elements and proportions, and Brutalism, which typically features exposed, raw concrete (béton brut) and an expression of structural materials and forms. Late Modern architecture was almost always applied to commercial and institutional buildings and is associated with noted architects such as Marcel Breuer, Philip Johnson, and Cesar Pelli.

Character-defining features of Late Modern architecture include:

- Bold geometric volumes
- Modular design dictated by structural framing and glazing
- Unrelieved wall surfaces of glass, metal, concrete, or tile
- Unpainted, exposed concrete surfaces
- Unapparent door and window openings incorporated into exterior cladding or treated exterior form
- Minimal ornamentation

Theme: Ranch

Ranch style architecture first appeared in Southern California in the 1930s. Inspired by the Spanish and Mexican-era haciendas of Southern California and the vernacular, wood-framed farmhouses dotting the landscape of Northern California, Texas, and the American West, the style projected an informal, casual lifestyle that proved to be immensely popular among the American public. Early iterations of the Ranch style tended to be large, sprawling custom residences that were designed by noted architects of the day. However, after World War II, Ranch style architecture was pared down and also became a preferred style for economical, mass-produced tract housing. By some estimates, nine of every ten new houses built in the years immediately after World War II embodied the Ranch style in one way or another. The style remained an immensely popular choice for residential architecture – and was occasionally adapted to commercial and institutional properties as well – until it fell out of favor in the mid-1970s.

Sub-Theme: Traditional Ranch



Example of the Traditional Ranch style, ARG 2015.

Traditional Ranch style architecture made its debut in the 1930s and is what is generally considered to be the “quintessential Ranch house.” Buildings designed in the style were awash in historical references associated with the vernacular architecture of 19th century California and the American West, and generally took on a distinctive, rusticated appearance. Examples of Traditional Ranch architecture were prominently featured in general interest publications, notably *Sunset* magazine, which perpetuated the style’s popularity and led to its widespread acceptance among the American public.

The Traditional Ranch style is almost always expressed in the form of a one-story, single-family house, although the style was occasionally adapted to commercial and institutional properties in the postwar era. It is distinguished from other iterations of the Ranch style by the application of elements associated with the working ranches of 19th century California and the American West. Features such as low-pitched roofs with wide eaves, a combination of wall cladding materials including board-and-batten siding, large picture windows, and brick and stone chimneys were commonly applied.

Subsets of the Traditional Ranch style include the American Colonial Ranch, which features elements associated with the American Colonial Revival style (symmetrical façades, cupolas, classical details); the Hacienda Ranch, which loosely resembles the haciendas of late 19th century California, incorporating clay tile roofing and textured stucco exteriors; Cape Cod Ranch, which typically features a steeply pitched roof, a diversion from the traditional low-slung roofs

of other Ranch variations; and Minimal Ranch, which is a pared down version of the Traditional Ranch, featuring simple floor plans and restrained ornamentation.

Character-defining features of Traditional Ranch style architecture include:

- One-story configuration (two-story Ranch houses are rare)
- Asymmetrical composition with one or more projecting wings
- Horizontal massing
- Low-pitched gable or hipped roof, originally clad with wood shakes
- Wide eaves and exposed rafter tails
- Brick or stone chimneys
- Combination of wall cladding materials
- One or more picture windows
- Multi-light wood windows, often with diamond panes
- Decorative wood shutters
- Dutch and/or French doors
- Attached garage, often appended to the main house via a breezeway

Sub-Theme: Contemporary Ranch



Example of the Contemporary Ranch style, ARG 2015.

Contemporary Ranch architecture emerged after World War II. Buildings designed in the style took on the basic form, configuration, and massing of the Traditional Ranch house, but instead of historically inspired treatments and details they incorporated the clean lines and abstract geometries associated with Modernism. The Contemporary Ranch style offered an alternative to the Traditional Ranch house and was applied to scores of residential buildings constructed between the mid-1940s and 1970s.

Like the Traditional Ranch houses from which it is derived, the Contemporary Ranch style is almost always expressed in the form of a one-story, single-family house. In lieu of the historicist references and rusticated features that are associated with the Traditional Ranch style, Contemporary Ranch houses exhibit abstract geometries and contemporary details that are most often seen in Mid-Century Modern architecture. Post-and-beam construction was common; carports often took the place of garages; exterior walls tended to be clad in a more simplistic palette composed of stucco and wood; roofs were of a lower pitch and were often more expressive or flamboyant in form; and ornament tended to be more abstract in character and was applied more judiciously. Oriental and Polynesian-inspired motifs were often incorporated into the design of Contemporary Ranch houses.

Character-defining features of Contemporary Ranch style architecture include:

- One-story configuration (two-story Ranch houses are rare)
- Asymmetrical composition with one or more projecting wings
- Horizontal massing and abstract form
- Post-and-beam construction
- Low-pitched gable or hipped roof, sometimes with expressionist qualities
- Combination of wall cladding materials, generally including stucco and wood siding
- Windows and doors are generally treated as void elements
- Abstract ornamental details
- Incorporation of Oriental and Polynesian motifs is common
- Carports are common and often take the place of an attached garage

Theme: Minimal Traditional



Example of the Minimal Traditional style, ARG 2016.

Minimal Traditional style is a simple residential style historically designed to meet the demand for quick and affordable housing. It first evolved in the 1930s during the Great Depression and continued with increasing vigor in the post-World War II period. The appeal of the style was maximized in the postwar era, as it fit the mold for houses seeking Federal Housing Administration financing. As outlined in the FHA's bulletin, *Principles for Planning Small Houses*, as well as in pattern books, the Minimal Traditional style is characterized by its modest size and simplicity in massing and decorative details. Approved embellishments included porches, bay windows, platform steps, and paneled front doors.

Character-defining features of the Minimal Traditional style include:

- Small, typically one-story height
- Simple massing
- Low-pitched, hipped, side-gable, or gable-and-wing roof
- Double-hung windows
- Minimal ornamentation and architectural features, but relating to Tudor, Colonial Revival, or Ranch styles where applied

Evaluation Guidelines: Architecture and Design, 1870-1980

Buildings evaluated under this context and its various subthemes are significant as excellent examples of their architectural styles, types, period, or method of construction; and/or for representing the work of a significant architect or builder; and/or for possessing high artistic or aesthetic values; and/or for representing the last, best remaining example of a type or style that was once common in a neighborhood or the City but is now increasingly rare. Some designed landscapes may also be significant under this context as exceptional examples of landscape architecture. Although nearly all of San Marino's resources are single-family residences, this context applies to a wide variety of property types.

Associated Property Types

Residential resources (including various subtypes)

Commercial resources (including various subtypes)

Institutional resources (including various subtypes)

Historic Districts (residential)

Significant interpretations of architectural styles can be applied to nearly any property type. In San Marino, examples include single-family residences; commercial buildings like banks, office buildings, restaurants, and retail buildings; institutional properties like government buildings, clubhouses, schools, and churches; and designed landscapes (residential and institutional). Concentrations of buildings that collectively convey a significant representation of architectural style(s) or type(s) may be identified as historic districts.

Geographic Location(s)

Individual resources and historic districts associated with the Architecture and Design context/themes are scattered throughout the city. Commercial and institutional properties are most common along Huntington Drive, the city's primary commercial corridor.

Integrity Overview

An individual property that is significant must also retain certain aspects of integrity in order to express its historic significance. Determining which aspects are most important to a particular property type necessitates an understanding of its significance and essential physical characteristics. The rarity of a property type and of an architectural style should also be considered when assessing integrity. In general, properties being evaluated for their architectural significance are held to a higher integrity threshold than those being evaluated under other contexts. The following is a guide.

Criteria	Significance	Integrity Considerations	Registration Requirements
C/3/3 ²¹⁹	<p>An individual property eligible under this theme may be significant:</p> <ul style="list-style-type: none"> • As an excellent embodiment of an architectural style, type, period, or method of construction; and/or • As the notable work of a master architect or builder; and/or • For possessing high artistic or aesthetic values; and/or • As one of the last, best remaining examples of a type or style in a neighborhood or the City that is increasingly rare. 	<p>An individual property significant for its architecture is eligible if it retains most of the physical features that constitute its style or technique.²²⁰ It should retain integrity of design, materials, workmanship, and feeling, at a minimum, in order to be eligible for its architectural merit. A property that has lost a few historic materials or details may still be eligible if it retains the majority of the features that illustrate its original style and appearance in terms of the massing, spatial relationships, proportion, pattern of windows and doors, texture of materials, and ornamentation. A property is not eligible if it retains some basic features conveying form and massing but has lost the majority of features that originally characterized its style or type.</p> <p>Given the City’s vast stock of intact historic architecture, properties that may be significant for their embodiment of an architectural style should be held to a higher integrity standard than those that may be significant as the last, best remaining example of a style or type.</p>	<p>To be eligible under this theme, a resource should, at a minimum:</p> <ul style="list-style-type: none"> • Represent an excellent or influential example of an architectural style(s) or type, and/or • Be associated with a significant architect or designer, and • Retain the essential character-defining features of the style or type, and • Retain the essential aspects of integrity.

²¹⁹ The applicable criteria are ordered here as national/state/local. See Section 3 for a full discussion of National Register, California Register, and City of San Marino eligibility criteria.

²²⁰ National Park Service, National Register Bulletin 15: *How to Apply the National Register Criterion for Evaluation* (Washington, D.C.: U.S. Department of the Interior, 1990).

<p>C/3/3</p>	<p>A historic district eligible under this theme may be significant:</p> <ul style="list-style-type: none"> • For embodying the distinctive characteristics of one or more architectural styles or types; and/or • As the notable work of one or more architects or master builders; and/or • For possessing high artistic or aesthetic values. 	<p>In order for a historic district to be eligible for designation, the majority of the components within the district boundary must possess integrity, as must the district as a whole. Integrity of design, setting, materials, workmanship, and feeling must be strongly present in the district overall, and it should convey a strong sense of time and place.</p> <p>A contributing building must retain integrity of design, setting, materials, and workmanship to adequately convey the significance of the historic district. In general, minor or reversible alterations or in-kind replacement of original features and finishes are acceptable within historic districts. Significant alterations that change the massing, form, roofline, or fenestration patterns of an individual building, alter the original design intent, or that are not reversible may result in non-contributing status for an individual building. In order for a historic district to retain integrity, the majority (60% or more) of its component parts should contribute to its historic significance.</p>	<p>To be eligible under this theme, a historic district should, at a minimum:</p> <ul style="list-style-type: none"> • Represent an excellent or influential concentration of an architectural style(s), and/or • Be associated with a significant architect or designer, and • Retain the majority (60% or more) of the contributors reflecting the architectural style(s), and • Retain the essential aspects of integrity.
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