

LOS ANGELES COUNTY DEPARTMENT OF REGIONAL PLANNING

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Administrative Deputy,
Administration

July 25, 2023

The Honorable Board of Supervisors
County of Los Angeles
383 Kenneth Hahn Hall of Administration
500 West Temple Street
Los Angeles, California 90012

Dear Supervisors:

ADOPTED

BOARD OF SUPERVISORS
COUNTY OF LOS ANGELES

36 July 25, 2023



CELIA ZAVALA
EXECUTIVE OFFICER

**PEARSON HOUSE COUNTY LANDMARK DESIGNATION
PROJECT NO. PRJ2023-000484/ CASE NO. RPPL2023000686
PROJECT LOCATION: 931 NEW YORK DRIVE, ALTADENA, CA 91001
(FIFTH SUPERVISORIAL DISTRICT) (3-VOTES)**

SUBJECT

This action is to designate the Pearson House, located at 931 New York Drive in the unincorporated community of Altadena, as a Los Angeles County (County) Landmark.

IT IS RECOMMENDED THAT THE BOARD:

1. Find that the project is exempt from the provisions of the California Environmental Quality Act (CEQA), pursuant to Section 15331 of the State CEQA Guidelines (Historical Resource Restoration/Rehabilitation – Class 31); and
2. Adopt a resolution to designate the property as a County Landmark.

PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION

The purpose of this action is to designate the Pearson House, a two-story single-family residence constructed in 1907, as a County Landmark. Designation will essentially preserve the landmark in perpetuity.

Pursuant to County Code Section 22.124.070.A.3, the subject property is eligible for designation as a County Landmark because it embodies the distinctive characteristics of an architectural style. Specifically, it is an excellent example of a Craftsman-style residential building that has retained its historical integrity.

Examples of the Craftsman architectural style in Los Angeles County were constructed from 1905 to 1930 and are distinguished by wood shingle siding; wide overhanging eaves; casement, fixed-pane, and sash windows; low-pitched, cross-gabled roof with exposed rafters; a prominent partial-width porch with detailed supports and triangular knee braces; and use of stone detailing. The style was born from the Arts and Crafts movement, which originated in England in the late 19th century as a counter to the mass production and materialism of the Industrial Revolution. Arts and Crafts ideals emphasize the use of natural materials, quality of craftsmanship, simplicity of form, and attention to detail.

Implementation of Strategic Plan Goals

This action supports the County's Strategic Plan Goal No. 2 (Foster Vibrant and Resilient Communities). Designating the subject property will preserve the unincorporated communities' architectural and cultural heritage, thereby fostering community vibrancy.

FISCAL IMPACT/FINANCING

This action will have no fiscal impact on the County and requires no special financing.

FACTS AND PROVISIONS/LEGAL REQUIREMENTS

Historical Landmarks and Records Commission Recommendation

Pursuant to County Code Section 22.124.090.B, at a duly noticed public hearing held on April 28, 2023, the Historical Landmarks and Records Commission (Landmarks Commission) unanimously (4-0, 1 absent) adopted a resolution recommending that the Board find the project categorically exempt from the provisions of CEQA and adopt a resolution designating the Pearson House as a Los Angeles County Landmark.

Board Public Hearing Requirement

Pursuant to County Code Section 22.124.090, the property owner is also the applicant, thereby consents to designation, and a public hearing before the Board is not required.

Board Consideration

Pursuant to County Code Section 22.124.090.C, following the filing by the Landmarks Commission of an adopted resolution, the Board is required to adopt a resolution approving the landmark designation, in whole or in part and with or without modifications; or disapproving the landmark designation and deny the nomination application if the Board determines that the criteria applicable to the designation have not been met.

Designation Effective Date

Pursuant to County Code Section 22.124.090.D, a landmark designation shall be effective as of the date a resolution approving the designation is adopted by the Board.

Procedures Upon Approval

Pursuant to County Code Section 22.124.090.E, upon the effective date of a landmark designation,

the Landmarks Commission shall promptly enter the property into the County Register as a "Los Angeles County Landmark," and shall specify the effective date of the landmark designation.

Pursuant to County Code Section 22.124.090.F, the Director of the Department of Regional Planning shall cause a document titled "Notice of Landmark Designation" to be promptly recorded with the Registrar-Recorder/County Clerk upon the effective date of a landmark designation.

ENVIRONMENTAL DOCUMENTATION

Pursuant to Section 15331 (Historical Resource Restoration/Rehabilitation–Class 31) of CEQA, designation of the property as a County Landmark is categorically exempt from the provisions of CEQA because doing so will preserve historical resources in a manner consistent with the Secretary of the Interior’s Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings (1995).

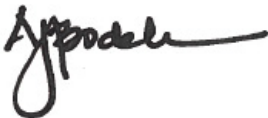
IMPACT ON CURRENT SERVICES (OR PROJECTS)

The proposed action will not impact current County services or projects.

CONCLUSION

For further information, please contact Katrina Castañeda of the Ordinance Studies Section at (213) 893-7032 or kcastaneda@planning.lacounty.gov.

Respectfully submitted,



Amy J. Bodek, AICP

Director

AJB:CC:BD:KC:ar

Enclosures

- c: Executive Office, Board of Supervisors
- Chief Executive Office
- County Counsel
- Historical Landmarks and Records Commission

**RESOLUTION
COUNTY OF LOS ANGELES
BOARD OF SUPERVISORS
PEARSON HOUSE COUNTY LANDMARK DESIGNATION
PROJECT NO. PRJ2023-000484
CASE NO. RPPL2023000686**

WHEREAS, on July 25, 2023, the Los Angeles County ("County") Board of Supervisors ("Board") designated the Pearson House, located at 931 New York Drive in the unincorporated community of Altadena in the Fifth Supervisorial District, a County Landmark pursuant to Part 28 of Chapter 22.124 of the Los Angeles County Code ("County Code"); and

WHEREAS, the Board finds:

1. On January 29, 2023, the property owner, Alanna Quan, filed a landmark nomination application for the subject property.
2. The boundaries of the proposed landmark follow the parcel boundaries of Assessor's Parcel Number: 5845-016-005.
3. The subject property is 14,035 SF in size and is developed with the following structures totaling approximately 2,854 SF:

Building/Structure	Area (Sq. Ft.)	Year Built
Residence (Primary Building)	2,627	1907
Detached Garage	227	1907

4. The proposed landmark name, Pearson House, honors the original property owner and local journalist Alvick Pearson. In 1907, Mr. And Mrs. Pearson hired Bragdon & Sullivan, who are not presently regarded as master builders, to construct the residence.
5. The National Park Service defines period of significance as "the span of time during which significant events and activities occurred" associated with the historic site. The period of significance of the subject property is 1907, the year of construction of the residence, to 1928, the year of the earliest evidence of the avocado tree on the property.
6. Pursuant to County Code Section 22.124.070.A, the landmark is a structure that is more than 50 years old, satisfies one or more significance criteria, and therefore may be designated as a County Landmark.

7. Pursuant to County Code Section 22.124.070.A.3, the subject property is eligible for designation as a County Landmark because it embodies the distinctive characteristics of an architectural style. Specifically, it is an excellent example of a Craftsman-style residential building.
8. Examples of the Craftsman architectural style in the County were constructed from 1905 to 1930 and are distinguished by wood shingle siding; wide overhanging eaves; casement, fixed-pane, and sash windows; low-pitched, cross-gabled roof with exposed rafters; a prominent partial-width porch with detailed supports and triangular knee braces; and use of stone detailing. The style was born from the Arts and Crafts movement, which originated in England in the late 19th century as a counter to the mass production and materialism of the Industrial Revolution. Arts and Crafts ideals emphasize the use of natural materials, quality of craftsmanship, simplicity of form, and attention to detail.
9. Historic integrity is commonly defined as the ability of a site to convey its historical significance and is the composite of seven qualities: location, design, setting, materials, workmanship, feeling, and association. Minor alterations to the subject property include the conversion of a side entry to a pair of wood sash windows, alterations to the detached garage (non-original siding, garage door, and pedestrian door), installation of solar panels, and the front yard fence and gate. The solar panels, fence, and gate are reversible elements and do not detract from the overall integrity of the Pearson House, and the other alterations are not visible from the public right-of-way. The property, therefore, retains good integrity of design, materials, workmanship, feeling, and association. Because the buildings are in the original location and because much of the surrounding development of its era remains, the property retains good integrity of location and setting.
10. Pursuant to County Code Section 22.124.090.A, the property owner is the applicant, and thereby consents to designation.
11. Pursuant to County Code Section 22.124.090.C.2, a public hearing before the Board is not required if the property owner consents to designation.
12. On April 28, 2023, the Historical Landmarks and Records Commission unanimously (4-0, 1 absent) adopted a resolution to recommend that the Board find the project categorically exempt from the California Environmental Quality Act (CEQA) and designate the Pearson House as a County Landmark.

NOW, THEREFORE, THE BOARD OF SUPERVISORS OF THE COUNTY OF LOS ANGELES DOES HEREBY RESOLVE, DETERMINE AND ORDER AS FOLLOWS:

1. Find the project categorically exempt from the California Environmental Quality Act, pursuant to Section 15331 of the State CEQA Guidelines (Historical Resource Restoration/Rehabilitation – Class 31);
2. The Pearson House, located at 931 New York Drive in the unincorporated community of Altadena, is hereby designated as a Los Angeles County Historic Landmark;
3. Pursuant to County Code Section 22.14.080, character-defining features are “the materials, forms, location, spatial configurations, uses, and cultural associations or meanings that contribute to the historic character of a historic resource that must be retained to preserve that character.” The property’s character-defining features are:
 - a. Site: Avocado tree (front yard)
 - b. Primary Building
 - i. Building footprint;
 - ii. Scale and massing;
 - iii. Orientation and location on parcel;
 - iv. 1½ stories on the primary (southern) elevation;
 - v. 2 stories on the building’s northern volume;
 - vi. Cross-gabled roof;
 - vii. Stone foundation with stucco patching;
 - viii. Shingle siding;
 - ix. Multi-light-over-one casement wood windows with screens;
 - x. Multi-light transom over fixed pane wood windows with screens;
 - xi. One-over-one wood sash windows;
 - xii. One-over-one wood casement windows with screens;
 - xiii. Cast concrete and arroyo stone entry porch;
 - xiv. Wood primary entry door and hardware;

- xv. Wood-framed exterior pedestrian doors;
- xvi. Brick chimney;
- xvii. Cast concrete and arroyo stone side porch; and
- xviii. Cast concrete rear patio area.


c. Detached Garage

- i. Structural footprint;
- ii. Front (south)-facing gable;
- iii. Exposed rafter tails;
- iv. Rear (northern) gable detail; and
- v. Rear (northern) multi-lite windows;

4. Pursuant to County Code Section 22.124.190.A, the effective date of this designation is July 25, 2023 and the decision of the Board is final.



CELIA ZAVALA
Executive Officer-Clerk of the Board of
Supervisors of the County of Los Angeles

By 
Deputy

APPROVED AS TO FORM:
DAWYN R. HARRISON
County Counsel

By 
Senior Deputy County Counsel
Property Division

**RESOLUTION
HISTORICAL LANDMARKS AND RECORDS COMMISSION
PEARSON HOUSE COUNTY LANDMARK DESIGNATION
PROJECT NO. PRJ2023-000484
CASE NO. RPPL2023000686**

WHEREAS, on April 28, 2023, the Los Angeles County ("County") Historical Landmarks and Records Commission ("Landmarks Commission") considered a recommendation that the Board of Supervisors designate the Pearson House, located at 931 New York Drive in the unincorporated community of Altadena in the Fifth Supervisorial District, a County Landmark pursuant to Part 28 of Chapter 22.124 of the Los Angeles County Code ("County Code"); and

WHEREAS, the Landmarks Commission finds:

1. On January 29, 2023, the property owner, Alanna Quan, filed a landmark nomination application for the subject property.
2. County of Los Angeles Department of Regional Planning staff conducted a site inspection with consulting architectural historian Sapphos Environmental. Sapphos Environmental subsequently submitted a memo evaluating the property's eligibility for County Landmark designation.
3. The boundaries of the proposed landmark follow parcel lines of Assessor's Parcel Number: 5845-016-005.
4. The subject property is 14,035 SF in size and is developed with the following structures totaling approximately 2,854 SF:

Building/Structure	Area (Sq. Ft.)¹	Year Built
Residence (Primary Building)	2,627	1907
Detached Garage	227	1907

5. The proposed landmark name, Pearson House, honors the original property owner and local journalist Alvick Pearson. In 1907, Mr. And Mrs. Pearson hired Bragdon & Sullivan, who are not presently regarded as master builders, to construct the residence.
6. The National Park Service defines period of significance as "the span of time during which significant events and activities occurred" associated with the historic site. The period of significance of the subject property is 1907, the year of

¹ Square footages were derived from GIS-NET (Planning & Zoning Information for Unincorporated L.A. County). Available at: <https://rpags.hosted.lac.com/Html5Viewer/index.html?viewer=GISNET.GIS-NET>

construction of the residence, to 1928, the year of the earliest evidence of the avocado tree on the property.

7. Pursuant to County Code Section 22.124.070.A, the landmark is a structure that is more than 50 years old, satisfies one or more significance criteria, and therefore may be designated as a County Landmark.
8. Pursuant to County Code Section 22.124.070.A.3, the subject property is eligible for designation as a County Landmark because it embodies the distinctive characteristics of an architectural style. Specifically, it is an excellent example of a Craftsman-style residential building.
9. Examples of the Craftsman architectural style in the County were constructed from 1905 to 1930 and are distinguished by wood shingle siding; wide overhanging eaves; casement, fixed-pane, and sash windows; low-pitched, cross-gabled roof with exposed rafters; a prominent partial-width porch with detailed supports and triangular knee braces; and use of stone detailing. The style was born from the Arts and Crafts movement, which originated in England in the late 19th century as a counter to the mass production and materialism of the Industrial Revolution. Arts and Crafts ideals emphasize the use of natural materials, quality of craftsmanship, simplicity of form, and attention to detail. In Southern California, architects and builders expressed these ideals in their designs, with a high form of the style found in the work of Pasadena brothers Charles and Henry Greene. A rich diversity of Craftsman architecture is present in Pasadena and neighboring Altadena, where much of the residential development occurred during the style's period of significance.
10. Historic integrity is commonly defined as the ability of a site to convey its historical significance and is the composite of seven qualities: location, design, setting, materials, workmanship, feeling, and association. Minor alterations to the subject property include the conversion of a side entry to a pair of wood sash windows, alterations to the detached garage (non-original siding, garage door, and pedestrian door), installation of solar panels, and the front yard fence and gate. The solar panels, fence, and gate are reversible elements and do not detract from the overall integrity of the Pearson House, and the other alterations are not visible from the public right-of-way. The property, therefore, retains good integrity of design, materials, workmanship, feeling, and association. Because the property stands in the same location as it did during the period of significance and because much of the surrounding development of its era remains, the property retains good integrity of location and setting.

11. Pursuant to County Code Section 22.14.080, character-defining features are “the materials, forms, location, spatial configurations, uses, and cultural associations or meanings that contribute to the historic character of a historic resource that must be retained to preserve that character.” The proposed landmark’s character-defining features are:

a. Site:

- i. Avocado tree (front yard)

b. Primary building:

- i. Building footprint;
- ii. Scale and massing;
- iii. Orientation and location on parcel;
- iv. 1½ stories on the primary (southern) elevation;
- v. 2 stories on the building’s northern volume;
- vi. Cross-gabled roof;
- vii. Stone foundation with stucco patching;
- viii. Shingle siding;
- ix. Multi-light-over-one casement wood windows with screens;
- x. Multi-light transom over fixed pane wood windows with screens;
- xi. One-over-one wood sash windows;
- xii. One-over-one wood casement windows with screens;
- xiii. Cast concrete and arroyo stone entry porch;
- xiv. Wood primary entry door and hardware;
- xv. Wood-framed exterior pedestrian doors;
- xvi. Brick chimney;
- xvii. Cast concrete and arroyo stone side porch; and
- xviii. Cast concrete rear patio area.

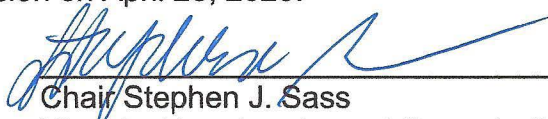
- c. Detached Garage:
 - i. Structural footprint;
 - ii. Front (south)-facing gable;
 - iii. Exposed rafter tails;
 - iv. Rear (northern) gable detail; and
 - v. Rear (northern) multi-lite windows.

12. Pursuant to County Code Section 22.124.090.A, the property owner is the applicant, and thereby consents to designation.
13. Pursuant to County Code Section 22.222.120.B.2, properties within a 1,000-foot-radius buffer and the subject property owner were notified of the public hearing. Pursuant to Section 22.222.170, a sign was displayed on the property indicating the scheduling of a public hearing. One comment letter from Altadena Heritage was filed in support of the designation.
14. The Department of Regional Planning presented the staff report for this case before the Landmarks Commission in a public hearing. The property owner, Ms. Quan, testified in support of the designation. The Commission inquired about the existing solar panels and the potential for an Accessory Dwelling Unit (ADU) to impact the property's historical integrity. Carrie Chasteen of Sapphos Environmental and Dean Edwards, Senior Regional Planner, noted that State law restricts regulations of both solar energy systems and ADUs.

NOW, THEREFORE, BE IT RESOLVED THAT the Landmarks Commission recommends that the Board of Supervisors of the County of Los Angeles:

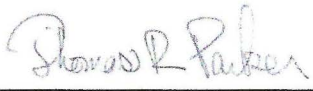
1. Find the project categorically exempt from the California Environmental Quality Act, pursuant to Section 15331 of the State CEQA Guidelines (Historical Resource Restoration/Rehabilitation – Class 31); and
2. Adopt a resolution designating the Pearson House, located at 931 New York Drive in the unincorporated community of Altadena, as a County Landmark.

I hereby certify that the foregoing Resolution was adopted by a majority of the voting members of the Landmarks Commission on April 28, 2023.



Chair, Stephen J. Sass
Historical Landmarks and Records Commission
County of Los Angeles

APPROVED AS TO FORM:
DAWYN R. HARRISON
County Counsel

By 

Senior Deputy County Counsel
Property Division

VOTES

Yes: Commissioners: Carol A. Kearns, Sharon Sand,
Vice Chair Yolanda Duarte-White, and Chair Stephen J. Sass

No: None

Abstain: None

Absent: Commissioner Benjamin J. Kahle



April 13, 2023
Job Number: 1005-009 TO14
931 New York Drive, Altadena, CA 91001

MEMORANDUM FOR THE RECORD

2.6 1005-09 TO14.M1

TO: County of Los Angeles Department of Regional Planning
(Mr. Dean Edwards and Ms. Katrina Castaneda)

FROM: Sapphos Environmental, Inc.
(Ms. Carrie Chasteen)

SUBJECT: Landmark Application Review for 931 New York Drive,
Altadena, California, 91001

EXECUTIVE SUMMARY

This Memorandum for the Record (MFR) records the Landmark Application review for the subject property at 931 New York Drive in Altadena, California. The Landmark Application was reviewed, and a site visit was conducted on February 9, 2023, to inform the analysis in this MFR. The property under consideration retains integrity and is an excellent example of a Craftsman-style residential building. The subject property therefore meets eligibility Criterion A.3 and is eligible for Landmark designation. The period of significance is 1907, the year the primary building located on the subject property was constructed to 1928, the earliest documented date for the avocado tree.

Corporate Office:
430 North Halstead Street
Pasadena, CA 91107
TEL 626.683.3547
FAX 626.628.1745

Billing Address:
P.O. Box 655
Sierra Madre, CA 91025

Web site:
www.sapphosenvironmental.com

INTRODUCTION

This Memorandum for the Record (MFR) records the Landmark review for the subject property at 931 New York Drive in Altadena, California.

BRIEF GENERAL HISTORY

The primary residence was built in 1907 according to the Los Angeles County Assessor online portal.¹ The original building permit was not available and the original architect, if any, is unknown. According to an article in the *Pasadena Daily News*, the building was constructed by Bragdon and Sullivan, builders in the Altadena area.² Alvick A. Pearson was an author and journalist. Garry E. Bragdon and Stephen W. Sullivan were builders but are not noted as master builders. The building is relatively unaltered with the exception of kitchen and bathroom renovations, and conversion of an entryway to a pair of wood sash windows. As shown in the Sanborn Fire Insurance map, last updated in 1951, there were two garages in the rear of the property (Figure 1, 931 New York Drive). The northernmost garage was demolished at an unknown date and the central garage, although altered, is extant. Landscaping includes a mature avocado tree, several mature camelias, oaks, and citrus (Figure 2, *Location Map*).

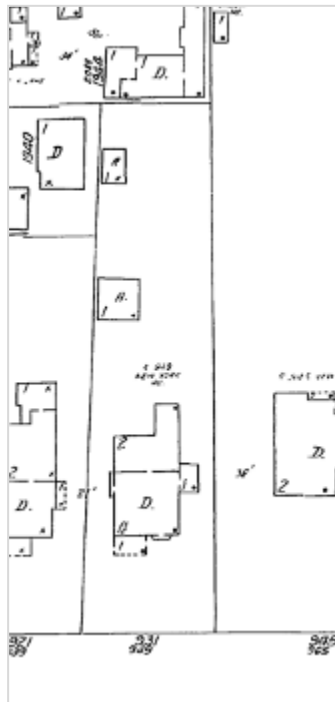


Figure 1. 931 New York Drive

SOURCE: *Sanborn Fire Insurance Map, Pasadena, 1930 – October 1951, Volume 4, Page 825*

¹ Los Angeles County Assessor Portal. Available at: <https://portal.assessor.lacounty.gov/>

² "New Bungalow is Completed: Artistic Structure for A.A. Pearson is Finished on New York Avenue." 12 October 1907. *Pasadena Daily News* (Pasadena, CA), p.5.

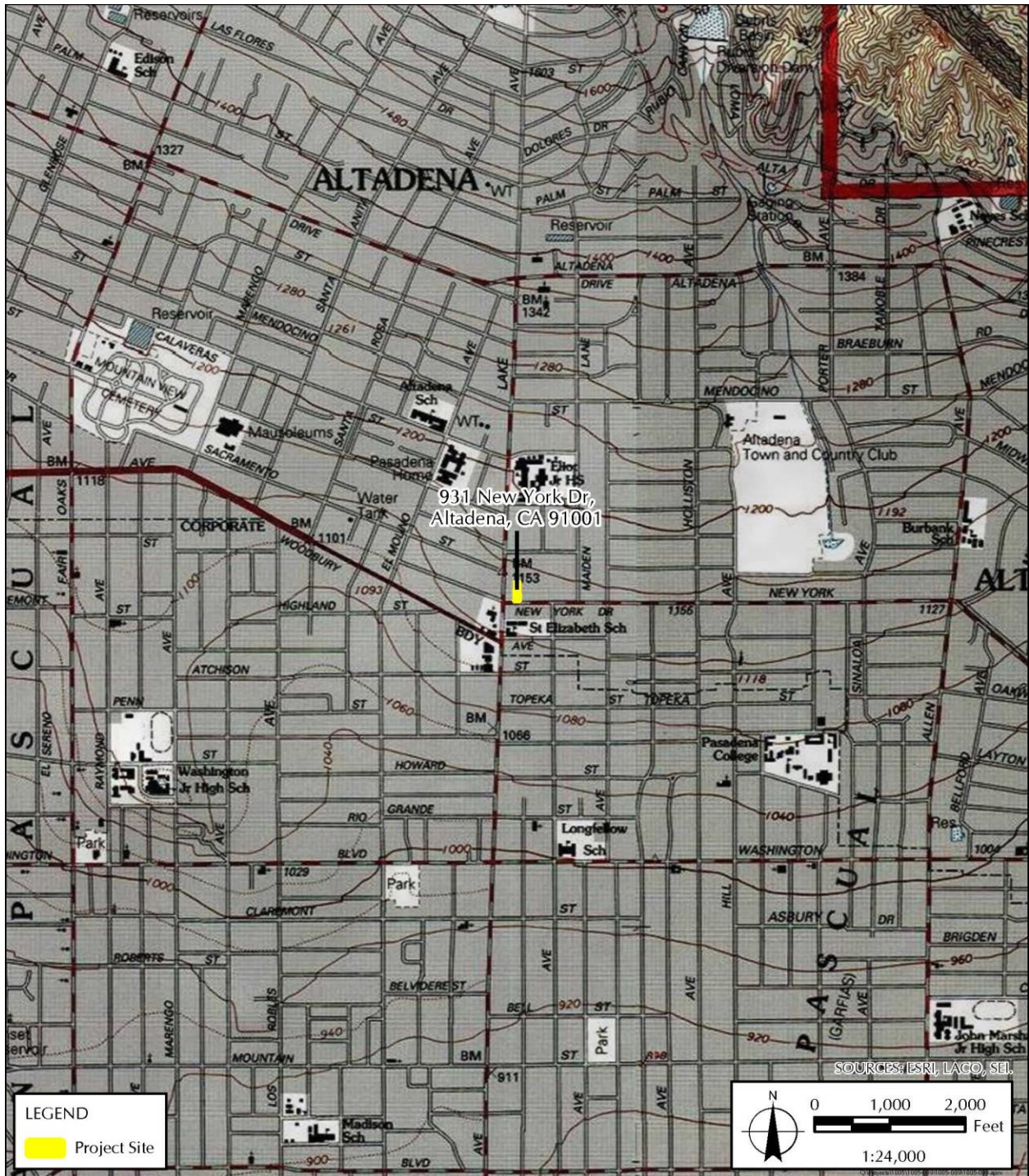


Figure 2. Location Map
 SOURCE: Sapphos Environmental, Inc., 2023

CRAFTSMAN ARCHITECTURAL STYLE

The Craftsman style of architecture was popular from 1905 to 1930. Noted examples in the area include Greene and Greene's Gamble House in Pasadena and the property located at the corner of Mar Vista Avenue and Woodbury Road in the Altadena community of Historic Highlands. Typical character-defining features include:

- Low-pitched gabled roof with exposed roof rafters
- Wide eaves
- Decorative beams or braces in the gables
- Full- or partial-width entry porches
- Tapered (battered) columns
- Casement, one-over-one, or fixed wood windows
- Shake or shingle cladding
- Horizontal clapboard siding
- Stone veneer³

ELIGIBILITY ANALYSIS

The subject property meets the requirements for designation as a Landmark pursuant to Criterion A.3, embodies the distinctive characteristics of a type, architectural style, period, or method of construction, or represents the work of an architect, designer, engineer, or building whose work is of significance to the nation, State, County, or community, or possesses artistic values of significance to the nation, State, County, or community. The primary residence on the subject property is an excellent example of a Craftsman building and features many of the character-defining features of the style of architecture, including expansive porches, use of stone detailing, wood shingles, wide eaves, and wood casement, fixed-pane, and sash windows (Figures 3–7). The landscaping includes a mature avocado tree and several mature camelias.



Figure 3. View of the Primary Façade
(note the multi-light over one fixed and sash windows)
SOURCE: *Sapphos Environmental, Inc., 2023*

³ McAlester, Virginia Savage. 2017. *A Field Guide to American Houses*. New York, NY: Alfred A. Knopf:



Figure 4. Detail of Entry Porch, Primary Façade
(cast concrete steps accented with arroyo stone and cast concrete porch deck)
SOURCE: *Sapphos Environmental, Inc., 2023*



Figure 5. Detail of Canted Façade, Primary Façade
SOURCE: *Sapphos Environmental, Inc., 2023*



Figure 6. View of Eastern Façade
(some arroyo stone evident in foundation and porch base)
SOURCE: *Sapphos Environmental, Inc., 2023*



**Figure 7. Detail of Eastern Side Porch
(cast concrete sill below windows)**
SOURCE: *Sapphos Environmental, Inc., 2023*

The rear half of the eastern façade is difficult to photograph due to fencing and vegetation. This façade features shingle siding, nine-over-one wood sash windows and cross gables (Figures 8–12). A partial-height enclosure was added at an unknown date, and the enclosure has been converted to a dog house.



Figure 8. Eastern Façade (rear)
SOURCE: *Sapphos Environmental, Inc., 2023*



Figure 9. Eastern Half of the Rear Façade
SOURCE: *Sapphos Environmental, Inc., 2023*



Figure 10. Western Half of the Rear Façade
SOURCE: *Sapphos Environmental, Inc., 2023*



Figure 11. Western Façade
SOURCE: Sapphos Environmental, Inc., 2023



Figure 12. Extant Garage
SOURCE: Sapphos Environmental, Inc., 2023

A wood with metal fence with solid wood doors encloses the front yard. The fence and gates are of recent construction and are not character-defining features of the subject property. The side and rear yards are enclosed by masonry walls and are shared with neighboring properties.

INTEGRITY ANALYSIS

The primary building is relatively unaltered and retains integrity of *design, materials, workmanship, feeling, and association*. The only apparent alteration is conversion of an entry to a pair of wood sash windows at the side porch as evidenced by the remaining cast concrete threshold. Based upon the use of quarter-sawn oak in the canted bay and the built in cabinetry, these features appear original to the building. The window screens, windows, and primary entrance door with hardware appear original to the building. The wood with metal fence and solid wood gates are an alteration; however, they are reversible and therefore do not detract from the subject property's integrity. The kitchen and bathrooms have been remodeled. Some infill development has occurred in the general vicinity of

the subject property; however, the majority of the neighboring buildings were generally constructed in the same time frame in period-appropriate styles of architecture. Therefore, the subject property retains integrity of *setting*. The subject property has not been moved and retains integrity of location.

The northernmost garage was demolished at an unknown date and does not retain any aspect of integrity. The middle, or extant, garage has been altered with new siding, a modern roll-up door, and the addition of a pedestrian entrance. However, the garage retains its gables (north and south), exposed rafter tails, and a multi-lite window in the northern gable. Therefore, the detached garage is a character-defining feature of the subject property.

Period of Significance

The period of significance is 1907, the year the primary building located on the subject property was constructed, to 1928, the earliest documented date for the avocado tree.

Character-Defining Features

The exterior character-defining features are described and rated in Table 1, *Exterior Character-Defining Features*. The interior character-defining features are described and ranked in the MFR prepared in support of the Landmark and Mills Application.

TABLE 1
EXTERIOR CHARACTER-DEFINING FEATURES

Character-Defining Feature	Ranking
Site	
Avocado tree	Most Significant (MS)
Primary Building	
Building footprint	MS
Scale and massing	MS
Orientation and location on parcel	MS
1½ stories on the primary (southern) elevation	MS
2 stories on the building's northern volume	MS
Cross-gabled roof	MS
Stone foundation with stucco patching	Significant (S)
Shingle siding	MS
One-over-one wood sash windows	MS
Multi-light-over-one casement wood windows with screens	MS
Multi-light transom over fixed pane windows with screens	MS
One-over-one wood casement windows with screens	S
Cast concrete and arroyo stone entry porch	MS
Wood primary entry door with original hardware	MS
Wood-framed exterior pedestrian doors	MS
Brick chimney	MS
Cast concrete and arroyo stone side porch	MS
Cast concrete rear patio area	S
Trellis	Not historic
Detached Garage	
Structural footprint	MS
Front (south)-facing gable	S
Rear (northern) gable	S
Exposed rafter tails	S
Rear (northern) multi-light window	MS
Key: MS = Most Significant S = Significant	

CONCLUSION

The property under consideration, 931 New York Drive, retains integrity and is an excellent example of a Craftsman-style residential building. The subject property therefore meets eligibility Criterion A.3 and is eligible for Landmark designation.

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