

**HISTORICAL RESOURCES ASSESSMENT REPORT FOR  
2914 E. WALNUT ST. PASADENA  
PASADENA, CALIFORNIA 91107**

**PREPARED FOR:**

**BEILIN YU  
ZONING ADMINISTRATOR  
CITY OF PASADENA  
PLANNING & COMMUNITY DEVELOPMENT DEPARTMENT  
EMAIL: [BYU@CITYOFFPASADENA.NET](mailto:BYU@CITYOFFPASADENA.NET)**

**PREPARED BY:**

**SAPPHOS ENVIRONMENTAL, INC.  
430 NORTH HALSTEAD STREET  
PASADENA, CALIFORNIA 91107**

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## **ATTACHMENTS**

- A Resumes of Key Personnel

## **SECTION 1**

### **EXECUTIVE SUMMARY**

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This report presents the results of a Historical Resources Assessment Report for the building located at 2914 E. Walnut Street, City of Pasadena (City), Los Angeles County, California. The purpose of the report is to determine if the building constitutes a historical resource pursuant to Section 15064.5(a) of the California Environmental Quality Act (CEQA) Guidelines. This determination will be used by the City to determine the appropriate level of environmental review for consideration of the requested demolition and construction of a car dealership. Sapphos Environmental, Inc. architectural historians (Mr. Graham Larkin and Ms. Carrie Chasteen; Attachment A, *Resumes of Key Personnel*) were retained to serve as the principal investigator to complete the Historic Resource Assessment Report. Mr. Larkin and Ms. Chasteen meet the Secretary of the Interior's *Professional Qualifications Standards* in the fields of History and Architectural History.

Built in 1929 to the design of architects McNeal Swasey (1891–1946) and Benjamin Hayne (1897–1972), the subject property embodies the distinctive characteristics of a type, period, and method of construction—namely the ‘daylight factory’ building type that flourished in manufacturing spaces circa 1910–1940. These characteristics include a 1- to 2-story elevation (in the present case a rare combination of the two); the use of continuous industrial steel sash fenestration on multiple elevations (replete with pivot windows for improved ventilation); extensive skylights (here by means of a typically north-facing sawtooth roof); and the design in a coherent architectural style (in this case a restrained and human-scale classicism spanning two street façades, appropriate to a facility housing a corner showroom), topped by brick parapets masking the radically untraditional roofline of the main factory space). The subject property was fully up to date not only in its daylighting, but also in its systems of ventilation and fireproofing, thereby a whole system of engineering technologies largely developed in the 1920s and superseded by the 1940s. Since its exterior has not been substantially altered, the building retains integrity of *design, materials, workmanship, and feeling* associated with the period of significance (1910–1940). The subject property is associated with historically significant persons, namely the initial proprietors, furniture builders David C. Swanson (1887–1969) and Erik W. Peterson (1883–1970), and the architects of the project, namely McNeal Swasey along with his assistant/associate Benjamin Hayne. Therefore, the subject property is eligible for designation as a City Historic Landmark and for listing in the California Register pursuant to Criteria 2/3 and B/C, respectively. The subject property is a historical resource pursuant to Section 15064.5(a) of the CEQA Guidelines, and the demolition of the building would result in a substantial adverse change to a historical resource (Section 15064.5(b) of the CEQA Guidelines).

**SECTION 2**

**PROJECT SUMMARY AND LOCATION AND DESCRIPTION**

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**2.1 PROJECT DESCRIPTION**

The owner of the subject property, Rusnak Porsche, proposes to demolish the existing building for the purposes of constructing a car dealership.

**2.2 PROJECT LOCATION AND CURRENT SETTING**

The subject property consists of one parcel located at 2914 E. Walnut Street (APN 2346-007-013), in the City, Los Angeles County, California. The property is located at the corner of E. Walnut Street and Sunnyslope Avenue. This is an area with a preponderance of commercial properties with a number of buildings from every decade since the 1920s (Figure 1, *Sketch Map, 2914 E. Walnut Street*; Figure 2, *Project Location Map, 2914 E. Walnut Street*).



**Figure 1. Sketch Map, 2914 E. Walnut Street**  
 SOURCE: Sapphos Environmental, Inc., 2022

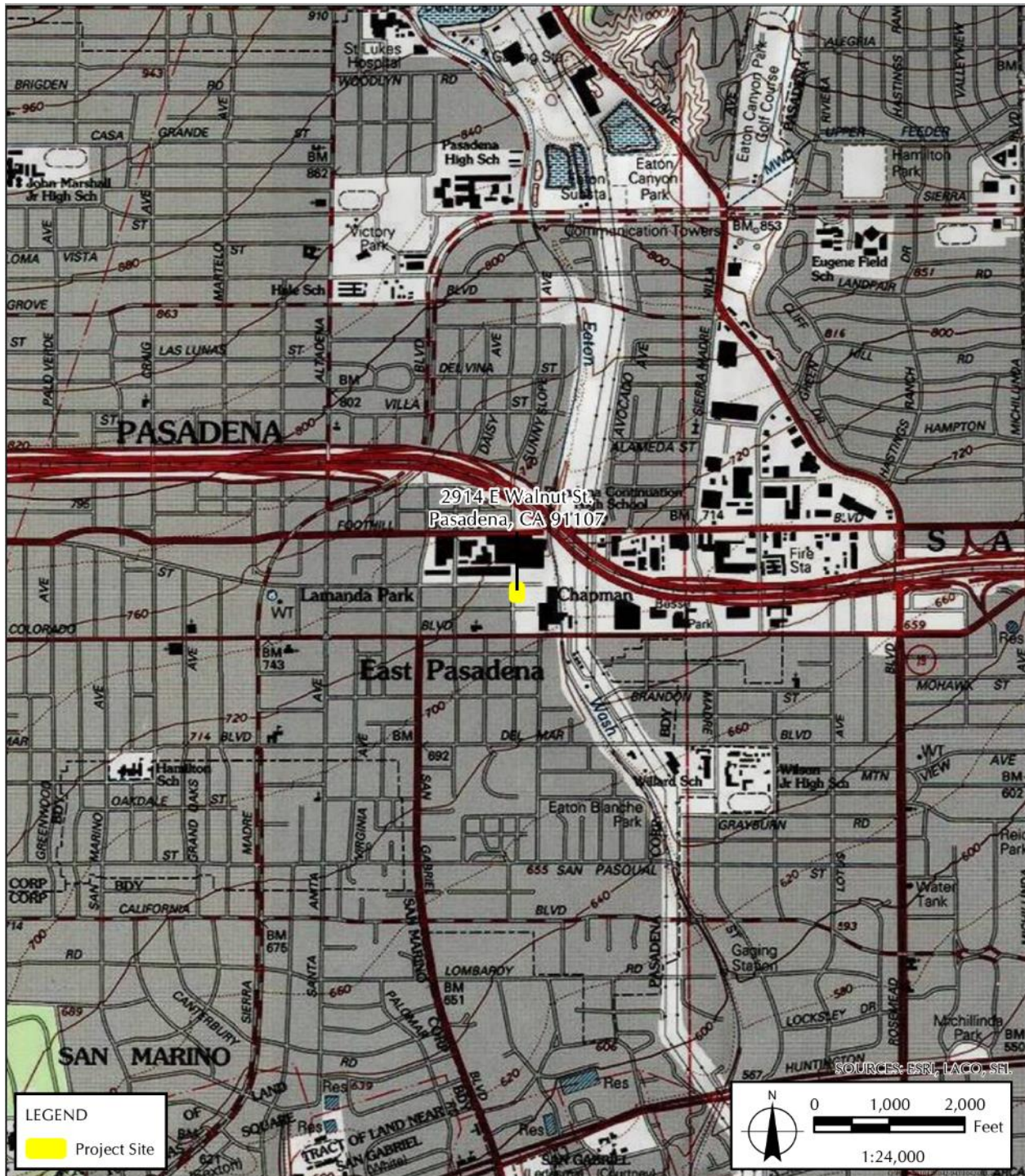


Figure 2. Project Location Map, 2914 E. Walnut Street  
 SOURCE: Sapphos Environmental, Inc., 2022

## SECTION 3 CURRENT SETTING

The subject property is located in East Pasadena, more specifically in the East Foothill Industrial District.<sup>1</sup> The spine of this commercial and industrial district is Walnut Street, historically just south of the Santa Fe Railway. The area is now dominated by low commercial buildings and surface parking. The subject property faces Walnut St. on the north (Figures 3A–B, *Setting, E. Walnut Street*), and Sunnyslope Avenue on the west (Figures 4A–B, *Setting, Sunnyslope Avenue*).



**Figure 3A. Setting, E. Walnut Street (view facing west)**

SOURCE: *Google Street View, 2022*



**Figure 3B. Setting, E. Walnut Street (view facing east)**

SOURCE: *Google Street View, 2022*

<sup>1</sup> City of Pasadena Planning and Community Development Department, “East Pasadena Specific Plan,” available at: <https://www.cityofpasadena.net/planning/planning-division/community-planning/specific-plans/east-pasadena/>





**Figure 4A. Setting, Sunnyslope Avenue (view facing north)**  
SOURCE: Google Street View, 2022



**Figure 4B. Setting, Sunnyslope Avenue (view facing south)**  
SOURCE: Google Street View, 2022

## **SECTION 4 METHODOLOGY**

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The assessment methodology consisted of research and field inspection of the building located on the property.

### **Research Conducted**

1. Obtained and reviewed the building permits for the parcel from the City Department of Design and Historic Preservation. Dates of construction and subsequent alterations were determined by the building permit record, as well as additional resources, such as the field inspection, Sanborn Fire Insurance Maps, and historic aerial photographs.
2. Researched the project site and surrounding area at local libraries and archives to establish the general history and context of the project site, including a review of the California Office of Historic Preservation Built Environment Resource Directory (BERD) for Los Angeles County, newspapers, City directories, books, and articles.
3. In the absence of standards for non-residential buildings in the Pasadena Citywide Historic Context & Property Type Report, the SurveyLA Citywide Historic Context Statement was consulted to identify the eligibility standards under which to evaluate the building on the project site.
4. Reviewed and analyzed ordinances, statues, regulations, bulletins, and technical materials relating to federal, state, and local historic preservation assessment processes and programs to evaluate the significance and integrity of the building on the project site.

### **Field Methods**

1. Conducted field inspections of the project site on September 6 and September 12, 2022, to ascertain the general condition and physical integrity of the building and landscaping thereon. Digital photographs were taken during the site inspections. Field notes were made.
2. It was concluded during the field inspection that the subject property would not contribute to a potential historic district due to the mix of utilitarian structures from every decade over more than a century, many of which have also been extensively altered over time. The resulting mix of buildings does not retain sufficient integrity to form a potential historic district. Therefore, the subject property was evaluated as an individual resource.

## SECTION 5 REGULATORY FRAMEWORK

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The building associated with the subject property was evaluated to determine if it constitutes a historical resource as defined by CEQA, using the eligibility criteria for listing in applicable federal, State, and local statutes and regulations.

### 5.1 FEDERAL

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

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

- A. *that are associated with events that have made a significant contribution to the broad patterns of our history; or*
- B. *that are associated with the lives of persons significant in our past; or*
- C. *that embody distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction; or*
- D. *that have yielded, or may be likely to yield, information important in prehistory or history (36 Code of Federal Regulations [CFR] Section part 63).*

According to *National Register Bulletin No. 15*, “to be eligible for listing in the National Register, a property must not only be shown to be significant under National Register criteria, but it also must have integrity.” Integrity is defined in *National Register Bulletin No. 15* as “the ability of a property to convey its significance.”<sup>2</sup> *National Register Bulletin 15* states, “To be listed in the National Register of Historic Places, a property must not only be shown to be significant under the National Register criteria, but it also must have integrity. The evaluation of integrity is sometimes a subjective judgment, but it must always be grounded in an understanding of a property's physical features and how they relate to its significance.”<sup>3</sup> Within the concept of integrity, the National Register recognizes the following seven aspects or qualities that in various combinations define integrity: *location, design, setting, materials, workmanship, feeling, and association.*

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<sup>2</sup> National Park Service, U.S. Department of the Interior. 2017. “How to Apply the National Register Criteria for Evaluation.” *National Register Bulletin*. Available at: <https://www.nps.gov/nr/publications/bulletins/nrb15/>

<sup>3</sup> National Park Service, U.S. Department of the Interior. 2017. “How to Apply the National Register Criteria for Evaluation.” *National Register Bulletin*. Available at: <https://www.nps.gov/nr/publications/bulletins/nrb15/>

## 5.2 STATE OF CALIFORNIA

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

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

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

Section 4852(C) of the California Code of Regulations<sup>4</sup> defines integrity as follows:

*Integrity is the authenticity of an historical resource's physical identity evidenced by the survival of characteristics that existed during the resource's period of significance. Historical resources eligible for listing in the California Register must meet one of the criteria of significance described in section 4852(b) of this chapter and retain enough of their historic character or appearance to be recognizable as historical resources and to convey the reasons for their significance. Historical resources that have been rehabilitated or restored may be evaluated for listing.*

*Integrity is evaluated with regard to the retention of location, design, setting, materials, workmanship, feeling, and association. It must also be judged with reference to the particular criteria under which a resource is proposed for eligibility. Alterations over time to a resource or historic changes in its use may themselves have historical, cultural, or architectural significance.*

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<sup>4</sup> California Office of Historic Preservation. 1999. *California State Law and Historic Preservation*, 4853 (c), 66.

### 5.3 CITY OF PASADENA

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

#### Historic Monuments

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

#### Landmarks

1. *A landmark shall include all properties previously designated a landmark before adoption of this Chapter and any historic resource that is of a local level of significance and meets one or more of the criteria listed in Subparagraph 2, below.*
2. *A landmark may be the best representation in the City of a type of historic resource or it may be one of several historic resources in the City that have common architectural attributes that represent a particular type of historic resource. A landmark shall meet one or more of the following criteria:*
  - a. *It is associated with events that have made a significant contribution to the broad patterns of the history of the City, region, or state.*
  - b. *It is associated with the lives of persons who are significant in the history of the City, region, or state.*

- c. *It embodies the distinctive characteristics of a type, architectural style, period, or method of construction, or represents the work of an architect, designer, engineer, or builder whose work is of significance to the City or, to the region or possesses artistic values of significance to the City or to the region.*
- d. *It has yielded, or may be likely to yield, information important locally in prehistory or history.*

## **SECTION 6 RECORDS SEARCH**

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### **6.1 RECORDS SEARCH**

In accordance with the South Central Coastal Information Center (SCCIC), located at California State University, Fullerton, current procedures and policies, the BERD for Los Angeles County, available from the California Office of Historic Preservation (updated September 15, 2021), historic U.S. Geological Survey (USGS) 7.5-minute series topographic maps, and aerial photographs were reviewed for the project site and adjacent properties. In addition to official maps and records, and published registers and reports for the geographic area were reviewed:

1. National Register of Historic Places – Listed (2022);
2. California Register of Historical Resources – Listed (2022);
3. California State Historical Landmarks (1996 and updates);
4. California Points of Historical Interest (1992 and updates);
5. California Historical Resources Inventory Database (2022); and
6. East Pasadena Specific Plan (2000).

### **6.2 PREVIOUS EVALUATIONS/DESIGNATIONS SUMMARY**

Along with 12 other buildings, the subject property was listed in the East Pasadena Specific Plan (2000) among “structures which are eligible for local designation as city landmarks or are resources of local interest.”<sup>5</sup> The BERD for Los Angeles County assigns the subject property the status code 6L, meaning it was determined ineligible for local listing or designation through the local government review process, but it may warrant special consideration in local planning.<sup>6</sup>

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<sup>5</sup> East Pasadena Specific Plan, 2-10 (Table 2.1), available at: <http://www.cityofpasadena.net/planning/wp-content/uploads/sites/30/Chapter-02-History-and-Existing-Conditions.pdf?v=1663973534604>

<sup>6</sup> BERD listing for Los Angeles County. Available at: <https://ohp.parks.ca.gov/pages/1068/files/Los%20Angeles.csv>

## SECTION 7

### HISTORY AND DESCRIPTION OF SURROUNDING AREA

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#### 7.1 DEVELOPMENT HISTORY

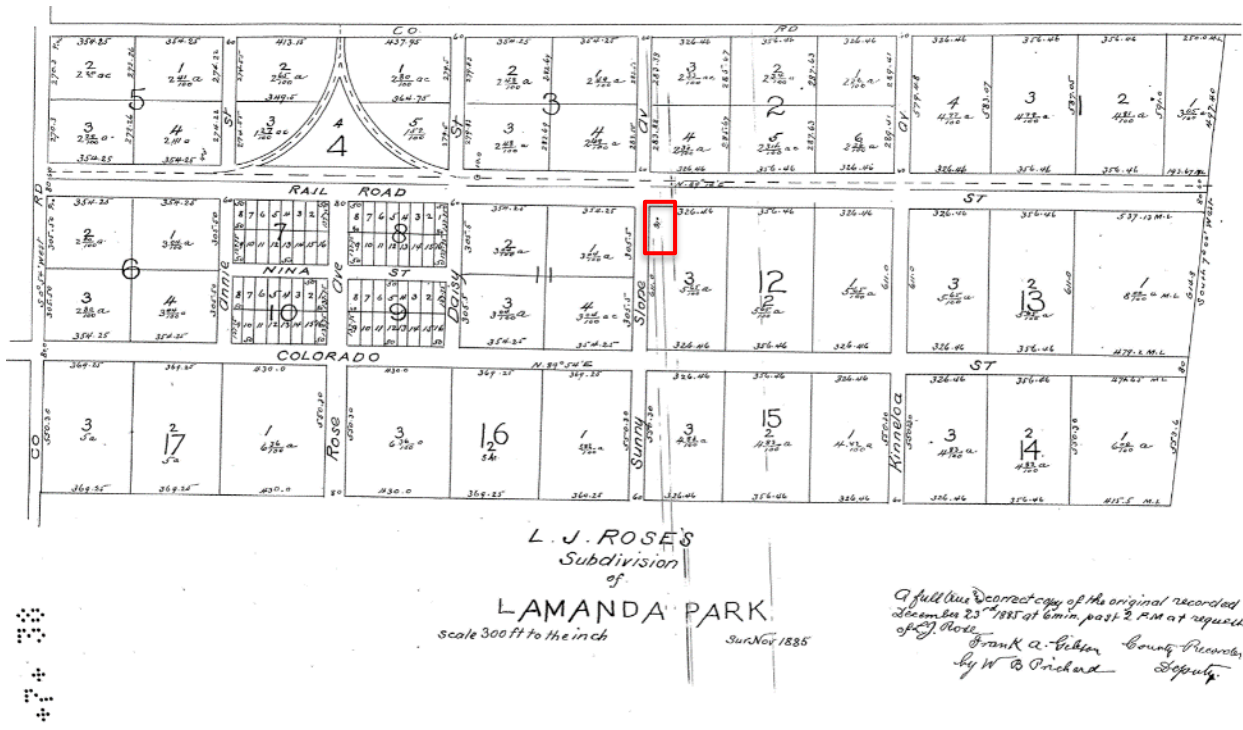
The tract in which the subject property is located was first surveyed in November 1885 as part of L.J. Rose's Subdivision of Lamanda Park (Figure 5).<sup>7</sup> In a photomap of 1922, the tract appears as orchard land (Figure 6). In that map, the northern boundary of the lot is called Railway Street, which shrank to an irregular (and clearly unpaved) pathway in the final portion east of Sunnyslope Avenue. Railroad Street, running immediately south of the Santa Fe Railway line, became Walnut Street in the Allen Brothers' June 1923 survey of the two-block-sized Tract No. 7065 (Figure 7), where the subject property is located at the northwest corner. In March of the following year, the tract became Tract No. 8479 (Figures 8–9). On the 1923 map the owner's name is Aaron F. Anders[s]on. On the 1924 map, the owner is the A.F. Anderson Estate. A.F. Anderson Estate, Inc. was a realty company recorded in Pasadena newspapers between 1925 and 1937, mainly in advertisements for properties on Orange Grove Avenue Park.<sup>8</sup> They do not appear to have been especially significant in the commercial development of the City.

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<sup>7</sup> Born in Bavaria Germany and raised since the age of 12 in Illinois, Leonard John Rose (1827-1899) had found his way to Los Angeles by 1860. He achieved considerable success as a vineyardist, orchardist, and rancher, and he served in the California State Senate. In 1861 Rose purchased 2,200 acres of the western portion of Rancho Santa Anita, which passed through the hands of Hugo Reid and subsequent partners. He named the ranch Sunny Slope Farm. For a thorough history of the farm and the Sunny Slope Water Company (est. 1895) see the following page from the still-extant company: <https://www.sunnyslopewatercompany.com/about-us>

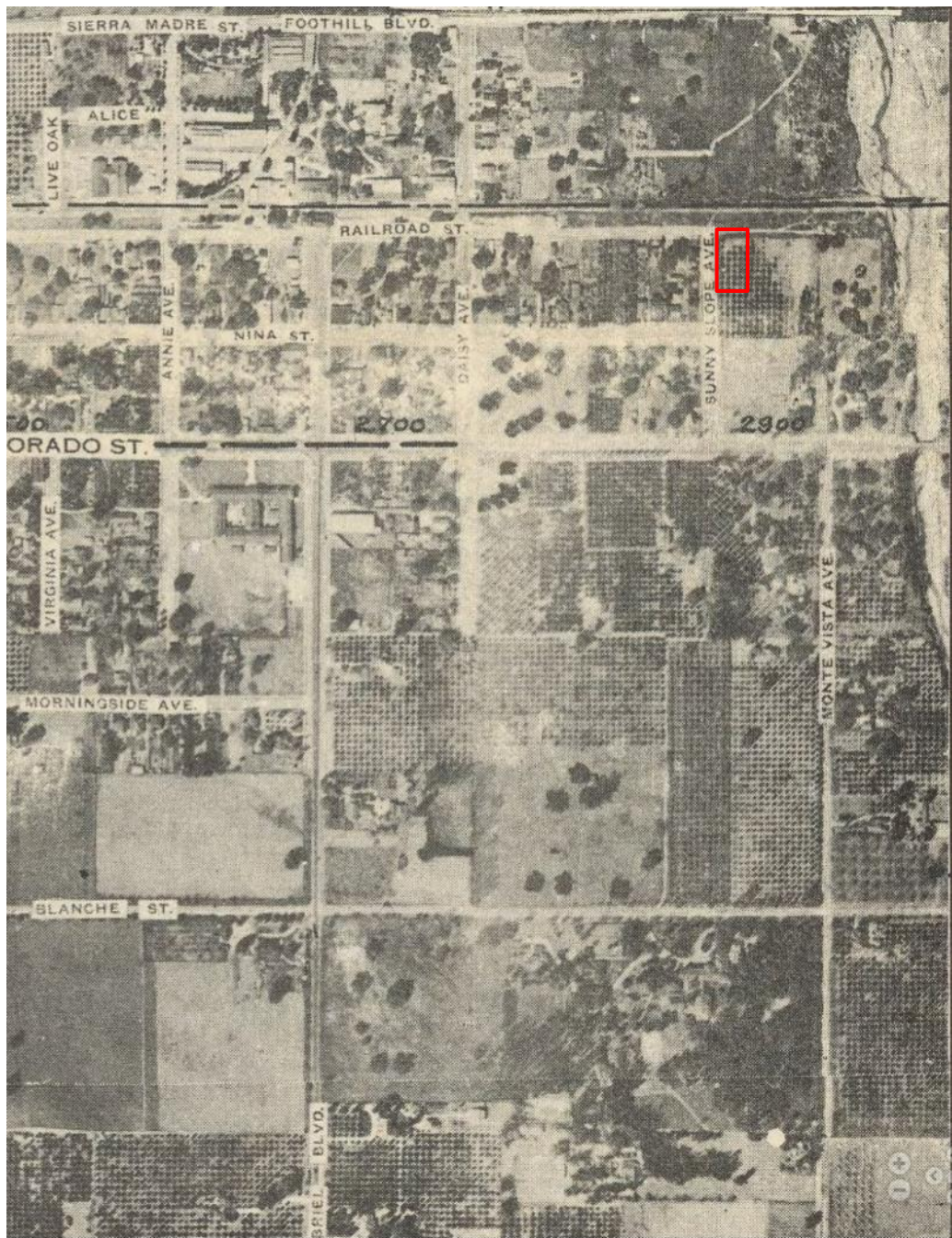
<sup>8</sup> See the mention in the article "Water Mains to be Placed Soon," *Pasadena Post*, March 3, 1925, 1; and the advertisements for the company based at 2154 E. Orange Grove Avenue, and advertising properties for sale in Orange Grove Avenue Park, in the *Pasadena Post*, December 5, 1930, 15.





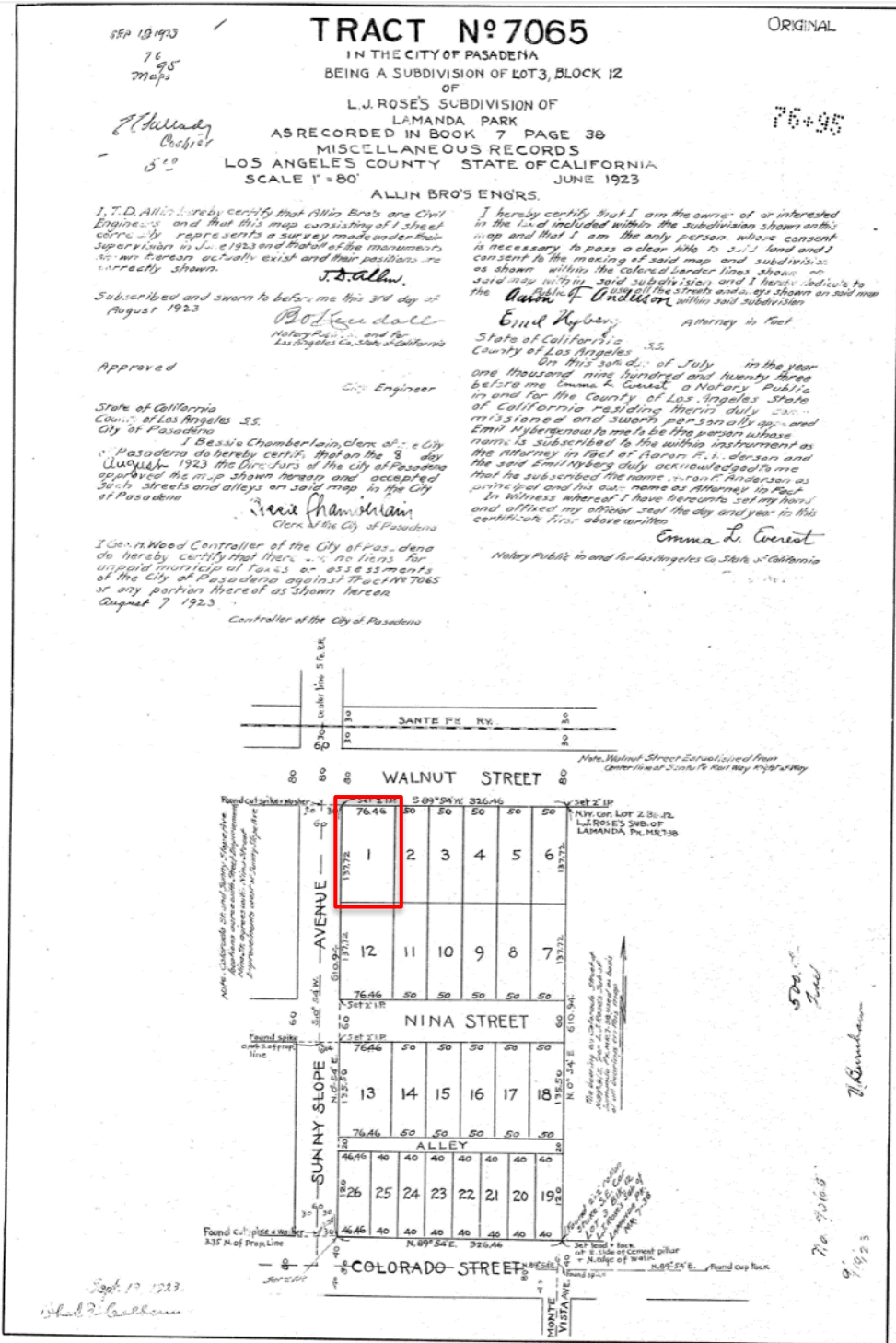
**Figure 5. L.J. Rose's Subdivision of Lamanda Park (Survey of 1885)<sup>9</sup>**  
 SOURCE: Los Angeles County Public Works, Land Records Information, 2022

<sup>9</sup> Los Angeles County Public Works. Land Records Information for L.J. Rose's Subdivision of Lamanda Park (M.R. 7:38). Available at: <https://pw.lacounty.gov/sur/nas/landrecords/misc/MR007/MR007-038.pdf>



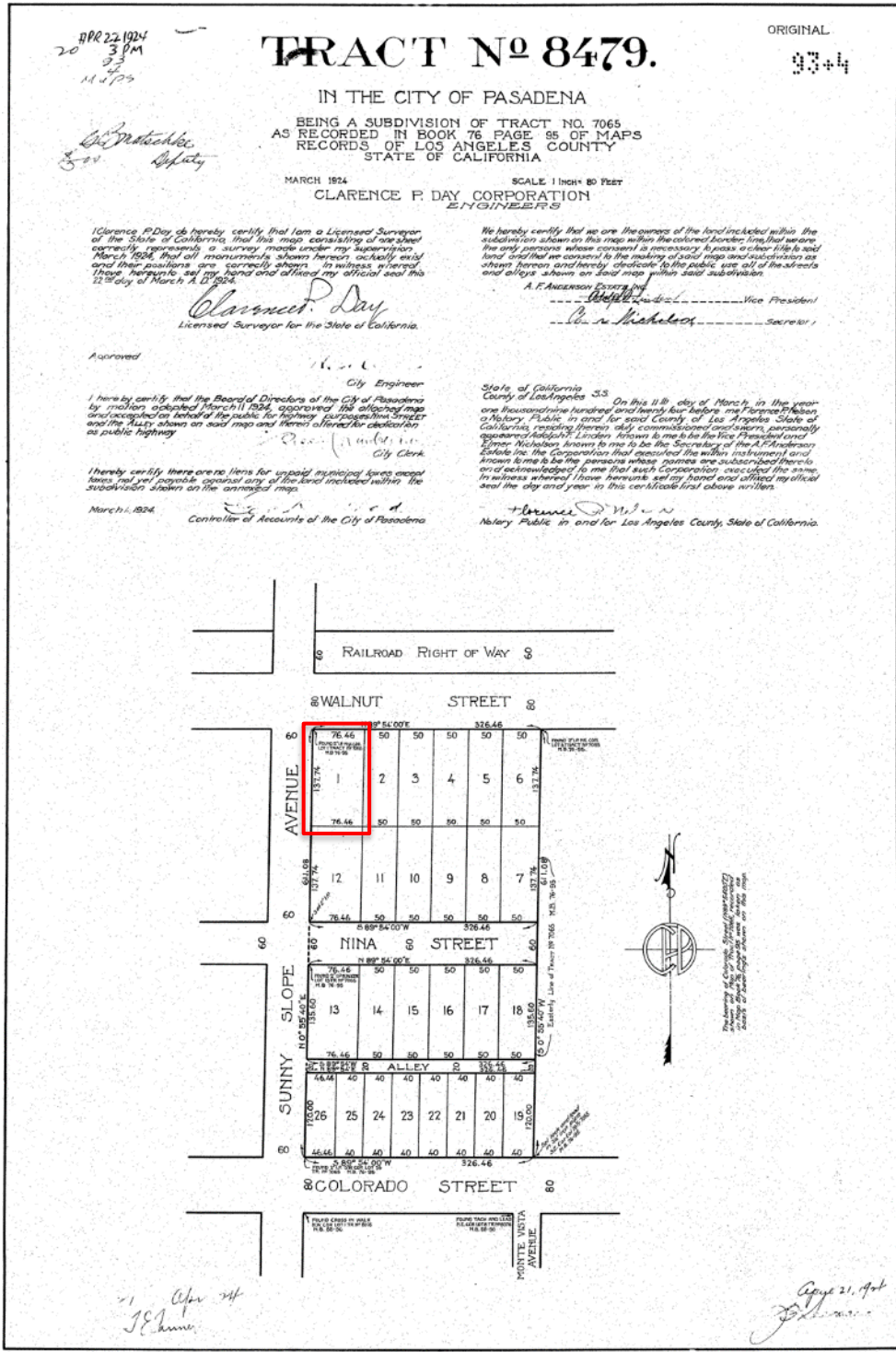
**Figure 6. Aerial Photomap of Pasadena (1922)<sup>10</sup>**  
SOURCE: *David Rumsey Map Collection, 2022*

<sup>10</sup> Aerial view of Pasadena taken from an altitude of 8,000 feet, published free for distribution by the First National Trust and Savings Bank of Pasadena. Western Litho. Co. Los Angeles, 1922. Available at: <https://www.davidrumsey.com/luna/servlet/detail/RUMSEY~8~1~316598~90085215:Aerial-photomap-of-Pasadena>



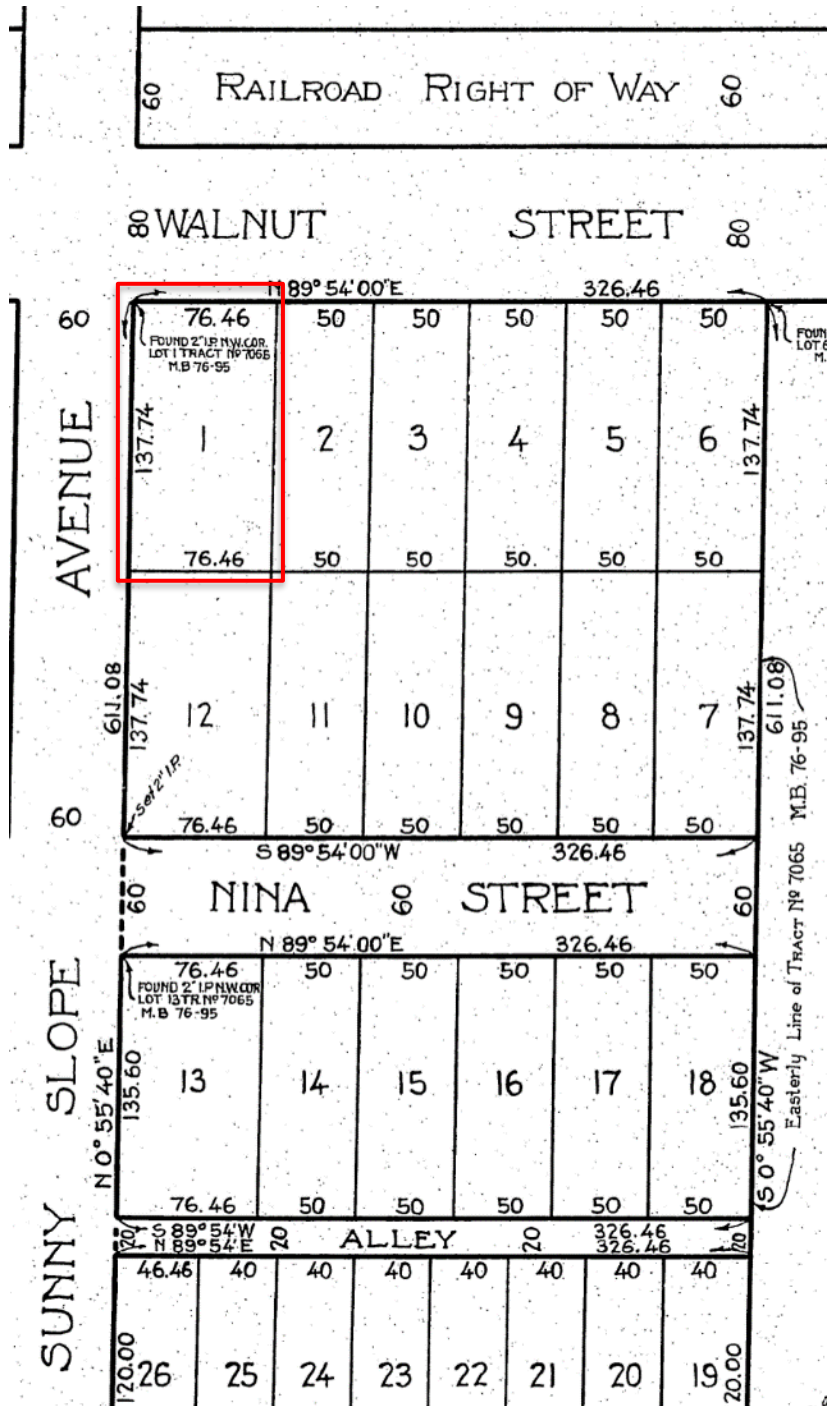
**Figure 7. Tract No. 7065 (June 1923 Survey)<sup>11</sup>**  
 SOURCE: Los Angeles County Public Works, Land Records Information, 2022

<sup>11</sup> Los Angeles County Public Works. Land Records Information for Tract No. 8479 (M.B. 76:95). Available at: <https://pw.lacounty.gov/sur/nas/landrecords/tract/MB0076/TR0076-095.pdf>



**Figure 8. Tract No. 8479 (March 1924 Survey)<sup>12</sup>**  
 SOURCE: Los Angeles County Public Works, Land Records Information, 2022

<sup>12</sup> Los Angeles County Public Works. Land Records Information for Tract No. 8479 (M.B. 93:4). Available at: <https://pw.lacounty.gov/sur/nas/landrecords/tract/MB0093/TR0093-004.pdf>



**Figure 9. Detail of Tract No. 8479 (Survey of March 1924)<sup>13</sup>**  
 SOURCE: Los Angeles County Public Works, Land Records Information, 2022

<sup>13</sup> Los Angeles County Public Works. Land Records Information for Tract No. 8479. Available at: <https://pw.lacounty.gov/sur/nas/landrecords/tract/MB0093/TR0093-004.pdf>

## **SECTION 8**

### **DESCRIPTION OF EVALUATED RESOURCE**

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#### **8.1 ARCHITECTURAL DESCRIPTION**

The historic resource located on the subject property is a one- and two-story industrial building built as the Swanson & Peterson furniture factory and showroom, constructed in 1929 and in continuous operation as a family business for approximately four decades. It abuts two non-historic additions on the same parcel; 2926 E. Walnut Street on the east side of the building, constructed in 1973, and 60 N. Sunnyslope Avenue on the south side of the building, constructed in 1979. Because the additions are less than 50 years old and of no special significance, the later additions are not considered in this report.

Approximately one-third of the footprint of 2914 E. Walnut Street comprises a two-story, shallow-gabled building on the corner of E. Walnut Street and N. Sunnyslope Avenue. The 1950 Sanborn Fire Insurance Map (Figures 10–11) indicates that this portion of the building included spaces for painting and spraying; offices; upholstering; and a display room. The remaining two-thirds of the building is taken up by an equally tall but single-story furniture manufacturing space, with a heavily fenestrated wood frame, north-facing sawtooth roof, clad in composite sheets. The exterior walls of the respective sections are clad in red brick. Each façade features doors and extensive multi-pane, steel-sash fenestration between brick pilasters, culminating in a parapet masking the roofs.

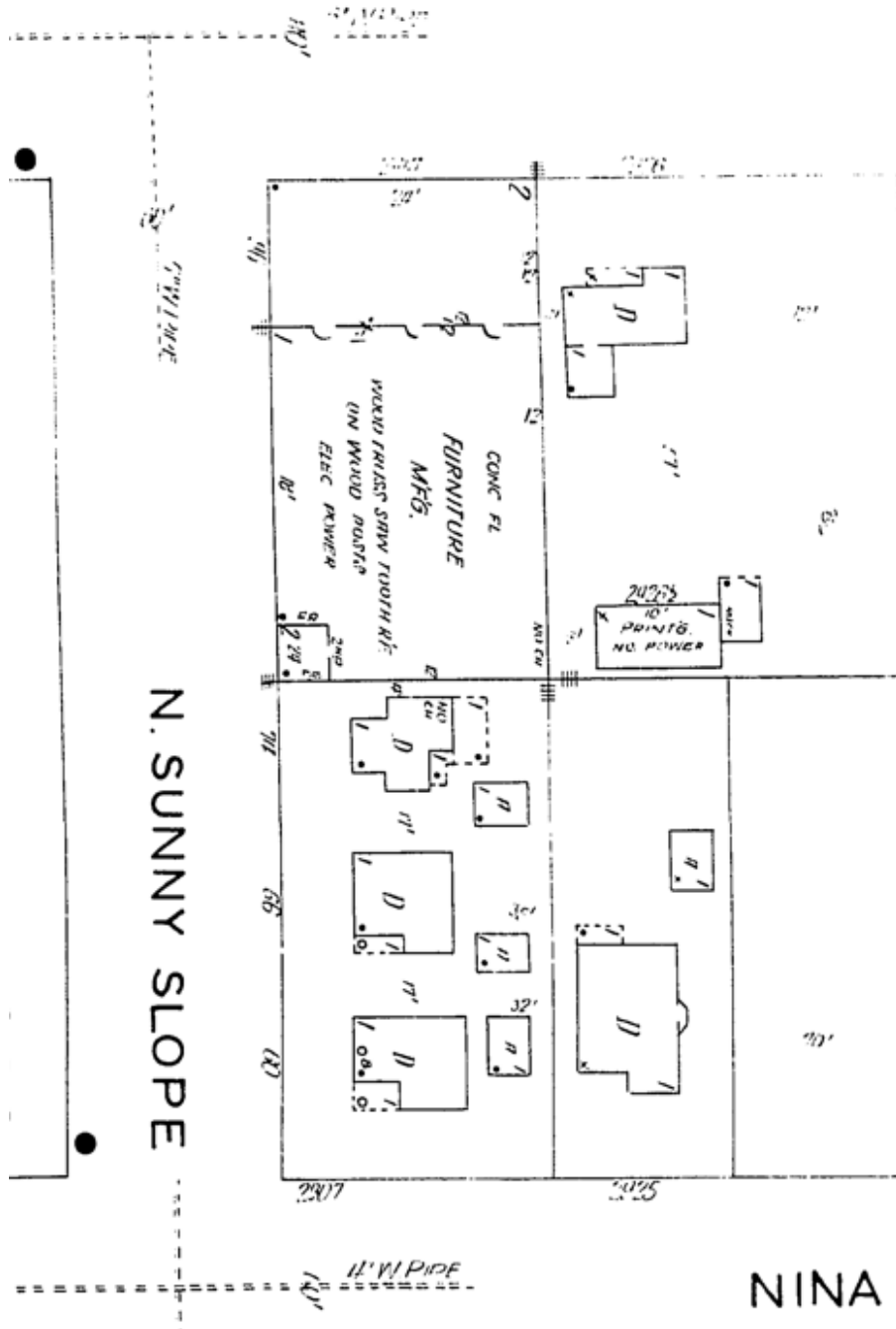


Figure 10. 1930 Sanborn Fire Insurance Map (detail showing 2914 E. Walnut Street)<sup>14</sup>  
 SOURCE: ProQuest Digital Sanborn Maps, 2022

<sup>14</sup> Sanborn map for Pasadena 1930-1931 vol. 7, 1930, Sheet 924. Source: ProQuest Digital Sanborn Maps. Available at: [https://digitalsanbornmaps-proquest-com.ezproxy.lapl.org/browse\\_maps/5/748/3171/3360/46746?accountid=6749](https://digitalsanbornmaps-proquest-com.ezproxy.lapl.org/browse_maps/5/748/3171/3360/46746?accountid=6749)

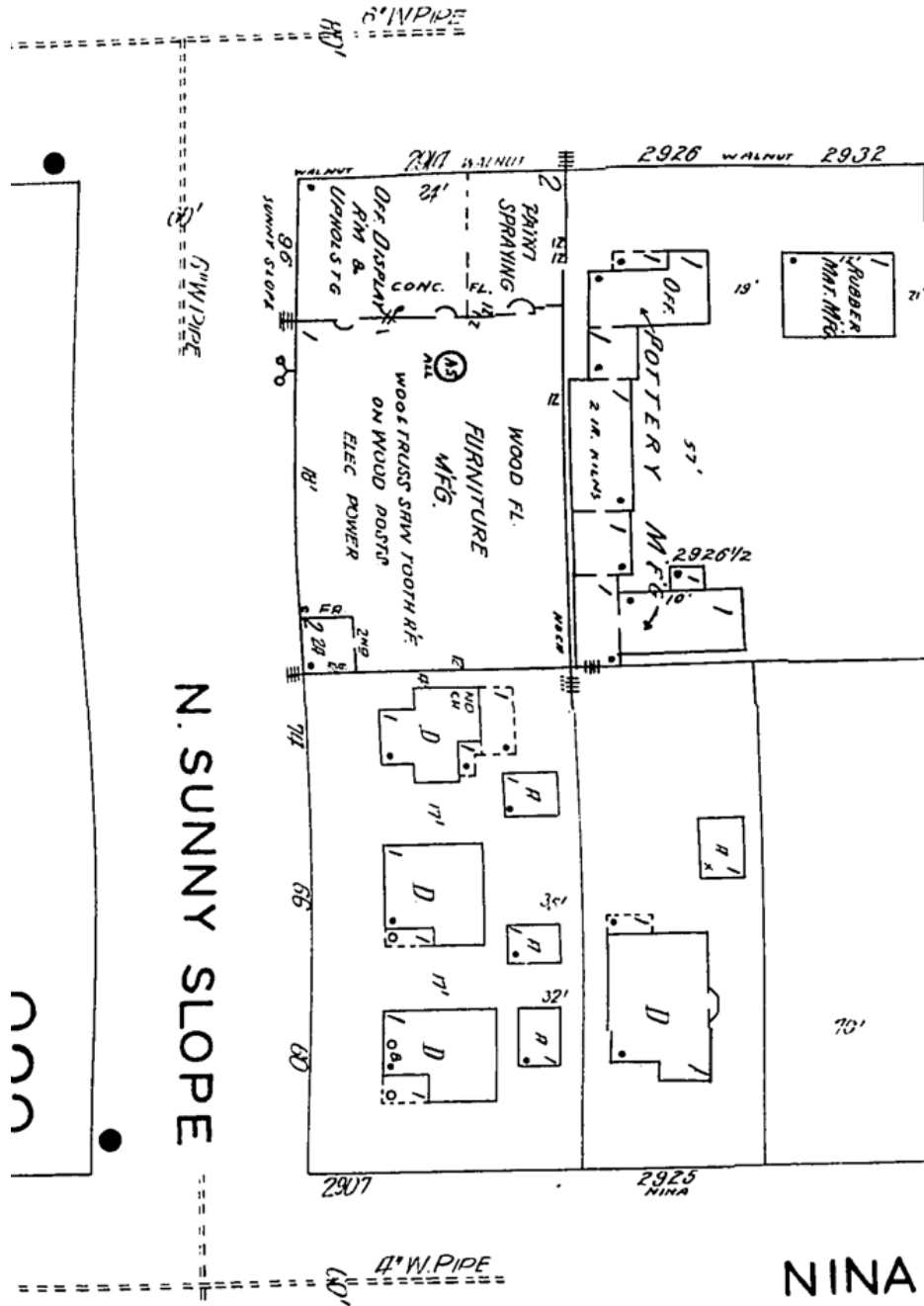
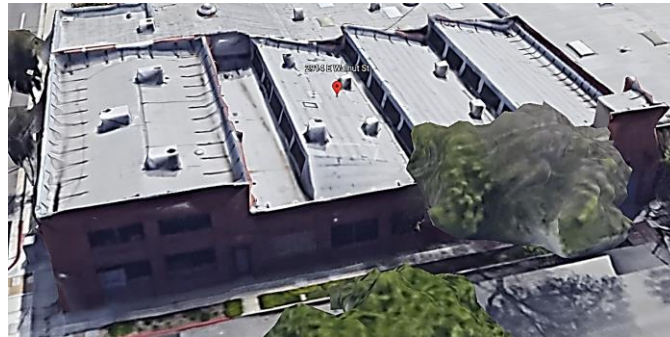


Figure 11. 1950 Sanborn Fire Insurance Map (detail showing 2914 E. Walnut Street)<sup>15</sup>  
 SOURCE: ProQuest Digital Sanborn Maps, 2022

<sup>15</sup> Sanborn map for Pasadena 1930-Oct. 1951 vol. 7, 1930-Nov. 1950, Sheet 924. Source: ProQuest Digital Sanborn Maps. Available at: [https://digitalsanbornmaps-proquest-com.ezproxy.lapl.org/browse\\_maps/5/748/3172/3367/47402?accountid=6749](https://digitalsanbornmaps-proquest-com.ezproxy.lapl.org/browse_maps/5/748/3172/3367/47402?accountid=6749)



Because the non-historic additions mask the east and south façades of 2914 E. Walnut Street, only the north and west façades of the historic building are visible (Figure 12, *Birdseye View*; Figure 13, *Northern and Western Façades*).



**Figure 12. Birdseye View**  
SOURCE: Google Earth, 2022



**Figure 13. Northern and Western Façades (view facing southeast)**  
SOURCE: Sapphos Environmental, Inc., 2022

## Exterior

### ***Primary/Northern Façade***

The primary/northern façade, facing E. Walnut Street, comprises five heavily fenestrated bays on two levels, separated by brick pilasters extending to the base of the continuous parapet that is topped by copper flashing. There are nine large multi-pane, steel-sash windows likely dating from 1929, and a more recent metal-frame glazed door with rectangular sidelights and a transom (Figure 14, *Primary/Northern Façade*).



**Figure 14. Primary/Northern Façade**  
SOURCE: *Sapphos Environmental, Inc., 2022*

### ***Western Façade***

The western façade of 2914 E. Walnut Street, facing Sunnyslope Avenue, is a somewhat irregular configuration with nine bays and nine pilasters. The first two bays are two stories. A small, recessed door and transom—likely replacements to wood-framed originals—are located above a concrete step in a recessed aperture between the second and third bays. To its right are six bays extending for most of the length of the façade, which terminates on the right with a loading bay on the first story and a blank expanse of wall on the second. The façade is extensively fenestrated with multi-pane, steel-sash windows, except for the loading bay which features a roll-up metal door (Figure 15A, *Western Façade*).



**Figure 15A. Western Façade**  
SOURCE: *Sapphos Environmental, Inc., 2022*

The western façade is extensively fenestrated with multi-pane steel-sash windows with mid-sash pivoting ventilation ports. Some window head jambs and mullions have apparently been subtly reinforced with steel at a later date. The latter addition may be a seismic retrofit not indicated in the available permit record (Figure 15B).



**Figure 15B. Western Façade (detail showing steel sash windows and door)**  
SOURCE: *Sapphos Environmental, Inc., 2022*

## **Interior**

### ***Main Factory Space***

Most of the interior of 2914 E. Walnut is devoted to the main factory space, which is far more expansive than one would expect from the outside. This is a single room, approximately 100 feet by 80 feet in plan, lit by three north-facing clerestory windows in a sawtooth roof. The rafters and roof decking are made of wood, supported by heavy timber supports above a concrete pad.

There is a 1973 permit for the installation of sprinkler systems, which would presumably have replaced the system of automatic sprinklers indicated on the 1950 Sanborn Fire Insurance Map (Figure 11).

Like the exterior walls, those on the interior are made of red brick (Figures 16A–B, *Main Factory Space*).

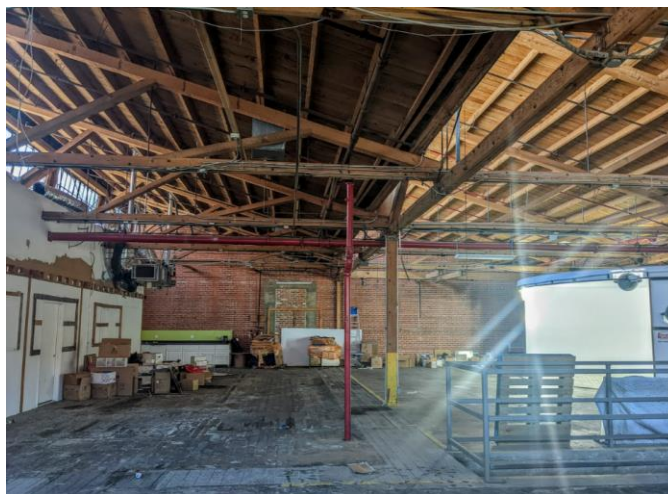
All ground floor spaces have concrete floors. On the floor of the main manufacturing space there are vestigial plank marks (Figure 16C) corresponding to the “WOOD FL[OOR]” indicated in the 1950 Sanborn Fire Insurance Map (Figure 11). A wood factory floor would have reduced worker fatigue, and it would have dampened the noise and vibration of heavy machinery such as table saws and bandsaws.



**Figure 16A. Main Factory Space (facing west)**  
SOURCE: *Sapphos Environmental, Inc., 2022*



**Figure 16B. Main Factory Space (facing north)**  
SOURCE: *Sapphos Environmental, Inc., 2022*



**Figure 16C. Main Factory Space (facing east; left half)**  
SOURCE: *Sapphos Environmental, Inc., 2022*



**Figure 16D. Main Factory Space (facing east; right half)**  
SOURCE: *Sapphos Environmental, Inc., 2022*



**Figure 16E. Main Factory Space (facing south)**  
SOURCE: *Sapphos Environmental, Inc., 2022*

The northernmost rooftop windows can be seen from the outside through the south-facing window of the adjoining second-floor office space (Figure 17, *Windows, Main Factory Space*). Some of these windows appear to be a pivoting mid-sash ventilation, much like the ones in the office wing (Figure 18, *Detail of Mid-Sash Pivot Window*).



**Figure 17. Windows, Main Factory Space (facing south from second-floor offices)**  
SOURCE: *Sapphos Environmental, Inc., 2022*

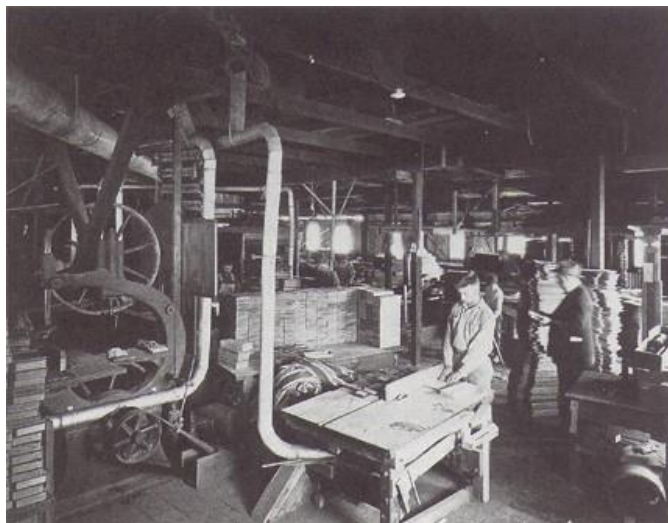


**Figure 18. Detail of Mid-Sash Pivot Window (facing south from second-floor offices)**  
SOURCE: *Sapphos Environmental, Inc., 2022*

Another ventilation feature that appears to be original to the building is located in the southwest corner of the roof, beside the loading bay and consists of a square aperture leading to a hopper-like enclosure (Figure 19, *Exhaust Fan Aperture, Main Factory Space*). This structure would likely have housed an exhaust fan, connected to milling machines by a system of metal ducts as seen in a circa 1920 photograph of the Hall furniture factory in Pasadena, where both Swanson and Peterson worked when it operated between 1906 and 1921 (Figure 20, *Interior of the Hall Manufacturing Company*).



**Figure 19. Exhaust Fan Aperture, Main Factory Space**  
SOURCE: *Sapphos Environmental, Inc., 2022*



**Figure 20. Interior of the Hall Manufacturing Company (Pasadena, 1918–1921)**  
SOURCE: *Greene and Greene Library, Huntington Library, Art Collections, and Botanical Gardens, as reproduced in Cooke 1993*<sup>16</sup>

<sup>16</sup> This image appears as figure 28 in Edward S. Cooke, Jr. "Scandinavian Modern Furniture in the Arts and Crafts Period: The Collaboration of the Greenes and the Halls," *American Furniture*, 1993, available at: <https://chipstone.org/article.php/388/American-Furniture-1993/Scandinavian-Modern-Furniture-in-the-Arts-and-Crafts-Period-The-Collaboration-of-the-Greenes-and-the-Halls>

Near the middle of the factory floor there is a staircase (Figure 21, *Basement Stairs, Main Factory Space*) leading down to a modest-sized basement, likely designed as a storage space, with a concrete floor and a wood frame roof supported by wood beams (Figure 22, *Main Factory Space*).



**Figure 21. Basement Stairs, Main Factory Space**  
SOURCE: *Sapphos Environmental, Inc., 2022*



**Figure 22. Basement, Main Factory Space**  
SOURCE: *Sapphos Environmental, Inc., 2022*



### ***Two-Story (North) Section***

The remainder of the interior space is within the two-story office block with approximately 80 feet of frontage on Walnut Street and 42 feet on Sunnyslope Avenue, topped by a shallow gabled roof. On the 1950 Sanborn Fire Insurance Map this space is divided into two spaces, labeled PAINT SPRAYING on the east side, and OFF[ICE] DISPLAY R[OO]M & UPHOLST[ERIN]G on the west side (Figure 11). This labeling contains some ambiguities. For instance, it is unclear whether some offices were separate from the display room, nor is it clear which activities took place on which of the two stories. If the access to the second floor was only ever by way of the narrow staircase, it is likely that activities such as paint spraying and upholstery would have taken place on the ground floor, adjoining the main factory space by way of three single fireproof doors, as indicated on the 1950 Sanborn Fire Insurance Map. The dotted line subdividing the north portion of the building in the Sanborn Fire Insurance Map indicates that there was an interior brick wall on only one of the two floors.

Most of the north section spaces were available at the time of the site inspection, and all have been reconfigured into discrete office spaces by means of additions including numerous drywall partitions. It is likely that the original building would have featured extensive woodwork in the exterior doors and transoms, as well as in the interior spaces including the display room.

The most prominent downstairs space accessible during the inspection visit was the room adjacent to the Walnut Street entrance, protected by a large sliding door of uncertain date (Figure 23, *North Wall*), and featuring mid-sash pivot ventilation windows (Figure 24, *Mid-Sash Pivot Windows*).

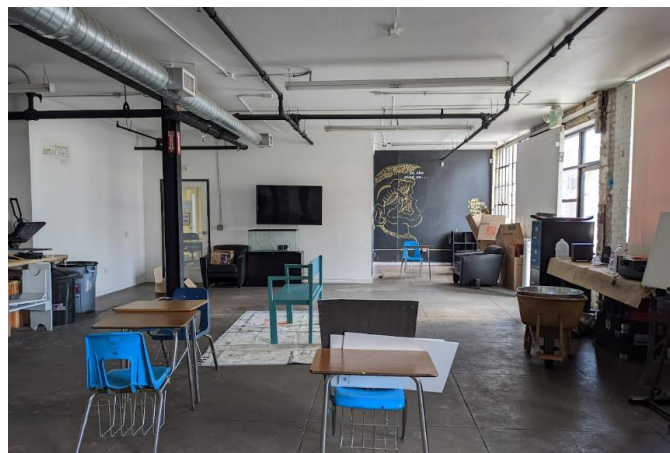


**Figure 23. North wall (view from inside Walnut Street entrance)**  
SOURCE: Sapphos Environmental, Inc., 2022



**Figure 24. Mid-Sash Pivot Windows**  
SOURCE: *Sapphos Environmental, Inc., 2022*

Drywall partition walls not original to the building are located in the west end of the entry room (Figure 25, West Wall).



**Figure 25. West Wall (view from inside Walnut Street entrance)**  
SOURCE: *Sapphos Environmental, Inc., 2022*

The east wall shows expanses of painted and unpainted brick wall, and an unclad timber upright revealing a method of support in keeping with the main factory space and its basement. The corresponding uprights that are not against the wall are steel I-beams (Figure 26, East Wall).



**Figure 26. East wall (view from inside Walnut Street entrance)**  
SOURCE: *Sapphos Environmental, Inc., 2022*

The south wall of the same first-floor space includes a sliding door that is likely a vestige of the original building (Figures 27–28). In the 1950 Sanborn Fire Insurance Map (Figure 11) a fireproof door in this location connects the main manufacturing space and the room allocated for paint spraying. Research into the manufacture of the Richard-Wilcox 542C roller mechanism might allow for more precise dating of this feature, which could be part of the original design.

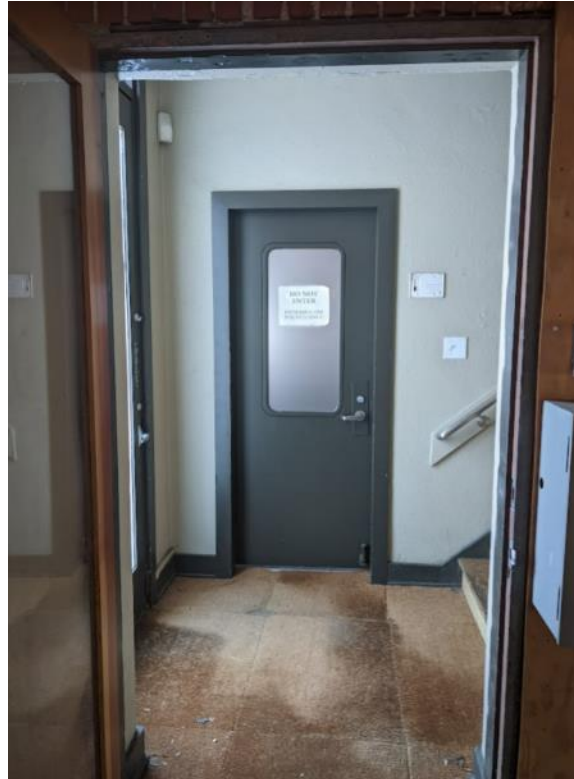


**Figure 27. Door Hung on Round Track with Richard-Wilcox 542C Roller**  
SOURCE: *Sapphos Environmental, Inc., 2022*



**Figure 28. Closeup of Richard-Wilcox 542C Roller**  
SOURCE: Sapphos Environmental, Inc., 2022

A feature not indicated in either of the Sanborn Fire Insurance Maps, yet clearly part of the original design, is the staircase leading from the Sunnyslope Avenue entrance to the second story (Figures 29–30).

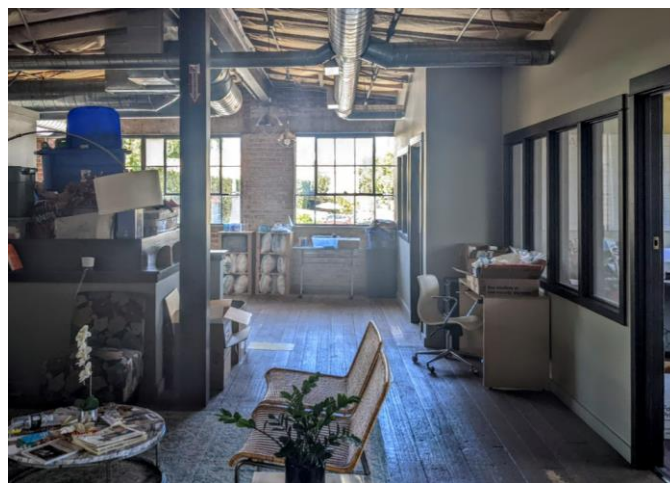


**Figure 29. Vestibule**  
SOURCE: Sapphos Environmental, Inc., 2022



**Figure 30. Staircase (leading from west entrance to second floor)**  
SOURCE: *Sapphos Environmental, Inc., 2022*

Like the floor below it, this space has been reconfigured into modern office spaces by means of drywall partitions—in this case with windows as well as glazed doors to increase the flow of daylight. The frame of the gabled roof is supported by steel H-beams like the ones on the first story (Figure 31A, *Second-Floor Offices*).



**Figure 31A. Second-Floor Offices (interior facing west)**  
SOURCE: *Sapphos Environmental, Inc., 2022*

The south wall of the office space features extensive steel-sash fenestration, with ventilation provided by pivot windows on the upper two registers. The windows incorporate a combination of clear and wire glass panes, providing a partial view onto the north-facing windows of the factory space's sawtooth windows (Figure 31B).



**Figure 31B. Second-Floor Offices (interior facing south)**  
SOURCE: *Sapphos Environmental, Inc., 2022*

**9.1 CONSTRUCTION HISTORY**

City Department of Building and Safety records of historic permits and period newspapers were reviewed to determine if the subject property retains integrity or was the work of a noted architect. As announced in a May 1929 article in the *Los Angeles Times*, the subject property was constructed in 1929 as a plant for office and home furniture, to the design of architects Swasey and Hayne.<sup>17</sup> In June of the same year an article in the *Pasadena Post* indicated that the partners were hoping to move into the new building within 90 days.<sup>18</sup> Those accounts accord with the permit indicating that the building was (or was intended to be) completed on September 20 of that year, at a cost of \$18,795 (Table 1, *City Building Permit History*). A permit from later that month indicates additional electrical work, and a permit in 1991 indicates the addition of four awnings.

**TABLE 1**  
**CITY BUILDING PERMIT HISTORY**

Permit No.	Date	Description	Owner Name
550-E	6/19/29 (Final 9/20/29)	\$18,795 (Contractor M. Magnusson)	Swanson & Peterson
63278	9/30/29	Electrical work (contractor Hale)	Swanson & Peterson
N/A	5/7/73	Installation of sprinkler system	Unger-Fuss
E 8456	5/26/91	4 awnings (Contractor Lamada Park Awning Shop, 2667 E. Colorado St.)	Swanson & Peterson

<sup>17</sup> "Factory to be Erected in Pasadena," / Furniture Company Building \$100,000 Plant for Office, Home Equipment / Pasadena, May 1. (Exclusive) Construction of a \$100,000 furniture factory building to be erected on Sunnyslope Street, Lamanda Park by Swanson and Peterson, local cabinet-making concern, now located at 920 South Raymond Avenue, will be started within two or three weeks, it was learned today. Plans for a two-story brick and concrete structure measuring 80 by 140 feet have been prepared by Swasey & Hayne, Los Angeles architects. The building will be of fireproof construction throughout and will include the latest mechanical equipment required for the manufacture of fine home and office furniture. The owners, Swanson & Peterson, while declining to make public the details of their expansion program, assert that their experience here over a period of years has strengthened their belief that Southern California should produce its own furniture to obviate the high transportation costs from eastern manufacturing centers." *Los Angeles Times*, May 12, 1929, 81.

<sup>18</sup> "Swanson, Peterson Firm To Construct New Factory / Immediate construction of a new two-story factory is contemplated by the cabinet manufacturing firm of Swanson and Peterson, one of the oldest furniture companies in Pasadena. [...] The new plant will be located at the corner of Walnut Street and Sunny Slope Street, E. W. Peterson stated. Present operations are maintained at 920 South Raymond avenue. The partners expect to move into the completed structure in 90 days. The building will be two stories of brick construction with large windows allowing plenty of light for the workmen. Manufacturing facilities will be increased three times over present space, Mr. Peterson said. D. C. Swanson is the other member of the firm." *Pasadena Post*, June 20, 1929, 13.

## 9.2 IDENTIFICATION OF ARCHITECTS/BUILDERS

A May 1929 *Los Angeles Times* article identifies the architects of the subject property as Swasey & Hayne.<sup>19</sup> This was the partnership formed by McNeal Swasey and his former assistant Benjamin Hayne.

Born in Saint Louis, Missouri, as the son of the prominent Australia-born architect William Albert Swasey (1863–1940),<sup>20</sup> Albert McNeal Swasey (1891–1946) was a prolific architect renowned for his Spanish and Mediterranean-influenced Period Revival designs, and his design or co-design of many fine residential, civic, and commercial buildings throughout Southern California.<sup>21</sup> McNeal Swasey worked early in his career (1919–1922) as a project manager for the prominent Pasadena architect Myron Hunt, serving as a construction supervisor on such projects as the Ambassador Hotel (Los Angeles) and the Huntington Library (San Marino). By 1922 he was principal at McNeal Swasey Architect, which had an address in the Hibernian Building in downtown Los Angeles by 1924.<sup>22</sup> Swasey's work exhibits real proficiency—and, arguably, mastery—in a variety of architectural styles and types.

Swasey is architect of the 1926 Hotel Constance (or Constance Hotel) at 928 E. Colorado Boulevard, Pasadena, recently restored and designated as a City Historic Landmark.<sup>23</sup> Swasey also designed the lavish Spanish Revival M.J. Swetland residence at 201 Hillside Road in South Pasadena, as featured in *The American Architect* in 1927.<sup>24</sup> Another Swasey home in Pasadena is the residence at 261 S. San Rafael Avenue. An early example of a California Ranch with sprawling gardens, the latter home was featured in a 1935 issue of *Architectural Digest* as the “[r]esidence of Mr. and Mrs. C. M. Petit” which is attributed to “McNeal Swasey, Architect; Gene H. Brockow, Associate.”<sup>25</sup> Swasey was also

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<sup>19</sup> “Factory to be Erected in Pasadena,” *Los Angeles Times*, May 12, 1929, 81.

<sup>20</sup> On the elder Swasey see Carolyn Hewes Toft (November 1985), “William Albert Swasey FAIA (1863?-1940)”. Landmarks Association of St. Louis, available at: [https://www.landmarks-stl.org/architects/bio/william\\_albert\\_swasey\\_faia\\_1863\\_1940/](https://www.landmarks-stl.org/architects/bio/william_albert_swasey_faia_1863_1940/)

<sup>21</sup> For Swasey's biography and a partial list of his works, see the Pacific Coast Architecture Database (PCAD) entry, available at: <https://pcad.lib.washington.edu/person/1924/>. See also the entry for Swasey and Hayne, Architects, available at: <https://pcad.lib.washington.edu/firm/3109/> Also see the biographical information assembled on ancestry.com, available at: [https://www.ancestrylibrary.com/family-tree/person/tree/171321688/person/162223802282/facts?\\_phsrc=qk2-913812&\\_phstart=successSource](https://www.ancestrylibrary.com/family-tree/person/tree/171321688/person/162223802282/facts?_phsrc=qk2-913812&_phstart=successSource)

<sup>22</sup> See the advertisement in the *Los Angeles Evening Express*, February 29, 1924, 56. Located at 408 S. Sprint Street, the 12-story Hibernian Building (formerly called the Braley Building and now called the Continental Building) was the first skyscraper in Los Angeles, completed in 1903. See the description available at: <https://digitallibrary.usc.edu/CS.aspx?VP3=DamView&VBID=2A3BXZSZVNHEZ&SMLS=1&RW=1920&RH=929>

<sup>23</sup> For the building history and a photograph of the Hotel Constance, see the entry in the California Historical Resources Inventory Database, available at: [http://pasadena.cfwebtools.com/search.cfm?res\\_id=5847&display=re](http://pasadena.cfwebtools.com/search.cfm?res_id=5847&display=re). See also Historic Resources Group, “Constance Hotel,” available at: <http://www.historicresourcesgroup.com/projects/constance-hotel?>

<sup>24</sup> The 1927 photograph of the Swetland home, along with Swasey's name, can be seen at: <https://www.stcroixarchitecture.com/products/house-of-m-j-swetland-pasadena-ca-1927-mcneal-swasey>. For a modern photograph see the image on Michael Locke's Flickr site at: [https://www.flickr.com/photos/michael\\_locke/33079899704](https://www.flickr.com/photos/michael_locke/33079899704)

<sup>25</sup> *Architectural Digest* IX:3 (1935), available at: <https://archive.architecturaldigest.com/article/1935/1/residence-of-mr-and-mrs-c-m-petit-pasadena-mcneal-swasey-architect-gene-h-brockow-associate>. In 1934 an application was filed for a property at 253 S. San Rafael Avenue (*Pasadena Post*, April 24 Apr 1934, 16). There is no such address at present, but this announcement corresponds to the 1934 date for the house at 261 S. San Rafael (APN 5715-011-008) in the Los Angeles County Assessor Portal, available at: <https://portal.assessor.lacounty.gov/parceldetail/5715011008>. Clement M. Petit is recorded as residing at 261 S. Rafael Avenue in the City Directory of 1935.



responsible for a number of buildings in Los Angeles, Beverley Hills, San Marino, and Arrowhead Village.<sup>26</sup>

Together with Benjamin Stiles Hayne (1897–1972)<sup>27</sup>—sometimes with Haynes listed as assistant, and later under the auspices of Swasey and Hayne, Architects—Swasey designed both the subject property and Haynes’ own 1930 residence, still standing at 2175 Chaucer Road, San Marino.<sup>28</sup> They also designed buildings farther afield, including the Bank of Italy National Trust and Savings Association, Branch in Redlands (1928),<sup>29</sup> the vast residence of Mr. and Mrs. Henry S. McKee in Montecito (1930);<sup>30</sup> and the Bank of America Corporation, Branch building in Bakersfield.<sup>31</sup> These buildings attest to the impressive range and competence of architect McNeal Swasey, and, where applicable, to the work of Benjamin Hayne.

### 9.3 OWNERSHIP/OCCUPANT HISTORY

Historic Assessor records were not available at the time this study was prepared due to the current closure of public buildings. An abbreviated ownership history was compiled based on data available in historic building permits, in period newspapers, and in public records derived from ancestry.com.

The origins and later history of Swanson and Peterson was summed up in the following January 1967 “business biography” in the *Pasadena Post*:

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<sup>26</sup> “McNeal Swasey (Architect)” in the Pacific Coast Architecture Database, available at: <https://pcad.lib.washington.edu/person/1924/>

<sup>27</sup> For Hayne’s biography, see the documents gathered on ancestry.com at: [https://www.ancestrylibrary.com/family-tree/person/tree/18337207/person/645252587/facts?\\_phsrc=qk2-891144&\\_phstart=successSource](https://www.ancestrylibrary.com/family-tree/person/tree/18337207/person/645252587/facts?_phsrc=qk2-891144&_phstart=successSource)

<sup>28</sup> Page 5 of the *Pasadena Post*, March 11, 1930, notes that: “The largest dwelling [recorded in Pasadena permits for the week], a one-story and part two-story residence on Chaucer street, San Marino, will cost the owner, Mrs. B. L. Hayne, approximately \$15,000; John Pittendrigh has the building contract Swasey & Hayne, Los Angeles architects, prepared the plans.” Pasadena city directories records Benjamin S. Hayne and his wife Caroline as living at 2175 Chaucer Road, San Marino in 1932 and 1934. The 1930 construction date corresponds with the Los Angeles County Assessor record for 2175 Chaucer Road, (APN 5329-019-005) available at: <https://portal.assessor.lacounty.gov/parceldetail/5329019005> . In 1935 Hayne married Laura M. Griffin, with whom he was living at 854 Harvard Street, Santa Monica, according to the 1936 city directory.

<sup>29</sup> “Bank of Italy National Trust and Savings Association, Branch, Redlands, CA (1928)” in the Pacific Coast Architecture Database, available at: <https://pcad.lib.washington.edu/building/9224/>

<sup>30</sup> ““Residence of Mr. and Mrs. Henry S. McKee, Montecito — McNeal Swasey, Architect; Benjamin S. Hayne, Associate,” *Architectural Digest*, 7:4 (1930), available at: <https://archive.architecturaldigest.com/article/1930/1/residence-of-mr-and-mrs-henry-s-mckee-montecito—mcneal-swasey-architect-benjamin-s-hayne-associate>. The residence was at 1780 Coast Highway, as recorded in the 1930 census. McKee was president of the American Capital Corporation investment trust. A year after the Montecito residence was built it played host to the illustrious J. Pierpont Morgan, as recorded in *Santa Maria Times* (Santa Maria, California), April 1, 1931, 3.

<sup>31</sup> “Bank of America Corporation, Branch, Bakersfield, CA” in the Pacific Coast Architecture Database, available at: <https://pcad.lib.washington.edu/building/9223/>

*The firm was founded by David C. Swanson and Erik W. Peterson in 1920 and started in the business of making fine furniture at 920 S. Raymond Ave. in Pasadena. When that location proved too small the plant was moved in 1929 to the present location at 2914 E. Walnut St. where the finest pieces of quality custom case goods and upholstered furniture are still being made. The firm is presently being managed by the original founders and their sons and daughter: Clarence D. Swanson, President; Erik W. Peterson, Vice President; David C. Swanson, Vice President; Signe L. Johnson, Secretary; Ralph M. Peterson, Treasurer.*<sup>32</sup>

Public records (census, marriage, birth, death, etc.) indicate that both Swanson (1887–1969) and Peterson (1883–1970) were long-lived; that Clarence David Swanson (1921–1989) and Signe L. Johnson (1915–1977) were the children of Swanson; and that Ralph Milton Peterson (1915–1972) was the son of Peterson.

Both Swanson and Peterson were practicing as highly skilled craftsmen in the shop of fellow Swedes John and Peter Hall, trusted master woodworkers working to the designs of Greene & Greene on celebrated commissions including the Gamble House (1908–1909).<sup>33</sup> In 1921 a fire burned down the Hall brothers' main woodworking shop, with \$20,000 worth of damage.<sup>34</sup> In the Pasadena city directories from 1924 to 1929, Swanson and Peterson, cabinetmakers are listed at 920 S. Raymond Avenue, and in 1929 they moved their shop to the subject property. In their heyday Swanson & Peterson—or the Swanson-Peterson Company, as they are called in some records—worked on a number of large and prestigious projects. For instance in 1935 they built the furniture for the Art Deco-style Los Angeles Times building,<sup>35</sup> and in 1939/1940 they produced Bakelite-and-ash tables for the Disney executive offices in Burbank, to the design of K.E.M. Weber.<sup>36</sup> “Fine and custom furniture” by Swanson & Peterson is featured in advertisements, and in pictorial spreads of new Los Angeles area homes, in *Architectural Digest* between 1954 and 1962.<sup>37</sup> The furnishing in those pictorials is simply credited—often using the phrases “custom pieces” or “custom furniture”—to Swanson & Peterson, except for pieces credited to designer Marshall D. Landis. From their early work for Greene & Greene through the early 1960s more than half a century later, Swanson and Peterson were known as highly skilled and successful fabricators of bespoke furniture, as distinct from the professional designers or mass producers whose names are often better known.

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<sup>32</sup> “A business biography of leading firms in the Pasadena area,” *Pasadena Independent*, January 3, 1967, p. 28.

<sup>33</sup> “Between 1907 and 1913, the Halls made about 400 pieces of furniture while working almost exclusively for the Greenes.” Edward S. Cooke, Jr., “Scandinavian Modern Furniture in the Arts and Crafts Period: The Collaboration of the Greenes and the Halls” *American Furniture* (1993), available at: <https://chipstone.org/article.php/388/American-Furniture-1993/Scandinavian-Modern-Furniture-in-the-Arts-and-Crafts-Period:-The-Collaboration-of-the-Greenes-and-the-Halls>

<sup>34</sup> Cooke 1993, note 17, citing “Thurston's Pasadena City Directory of 1919-1920; newspaper clippings, Gamble House Craftsman file, Greene and Greene Library. There was no mention of furniture making in the newspaper articles about the fire.”

<sup>35</sup> Charles C. Cohan, “Construction of ‘Times’ Home Was Largest Project Here,” *Los Angeles Times*, October 17, 1934, 39.

<sup>36</sup> An online auction catalogue illustrates the Disney table and states the following: “K.E.M. Weber adjustable occasional table for Disney Studios Swanson-Peterson, Company USA, 1939-40 bakelite, natural and ebonized ash 24" w x 24" d x 25.5" h A rare table form produced exclusively for the executive offices at Disney in Burbank, California. Top unfolds to 48" wide. Literature: *K.E.M. Weber: The Moderne in Southern California 1920-1941*, discusses the Disney commission pg. 44.” Available at: [https://www.icollector.com/K-E-M-Weber-adjustable-occasional-table-fo\\_i1063293](https://www.icollector.com/K-E-M-Weber-adjustable-occasional-table-fo_i1063293)

<sup>37</sup> This includes *Architectural Digest*, work of Swanson & Peterson, available at: <https://archive.architecturaldigest.com/search?QueryTerm=Swanson+and+Peterson>

Five years after the 1967 'biography' Swanson and Peterson were dead, and the Unger-Fuss Co. was advertising its cabinet-making services at the subject address—in this case the side entrance at 96 N. Sunnyslope.<sup>38</sup> According to the California Secretary of State Bizfile Online, the Company was founded by Erhard G. Unger of Glendale in July 1971, and terminated in June 1988.<sup>39</sup> The subject property is currently part of a 4.4-acre site (comprising 2915 E. Colorado Boulevard.; 2914, 2926, 2932, 2940 & 2948 E. Walnut Street; 2929 & 2942 Nina Street; and 40 N. Sunnyslope Avenue) being considered for redevelopment by the owner, Rusnak Pasadena.<sup>40</sup>

#### **9.4 USE HISTORY**

The subject property was built in 1929 as a furniture factory and was in use as such through 1988. It is currently being used principally as office space, inhabited by a variety of small businesses.

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<sup>38</sup> Classified ad in *Los Angeles Times*, January 16, 1971, 49.

<sup>39</sup> Record for Unger-Fuss Company (629359), available at: <https://bizfileonline.sos.ca.gov/search/business>

<sup>40</sup> City of Pasadena, Planning & Community Development Department, Environmental Notice for Pasadena Rusnak Porsche, available at: <https://www.cityofpasadena.net/planning/pasadena-rusnak-porsche/>

## 10.1 HISTORY OF DAYLIGHT FACTORIES

In the absence of any guide to evaluation criteria for industrial architecture in Pasadena, the subject property was evaluated using the Citywide Historic Context Statement developed for SurveyLA; specifically, the Industrial Development, 1850–1980 Context: Industrial Design and Engineering, 1876–1965 Theme; Industrial-Daylight Factory property type.

The SurveyLA Historic Context Statement for Industrial Development, drawing heavily on a 1999 publication by Betsy Hunter Bradley, provides a useful history of the development of daylight factories, as well as a survey of this form in the Los Angeles County area.<sup>41</sup> The Statement notes that throughout the 19th century and into the 20th, workshops and factories “were wholly dependent on daylight to provide illumination of the workspace”—a constraint that led to light-maximizing architectural innovations. As the survey notes,

*“[i]n the mid-19th century, some manufacturers were experimenting with “window walls,” where vertical rows of windows set between structural members increased the ratio of windows to wall space. Factories with loadbearing brick walls were structurally limited in increasing fenestration for lighting, but it could be accomplished by introducing one or two wood-framed window walls into the building. With the advent of steel framing and mill construction, designers used the newfound structural freedom to create curtain walls of glass. Around the turn of the century steel industrial sash was introduced from England. With their thin frames, industrial sash dramatically increased the amount of glazing on the wall. In addition, they were viewed as more economical to maintain than wood and were non-combustible. The sash was fitted with pivoting panels that could provide ventilation without letting in rain. By 1910, steel industrial sash had become the standard windows for industrial buildings. The marketing of steel sash as “daylight units” helped to coin the term “daylight factory” to refer to reinforced concrete and steel buildings with steel sash.”<sup>42</sup>*

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<sup>41</sup> SurveyLA Citywide Historic Context Statement for Industrial Development, 1850-1980, section for Industrial Design and Engineering 1876–1965. Available at: [https://planning.lacity.org/odocument/ad40500b-cf5a-436e-8c80-a81606544c01/IndustrialDevelopment\\_1850-1980.pdf](https://planning.lacity.org/odocument/ad40500b-cf5a-436e-8c80-a81606544c01/IndustrialDevelopment_1850-1980.pdf) ; Betsy Hunter Bradley, *The Works: The Industrial Architecture of the United States* (Oxford University Press, 1999), 166-170. For well-illustrated guides to early 20thC window types and manufacturers, see the *20th-Century Building Materials and Suitable Substitutes: Windows Visual Guide*, prepared by A.D. Marble (Conshohocken, PA) working with the Naval Facilities Engineering Command, Mid-Atlantic (Norfolk, VA) for the Department of Defense Legacy Resource Management Program (Washington, D.C), available at: <https://denix.osd.mil/legacy/cr-legacy-project-deliverables/fy2013/fy2013/20th-century-building-materials-and-suitable-substitutes-windows-visual-guide-guide-2014-legacy-13-707/> . See also the trade catalog *Fenestra* : the blue book of steel windows (1926) published by the Detroit Steel Products Company, and available at: [https://archive.org/details/FenestraTheBlueBookOfSteelWindows\\_748/page/n41/mode/2up](https://archive.org/details/FenestraTheBlueBookOfSteelWindows_748/page/n41/mode/2up)

Daylight could be introduced not only through the factory walls, but also through the ceiling. One innovation was the monitor roof, which was a second mini-roof atop a double-pitched roof, with clerestory windows on the side. This form provided light and ventilation, “pulling hot air up through the open sash for the entire length of the building.” Another roof innovation with similar benefits was the sawtooth roof “generally oriented to the north,” as in the subject property, “to bring indirect light in without also heating up the building with direct sunlight.”<sup>43</sup>

Daylight factories were ultimately superseded by round-the-clock, all-season factories depending on two further innovations. One was “high-wattage, high-pressure mercury lamps and fluorescent lamps,” developed in the mid-to-late 1930s. The other was the development of air conditioning and forced air ventilation, creating controlled conditions that were not subject to weather. As noted in SurveyLA, “[t]he controlled conditions model picked up after World War II and remains the standard for manufacturing.”

## 10.2 ELIGIBILITY CRITERIA FOR DAYLIGHT FACTORIES<sup>44</sup>

**Summary Statement of Significance:** Resources evaluated under this theme may be significant in the area of Industry. Some examples may also be significant in the area of Architecture and/or Engineering and the work of noted area architects. They represent excellent examples of industrial building types including daylight factories, controlled conditions factories, industrial lofts, and industrial parks.

### **Property Type #1:** Industrial – Daylight Factory

**Property Type Description:** Prior to the widespread use of electric lighting, controlling and capitalizing on daylight was a necessary component of the design of manufacturing buildings. Daylight was brought into the building using a variety of methods, including expansive industrial sash windows, orientation of intensive hand work next to the exterior walls of the building, skylights, and specialized roof forms to bring light into the interior.

**Property Type Significance:** Excellent examples of the daylight factory property type are significant as they embody the distinctive characteristics of an important historical method of construction. While the practice of constructing daylight factories was popular in its time, the period of significance is limited by the introduction of steel sash in 1910 and the widespread use of fluorescent lighting after 1940. This date range happens to coincide with the greatest period of industrial growth in Los Angeles history and, as a result, many excellent examples of one- and two-story daylight factories remain. However, many factors including environmental cleanup, industry preference for controlled conditions, and difficult location for alternative uses threaten the extant stock of these visually striking buildings.

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<sup>43</sup> SurveyLA Citywide Historic Context Statement for Industrial Development, 1850-1980, section for Industrial Design and Engineering 1876–1965. Available at: SurveyLA Citywide Historic Context Statement for Industrial Development, 1850-1980, 203-204. Available at: [https://planning.lacity.org/odocument/ad40500b-cf5a-436e-8c80-a81606544c01/IndustrialDevelopment\\_1850-1980.pdf](https://planning.lacity.org/odocument/ad40500b-cf5a-436e-8c80-a81606544c01/IndustrialDevelopment_1850-1980.pdf)

<sup>44</sup> SurveyLA Citywide Historic Context Statement for Industrial Development, 1850-1980, section for Industrial Design and Engineering 1876–1965. Available at: SurveyLA Citywide Historic Context Statement for Industrial Development, 1850-1980, 203-204. Available at: [https://planning.lacity.org/odocument/ad40500b-cf5a-436e-8c80-a81606544c01/IndustrialDevelopment\\_1850-1980.pdf](https://planning.lacity.org/odocument/ad40500b-cf5a-436e-8c80-a81606544c01/IndustrialDevelopment_1850-1980.pdf)

**Geographic Location:** Citywide along historic railroad alignments, concentrations found in the eastern and southern portions of Downtown, Boyle Heights, Lincoln Heights, and south and southeastern Los Angeles.

**Area(s) of Significance:** Industry; Engineering; Architecture

**Criteria: NR:** A/C

**Period of Significance:** 1910–1940

**Period of Significance Justification:** Date range encompasses brief but prolific period during which daylight factories were part of the standard industrial design, from the introduction of industrial sash to rise of the controlled conditions factory during and after World War II.

**Eligibility Standards:**

- Constructed between 1910 and 1940 for industrial use
- Exemplifies the use of industrial sash and distinctive roof forms to maximize and control the level of sunlight inside the building

**Character Defining/Associative Features:**

- Retains most of the essential character defining features of the type from the period of significance
- 1–2 stories in height (2nd story is often a mezzanine level)
- Continuous industrial steel sash on two or more elevations
- Oversized bays of industrial sash
- Sawtooth, butterfly, Aiken, or monitor rooflines
- Extensive skylights (in the absence of more dramatic rooflines)
- Often designed in prevalent architectural styles of period
  - May also be a significant example of an architectural style from the period of significance and/or the work of a noted architect

**Integrity Considerations:**

- Should retain integrity of *location, design, materials, feeling, and association*
- Setting may have changed since the time of its construction
- Original use may have changed

## **SECTION 11**

### **EVALUATION OF ELIGIBILITY**

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The following includes an evaluation of the former industrial property at 2914 East Walnut Street in Pasadena for its eligibility for inclusion to the National Register and/or California Register; and/or for designation as a City Historic Landmark, as detailed in Section 5, *Regulatory Framework*.

#### Criterion A/1/A

The subject property was built on orchard land at the far eastern edge of Pasadena to house an expanding small business. Since it precedes the far more significant wartime and postwar boom that saw the rise of many larger research facilities and factories in East Pasadena, the subject property is not directly associated with a pattern of events that made a significant contribution to the development of the City, the state, or the nation. Therefore, the subject property is not eligible for listing in the National Register or for designation as a City Historic Landmark pursuant to Criterion A, or for listing in the California Register pursuant to Criterion 1.

#### Criterion B/2/B

The subject property was found to be associated with the lives of persons significant in our past, given that the initial proprietors, David C. Swanson and Erik W. Peterson, were master craftsman who first gained prominence in the Hall shop in the years that it produced the celebrated Greene and Greene designed furniture for the Gamble House (1908–1909). Following the 1929 construction of the subject property, Swanson & Peterson continued to operate the factory for four decades. In the 1930s they produced bespoke furniture for major regional projects, including the offices of the Los Angeles Times and the Disney’s Burbank studios. Both in their work for Greene & Greene and during their decades of partnership, Swanson & Peterson were known as highly skilled and successful fabricators—builders, finishers, upholsterers—of bespoke furniture. As such, they continued a tradition of Pasadena craftsmanship, albeit in a world where designers and mass producers received more accolades than fabricators. Swanson & Peterson were master manufacturers that are significant on the local and regional level. Given the significance to the history of the City and region for its association with master craftsmen Swanson & Peterson, the subject property is eligible for designation as a City Historic Landmark pursuant to Criterion B, and for listing in the California Register pursuant to Criterion 2.

#### Criterion C/3/C

The subject property embodies the distinctive characteristics of a type, architectural style, period, and method of construction—namely the ‘daylight factory’ building type that flourished in manufacturing spaces circa 1910–1940. As outlined in the Industrial Development, 1850–1980 Context (see Section 10) and in the 1999 history by Betsy Hunter Bradley on which it depends, the ‘daylight factory’ building type is characterized by a 1- to 2-story elevation (in the present case a rare combination of the two); the use of continuous industrial steel sash fenestration on multiple elevations (here replete with pivot windows for improved ventilation); extensive skylights (here by means of a typically north-facing sawtooth roof); and the design in a coherent architectural style (a restrained and human-scale classicism spanning two street façades, appropriate to a facility housing a corner showroom, topped by brick parapets masking the radically untraditional roofline of the main factory space). In addition to the lighting meriting ‘daylight factory’ status, the subject property was fully up to date in its systems of ventilation (including pivoting mid-sash windows and an overhead

exhaust fan), and fireproofing (via the automatic sprinkler systems noted in the 1950 Sanborn Fire Insurance Map, and evidently upgraded in 1973). The environmentally attuned daylight factory type was superseded by the 1940s, when widespread use of more energy-intensive technologies (notably fluorescent lighting and air conditioning) permitted controlled conditions regardless of the season or time of day. The subject property also represents the work of the architect McNeal Swasey (1891–1946), whose significant ability as an architect in a range of types and styles is discussed in Section 9.2, *Identification of Architects/Builders*. Given its adroit embodiment of the distinctive characteristics of the ‘daylight factory’ building type and given its significance to the architecture of the City and the region and the work of Swasey and Hayne, the subject property is eligible for designation as a City Historic Landmark pursuant to Criterion C and for listing in the California Register pursuant to Criterion 3.

#### Criterion D/4/D

Criterion D/4/D is not considered in this report, since it generally applies to archaeological resources. Additionally, there is no reason to believe the subject property has the potential to yield important information regarding prehistory or history.



## **SECTION 12 CONCLUSION**

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Built in 1929 to the design of architects McNeal Swasey (1891–1946) and Benjamin Hayne (1897–1972), the subject property embodies the distinctive characteristics of a type, period, and method of construction—namely the ‘daylight factory’ building type that flourished in manufacturing spaces circa 1910–1940. Because its exterior has not been substantially altered, the building retains integrity of *design, materials, workmanship, and feeling* associated with the period of significance (1910–1940). The subject property is associated with historically significant persons, namely the initial proprietors, furniture builders David C. Swanson and Erik W. Peterson, and the architects of the project, namely McNeal Swasey along with his assistant/associate Benjamin Hayne. Therefore, the subject property is eligible for designation as a City Historic Landmark and for listing in the California Register pursuant to Criteria 2/3 and B/C, respectively. The subject property is a historical resource pursuant to Section 15064.5(a) of the CEQA Guidelines, and the demolition of the building would result in a substantial adverse change to a historical resource (Section 15064.5(b) of the CEQA Guidelines).

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***ATTACHMENT A***  
***RESUMES OF KEY PERSONNEL***

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## ***B. Graham Larkin, PhD***

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### ***Architectural Historian***

*PhD, History of Art &  
Architecture, Harvard,  
Cambridge, MA, 2003*

- *History of art, architecture, landscape, and urbanism*
- *Management of cultural resources, including museums and historic sites*
- *Archival documentation*

*Years of Experience: 25+*

Mr. Graham Larkin has more than 25 years of experience as a researcher, professor, and curator specializing in European and American art and architecture. In recent years, he has become a leading advocate for sustainable urbanism and safe mobility.

Mr. Larkin has worked as a cataloguer and at the Canadian Centre for Architecture, Montreal (1992–1993); as a curator of European & American art at the National Gallery of Canada (1993–1995 and 2005–2011); as a teacher of undergraduate classes at Harvard and Stanford universities (2000–2005), and of graduate classes at the Azrieli School of Architecture and Urbanism at Carleton University, Ottawa (2013–2014); and as a researcher in Canadian federal departments (Aboriginal Affairs; Fisheries & Oceans; Public Health Agency). He has also been a leading advocate and consultant for cultural heritage (Small Museums Canada); sustainable living (Slow Ottawa); and safe mobility for drivers, cyclists, and pedestrians (Vision Zero Canada).

Since joining Sapphos Environmental, Inc. in 2022, Mr. Larkin has conducted historic assessments throughout Los Angeles County, including sites in Altadena, Beverly Hills, Boyle Heights, East Hollywood, Glendale, Hyde Park, Koreatown, Pasadena, Reseda, Sierra Madre, and Venice. He has also completed Landmark and Mills Act applications.

Mr. Larkin is a member of the Society of Architectural Historians and the Los Angeles Conservancy.

## Carrie E. Chasteen, MS

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### **Cultural Resources Manager**

Master of Science (Historic Preservation), School of the Art Institute of Chicago, Chicago, Illinois, 2001

Bachelor of Arts (History and Political Science), University of South Florida, Tampa, Florida, 1997

- Cultural resources management and legal compliance
- History of California
- Identification and evaluation of the built environment
- Archival documentation
- Historic preservation consultation

Years of Experience: 20+

- Oregon Transportation Investment Act (OTIA) III CS3 Technical Lead
- Chair, Historic Preservation Commission, City of Pasadena
- Design Commission, City of Pasadena
- Phi Alpha Theta
- Extensive experience documenting and evaluating parks and recreational facilities
- Extensive experience in the City of Riverside

Ms. Carrie Chasteen has more than 20 years of experience in the field of cultural resources and the built environment, including project management, agency coordination, archival research, managing large surveys, preparation of compliance reports, preparation of Environmental Impact Statement / Environmental Impact Report (EIS/EIR) sections, peer review, and regulatory compliance. She meets and exceeds the Secretary of the Interior's *Professional Qualification Standards* in the fields of History and Architectural History.

Ms. Chasteen has served as Principal Investigator / Principal Architectural Historian on projects in Kern, San Bernardino, Riverside, Ventura, Los Angeles, Orange, Imperial, and San Diego Counties in Southern California. She has experience in California, Oregon, Washington, Arizona, Nevada, Missouri, Illinois, Florida, West Virginia, Connecticut, New York, New Jersey, and Massachusetts. She has extensive experience with the California Office of Historic Preservation, the California Department of Transportation (Caltrans), San Bernardino Associated Governments (SANBAG), Los Angeles County Department of Parks and Recreation, the City of Los Angeles, and various state, county, and local government agencies.

On behalf of the County of Los Angeles Department of Parks and Recreation (DPR), Ms. Chasteen managed the documentation and evaluation of 54 parks, golf courses, and arboreta. The historic evaluations assess County facilities that were identified as priorities due to the age of the facility, architect of record, or affiliation with event of importance to the history of development of Los Angeles County. The historic evaluations consider eligibility for listing on the National Register of Historic Places, the California Register of Historical Resources, the County Register of Landmarks and Historic Districts, and standards provided in CEQA. The results were used by the County DPR to address future projects in the facilities, alter plans as needed, and to inform a Cultural Resources Treatment Plan (CRTP) and Worker Environmental Awareness Program (WEAP) training. She also provided consultation services for the Arcadia County Park Pool and Bathhouse Replacement Project, which included documenting and evaluating the park as a historic district for eligibility for inclusion in the National Register of Historic Places and the California Register of Historical Resources. Because the park was found to be eligible for listing in both registers, Ms. Chasteen provided additional consultation services to ensure the replacement pools and bathhouse were in compliance with the Secretary of the Interior's *Standards for the Treatment of Historic Properties* in order to minimize potential impacts to the historic district.

Additional experience includes preparing Historic American Building Survey/Historic American Engineering Record (HABS / HAER) documentation for the former Caltrans District 7 headquarters building, Roosevelt Annex at the California Veterans' Home in Yountville, and the Space Flight Operations Facility, commonly referred to as Mission Control, a National Historic Monument, at the Jet Propulsion Laboratory (JPL) in Pasadena.