

1000 S. Fremont Avenue Alhambra, California



Historical Resource Technical Report

Prepared by:





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EXECUTIVE SUMMARY

The applicant proposes to develop a residential project (Project) in the City of Alhambra. The Project site is located on the eastern and southern portions of the block bounded by S. Fremont Avenue, Orange Street, Date Avenue, and W. Mission Road. GPA Consulting (GPA) was retained to analyze whether or not the Project would directly or indirectly impact any historical resources subject to the California Environmental Quality Act (CEQA).

The entire block was identified as the study area for the report. Within the study area, GPA identified 22 buildings over 45 years of age. Of those buildings, ten were previously identified as contributing to the CF Braun Company Historic District (Historic District), which was formally determined eligible for listing in the National Register of Historic Places in 1999 in accordance with the requirements of Section 106 of the National Historic Preservation Act of 1966 for the Fremont Avenue Widening Project. Properties that are formally determined eligible for listing in the National Register of Historic Places are automatically listed in the California Register of Historical Resources.

Given the length of time since the Historic District was determined eligible, GPA re-evaluated it based upon current industry standards. GPA determined that two of the buildings listed as contributing in 1999 had been demolished. One building was listed as non-contributing in 1999 because it was not clearly visible from the public right-of-way. Based upon the field inspection and research, GPA concluded that it should be considered contributing. GPA identified one additional building as contributing to the Historic District that was not previously listed. Based upon additional research and fieldwork, GPA changed the period of significance and adjusted the boundaries of the Historic District.

GPA evaluated ten additional buildings that were outside of the boundaries of the Historic District but over 45 years of age. Based upon GPA's field inspection and research, these properties do not appear to meet the eligibility standards for listing due to lack of historical significance, architectural character, and/or physical integrity. None are currently listed under national or state landmark programs, and are not included as significant in any historic resource surveys of the area.

The Project would involve the retention of select buildings, demolition of the remaining buildings, and construction of new buildings. The threshold for determining significant impacts on historical resources in the State CEQA Guidelines is whether a proposed project would cause a substantial adverse change, which is defined as demolition, destruction, relocation, or alteration of the resource or its immediate vicinity such that the significance of the historical resource is materially impaired. The Project would have no direct impacts on historical resources, as it does not involve the demolition, destruction, relocation, or alteration of any historical resources. One of the buildings contributing to the significance of the Historic District is located on the Project site; however, no changes to this building are proposed. The only changes within the Historic District involve circulation and landscaping, which would not diminish the integrity of the setting of the Historic District. GPA also analyzed the potential indirect impacts on the Historic District and concluded that the Project would have a less than significant impact under the CEQA Guidelines. The Historic District would not be negatively affected by the Project, due to the physical and visual separation between the contributing buildings and the new buildings. Although the new buildings would introduce a new visual element to the vicinity of the Historic



District, it would continue to be eligible for listing as a historical resource as defined by CEQA. No mitigation measures are required or recommended.

1. INTRODUCTION

1.1 Purpose and Qualifications

The purpose of this report is to analyze whether or not a proposed development project (Project) would significantly impact historical resources. The Project site is located in the City of Alhambra on the block bounded by S. Fremont Avenue, Orange Street, Date Avenue, and W. Mission Road. It was the headquarters of the engineering firm CF Braun & Company from the 1920s to the 1980s. The Project would involve the retention of select buildings, demolition of the remaining buildings, and construction of new residential buildings and a parking structure on the eastern and southern portion of the block (see Figure 1).



Figure 1: Location of Project site

GPA Consulting (GPA) was retained to identify historical resources on and in the vicinity of the Project site, to assess any potential impacts the Project may have on the identified historical resources, and to recommend mitigation measures, as warranted, for compliance with CEQA. Teresa Grimes and Audrey von Ahrens were responsible for the preparation of this report. They fulfill the qualifications for historic preservation professionals outlined in Title 36 of the Code of Federal Regulations, Part 61. Their résumés are attached in Appendix A.

1.2 Methodology

To identify listed and potential historical resources and assess potential project impacts, GPA performed the following tasks:

1. Conducted a preliminary field inspection of the Project site and vicinity to determine what areas might be impacted by the Project and to identify listed or potential historical resources. For the purposes of this report, the study area was identified as the block bounded by S. Fremont Avenue, Orange Street, Date Avenue, and W. Mission Road (see Figure 2 in Section 3.1).
2. Requested and reviewed a records search from the South Central Coastal Information Center at California State University, Fullerton to determine whether or not any of the buildings in the study area are currently listed under national, state, or local landmark or historic district programs and whether or not they have been previously identified or evaluated as historical resources as defined by CEQA. This research revealed one previously recorded historical resource in the study area, the CF Braun Company Historic District (Historic District), which was formally determined eligible for listing in the National Register of Historic Places and automatically listed in the California Register of Historical Resources in 1999. The determination of eligibility is summarized in Section 3.2 and the 1999 Department of Parks and Recreation Inventory Forms are included in Appendix B.
3. Conducted an intensive field inspection of the study area to determine if the Historic District had changed since 1999 and to identify the character-defining features and integrity of the buildings identified as potential historical resources. During the field inspection, GPA determined that two buildings contributing to the Historic District had been demolished, one building identified as non-contributing appeared to be contributing, and one additional building that was not included in the Historic District was potential contributing to the Historic District.
4. Determined that the CF Braun Company Historic District should be re-evaluated given the fact that the 1999 determination of eligibility was limited to buildings that could be viewed from the public right-of-way and two of the buildings identified as contributing had been demolished. See Section 3.3 for the re-evaluation of the Historic District.
5. Identified 22 buildings within the study area over 45 years of age. These buildings are listed in Table 1 in Section 3.1.

Of the 22 buildings, ten were previously identified as contributing buildings to the Historic District and one was identified as a non-contributor. One contributing building in the study area falls within the boundaries of the Project site.

Within the study area, there are 12 additional buildings that fall outside of the boundaries of the Historic District but are over 45 years of age and were identified as potential individual resources. A description and photographs of these buildings and their evaluations can be found in Section 3.4.

The remaining seven buildings within the study area were excluded from further consideration as individual historical resources. Based upon GPA's field inspection and research, these buildings do not appear to meet the eligibility standards for listing in the National Register of Historic Places and California Register of Historical Resources due to



lack of age, historical significance, architectural character, and/or physical integrity. None are currently listed as landmarks at the local, state, or national levels, and are not included as significant in any historic resource surveys of the area.

6. Conducted additional research to fill information gaps, as necessary. Sources consulted included building plans and permits, Sanborn Fire Insurance maps, historic photograph collections including aerials, architectural periodicals, newspapers, and scholarly sources, such as books, articles, and documentaries.
7. Reviewed and analyzed Entitlement Submittal to determine if the Project would have direct or indirect impacts on the identified historical resources as defined by CEQA (see Appendix D for a copy of the conceptual site plan and elevations).

2. REGULATORY FRAMEWORK

Generally, a lead agency must consider a property a historical resource under CEQA if it is eligible for listing in the California Register of Historical Resources (California Register). The California Register is modeled after the National Register of Historic Places (National Register). Furthermore, a property is presumed to be historically significant if it is listed in a local register of historical resources or has been identified as historically significant in a historic resource survey (provided certain criteria and requirements are satisfied) unless a preponderance of evidence demonstrates that the property is not historically or culturally significant.¹ The City of Alhambra does not have a historic preservation ordinance for the designation of landmarks or historic districts. Therefore, this aspect of the Public Resource Code is not applicable. The National Register and California Register programs are discussed below.

2.1 National Register of Historic Places

The National Register is "an authoritative guide to be used by federal, state, and local governments, private groups, and citizens to identify the nation's cultural resources and to indicate what properties should be considered for protection from destruction or impairment."²

Criteria

To be eligible for listing in the National Register, a property must be at least 50 years of age (unless the property is of "exceptional importance") and possess significance in American history and culture, architecture, or archaeology. A property of potential significance must meet one or more of the following four established criteria:³

- A. Associated with events that have made a significant contribution to the broad patterns of our history; or
- B. Associated with the lives of persons significant in our past; or
- C. Embody the 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. Yield, or may be likely to yield, information important in prehistory or history.

Context

To be eligible for listing in the National Register, a property must be significant within a historic context. *National Register Bulletin #15* states that the significance of a historic property can be judged only when it is evaluated within its historic context. Historic contexts are "those patterns, themes, or trends in history by which a specific...property or site is understood and its meaning...is

¹ Public Resources Code Section 5024.1 and 14 California Code of Regulations Sections 4850 & 15064.5(a)(2).

² Title 36 Code of Federal Regulations Part 60.2.

³ Title 36 Code of Federal Regulations Part 60.4.

made clear."⁴ A property must represent an important aspect of the area's history or prehistory and possess the requisite integrity to qualify for the National Register.

Integrity

In addition to possessing significance within a historic context, to be eligible for listing in the National Register a property must have integrity. Integrity is defined in *National Register Bulletin #15* as "the ability of a property to convey its significance."⁵ Within the concept of integrity, the National Register recognizes the following seven aspects or qualities that in various combinations define integrity: feeling, association, workmanship, location, design, setting, and materials. Integrity is based on significance: why, where, and when a property is important. Thus, the significance of the property must be fully established before the integrity is analyzed.

Historic Districts

The National Register includes significant properties, which are classified as buildings, sites, districts, structures, or objects. A historic district "derives its importance from being a unified entity, even though it is often composed of a variety of resources. The identity of a district results from the interrelationship of its resources, which can be an arrangement of historically or functionally related properties."⁶

A district is defined as a geographically definable area of land containing a significant concentration of buildings, sites, structures, or objects united by past events or aesthetically by plan or physical development.⁷ A district's significance and historic integrity should help determine the boundaries. Other factors include:

- Visual barriers that mark a change in the historic character of the area or that break the continuity of the district, such as new construction, highways, or development of a different character;
- Visual changes in the character of the area due to different architectural styles, types, or periods, or to a decline in the concentration of contributing resources;
- Boundaries at a specific time in history, such as the original city limits or the legally recorded boundaries of a housing subdivision, estate, or ranch; and
- Clearly differentiated patterns of historical development, such as commercial versus residential or industrial.⁸

Within historic districts, properties are identified as contributing and noncontributing. A contributing building, site, structure, or object adds to the historic associations, historic architectural qualities, or archeological values for which a district is significant because:

- It was present during the period of significance, relates to the significance of the district, and retains its physical integrity; or

⁴ *National Register Bulletin #15: How to Apply the National Register Criteria for Evaluation* (Washington D.C.: National Park Service, Department of the Interior, 1997), 7-8.

⁵ *National Register Bulletin #15*, 44-45.

⁶ *Ibid*, 5.

⁷ Title 36 Code of Federal Regulations Part 60.3(d).

⁸ *National Register Bulletin #21: Defining Boundaries for National Register Properties Form* (Washington D.C.: U.S. Department of the Interior, 1997), 12.

- It independently meets the criterion for listing in the National Register.⁹

2.2 California Register of Historical Resources

In 1992, Governor Wilson signed Assembly Bill 2881 into law establishing the California Register. The California Register is an authoritative guide used by state and local agencies, private groups, and citizens to identify historical resources and to indicate what properties are to be protected, to the extent prudent and feasible, from substantial adverse impacts.¹⁰

The California Register consists of properties that are listed automatically as well as those that must be nominated through an application and public hearing process. The California Register automatically includes the following:

- California properties listed in the National Register and those formally Determined Eligible for the National Register;
- State Historical Landmarks from No. 0770 onward; and
- Those California Points of Historical Interest that have been evaluated by the State Office of Historic Preservation (SOHP) and have been recommended to the State Historical Resources Commission for inclusion on the California Register.¹¹

Criteria and Integrity

For those properties not automatically listed, the criteria for eligibility of listing in the California Register are based upon National Register criteria, but are identified as 1-4 instead of A-D. To be eligible for listing in the California Register, a property generally must be at least 50 years of age and must possess significance at the local, state, or national level, under one or more of the following four criteria:

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

Properties eligible for listing in the California Register may include buildings, sites, structures, objects, and historic districts. A property less than 50 years of age may be eligible if it can be demonstrated that sufficient time has passed to understand its historical importance. While the enabling legislation for the California Register is less rigorous with regard to the issue of integrity,

⁹ *National Register Bulletin #16: How to Complete the National Register Registration Form* (Washington D.C.: U.S. Department of the Interior, 1997), 16.

¹⁰ Public Resources Code Section 5024.1 (a).

¹¹ Public Resources Code Section 5024.1 (d).



there is the expectation that properties reflect their appearance during their period of significance.¹²

The California Register may also include properties identified during historic resource surveys. However, the survey must meet all of the following criteria:¹³

1. The survey has been or will be included in the California Historical Resources Inventory;
2. The survey and the survey documentation were prepared in accordance with office [SOHP] procedures and requirements;
3. The resource is evaluated and determined by the office [SOHP] to have a significance rating of Category 1 to 5 on a DPR Form 523; and
4. If the survey is five or more years old at the time of its nomination for inclusion in the California Register, the survey is updated to identify historical resources that have become eligible or ineligible due to changed circumstances or further documentation and those that have been demolished or altered in a manner that substantially diminishes the significance of the resource.

SOHP Survey Methodology

The evaluation instructions and classification system prescribed by the SOHP in its *Instructions for Recording Historical Resources* provide a Status Code for use in classifying potential historical resources. In 2003, the Status Codes were revised to address the California Register. These Status Codes are used statewide in the preparation of historical resource surveys and evaluation reports. The first code is a number that indicates the general category of evaluation. The second code is a letter that indicates whether the property is separately eligible (S), eligible as part of a district (D), or both (B). There is sometimes a third code that describes some of the circumstances or conditions of the evaluation. The general evaluation categories are as follows:

1. Listed in the National Register or the California Register.
2. Determined eligible for listing in the National Register or the California Register.
3. Appears eligible for listing in the National Register or the California Register through survey evaluation.
4. Appears eligible for listing in the National Register or the California Register through other evaluation.
5. Recognized as historically significant by local government.
6. Not eligible for listing or designation as specified.
7. Not evaluated or needs re-evaluation.

The specific Status Codes referred to in this report are as follows:

- 2S2** Individual property determined eligible for National Register by consensus through Section 106 process. Listed in the California Register.

¹² Public Resources Code Section 4852.

¹³ Public Resources Code Section 5024.1.



- 2D2** Contributor to a district determined eligible for National Register by consensus through Section 106 process. Listed in the California Register.
- 3D** Appears eligible for National Register as a contributor to a National Register eligible district through survey evaluation.
- 6Z** Found ineligible for National Register, California Register, or local designation through survey evaluation.

3. ENVIRONMENTAL SETTING

3.1 Description and History of the Project Site and Study Area

The Project site is located at 1000 S. Fremont Avenue, on the block bounded by S. Fremont Avenue to the west, Orange Street to the north, Date Avenue to the east, and W. Mission Road to the south. The Project site is situated in the southern and eastern portions of the block, fronting W. Mission Road, Date Avenue, and Orange Street. For the purposes of this report, the study area was identified as the entire block. The topography of the study area is generally flat. S. Fremont Avenue and W. Mission Road are busy four-lane thoroughfares. Orange Street and Date Avenue are two-lane thoroughfares with on-street parking. The parcels surrounding the study area are predominately low-rise industrial buildings constructed between the late 1940s and 1950s, and low to mid-rise commercial and office buildings constructed since the late 1970s.



Figure 2: Location of Project site and study area

The block that makes up the study area was the site of the CF Braun & Company, Alhambra Plant. Historically, only the west portion of the block was owned by the company (see Figure 3). The east portion of the block was separated from the west by train tracks and was not acquired by the company until the 1970s.

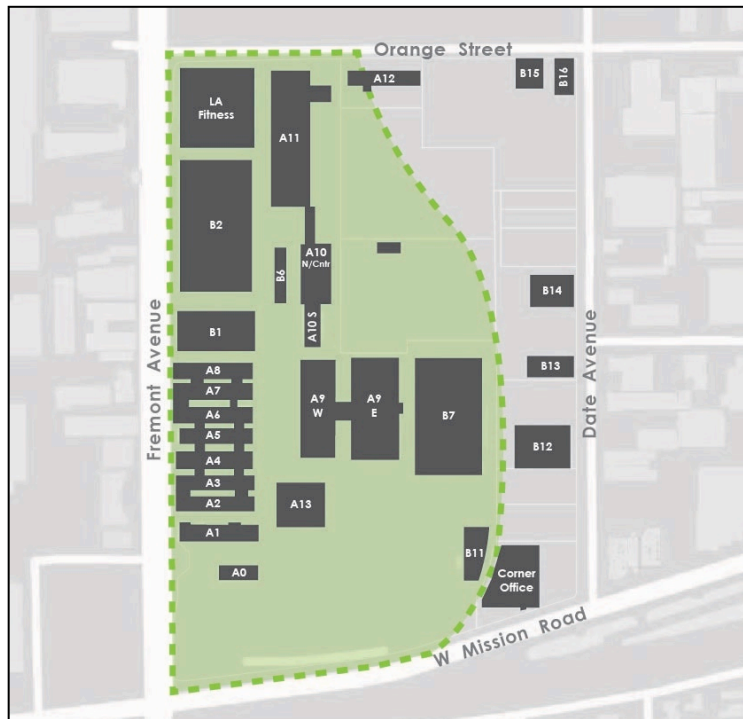


Figure 3: Location of CF Braun & Company site circa 1920s-1960s.

Historical Development of the CF Braun & Company, Alhambra Plant

The study area has a particularly complicated construction history. The configuration of the CF Braun & Co. plant was constantly evolving as new buildings were constructed and older buildings were moved and altered to reflect the changing needs of the quickly growing company. Altering and expanding existing buildings was a common practice of industrial plants at that time.¹⁴ For this reason, in addition to the lack of documented evidence, the dates of construction for buildings in the study area are unclear and vary according to different sources. However, the development of the site can be grouped into four distinct phases of development: original construction and founding of the CF Braun & Co. plant in the early 1920s, a plant-wide improvement program from the late 1920s to mid-1930s, construction of new administration and office buildings in the 1940s, and major additions and alterations to the administration and office buildings in the early 1950s.

CF Braun & Company first occupied the west portion of the block in 1922 and constructed its own facilities, which consisted of an office building, research laboratory, fabricating shop, and construction tool center.¹⁵ There are no surviving building permits to indicate who the architects were, if any, for each of these early buildings. However, an article in the *Los Angeles Times* from 1925 provides evidence that the buildings may have been constructed by the Union Iron Works, stating "The contract for the new addition [1925] to the plant of the C.F. Braun Company, Alhambra... awarded to the Union Iron Works...calls for the erection of a 40 by 140-foot addition

¹⁴ "Millions for Expansion," *Los Angeles Times*, October 19, 1924, E11.

¹⁵ CF Braun & Co., "The Story of a Modern Engineering Establishment," Alhambra, CA, c.1953, 16.

to...the machine shop... 27' high and of the Westype style to conform with other sections of the plant, all of which was built by the Union Iron Works."¹⁶



Figure 4: Aerial photo taken 1928. (UCSB Library)



Figure 5: Aerial photo taken 1938. (EDR)

In 1926, a *Los Angeles Times* article reported that a new administration building, containing 55,000 square feet of office space, was planned for construction in 1927. It was to be an office building "designed in the Italian architectural motif" and would be "one of the finest industrial office buildings of the West."¹⁷ The administration building was one of the first phases of a \$1,000,000 improvement program that also consisted of additions to the existing shop building and research laboratory. New construction included a steel foundry located at the northeast corner of the site, an engineering and drafting building located northeast of the administration building, a club building located north of the administration building, and an administration garage toward the northwest corner of the site (see Figure 4).¹⁸

¹⁶ "Award Contract for New Unit of Braun Plant," *Los Angeles Times*, September 27, 1925, E13.

¹⁷ "Millions for Expansion," *Los Angeles Times*, October 19, 1924, E11.

¹⁸ "Additional Structures Being Raised by Plant," *Los Angeles Times*, June 12, 1927, E7.

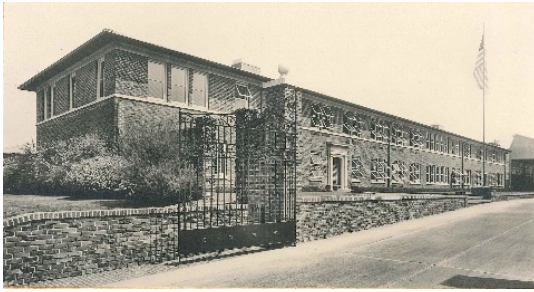


Figure 6: Administration Building (demolished or significantly altered)



Figure 7: Engineering Building (demolished or moved)



Figure 8: Club Building (demolished)



Figure 9: Administration Garage (demolished)



Figure 10: Gate (demolished)

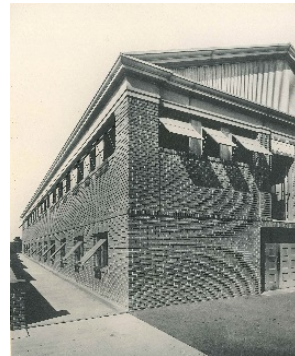


Figure 11: Powerhouse (demolished)

Photographs from CF Braun & Company, *Studies of a Modern Manufacturing Plant*, 1928 to 1938.

There are no surviving permits for the buildings constructed in the 1920s, however, there is reason to believe that they were designed by the architecture firm of Marston & Maybury. According to the Original Job Records of the firm, located at the Pasadena Historical Museum, Marston & Maybury listed a number of projects for the client CF Braun, including the construction of an office building, laboratory, powerhouse, and gate in 1929.¹⁹ In 1935, projects listed included a club building, administration building, drafting building, garage building, yard improvements, and a project for alterations and/or additions to an unspecified existing structure.²⁰ However, these buildings appear in the historic aerials from 1927-1928, so the Original Job Records is not a completely reliable source. The only building not present before 1928 is the powerhouse, which is first depicted in an aerial taken in 1938 (see Figure 5). In the book *Studies of a Modern*

¹⁹ Kathleen Tuttle, *Sylvanus Marston: Pasadena's Quintessential Architect*, (Santa Monica, CA: Hennessey + Ingalls, 2001), 135-136.

²⁰ Tuttle, *Sylvanus Marston*, 138.

Manufacturing Plant published by CF Braun & Company sometime between 1928 and 1938, these specific buildings were documented in photographs (see Figure 6-Figure 11).

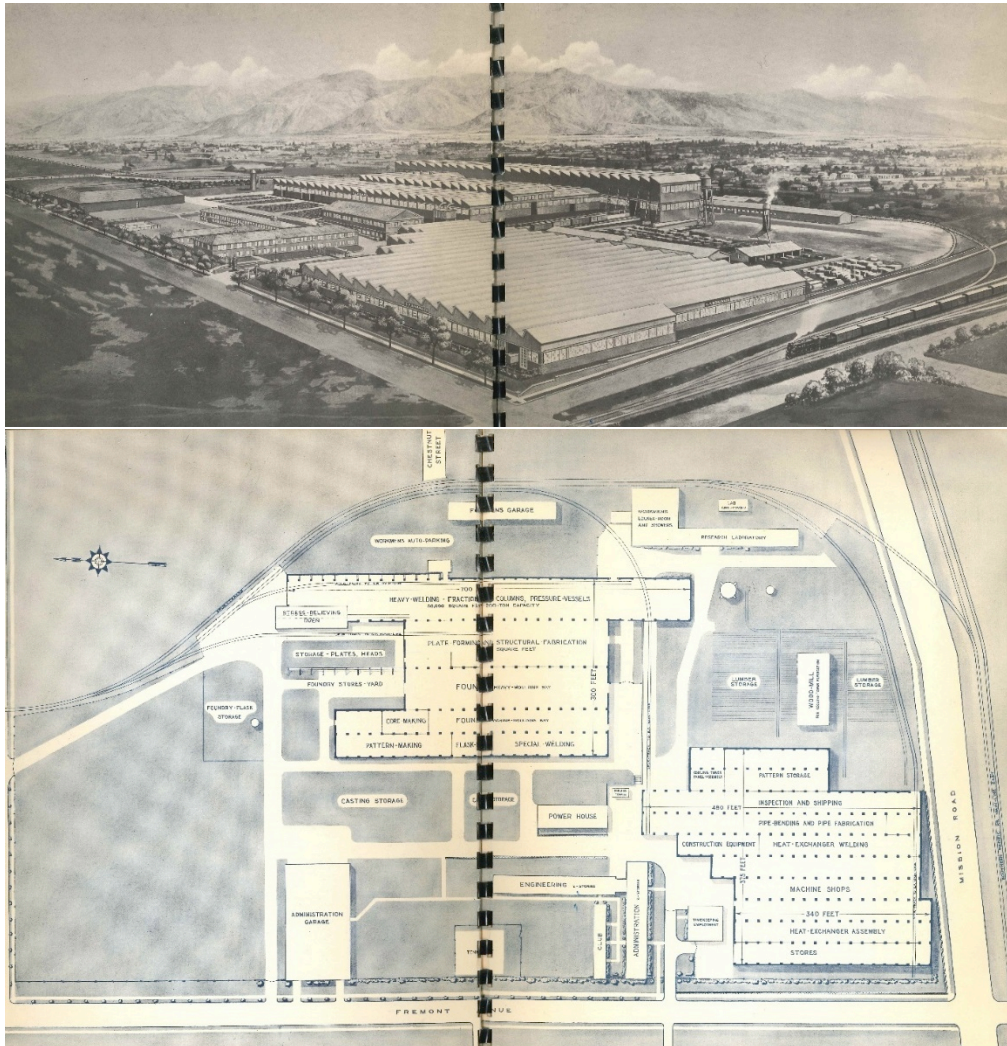


Figure 12: Rendering and site plan from CF Braun & Company, *Studies of a Modern Manufacturing Plant*, 1928 to 1938.

Between 1938 and 1944, the plant once again went through major improvements. Originally housed in two separate buildings, the plant was reconfigured to include the entire manufacturing operations in a single building at the eastern portion of the site along Date Avenue. The western portion of the plant, along S. Fremont Avenue, began to resemble what it looks like today with the construction of additional administration and office buildings aligned with one another oriented north-south and running east-west in length. At the center of the site, between the offices and manufacturing buildings, smaller buildings were constructed. These buildings were oriented east-west and ran north-south in length.

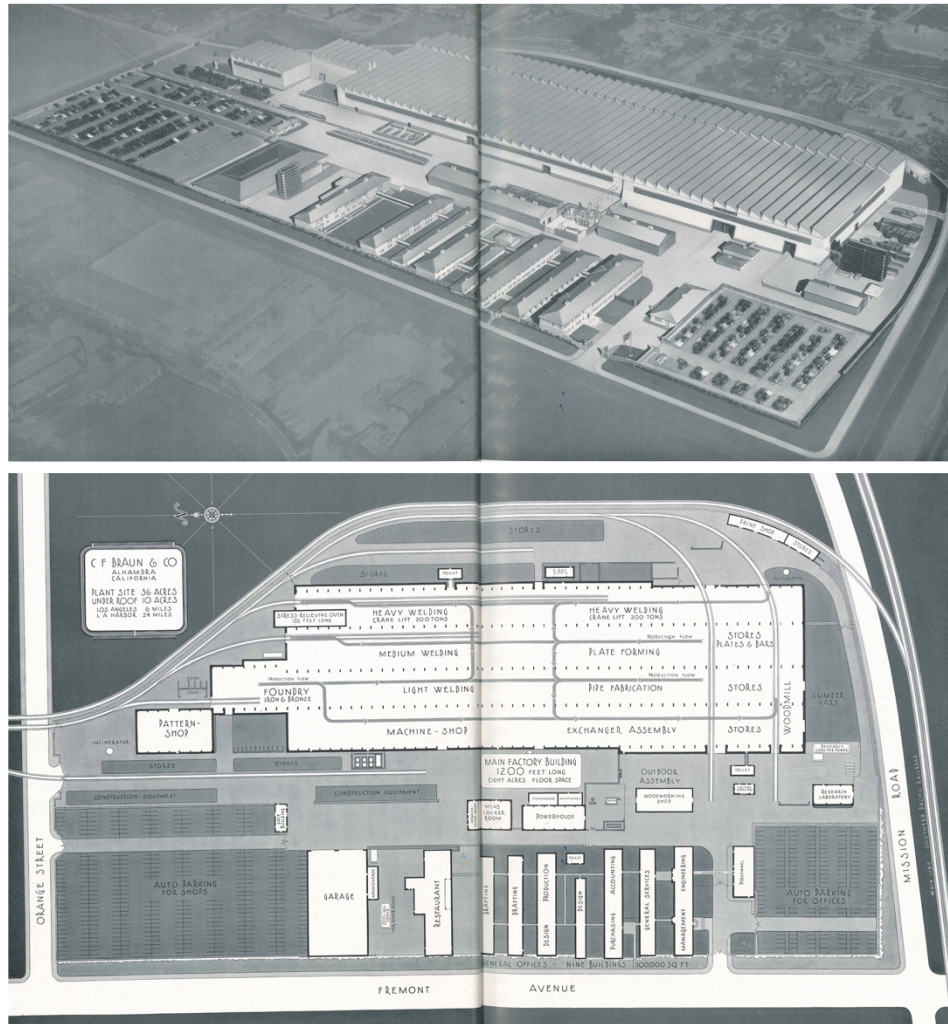


Figure 13: Rendering and site plan from CF Braun & Company, The Braun Plant, 1944.

With the lack of evidence between 1938 and 1948, when much of the construction and alterations of the administration and office buildings took place, some of the chronology of construction history is uncertain. Looking at the historic aerials from 1938 and photographs and site plans from 1944, it appears that the existing administration building (Building A1), was either demolished and reconstructed in 1942 or significantly altered.

By 1944, the engineering and drafting building, constructed northeast of the administration building circa 1927, was either demolished or moved while the one-story club building remained. North of the club building, six new one and two-story buildings were constructed: a two-story purchasing and accounting building (Building A3), a one-story office building for design demolished and replaced by a two-story building in 1946 (Building A4), a two-story design production building constructed in 1941 and 1943 (Building A5), a one-story drafting



Figure 14: Aerial photo taken 1948. (EDR)

office building demolished and replaced by a four-story building circa 1948 (Building A6), a two-story drafting office building, a two-story engineering office building constructed circa 1947 (Building A8), and a restaurant constructed in 1944 (Building B1). South of the administration building (Building A1), a one-story gatehouse was constructed in 1944 and later altered for offices with a second-story added in 1947 (Building A0).

Based on the 1948 aerial, the office and administration buildings began to reflect those that are there today, however, with the exception of Building A6, the buildings ranged from one to two stories in height and were individual buildings, externally connected by covered walkways that extended from the adjacent entrances between each building.

The buildings underwent further change in the 1950s, as evidenced by the building permits that date as far back as 1950 and include permits for new construction, demolition, alterations and additions. A permit from 1952 even indicates that a building was moved. However, the building numbering system appears to have changed at some point and it is unclear exactly which buildings the permits are referring to. For example, a permit from 1955 states that Building A9 was former Building A2, but does not indicate if the building was moved or re-numbered. Documented photographic evidence does suggest that by 1952, the one-story club building north of the administration building (Building A1), was demolished along with the one-story drafting building south of the restaurant (Building B1). Building B1 was altered at this time with various additions on its north elevation. Also by 1952, a new research lab (demolished) was constructed, located immediately north of the administration garage (demolished). In 1953, a four-story engineering building (Building A7) was constructed as an addition to the north of Building A6 with connections on the west and east ends of the buildings, as they appear today.



Figure 15: Aerial photo taken 1952. (EDR)



Figure 16: Aerial photo taken 1953. (UCSB Library)



Figure 17: Aerial photo taken 1956. (UCSB Library)

The last of the buildings to be constructed is Building A2, which was completed in 1956. Like Building A7, Building A2 was constructed as an addition off the south elevation of Building A3 with connections on its west and east ends (see Figure 17). Also in 1956, an addition was

constructed on Building A4, connecting the second floor with Building A5 as evident in the 1960 aerial photograph (see Figure 18).²¹

By 1964, the large manufacturing building on the east half of the plant site was demolished (see Figure 19). In 1966, an addition was constructed on the west half of the restaurant (Building B1) and more additions were constructed to connect the office buildings, including west additions connecting Building A3 with Building A4, Building A4 with Building A5, and Building A5 with A6.²² By 1968, the office buildings looked then as they do today (see Figure 20).



Figure 18: Aerial photo taken 1960. (UCSB Library)



Figure 19: Aerial photo taken 1964. (EDR)



Figure 20: Aerial photo taken 1968. (UCSB Library)

Current Configuration of the CF Braun & Company, Alhambra Plant

Today, there are a total of 29 buildings on the block that was the CF Braun & Co. headquarters and is now, for the purposes of this Project, the study area. After the demolition of the large manufacturing buildings, much of the eastern half of the block was converted to surface parking, as depicted in the aerial photograph taken in 1968 (see Figure 20) and has largely remained as such up through today. The western half of the block, however, retains its density of pedestrian-oriented buildings with the CF Braun & Company historic district as the anchor.

²¹ City of Alhambra Building Permit, 54468, August 7, 1956.

²² City of Alhambra Building Permit, 42959, May 19, 1966; City of Alhambra Building Permit, A44822, May 19, 1966.

In the 1970s, improvements were completed on the “Braun Mall,” which is the pedestrian walkway running north-south immediately east of Buildings A0-A9. This included the demolition of some of the remaining north-south oriented utility buildings (historically situated between the office buildings and manufacturing plant building) to widen the walkway and create more greenspace. Although the area was heavily re-hardscaped and landscaped, the general circulation of the site was kept much the same since the early 1960s when the office buildings were additionally oriented toward the east via main entries on the connective additions. Also starting in the 1970s was the construction of the larger 2-6 story office buildings that are located east of the pedestrian walkway, or Braun Mall. With the exception of Building A9 East and Building B7, new construction and site improvements have been concentrated along the pedestrian-oriented west half of the block, while the east half remains parking with a few small warehouses and shop buildings left over from the area's industrial development.



Figure 21: Braun Mall, 1953. (*Story of a Modern Engineering Establishment*)



Figure 22: Braun Mall, 2017. (GPA)



Figure 23: Buildings in the Study Area.

TABLE I: BUILDINGS IN THE STUDY AREA

MAP KEY	APN	ADDRESS	YEAR BUILT ²³	PART OF PROJECT SITE
A0	5342-001-021	1000 S. Fremont Avenue	1944 (first floor) / 1947 (second floor)	X
A1	5342-001-021	1000 S. Fremont Avenue	1942 (first and second floors) / 1953 (lower level)	
A2	5342-001-021	1000 S. Fremont Avenue	1956 (main building and connections) / 1966	
A3	5342-001-021	1000 S. Fremont Avenue	1946 / 1953 (lower level) / 1966 (connections)	
A4	5342-001-021	1000 S. Fremont Avenue	1946 / 1951 (lower level) / 1956 (E. connection on second floor) / 1966 (E. connection on first floor and W. connection)	
A5	5342-001-021	1000 S. Fremont Avenue	1941 (W. half) / 1943 (E. half) / 1951 (lower level) / 1966 (connections)	
A6	5342-001-021	1000 S. Fremont Avenue	1948 / 1953-54 (connections)	
A7	5342-001-021	1000 S. Fremont Avenue	c. 1953 ²⁴ / 1966 (connections)	
A8	5342-001-021	1000 S. Fremont Avenue	1947 / 1952 (lower level and N. addition)	
A9 East	5342-001-021	1000 S. Fremont Avenue	1981-1982	
A9 West	5342-001-021	1000 S. Fremont Avenue	1974	
A10 North	5342-001-021	1000 S. Fremont Avenue	1973	
A10 Central	5342-001-021	1000 S. Fremont Avenue	1973	
A10 South	5342-001-021	1000 S. Fremont Avenue	1946 (first floor) / 1948 (second floor) / 1970 (lower level)	
A11	5342-001-021	1000 S. Fremont Avenue	1952 / 1967 (remodel and E. addition) / 1974 (lower level and N. addition) / 1975 (E. entrance wing addition)	
A12	5342-001-025	1000 S. Fremont Avenue	1927 / 1964 (moved) / 1974 (remodel)	X
A13	5342-001-021	1000 S. Fremont Avenue	1975	
B1	5342-001-021	1000 S. Fremont Avenue	1944 / 1952 (N. addition) / 1955 (N. addition) / 1967 (W. addition)	
B2	5342-001-021	1000 S. Fremont Avenue	2009	
B6	5342-001-021	1000 S. Fremont Avenue	1948 / 1968	
B7	5342-001-021	1000 S. Fremont Avenue	1981	
B11	5342-001-021	1000 S. Fremont Avenue	1955	X
B12	5342-001-024	1000 S. Fremont Avenue	1974	X
B13	5342-001-023	1000 S. Fremont Avenue	1954 / 1973 ²⁵ (remodel)	X

²³ CB Commercial, 1000 South Fremont Alhambra, California, Santa Fe International Facilities Plot Plan and Building Plans.

²⁴ Historic aerials 1952-1953.

²⁵ Date purchased by CF Braun & Co.

TABLE I: BUILDINGS IN THE STUDY AREA

MAP KEY	APN	ADDRESS	YEAR BUILT ²³	PART OF PROJECT SITE
B14	5342-001-023	1000 S. Fremont Avenue	1952 / 1973 ²⁶	X
B15	5342-001-022	1000 S. Fremont Avenue	1956 / 1969 ²⁷ / 1972	X
B16	5342-001-022	1000 S. Fremont Avenue	1954 / 1969 ²⁸	X
LA Fitness	5342-001-021	1000 S. Fremont Avenue	2009	
Corner Office	5342-001-019	2215 W. Mission Road	1968	X

3.2 Previous Evaluation and Determination of Eligibility

Within the boundaries of the Project site and study area is the CF Braun & Company Historic District (the Historic District), identified in a 1999 Historic Property Survey Report (HPSR) prepared in accordance with the requirements of Section 106 of the National Historic Preservation Act of 1966 for the Fremont Avenue Widening Project. The evaluation resulted in a formal determination of eligibility for listing in the National Register under Criterion C, "as a distinctive example of design within an industrial context and as a unique example of the work of the prominent Pasadena architectural firm of Marston and Maybury." The period of significance identified for the Historic District was 1921 to 1949. The California Historical Resources Inventory (HRI) lists the Status Code for the address 1000 S. Fremont Avenue as 2S2 (individual property determined eligible for the National Register of Historic Places by a consensus through Section 106 process and listed in the California Register of Historical Resources). The 1999 inventory forms are located in Appendix B.

The Historic District is a relatively small area located on the west end of the block fronting S. Fremont Avenue. There were 13 buildings within the Historic District, 12 were listed as contributing and one listed as non-contributing. These buildings are administration and research offices and facilities that were constructed between 1941 and 1956. They occupy a portion of a single, large parcel, partially enclosed by a high brick wall. Buildings A0-A9, and Building B1 are all adjacent to one another, aligned with the pedestrian walkway located to their east with varying setbacks to their west, overlooking S. Fremont Avenue. Building B6 is located east of the pedestrian walkway, perpendicular to the others. Eight of the buildings (Buildings A1-A9) along S. Fremont Avenue are connected, though structurally distinct. They were documented on the 1999 inventory forms as one building, but were historically and are currently considered more than one. The buildings rise from two to four stories with long, low rectangular massing, clad in warm and dark red brick, topped with red slate hipped roofs and detailed in cast stone.

Two buildings included in the determination and evaluation of eligibility located at the northwest corner of the block have since been demolished. These buildings were the administration garage constructed circa 1927 and research laboratory constructed circa 1950. They have been replaced by contemporary buildings consisting of a structure occupied L.A. Fitness and a large parking garage (Building B2). Both are four-story buildings constructed in 2009.

²⁶ Date purchased by CF Braun & Co.

²⁷ Date purchased by CF Braun & Co.

²⁸ Date purchased by CF Braun & Co.

It is noted on the inventory forms that Building B6 (76 D in the District Record), was not visible from the public right-of-way and was inaccessible. Therefore, it was listed as non-contributing to the significance of the Historic District.

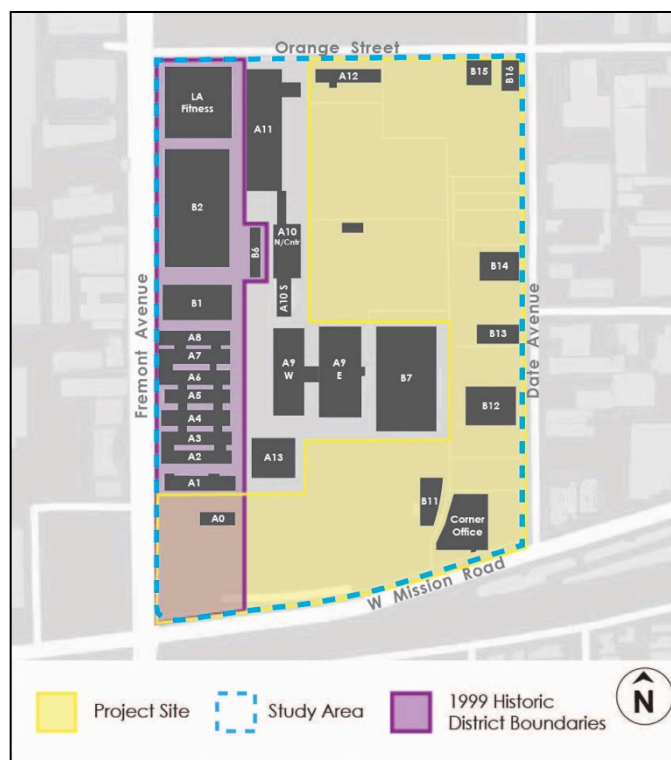


Figure 24: 1999 Historic District, showing the location of the Project site and study area.
(Base map courtesy of Google MyMaps)

The ten remaining contributing buildings and one non-contributing building within the original boundaries of the Historic District are pictured and described below.

1. Building A0 (2D2/Contributing)



Figure 25



Figure 26

Building A0, view looking northwest (left) and view looking northeast (right).
(GPA, December 6, 2017)

The southernmost building in the complex, this rectangular structure is set back from the street, overlooking a lawn and the curving driveway into the south parking lot. Brick veneers the wood-framed structure. It is a two-story, hip roofed building with an asymmetrical arrangement of

openings. A cast stone frieze circles the building beneath the overhanging roof and a cast stone stringcourse circles the building between stories. There are two entrances on the east elevation. The entrance on the southern end is larger and consists of an eight-light wood door, slightly recessed with a shallow entryway clad in wood paneling. The entrance on the northern end is smaller but also consists of an eight-light wood door. Both entrances have cast stone surrounds. Fenestration on the north elevation is limited to the second story and appears to be symmetrical and evenly spaced. The west elevation consists of one entrance, located on the southern end of the elevation, and is a pair of six-light doors topped by a transom window and outlined by a cast stone surround. North of the entrance is a band of four windows atop paneled spandrels. Alterations include the replacement of original multi-light windows with single-light windows. Window and door openings have also been altered over time, at various dates. The entrance on the west elevation is not original and was added in the 1970s.

2. Building A1 (2D2/ Contributing)



Figure 27



Figure 28

*Building A1, view looking north (left) and view looking southwest (right).
(GPA, December 6, 2017)*

This rectangular building is the southernmost portion of a large office complex that consists of eight buildings connected by north-south wings. Set back slightly from the street, the primary elevation faces south toward a lawn and the curving driveway into the south parking lot from S. Fremont Avenue. The two-story, wood-framed structure has a cross-hipped roof with red slate tiles, open overhanging eaves, exposed rafter tails, and copper gutters and downspouts. The exterior is clad in brick veneer. A cast stone cornice and stringcourse circle the building at the roofline and between stories, respectively. Window openings are arranged asymmetrically. Second-floor windows are aligned above the stringcourse and windows on the first floor are generally arranged in pairs and share cast stone sills.

The present-day main entrance is located on the east end of the south elevation and overlooks a wide front walkway that curves east toward the main pedestrian walkway for the campus. The entrance consists of a pair of six-light wood doors with a transom recessed within a cast stone surround and centered below a second-floor balcony accentuated by a pediment. A secondary entry is located on each end of the north elevation and consists of eight-light wood doors with cast stone surrounds, wider than that of the main entrance.

Alterations include the replacement of original multi-light windows with single-light windows, non-original window openings on the west elevation, the installation of a large, non-original multi-light

window on the north elevation that interrupts the stringcourse, the non-original pedimented entryway on the south elevation that currently serves as the main entrance, and the construction of an elevated second-story covered glass walkway that bridges the second floor of this building and the building to the north (A2). An original entrance, which was on the west end of the south elevation, was removed at an unknown date.

3. Building A2 (2D2/Contributing)



Figure 29



Figure 30

*Building A2, view looking northwest (left) and view looking east (right) at connection with Building A3.
(GPA, December 6, 2017)*

Building A2 is the second southernmost building of a large office complex that consists of eight buildings connected by north-south wings. Set back slightly from S. Fremont Avenue to the west, the south elevation faces Building A1 and a mini golf course to the south where it connects to Building A1 by way of an elevated, second-floor glass walkway on the west end.

The two-story, wood-framed structure has a hipped roof with red slate tiles, open overhanging eaves, exposed rafter tails, and copper gutters and downspouts. The exterior is clad in brick veneer. A cast stone cornice and stringcourse circle the building at the roofline and between stories, respectively. Window openings are arranged asymmetrically. Second-floor windows are aligned above the stringcourse and windows on the first floor are generally arranged in pairs and share cast stone sills. Scattered across the south elevation are groups of two or three windows with cast-stone surrounds. On the east end of the south elevation is an entry consisting of an eight-light door with a cast stone surround. On the west elevation is a pair of non-original windows with cast stone trim.

The subject building is connected to the building directly to the south (A1) by way of a non-original, second-story covered glass walkway that extends from the south elevation of the second floor. The subject building is connected to the building directly to the north (A3) by way of a non-original wing addition on the east end of the north elevation that is set back from the pedestrian walkway for the campus. This wing between the two buildings currently serves as a main entrance for Buildings A2 and A3. It faces east towards the pedestrian walkway and consists of floor-to-ceiling glass storefront windows with commercial glass storefront double-doors.

Building A2 was constructed about ten years after the building directly to the north (A3) and was constructed in an L-shape that connected the two buildings at their west ends, forming the

current U-shaped configuration. Alterations include replacement of original multi-light windows with single-light windows.

4. Building A3 (2D2/Contributing)



Figure 31



Figure 32

*Building A3, view looking northwest (left) and view looking southwest (right).
(GPA, December 6, 2017)*

This rectangular building is the third building from the south in a large office complex that consists of eight buildings connected by north-south wings. The two-story, wood-framed structure has a hipped roof with red slate tiles, open overhanging eaves, exposed rafter tails, and copper gutters and downspouts. The exterior is clad in brick veneer. A cast stone cornice and stringcourse circle the building at the roofline and between stories, respectively.

Originally a freestanding building, it is now connected to buildings located to the north (A4) and south (A2) by way of wings that have been used to create new entryways shared with the building on either side. Both entrances face east and consist of centered commercial glass storefront double-doors flanked by floor-to-ceiling glass storefront windows. The wing off the north elevation consists of a set of four fixed windows with metal frames and a cast stone apron.

Building A2, directly to the south, was constructed about ten years after the subject building, which was constructed in an L-shape that connected the two buildings at their west ends, forming the current U-shaped configuration. Due to the placement of the non-original wings near the east end of the building, much of the north and south elevations are not fully visible.

Alterations include the replacement of original multi-light windows with single-light windows.

5. Building A4 (2D2/Contributing)

Building A4 is part of a large office complex that consists of eight buildings connected by north-south wings. The two-story, wood-framed structure has a hipped roof with red slate tiles, open overhanging eaves, exposed rafter tails, and copper gutters and downspouts. The exterior is clad in brick veneer. A cast stone cornice and stringcourse circle the building at the roofline and between stories, respectively.

Originally a freestanding building, it is now connected to buildings located to the north (A5) and south (A3) by way of wings that have been used to create new entryways, shared with the building on each side. Both entrances face east and consist of centered commercial glass storefront double-doors flanked by floor-to-ceiling glass storefront windows. The wing off the

north elevation of the building consists of a set of four fixed windows with metal frames and a cast stone apron.



Figure 33



Figure 34

*Building A4, view looking northwest (left) and southeast (right) at connection with Building A5.
(GPA, December 6, 2017)*

A secondary entrance is located on the far, east end of the south elevation and consists of a single-light door with textured glazing and a cast stone surround. On the second floor, offset from the entrance are two non-original wood windows. West of the wing addition, the south elevation consists of asymmetrical openings with the second-floor windows aligned above the stringcourse.

The east elevation overlooks the pedestrian walkway of the campus and the west elevation overlooks S. Fremont Avenue. There are no visible openings on either elevation. Due to the placement of the non-original wings near the east end of the building, much of the north and south elevations are not fully visible.

Alterations include the replacement of original multi-light windows with single-light windows.

6. Building A5 (2D2/Contributing)



Figure 35



Figure 36

*Building A5, view looking northwest (left) and view looking southwest (right).
(GPA, December 6, 2017)*

This rectangular building is part of a large office complex that consists of eight buildings connected by north-south wings. The two-story, wood-framed structure has a hipped roof with

red slate tiles, open overhanging eaves, exposed rafter tails, and copper gutters and downspouts. The exterior is clad in brick veneer. A cast stone cornice and stringcourse circle the building at the roofline and between stories, respectively.

Originally a freestanding building, it is now connected to buildings located to the north (A6) and south (A4) by way of wings that have been used to create new entryways, shared with the building on each side. Both entrances face east and consist of centered commercial glass storefront double-doors flanked by floor-to-ceiling glass storefront windows. The wing off the south elevation of the building consists of a set of four fixed windows with metal frames and a cast stone apron.

On the first floor of the far, east end of the south elevation are two pairs of small, non-original windows. Each pair of windows shares a cast stone apron. On the second floor, offset from the first-floor windows are two non-original wood windows. West of the wing addition, the south elevation consists of asymmetrical openings with the second-floor windows aligned above the stringcourse.

On the west elevation, there is a single wood vent with horizontal slats. The vent is about the same size as the window openings on the other elevations.

Alterations include the replacement of original multi-light windows with single-light windows.

7. Building A6 (2D2/Contributing)



Figure 37



Figure 38

*Building A6, view looking northeast (left) and view looking southwest (right).
(GPA, December 6, 2017)*

This rectangular building is part of a large office complex that consists of eight buildings connected by north-south wings. The four-story, steel-framed structure has a hipped roof, overhanging eaves, coffered soffits, and copper gutters and downspouts. The exterior is clad in brick veneer. A cast stone cornice and stringcourse circle the building at the roofline and between the first and second stories, respectively.

Originally a freestanding building, it is now connected to buildings located to the north (A7) and south (A5) by way of wings. The wing off of the south elevation is two stories in height and the wing off the north elevation is five stories in height. The east-facing elevations of the wings are set back from the pedestrian walkway of the campus, recessed from the east elevation of the building, and consist of centered main entrances with floor-to-ceiling glass storefront windows.

Window and vent openings are rectangular in shape and have cast stone surrounds. On the north and south elevations, window and vent openings are arranged nearly symmetrically. There are no openings on the east elevation. Three vents are aligned vertically on the center of the west elevation. Three symmetrically aligned windows are located to the north of the vents.

Building A7, directly to the north, was constructed about five years after the subject building and was constructed in an L-shape that connected the two buildings at their west ends, forming the current U-shaped configuration.

Alterations include the replacement of original multi-light windows with single-light windows.

8. Building A7 (2D2/Contributing)



Figure 39



Figure 40

*Building A7, view looking northwest (left) and view looking southwest (right).
(GPA, December 6, 2017)*

This rectangular building is part of a large office complex that consists of eight buildings connected by north-south wings. The four-story, steel-framed structure has a hipped roof, overhanging eaves, coffered soffits, and copper gutters and downspouts. The exterior is clad in brick veneer. A cast stone cornice and stringcourse circle the building at the roofline and between the first and second stories, respectively.

The subject building is connected to the building directly to the south (A6) by way of a non-original wing addition that is five stories in height. The subject building is connected to the building directly to the north (A8) by way of two non-original wing additions that are two stories in height. The east facing elevations of the non-original wing additions are set-back from the pedestrian walkway and recessed from the east elevation of the building. The wing off the south elevation has been used to create a new entryway, centered between the buildings, that consists of commercial glass storefront double-doors flanked by floor-to-ceiling glass storefront windows. The wing to the north has four symmetrically arranged windows, two on the first floor and two on the upper floor, overlooking a patio area.

Window and vent openings are rectangular in shape and have cast stone surrounds. On the north and south elevations, window and vent openings are arranged nearly symmetrically. There are no openings on the east elevation. On the west elevation there are two vent openings that are aligned vertically, centered on the elevation. Three windows, also vertically aligned, are located to their south.

The subject building was constructed about five years after Building A6, directly to the south. It is

unclear whether the subject building was originally rectangular and the two were connected at the west elevation by a later addition, or if the subject building was constructed in an L-shape that connected the two buildings at their west ends, forming the current U-shaped configuration.

Alterations include the replacement of original multi-light windows with single-light windows.

9. Building A8 (2D2/Contributing)



Figure 41



Figure 42

*Building A8, view looking southwest (left) and view looking northeast (right).
(GPA, December 6, 2017)*

This rectangular building is the northernmost portion of a large office complex that consists of eight buildings connected by north-south wings. Set back and sitting below-grade from the pedestrian walkway that ascends northward east of the building, the façade faces north and overlooks a hardscaped alcove. The alcove is accessed from the pedestrian walkway by a set of stairs or from a narrow walkway that continues at grade along the other buildings of the large complex. The two-story, wood-framed structure has a hipped roof with red slate tiles, open overhanging eaves, exposed rafter tails, and copper gutters and downspouts. The exterior is clad in brick veneer. A cast stone cornice and stringcourse circle the building at the roofline and between stories, respectively.

There are no openings on the east or west elevations. On the north elevation, the openings are arranged asymmetrically with the second-floor windows aligned above the stringcourse. Recessed entrances are located on either end of the north elevation and consist eight-light doors with cast stone surrounds. The vestibules of the entrances are covered in wood veneer. Originally, both entrances were probably centered within the two projecting volumes on the façade, symmetrically arranged with one at each end of the elevation. The entry on the east end is located just east of the projecting volume, but the location of the original entry is still visible where new bricks have filled in the opening beneath a large non-original nine-light window on the second-story. The entry to the west is still centered underneath the large window.

The subject building is connected to the building directly to the south (A7) by way of two non-original wings that are two stories in height. The east-facing elevation of the non-original wing on the east end of the building is set-back from the pedestrian walkway and recessed from the east elevation of the building. It has four symmetrically arranged windows, two on the first floor and two on the upper floor, overlooking a patio area.

Alterations include replacing original multi-light windows with single-light windows and visible alterations to the window and door openings on the façade.

10. Building B1 (2D2/Contributing)



Figure 43



Figure 44

*Building B1, view looking northwest (left) and view looking west (right).
(GPA, December 6, 2017)*

This rectangular building is one-story in height. The façade faces east. It is a wood-framed structure with a hipped roof, red slate tiles, open overhanging eaves, exposed rafter tails, cast stone cornice, and copper gutters and downspouts. The exterior is clad in brick veneer. There is an entrance on each end of the façade. The main entrance is located on the north end and is accessible by three shallow brick steps outlined by a curving wrought-iron railing. A handicapped-accessible ramp is located south of the north entrance, abutting the elevation. The entrance consists of a pair of eight-light wood doors, recessed within the façade in a wood-paneled vestibule with a cast stone surround. A cloth awning sits above the opening of the entrance. The secondary entry is located on the south end of the east elevation and consists of a single eighteen-light door with a cast stone surround, also accessible by brick steps. A chimney is located to the south of this door, and a pair of non-original windows is located to its north.

Although the façade of the building is at grade with the pedestrian walkway, the south elevation extends below-grade from the pedestrian walkway. The south elevation faces the adjacent building (A8) and overlooks a hardscaped alcove that is accessible from the pedestrian walkway by a set of stairs or from narrow walkway that continues at grade along the other buildings to the south. Window openings are arranged asymmetrically across the elevation. The windows on the east end have cast stone surrounds. The main entrance is centered under a four-bay recessed porch opening with three large pillars clad in brick veneer. The roof of the porch is clad in wood. The main entrance consists of ten-light wood double doors with a cast stone surround. A secondary entry is located at the east end of the porch.

On the north elevation, there is a non-original, fixed nine-light window and two side entrances consisting of wood paneled doors with cast stone surrounds.

Alterations include the replacement of original multi-light sash windows with single-light windows, and the addition of a rear entry opening on the west elevation, overlooking S. Fremont Avenue.

11. Building B6 (6Z/Non-Contributing)



Figure 45



Figure 46

*Building B1, view looking northeast (left) and view looking northwest (right).
(GPA, December 6, 2017)*

This one-story, rectangular, reinforced brick building is located northeast of Building B1. It is oriented north-south. The building has a hipped roof with red slate tiles, open overhanging eaves, exposed rafter tails, cast stone cornice, and copper gutters and downspouts. The façade faces west, overlooking the pedestrian walkway. The façade is organized into five large bays, demarcated by pilasters in the brick veneer. There are a total of three openings on the façade. On the north end of the far, south bay, there are two asymmetrical openings: an entrance consisting of a wood paneled door with a wood-framed and cast stone surround is located north of a non-original window with a wood-framed and cast stone apron. The third opening is located on the north end of the third bay from the south, and consists of a porte-cochère with segmental arched opening.

The east elevation consists of seven garages, offset toward the north end of the elevation with five located south of the porte-cochère and two to the north. The garages have metal sectional, operable doors with metal frames. The south end of the east elevation consists of a large, square brick screen constructed in the elevation above a square wrought-iron metal furnace door. A second brick screen is centered on the south elevation.

Building B6 was constructed in 1948 during the period of significance identified on the inventory forms (1921-1949). As it was listed as non-contributing because it could not be seen from the public right-of-way it is included in the re-evaluation of the Historic District in Section 3.3 below.

3.3 Re-Evaluation of Historic District Eligibility

In 1999, the evaluation of the CF Braun & Company Alhambra Plant as a potential historical resource was limited to the buildings that were visible from the public right-of-way. Thus, all of the buildings on the site were not inspected or evaluated. Furthermore, the Historic District that was identified has changed since it was determined eligible for listing in the National Register. Two of the buildings listed as contributing to the significance of the Historic District were demolished and replaced with new buildings in 2009. Given the limitations and the length of time since the HPSR was completed (almost 20 years), the site is re-evaluated below.

3.3.1 National Register of Historic Places

Criterion A

To be eligible for Criterion A, a property must be associated with events that have made a significant contribution to the broad patterns of our history. The context considered in this evaluation was the industrial and economic development of Alhambra. The period of significance identified for this context is 1922 to 1964, the date that CF Braun & Co. was established in Alhambra to the date that the main manufacturing building was demolished.

Until the end of the nineteenth century, agriculture was the earliest industry in Alhambra, both on the small scale of residential farm lots, as well as at the larger scale with the establishment of the San Gabriel Winery and the formation of the Alhambra Orange Growers Association.²⁹ However, the early twentieth century brought a great deal of change to the area, which laid the foundation for a transition from agriculture to manufacturing. With a population of 600, Alhambra incorporated itself into a city in 1903.³⁰ That same year, the Pacific Electric Railroad completed a line from Alhambra to Los Angeles and the winery converted itself to a felt factory.³¹ In its early days, the newly formed city promoted itself as a "country suburb," with the goal of attracting workers in Los Angeles and by 1910, the population had grown to 5,000.³² This increase in population and success of some of the pioneer manufacturing companies in Alhambra, such as Standard Felt Company and American Pipe and Steel Construction, led to the prospect of manufacturing industries as a source of employment.³³

In the 1920s, Alhambra turned its focus toward attracting new industry to the area. The effort was led by the Alhambra Industrial Syndicate, a local group of businessmen who established the city's industrial district by purchasing about 100 acres of land in the southwest section of Alhambra, and the Alhambra Chamber of Commerce who backed the campaign to sell the site and others around it to important industrial firms.³⁴ This area was ideal for industry, being located next to the Southern Pacific Railroad route and the Pacific Electric freight tracks, as well as equipped with inexpensive utilities, low-priced real estate and in close proximity to Los Angeles and its harbor.

The City succeeded in attracting industry. In 1926, the U.S. Census Department figures listed 64 manufacturing establishments in Alhambra, which represented an invested capital of \$6,389,000.³⁵ The 1930 "Statistical Review" in the Alhambra city directory listed the principal industries as "heavy steel products for oil wells, felt products, sparkling systems, steel pipes and tanks, building materials, soap products, valves, and beekeepers supplies."³⁶ These industries were responsible for producing an estimated \$6 million worth of products and employing more than 2,000 workers with a payroll totaling approximately \$2 million.³⁷ Industry continued to

²⁹ PCR Services Corporation, "Historic Architectural Survey Report Alhambra: Fremont Avenue Widening Project," prepared for the City of Alhambra Los Angeles County, May 1999, 10.

³⁰ PCR Services Corporation, "Historical Overview," 4.

³¹ PCR Services Corporation, "Historical Overview," 10.

³² PCR Services Corporation, "Historical Overview," 4.

³³ Bruce D. Risher, *Alhambra, California*, ed. Sharon Gibbs and Dulcy Jenkins, (Alhambra, CA: The City of Alhambra, 2004), 46.

³⁴ Risher, *Alhambra, California*, 47.

³⁵ PCR Services Corporation, "Historical Overview," 10.

³⁶ PCR Services Corporation, "Historical Overview," 10.

³⁷ Risher *Alhambra, California*, 47.

develop through the 1930s and by 1940, annual production in the Alhambra area exceeded \$8 million with nearly 4,000 employees, ranking the area 14th in value of products in California.³⁸

CF Braun & Co. was one of the earliest and largest manufacturing industries to establish itself in Alhambra. Originally founded in San Francisco in 1909 by Carl F. Braun, who started his own engineering and manufacturing construction company with only \$500. The company started with Braun as the only salesman and operated out of two rented offices.³⁹ Typical of industrial America during World War I, the company was a success, and the products were used in office buildings, power plants, oil refineries, and ships, but this success was threatened in 1918 with the end of World War I. The company, as with others during this period, saw a significant decline in contracts for manufactured ship components. Being the leader and opportunist that he was, Braun looked for new market potentials, which he found in the innovative exploration of petroleum processing plants, a new world market that few others recognized at the time.⁴⁰ With the future success of the company in mind, Braun looked for a new location with more affordable land than what was available in San Francisco.

Attracted to Alhambra by the area's industrial resource potential, in 1922 CF Braun & Co. purchased six acres of land in the southwest section of the city. This ideal location was situated in an area with abundant oil exploration, proximity to seaports, rail transportation, and an emerging megacity.⁴¹ Located at the northeast corner of S. Fremont Avenue and Mission Road, the initial site included an office building, research laboratory, fabricating shop and construction tool center.⁴²

At the Alhambra location, CF Braun & Co. was re-established as a leading manufacturing industry. The structure of the company constantly reorganized to meet the changing needs of supply



Figure 47: CF Braun & Co, Alhambra plant site c. 1920-30s.

(top and bottom: CF Braun Master File, The Ratkovich Company, middle: LAPL)

³⁸ Risher, *Alhambra, California*, 48.

³⁹ CF Braun & Co., *The Story of a Modern Engineering Establishment*, (Alhambra, CA: CF Braun & Co., 1953), 14.

⁴⁰ Gary Frueholz, "CF Braun - An Alhambra engineering, manufacturing institution," in *Around Alhambra*, August 2014, 5B.

⁴¹ Frueholz, "CF Braun," 5B.

⁴² CF Braun & Co., *The Story of a Modern Engineering Establishment*, 16.

and demand, and new technologies and innovative manufacturing processes were developed to keep the company at the forefront of industrial growth and development.

Beginning in the 1920s, CF Braun & Co. progressed with innovative techniques in cast iron fabrication and electric welding.⁴³ CF Braun & Co. continued to expand across the country, establishing plants first in Texas and New York. However, its headquarters and main campus remained in Alhambra. In 1926, the Alhambra plant underwent one of the first of many expansions. In anticipation of a quickly increasing workforce, the facilities were expanded to accommodate an additional 150 employees to the existing 450.⁴⁴ By 1927, CF Braun & Co. had established itself as one of the largest companies in the world manufacturing apparatuses used in the refining of oils, the production of gasoline and in other industries where heat transfer is essential in the manufacturing process. The total value of the 26-acre plant in Alhambra, including machinery and equipment, reached \$1,447,373. Approximately 18% of the company's products were produced in California, while 61% in other parts of the United States and 21% in foreign countries.⁴⁵

The company continued to prosper through the 1930s and during World War II as a result of new techniques developed for refining aviation fuel. The Braun Company plant that was constructed in Baytown, Texas became the nation's largest toluene plant, which turned out more than half of the TNT used in bombs dropped by Allied Forces in World War II.⁴⁶ By 1948, the CF Braun & Co. headquarters in Alhambra had more than tripled its employment from the mid-1920s, employing 2,000 workers.⁴⁷

After the war, CF Braun & Co. directed its efforts to petrochemical processing plants, which were being built across the United States and throughout the world.⁴⁸ By 1954, the year founder and president Carl F. Braun passed away, the CF Braun & Co. plant in Alhambra employed 5,000 workers with an annual payroll of \$30,000,000. The company was one of the nation's largest builders of oil refineries and chemical plants.⁴⁹ The company also built the world's first synthetic glycerin plant near Houston, Texas and was the first to produce ethyl alcohol from petroleum derivatives.⁵⁰

After Carl F. Braun died in 1954, his son John G. Braun assumed control of the company. It was sold to Santa Fe International in 1980 and continued to operate at the Alhambra plant until 1989. Shortly thereafter, the conversion to a business park occurred.

⁴³ Frueholz, "CF Braun," 5B.

⁴⁴ "Factory Spending Million," *Los Angeles Times*, December 3, 1926, A1.

⁴⁵ "Offering Reveals Growth," *Los Angeles Times*, December 13, 1927, 12.

⁴⁶ "C. F. Braun, Builder of Refineries, Dies at 69," *Los Angeles Times*, February 5, 1954, A1.

⁴⁷ "Southland Company Building \$1,000,000 Office Structure," *Los Angeles Times*, February 22, 1948, 21; and "CF Braun, Builder of Refineries, Dies at 69," *Los Angeles Times*, February 5, 1954, A1.

⁴⁸ Frueholz, "CF Braun," 5B.

⁴⁹ "Southland Company Building \$1,000,000 Office Structure," *Los Angeles Times*, February 22, 1948, 21; and "CF Braun, Builder of Refineries, Dies at 69," *Los Angeles Times*, February 5, 1954, A1.

⁵⁰ "C. F. Braun, Builder of Refineries, Dies at 69," *Los Angeles Times*, February 5, 1954, A1.

Throughout the company's prosperous growth, its headquarters and main campus remained in Alhambra. Although the Alhambra campus was established in the 1920s as the company's first and only manufacturing plant, it progressed over the years and became the administrative headquarters and think-tank of the global company. The buildings that remain on the campus were constructed in the 1940s, when Braun began this transition of the Alhambra site to the main office and factory for design, engineering and consulting services, research, and fabrication. Through the 1940s and into the 1950s, the original 1920s facilities "gave way to progress" and Braun constructed the company's \$25,000,000 engineering-center, "a modern and complete affair on a 50-acre site."⁵¹ In 1953, Braun wrote,

The work of the Company is some 90 percent the planning, engineering, and construction of large industrial projects—a worldwide activity. The other 10 percent is the design and fabrication of large special equipment for the process-industries—turned out in the Company's heavy-duty shops at Alhambra...The company is primarily an engineering-company. All that it does, revolves around its engineering. Everything that the organization builds with its hand and its machines, it first builds completely with its corporate mind. It puts the mind-structure into words and lines and figures for others to read. Only then do hands and tools take over and duplicate the structure in steel or wood or concrete.⁵²

The CF Braun & Co. administration offices (the Historic District) are associated with the important events in the founding and progressive, on-going development of CF Braun & Co. The company held significant real estate holdings in the industrial district of Alhambra and employed a significant number of people from the area for a substantial length of time. Therefore, the Historic District appears to be eligible under Criterion A for its association with the industrial development of Alhambra that began in the 1920s and is a prime example of one of the successful industries that put Alhambra on the map as an industrial city, rather than a bedroom community.

Criterion B

To be eligible for listing in the National Register under Criterion B, a property must be associated with the lives of persons significant in our past. The person most closely associated with this property is Carl F. Braun (1884-1954), founder and leader of CF Braun & Co. The period of significance considered for this evaluation is 1909 to 1954, the date that CF Braun established his company, CF Braun & Company, to the date of his death.

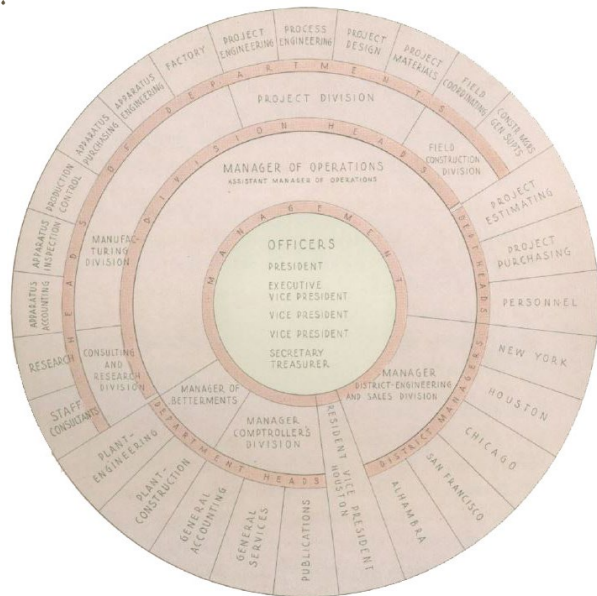


Figure 48: Overall Organization of CF Braun & Co. (*Story of a Modern Engineering Factory*, 1953)

⁵¹ CF Braun & Co., *The Story of a Modern Engineering Establishment*, 16.

⁵² CF Braun & Co., *The Story of a Modern Engineering Establishment*, 11.

Braun was born in 1884 in Oakland and was the son of Carl A. Braun and Leonora Campbell, early ranchers of the Santa Clara Valley.⁵³ In 1907, Carl F. Braun graduated from Stanford University with a degree in mechanical engineering. He also held a Juris Doctorate degree from Occidental College.⁵⁴ Immediately after graduating, Braun worked for two years as a manufacturer's agent before starting his own company. In 1909, Braun married Winifred Hughes Gilbert, with whom he had three sons: Carl A., John G., and Henry A. Braun. That same year, Braun founded CF Braun & Co. in San Francisco, which he started with only \$500 paid-in capital and operated out of two rented offices.⁵⁵ Within a few years, Braun leased property in the Bay Area, before relocating to Alhambra where it grew into the company recognized in history today.

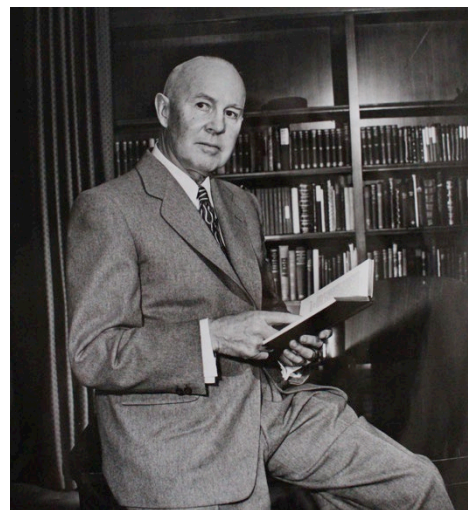


Figure 49: Carl F. Braun circa 1950.
(Master File, The Ratkovich Company)

Braun's various places of residence over time tell the story of his quick climb up the social ladder. In 1910, the year after he began his own company working as a contractor in the concrete industry, Braun and his wife rented an apartment at 25 Parker Avenue in the Laurel Heights neighborhoods of San Francisco.⁵⁶ By 1920, almost ten years after establishing his company, Braun purchased a house in the Richmond district of San Francisco, at 630 18th Avenue where he lived with his family of now five, with a live-in servant, showing Braun's degree of success.⁵⁷ In 1922, CF Braun & Co. moved to Alhambra and by 1930, Braun and his family also moved to Southern California, and purchased an estate at 1025 Oak Grove Avenue in the upscale suburb of San Marino, where Braun and his family lived with two live-in servants—a cook and their butler.⁵⁸ Braun would reside here until his death in 1954, after which he left the estate to his wife.

In addition to starting his own company, Braun made significant contributions, individually, to the field of industrial engineering and was a pioneer in the petroleum refining industry, chemical industry, and other industries involving problems of heat-transfer and fractionation. In the early years of his company, many of Braun's first customers were in the oil-refining business and he discovered during visits to the Bay Area refineries that they were building heat-exchangers in their own boiler-shops largely by guess. Here, Braun saw a need for engineering and craftsmanship. He received patents for a number of apparatuses he invented, such as the "feed-water heater" and the "filter and grease-extractor" in 1915, the "heat-exchanger," in 1916, the "twin strainer," in 1917, and the "water-cooling tower," and "evaporator" in 1918.⁵⁹ Most notable of these early patents was the first heat-exchanger engineered and manufactured for the

⁵³ "CF Braun, Builder of Refineries, Dies at 69," *Los Angeles Times*, February 5, 1954, A1.

⁵⁴ "CF Braun, Builder of Refineries, Dies at 69," *Los Angeles Times*, February 5, 1954, A1.

⁵⁵ CF Braun & Co., *The Story of a Modern Engineering Establishment*, 14.

⁵⁶ Ancestry.com, 1910 United States Federal Census, accessed December 26, 2017, <https://search.ancestry.com/cgi-bin/sse.dll?indiv=1&db=1910USCenIndex&h=1640859>.

⁵⁷ Ancestry.com, 1920 United States Federal Census, accessed December 19, 2017, <https://search.ancestry.com/cgi-bin/sse.dll?indiv=1&db=1920usfedcen&h=5769494>.

⁵⁸ Ancestry.com, 1930 United States Federal Census, accessed December 19, 2017, <https://search.ancestry.com/cgi-bin/sse.dll?indiv=1&db=1930usfedcen&h=91138051>.

⁵⁹ Google Patents, accessed December 26, 2017, <https://patents.google.com/?inventor=%22Carl+F+Braun%22&assignee=Carl+F+Braun&sort=new>.

American market, founding the new industry.⁶⁰ During World War I, hundreds of Liberty-ship freighters were fitted with Braun condensers, feed-water heaters, evaporators, and pumps.⁶¹ Braun filed at least 22 patents between 1915 and 1927. In addition to these individual contributions, Braun left a legacy in his company, which continued to file even more patents after his death in 1954.

CF Braun also made significant contributions to business management and company organization in terms of human relations and social sciences for which he wrote a number of books, primarily written for his employees, but which gained high recognition in business, industry, and educational circles.⁶² Some of these books include, *Fair Thought and Speech* (1946), *Letter Writing in Action* (1947), *Corporate Correspondence: Problems, Methods, Controls* (1948) and *Management & Leadership* (1948).

In these books, Braun wrote about his philosophy toward human relations and social sciences behind business management, company organization, and corporate culture. His expectations of day-to-day operations and ideas behind the importance of investing in each of his employees were distributed company-wide through employee handbooks.

To be eligible under Criterion B, a property needs to be an important representation of the person's accomplishments, such as "the business headquarters of an important industrialist."⁶³ Braun is individually significant for his various contributions to the field of engineering, specifically in the design and construction of the petroleum refining industry, chemical industry, and other industries involving problems of heat-transfer and fractionation.⁶⁴ He also made significant contributions to business management practices, specifically through company organization and corporate culture in terms of human-relations and social-sciences. Although his close-by residence in San Marino still stands, he is most closely associated with the existing buildings that contribute to the CF Braun & Company Historic District, which better represent his productive life as the property that was established as the company's headquarters and location of the executive offices, which remained so throughout the company's prosperous growth. The property stands as a physical example of Braun's success in his field and the site plan and architectural design are a direct result of Braun's philosophies on business management and company organization. Therefore, the property does appear to be eligible for listing under Criterion B.

Criterion C

To be eligible for listing under Criterion C, a property must embody the distinctive characteristics of a type, period, or method of construction, represent the work of a master, possess high artistic values, or represent a significant and distinguishable entity whose components may lack individual distinction. The period of significance considered for this evaluation is 1941-1964, the date of construction of the oldest surviving building to the demolition of the main manufacturing building on the plant site.

⁶⁰ CF Braun & Co. Engineers and Constructors, "The Man," *Braun Review* vol. III, no. 2 (Alhambra, CA: CF Braun & Co., May 1954), 5-6.

⁶¹ CF Braun & Co. Engineers and Constructors, "The Man," 6.

⁶² CF Braun & Co. Engineers and Constructors, "The Man," 6.

⁶³ "Criterion B: Person," *National Register Bulletin #15: How to Apply the National Register Criteria for Evaluation*, (Washington D.C.: National Park Service, 2002), 14.

⁶⁴ Ancestry.com, *California, Select Births and Christenings, 1812-1988*, accessed December 19, 2017, <https://www.ancestry.com>.

Evaluated individually, the architecture of the buildings does not fit neatly into a specific stylistic category for Southern California. However, the series of brick buildings represents an aesthetic whole that embodies a distinctive set of materials and features that was developed as a collaboration between architects Marston & Maybury working closely and directly with the client, Carl F. Braun, whose corporate organization and managerial philosophy is directly expressed in the site plan, as well as architectural designs of the buildings which comprise the office sector of the former CF Braun & Co. plant.

David Gebhard and Robert Winter, in *Architecture in Los Angeles: A Compleat Guide* (1984), note "We mean no sneer when we say that these buildings are comparable to the best work of Albert Speer in the Germany of the thirties."⁶⁵ Speer was the chief architect for Adolf Hitler who designed monumental, but subdued buildings. The aesthetic conservatism seen in the CF Braun & Co. plant apparently stemmed from the client, Carl F. Braun, who is remembered as a fanatic about neatness and appearance - no desk was allowed to be left with work on it, engineers were required to wear white shirts with ties, and "CF Braun" was always to be spelt without periods after the initials.⁶⁶

In addition, his over-arching philosophies about management and leadership were manifested in the site plan, architectural design, and interior design throughout the company's various plants and facilities. Braun believed "good tooling is a moral issue, for instance - or waste of human energy is bad morals."⁶⁷ At no place was this exhibited more so than at the company's headquarters in Alhambra. In the company's book, *Story of a Modern Engineering Establishment*, the importance of the Alhambra plant is explained,

The Company is primarily an engineering-enterprise. It looks first, therefore, at its 1,300 engineers and other office-people who constitute the core of the enterprise. And it looks first at them in the matter of its facilities. What tools, then does an engineer need? The primary tool he needs is an office. And he needs a good one...the Company's largest stake in facilities is its office-buildings at Alhambra, worth some \$8,000,000. The buildings total some 300,000 square feet, mostly in the connected groups of buildings...these are not rented buildings that engineers jam themselves into as best they can. They are structures built especially for the needs of today's engineers.⁶⁸

Originally individual buildings, the administration and executive offices were grouped for convenience on the southwest corner of the site and as the company progressed, new buildings were added. Through the 1930s, the general administration and engineering offices consisted of only four buildings; the administration building, engineering, club, and administration garage. By the early 1940s, new office buildings were added for drafting, accounting, design and a restaurant. In the late 1940s and early 1950s, a research laboratory, originally located on the east end of the site, was moved to a new building constructed immediately north of the offices. By the 1950s, the buildings had all been more-or-less connected. Additions were constructed to create connective corridors between existing buildings and the later buildings had been

⁶⁵ David Gebhard and Robert Winter, *Architecture in Los Angeles: A Compleat Guide*, (Salt Lake City, UT: Gibbs M. Smith, Inc., Peregrine Smith Books, 1985), 284.

⁶⁶ Leslie Heumann, PCR, "Department of Parks and Recreation Inventory Forms, CF Braun Company," January 12, 1999, 3.

⁶⁷ Carl F. Braun, "Chapter Fifteen: Faith," in *Management and Leadership*, (Alhambra, CA: CF Braun & Co. 1948), 340.

⁶⁸ CF Braun & Co., *The Story of a Modern Engineering Establishment*, 63.

constructed with corridors that connected to the adjacent buildings. This connectivity was designed to increase the efficiency of the office workers with the communications facilities, such as the mailroom and lithograph, centrally located for ease of access.

The interior spaces were carefully planned to include individual offices for all office workers, as well as conference rooms, strategically located for gathering and discussing projects. Braun's philosophies included design ideas for efficiency in space, such as equipping all offices with built-in bookcases and "generous cabinets" to leave as much square feet of office as useable area.⁶⁹ Atmosphere was also considered in their design: "all offices are air-conditioned the year round and are held at 72°F...the ceilings are acoustic blocks, the floors are carpeted, the air is filtered by electric precipitators—there is complete freedom from noise and dirt. Thus the office-worker can concentrate and he can work fast."⁷⁰

Based on the historic aerials from as early as 1948, the western section of the CF Braun & Co. plant where the administration and executive offices are located, looked essentially then as it does today. The eastern portion of the plant, which is no longer extant, contained the manufacturing facilities where the entire manufacturing operation was housed principally in a single building with ten acres under one roof.

Building permits indicate the architectural partnership of Marston & Maybury was retained for design services when the most dramatic growth of the plant took place between the mid-1930s and 1950s.⁷¹ The oldest surviving building permits obtained from the City of Alhambra for this report date to the 1950s and list Edgar W. Maybury as the architect. However, the oldest surviving building permit referred to in the 1999 HRER date to 1935 and list Marston & Maybury as the architects. Although the project completed by Marston & Maybury pre-date the contributing buildings on the property, it is apparent that the architectural character of CF Braun & Co., consistent throughout the various plants, was determined at this time when the office buildings were first designed and constructed with a long, low rectangular massing, one to two stories in height, clad in warm and dark red brick, topped with red slate hipped roofs, and detailed in cast stone.

The firm of Marston & Maybury had a large practice with a diverse scope of work comprising of residential, public, commercial, and educational buildings in cities across Southern California. Sylvanus Marston (1883-1946), the senior partner and one of Pasadena's most distinguished and prolific architects, was a master of many styles. Born in Pasadena, Marston attended Pomona College and received his architectural education at Cornell University. In 1918, he returned to Pasadena where he began his practice. His early work consisted of Craftsman bungalows and he had an influential role in designing and proliferating the bungalow court.⁷²

In 1910, Marston hired Garrett Van Pelt as a draftsman. In 1913, Van Pelt became Marston's chief draftsman and in 1914, the firm of Marston & Van Pelt was formed. Born in Milwaukee, Wisconsin in 1879, Van Pelt was trained at the Chicago Art Institute. In terms of his contribution to the firm, he has been referred to as the artist of the firm and worked directly with Marston to resolve

⁶⁹ CF Braun & Co., *The Story of a Modern Engineering Establishment*, 64.

⁷⁰ CF Braun & Co., *The Story of a Modern Engineering Establishment*, 64.

⁷¹ Huemann, "Inventory Forms, CF Braun Company," 3.

⁷² Teresa Grimes and Mary Jo Winder, "Residential Period Revival Architecture and Development in Pasadena from 1915-1942," *City of Pasadena California Historical Resource Inventory Database*, (The City of Pasadena Planning Division, Design & Historic Preservation), 18, accessed December 27, 2017, <http://pasadena.cfwebtools.com/search.cfm?display=search>.



design issues. Under their partnership, the firm produced many Period Revival residences in Pasadena.

In 1915, Edgar W. Maybury was hired as a draftsman for Marston & Van Pelt. He worked there for three years before leaving in 1918 to work for Reginald Johnson when Marston left for France during World War I until 1920.⁷³ In 1921, Maybury returned to the firm as an associate and in 1923, the firm of Marston, Van Pelt & Maybury was formed. Van Pelt left in 1927 and the firm became Marston & Maybury.

Edgar Maybury (1889-1969) was born in Winona, Minnesota and was trained at the University of California. Maybury apprenticed under Lord & Hewlett (1908-1909) and worked as a draftsman in the office of Donn Barber (1909-1911) and Myron Hunt (1914) prior to joining Marston's firm in 1915.⁷⁴ As Marston, Van Pelt & Maybury, all three partners were strong in design but Maybury's contributions to the firm's designs were predominately in the public and commercial category, in addition to being the office's specifications writer, and after the firm became Marston & Maybury, he had significant direct involvement with clients.⁷⁵ Marston & Maybury was responsible for a large and influential range of buildings, primarily in the Pasadena area, including the Pacific Southwest Trust and Savings Bank, Grace Nicholson Building, Pasadena Y.M.C.A., Pasadena Athletic Club (demolished), American Legion Building, Westminster Presbyterian Church, Pasadena Post Office, the Padua Hills Theater, and an enormous number of residences. Other works constructed in the Alhambra area include Mark Keppel High School, a Public Works Administration project.

The firm of Marston & Maybury dissolved in 1941 when World War II erupted. As a testament to Braun's respect and appreciation of their work, he offered both architects jobs at CF Braun & Co.⁷⁶ Marston declined and instead joined the war effort as an on-site supervising architect with the U.S. Army Corps of Engineers but Maybury accepted and was still overseeing construction activities up until 1955, after Braun's death.⁷⁷ Although the architectural character of the CF Braun & Co. buildings had been pre-determined by this time, it was under Maybury's employment at CF Braun & Co. that some of the contributing buildings were originally constructed, and many of the alterations and additions to the buildings were completed. These are the only buildings credited to his individual work, completed outside of a firm partnership.⁷⁸

Marston & Maybury was one of the largest architectural firms in Los Angeles and was responsible for over 1,000 works of architecture. The CF Braun & Co. facilities hint at elements of their work, such as Period Revival details and site plan configuration that one could draw parallels to the bungalow court in terms of the importance of the open spaces between the buildings. However, the design and architectural style of these buildings embody the distinctive

⁷³ Tuttle, *Sylvanus Marston*, 7.

⁷⁴ *The AIA Historical Directory of American Architects*, s.v. "Maybury, Edgar W.," (ahd1028944), accessed December 27, 2017,

<http://public.aia.org/sites/hdoaa/wiki/Wiki%20Pages/1956%20American%20Architects%20Directory.aspx>.

⁷⁵ Kathleen Tuttle, *Sylvanus Marston*, 2.

⁷⁶ Heumann, "Inventory Forms, CF Braun Company," 3.

⁷⁷ *The AIA Historical Directory of American Architects*, s.v. "Maybury, Edgar W.," (ahd1028944), accessed December 27, 2017,

<http://public.aia.org/sites/hdoaa/wiki/Wiki%20Pages/1956%20American%20Architects%20Directory.aspx>.

⁷⁸ *The AIA Historical Directory of American Architects*, s.v. "Maybury, Edgar W.," (ahd1028944), accessed December 27, 2017,

<http://public.aia.org/sites/hdoaa/wiki/Wiki%20Pages/1956%20American%20Architects%20Directory.aspx>.

characteristics of a type developed by master architects Marston & Maybury in working closely with their very particular and visionary client, Braun, to produce a distinct image for the company through its architecture. Individually, the buildings do not have the level of detail or features to possess high artistic value. However, taken as a whole, they embody the distinctive characteristics of this type, which integrates guiding principles such as function, efficiency, and adaptability for growth, into the buildings, which are strategically designed to “tool” its users. Therefore, the CF Braun & Company Historic District is eligible under Criterion C as a significant and distinguishable entity whose components may lack individual distinction, for representing the work of master architects, and for embodying the distinctive characteristics of a type.

Criterion D

Criterion D was not considered in this report, as it generally applies to archeological resources. Previous archaeological studies of the area have not yielded any important information and there is no reason to believe that the CF Braun & Co. plant, i.e., the study area for this report, will yield information important to the prehistory or history of the local area, California, or nation.

Integrity

To be eligible for listing in the National Register, properties must retain their physical integrity from the period in which they gained significance. In the case of architecturally significant properties, the period of significance is normally the date of construction. For historically significant properties, the period of significance is usually measured by the length of the associations. The Historic District is architecturally and historically significant; however, the overall period of significance is 1941 to 1964, the date of construction of the oldest surviving building to the demolition of the main manufacturing building on the plant site.

The Historic District retains integrity as a whole, although some aspects of integrity have been compromised by alterations, including the replacement of original windows and altered window openings. However, many of the more profound alterations were completed by CF Braun & Co., within the period of significance. The integrity of setting has been somewhat diminished by alterations to the plant site. The most significant alteration was the demolition of the main manufacturing building in 1964. However, the buildings within the Historic District were originally designed as the administration and office component of the larger plant, and were strategically located to be separate yet on the same site as the manufacturing facilities. The landscaping itself, particularly the lawns and courtyards between the buildings, have been altered but the pedestrian walkway and general circulation is extant. The individual buildings were moved and re-configured over time but remained within the original location of the complex of buildings. They were designed to ensure the best work environment for the engineers and office workers. Alterations were completed within the period of significance in an effort to meet the changing needs of the workers. Therefore, the Historic District retains integrity of location and design. The Historic District also retains integrity of materials, workmanship. Having been designed in close collaboration between the architects, Maybury & Marston and the client, Carl F. Braun, many of the original materials, including the brick veneer, red slate tile roofs, and cast stone details are intact. Their connectivity, achieved through various corridor and courtyard additions were completed within the period of significance and portrays the company's evolution over time. The Historic District retains integrity of feeling and association, as the buildings still function as a complex.

Conclusion

The CF Braun & Company Historic District is eligible for the National Register under Criteria A, B, and C. The period of significance identified is 1941 to 1964. The Historic District is historically significant under Criterion A for its association with the industrial and economic development of Alhambra. CF Braun & Co. was one of the earliest and largest manufacturing industries to locate in Alhambra, with significant real estate holdings in the city's southwest industrial district, and employing a large workforce for over eight decades. The Historic District is also historically significant under Criterion B for its association with the productive life of Carl F. Braun, founder and leader of CF Braun & Co. He made significant contributions to the fields of industrial engineering and business management. In addition, the Historic District is eligible under Criterion C for representing a significant and distinguishable entity whose components may lack individual distinction and for representing the work of master architects Marston & Maybury. The architecture does not fit neatly into a commonly recognized stylistic category for Southern California; however, the Historic District does form a cohesive whole with buildings designed with a distinctive vocabulary of materials and features that was developed as a collaboration between the architects, working closely and directly with the client, whose corporate organization and managerial philosophy is directly expressed in the site plan, as well as architectural designs of the Historic District.

Although the buildings have each been altered, including the replacement of original windows and altered window openings, the buildings retain integrity as a district for their continuity in location, design and setting, having been originally designed as the administration and research component of the larger plant, these buildings were strategically located to be separate yet of the same site as the plant and designed to ensure the best work environment for the engineers and office workers. The complex of buildings remains in its original location on the site and many of the alterations were completed by CF Braun & Co., within the periods of significance. The Historic District also retains integrity of materials, workmanship, feeling and association, having been designed in close collaboration between the architect and client, many of the original materials are intact and their connectivity, achieved through various corridor and courtyard additions, portrays the company's evolution over time. The buildings still function as a complex and retain integrity of feeling and association.

Due to the re-evaluation of the Historic District, some of the contributing and non-contributing buildings have changed and the boundaries have been adjusted from the 1999 determination of eligibility (see Figure 52 and Table II). Building B6 has been changed from non-contributing to contributing. It was constructed during the period of significance and has not been substantially altered since 1964. The Historic District is still bounded on the west by the property line along S. Fremont Avenue. The boundaries have been tightened on the south to include only Building A0, rather than extending to the property line along Mission Road, as well as on the north, to exclude two buildings constructed in 2009 that replaced two contributing buildings (B2 and B3) that were demolished. The north boundary instead extends up to include Building B1, then jogs east, and extends further north to capture Building B6. The eastern boundary runs east of Buildings A0-A8 and B1 before jogging to the east to include Building A10 South, which was not included in the previous evaluation. Building A10 South is pictured, described, and evaluated below.

Building A10 South (3D/Contributing)



Figure 50



Figure 51

*Building A10 South, view looking southeast (left) and view looking north (right).
(GPA, December 6, 2017)*

Architectural Description

This rectangular building is oriented north-south. The façade faces west. The two-story, wood-framed structure has a hipped roof with red slate tiles, open overhanging eaves, exposed rafter tails, cast stone cornice, and copper gutters and downspouts. The exterior is clad in brick veneer. A cast stone cornice and stringcourse circle the building at the roofline and between stories, respectively.

The main entrance is centered on the façade and consists of a pair of eight-light wood doors within a recessed cast stone entryway. Two pairs of non-original single-light windows are located north of the main entrance, arranged vertically. Both pairs have cast stone surrounds. South of the main entrance, a non-original window opening is located at the center of the two stories, interrupting the stringcourse.

There are two openings on the south elevation, located at center. On the first story, a secondary entrance consists of an eight-light wood door within a recessed cast stone entryway. Centered above the door on the second story is a single-light window. The east elevation is located behind a brick wall and is not visible. The north elevation is no longer extant. In 1973, a one-story and four-story building (Building A-10 North and A-10 Central) was constructed to its north and is internally connected. Building A-10 North and A-10 Central was constructed outside of the period of significance and was therefore evaluated in Section 3.4.

Building History and Evaluation

This building was originally constructed in 1946 as a one-story building as part of the development of administration offices and facilities, within the period of significance of the CF Braun & Company, Alhambra plant. The location of the building at the center of the original plant site, where it would have been located between the main manufacturing building and administration offices, and east-west orientation, suggest that that the original one-story building was used as facilities for the main plant or administration offices. Typical to many of the buildings on the plant site, it was significantly altered within the period of significance to meet the progressive needs of the plant. The second-floor addition was constructed in 1948, and the building was likely converted to offices at this time. While it has been altered, the building is

physically and visually connected to the Historic District and does appear to be eligible for listing as a contributor to the CF Braun & Company Historic District.

TABLE II: CF BRAUN & COMPANY HISTORIC DISTRICT				
MAP KEY	YEAR BUILT ⁷⁹	PART OF PROJECT SITE	1999 STATUS CODE	PROPOSED STATUS CODE
A0	1944 (first floor) / 1947 (second floor)	X	2D2/ Contributing	2D2/ Contributing
A1	1942 (first and second floors) / 1953 (lower level)		2D2/ Contributing	2D2/ Contributing
A2	1956 (main building and connections) / 1966		2D2/ Contributing	2D2/ Contributing
A3	1946 / 1953 (lower level) / 1966 (connections)		2D2/ Contributing	2D2/ Contributing
A4	1946 / 1951 (lower level) / 1956 (E. connection on second floor) / 1966 (E. connection on first floor and W. connection)		2D2/ Contributing	2D2/ Contributing
A5	1941 (W. half) / 1943 (E. half) / 1951 (lower level) / 1966 (connections)		2D2/ Contributing	2D2/ Contributing
A6	1948 / 1953-54 (connections)		2D2/ Contributing	2D2/ Contributing
A7	c. 1953 ⁸⁰ / 1966 (connections)		2D2/ Contributing	2D2/ Contributing
A8	1947 / 1952 (lower level and N. addition)		2D2/ Contributing	2D2/ Contributing
A10 South	1946 (first floor) / 1948 (second floor) / 1970 (lower level)		N/A	3D/ Contributing
B1	1944 / 1952 (N. addition) / 1955 (N. addition) / 1967 (W. addition)		2D2/ Contributing	2D2/ Contributing
B2	2009		N/A	N/A
B6	1948 / 1968		6Z/Non-Contributing	3D/ Contributing
LA Fitness	2009		N/A	N/A

⁷⁹ CB Commercial, 1000 South Fremont Alhambra, California, Santa Fe International Facilities Plot Plan and Building Plans.

⁸⁰ Historic aerials 1952-1953.

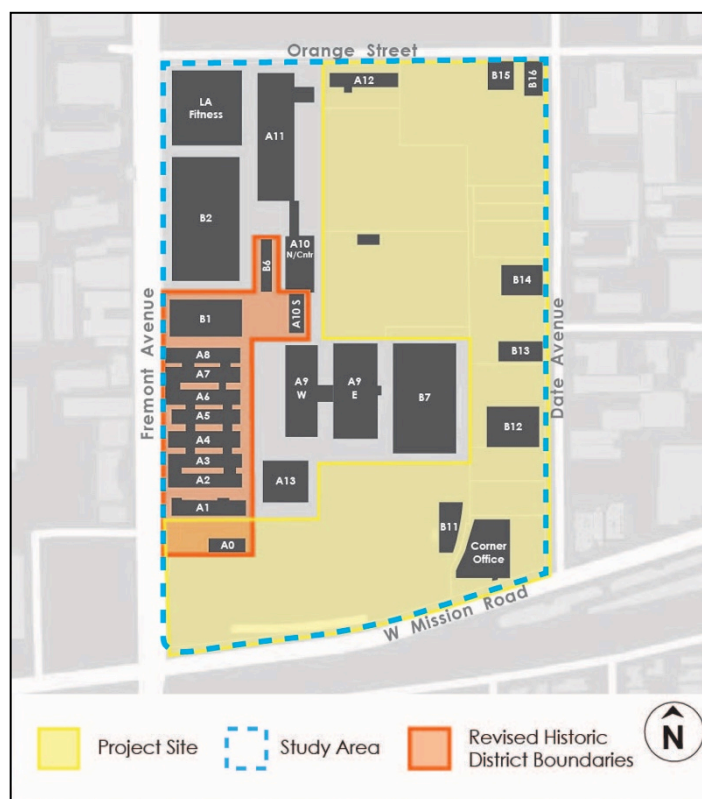


Figure 52: Project site and study area with revised Historic District boundaries
(Base map courtesy of Google MyMaps)

3.3.2 California Register of Historical Resources

The CF Braun & Company Historic District was previously determined eligible for the National Register under Criterion C, and is therefore listed on the California Register under Criterion 3, for embodying the distinctive characteristics of a type, period, or method of construction and represents the work of a master. Because the California Register criteria mirror those of the National Register, the Historic District is additionally eligible for listing in the California Register under Criterion 1, being associated with events that have made a significant contribution to the broad patterns of local or regional history and Criterion 2, being associated with the lives of persons important to local, California, or national history for the same reasons outlined under the National Register evaluation.

3.4 Evaluations of Buildings Identified as Potential Historical Resources

There are ten buildings that fall outside of the boundaries of the previously identified Historic District, as well as the redrawn boundaries, that required evaluation as potential historical resources. There are six that were constructed within the period of significance for the Historic District (1941-1964), but are physically and visually disconnected. There are two that were constructed after the period of significance, but over 45 years of age. They are pictured, described, and evaluated below for their potential as individual historical resources.

1. Building A11 (6Z)



Figure 53



Figure 54

*Building A11, view looking southwest (left) and view looking northeast (right).
(GPA, December 6, 2017)*

Architectural Description

This two-story building is rectangular in plan with a northeast projection. It is a wood and steel-framed structure with a flat roof. The building is clad in brick veneer with a cast stone cornice. The building is oriented north-south and the façade faces east. The façade is organized into ten large bays, demarcated by pilasters in the brick veneer. Fenestration is asymmetrically arranged across the façade, though the windows are most often arranged in pairs, centered within their bay. The ninth bay projects outwards to the east. Fenestration on the north- and south-facing elevations of the projecting bay is symmetrically arranged and consists of evenly spaced, individual single-light wood windows with cast stone sills. There are two main entrances on the façade, one centered on bay six, and the other centered on bay nine (from the south). Both consist of single-light metal doors with a sidelight and have cast stone surrounds, located below large cloth awnings. A pair of windows with cast stone surrounds are located north of the entrance on the ninth bay. A secondary entry is located on the north-facing elevation of the projecting bay and consists of a pair of glass doors.

Fenestration throughout the remaining elevations is inconsistent. Some windows have cast stone surrounds, while other do not. There is no clear pattern. The north elevation consists of three bays and windows are most often organized in pairs. Some windows on the west elevation are grouped into threes, others are in pairs. There are two rear entrances located on the north end of the east elevation. The westernmost bay of the south elevation consists of a main entry like those of the west elevation. A non-original window opening is centered above the awning of the entrance. The two more western bays overlook a landscaped sitting area while the third bay is only partially visible as it abuts the adjacent building (A10).

Building History and Evaluation

Building A11 was constructed in 1952 as an office building. In 1967, the building was remodeled with an addition on the east elevation, nearly doubling the building in size. A basement level and north addition were constructed in 1974. In 1975, the entrance wing on the northeast corner of the building was added.

Building A11 appears to be one of many office buildings constructed at the CF Braun & Co. plant in the 1950s. While it was originally constructed within the period of significance of the Historic District, the building has been significantly altered with multiple large additions that were constructed after 1964, such that most of the building post-dates the period of significance. In addition, the building is physically and visually disconnected from the concentration of contributing buildings along S. Fremont Avenue. Therefore, it does not appear to be eligible as a contributor to the Historic District.

Research did not indicate that the building was individually significant. It is not specifically associated with the trend of industrial development in Alhambra above and beyond being part of the CF Braun & Co. plant. Mere association with this trend is not enough, in and of itself, to be eligible for association with events that have made a significant contribution to the broad patterns of our history. No information was found to suggest that individuals of historic significance were associated with the building. No information could be found about the original architect, though it was constructed when Edgar W. Maybury was staff architect at CF Braun & Co. The building was designed in no particular architectural style; however, it exhibits several of the character-defining features developed by CF Braun & Co. and the architecture firm of Marston & Maybury. Yet, it is not an original or unique architectural statement. The building does not exhibit quality of design through distinctive features that would make it eligible for listing as an example of any particular style. The potential of the building to yield information important in prehistory or history was not considered as part of this evaluation as it applies to archeological resources.

Building A11 does not appear to be eligible for listing as a historical resource under national and state Criteria A/1, B/2, or C/3.

2. Building A12 (6Z)



Figure 55



Figure 56

*Building A12, view looking northeast (left) and view looking north (right).
(GPA, December 6, 2017)*

Architectural Description

This two-story building is rectangular in plan with a projection on its southwest end. It is oriented east-west and its façade faces south. The wood-framed structure has a hipped roof with red slate tiles, open overhanging eaves, exposed rafter tails, and copper gutters and downspouts. The exterior is clad in brick veneer. A cast stone cornice and stringcourse circle the building at the roofline and between stories, respectively.

The main entrance is located in a projecting volume on the west end of the south elevation and faces west. It consists of a pair of eight-light doors recessed within a cast stone surround. The entrance is accessible from three steps that lead to a landing framed by curved wrought-iron railings. A secondary entry is located on the east end of the south elevation, and consists of a pair of non-original glass and metal doors within a recessed entryway clad in brick. The opening is framed in cast stone. Fenestration is almost symmetrically organized across the north and south elevations with the second-story windows aligned just above the stringcourse. There are no openings on the east or west elevations.

Alterations include the addition of the main entrance wing in 1974 and replacement of original multi-light windows with single-light windows.

Building History and Evaluation

According to current floor plans, this building was originally constructed in 1927 and moved to its current location in 1964.⁸¹ It is not certain exactly where the building was originally located but evidence suggests some possible scenarios. The first is that the building, if constructed in 1927, was the original engineering and drafting office, located northeast of the original administration building in 1927 (see Figure 58). It would have been moved in the 1940s to align with the other office buildings along S. Fremont Avenue (see Figure 59) before moving again to its current location in 1964.



Figure 57: Engineering and Drafting Building, circa 1928 to 1938. (*Studies of a Modern Manufacturing Plant*)



Figure 58: 1927. (UCSB)

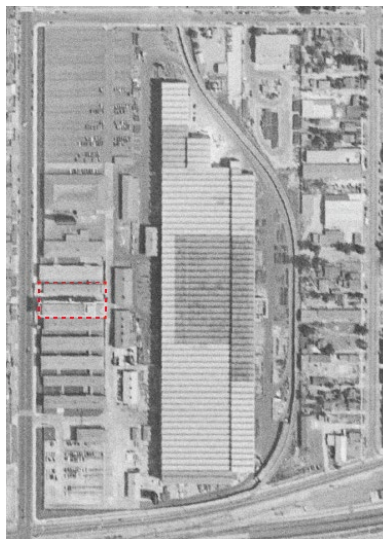


Figure 59: 1948. (EDR)

In order to architecturally align with the rest of the buildings, it would have been veneered in brick to appear as it does today. Applying brick veneer was a common practice at the CF Braun & Co. plant. For example, a building permit from 1966 describes work on a building identified at the time as A9, "rearrange the interior for office space...Install brick veneer on

⁸¹ CB Commercial, *1000 South Fremont Alhambra, California*, Santa Fe International Facilities Plot Plan and Building Plans.

exterior of building..."⁸² If Building A12 was constructed in 1927, the engineering and drafting office building is one of two other office buildings present on the site at the time. The other two were the main administration building (Building A1), which was either demolished or significantly altered over time as the current Building A1, and the club building, which was a one-story building that was demolished in the 1950s.

It is also probable that Building A12 was moved a third time, prior to its current location. Based on historic aerals, in 1953 a rectangular building with two chimneys appears north of the parking garage (demolished), just south of the parking lot at the northwest corner of the site (see Figure 61). The building was not present in the 1952 aerial (see Figure 61). In the 1964 aerial, when Building A12 was moved to its current location, the building north of the parking garage was no longer extant in that location (see Figure 62). In addition, a building permit from 1952 was issued for moving an office building, identified then as Building A-10.⁸³



Figure 60: 1952. (EDR)



Figure 61: 1953. (UCSB)



Figure 62: 1964. (UCSB)

Whether or not the building was originally constructed within the period of significance as part of the office and administration buildings along S. Fremont Avenue, the building has been significantly altered from its 1927 appearance and significantly altered after the period of significance in 1974, when it was remodeled as Building A12. In addition, at its current location the building is physically and visually disconnected from the Historic District. Although the building was moved in 1964, right at the end of the period of significance, it was moved to a location that was not historically the site of the office and administration buildings, north of where the manufacturing plant building was located. Newer buildings have since been constructed to the southwest of Building A12, further visually separating it from the Historic District. Therefore, it does not appear to be eligible as a contributor to the Historic District.

Research did not indicate that the building was individually significant. It is not specifically associated with the trend of industrial development in Alhambra above and beyond being part of the CF Braun & Co. plant. Mere association with this trend is not enough, in and of itself, to be eligible for association with events that have made a significant contribution to the broad

⁸² City of Alhambra Building Permit 48566, July 28, 1952.

⁸³ City of Alhambra Building Permit 48566, July 28, 1952.

patterns of our history. No information was found to suggest that individuals of historic significance were associated with the building. No information could be found to identify the original architect, though it was moved in 1952 when Edgar W. Maybury was staff architect at CF Braun & Co. The building was designed in no particular architectural style; however, it exhibits several of the character-defining features developed by CF Braun & Co. and the architecture firm of Marston & Maybury. Yet, it is not an original or unique architectural statement. The building does not exhibit quality of design through distinctive features that would make it eligible for listing as an example of any particular style. The potential of the building to yield information important in prehistory or history was not considered as part of this evaluation as it applies to archeological resources.

Building A12 does not appear to be eligible for listing as a historical resource under national and state Criteria A/1, B/2, or C/3.

3. Building B11 (6Z)



Figure 63



Figure 64

*Building B11, view looking east (left) and view looking northeast (right).
(GPA, December 6, 2017)*

Architectural Description

Oriented north-south, this is a one-story rectangular building constructed of reinforced brick masonry walls and steel frames with a flat roof. The north half of the building has a corrugated metal roof addition that extends up from the brick walls and partially encloses a large garage area that remains open on the north elevation. The only opening on the west elevation is a square vent with horizontal metal slats. The south elevation consists of a vehicular opening with a wood paneled garage door and wood surround. The east elevation is part the brick wall that surrounds the property and has a slight curve. The wall extends beyond the building to the north and south.

Building History and Evaluation

Constructed in 1955, the building was part of the smaller fabricating and maintenance shops, located south of the main manufacturing building. Although it was constructed within the period of significance of the Historic District, the building is physically and visually disconnected from the concentration of contributing buildings along S. Fremont Avenue. Therefore, it does not appear to be eligible as a contributor to the Historic District.

Research did not indicate that the building was individually significant. It is not specifically associated with the trend of industrial development in Alhambra above and beyond being part of the CF Braun & Co. plant. Mere association with this trend is not enough, in and of itself, to be eligible for association with events that have made a significant contribution to the broad patterns of our history. No information was found to suggest that individuals of historic significance were associated with the building. No evidence could be found to identify the original architect, though it was constructed when Edgar W. Maybury was staff architect at CF Braun & Co. The building does not exhibit quality of design through distinctive features that would make it eligible for listing as an example of any particular style. The potential of the building to yield information important in prehistory or history was not considered as part of this evaluation as it applies to archeological resources.

Building B11 does not appear to be eligible for listing as a historical resource under national and state Criteria A/1, B/2, or C/3.

4. Building A10 North and Central (6Z)



Figure 65



Figure 66

*Building A10 Central and North, view looking southwest (left) and view looking northeast (right).
(GPA, December 6, 2017)*

Architectural Description

Irregular in plan, this building is an addition to a two-story building (A10 South) and consists of a four-story rectangular section (A10 Central) with a two-story, rectangular wing to the northwest (A10 North). Both sections are clad in brick and topped with a flat roof.

A roof canopy with overhanging eaves and concrete soffit caps A10 Central. Fenestration is symmetrically organized with vertical rows of paired floor to ceiling glass windows, separated by accentuated concrete mullions that run the entire height of the building.

Building History and Evaluation

Building A10 North and Central was constructed in 1973 as a new office building with one floor below grade, four floors above grade and a two-floor wing on the north end. The building was intended to tie into the existing buildings on the north (A11) and south (A10 south).⁸⁴ Although the building was constructed under ownership of CF Braun & Co., it was constructed almost ten years after the period of significance and is not eligible as a contributor of the Historic District.

⁸⁴ City of Alhambra Building Permit C-10345, August 4, 1973.

Constructed after the manufacturing building was demolished, the subject building is not individually associated with the trend of industrial development in Alhambra. Research did not indicate that the building is specifically associated with any other trend that could be considered important. The architect listed on the original building permit is L.G. Horton, with the address of 1000 S. Fremont Street.⁸⁵ L.G. Horton is not listed in the American Institute of Architects (AIA) historical directories and was most likely an architect or engineer employed at CF Braun & Co. No information was found to suggest that individuals of historic significance were associated with the building. The building is not an original or unique architectural statement nor does the building exhibit quality of design through distinctive features that would make it eligible for listing as an excellent example of any particular style. The potential of the building to yield information important in prehistory or history was not considered as part of this evaluation as it applies to archeological resources.

Building A10 North and A10 Central does not appear to be eligible for listing as a historical resource under national and state Criteria A/1, B/2, or C/3.

5. Building B12 (6Z)

Architectural Description

Rectangular in plan, this building runs east-west in length and is clad in concrete block and topped with a gabled roof. Oriented to the north, the façade consists of two main entrances of single-light wood doors, located on either end. Each entrance is flanked by a wood paneled garage door with wood surround. A masonry vent opening is centered on the façade. There are no window or door openings located on the east, west, or south elevations. Vents like that of the facade are located beneath the gable on the east and west elevations.



Figure 67: View looking southeast.
(GPA, December 6, 2017)

Building History and Evaluation

Building B12 was constructed in 1974 after the manufacturing building was demolished. Thus, the subject building is not individually associated with the trend of industrial development in Alhambra. Research did not indicate that the building is specifically associated with any other trend or events that have made a significant contribution to the broad patterns of our history. No information was found to suggest that individuals of historic significance were associated with the building. No evidence could be found to identify the original architect. The building does not exhibit quality of design through distinctive features that would make it eligible for listing as an example of any particular style. It is an ordinary example of a warehouse from the period. The potential of the building to yield information important in prehistory or history was not considered as part of this evaluation as it applies to archeological resources.

⁸⁵ City of Alhambra Building Permit C-10345, August 4, 1973.

Building B12 does not appear to be eligible for listing as a historical resource under national and state Criteria A/1, B/2, or C/3.

6. Building B13 (6Z)

Architectural Description

Rectangular in plan, this building runs east-west in length with a gabled roof. The building is clad in concrete block and corrugated sheet metal. Oriented to the south, the façade consists of one main entrance with a single-light wood door. East of the entrance is a second opening consisting of a wood paneled garage door with wood surround. The two openings are centrally located on the façade. Vents are located in the apexes of the gables on the east and west elevations. A pair of openings like that of the façade are located on the east end of the north elevation.



Figure 68: View looking northeast.
(GPA, December 6, 2017)

Building History and Evaluation

Building B13 was constructed in 1954 and was remodeled in 1973. Although it was constructed within the period of significance of the Historic District, the building was not purchased by CF Braun & Co. until 1973, after the period of significance. Therefore, it does not appear to be eligible as a contributor to the Historic District.

Research did not indicate that the building was individually significant. No evidence was found to indicate that the building was associated with a specific industry when it was constructed, and it was not owned or used by CF Braun & Co. during an important period in the company's history. No information was found to suggest that individuals of historic significance were associated with the building. The building does not exhibit quality of design through distinctive features that would make it eligible for listing as an example of any particular style. It is an ordinary example of a warehouse from the period. The potential of the building to yield information important in prehistory or history was not considered as part of this evaluation as it applies to archeological resources.

Building B13 does not appear to be eligible for listing as a historical resource under national and state Criteria A/1, B/2, or C/3.

7. Building B14 (6Z)

Architectural Description

This building consists of two rectangular structures with gabled, corrugated metal roofs that share a central party wall running east-west in length. The building is clad in corrugated sheet metal. Oriented to the south, the main entrance consists of a simple metal door with a metal frame and surround. West of the entrance is a corrugated metal garage door with a metal frame and surround.

The east and west elevations mirror each other and each consist of two metal vent openings located at the peak of each gable. Centered under the gable at the north end of each elevation are additional garage door openings like that of the façade.

Building History and Evaluation

Although this building was constructed as early as 1952, within the period of significance of the Historic District, the building was not purchased by CF Braun & Co. until after the period of significance in 1973. Therefore, it does not appear to be eligible as a contributor to the Historic District.

Research did not indicate that the building was individually significant. No evidence was found to indicate that the building was associated with a specific industry when it was constructed, and it was not owned or used by CF Braun & Co. during an important period in the company's history. No information was found to suggest that individuals of historic significance were associated with the building. The building does not exhibit quality of design through distinctive features that would make it eligible for listing as an example of any particular style. It is an ordinary example of a warehouse from the period. The potential of the building to yield information important in prehistory or history was not considered as part of this evaluation as it applies to archeological resources.

Building B14 does not appear to be eligible for listing as a historical resource under national and state Criteria A/1, B/2, or C/3.

8. Building B15 (6Z)

Architectural Description

This building consists of two rectangular structures with gabled, corrugated metal roofs that share a central party wall running north-south in length. The building is clad in corrugated sheet metal and plywood. Oriented to the south, two primary entrances consist of plywood double-doors, centered under each gable. There are no openings located on the east, west or north elevations.



Figure 69: View looking northeast.
(GPA, December 6, 2017)



Figure 70: View looking north.
(GPA, December 6, 2017)

Building History and Evaluation

Although this building was constructed as early as 1956, within the period of significance of the Historic District, the building was not purchased by CF Braun & Co. until after the period of significance in 1969. Therefore, it does not appear to be eligible as a contributor to the Historic District. According to building plans, the building was also altered in 1972 though the extent of work is not indicated.

Research did not indicate that the building was individually significant. No evidence was found to indicate that the building was associated with a specific industry when it was constructed, and it was not owned or used by CF Braun & Co. during an important period in the company's history. No information was found to suggest that individuals of historic significance were associated with the building. The building does not exhibit quality of design through distinctive features that would make it eligible for listing as an example of any particular style. It is an ordinary example of a warehouse from the period. The potential of the building to yield information important in prehistory or history was not considered as part of this evaluation as it applies to archeological resources.

Building B15 does not appear to be eligible for listing as a historical resource under national and state Criteria A/1, B/2, or C/3.

9. Building B16 (6Z)

Architectural Description

Rectangular in plan, this building runs north-south in length with a gabled roof clad in corrugated sheet metal. Oriented to the south, the façade consists of one main entrance with a simple metal door. West of the entrance, centered under the gable is a vehicular opening consisting of a corrugated metal garage door. Above the door is a metal vent in the peak of the gable. A vent is also located on the north elevation. There are no openings located on the east or west elevations.



Figure 71: View looking northeast.
(GPA, December 6, 2017)

Building History and Evaluation

Although this building was constructed in 1954, the building was not purchased by CF Braun & Co. until after the period of significance in 1969. Therefore, it does not appear to be eligible as a contributor to the Historic District.

Research did not indicate that the building was individually significant. No evidence was found to indicate that the building was associated with a specific industry when it was constructed, and it was not owned or used by CF Braun & Co. during an important period in the company's history. No information was found to suggest that individuals of historic significance were associated with the building. The building does not exhibit quality of design through distinctive features that would make it eligible for listing as an example of any particular style. It is an ordinary example of a warehouse from the period. The potential of the building to yield information important in prehistory or history was not considered as part of this evaluation as it applies to archeological resources.

Building B16 does not appear to be eligible for listing as a historical resource under national and state Criteria A/1, B/2, or C/3.

10. Corner Office, 2215 W Mission Road (6Z)

Architectural Description

Irregular in plan, this building is a two-story building with a flat roof. It is located at the northwest corner of the intersection of W. Mission Road and Date Avenue. The building is oriented to the south, overlooking W. Mission Road. The exterior is clad in smooth concrete with a stringcourse that encircles the building between stories. The façade consists of 6 bays accentuated by vertical lines scored into the concrete.



Figure 72: View looking northeast.
(GPA, December 6, 2017)

The main entrance is located on the fifth bay and demarcated by a geometric brick portico facing west with a second story covered balcony, triangular in plan. The entrance consists of a pair of single glazed metal doors with a sidelight and transom window. Fenestration is symmetrically organized with each bay consisting of three, vertically elongated, fixed plate glass windows.

Alterations include the brick main entry addition and replacement of the main entry doors at an unknown date, and 71 new window openings in 1990.⁸⁶

Building History and Evaluation

Research did not indicate that the building was individually significant. It was constructed in 1967-1968 as a manufacturing building with offices under the ownership of Nardon Manufacturing Company, manufacturers of metal parts and equipment.⁸⁷ No evidence was found to indicate that the company was particularly significant or influential to be specifically associated with the trend of industrial development in Alhambra. Mere association with this trend is not enough, in and of itself, to be eligible for association with events that have made a significant contribution to the broad patterns of our history. The earliest evidence of the building being under ownership of CF Braun & Co. is a building permit from 1984 but having been constructed in 1967-1968, the building was not owned or used by CF Braun & Co. during an important period in the company's history. Research did not indicate that the building is specifically associated with any other trend that could be considered important. No information was found to suggest that individuals of historic significance were associated with the building. The architect listed on the original building permit is Robert D. Lichti.⁸⁸ Lichti is not listed in the American Institute of Architects (AIA) historical directories and no other evidence suggests that he was a particularly significant or master architect. The building is not an original or unique architectural statement nor does the building exhibit quality of design through distinctive features that would make it eligible for listing as an excellent example of any particular style. The potential of the building to yield information important in prehistory or history was not considered as part of this evaluation as it applies to archeological resources.

The Corner Office Building at 2215 W. Mission Road does not appear to be eligible for listing as a historical resource under national and state Criteria A/1, B/2, or C/3.

⁸⁶ City of Alhambra Building Permit 35849, July 13, 1990.

⁸⁷ City of Alhambra Building Permit B-3792, November 7, 1967.

⁸⁸ City of Alhambra Building Permit B-3792, November 7, 1967.

3.5 Conclusions

There are a total of 26 buildings within the study area. Of the 22 that are over 45 years of age, a total of twelve historical resources have been identified. Of the twelve historical resources identified, only one (Building A0) is located on the Project site. The twelve identified historical resources are contributors to the CF Braun & Company Historic District. The remaining ten buildings that are outside of the boundaries of the Historic District but over 45 years of age do not appear to meet the eligibility standards for listing due to lack of historical significance, architectural character, and/or physical integrity. None are currently listed under national or state landmark programs, and are not included as significant in any historic resource surveys of the area.

TABLE III: BUILDINGS EVALUATED IN THE STUDY AREA

MAP KEY	APN	ADDRESS	YEAR BUILT ⁸⁹	PART OF PROJECT SITE	PROPOSED STATUS CODE/DISTRICT STATUS
A0	5342-001-021	1000 S. Fremont Ave.	1944 (first floor) / 1947 (second floor)	X	2D2/Contributing
A1	5342-001-021	1000 S. Fremont Ave.	1942 (first and second floors) / 1953 (lower level)	X	2D2/Contributing
A2	5342-001-021	1000 S. Fremont Ave.	1956 (main building and connections) / 1966		2D2/Contributing
A3	5342-001-021	1000 S. Fremont Ave.	1946 / 1953 (lower level) / 1966 (connections)		2D2/Contributing
A4	5342-001-021	1000 S. Fremont Ave.	1946 / 1951 (lower level) / 1956 (E. connection on second floor) / 1966 (E. connection on first floor and W. connection)		2D2/Contributing
A5	5342-001-021	1000 S. Fremont Ave.	1941 (W. half) / 1943 (E. half) / 1951 (lower level) / 1966 (connections)		2D2/Contributing
A6	5342-001-021	1000 S. Fremont Ave.	1948 / 1953-54 (connections)		2D2/Contributing
A7	5342-001-021	1000 S. Fremont Ave.	c. 1953 ⁹⁰ / 1966 (connections)		2D2/Contributing
A8	5342-001-021	1000 S. Fremont Ave.	1947 / 1952 (lower level and N. addition)		2D2/Contributing
A10 North	5342-001-021	1000 S. Fremont Ave.	1981-1982		6Z/Non-Contributing
A10 Central	5342-001-021	1000 S. Fremont Ave.	1974		6Z/Non-Contributing
A10 South	5342-001-021	1000 S. Fremont Ave.	1973		2D2/Contributing
A11	5342-001-021	1000 S. Fremont Ave.	1973		6Z/Non-Contributing
A12	5342-001-025	1000 S. Fremont Ave.	1946 (first floor) / 1948 (second floor) / 1970 (lower level)	X	6Z/Non-Contributing

⁸⁹ CB Commercial, 1000 South Fremont Alhambra, California, Santa Fe International Facilities Plot Plan and Building Plans.

⁹⁰ Historic aerials 1952-1953.

TABLE III: BUILDINGS EVALUATED IN THE STUDY AREA

MAP KEY	APN	ADDRESS	YEAR BUILT ⁸⁹	PART OF PROJECT SITE	PROPOSED STATUS CODE/ DISTRICT STATUS
B1	5342-001-021	1000 S. Fremont Ave.	1952 / 1967 (remodel and E. addition) / 1974 (lower level and N. addition) / 1975 (E. entrance wing addition)		2D2/ Contributing
B6	5342-001-021	1000 S. Fremont Ave.	1927 / 1964 (moved) / 1974 (remodel)		3D/ Contributing
B11	5342-001-021	1000 S. Fremont Ave.	1975	X	6Z/Non-Contributing
B13	5342-001-023	1000 S. Fremont Ave.	1944 / 1952 (N. addition) / 1955 (N. addition) / 1967 (W. addition)	X	6Z/Non-Contributing
B14	5342-001-023	1000 S. Fremont Ave.	2009	X	6Z/Non-Contributing
B15	5342-001-022	1000 S. Fremont Ave.	1948 / 1968	X	6Z/Non-Contributing
B16	5342-001-022	1000 S. Fremont Ave.	1981	X	6Z/Non-Contributing
Corner Office	5342-001-019	2215 W. Mission Rd.	1955	X	6Z/Non-Contributing

4. PROJECT IMPACTS

4.1 Determining the Significance of Impacts on Historical Resources

The State CEQA Guidelines set the standard for determining the significance of impacts to historical resources in Title 14 California Code of Regulations Section 15064.5(b), which states:

A project with an effect that may cause a substantial adverse change in the significance of an historical resource is a project that may have a significant effect on the environment.

Title 14 California Code of Regulations Section 15064.5(b)(1) further clarifies "substantial adverse change" as follows:

Substantial adverse change in the significance of an historical resource means physical demolition, destruction, relocation, or alteration of the resource or its immediate surroundings such that the significance of an historical resource would be materially impaired.

Title 14 California Code of Regulations Section 15064.5(b)(2) in turn explains that a historical resource is "materially impaired" when a project:

Demolishes or materially alters in an adverse manner those physical characteristics that convey its significance and that justify its inclusion in or eligibility for inclusion in the California Register, local register, or its identification in a historic resource survey.

As such, the test for determining whether or not a proposed project would have a significant impact on an identified historical resource is whether or not the project would alter in an adverse manner the physical integrity of the historical resource such that it would no longer be eligible for listing in the National or California Registers.

4.2 Secretary of the Interior's Standards for Rehabilitation

The Secretary of the Interior's Standards for Rehabilitation are codified at 36 Code of Federal Regulations (CFR) Section 67.7. The Standards are designed to ensure that rehabilitation does not materially impair the significance of a historical resource. Thus, the Standards are usually relevant in analyzing whether or not a proposed project will cause a substantial adverse change under CEQA. The CEQA Guidelines state:

Generally, a project that follows the *Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings* or the *Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings* (1995), Weeks and Grimmer, shall be considered as mitigated to a level of less than a significant impact on the historical resource.⁹¹

The definition of "rehabilitation" assumes that at least some repair or alteration of the historical resource will be needed in order to provide for an efficient, contemporary use; however, these repairs and alterations must not damage or destroy the materials, features, or finishes that are important in defining the building's historic character.

⁹¹ 14 CCR Section 15064.5(b)(3).

The Standards for Rehabilitation are as follows:

1. A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.
2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.
3. Each property will be recognized as a physical record of its time, place and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other buildings, will not be undertaken.
4. Changes to a property that have acquired historic significance in their own right will be retained and preserved.
5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.
6. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.
7. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.
8. Significant archeological resources affected by a project will be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.
9. New additions, exterior alterations, or related new construction will not destroy historic materials that characterize the property. The new work shall be differentiated from the old and will be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.
10. New additions and adjacent or related new construction will be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

The Standards are not intended to be prescriptive, but instead provide general guidance. They are intended to be flexible and adaptable to specific project conditions to balance continuity and change, while retaining materials and features to the maximum extent feasible. Their interpretation requires exercising professional judgment and balancing the various opportunities and constraints of any given project. Not every standard necessarily applies to every aspect of a project, nor is it necessary to comply with every standard to achieve compliance. For a project to comply with the Standards, it must achieve a balance of continuity and change.

4.3 Project Description

The Project site is approximately 20 acres of land that is currently occupied by surface parking lots and relatively small commercial and industrial buildings oriented along Date Avenue, the eastern boundary. The southern end of the Historic District, which is occupied by contributing Building A0, is located within the boundary of the Project site. The Applicant is proposing a

phased development that would involve the preservation of Building A0, the removal of the remaining buildings, and the construction of 1,061 residential units, a 490-stall parking structure, and associated green spaces as well as pedestrian and vehicular circulation features. The Project site is divided into four plan areas: the North Plan Area, East Plan Area, South Plan Area, and Corner Plan Area.

The North Plan Area would consist of four buildings with 516 for-sale residential units at the northeast corner of the block. These buildings would include three five-story buildings with podium parking garages: one along Date Avenue, one along Orange Street, and one at the corner of Date Avenue and Orange Street. The fourth building would be positioned south and west of these three new buildings and consist of townhomes two to three stories in height. A 30-foot wide, private drive would buffer the north plan area from the remainder of the block to the west and south.



Figure 73: Site Plan. (TCA Architects, 2017)

The East Plan Area would involve the construction of a 490-stall parking structure. It would be situated along Date Avenue, and next to existing Building B7, which would be retained. The parking structure would have five levels above grade and support the existing office uses on the western side of the block and the proposed residential buildings.

The Corner Plan Area is south of the East Plan Area and would involve the construction of 153 rental apartments in a five-story building wrapping an above grade parking garage.

The South Plan Area would include two new residential buildings along Mission Road. Containing 392 rental apartments, these buildings would be five stories in height and wrap above grade parking garages. The existing driveway would be realigned and Building A0 would be rehabilitated, and may or may not be moved. Construction in the South Plan Area would be buffered from the remaining portions of the block by an existing private driveway, approximately 35-feet wide.

No new development is proposed on the remainder of the block, which would continue to be used throughout construction. All of the buildings contributing to the Historic District would be preserved and are buffered from the new construction by private driveways. No changes are proposed as a part of the Project other than the rehabilitation and possible relocation of Building A0. Furthermore, no changes are proposed to the other buildings and structures of more recent construction. Some modifications would be made to the circulation to create linkages to the new development within the Project site.

4.4 Analysis of Project Impacts

The proposed Project involves four activities that have the potential to impact historical resources, namely the CF Braun & Company Historic District: demolition, relocation, rehabilitation, and new construction. The following discussion analyzes the potential impacts of the Project. Demolition is addressed first, followed by relocation, rehabilitation, and new construction.

Demolition

The Project involves the demolition of a number of buildings. As the buildings are outside the boundaries of the Historic District and are not individually significant, none are historical resources as defined by CEQA. Thus, this aspect of the Project would have no impact on historical resources.

Relocation

The Project could involve the relocation of Building A0. Whether Building A0 is relocated depends on the precise realignment of the driveway off S. Fremont Avenue to create the required width and turning radius for vehicles. The current alignment of the driveway is not original. The realignment would be closer to the alignment during the period of significance for the Historic District (see Figures 61-63).

In determining the impact on the Historic District the central question is whether the relocation of Building A0 would affect the physical integrity of the Historic District to the degree that it would no longer qualify as a historical resource. Such an effect would only occur if the Historic District no longer retained sufficient integrity to convey its significance. According to *National Register Bulletin #15*, there are seven aspects of integrity: feeling, association, workmanship, location, design, setting, and materials. The only relevant aspects of integrity with respect to the impact of the relocation of Building A0 on the Historic District are setting and feeling. Setting is defined as "the physical environment of a historic property" and feeling is defined as "a property's expression of the aesthetic or historic sense of a particular period of time."⁹²

⁹² *National Register Bulletin #15*, 45.

The activity of relocating Building A0 would have a less than significant impact on the Historic District in and of itself. Building A0 would remain within the Historic District and its relationship with the other contributing buildings would not be significantly altered because it would only be relocated a short distance (or more than 150 feet) and would have the same orientation. The new location would be compatible with the historic character and development pattern in the Historic District. Therefore, the general environment of Building A0 and the Historic District as a whole would not be materially impaired. The Historic District would continue to be eligible for listing in the National Register, if Building A0 was relocated. It would continue to retain sufficient integrity, including setting and feeling, to convey its significance.

The logistics of moving Building A0 are unknown, because it is still unclear if the relocation is even necessary. Thus, the relocation has the potential to cause a substantial adverse change in that Building A0 could be damaged. However, such damage could be avoided by a relocation plan, therefore mitigation is prescribed below.

Rehabilitation

Interior alterations would be made to Building A0 regardless of whether it is relocated. It is currently used as office space for the on-site security staff. In the proposed Project it would be used for resident services, which would require interior improvements. There are no plans for Building A0 at this time, but no major exterior improvements are proposed.

This aspect of the Project would have a less than significant impact on the Historic District. The interiors of the contributing buildings were not considered in the evaluation or determination of eligibility of the Historic District. Although interior improvements would not change the building's ability to contribute to the significance of the Historic District, mitigation is recommended to ensure compliance with the Standards.

New Construction

In analyzing the potential impacts of the proposed Project on the Historic District, the central question is whether the Project would affect the physical integrity of the Historic District to the degree that it would no longer be eligible for listing in the National Register. Such an effect would only occur if the Historic District no longer retained sufficient integrity to convey its significance. According to *National Register Bulletin #15*, there are seven aspects of integrity: feeling, association, workmanship, location, design, setting, and materials. The only relevant aspects with respect to the impact of new construction on an established historic district are setting and feeling. While *National Register Bulletin #15* does not directly address the impact of new construction on the setting or feeling of a historic district, it provides direction in assessing the impact of non-contributing buildings on the physical integrity of a listed historic district, as follows:

When evaluating the impact of intrusions upon the district's integrity, take into consideration the relative number, size, scale, design, and location of the components that do not contribute to the significance. A district is not eligible if it contains so many alterations or new intrusions that it no longer conveys the sense of historic environment.

As a result, this analysis of potential impacts on the Historic District considers how the proposed Project might affect the Historic District's integrity of feeling and setting in terms of its relative number, size, scale, design, and location of visual intrusions.

Relative Number

In this case, the Project would not affect the number of buildings in the Historic District or the ratio of contributing to non-contributing buildings because the South Plan Area of the Project site only partially overlaps with the Historic District as illustrated on Figure 52 in Section 3.2 above. The Project would not involve the demolition of any of the contributing buildings and would not involve the construction of any new buildings within the boundaries. Building A0 is the only contributing building on the Project site, and it would be preserved.

Size, Scale, and Design

Size, scale, and design are often important factors in historic districts. In this case, the CF Braun & Co. Historic District is characterized by buildings one to four stories in height with rectangular plans and brick exteriors. The new five-story residential buildings would be a maximum of 60 feet in height above street grade, while the new five-story residential building in the Corner Plan Area would be a maximum of 62 feet in height above street grade. The new five-story residential buildings in the South Plan Area would be a maximum of nearly 67 feet in height above street grade, while the new five-level parking structure in the East Plan Area would be approximately 40 feet in height above street grade.

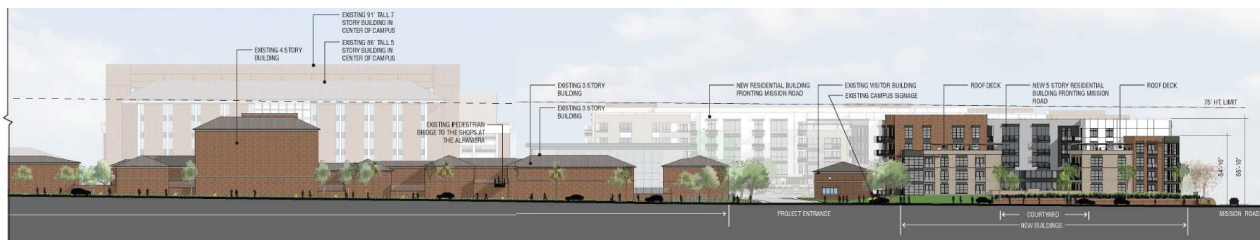


Figure 74: West elevations of the existing and proposed buildings along S. Fremont Avenue. The Historic District is on the left and the South Plan Area is on the right. (TCA Architects, 2017)

The size and scale of the new buildings are not inappropriate or incompatible with the contributing buildings in the Historic District. Furthermore, the majority of the new buildings would not be within view from the Historic District. The existing seven-story, 91-foot tall office building (A9 East) between the Historic District and Project site would remain, as would the existing five-story, 86-foot tall office building (A9 West) adjacent to it. These two, connected buildings would block the view of the new parking structure. The new townhomes would be adjacent to contributing Building A10 South, but they are only two to three stories in height. The only new residential building that would share a block face with the Historic District is in the South Plan Area, at the corner of S. Fremont Avenue and Mission Road. The footprint of the new building as it faces S. Fremont Avenue forms a courtyard to reduce the scale and to prevent it from overwhelming the nearby contributing Building A0.

Regarding design, the style of the new buildings is contemporary, but compatible with the architecture of the contributing buildings in the Historic District. The new buildings would be composed of a series of simple rectangular volumes. The exterior materials are mostly stucco, but with brick, wood, and metal accents that unite the new buildings with the contributing buildings in the Historic District. The proposed Project would be sufficiently compatible with the Historic District in terms of size, scale, and design.



Figure 75: Looking southeast on S. Fremont Avenue. The Building A0 is on the left and the new building in the South Plan Area is on the right. (TCA Architects, 2017)

Location

The Project site is located on the eastern and southern portions of the block that are most occupied by existing surface parking lots and a few relatively small commercial and industrial buildings that are not historical resources. This is an ideal location for new construction as it is mostly outside the boundary of the Historic District and located where it has little potential to obstruct views of contributing buildings. The proposed Project would not negatively affect the integrity of the Historic District because of an inappropriate location.

Summary

The new construction would not diminish the Historic District's integrity. It would have no impact on the relative number of contributors and non-contributors. It would be compatible in terms of size, scale, and design. The larger buildings in the center of the block would buffer the majority of the new buildings from the contributing buildings. The new buildings would not intrude on important view corridors within the Historic District. While the new buildings would alter the setting and feeling of the Historic District by introducing a new visual element, the Historic District would remain eligible for listing in the National Register and listed in the California Register. Furthermore, the Project is not expected to create any adverse impact on the integrity of the Historic District as a result of construction or operational vibration because of the distance between the new

buildings and contributing buildings. A detailed analysis of construction or operational vibration is contained in the noise section of the Draft EIR. Thus, the Project would have a less than significant impact on the identified historical resource.

4.5 Mitigation Measures

CEQA requires the Lead Agency to examine and impose mitigation measures that would avoid or minimize any impacts or potential impacts to historical resources. Adopted measures must be fully enforceable through permit conditions, agreements, or other measures. The rehabilitation and possible relocation of Building A0 would not result in a substantial adverse change in the Historic District as a historical resource. The Historic District would continue to be eligible for listing in the National Register and listed in the California Register. However, as there are no specific plans for these activities there is the potential for impacts to the Building A0 during the construction process. Therefore the following mitigation measures are recommended:

Relocation

- The applicant shall retain a qualified historic preservation professional meeting the Secretary of the Interior's Professional Qualifications Standards for historic architecture to create a relocation plan for Building A0. The relocation plan shall include the identification of the receiving site, the orientation of the building after the relocation, a survey of the building to document the physical spaces and features and to assess the current condition of the materials and systems, and an analysis for compliance with the Standards. The relocation plan shall be submitted to the City of Alhambra Director of Development Services for concurrence. Building permits may be issued after the Director has concurred that the relocation plan complies with the Standards for Rehabilitation.
- In advance of the relocation, the historic architect meeting the qualifications described above shall meet with the building mover to review the plan. Within five days of the meeting, the professional shall submit meeting minutes to the City of Alhambra Director of Development Services.

Rehabilitation

- Prior to the issuance of any building permits, the applicant shall retain a qualified historic preservation professional meeting the Secretary of the Interior's Professional Qualifications Standards for architectural history or historic architecture to review plans related to the alteration of Building A0. The plans shall be reviewed by this professional for compliance with the Standards for Rehabilitation. If the plans do not comply with the Standards, the professional shall make recommendations for changes to the plans so they comply. The review shall be summarized in a memorandum, and submitted to the City of Alhambra Director of Development Services for concurrence. Building permits may be issued after the Director has concurred that the plans comply with the Standards for Rehabilitation.

5. CONCLUSIONS

The study area for the Project site includes the CF Braun & Co. Historic District that was formally determined eligible for listing in the National Register and listed in the California Register. Therefore, the Historic District is a historical resource subject to CEQA. One building (Building A0) contributing to the significance of the Historic District is located on the Project site. However, it will be retained. The Project would involve modifications to the circulation within the Historic District to create linkages to the new development within the Project site. Potential impacts from the rehabilitation and possible relocation of Building A0 could be avoided by mitigation. The Project would also involve the construction of new buildings that would introduce new visual elements in the vicinity of the Historic District. However, these changes would not alter the integrity of setting or feeling of the Historic District to the degree that they would no longer be eligible for listing as a historical resource defined by CEQA. Therefore, the Project would have a less than significant impact on the environment after mitigation.

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Appendix A - Résumés



TERESA GRIMES is a Principal Architectural Historian at GPA. She has over 25 years of experience in the field of historic preservation in the private, public, and non-profit sectors. Teresa is widely recognized as an expert in the identification and evaluation of historical resources having successfully prepared dozens of landmark and historic district applications for a wide variety of property types. Her many projects have included historic context statements for Riverside, Calabasas, Glendale, and Carmel-by-the-Sea, and historic resource surveys in Riverside, Whittier, Calabasas, Pasadena, Whittier, and Los Angeles. Teresa has also completed numerous environmental compliance documents involving major

landmarks; examples include the United Artist Theater, Cinerama Dome, Dodger Stadium, Los Angeles Sports Arena, Beverly Hills Post Office, and Baldwin Hills Shopping Center.

Educational Background:

- M.A., Architecture, University of California, Los Angeles, 1992
- B.A., Political Science, University of California, Los Angeles, 1986

Professional Experience:

- GPA Consulting, Principal Architectural Historian, 2009-Present
- Christopher A. Joseph & Associates, Senior Architectural Historian, 2006-2009
- Teresa Grimes/Historic Preservation, Principal, 1999-2005, 1993-1994, 1991-1992
- Historic Resources Group, Project Manager/Architectural Historian, 1994-1998
- Getty Conservation Institute, Research Associate, 1992-1993
- Los Angeles Conservancy, Preservation Officer, 1988-1991

Qualifications:

- Meets the Secretary of the Interior's Professional Qualifications Standards for history and architectural history pursuant to the Code of Federal Regulations, 36 CFR Part 61, Appendix A.

Professional Activities:

- Pasadena Heritage Board Member, 2008-2012
- Highland Park Heritage Trust, Board Member, 1996-1998
- West Hollywood Cultural Heritage Advisory Board, 1990-1994

Selected Projects:

- Los Angeles County Museum of Art Master Plan, Los Angeles County, CEQA Historical Resource Report, 2017
- Vine/Afton/DeLongpre, Los Angeles CEQA Historical Resource Report, 2017
- Times Mirror Square, Los Angeles, CEQA Historical Resource Report, 2017
- 913 S. Figueroa, Los Angeles, CEQA Historical Resource Report, 2017
- Figueroa & Flower, Los Angeles, CEQA Historical Resource Report, 2017
- 1129 E. 5th Street, Los Angeles, CEQA Historical Resource Report, 2017
- Olympic & Hill, Los Angeles, CEQA Historical Resource Report, 2017
- City of Hope Master Plan, Duarte, CEQA Historical Resource Report, 2015-2016
- Farmers Insurance Building, Los Angeles, CEQA Historical Resource Report, 2015-2016
- John Anson Ford Theatres, Los Angeles County, CEQA Historical Resource Report, 2011-2015
- LA Biomed Master Plan, Torrance, CEQA Historical Resource Report, 2013-2014
- May Company, Laurel Plaza, Los Angeles, CEQA Historical Resource Report, 2014
- United Artist Theater, Los Angeles, CEQA Historical Resource Report, 2011-2013
- Claremont Graduate University Master Plan, CEQA Historical Resource Report, 2013
- Hillcrest Motors Building, Hollywood, CEQA Historical Resource Report, 2013
- Max Factor Building, Hollywood, CEQA Historical Resource Report, 2012
- Claremont McKenna College Master Plan, CEQA Historical Resource Report, 2008



AUDREY VON AHRENS is an Architectural Historian II at GPA. She holds Bachelor of Arts degrees in Architectural Studies and Urban Studies from the University of Pittsburgh. Audrey's experience with GPA has included the preparation of Mills Act applications for numerous properties in the City of Laguna Beach and architectural surveys for several buildings including the Farmers & Merchants Bank Building and Hollywood Roosevelt Hotel. Audrey has also contributed to the Mills Act inspection program for the City of Los Angeles as well as several large-scale historic resource surveys, including the High-Speed Rail from Los Angeles to Burbank and I-605/SR-91 Interchange.

Educational Background:

- M.S., Historic Preservation, University of Pennsylvania, 2016
- Master of City Planning, University of Pennsylvania, 2016
- B.A., Architectural Studies, University of Pittsburgh, 2013
- B.A., Urban Studies, University of Pittsburgh, 2013

Professional Experience:

- GPA Consulting, Architectural Historian II, 2017-Present
- Heritage Consulting, Inc., Intern, 2015-2016
- Tacony Community Development Corp., Intern, 2014
- Pittsburgh History & Landmarks Foundation, Intern, 2013
- University of Pittsburgh, Teaching Assistant, 2012-2013
- City of Pittsburgh Planning Department, Intern, 2012
- Pittsburgh Downtown Partnership, Intern, 2011

Qualifications:

- Meets the Secretary of the Interior's Professional Qualifications Standards for history and architectural history pursuant to the Code of Federal Regulations, 36 CFR Part 61, Appendix A.

Selected Projects:

- High Speed Rail, Burbank to Los Angeles Project Section, CEQA/NEPA Historical Resource Report, 2017
- Golden Avenue Bridge Replacement, Section 106 Historical Resources Evaluation Report, 2017
- Los Angeles Mills Act Program, Inspection Reports, 2017
- Laguna Beach Mills Act Program, Application Reports, 2017
- 91/605, Los Angeles County, Section 106 Historical Resources Evaluation Report, 2017
- Vine/Afton/DeLongpre, Los Angeles CEQA Historical Resource Report, 2017
- Sunset & Western, Los Angeles, CEQA Historical Resource Report, 2017
- Vermont Corridor, Los Angeles, CEQA Historical Resources Report, 2017
- Hollywood Roosevelt, Los Angeles, Preservation Plan, 2017
- Farmers & Merchants Bank Building, Los Angeles, Preservation Plan, 2017
- SurveyLA, African American Historic Context Statement, 2017
- Hughes Industrial Historic District Interpretive Program, 2017



Appendix B - Department of Parks and Recreation Inventory Forms

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

Primary #
HRI #
Trinomial
NRHP Status Code 2S2

Other Listings
Review Code

Reviewer

Date

Page 1 of 14 *Resource Name or #: (Assigned by recorder) CF Braun & Company Historic District

P1. Other Identifier: CF Braun Company

*P2. Location: ☐ Not for Publication ☒ Unrestricted

*a. County Los Angeles and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad Los Angeles, CA Date 1966 T 1S; R 12W; NW 1/4 of SW 1/4 of Sec 16; San Bernardino B.M.

c. Address 1000 S. Fremont Avenue City Alhambra Zip 91803

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

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, decimal degrees, etc., as appropriate)

See District Record for locational data.

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

See District Record for detailed description.

*P3b. Resource Attributes: (List attributes and codes) HP06. 1-3 Story Commercial Building; HP08. Industrial Building

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

P5b. Description of Photo: (view, date, accession #) View looking northwest, 12/06/2017

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



*P6. Date Constructed/Age and Source: ☒ Historic ☐ Prehistoric ☐ Both

1941-1956; See section D7.

*P7. Owner and Address: Elite-TRC Alhambra Community LLC

1000 S. Fremont Ave, Unit 1
Bldg A1, Suite 1150 Alhambra,
CA 91803

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

Audrey von Ahrens, GPA
Consulting
617 S. Olive Street, Suite 910
Los Angeles, CA 90014

*P9. Date Recorded: 12/04/2017

*P10. Survey Type: (Describe)

CEQA Compliance

*P11. Report Citation: (Cite survey report and other sources, or enter "none.")
GPA Consulting, "Historical
Resources Technical Report for
1000 S. Fremont Avenue

Alhambra, California," February 2018

*Attachments: ☐ NONE ☐ Location Map ☒ Continuation Sheet ☐ Building, Structure, and Object Record

☐ Archaeological Record ☒ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record

☐ Artifact Record ☐ Photograph Record ☐ Other (List):

DISTRICT RECORD

Primary #

HRI #

Trinomial _____

Page 2 of 14 *NRHP Status Code 2S2 *Resource Name or # (Assigned by recorder) CF Braun & Company Historic District

D1. Historic Name: CF Braun Company

D2. Common Name: None

***D3. Detailed Description** (Discuss overall coherence of the district, its setting, visual characteristics, and minor features. List all elements of district.):

The Historic District was first identified in a 1999 Historic Property Survey Report (HPSR) prepared in accordance with the requirements of Section 106 of the National Historic Preservation Act of 1966 for the Fremont Avenue Widening Project. The evaluation resulted in a formal determination of eligibility for listing in the National Register under Criterion C, "as a distinctive example of design within an industrial context and as a unique example of the work of the prominent Pasadena architectural firm of Marston and Maybury." The period of significance identified for the Historic District was 1921 to 1949 and the California Historical Resources Inventory (HRI) lists the Status Code for the address 1000 S. Fremont Avenue as 2S2. However, two of the buildings listed as contributing to the significance of the Historic District were demolished and replaced with new buildings in 2009. Additionally, in 1999, the evaluation of the CF Braun & Company Alhambra Plant as a potential historical resource was limited to the buildings that were visible from the public right-of-way. It is noted on the inventory forms that Building B6 (76 D in the 1999 District Record), was not visible from the public right-of-way and was inaccessible. Therefore, it was listed as non-contributing to the significance of the Historic District. Given the limitations and the length of time since the 1999 HPSR was completed (almost 20 years), the site was re-evaluated.

The CF Braun & Company Historic District (the Historic District) is located at 1000 S. Fremont Avenue, on a relatively small portion of the west end of the block which is bounded by S. Fremont Avenue to the west, Orange Street to the north, Date Avenue to the east, and W. Mission Road to the south. The topography of the area is generally flat. S. Fremont Avenue and W. Mission Road are busy four-lane thoroughfares. Orange Street and Date Avenue are two-lane thoroughfares with on-street parking. The parcels in the surrounding area are predominately low-rise industrial buildings constructed between the late 1940s and 1950s, and low to mid-rise commercial and office buildings constructed since the late 1970s.

Today, there are 12 buildings within the Historic District. These buildings are administration and research offices and facilities that were constructed between 1941 and 1956. Buildings A0-A9, and Building B1 are all adjacent to one another, aligned with the pedestrian walkway located to their east with varying setbacks to their west, overlooking S. Fremont Avenue. Buildings B6 and A10 South are located east of the pedestrian walkway, perpendicular to the others. Eight of the buildings (Buildings A1-A9) along S. Fremont Avenue are connected, though structurally distinct. They were documented on the 1999 inventory forms as one building, but were historically and are currently considered more than one. The buildings rise from two to four stories with long, low rectangular massing, clad in warm and dark red brick, topped with red slate hipped roofs and detailed in cast stone.

***D4. Boundary Description** (Describe limits of district and attach map showing boundary and district elements.):

The west boundary for the district follows the property line along S. Fremont Avenue from Building A0 up to Building B1. The north boundary extends from the west property line just north of Building B1 to the east elevation of Building B1 where the boundary jogs north to wrap around the west, north and east elevations of Building B6 before continuing east along the party wall of Buildings A10 South and A10 Central. The east boundary heads south from the north end of the east elevation of Building A10 South and jogs west between Building A10 South and Building A9 West until reaching the pedestrian walkway of the Braun Mall, east of Buildings B1 and A8. Here, the east boundary continues south until reaching Building A0. The south boundary extends west from the east elevation of Building A0 to the west property line along Fremont Avenue. The district boundary is articulated on page 14.

***D5. Boundary Justification:**

The boundaries for the CF Braun & Company Historic District are defined by the extent of the densest area of

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significant and intact resources from the period of significance identified is 1941 to 1964. The Historic District boundaries include 12 resources, all of which have been identified as contributing. Factors that aided in the formation of the boundary include age, architectural significance, and integrity. The factors that weighed most heavily on its formation were that of continuity and contribution to the feeling of the district.

Due to the re-evaluation of the Historic District, the boundaries have been adjusted from the 1999 determination of eligibility. Building B6 has been changed from non-contributing to contributing. It was constructed during the period of significance and has not been substantially altered since 1964. The Historic District is still bounded on the west by the property line along S. Fremont Avenue. The boundaries have been tightened on the south to include only Building A0, rather than extending to the property line along Mission Road, as well as on the north, to exclude two buildings constructed in 2009 that replaced two contributing buildings (B2 and B3) that were demolished. The north boundary instead extends up, only to include Building B1 and Building B6. The eastern boundary, which ran east of Buildings A0-A8, B1 and B6, now jogs to the east to include Building A10 South, which was not included in the previous evaluation.

D6. Significance: Theme Early Industrial and Economic Development of Alhambra; The Work of Carl F. Braun; The Work of Marston & Maybury

Area Alhambra, California Period of Significance 1941-1964 Applicable Criteria A, B, C

(Discuss district's importance in terms of its historical context as defined by theme, period of significance, and geographic scope. Also address the integrity of the district as a whole.)

National Register of Historic Places

Criterion A

To be eligible for Criterion A, a property must be associated with events that have made a significant contribution to the broad patterns of our history. The context considered in this evaluation was the industrial and economic development of Alhambra. The period of significance identified for this context is 1922 to 1964, the date that CF Braun & Co. was established in Alhambra to the date that the main manufacturing building was demolished.

Until the end of the nineteenth century, agriculture was the earliest industry in Alhambra, both on the small scale of residential farm lots, as well as at the larger scale with the establishment of the San Gabriel Winery and the formation of the Alhambra Orange Growers Association. However, the early twentieth century brought a great deal of change to the area, which laid the foundation for a transition from agriculture to manufacturing. With a population of 600, Alhambra incorporated itself into a city in 1903. That same year, the Pacific Electric Railroad completed a line from Alhambra to Los Angeles and the winery converted itself to a felt factory. In its early days, the newly formed city promoted itself as a "country suburb," with the goal of attracting workers in Los Angeles and by 1910, the population had grown to 5,000. This increase in population and success of some of the pioneer manufacturing companies in Alhambra, such as Standard Felt Company and American Pipe and Steel Construction, led to the prospect of manufacturing industries as a source of employment.

In the 1920s, Alhambra turned its focus toward attracting new industry to the area. The effort was led by the Alhambra Industrial Syndicate, a local group of businessmen who established the city's industrial district by purchasing about 100 acres of land in the southwest section of Alhambra, and the Alhambra Chamber of Commerce who backed the campaign to sell the site and others around it to important industrial firms. This area was ideal for industry, being located next to the Southern Pacific Railroad route and the Pacific Electric freight tracks, as well as equipped with inexpensive utilities, low-priced real estate and in close proximity to Los Angeles and its harbor.

The City succeeded in attracting industry. In 1926, the U.S. Census Department figures listed 64 manufacturing

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establishments in Alhambra, which represented an invested capital of \$6,389,000. The 1930 "Statistical Review" in the Alhambra city directory listed the principal industries as "heavy steel products for oil wells, felt products, sparkling systems, steel pipes and tanks, building materials, soap products, valves, and beekeepers supplies." These industries were responsible for producing an estimated \$6 million worth of products and employing more than 2,000 workers with a payroll totaling approximately \$2 million. Industry continued to develop through the 1930s and by 1940, annual production in the Alhambra area exceeded \$8 million with nearly 4,000 employees, ranking the area 14th in value of products in California.

CF Braun & Co. was one of the earliest and largest manufacturing industries to establish itself in Alhambra. Originally founded in San Francisco in 1909 by Carl F. Braun, who started his own engineering and manufacturing construction company with only \$500. The company started with Braun as the only salesman and operated out of two rented offices. Typical of industrial America during World War I, the company was a success, and the products were used in office buildings, power plants, oil refineries, and ships, but this success was threatened in 1918 with the end of World War I. The company, as with others during this period, saw a significant decline in contracts for manufactured ship components. Being the leader and opportunist that he was, Braun looked for new market potentials, which he found in the innovative exploration of petroleum processing plants, a new world market that few others recognized at the time. With the future success of the company in mind, Braun looked for a new location with more affordable land than what was available in San Francisco.

Attracted to Alhambra by the area's industrial resource potential, in 1922 CF Braun & Co. purchased six acres of land in the southwest section of the city. This ideal location was situated in an area with abundant oil exploration, proximity to seaports, rail transportation, and an emerging megacity. Located at the northeast corner of S. Fremont Avenue and Mission Road, the initial site included an office building, research laboratory, fabricating shop and construction tool center.

At the Alhambra location, CF Braun & Co. was re-established as a leading manufacturing industry. The structure of the company constantly reorganized to meet the changing needs of supply and demand, and new technologies and innovative manufacturing processes were developed to keep the company at the forefront of industrial growth and development.

Beginning in the 1920s, CF Braun & Co. progressed with innovative techniques in cast iron fabrication and electric welding. CF Braun & Co. continued to expand across the country, establishing plants first in Texas and New York. However, its headquarters and main campus remained in Alhambra. In 1926, the Alhambra plant underwent one of the first of many expansions. In anticipation of a quickly increasing workforce, the facilities were expanded to accommodate an additional 150 employees to the existing 450. By 1927, CF Braun & Co. had established itself as one of the largest companies in the world manufacturing apparatuses used in the refining of oils, the production of gasoline and in other industries where heat transfer is essential in the manufacturing process. The total value of the 26-acre plant in Alhambra, including machinery and equipment, reached \$1,447,373. Approximately 18% of the company's products were produced in California, while 61% in other parts of the United States and 21% in foreign countries.

The company continued to prosper through the 1930s and during World War II as a result of new techniques developed for refining aviation fuel. The Braun Company plant that was constructed in Baytown, Texas became the nation's largest toluene plant, which turned out more than half of the TNT used in bombs dropped by Allied Forces in World War II. By 1948, the CF Braun & Co. headquarters in Alhambra had more than tripled its employment from the mid-1920s, employing 2,000 workers.

After the war, CF Braun & Co. directed its efforts to petrochemical processing plants, which were being built across the United States and throughout the world. By 1954, the year founder and president Carl F. Braun passed away,

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the CF Braun & Co. plant in Alhambra employed 5,000 workers with an annual payroll of \$30,000,000. The company was one of the nation's largest builders of oil refineries and chemical plants. The company also built the world's first synthetic glycerin plant near Houston, Texas and was the first to produce ethyl alcohol from petroleum derivatives.

After Carl F. Braun died in 1954, his son John G. Braun assumed control of the company. It was sold to Santa Fe International in 1980 and continued to operate at the Alhambra plant until 1989. Shortly thereafter, the conversion to a business park occurred.

Throughout the company's prosperous growth, its headquarters and main campus remained in Alhambra. Although the Alhambra campus was established in the 1920s as the company's first and only manufacturing plant, it progressed over the years and became the administrative headquarters and think-tank of the global company. The buildings that remain on the campus were constructed in the 1940s, when Braun began this transition of the Alhambra site to the main office and factory for design, engineering and consulting services, research, and fabrication. Through the 1940s and into the 1950s, the original 1920s facilities "gave way to progress" and Braun constructed the company's \$25,000,000 engineering-center, "a modern and complete affair on a 50-acre site." In 1953, Braun wrote,

The work of the Company is some 90 percent the planning, engineering, and construction of large industrial projects—a worldwide activity. The other 10 percent is the design and fabrication of large special equipment for the process-industries—turned out in the Company's heavy-duty shops at Alhambra...The company is primarily an engineering-company. All that it does, revolves around its engineering. Everything that the organization builds with its hand and its machines, it first builds completely with its corporate mind. It puts the mind-structure into words and lines and figures for others to read. Only then do hands and tools take over and duplicate the structure in steel or wood or concrete.

The CF Braun & Co. administration offices (the Historic District) are associated with the important events in the founding and progressive, on-going development of CF Braun & Co. The company held significant real estate holdings in the industrial district of Alhambra and employed a significant number of people from the area for a substantial length of time. Therefore, the Historic District appears to be eligible under Criterion A for its association with the industrial development of Alhambra that began in the 1920s and is a prime example of one of the successful industries that put Alhambra on the map as an industrial city, rather than a bedroom community.

Criterion B

To be eligible for listing in the National Register under Criterion B, a property must be associated with the lives of persons significant in our past. The person most closely associated with this property is Carl F. Braun (1884-1954), founder and leader of CF Braun & Co. The period of significance considered for this evaluation is 1909 to 1954, the date that CF Braun established his company, CF Braun & Company, to the date of his death.

Braun was born in 1884 in Oakland and was the son of Carl A. Braun and Leonora Campbell, early ranchers of the Santa Clara Valley. In 1907, Carl F. Braun graduated from Stanford University with a degree in mechanical engineering. He also held a Juris Doctorate degree from Occidental College. Immediately after graduating, Braun worked for two years as a manufacturer's agent before starting his own company. In 1909, Braun married Winifred Hughes Gilbert, with whom he had three sons: Carl A., John G., and Henry A. Braun. That same year, Braun founded CF Braun & Co. in San Francisco, which he started with only \$500 paid-in capital and operated out of two rented offices. Within a few years, Braun leased property in the Bay Area, before relocating to Alhambra where it grew into the company recognized in history today.

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Braun's various places of residence over time tell the story of his quick climb up the social ladder. In 1910, the year after he began his own company working as a contractor in the concrete industry, Braun and his wife rented an apartment at 25 Parker Avenue in the Laurel Heights neighborhoods of San Francisco. By 1920, almost ten years after establishing his company, Braun purchased a house in the Richmond district of San Francisco, at 630 18th Avenue where he lived with his family of now five, with a live-in servant, showing Braun's degree of success. In 1922, CF Braun & Co. moved to Alhambra and by 1930, Braun and his family also moved to Southern California, and purchased an estate at 1025 Oak Grove Avenue in the upscale suburb of San Marino, where Braun and his family lived with two live-in servants—a cook and their butler. Braun would reside here until his death in 1954, after which he left the estate to his wife.

In addition to starting his own company, Braun made significant contributions, individually, to the field of industrial engineering and was a pioneer in the petroleum refining industry, chemical industry, and other industries involving problems of heat-transfer and fractionation. In the early years of his company, many of Braun's first customers were in the oil-refining business and he discovered during visits to the Bay Area refineries that they were building heat-exchangers in their own boiler-shops largely by guess. Here, Braun saw a need for engineering and craftsmanship. He received patents for a number of apparatuses he invented, such as the "feed-water heater" and the "filter and grease-extractor" in 1915, the "heat-exchanger," in 1916, the "twin strainer," in 1917, and the "water-cooling tower," and "evaporator" in 1918. Most notable of these early patents was the first heat-exchanger engineered and manufactured for the American market, founding the new industry. During World War I, hundreds of Liberty-ship freighters were fitted with Braun condensers, feed-water heaters, evaporators, and pumps. Braun filed at least 22 patents between 1915 and 1927. In addition to these individual contributions, Braun left a legacy in his company, which continued to file even more patents after his death in 1954.

CF Braun also made significant contributions to business management and company organization in terms of human relations and social sciences for which he wrote a number of books, primarily written for his employees, but which gained high recognition in business, industry, and educational circles. Some of these books include, Fair Thought and Speech (1946), Letter Writing in Action (1947), Corporate Correspondence: Problems, Methods, Controls (1948) and Management & Leadership (1948).

In these books, Braun wrote about his philosophy toward human relations and social sciences behind business management, company organization, and corporate culture. His expectations of day-to-day operations and ideas behind the importance of investing in each of his employees were distributed company-wide through employee handbooks.

To be eligible under Criterion B, a property needs to be an important representation of the person's accomplishments, such as "the business headquarters of an important industrialist." Braun is individually significant for his various contributions to the field of engineering, specifically in the design and construction of the petroleum refining industry, chemical industry, and other industries involving problems of heat-transfer and fractionation. He also made significant contributions to business management practices, specifically through company organization and corporate culture in terms of human-relations and social-sciences. Although his close-by residence in San Marino still stands, he is most closely associated with the existing buildings that contribute to the CF Braun & Company Historic District, which better represent his productive life as the property that was established as the company's headquarters and location of the executive offices, which remained so throughout the company's prosperous growth. The property stands as a physical example of Braun's success in his field and the site plan and architectural design are a direct result of Braun's philosophies on business management and company organization. Therefore, the property does appear to be eligible for listing under Criterion B.

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Criterion C

To be eligible for listing under Criterion C, a property must embody the distinctive characteristics of a type, period, or method of construction, represent the work of a master, possess high artistic values, or represent a significant and distinguishable entity whose components may lack individual distinction. The period of significance considered for this evaluation is 1941-1964, the date of construction of the oldest surviving building to the demolition of the main manufacturing building on the plant site.

Evaluated individually, the architecture of the buildings does not fit neatly into a specific stylistic category for Southern California. However, the series of brick buildings represents an aesthetic whole that embodies a distinctive set of materials and features that was developed as a collaboration between architects Marston & Maybury working closely and directly with the client, Carl F. Braun, whose corporate organization and managerial philosophy is directly expressed in the site plan, as well as architectural designs of the buildings which comprise the office sector of the former CF Braun & Co. plant.

David Gebhard and Robert Winter, in *Architecture in Los Angeles: A Compleat Guide* (1984), note "We mean no sneer when we say that these buildings are comparable to the best work of Albert Speer in the Germany of the thirties." Speer was the chief architect for Adolf Hitler who designed monumental, but subdued buildings. The aesthetic conservatism seen in the CF Braun & Co. plant apparently stemmed from the client, Carl F. Braun, who is remembered as a fanatic about neatness and appearance - no desk was allowed to be left with work on it, engineers were required to wear white shirts with ties, and "CF Braun" was always to be spelt without periods after the initials.

In addition, his over-arching philosophies about management and leadership were manifested in the site plan, architectural design, and interior design throughout the company's various plants and facilities. Braun believed "good tooling is a moral issue, for instance - or waste of human energy is bad morals." At no place was this exhibited more so than at the company's headquarters in Alhambra. In the company's book, *Story of a Modern Engineering Establishment*, the importance of the Alhambra plant is explained,

The Company is primarily an engineering-enterprise. It looks first, therefore, at its 1,300 engineers and other office-people who constitute the core of the enterprise. And it looks first at them in the matter of its facilities. What tools, then does an engineer need? The primary tool he needs is an office. And he needs a good one...the Company's largest stake in facilities is its office-buildings at Alhambra, worth some \$8,000,000. The buildings total some 300,000 square feet, mostly in the connected groups of buildings...these are not rented buildings that engineers jam themselves into as best they can. They are structures built especially for the needs of today's engineers.

Originally individual buildings, the administration and executive offices were grouped for convenience on the southwest corner of the site and as the company progressed, new buildings were added. Through the 1930s, the general administration and engineering offices consisted of only four buildings; the administration building, engineering, club, and administration garage. By the early 1940s, new office buildings were added for drafting, accounting, design and a restaurant. In the late 1940s and early 1950s, a research laboratory, originally located on the east end of the site, was moved to a new building constructed immediately north of the offices. By the 1950s, the buildings had all been more-or-less connected. Additions were constructed to create connective corridors between existing buildings and the later buildings had been constructed with corridors that connected to the adjacent buildings. This connectivity was designed to increase the efficiency of the office workers with the communications facilities, such as the mailroom and lithograph, centrally located for ease of access.

The interior spaces were carefully planned to include individual offices for all office workers, as well as conference

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rooms, strategically located for gathering and discussing projects. Braun's philosophies included design ideas for efficiency in space, such as equipping all offices with built-in bookcases and "generous cabinets" to leave as much square feet of office as useable area. Atmosphere was also considered in their design: "all offices are air-conditioned the year round and are held at 72°F...the ceilings are acoustic blocks, the floors are carpeted, the air is filtered by electric precipitators—there is complete freedom from noise and dirt. Thus the office-worker can concentrate and he can work fast."

Based on the historic aerials from as early as 1948, the western section of the CF Braun & Co. plant where the administration and executive offices are located, looked essentially then as it does today. The eastern portion of the plant, which is no longer extant, contained the manufacturing facilities where the entire manufacturing operation was housed principally in a single building with ten acres under one roof.

Building permits indicate the architectural partnership of Marston & Maybury was retained for design services when the most dramatic growth of the plant took place between the mid-1930s and 1950s. The oldest surviving building permits obtained from the City of Alhambra for this report date to the 1950s and list Edgar W. Maybury as the architect. However, the oldest surviving building permit referred to in the 1999 HRER date to 1935 and list Marston & Maybury as the architects. Although the project completed by Marston & Maybury pre-date the contributing buildings on the property, it is apparent that the architectural character of CF Braun & Co., consistent throughout the various plants, was determined at this time when the office buildings were first designed and constructed with a long, low rectangular massing, one to two stories in height, clad in warm and dark red brick, topped with red slate hipped roofs, and detailed in cast stone.

The firm of Marston & Maybury had a large practice with a diverse scope of work comprising of residential, public, commercial, and educational buildings in cities across Southern California. Sylvanus Marston (1883-1946), the senior partner and one of Pasadena's most distinguished and prolific architects, was a master of many styles. Born in Pasadena, Marston attended Pomona College and received his architectural education at Cornell University. In 1918, he returned to Pasadena where he began his practice. His early work consisted of Craftsman bungalows and he had an influential role in designing and proliferating the bungalow court.

In 1910, Marston hired Garrett Van Pelt as a draftsman. In 1913, Van Pelt became Marston's chief draftsman and in 1914, the firm of Marston & Van Pelt was formed. Born in Milwaukee, Wisconsin in 1879, Van Pelt was trained at the Chicago Art Institute. In terms of his contribution to the firm, he has been referred to as the artist of the firm and worked directly with Marston to resolve design issues. Under their partnership, the firm produced many Period Revival residences in Pasadena.

In 1915, Edgar W. Maybury was hired as a draftsman for Marston & Van Pelt. He worked there for three years before leaving in 1918 to work for Reginald Johnson when Marston left for France during World War I until 1920. In 1921, Maybury returned to the firm as an associate and in 1923, the firm of Marston, Van Pelt & Maybury was formed. Van Pelt left in 1927 and the firm became Marston & Maybury.

Edgar Maybury (1889-1969) was born in Winona, Minnesota and was trained at the University of California. Maybury apprenticed under Lord & Hewlett (1908-1909) and worked as a draftsman in the office of Donn Barber (1909-1911) and Myron Hunt (1914) prior to joining Marston's firm in 1915. As Marston, Van Pelt & Maybury, all three partners were strong in design but Maybury's contributions to the firm's designs were predominately in the public and commercial category, in addition to being the office's specifications writer, and after the firm became Marston & Maybury, he had significant direct involvement with clients. Marston & Maybury was responsible for a large and influential range of buildings, primarily in the Pasadena area, including the Pacific Southwest Trust and Savings Bank, Grace Nicholson Building, Pasadena Y.M.C.A., Pasadena Athletic Club (demolished), American Legion Building, Westminster Presbyterian Church, Pasadena Post Office, the Padua Hills Theater, and an

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enormous number of residences. Other works constructed in the Alhambra area include Mark Keppel High School, a Public Works Administration project.

The firm of Marston & Maybury dissolved in 1941 when World War II erupted. As a testament to Braun's respect and appreciation of their work, he offered both architects jobs at CF Braun & Co. Marston declined and instead joined the war effort as an on-sight supervising architect with the U.S. Army Corps of Engineers but Maybury accepted and was still overseeing construction activities up until 1955, after Braun's death. Although the architectural character of the CF Braun & Co. buildings had been pre-determined by this time, it was under Maybury's employment at CF Braun & Co. that some of the contributing buildings were originally constructed, and many of the alterations and additions to the buildings were completed. These are the only buildings credited to his individual work, completed outside of a firm partnership.

Marston & Maybury was one of the largest architectural firms in Los Angeles and was responsible for over 1,000 works of architecture. The CF Braun & Co. facilities hint at elements of their work, such as Period Revival details and site plan configuration that one could draw parallels to the bungalow court in terms of the importance of the open spaces between the buildings. However, the design and architectural style of these buildings embody the distinctive characteristics of a type developed by master architects Marston & Maybury in working closely with their very particular and visionary client, Braun, to produce a distinct image for the company through its architecture. Individually, the buildings do not have the level of detail or features to possess high artistic value. However, taken as a whole, they embody the distinctive characteristics of this type, which integrates guiding principles such as function, efficiency, and adaptability for growth, into the buildings, which are strategically designed to "tool" its users. Therefore, the CF Braun & Company Historic District is eligible under Criterion C as a significant and distinguishable entity whose components may lack individual distinction, for representing the work of master architects, and for embodying the distinctive characteristics of a type.

Criterion D

Criterion D was not considered in this report, as it generally applies to archeological resources. Previous archaeological studies of the area have not yielded any important information and there is no reason to believe that the CF Braun & Co. plant, i.e., the study area for this report, will yield information important to the prehistory or history of the local area, California, or nation.

Integrity

To be eligible for listing in the National Register, properties must retain their physical integrity from the period in which they gained significance. In the case of architecturally significant properties, the period of significance is normally the date of construction. For historically significant properties, the period of significance is usually measured by the length of the associations. The Historic District is architecturally and historically significant; however, the overall period of significance is 1941 to 1964, the date of construction of the oldest surviving building to the demolition of the main manufacturing building on the plant site.

The Historic District retains integrity as a whole, although some aspects of integrity have been compromised by alterations, including the replacement of original windows and altered window openings. However, many of the more profound alterations were completed by CF Braun & Co., within the period of significance. The integrity of setting has been somewhat diminished by alterations to the plant site. The most significant alteration was the demolition of the main manufacturing building in 1964. However, the buildings within the Historic District were originally designed as the administration and office component of the larger plant, and were strategically located to be separate yet on the same site as the manufacturing facilities. The landscaping itself, particularly the lawns and courtyards between the buildings, have been altered but the pedestrian walkway and general circulation is

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extant. The individual buildings were moved and re-configured over time but remained within the original location of the complex of buildings. They were designed to ensure the best work environment for the engineers and office workers. Alterations were completed within the period of significance in an effort to meet the changing needs of the workers. Therefore, the Historic District retains integrity of location and design. The Historic District also retains integrity of materials, workmanship. Having been designed in close collaboration between the architects, Maybury & Marston and the client, Carl F. Braun, many of the original materials, including the brick veneer, red slate tile roofs, and cast stone details are intact. Their connectivity, achieved through various corridor and courtyard additions were completed within the period of significance and portrays the company's evolution over time. The Historic District retains integrity of feeling and association, as the buildings still function as a complex.

Conclusion

The CF Braun & Company Historic District is eligible for the National Register under Criteria A, B, and C. The period of significance identified is 1941 to 1964. The Historic District is historically significant under Criterion A for its association with the industrial and economic development of Alhambra. CF Braun & Co. was one of the earliest and largest manufacturing industries to locate in Alhambra, with significant real estate holdings in the city's southwest industrial district, and employing a large workforce for over eight decades. The Historic District is also historically significant under Criterion B for its association with the productive life of Carl F. Braun, founder and leader of CF Braun & Co. He made significant contributions to the fields of industrial engineering and business management. In addition, the Historic District is eligible under Criterion C for representing a significant and distinguishable entity whose components may lack individual distinction and for representing the work of master architects Marston & Maybury. The architecture does not fit neatly into a commonly recognized stylistic category for Southern California; however, the Historic District does form a cohesive whole with buildings designed with a distinctive vocabulary of materials and features that was developed as a collaboration between the architects, working closely and directly with the client, whose corporate organization and managerial philosophy is directly expressed in the site plan, as well as architectural designs of the Historic District.

Although the buildings have each been altered, including the replacement of original windows and altered window openings, the buildings retain integrity as a district for their continuity in location, design and setting, having been originally designed as the administration and research component of the larger plant, these buildings were strategically located to be separate yet of the same site as the plant and designed to ensure the best work environment for the engineers and office workers. The complex of buildings remains in its original location on the site and many of the alterations were completed by CF Braun & Co., within the periods of significance. The Historic District also retains integrity of materials, workmanship, feeling and association, having been designed in close collaboration between the architect and client, many of the original materials are intact and their connectivity, achieved through various corridor and courtyard additions, portrays the company's evolution over time. The buildings still function as a complex and retain integrity of feeling and association.

California Register of Historical Resources

The CF Braun & Company Historic District was previously determined eligible for the National Register under Criterion C, and is therefore listed on the California Register under Criterion 3, for embodying the distinctive characteristics of a type, period, or method of construction and represents the work of a master. Because the California Register criteria mirror those of the National Register, the Historic District is additionally eligible for listing in the California Register under Criterion 1, being associated with events that have made a significant contribution to the broad patterns of local or regional history and Criterion 2, being associated with the lives of persons important to local, California, or national history for the same reasons outlined under the National Register evaluation.

Page 11 of 14 *NRHP Status Code 2S2 *Resource Name or # (Assigned by recorder) CF Braun & Company Historic District

D1. Historic Name: CF Braun Company

D2. Common Name: None

***D7. References** (Give full citations including the names and addresses of any informants, where possible.):

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DISTRICT RECORD

Primary #

HRI #

Trinomial

Page 12 of 14 *NRHP Status Code 2S2 *Resource Name or # (Assigned by recorder) CF Braun & Company Historic District

D1. Historic Name: CF Braun Company

D2. Common Name: None

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*D8. Evaluator: Audrey von Ahrens

Date: February 12, 2018

Affiliation and Address: GPA Consulting, 617 S. Olive Street, Los Angeles, CA 90014

CONTINUATION SHEET

Page 13 of 14 *NRHP Status Code 2S2 *Resource Name or # (Assigned by recorder) CF Braun & Company Historic District

*Recorded by: Audrey von Ahrens *Date 2/12/2018 ☒ Continuation ☐ Update

TABLE I: CF BRAUN & COMPANY HISTORIC DISTRICT				
MAP KEY	YEAR BUILT	NOT PART OF PROJECT SITE	1999 STATUS CODE	PROPOSED STATUS CODE
A0	1944 (first floor) / 1947 (second floor)		2D2/ Contributing	2D2/ Contributing
A1	1942 (first and second floors) / 1953 (lower level)	X	2D2/ Contributing	2D2/ Contributing
A2	1956 (main building and connections) / 1966	X	2D2/ Contributing	2D2/ Contributing
A3	1946 / 1953 (lower level) / 1966 (connections)	X	2D2/ Contributing	2D2/ Contributing
A4	1946 / 1951 (lower level) / 1956 (E. connection on second floor) / 1966 (E. connection on first floor and W. connection)	X	2D2/ Contributing	2D2/ Contributing
A5	1941 (W. half) / 1943 (E. half) / 1951 (lower level) / 1966 (connections)	X	2D2/ Contributing	2D2/ Contributing
A6	1948 / 1953-54 (connections)	X	2D2/ Contributing	2D2/ Contributing
A7	c. 1953 / 1966 (connections)	X	2D2/ Contributing	2D2/ Contributing
A8	1947 / 1952 (lower level and N. addition)	X	2D2/ Contributing	2D2/ Contributing
A10 South	1946 (first floor) / 1948 (second floor) / 1970 (lower level)	X	N/A	3D/ Contributing
B1	1944 / 1952 (N. addition) / 1955 (N. addition) / 1967 (W. addition)	X	2D2/ Contributing	2D2/ Contributing
B2	2009	X	N/A	N/A
B6	1948 / 1968	X	6Z/Non-Contributing	3D/ Contributing
LA Fitness	2009	X	N/A	N/A

*Map provided on the following page.

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*Recorded by: Audrey von Ahrens *Date 2/12/2018 ☒ Continuation ☐ Update



CF Braun & Company Historic District Map

State of California - The Resources Agency
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NRHP Status Code 2D2

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DOE #

Other Listings
Review Code

Reviewer

Date

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***Resource Name or #** (Assigned by Recorder) CF Braun & Company

P1. Other Identifier: Building A0

***P2. Location:** ☐ Not for Publication ☒ unrestricted ***a. County** Los Angeles
and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

***b. USGS 7.5'Quad** Los Angeles **Date** 1966 **T** 1S ; **R** 12W ; **NW** 1/4 of SW 1/4 of Sec 16 ; **San B.M.**

c. Address 1000 S. Fremont Avenue **City:** Alhambra **Zip** 91803

d. UTM (Give more than one for large and/or linear resources) **Zone** _____ ; _____ **mE/** _____ **mN**

e. Other Locational Data: (e.g., parcel #, directions to resource, etc. as appropriate) APN 5342-001-021

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

The southernmost building in the complex, this rectangular structure is set back from the street, overlooking a lawn and the curving driveway into the south parking lot. Brick veneers the wood-framed structure. It is a two-story, hip roofed building with an asymmetrical arrangement of openings. A cast stone frieze circles the building beneath the overhanging roof and a cast stone stringcourse circles the building between stories. There are two entrances on the east elevation. The entrance on the southern end is larger and consists of an eight-light wood door, slightly recessed with a shallow entryway clad in wood paneling. The entrance on the northern end is smaller but also consists of an eight-light wood door. Both entrances have cast stone surrounds. Fenestration on the north elevation is limited to the second story and appears to be symmetrical and evenly spaced. The west elevation consists of one entrance, located on the southern end of the elevation, and is a pair of six-light doors topped by a transom window and outlined by a cast stone surround. North of the entrance is a band of four windows atop paneled spandrels. Alterations include the replacement of original multi-light windows with single-light windows. Window and door openings have also been altered over time, at various dates. The entrance on the west elevation is not original and was added in the 1970s.

***P3b. Resource Attributes:** (List Attributes and codes) HP06. 1-3 Story Commercial Building HP08. Industrial Building

***P4. Resources Present:** ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (isolates, etc.)

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



P5b. Description of Photo:

(View, date, accession #)
Building A0, looking northeast 12/06/2017

***P6. Date Constructed/Age and**

Source: ☒ Historic ☐ Prehistoric
☐ Both

1944/1947 CB Commercial, Building Plans

***P7. Owner and Address:**

Elite-TRC Alhambra Community LLC
1000 S. Fremont Ave. Unit 1 Bldg A1, Suite 1150
Alhambra, CA 91803

***P8. Recorded by:**

Audrey von Ahrens
GPA Consulting
617 S. Olive Street. Ste 910
Los Angeles, CA 90014

***P9. Date Recorded:** 12/14/2017

***P10. Survey Type:** (Describe)

Survey - Intensive

***P11. Report Citation:** (Cite survey report and other sources, or enter "none.")

GPA Consulting, "Historical Resources Technical Report for 1000 S. Fremont Avenue Alhambra, California," February 2018

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

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***NRHP Status Code 2D2**

***Resource Name or #:** (Assigned by Recorder) CF Braun & Company

Recorded By Audrey von Ahrens

Date: 12/4/2017

☒ Continuation

☐ Update



Building A0, looking northwest 12/06/2017



Building A0, looking southwest 12/06/2017

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
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Other Listings
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***Resource Name or #** (Assigned by Recorder) CF Braun & Company

P1. Other Identifier: Building A1

***P2. Location:** ☐ Not for Publication ☒ unrestricted ***a. County** Los Angeles
and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

***b. USGS 7.5'Quad** Los Angeles **Date** 1966 **T** 1S ; **R** 12W ; **NW** 1/4 of SW 1/4 of Sec 16 ; **San B.M.**

c. Address 1000 S. Fremont Avenue **City:** Alhambra **Zip** 91803

d. UTM (Give more than one for large and/or linear resources) **Zone** _____ ; _____ **mE/** _____ **mN**

e. Other Locational Data: (e.g., parcel #, directions to resource, etc. as appropriate) APN 5342-001-021

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

This rectangular building is the southernmost portion of a large office complex that consists of eight buildings connected by north-south wings. Set back slightly from the street, the primary elevation faces south toward a lawn and the curving driveway into the south parking lot from S. Fremont Avenue. The two-story, wood-framed structure has a cross-hipped roof with red slate tiles, open overhanging eaves, exposed rafter tails, and copper gutters and downspouts. The exterior is clad in brick veneer. A cast stone cornice and stringcourse circle the building at the roofline and between stories, respectively. Window openings are arranged asymmetrically. Second-floor windows are aligned above the stringcourse and windows on the first floor are generally arranged in pairs and share cast stone sills.

The present-day main entrance is located on the east end of the south elevation and overlooks a wide front walkway that curves east toward the main pedestrian walkway for the campus. The entrance consists of a pair of six-light wood doors with a transom recessed within a cast stone surround and centered below a second-floor balcony accentuated by a pediment. A secondary entry is located on each end of the north elevation and consists of eight-light wood doors with cast stone surrounds, wider than that of the main entrance.

Alterations include the replacement of original multi-light windows with single-light windows, non-original window openings on the west elevation, the installation of a large, non-original multi-light window on the north elevation that interrupts the stringcourse, the non-original pedimented entryway on the south elevation that currently serves as the main entrance, and the construction of an elevated second-story covered glass walkway that bridges the second floor of this building and the building to the north (A2). An original entrance, which was on the west end of the south elevation, was removed at an unknown date.

***P3b. Resource Attributes:** (List Attributes and codes) HP06. 1-3 Story Commercial Building HP08. Industrial Building

***P4. Resources Present:** ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (isolates, etc.)

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



P5b. Description of Photo:

(View, date, accession #)
Building A1, looking southwest 12/06/2017

***P6. Date Constructed/Age and**

Source: ☒ Historic ☐ Prehistoric
☐ Both

1942/1953 CB Commercial, Building Plans

***P7. Owner and Address:**

Elite-TRC Alhambra Community LLC
1000 S. Fremont Ave. Unit 1 Bldg A1, Suite 1150
Alhambra, CA 91803

***P8. Recorded by:**

Audrey von Ahrens
GPA Consulting
617 S. Olive Street. Ste 910
Los Angeles, CA 90014

***P9. Date Recorded:** 12/14/2017

***P10. Survey Type:** (Describe)

Survey - Intensive

***P11. Report Citation:** (Cite survey report and other sources, or enter "none.")

GPA Consulting, "Historical Resources Technical Report for 1000 S. Fremont Avenue Alhambra, California," February 2018

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

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*NRHP Status Code 2D2

*Resource Name or #:(Assigned by Recorder) CF Braun & Company

Recorded By Audrey von Ahrens

Date: 12/4/2017

☒ Continuation

☐ Update



South elevation of Building A1, west end, looking north
12/06/2017



South elevation of Building A1, east end, looking north
12/06/2017

State of California - The Resources Agency
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***Resource Name or #** (Assigned by Recorder) CF Braun & Company

P1. Other Identifier: Building A2

***P2. Location:** ☐ Not for Publication ☒ unrestricted ***a. County** Los Angeles
and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

***b. USGS 7.5'Quad** Los Angeles **Date** 1966 **T** 1S ; **R** 12W ; **NW** 1/4 of SW 1/4 of Sec 16 ; **San B.M.**

c. Address 1000 S. Fremont Avenue **City:** Alhambra **Zip** 91803

d. UTM (Give more than one for large and/or linear resources) **Zone** _____ ; _____ **mE/** _____ **mN**

e. Other Locational Data: (e.g., parcel #, directions to resource, etc. as appropriate) APN 5342-001-021

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

Building A2 is the second southernmost building of a large office complex that consists of eight buildings connected by north-south wings. Set back slightly from S. Fremont Avenue to the west, the south elevation faces Building A1 and a mini golf course to the south where it connects to Building A1 by way of an elevated, second-floor glass walkway on the west end. The two-story, wood-framed structure has a hipped roof with red slate tiles, open overhanging eaves, exposed rafter tails, and copper gutters and downspouts. The exterior is clad in brick veneer. A cast stone cornice and stringcourse circle the building at the roofline and between stories, respectively. Window openings are arranged asymmetrically. Second-floor windows are aligned above the stringcourse and windows on the first floor are generally arranged in pairs and share cast stone sills. Scattered across the south elevation are groups of two or three windows with cast-stone surrounds. On the east end of the south elevation is an entry consisting of an eight-light door with a cast stone surround. On the west elevation is a pair of non-original windows with cast stone trim.

The subject building is connected to the building directly to the south (A1) by way of a non-original, second-story covered glass walkway that extends from the south elevation of the second floor. The subject building is connected to the building directly to the north (A3) by way of a non-original wing addition on the east end of the north elevation that is set back from the pedestrian walkway for the campus. This wing between the two buildings currently serves as a main entrance for Buildings A2 and A3. It faces east towards the pedestrian walkway and consists of floor-to-ceiling glass storefront windows with commercial glass storefront double-doors.

Building A2 was constructed about ten years after the building directly to the north (A3) and was constructed in an L-shape that connected the two buildings at their west ends, forming the current U-shaped configuration. Alterations include replacement of original multi-light windows with single-light windows.

***P3b. Resource Attributes:** (List Attributes and codes) HP06. 1-3 Story Commercial Building HP08. Industrial Building

***P4. Resources Present:** ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (isolates, etc.)

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



P5b. Description of Photo:

(View, date, accession #)
Building A2, looking northwest 12/06/2017

***P6. Date Constructed/Age and**

Source: ☒ Historic ☐ Prehistoric
☐ Both

1956/1966 CB Commercial, Building Plans

***P7. Owner and Address:**

Elite-TRC Alhambra Community LLC
1000 S. Fremont Ave. Unit 1 Bldg A1, Suite 1150
Alhambra, CA 91803

***P8. Recorded by:**

Audrey von Ahrens
GPA Consulting
617 S. Olive Street, Ste 910
Los Angeles, CA 90014

***P9. Date Recorded:** 12/14/2017

***P10. Survey Type:** (Describe)

CEQA Compliance

***P11. Report Citation:** (Cite survey report and other sources, or enter "none.")

GPA Consulting, "Historical Resources Technical Report for 1000 S. Fremont Avenue Alhambra, California," February 2018

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

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***NRHP Status Code 2D2**

***Resource Name or #:**(Assigned by Recorder) CF Braun & Company

Recorded By Audrey von Ahrens

Date: 12/4/2017

☒ Continuation

☐ Update



Building A2, looking northwest 12/06/2017



Building A2 (right) and A3 (left), looking east 12/06/2017

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NRHP Status Code 2D2

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***Resource Name or #** (Assigned by Recorder) CF Braun & Company

P1. Other Identifier: Building A3

***P2. Location:** ☐ Not for Publication ☒ unrestricted ***a. County** Los Angeles
and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

***b. USGS 7.5'Quad** Los Angeles **Date** 1966 **T** 1S ; **R** 12W ; **NW** 1/4 of SW 1/4 of Sec 16 ; **San B.M.**

c. Address 1000 S. Fremont Avenue **City:** Alhambra **Zip** 91803

d. UTM (Give more than one for large and/or linear resources) **Zone** _____ ; _____ **mE/** _____ **mN**

e. Other Locational Data: (e.g., parcel #, directions to resource, etc. as appropriate) APN 5342-001-021

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

This rectangular building is the third building from the south in a large office complex that consists of eight buildings connected by north-south wings. The two-story, wood-framed structure has a hipped roof with red slate tiles, open overhanging eaves, exposed rafter tails, and copper gutters and downspouts. The exterior is clad in brick veneer. A cast stone cornice and stringcourse circle the building at the roofline and between stories, respectively.

Originally a freestanding building, it is now connected to buildings located to the north (A4) and south (A2) by way of wings that have been used to create new entryways shared with the building on either side. Both entrances face east and consist of centered commercial glass storefront double-doors flanked by floor-to-ceiling glass storefront windows. The wing off the north elevation consists of a set of four fixed windows with metal frames and a cast stone apron.

Building A2, directly to the south, was constructed about ten years after the subject building, which was constructed in an L-shape that connected the two buildings at their west ends, forming the current U-shaped configuration. Due to the placement of the non-original wings near the east end of the building, much of the north and south elevations are not fully visible.

Alterations include the replacement of original multi-light windows with single-light windows.

***P3b. Resource Attributes:** (List Attributes and codes) HP06. 1-3 Story Commercial Building HP08. Industrial Building

***P4. Resources Present:** ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (isolates, etc.)

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



P5b. Description of Photo:

(View, date, accession #)
Building A3, looking northwest 12/06/2017

***P6. Date Constructed/Age and**

Source: ☒ Historic ☐ Prehistoric
☐ Both

1945/1953/1966 CB Commercial, Building Plans

***P7. Owner and Address:**

Elite-TRC Alhambra Community LLC
1000 S. Fremont Ave. Unit 1 Bldg A1, Suite 1150
Alhambra, CA 91803

***P8. Recorded by:**

Audrey von Ahrens
GPA Consulting
617 S. Olive Street. Ste 910
Los Angeles, CA 90014

***P9. Date Recorded:** 12/14/2017

***P10. Survey Type:** (Describe)

Survey - Intensive

***P11. Report Citation:** (Cite survey report and other sources, or enter "none.")

GPA Consulting, "Historical Resources Technical Report for 1000 S. Fremont Avenue Alhambra, California," February 2018

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

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*NRHP Status Code 2D2

*Resource Name or #:(Assigned by Recorder) CF Braun & Company

Recorded By Audrey von Ahrens

Date: 12/4/2017

☒ Continuation

☐ Update



Building A3 (right) and Buildings A1-A2 (left), looking southwest 12/06/2017



West elevation connecting Buildings A3 (left) and A2 (right), looking east 12/06/2017

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
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NRHP Status Code 2D2

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DOE #

Other Listings
Review Code

Reviewer

Date

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***Resource Name or #** (Assigned by Recorder) CF Braun & Company

P1. Other Identifier: Building A4

***P2. Location:** ☐ Not for Publication ☒ unrestricted ***a. County** Los Angeles
and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

***b. USGS 7.5'Quad** Los Angeles **Date** 1966 **T** 1S ; **R** 12W ; **NW** 1/4 of SW 1/4 of Sec 16 ; **San B.M.**

c. Address 1000 S. Fremont Avenue **City:** Alhambra **Zip** 91803

d. UTM (Give more than one for large and/or linear resources) **Zone** ; **mE/** **mN**

e. Other Locational Data: (e.g., parcel #, directions to resource, etc. as appropriate) APN 5342-001-021

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

Building A4 is part of a large office complex that consists of eight buildings connected by north-south wings. The two-story, wood-framed structure has a hipped roof with red slate tiles, open overhanging eaves, exposed rafter tails, and copper gutters and downspouts. The exterior is clad in brick veneer. A cast stone cornice and stringcourse circle the building at the roofline and between stories, respectively.

Originally a freestanding building, it is now connected to buildings located to the north (A5) and south (A3) by way of wings that have been used to create new entryways, shared with the building on each side. Both entrances face east and consist of centered commercial glass storefront double-doors flanked by floor-to-ceiling glass storefront windows. The wing off the north elevation of the building consists of a set of four fixed windows with metal frames and a cast stone apron.

A secondary entrance is located on the far, east end of the south elevation and consists of a single-light door with textured glazing and a cast stone surround. On the second floor, offset from the entrance are two non-original wood windows. West of the wing addition, the south elevation consists of asymmetrical openings with the second-floor windows aligned above the stringcourse.

The east elevation overlooks the pedestrian walkway of the campus and the west elevation overlooks S. Fremont Avenue. There are no visible openings on either elevation. Due to the placement of the non-original wings near the east end of the building, much of the north and south elevations are not fully visible.

Alterations include the replacement of original multi-light windows with single-light windows.

***P3b. Resource Attributes:** (List Attributes and codes) HP06. 1-3 Story Commercial Building HP08. Industrial Building

***P4. Resources Present:** ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (isolates, etc.)

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



P5b. Description of Photo:

(View, date, accession #)
Building A4, looking northwest 12/07/2017

***P6. Date Constructed/Age and**

Source: ☒ Historic ☐ Prehistoric
☐ Both

1946/1951/1966 CB Commercial, Building Plans

***P7. Owner and Address:**

Elite-TRC Alhambra Community LLC
1000 S. Fremont Ave. Unit 1 Bldg A1, Suite 1150
Alhambra, CA 91803

***P8. Recorded by:**

Audrey von Ahrens
GPA Consulting
617 S. Olive Street. Ste 910
Los Angeles, CA 90014

***P9. Date Recorded:** 12/14/2017

***P10. Survey Type:** (Describe)

Survey - Intensive

***P11. Report Citation:** (Cite survey report and other sources, or enter "none.")

GPA Consulting, "Historical Resources Technical Report for 1000 S. Fremont Avenue Alhambra, California," February 2018

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

State of California - The Resources Agency
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***NRHP Status Code 2D2**

***Resource Name or #:**(Assigned by Recorder) CF Braun & Company

Recorded By Audrey von Ahrens

Date: 12/4/2017

☒ Continuation

☐ Update



Building A4 with A2-A3 (left) and connection to A5 (right), looking southwest 12/07/2017



Building A4 and connection to A5 (left) and pedestrian bridge (right), looking east 12/07/2017

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
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Trinomial
NRHP Status Code 2D2

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*Resource Name or # (Assigned by Recorder) CF Braun & Company

P1. Other Identifier: Building A5

*P2. Location: ☐ Not for Publication ☒ unrestricted *a. County Los Angeles
and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)
*b. USGS 7.5'Quad Los Angeles Date 1966 T 1S ; R 12W ; NW 1/4 of SW 1/4 of Sec 16 ; San B.M.
c. Address 1000 S. Fremont Avenue City: Alhambra Zip 91803
d. UTM (Give more than one for large and/or linear resources) Zone _____ ; _____ mE/ _____ mN
e. Other Locational Data: (e.g., parcel #, directions to resource, etc. as appropriate) APN 5342-001-021

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

This rectangular building is part of a large office complex that consists of eight buildings connected by north-south wings. The two-story, wood-framed structure has a hipped roof with red slate tiles, open overhanging eaves, exposed rafter tails, and copper gutters and downspouts. The exterior is clad in brick veneer. A cast stone cornice and stringcourse circle the building at the roofline and between stories, respectively.

Originally a freestanding building, it is now connected to buildings located to the north (A6) and south (A4) by way of wings that have been used to create new entryways, shared with the building on each side. Both entrances face east and consist of centered commercial glass storefront double-doors flanked by floor-to-ceiling glass storefront windows. The wing off the south elevation of the building consists of a set of four fixed windows with metal frames and a cast stone apron.

On the first floor of the far, east end of the south elevation are two pairs of small, non-original windows. Each pair of windows shares a cast stone apron. On the second floor, offset from the first-floor windows are two non-original wood windows. West of the wing addition, the south elevation consists of asymmetrical openings with the second-floor windows aligned above the stringcourse.

On the west elevation, there is a single wood vent with horizontal slats. The vent is about the same size as the window openings on the other elevations.

Alterations include the replacement of original multi-light windows with single-light windows.

*P3b. Resource Attributes: (List Attributes and codes) HP06. 1-3 Story Commercial Building HP08. Industrial Building

*P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (isolates, etc.)

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



P5b. Description of Photo:

(View, date, accession #)
Building A5, looking southwest 12/06/2017

*P6. Date Constructed/Age and

Source: ☒ Historic ☐ Prehistoric
☐ Both

1941/1951/1966 CB Commercial, Building Plans

*P7. Owner and Address:

Elite-TRC Alhambra Community LLC
1000 S. Fremont Ave. Unit 1 Bldg A1, Suite 1150
Alhambra, CA 91803

*P8. Recorded by:

Audrey von Ahrens
GPA Consulting
617 S. Olive Street. Ste 910
Los Angeles, CA 90014

*P9. Date Recorded: 12/14/2017

*P10. Survey Type: (Describe)

Survey - Intensive

*P11. Report Citation: (Cite survey report and other sources, or enter "none.")

GPA Consulting, "Historical Resources Technical Report for 1000 S. Fremont Avenue Alhambra, California," February 2018

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

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***NRHP Status Code 2D2**

***Resource Name or #:** (Assigned by Recorder) CF Braun & Company

Recorded By Audrey von Ahrens

Date: 12/4/2017

☒ Continuation

☐ Update



Building A5, showing connector to A4, looking northwest
12/06/2017



Building A5 (left) and connector to A6 (right), looking west
12/06/2017

State of California - The Resources Agency
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*Resource Name or # (Assigned by Recorder) CF Braun & Company

P1. Other Identifier: Building A6

*P2. Location: ☐ Not for Publication ☒ unrestricted *a. County Los Angeles
and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5'Quad Los Angeles Date 1966 T 1S ; R 12W ; NW 1/4 of SW 1/4 of Sec 16 ; San B.M.

c. Address 1000 S. Fremont Avenue City: Alhambra Zip 91803

d. UTM (Give more than one for large and/or linear resources) Zone _____ ; _____ mE/ _____ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, etc. as appropriate) APN 5342-001-021

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

This rectangular building is part of a large office complex that consists of eight buildings connected by north-south wings. The four-story, steel-framed structure has a hipped roof, overhanging eaves, coffered soffits, and copper gutters and downspouts. The exterior is clad in brick veneer. A cast stone cornice and stringcourse circle the building at the roofline and between the first and second stories, respectively.

Originally a freestanding building, it is now connected to buildings located to the north (A7) and south (A5) by way of wings. The wing off of the south elevation is two stories in height and the wing off the north elevation is five stories in height. The east-facing elevations of the wings are set back from the pedestrian walkway of the campus, recessed from the east elevation of the building, and consist of centered main entrances with floor-to-ceiling glass storefront windows.

Window and vent openings are rectangular in shape and have cast stone surrounds. On the north and south elevations, window and vent openings are arranged nearly symmetrically. There are no openings on the east elevation. Three vents are aligned vertically on the center of the west elevation. Three symmetrically aligned windows are located to the north of the vents.

Building A7, directly to the north, was constructed about five years after the subject building and was constructed in an L-shape that connected the two buildings at their west ends, forming the current U-shaped configuration.

Alterations include the replacement of original multi-light windows with single-light windows.

*P3b. Resource Attributes: (List Attributes and codes) HP06. 1-3 Story Commercial Building HP08. Industrial Building

*P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (isolates, etc.)

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



P5b. Description of Photo:

(View, date, accession #)
Building A6, looking southwest 12/06/2017

*P6. Date Constructed/Age and

Source: ☒ Historic ☐ Prehistoric
☐ Both

1948/1953-54 CB Commercial, Building Plans

*P7. Owner and Address:

Elite-TRC Alhambra Community LLC
1000 S. Fremont Ave. Unit 1 Bldg A1, Suite 1150
Alhambra, CA 91803

*P8. Recorded by:

Audrey von Ahrens
GPA Consulting
617 S. Olive Street. Ste 910
Los Angeles, CA 90014

*P9. Date Recorded: 12/14/2017

*P10. Survey Type: (Describe)

Survey - Intensive

*P11. Report Citation: (Cite survey report and other sources, or enter "none.")

GPA Consulting, "Historical Resources Technical Report for 1000 S. Fremont Avenue Alhambra, California," February 2018

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

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*NRHP Status Code 2D2

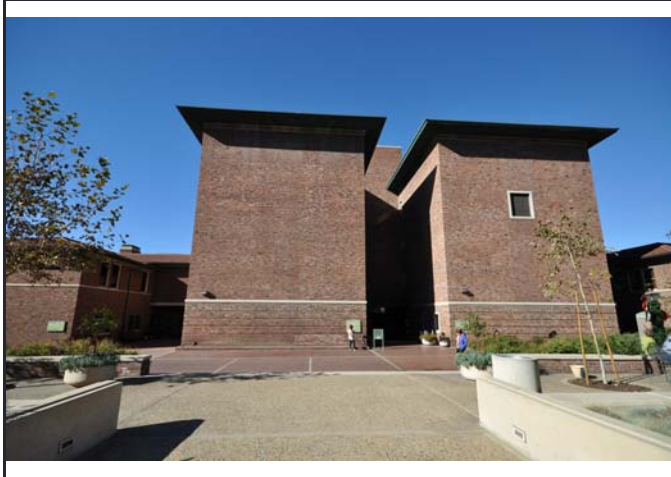
*Resource Name or #: (Assigned by Recorder) CF Braun & Company

Recorded By Audrey von Ahrens

Date: 12/4/2017

☒ Continuation

☐ Update



Building A6 connecting to A5 (left) and A7 (right), looking west 12/06/2017



West elevation of Buildings A6 and A7, looking northeast 12/06/2017

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
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NRHP Status Code 2D2

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*Resource Name or # (Assigned by Recorder) CF Braun & Company

P1. Other Identifier: Building A7

*P2. Location: ☐ Not for Publication ☒ unrestricted *a. County Los Angeles
and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)
*b. USGS 7.5'Quad Los Angeles Date 1966 T 1S ; R 12W ; NW 1/4 of SW 1/4 of Sec 16 ; San B.M.
c. Address 1000 S. Fremont Avenue City: Alhambra Zip 91803
d. UTM (Give more than one for large and/or linear resources) Zone _____ ; _____ mE/ _____ mN
e. Other Locational Data: (e.g., parcel #, directions to resource, etc. as appropriate) APN 5342-001-021

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

This rectangular building is part of a large office complex that consists of eight buildings connected by north-south wings. The four-story, steel-framed structure has a hipped roof, overhanging eaves, coffered soffits, and copper gutters and downspouts. The exterior is clad in brick veneer. A cast stone cornice and stringcourse circle the building at the roofline and between the first and second stories, respectively.

The subject building is connected to the building directly to the south (A6) by way of a non-original wing addition that is five stories in height. The subject building is connected to the building directly to the north (A8) by way of two non-original wing additions that are two stories in height. The east facing elevations of the non-original wing additions are set-back from the pedestrian walkway and recessed from the east elevation of the building. The wing off the south elevation has been used to create a new entryway, centered between the buildings, that consists of commercial glass storefront double-doors flanked by floor-to-ceiling glass storefront windows. The wing to the north has four symmetrically arranged windows, two on the first floor and two on the upper floor, overlooking a patio area.

Window and vent openings are rectangular in shape and have cast stone surrounds. On the north and south elevations, window and vent openings are arranged nearly symmetrically. There are no openings on the east elevation. On the west elevation there are two vent openings that are aligned vertically, centered on the elevation. Three windows, also vertically aligned, are located to their south.

The subject building was constructed about five years after Building A6, directly to the south. It is unclear whether the subject building was originally rectangular and the two were connected at the west elevation by a later addition, or if the subject building was constructed in an L-shape that connected the two buildings at their west ends, forming the current U-shaped configuration. Alterations include the replacement of original multi-light windows with single-light windows.

*P3b. Resource Attributes: (List Attributes and codes) HP06. 1-3 Story Commercial Building HP08. Industrial Building

*P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (isolates, etc.)

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



P5b. Description of Photo:

(View, date, accession #)
Building A7, looking northwest 12/06/2017

*P6. Date Constructed/Age and

Source: ☒ Historic ☐ Prehistoric
☐ Both

1953/1956 CB Commercial, Building Plans

*P7. Owner and Address:

Elite-TRC Alhambra Community LLC
1000 S. Fremont Ave. Unit 1 Bldg A1, Suite 1150
Alhambra, CA 91803

*P8. Recorded by:

Audrey von Ahrens
GPA Consulting
617 S. Olive Street. Ste 910
Los Angeles, CA 90014

*P9. Date Recorded: 12/14/2017

*P10. Survey Type: (Describe)

Survey - Intensive

*P11. Report Citation: (Cite survey report and other sources, or enter "none.")

GPA Consulting, "Historical Resources Technical Report for 1000 S. Fremont Avenue Alhambra, California," February 2018

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

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DEPARTMENT OF PARKS AND RECREATION
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*NRHP Status Code 2D2

*Resource Name or #: (Assigned by Recorder) CF Braun & Company

Recorded By Audrey von Ahrens

Date: 12/4/2017

☒ Continuation

☐ Update



Buildings A7 (center), looking southwest 12/06/2017



West elevation of Buildings A6-A7 (right) and A8 (left),
looking southeast 12/06/2017

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
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Primary #
HRI #
Trinomial
NRHP Status Code 2D2

Survey #
DOE #

Other Listings
Review Code

Reviewer

Date

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*Resource Name or # (Assigned by Recorder) CF Braun & Company

P1. Other Identifier: Building A8

*P2. Location: ☐ Not for Publication ☒ unrestricted *a. County Los Angeles
and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)
*b. USGS 7.5'Quad Los Angeles Date 1966 T 1S ; R 12W ; NW 1/4 of SW 1/4 of Sec 16 ; San B.M.
c. Address 1000 S. Fremont Avenue City: Alhambra Zip 91803
d. UTM (Give more than one for large and/or linear resources) Zone _____ ; _____ mE/ _____ mN
e. Other Locational Data: (e.g., parcel #, directions to resource, etc. as appropriate) APN 5342-001-021

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

This rectangular building is the northernmost portion of a large office complex that consists of eight buildings connected by north-south wings. Set back and sitting below-grade from the pedestrian walkway that ascends northward east of the building, the façade faces north and overlooks a landscaped alcove. The alcove is accessed from the pedestrian walkway by a set of stairs or from a narrow walkway that continues at grade along the other buildings of the large complex. The two-story, wood-framed structure has a hipped roof with red slate tiles, open overhanging eaves, exposed rafter tails, and copper gutters and downspouts. The exterior is clad in brick veneer. A cast stone cornice and stringcourse circle the building at the roofline and between stories, respectively.

There are no openings on the east or west elevations. On the north elevation, the openings are arranged asymmetrically with the second-floor windows aligned above the stringcourse. Recessed entrances are located on either end of the north elevation and consist eight-light doors with cast stone surrounds. The vestibules of the entrances are covered in wood veneer. Originally, both entrances were probably centered within the two projecting volumes on the façade, symmetrically arranged with one at each end of the elevation. The entry on the east end is located just east of the projecting volume, but the location of the original entry is still visible where new bricks have filled in the opening beneath a large non-original nine-light window on the second-story. The entry to the west is still centered underneath the large window.

The subject building is connected to the building directly to the south (A7) by way of two non-original wings that are two stories in height. The east-facing elevation of the non-original wing on the east end of the building is set-back from the pedestrian walkway and recessed from the east elevation of the building. It has four symmetrically arranged windows, two on the first floor and two on the upper floor, overlooking a patio area.

Alterations include replacing original multi-light windows with single-light windows and visible alterations to the window and door openings on the façade.

*P3b. Resource Attributes: (List Attributes and codes) HP06. 1-3 Story Commercial Building HP08. Industrial Building

*P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (isolates, etc.)

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



P5b. Description of Photo:

(View, date, accession #)
Building A8, looking southwest 12/06/2017

*P6. Date Constructed/Age and

Source: ☒ Historic ☐ Prehistoric
☐ Both

1947/1952 CB Commercial, Building Plans

*P7. Owner and Address:

Elite-TRC Alhambra Community LLC
1000 S. Fremont Ave. Unit 1 Bldg A1, Suite 1150
Alhambra, CA 91803

*P8. Recorded by:

Audrey von Ahrens
GPA Consulting
617 S. Olive Street, Ste 910
Los Angeles, CA 90014

*P9. Date Recorded: 12/14/2017

*P10. Survey Type: (Describe)

Survey - Intensive

*P11. Report Citation: (Cite survey report and other sources, or enter "none.")

GPA Consulting, "Historical Resources Technical Report for 1000 S. Fremont Avenue Alhambra, California," February 2018

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

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
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***NRHP Status Code 2D2**

***Resource Name or #:** (Assigned by Recorder) CF Braun & Company

Recorded By Audrey von Ahrens

Date: 12/4/2017

☒ Continuation

☐ Update



Building A8 (left) and connection to Building A7 (right),
looking northeast 12/06/2017



Building A8 (right) and connection to Buildings A7 and A6
(left), looking southeast 12/06/2017

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

Primary #
HRI #
Trinomial
NRHP Status Code 2D2

Survey #
DOE #

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Review Code

Reviewer

Date

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***Resource Name or #** (Assigned by Recorder) CF Braun & Company

P1. Other Identifier: Building B1

***P2. Location:** ☐ Not for Publication ☒ unrestricted ***a. County** Los Angeles
and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

***b. USGS 7.5'Quad** Los Angeles **Date** 1966 **T** 1S ; **R** 12W ; **NW** 1/4 of SW 1/4 of Sec 16 ; **San B.M.**

c. Address 1000 S. Fremont Avenue **City:** Alhambra **Zip** 91803

d. UTM (Give more than one for large and/or linear resources) **Zone** _____ ; _____ **mE/** _____ **mN**

e. Other Locational Data: (e.g., parcel #, directions to resource, etc. as appropriate) APN 5342-001-021

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

This rectangular building is one-story in height. The façade faces east. It is a wood-framed structure with a hipped roof, red slate tiles, open overhanging eaves, exposed rafter tails, cast stone cornice, and copper gutters and downspouts. The exterior is clad in brick veneer. There is an entrance on each end of the façade. The main entrance is located on the north end and is accessible by three shallow brick steps outlined by a curving wrought-iron railing. A handicapped-accessible ramp is located south of the north entrance, abutting the elevation. The entrance consists of a pair of eight-light wood doors, recessed within the façade in a wood-paneled vestibule with a cast stone surround. A cloth awning sits above the opening of the entrance. The secondary entry is located on the south end of the east elevation and consists of a single eighteen-light door with a cast stone surround, also accessible by brick steps. A chimney is located to the south of this door, and a pair of non-original windows is located to its north.

Although the façade of the building is at grade with the pedestrian walkway, the south elevation extends below-grade from the pedestrian walkway. The south elevation faces the adjacent building (A8) and overlooks a hardscaped alcove that is accessible from the pedestrian walkway by a set of stairs or from narrow walkway that continues at grade along the other buildings to the south. Window openings are arranged asymmetrically across the elevation. The windows on the east end have cast stone surrounds. The main entrance is centered under a four-bay recessed porch opening with three large pillars clad in brick veneer. The roof of the porch is clad in wood. The main entrance consists of ten-light wood double doors with a cast stone surround. A secondary entry is located at the east end of the porch.

On the north elevation, there is a non-original, fixed nine-light window and two side entrances consisting of wood paneled doors with cast stone surrounds.

Alterations include the replacement of original multi-light sash windows with single-light windows, and the addition of a rear entry opening on the west elevation, overlooking S. Fremont Avenue.

***P3b. Resource Attributes:** (List Attributes and codes) HP06. 1-3 Story Commercial Building HP08. Industrial Building

***P4. Resources Present:** ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (isolates, etc.)

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



P5b. Description of Photo:

(View, date, accession #)
Building B1, looking northwest 12/06/2017

***P6. Date Constructed/Age and**

Source: ☒ Historic ☐ Prehistoric
☐ Both

1952/1955/1967 CB Commercial, Building Plans

***P7. Owner and Address:**

Elite-TRC Alhambra Community LLC
1000 S. Fremont Ave. Unit 1 Bldg A1, Suite 1150
Alhambra, CA 91803

***P8. Recorded by:**

Audrey von Ahrens
GPA Consulting
617 S. Olive Street. Ste 910
Los Angeles, CA 90014

***P9. Date Recorded:** 12/14/2017

***P10. Survey Type:** (Describe)

Survey - Intensive

***P11. Report Citation:** (Cite survey report and other sources, or enter "none.")

GPA Consulting, "Historical Resources Technical Report for 1000 S. Fremont Avenue Alhambra, California," February 2018

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

State of California - The Resources Agency
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***NRHP Status Code 2D2**

***Resource Name or #:**(Assigned by Recorder) CF Braun & Company

Recorded By Audrey von Ahrens

Date: 12/4/2017

☒ Continuation

☐ Update



Building B1, looking west 12/06/2017



Building B1, looking northeast 12/06/2017

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

Primary #
HRI #
Trinomial
NRHP Status Code 3D

Survey #
DOE #

Other Listings
Review Code

Reviewer

Date

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***Resource Name or #** (Assigned by Recorder) CF Braun & Company

P1. Other Identifier: Building B6

***P2. Location:** ☐ Not for Publication ☒ unrestricted ***a. County** Los Angeles
and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

***b. USGS 7.5'Quad** Los Angeles **Date** 1966 **T** 1S ; **R** 12W ; **NW** 1/4 of SW 1/4 of Sec 16 ; **San B.M.**

c. Address 1000 S. Fremont Avenue **City:** Alhambra **Zip** 91803

d. UTM (Give more than one for large and/or linear resources) **Zone** _____ ; _____ **mE/** _____ **mN**

e. Other Locational Data: (e.g., parcel #, directions to resource, etc. as appropriate) APN 5342-001-021

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

This one-story, rectangular, reinforced brick building is located northeast of Building B1. It is oriented north-south. The building has a hipped roof with red slate tiles, open overhanging eaves, exposed rafter tails, cast stone cornice, and copper gutters and downspouts. The façade faces west, overlooking the pedestrian walkway. The façade is organized into five large bays, demarcated by pilasters in the brick veneer. There are a total of three openings on the façade. On the north end of the far, south bay, there are two asymmetrical openings: an entrance consisting of a wood paneled door with a wood-framed and cast stone surround is located north of a non-original window with a wood-framed and cast stone apron. The third opening is located on the north end of the third bay from the south, and consists of a porte-cochère with segmental arched opening.

The east elevation consists of seven garages, offset toward the north end of the elevation with five located south of the porte-cochère and two to the north. The garages have metal sectional, operable doors with metal frames. The south end of the east elevation consists of a large, square brick screen constructed in the elevation above a square wrought-iron metal furnace door. A second brick screen is centered on the south elevation.

***P3b. Resource Attributes:** (List Attributes and codes) HP06. 1-3 Story Commercial Building HP08. Industrial Building

***P4. Resources Present:** ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (isolates, etc.)

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



P5b. Description of Photo:

(View, date, accession #)
Building B6, looking northwest 12/06/2017

***P6. Date Constructed/Age and**

Source: ☒ Historic ☐ Prehistoric
☐ Both

1948/1968 CB Commercial, Building Plans

***P7. Owner and Address:**

Elite-TRC Alhambra Community LLC
1000 S. Fremont Ave. Unit 1 Bldg A1, Suite 1150
Alhambra, CA 91803

***P8. Recorded by:**

Audrey von Ahrens
GPA Consulting
617 S. Olive Street, Ste 910
Los Angeles, CA 90014

***P9. Date Recorded:** 12/14/2017

***P10. Survey Type:** (Describe)

Survey - Intensive

***P11. Report Citation:** (Cite survey report and other sources, or enter "none.")

GPA Consulting, "Historical Resources Technical Report for 1000 S. Fremont Avenue Alhambra, California," February 2018

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

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET

Primary #
HRI #

Page 2

*NRHP Status Code 3D

*Resource Name or #: (Assigned by Recorder) CF Braun & Company

Recorded By Audrey von Ahrens

Date: 12/4/2017

☒ Continuation

☐ Update



Building B6, looking northeast 12/06/2017



Building B6, looking southwest 12/06/2017

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

Primary #
HRI #
Trinomial
NRHP Status Code 3D

Survey #
DOE #

Other Listings
Review Code

Reviewer

Date

Page 1

*Resource Name or # (Assigned by Recorder) CF Braun & Company

P1. Other Identifier: Building A10 South

*P2. Location: ☐ Not for Publication ☒ unrestricted *a. County Los Angeles
and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5'Quad Los Angeles Date 1966 T 1S ; R 12W ; NW 1/4 of SW 1/4 of Sec 16 ; San B.M.

c. Address 1000 S. Fremont Avenue City: Alhambra Zip 91803

d. UTM (Give more than one for large and/or linear resources) Zone _____ ; _____ mE/ _____ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, etc. as appropriate) APN 5342-001-021

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

This rectangular building is oriented north-south. The façade faces west. The two-story, wood-framed structure has a hipped roof with red slate tiles, open overhanging eaves, exposed rafter tails, cast stone cornice, and copper gutters and downspouts. The exterior is clad in brick veneer. A cast stone cornice and stringcourse circle the building at the roofline and between stories, respectively.

The main entrance is centered on the façade and consists of a pair of eight-light wood doors within a recessed cast stone entryway. Two pairs of non-original single-light windows are located north of the main entrance, arranged vertically. Both pairs have cast stone surrounds. South of the main entrance, a non-original window opening is located at the center of the two stories, interrupting the stringcourse.

There are two openings on the south elevation, located at center. On the first story, a secondary entrance consists of an eight-light wood door within a recessed cast stone entryway. Centered above the door on the second story is a single-light window. The east elevation is located behind a brick wall and is not visible. The north elevation is no longer extant. In 1973, a one-story and four-story building (Building A-10 North and A-10 Central) was constructed to its north and is internally connected.

*P3b. Resource Attributes: (List Attributes and codes) HP06. 1-3 Story Commercial Building HP08. Industrial Building

*P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (isolates, etc.)

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



P5b. Description of Photo:

(View, date, accession #)
Building A10 South, looking north 12/06/2017

*P6. Date Constructed/Age and

Source: ☒ Historic ☐ Prehistoric
☐ Both

1946/1948/1970 CB Commercial, Building Plans

*P7. Owner and Address:

Elite-TRC Alhambra Community LLC
1000 S. Fremont Ave. Unit 1 Bldg A1, Suite 1150
Alhambra, CA 91803

*P8. Recorded by:

Audrey von Ahrens
GPA Consulting
617 S. Olive Street. Ste 910
Los Angeles, CA 90014

*P9. Date Recorded: 12/14/2017

*P10. Survey Type: (Describe)

Survey - Intensive

*P11. Report Citation: (Cite survey report and other sources, or enter "none.")

GPA Consulting, "Historical Resources Technical Report for 1000 S. Fremont Avenue Alhambra, California," February 2018

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

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET

Primary #
HRI #

Page 2

*NRHP Status Code 3D

*Resource Name or #:(Assigned by Recorder) CF Braun & Company

Recorded By Audrey von Ahrens

Date: 12/4/2017

☒ Continuation

☐ Update



Building A10 South, looking southeast 12/06/2017



Brick wall in front of east elevation of A10 South with A10 Central addition (right), looking northwest 12/06/2017

OHP Property No. 123211

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

Primary #

HRI #

Trinomial

NRHP Status Code

3S

Other Listings

Review Code

Reviewer

Date

Page 1 of 12

Resource Name or #: (Assigned by recorder)

CF Braun Company

P1. Other Identifier: CF Braun Company

P2. Location: ☐ Not for Publication ☒ Unrestricted

a. County Los Angeles

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

b. USGS 7.5' Quad

Date

T

; R

;

1/4 of

1/4 of Sec

;

c. Address: 1000 South Fremont Avenue

City Alhambra

Zip 91803

d. UTM: (Give more than one for large and/linear resources)

;

mE/

mN

e. Other Locational Data (Enter Parcel #, legal description, directions to resource, elevation, etc., as appropriate)

APE Map: 2; Site Number: 76 A-F

Parcel No. 5342-001-014

P3. Description (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

The former CF Braun Company comprises a potential historic district located in the industrial sector of Alhambra. Located on the east side of South Fremont Avenue between Orange Street and Mission Road, the district consists of a single, large property enclosed by a high brick wall. It is composed of six resources, five of which are presumed to be contributors to the district. The character of the sixth resource (Building D on the district map) was unable to be determined due to restricted access to the site. Now a business park, the district was the administrative and research component of an oil industry apparatus manufacturer. The contributing resources, all buildings, are predominantly characterized by restrained historical styling, brick exteriors, and hipped roofs and range in size from one to four stories. Landscaping is visible both within the complex and bordering the perimeter wall.

P3b. Resource Attributes: (List attributes and codes) HP8 - Industrial Building

P4. Resources Present ☐ Building ☐ Structure ☐ Object ☐ Site ☒ District ☐ Element of District ☐ Other (Isolates, etc.)

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



P5b. Description of Photo: (View, date, accession#)
(View toward east). Photo No: 1-76, 11/12/98

P6. Date Constructed/Age and Sources:

☐ Prehistoric ☒ Historic ☐ Both

c. 1921-1949

P7. Owner and Address

SFIC Properties Inc.
1000 South Fremont Avenue
Alhambra, CA 91803

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

Leslie Heumann
PCR,
233 Wilshire Boulevard, Suite 130,
Santa Monica, CA 90401

P9. Date Recorded: 1/12/99

P10. Survey Type: (Describe)

Section 106 Compliance

P11. Report Citation: (Cite survey report and other sources, or enter "none")

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

Historic Architectural Survey Report: Fremont Avenue Widening Project

Primary #

19-197014

HRI #

Trinomial

Page 2 of 12

NRHP Status Code

3S

Resource Name or #: (Assigned by recorder) CF Braun Company

D1. Historic Name: CF Braun Company

D2. Common Name:

D3. Detailed Description (Discuss overall coherence of the district, its setting, visual characteristics, and minor features. List all elements of district.):

The former CF Braun Company occupies a multi-acre parcel on the east side of Fremont Avenue extending from Orange Street on the north to Mission Road on the south. Enclosed by a ten foot high brick wall around most of its perimeter, the compound, to which access is restricted, contains approximately eighteen buildings and structures, according to site plans. Six of the buildings are located within the APE and the proposed district, of which five are partially visible and are described here. The buildings range in height from one to four stories and are, with one flat-roofed exception, topped by hipped roofs with extended eaves. Brick in a warm, red hue veneers the buildings. Detailing is executed in cast stone. Few windows face the street. Simple yet elegant in design, the buildings suggest the Prairie Style in their proportions and roof treatment and the Renaissance Revival in their materials and detailing. The complex appears to be landscaped, with lawns accented by trees and shrubbery bordering the buildings and walls along Fremont Avenue. A metal pedestrian overpass links the complex to a brick walled parking lot on the west side of Fremont Avenue. Another parking lot occupies the northeast corner of Fremont and Mission Road.

D4. Boundary Description (Describe limits of district and attach map showing boundary and district elements.):

The district is bounded on the west by the property line along Fremont Avenue. On the north and south, the boundary extends east from Fremont Avenue approximately 300 feet along the property lines on Orange Street and Mission Road. The eastern boundary runs east of Buildings A, B, C, E, and F, jogging to the east to include Building D (see district map).

D5. Boundary Justification:

The district boundaries are drawn to include the buildings from the period of significance and which are present on the 1950 Sanborn map of the property.

D6. Significance: Theme Industrial Development

Area Alhambra

Period of Significance c. 1921-1949

Applicable Criteria C

Discuss district's importance in terms of its

historical context as defined by theme, period of significance, and geographic scope. Also address the integrity of the district as a whole.)

This property appears to qualify for listing in the National Register of Historic Places under Criterion C, as a distinctive example of design within an industrial context and as a unique example of the work of the prominent Pasadena architectural firm of Marston and Maybury. The resource also appears to be eligible for listing in the California Register of Historical Resources for architectural merit under Criterion 3. (See Continuation Sheet 3 of 12)

D7. References (Give full citations including the names and addresses of any informants, where possible.):

City of Alhambra building permits, Los Angeles County Assessor's Office (See Continuation Sheet 4 of 12).

D8. Evaluator: Leslie Heumann

Date: 1/12/99

Affiliation and Address: PCR, 233 Wilshire Boulevard, Suite 130, Santa Monica, CA 90401

CONTINUATION SHEET

Primary # **19-187014**
HRI #
Trinomial

Page **3** of **12** Resource Name or #: (Assigned by recorder)

CF Braun Company

Recorded by: **Leslie Heumann**

Date **1/12/99**

☒ Continuation ☐ Update

Construction History:

The history of the CF Braun Company in Alhambra dates to 1921, when the founder of the engineering firm, Carl Franklin Braun, moved to southern California after graduation from Stanford University. Beginning as a small enterprise, the company, which serviced the petroleum and chemical industries, grew to employ 5,000 at the time of Braun's death in 1954. That growth is evident in the evolution of their physical plant. Located in the industrial district of Alhambra and serviced by a spur of the nearby Southern Pacific Railroad tracks, the CF Braun facility consisted of a wood framed office, auto sheds, and assorted shops when the 1925 Sanborn map was published. That office appears to have been integrated into the current Building B. In 1927 and 1928, brochures touting the many attractions of Alhambra to potential residents and businessmen included the CF Braun Company in their lists of industrial enterprises located in the city.

Apparently, the most dramatic growth of the plant took place between the mid-1930s and 1950. By 1935, the year the oldest surviving building permit for the property was issued, the architectural partnership of Sylvanus Marston and Edgar Maybury had been retained for design services. It appears that the architectural character of CF Braun was determined at that time, when existing office buildings were veneered with brick and new buildings were constructed. When World War II erupted, both architects were offered jobs with Braun; Maybury accepted and was still overseeing construction activities in 1954, shortly before his death. Described as a manufacturer of oil refinery equipment and apparatus on the 1950 Sanborn map, CF Braun, or at least the western section of it, looked essentially then as it does today. The eastern portion of the plant, which is no longer extant, contained the manufacturing facilities.

Criterion C/Criterion 3:

Taken as a unit, the buildings which comprise the office sector of the former CF Braun plant make an arresting impression: a series of brick structures, in itself somewhat unusual for southern California, whose materials and styling are unlike any other industrial improvements in the region. Their starkness and subtlety suggest the influence of modern architecture while the proportions and detailing look to the past. David Gebhard and Robert Winter, in *Architecture in Los Angeles: A Compleat Guide*, (1984), note "We mean no sneer when we say that these buildings are comparable to the best work of Albert Speer in the Germany of the thirties." (1) It is as if the architects carefully selected a just few of the most evocative elements from past eras in a successful attempt to abstract the essence and discard the froth. This aesthetic conservatism apparently stemmed from their client, Carl Franklin Braun, who is remembered as a fanatic about neatness and appearance—no desk was allowed to be left with work on it, engineers were required to wear white shirts with ties, and CF Braun was always to be spelt without periods after the initials. (2)

Architects Sylvanus Marston and Edgar Maybury, who realized Braun's vision, formed their partnership in 1921, first in association with Garrett Van Pelt as Marston, Van Pelt and Maybury (1921 to 1926) and subsequently as Marston and Maybury (1926 to 1941). (3) Marston, the senior partner, received his architectural education at Cornell University and began his practice in Pasadena in 1908. Maybury was trained at the University of California, and worked in the office of Myron Hunt prior to joining Marston's firm. Both as individuals and as associates, the members of Marston's office were responsible for a large and influential range of buildings, primarily in the Pasadena area, including the Grace Nicholson Building, the Pasadena Y.M.C.A., several schools and libraries, the Pasadena Athletic Club (demolished), American Legion Building, Turner and Stevens Mortuary, Security Pacific Bank (demolished), and an enormous number of residences. The CF Braun Company has no known parallel in their body of work; the company was their only documented industrial client, and thus adds a new dimension to knowledge of this important architectural firm.

As noted, the western, office sector of the CF Braun complex appears today substantially as it did fifty years ago, retaining integrity of location, design, materials, workmanship, feeling and association. The setting has been modified somewhat in that the structures used for manufacturing once located in the eastern two thirds of the property have been replaced since conversion into a business park. After C. F. Braun died in 1954, his son John Gilbert Braun assumed control of the company. It was sold to Santa Fe International in 1980, and continued to operate at the Alhambra plant until 1989. Shortly thereafter, the conversion to a business park occurred. (See Continuation Sheet 4 of 12)

CONTINUATION SHEET

Primary # **19-187014**
HRI #
Trinomial

Page 4 of 12 Resource Name or #: (Assigned by recorder)

CF Braun Company

Recorded by: Leslie Heumann

Date 1/12/99

☒ Continuation ☐ Update

Endnotes:

- (1) David Gebhard and Robert Winter, Architecture in Los Angeles: A Compleat Guide. Salt Lake City: Gibbs-Smith, 1984, page 284.
 - (2) Interview, librarian, Social Science Department, Los Angeles Central Library, February 26, 1999.
 - (3) Edgar Maybury's name is conventionally spelt as noted; however, in his earlier career, it sometimes appeared as "Mayberry".
- Building permits for CF Braun include both spellings.

Sources:

Sanborn maps 1925-1950.

"Heart Attack Claims Carl Franklin Brown," Pasadena Star-News, 2/5/54.

"Braun & Co. ex-president dead at 79," Pasadena Star-News, 6/24/92.

David Gebhard and Robert Winter, Architecture in Los Angeles: A Compleat Guide. Salt Lake City: Gibbs-Smith, 1984.

Interview, librarian, Social Science Department, Los Angeles Central Library, February 26, 1999.

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

Primary # 19-181014
HRI # _____
Trinomial _____
NRHP Status Code _____

3D

Other Listings
Review Code _____

Reviewer _____

Date _____

Page 5 of 12

Resource Name or #: (Assigned by recorder)

1000 A South Fremont Avenue

P1. Other Identifier: CF Braun Company

P2. Location: ☐ Not for Publication ☒ Unrestricted
and (P2b and P2c or P2d. Attach a Location Map as necessary.)

a. County Los Angeles

b. USGS 7.5' Quad _____ Date _____ T _____ ; R _____ ; 1/4 of _____ 1/4 of Sec _____ ;

c. Address: 1000 A South Fremont Avenue City Alhambra Zip 91803

d. UTM: (Give more than one for large and/linear resources) _____ ; _____ mE/ _____ mN

e. Other Locational Data (Enter Parcel #, legal description, directions to resource, elevation, etc., as appropriate)

APE Map: 2; Site Number: 76 A

Parcel No. 5342-001-014

P3. Description (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

The southernmost building in the complex, this rectangular structure is set back from the street, overlooking a lawn and the curving driveway into the south parking lot. Brick veneers the wood-framed structure. It is a two-story, hip roofed building with an asymmetrical arrangement of openings on its west elevation. A cast stone stringcourse circles the building between stories. Beneath the overhanging roof, a cast stone frieze echoes the horizontality of the stringcourse. The entry is located on the south end of the facade and consists of paired six-light doors topped by a transom and outlined by a cast stone surround. A band of four windows atop paneled spandrels is located north of the entry.

P3b. Resource Attributes: (List attributes and codes) HP8 - Industrial Building

P4. Resources Present ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☒ Element of District ☐ Other (Isolates, etc.)

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



P5b. Description of Photo: (View, date, accession #)
(View toward east). Photo No: 2-76, 11/12/98

P6. Date Constructed/Age and Sources:
☐ Prehistoric ☒ Historic ☐ Both

c. 1921-1949

P7. Owner and Address

SFIC Properties Inc.
1000 South Fremont Avenue
Alhambra, CA 91803

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

Leslie Heumann
PCR,
233 Wilshire Boulevard, Suite 130,
Santa Monica, CA 90401

P9. Date Recorded: 1/12/99

P10. Survey Type: (Describe)
Section 106 Compliance

P11. Report Citation: (Cite survey report and other sources, or enter "none")

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

Historic Architectural Survey Report: Fremont Avenue Widening Project

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

Primary #

HRI #

Trinomial

NRHP Status Code

3D

Other Listings

Review Code

Reviewer

Date

Page 6 of 12

Resource Name or #: (Assigned by recorder)

1000 B South Fremont Avenue

P1. Other Identifier: CF Braun Company

P2. Location: ☐ Not for Publication ☒ Unrestricted

a. County Los Angeles

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

b. USGS 7.5' Quad

Date

T

; R

;

1/4 of

1/4 of Sec

;

c. Address: 1000 B South Fremont Avenue

City Alhambra

Zip 91803

d. UTM: (Give more than one for large and/linear resources)

;

mE/

mN

e. Other Locational Data (Enter Parcel #, legal description, directions to resource, elevation, etc., as appropriate)

APE Map: 2; Site Number: 76 B

Parcel No. 5342-001-014

P3. Description (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

This large, complex office building consists of eight pavilions that run east and west and that are interconnected by means of north-south wings, creating several enclosed courtyards. Brick veneers the wood-framed structure. Ranging from two to four stories in height, the pavilions have hipped roofs that appear to float over the building due to the cast stone friezes below them. Some of the roofs are detailed with coffered soffits and copper gutters. Stringcourses band the building above the lower story. Most of the wings have few or no windows facing west to the street, with some fenestration visible on the north and south elevations. With the exception of the four story pavilion, windows are casements recessed into the brick walls. The openings in the four story section are more square in shape and are outlined by raised surrounds. This section of the building also has numerous windows on the street elevation, arranged nearly symmetrically.

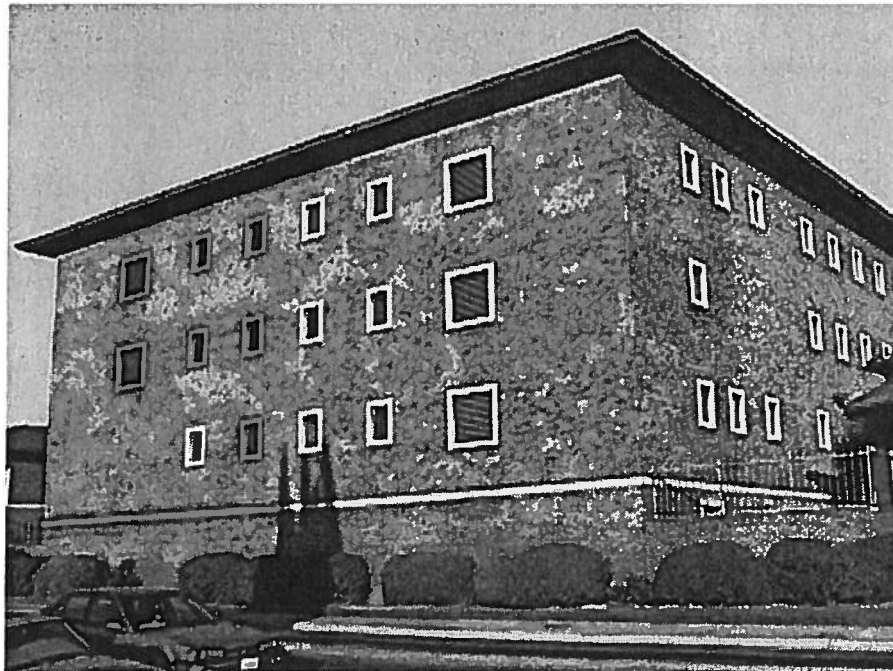
P3b. Resource Attributes: (List attributes and codes)

HP8 - Industrial Building

P4. Resources Present

☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☒ Element of District ☐ Other (Isolates, etc.)

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



P5b. Description of Photo: (View, date, accession #)
(View toward east). Photo No: 3-76, 11/12/98

P6. Date Constructed/Age and Sources:

☐ Prehistoric ☒ Historic ☐ Both

c. 1921-1949

P7. Owner and Address

SFIC Properties Inc.
1000 South Fremont Avenue
Alhambra, CA 91803

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

Leslie Heumann
PCR,
233 Wilshire Boulevard, Suite 130,
Santa Monica, CA 90401

P9. Date Recorded: 1/12/99

P10. Survey Type: (Describe)

Section 106 Compliance

P11. Report Citation: (Cite survey report and other sources, or enter "none")

Attachments

☒ NONE

☐ Continuation Sheet

☐ District Record

☐ Rock Art Record

☐ Other: (List)

☐ Location Map

☐ Building, Structure, and Object Record

☐ Linear Feature Record

☐ Artifact Record

☐ Sketch Map

☐ Archaeological Record

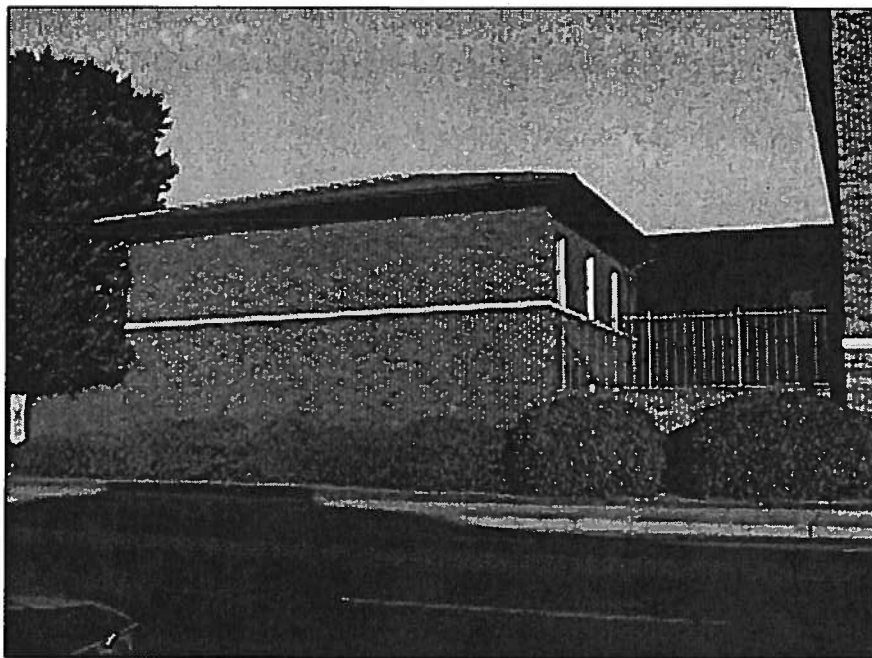
☐ Milling Station Record

☐ Photograph Record

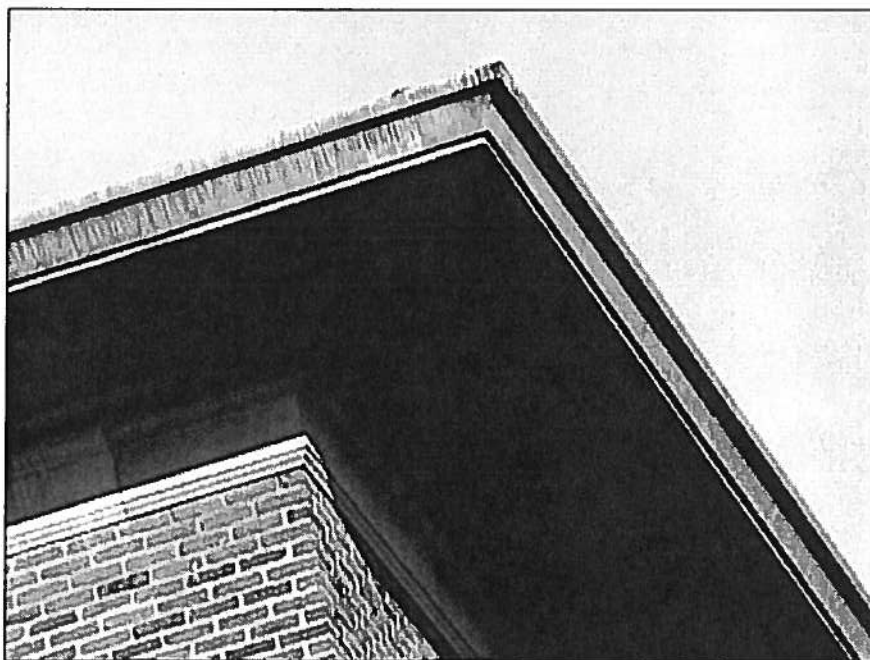
Historic Architectural Survey Report: Fremont Avenue Widening Project

Page 7 of 12 Resource Name or #: (Assigned by recorder) 1000 B South Fremont Avenue
Recorded by: Leslie Heumann Date 1/12/99 ☒ Continuation ☐ Update

P5a. Photograph



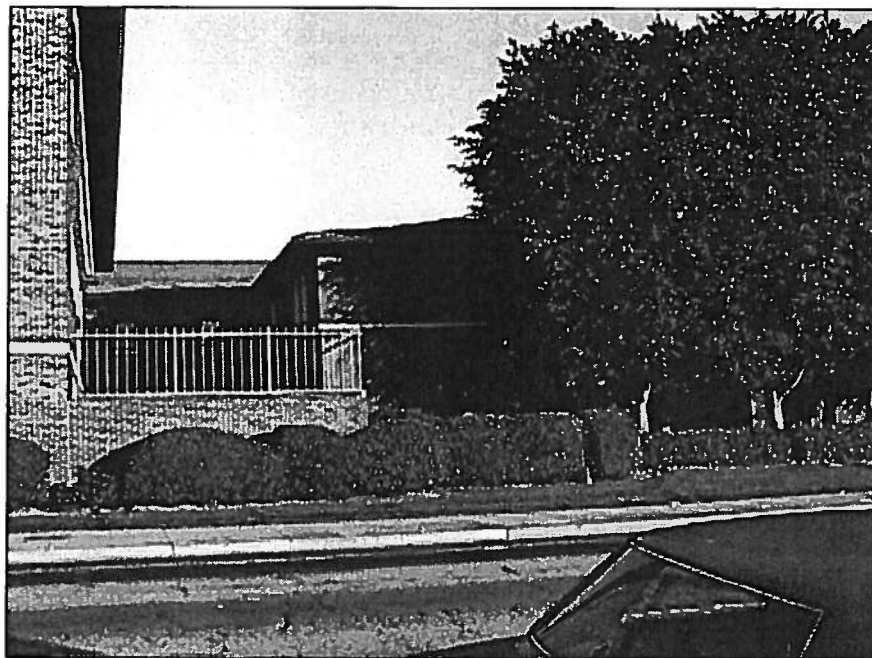
Building B-1 looking East (1998)



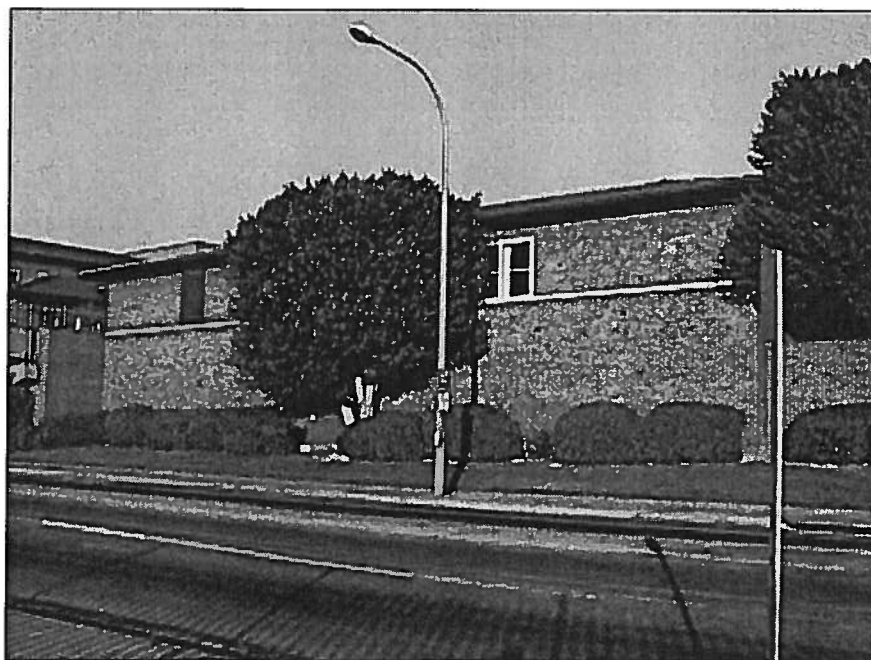
Building B-3 (1998)

Page 8 of 12 Resource Name or #: (Assigned by recorder) 1000 B South Fremont Avenue
Recorded by: Leslie Heumann Date 1/12/99 ☒ Continuation ☐ Update

P5a. Photograph



Building B-4 looking East (1998)



Building B-5 looking East (1998)

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

Primary # 19-187014
HRI # _____
Trinomial _____
NRHP Status Code _____ 3D

Other Listings
Review Code _____ Reviewer _____ Date _____

Page 9 of 12 Resource Name or #: (Assigned by recorder) 1000 C South Fremont Avenue

P1. Other Identifier: CF Braun Company

P2. Location: ☐ Not for Publication ☒ Unrestricted
and (P2b and P2c or P2d. Attach a Location Map as necessary.)

a. County Los Angeles

b. USGS 7.5' Quad _____ Date _____ T _____ ; R _____ ; 1/4 of _____ 1/4 of Sec _____ ;

c. Address: 1000 C South Fremont Avenue City Alhambra Zip 91803

d. UTM: (Give more than one for large and/linear resources) _____ ; _____ mE/ _____ mN

e. Other Locational Data (Enter Parcel #, legal description, directions to resource, elevation, etc., as appropriate)

APE Map: 2; Site Number: 76 C

Parcel No. 5342-001-014

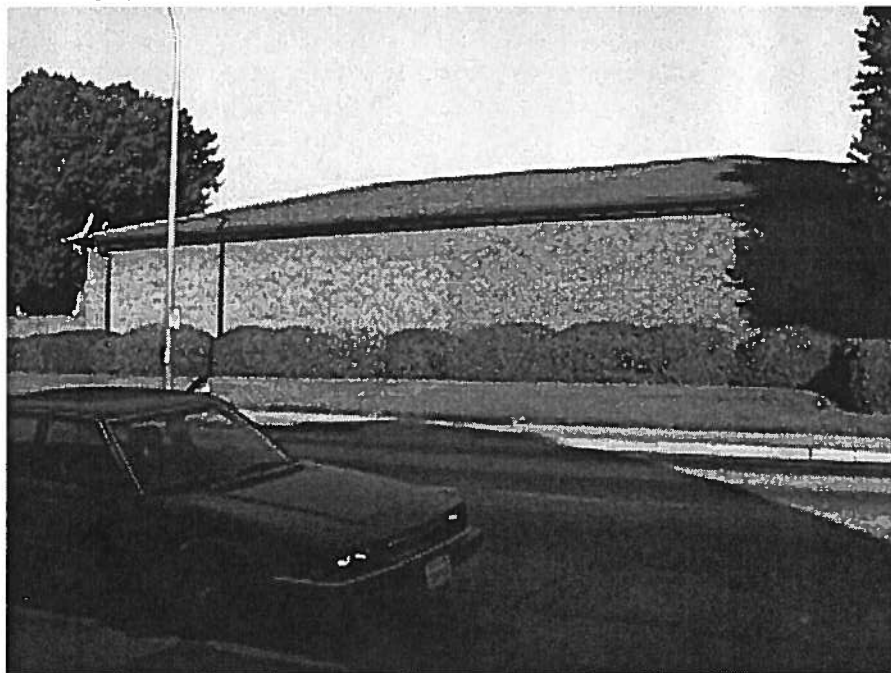
P3. Description (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

Building C houses a restaurant. It is one story and hip roofed. Brick veneers the wood-framed structure. No openings whatsoever face the street, and the brick wall which surrounds the property connects this building to Buildings E and B to the north and south, forming additional courtyards.

P3b. Resource Attributes: (List attributes and codes) HP8 - Industrial Building

P4. Resources Present ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☒ Element of District ☐ Other (Isolates, etc.)

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



P5b. Description of Photo: (View, date, accession #)
(View toward east). Photo No: 4-76, 11/12/98

P6. Date Constructed/Age and Sources:

☐ Prehistoric ☒ Historic ☐ Both

c. 1921-1949

P7. Owner and Address

SFIC Properties Inc.
1000 South Fremont Avenue
Alhambra, CA 91803

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

Leslie Heumann
PCR,
233 Wilshire Boulevard, Suite 130,
Santa Monica, CA 90401

P9. Date Recorded: 1/12/99

P10. Survey Type: (Describe)
Section 106 Compliance

P11. Report Citation: (Cite survey report and other sources, or enter "none")

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

Historic Architectural Survey Report: Fremont Avenue Widening Project

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

Primary #

HRI #

Trinomial

NRHP Status Code

6Z1

Other Listings

Review Code

Reviewer

Date

Page 10 of 12

Resource Name or #: (Assigned by recorder)

1000 D South Fremont Avenue

P1. Other Identifier: CF Braun Company

P2. Location: ☐ Not for Publication ☒ Unrestricted

a. County Los Angeles

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

b. USGS 7.5' Quad

Date

T

; R

;

1/4 of

1/4 of Sec

;

c. Address: 1000 D South Fremont Avenue

City Alhambra

Zip 91803

d. UTM: (Give more than one for large and/linear resources)

;

mE/

mN

e. Other Locational Data (Enter Parcel #, legal description, directions to resource, elevation, etc., as appropriate)

APE Map: 2; Site Number: 76 D

Parcel No. 5342-001-014

P3. Description (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

Located east of Building E, this building is not visible from the public right-of-way. Its current appearance is unknown. Due to inaccessibility, no photograph is available.

P3b. Resource Attributes: (List attributes and codes)

HP8 - Industrial Building

P4. Resources Present

☒ Building

☐ Structure

☐ Object

☐ Site

☐ District

☒ Element of District

☐ Other (Isolates, etc.)

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

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

P6. Date Constructed/Age and Sources:

☐ Prehistoric ☒ Historic ☐ Both

c. 1921-1949

P7. Owner and Address

SFIC Properties Inc.

1000 South Fremont Avenue

Alhambra, CA 91803

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

Leslie Heumann

PCR,

233 Wilshire Boulevard, Suite 130,

Santa Monica, CA 90401

P9. Date Recorded:

1/12/99

P10. Survey Type: (Describe)

Section 106 Compliance

P11. Report Citation: (Cite survey report and other sources, or enter "none")

Attachments

☒ NONE

☐ Continuation Sheet

☐ District Record

☐ Rock Art Record

☐ Other: (List)

☐ Location Map

☐ Building, Structure, and Object Record

☐ Linear Feature Record

☐ Artifact Record

☐ Sketch Map

☐ Archaeological Record

☐ Milling Station Record

☐ Photograph Record

Historic Architectural Survey Report: Fremont Avenue Widening Project

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

Primary #

HRI #

Trinomial

NRHP Status Code

3D

Other Listings

Review Code

Reviewer

Date

Page 11 of 12

Resource Name or #: (Assigned by recorder)

1000 E South Fremont Avenue

P1. Other Identifier: CF Braun Company

P2. Location: ☐ Not for Publication ☒ Unrestricted
and (P2b and P2c or P2d. Attach a Location Map as necessary.)

a. County Los Angeles

b. USGS 7.5' Quad Date T ; R ; 1/4 of 1/4 of Sec ;

c. Address: 1000 E South Fremont Avenue City Alhambra Zip 91803

d. UTM: (Give more than one for large and/linear resources) ; mE/ mN

e. Other Locational Data (Enter Parcel #, legal description, directions to resource, elevation, etc., as appropriate)

APE Map: 2; Site Number: 76 E

Parcel No. 5342-001-014

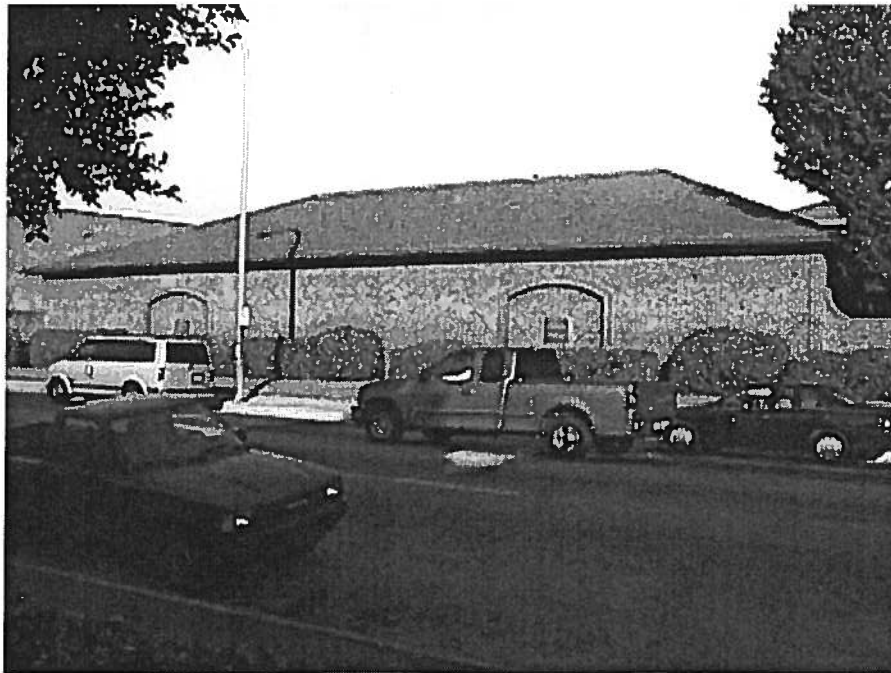
P3. Description (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

Like Building C, this is a one story, hip-roofed building is connected by means of brick walls to the buildings on either side of it. The street elevation is enlivened by two blind arches containing vents. According to the site plan for the complex, this building is the executive garage. Although sheathed in brick like the offices to the south, this building has a steel frame.

P3b. Resource Attributes: (List attributes and codes) HP8 - Industrial Building

P4. Resources Present ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☒ Element of District ☐ Other (Isolates, etc.)

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



P5b. Description of Photo: (View, date, accession #)
(View toward east). Photo No: 6-76, 11/12/98

P6. Date Constructed/Age and Sources

☐ Prehistoric ☒ Historic ☐ Both

c. 1921-1949

P7. Owner and Address

SFIC Properties Inc.
1000 South Fremont Avenue
Alhambra, CA 91803

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

Leslie Heumann
PCR,
233 Wilshire Boulevard, Suite 130,
Santa Monica, CA 90401

P9. Date Recorded: 1/12/99

P10. Survey Type: (Describe)

Section 106 Compliance

P11. Report Citation: (Cite survey report and other sources, or enter "none")

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

Historic Architectural Survey Report: Fremont Avenue Widening Project

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

Primary #

HRI #

Trinomial

NRHP Status Code

3D

Other Listings

Review Code

Reviewer

Date

Page 12 of 12

Resource Name or #: (Assigned by recorder)

1000 F South Fremont Avenue

P1. Other Identifier: CF Braun Company

P2. Location: ☐ Not for Publication ☒ Unrestricted
and (P2b and P2c or P2d. Attach a Location Map as necessary.)

a. County Los Angeles

b. USGS 7.5' Quad

Date

T

; R

;

1/4 of

1/4 of Sec

;

c. Address: 1000 F South Fremont Avenue

City Alhambra

Zip 91803

d. UTM: (Give more than one for large and/linear resources)

;

mE/

mN

e. Other Locational Data (Enter Parcel #, legal description, directions to resource, elevation, etc., as appropriate)

APE Map: 2; Site Number: 76 F

Parcel No. 5342-001-014

P3. Description (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

The northernmost building in the portion of the complex which fronts Fremont Avenue, this flat-roofed brick building is two stories high, although no exterior indications show the actual number of floors inside. The sole opening is a large vent, set high up on the west elevation. Described as a "Test Building" on the 1950 Sanborn map, this structure has a steel frame and reinforced brick walls.

P3b. Resource Attributes: (List attributes and codes) HP8 - Industrial Building

P4. Resources Present ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☒ Element of District ☐ Other (Isolates, etc.)

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



P5b. Description of Photo: (View, date, accession #)
(View toward east). Photo No: 7-76, 11/12/98

P6. Date Constructed/Age and Sources:

☐ Prehistoric ☒ Historic ☐ Both

c. 1921-1949

P7. Owner and Address

SFIC Properties Inc.
1000 South Fremont Avenue
Alhambra, CA 91803

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

Leslie Heumann
PCR,
233 Wilshire Boulevard, Suite 130,
Santa Monica, CA 90401

P9. Date Recorded: 1/12/99

P10. Survey Type: (Describe)

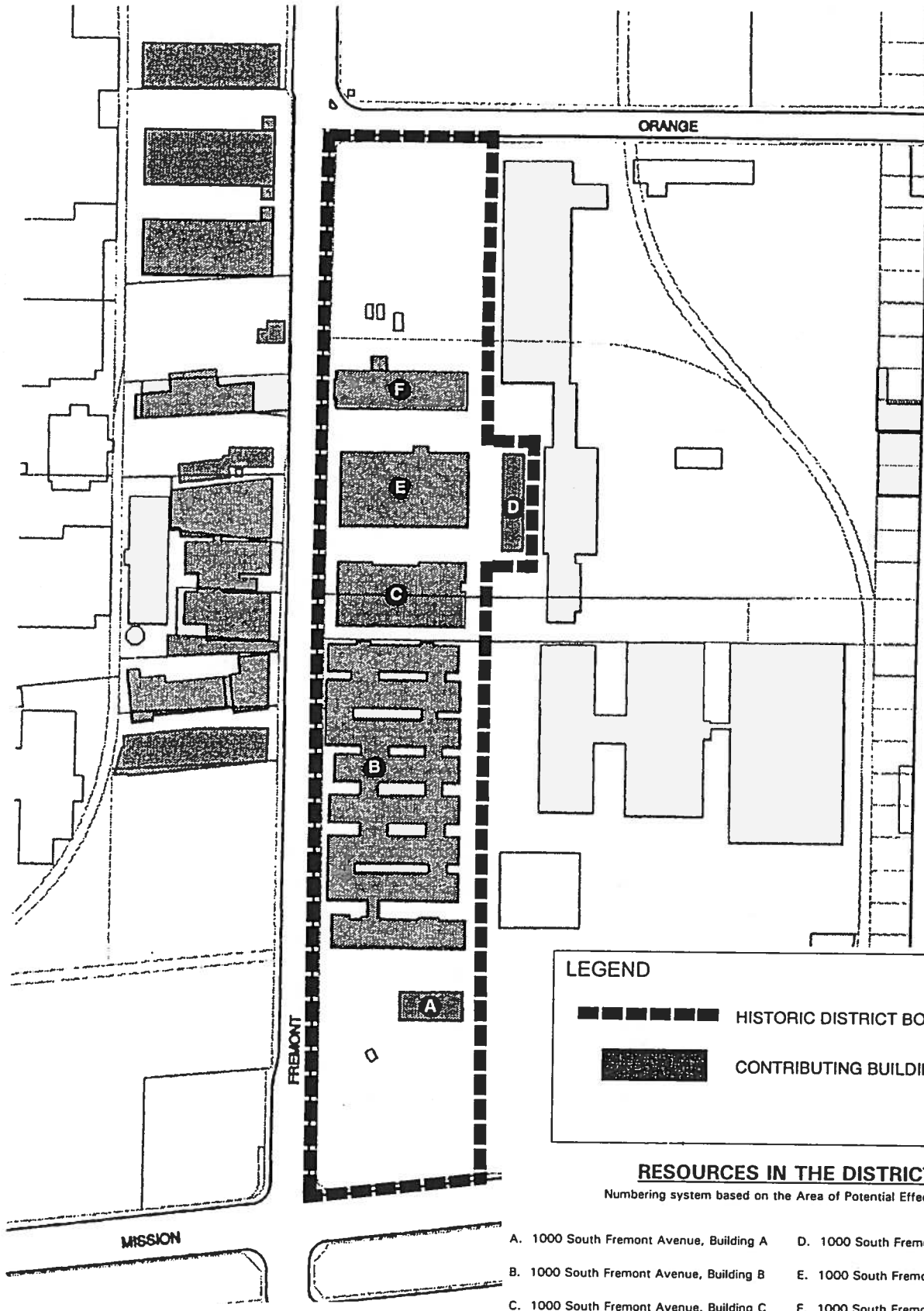
Section 106 Compliance

P11. Report Citation: (Cite survey report and other sources, or enter "none")



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

Historic Architectural Survey Report: Fremont Avenue Widening Project

19-187014



LEGEND

 HISTORIC DISTRICT BOUNDARY
 CONTRIBUTING BUILDING

RESOURCES IN THE DISTRICT
 Numbering system based on the Area of Potential Effects Map

- | | |
|------------------------------------------|------------------------------------------|
| A. 1000 South Fremont Avenue, Building A | D. 1000 South Fremont Avenue, Building D |
| B. 1000 South Fremont Avenue, Building B | E. 1000 South Fremont Avenue, Building E |
| C. 1000 South Fremont Avenue, Building C | F. 1000 South Fremont Avenue, Building F |

