
Appendix D-1

Built Environment Inventory and Evaluation Report,
prepared by Dudek

Built Environment Inventory and Evaluation Report

Derby Mixed Use Project City Of Arcadia, California

JUNE 2023

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Executive Summary

Dudek was retained by Top Commercial Realty, Inc. to prepare a Built Environment Inventory and Evaluation Report for the proposed Derby Mixed-Use Project in the City of Arcadia, California (proposed Project). This report includes the results of a California Historical Resources Information System (CHRIS) records search; intensive-level survey of the proposed Project site and its vicinity (Project site) by a qualified architectural historian; building development and archival research; development of an appropriate historic context for the Project site; and recordation and evaluation of one built environment resource over 45 years old for historical significance and integrity in consideration of National Register of Historic Places (NRHP), California Register of Historical Resources (CRHR), and local designation criteria and integrity requirements. This report was prepared in conformance with California Environmental Quality Act (CEQA) Guidelines Section 15064.5 for historical resources, 21083.2 for archaeological resources, and all applicable local guidelines and regulations.

A CHRIS records search was completed by staff at the South Central Coastal Information Center (SCCIC) on January 13, 2022. One of these previous investigations overlaps the Project site, but none of the properties on the Project site were mentioned in the report; and no cultural resources were identified within the Project site as a result of the overlapping studies.

The built environment survey was conducted on January 5, 2022. The survey was conducted on foot and involved surveying properties within or immediately adjacent to the Project site and recording all buildings and structures with notes and photographs. For the purposes of this Project, the Project site is the location of the project and properties within it. Two (2) properties were located within the Project site: 233 E. Huntington Drive and 301 E. Huntington Drive (Figures 1 and 2). One (1) property over 45 years of age was identified within the Project site and evaluated for historical and architectural significance.

Evaluated

- The Derby - 233 E. Huntington Drive, APN 5773-009-070 – Built 1931

Not Evaluated

- Souplantation - 301 E. Huntington Drive, APN 5773-009-065 – Built 1988

The Souplantation restaurant building at 301 E. Huntington Drive, was built in 1988 and did not meet the 45-year threshold for evaluation. After research and evaluation, The Derby restaurant (233 E. Huntington Drive, APN 5773-009-070) does not appear to meet any NRHP, CRHR, or City of Arcadia landmark designation criteria. A detailed evaluation of The Derby restaurant is provided Section 5 of this Report.

In summary, as a result of Dudek's extensive archival research, field survey, record search, and property significance evaluations, no historical resources were identified within the Project site, nor were any adjacent cultural resources identified that could be indirectly impacted by proposed Project activities. Therefore, neither of the two properties in the Project site are considered historical resources for the purposes of CEQA. The finding for built environment cultural resources for the proposed Project under CEQA is No Impact. As the proposed Project would have no impact on historical resources, no further study is required.

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1 Introduction

Dudek was retained by Top Commercial Realty, Inc. to prepare a Built Environment Inventory and Evaluation Report for the proposed Derby Mixed Use Project in the City of Arcadia, California (proposed Project). This report includes the results of a California Historical Resources Information System (CHRIS) records search; intensive-level survey of the Project site by a qualified architectural historian; building development and archival research; development of an appropriate historic context for the Project site; and recordation and evaluation of one built environment resource over 45 years old for historical significance and integrity in consideration of National Register of Historic Places (NRHP), California Register of Historical Resources (CRHR), and City of Arcadia landmark designation criteria and integrity requirements. This report was prepared in conformance with California Environmental Quality Act (CEQA) Guidelines Section 15064.5 for historical resources.

The Project site includes two parcels that total 2.23 gross acres. The Project site is currently occupied by two restaurant buildings at 233 E. Huntington Drive and 301 E. Huntington Drive, and a surface parking lot. The proposed Project proposes to construct a six-story mixed-use project, with a newly constructed restaurant (The Derby Restaurant) attached to a six-story residential building containing a total of 204 units.

1.1 Project Location and Description

Project Location

The Project site is located within a commercial district on the north side of Huntington Drive at its intersection with Gateway Drive just east of Arcadia's Central Business District. The site is flanked to the north and west with two hotels that have height overlays of five and seven stories, respectively. To the south and west are parking lot-fronted shopping centers of the strip typology.

The Project site is located on two parcels in the City of Arcadia at 233 E. Huntington Drive (APN 5773-009-070, The Derby Restaurant) and 301 E. Huntington Drive (APN 5773-009-065, Souplantation). The Project site is bound by Hampton Inn Hotel and parking lot to the north, E. Huntington Drive to the south, Gateway Drive to the east, and the Embassy Suites Hotel to the west. The Project site encompasses approximately 2.23 gross acres, as shown in Figure 2. Project Site Map.

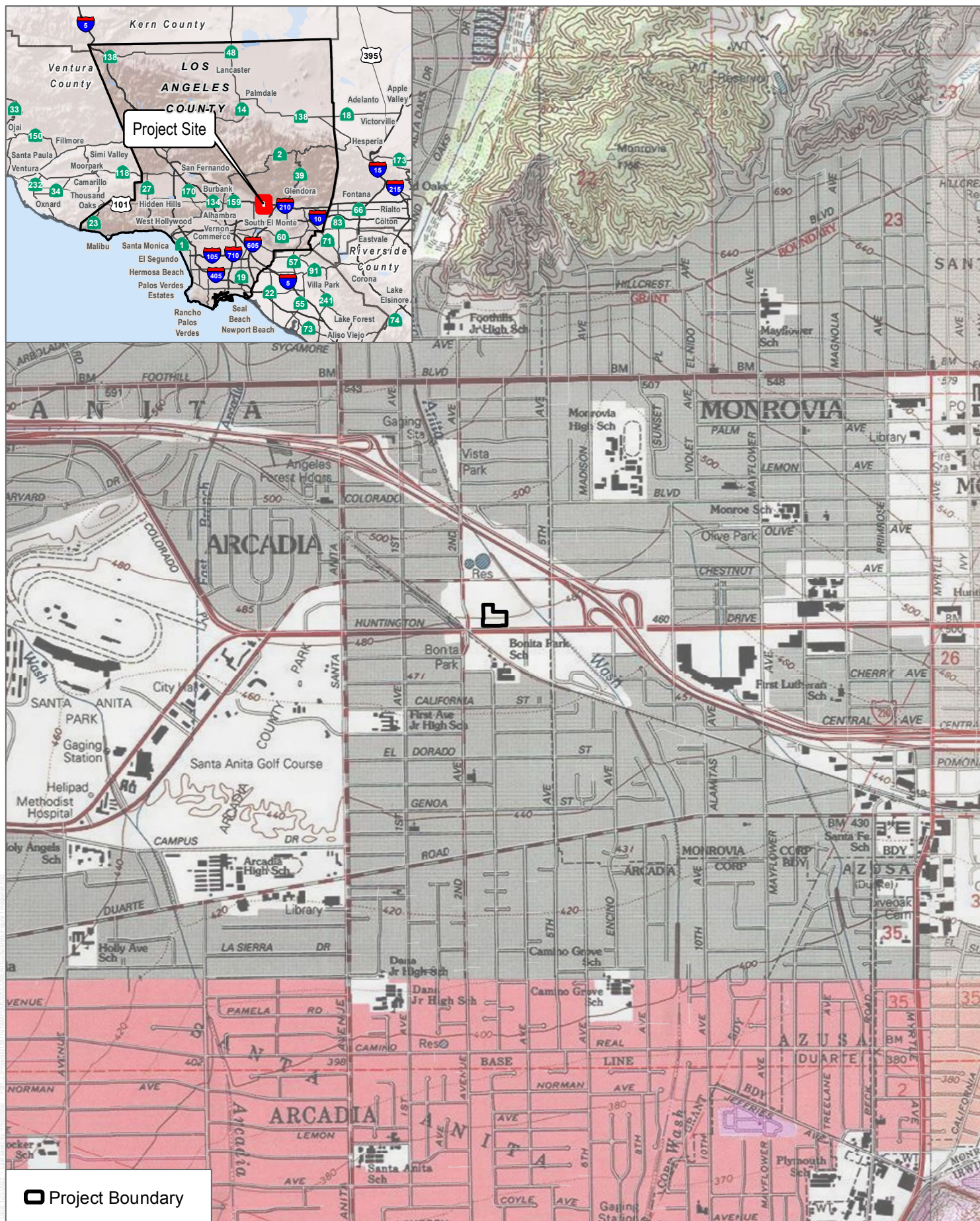
Project Description

The Derby Restaurant ownership desires to create a new mixed-use project that would include six stories of housing on upper levels alongside a larger The Derby Restaurant and second story indoor/outdoor lounge as its centerpiece along with another new restaurant and a café, both fronting E. Huntington Drive.

The expanded restaurant would include some distinctive historical elements of the restaurant including the classic red booths and horseracing memorabilia while adding new elements including a covered porte-cochere for inclement weather, a distinctive horseshoe-shaped lounge bar, an indoor-outdoor second-story bar, and dining area, and an expanded memorabilia collection (heretofore referred to as The Derby Centennial Collection) display area and restrooms that meet current standards. Of critical importance would be the expansion and modernization of kitchen and service areas.

The gabled roof forms of the existing The Derby Restaurant would be reinterpreted and simplified, and the new Derby would front both E. Huntington Drive and a nearly 10,000 square foot European inspired courtyard space surrounded on three sides by activated building masses of varying heights. A café space opposite The Derby Restaurant—and fronting the courtyard and street—would provide complementary pedestrian activity. Mostly continuous retail and residential frontage with a covered passageway to hidden parking would complete the relationship to E. Huntington Drive and Gateway Drive. The six-story building massing fronting E. Huntington Drive would step back approximately 30 feet at the fifth and sixth floors to provide a landscaped residential pool and amenity space. Along the Gateway Drive frontage, the massing would terrace back from the frontage several times as well include a 50-foot by 55-foot ground level landscaped vehicular entry courtyard.

Balconies, both recessed and protruding would be organized on each frontage to enhance the building's rhythms and focal points, and cornices will be provided to mark important areas.



SOURCE: USGS 7.5-Minute Series Mt Wilson Quadrangle
Township 1N; Range 11W; Section 27

FIGURE 1

Regional Location

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SOURCE: Bing Maps 2020; CAMS 2011

FIGURE 2
Project Site

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1.2 Project Personnel

Dudek Architectural Historian Andrew Bursan, MCRP, prepared this report and associated property significance evaluations in February of 2022. This report was reviewed for quality assurance/quality control by Historic Built Environment Lead Sarah Corder, MFA. In June of 2023, this report was reviewed by Dudek Senior Architectural Historian, Kathryn Haley, MA. Ms. Haley's contributions were limited to editorial clarifications regarding the evaluation recommendation for The Derby restaurant primarily in Section 2.3 and Section 5 of this Report. The original February 2022 findings presented by the original authors were not changed. All Dudek architectural historian staff meet the Secretary of the Interior's professional qualifications standards for architectural historian. Staff also meet the professional qualifications standards for architectural history in accordance with the City's regulations. Resumes for all key personnel are provided in Appendix A.

1.3 Regulatory Setting

Federal

National Register of Historic Places

While there is no federal nexus for this project, the subject properties were evaluated in consideration of NRHP designation criteria. The NRHP is the United States' official list of districts, sites, buildings, structures, and objects worthy of preservation. Overseen by the National Park Service, under the U.S. Department of the Interior, the NRHP was authorized under the National Historic Preservation Act, as amended. Its listings encompass all National Historic Landmarks, as well as historic areas administered by the National Park Service.

NRHP guidelines for the evaluation of historic significance were developed to be flexible and to recognize the accomplishments of all who have made significant contributions to the nation's history and heritage. Its criteria are designed to guide state and local governments, federal agencies, and others in evaluating potential entries in the NRHP. For a property to be listed in or determined eligible for listing, it must be demonstrated to possess integrity and to meet at least one of the following criteria:

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

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

Integrity is defined in NRHP guidance, "How to Apply the National Register Criteria," as "the ability of a property to convey its significance. To be listed in the NRHP, a property must not only be shown to be significant under the NRHP criteria, but it also must have integrity" (Andrus and Shrimpton 2002). NRHP guidance further asserts that properties be

completed at least 50 years ago to be considered for eligibility. Properties completed fewer than 50 years before evaluation must be proven to be “exceptionally important” (criteria consideration to be considered for listing).

State

California Register of Historical Resources

In California, the term “historical resource” includes but is not limited to “any object, building, structure, site, area, place, record, or manuscript which is historically or archaeologically significant, or is significant in the architectural, engineering, scientific, economic, agricultural, educational, social, political, military, or cultural annals of California” (California Public Resources Code Section 5020.1(j)). In 1992, the California legislature established the CRHR “to be used by state and local agencies, private groups, and citizens to identify the state’s historical resources and to indicate what properties are to be protected, to the extent prudent and feasible, from substantial adverse change” (California Public Resources Code Section 5024.1(a)). The criteria for listing resources on the CRHR were expressly developed to be in accordance with previously established criteria developed for listing in the NRHP, enumerated below. According to California Public Resources Code Section 5024.1(c)(1–4), a resource is considered historically significant if it (i) retains “substantial integrity,” and (ii) meets at least one of the following criteria:

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

In order to understand the historic importance of a resource, sufficient time must have passed to obtain a scholarly perspective on the events or individuals associated with the resource. A resource less than 50 years old may be considered for listing in the CRHR if it can be demonstrated that sufficient time has passed to understand its historical importance (see 14 CCR 4852(d)(2)).

The CRHR protects cultural resources by requiring evaluations of the significance of prehistoric and historic resources. The criteria for the CRHR are nearly identical to those for the NRHP, and properties listed or formally designated as eligible for listing in the NRHP are automatically listed in the CRHR, as are the state landmarks and points of interest. The CRHR also includes properties designated under local ordinances or identified through local historical resource surveys.

California Environmental Quality Act

As described further below, the following CEQA statutes and CEQA Guidelines are of relevance to the analysis of archaeological, historic, and tribal cultural resources:

- California Public Resources Code Section 21083.2(g) defines “unique archaeological resource.”
- California Public Resources Code Section 21084.1 and CEQA Guidelines Section 15064.5(a) define “historical resources.” In addition, CEQA Guidelines Section 15064.5(b) defines the phrase “substantial adverse change in the significance of an historical resource.” It also defines the circumstances when a project would materially impair the significance of an historical resource.

- California Public Resources Code Section 21074(a) defines “tribal cultural resources.”
- California Public Resources Code Section 5097.98 and CEQA Guidelines Section 15064.5(e) set forth standards and steps to be employed following the accidental discovery of human remains in any location other than a dedicated ceremony.
- California Public Resources Code Sections 21083.2(b)-(c) and CEQA Guidelines Section 15126.4 provide information regarding the mitigation framework for archaeological and historic resources, including examples of preservation-in-place mitigation measures; preservation-in-place is the preferred manner of mitigating impacts to significant archaeological sites because it maintains the relationship between artifacts and the archaeological context and may also help avoid conflict with religious or cultural values of groups associated with the archaeological site(s).

More specifically, under CEQA, a project may have a significant effect on the environment if it may cause “a substantial adverse change in the significance of an historical resource” (California Public Resources Code Section 21084.1; CEQA Guidelines Section 15064.5(b).) If a site is either listed or eligible for listing in the CRHR, or if it is included in a local register of historic resources or identified as significant in a historical resources survey (meeting the requirements of California Public Resources Code Section 5024.1(q)), it is a “historical resource” and is presumed to be historically or culturally significant for purposes of CEQA (California Public Resources Code Section 21084.1; CEQA Guidelines Section 15064.5(a)). The lead agency is not precluded from determining that a resource is a historical resource even if it does not fall within this presumption (California Public Resources Code Section 21084.1; CEQA Guidelines Section 15064.5(a)).

A “substantial adverse change in the significance of an historical resource” reflecting a significant effect under CEQA 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” (CEQA Guidelines Section 15064.5(b)(1); California Public Resources Code Section 5020.1(q)). In turn, CEQA Guidelines section 15064.5(b)(2) states the significance of an historical resource is materially impaired when a project:

1. Demolishes or materially alters in an adverse manner those physical characteristics of an historical resource that convey its historical significance and that justify its inclusion in, or eligibility for, inclusion in the California Register of Historical Resources; or
2. Demolishes or materially alters in an adverse manner those physical characteristics that account for its inclusion in a local register of historical resources pursuant to section 5020.1(k) of the Public Resources Code or its identification in an historical resources survey meeting the requirements of section 5024.1(g) of the Public Resources Code, unless the public agency reviewing the effects of the project establishes by a preponderance of evidence that the resource is not historically or culturally significant; or
3. Demolishes or materially alters in an adverse manner those physical characteristics of a historical resource that convey its historical significance and that justify its eligibility for inclusion in the California Register of Historical Resources as determined by a lead agency for purposes of CEQA.

Pursuant to these sections, the CEQA inquiry begins with evaluating whether a Project site contains any “historical resources,” then evaluates whether that project will cause a substantial adverse change in the significance of a historical resource such that the resource’s historical significance is materially impaired.

If it can be demonstrated that a project will cause damage to a unique archaeological resource, the lead agency may require reasonable efforts be made to permit any or all of these resources to be preserved in place or left in

an undisturbed state. To the extent that they cannot be left undisturbed, mitigation measures are required (California Public Resources Code Section 21083.2[a], [b], and [c]).

California Public Resources Code Section 21083.2(g) defines a unique archaeological resource as an archaeological artifact, object, or site about which it can be clearly demonstrated that without merely adding to the current body of knowledge, there is a high probability that it meets any of the following criteria:

1. Contains information needed to answer important scientific research questions and that there is a demonstrable public interest in that information.
2. Has a special and particular quality such as being the oldest of its type or the best available example of its type.
3. Is directly associated with a scientifically recognized important prehistoric or historic event or person.

Impacts to non-unique archaeological resources are generally not considered a significant environmental impact (California Public Resources Code section 21083.2(a); CEQA Guidelines Section 15064.5(c)(4)). However, if a non-unique archaeological resource qualifies as tribal cultural resource (California Public Resources Code Section 21074(c), 21083.2(h)), further consideration of significant impacts is required. CEQA Guidelines Section 15064.5 assigns special importance to human remains and specifies procedures to be used when Native American remains are discovered. As described below, these procedures are detailed in California Public Resources Code Section 5097.98.

Local

City of Arcadia Historic Preservation Ordinance (Ordinance No. 2359, Article IX. Chapter 1, Division 3, Section 9103.17)

The City of Arcadia adopted a historic preservation ordinance in April 2019, based on the City's 2015 decision to conduct a Citywide Historic Resources Survey and consistent with the City of Arcadia General Plan elements which proposed to preserve elements of Arcadia's physical community. Below, the applicable portions of the ordinance are excerpted:

9103.17.020 – Purpose

The Arcadia City Council acknowledges that the recognition, preservation, protection, and reuse of historic resources are required in the interests of the health, prosperity, safety, social and cultural enrichment, general welfare, and economic well-being of the people of Arcadia. The designation and preservation of historic resources, and the regulation of alterations, additions, repairs, removal, demolition, or new construction to perpetuate the historic character of historic resources, is declared to be a public purpose of the city.

Therefore, the purposes of this Chapter include the following:

- A. Enabling informed planning decisions regarding the treatment of properties that contribute to the city's character or reflect its historical and architectural development;
- B. Establishing priorities for preservation, restoration, and rehabilitation efforts within the city;
- C. Providing City planners with baseline information about potential historic resources from which to manage new development;
- D. Safeguarding Arcadia's heritage by protecting resources that reflect elements of the city's cultural, social, economic, architectural, and archaeological history;

- E. Deterring demolition, misuse, or neglect of designated historic landmarks, designated historic districts (and their contributing resources), and potential historic landmarks, which represent important links to the past of Arcadia, California, or the nation;
- F. Providing the public with a better understanding of and appreciation for the built environment as a tangible link to Arcadia's history;
- G. Promoting the use of historic resources, especially for the education, appreciation, and general welfare of the people of Arcadia;
- H. Protecting and enhancing the city's attractiveness to residents and visitors, and supporting economic development.

9103.17.060 - Local Eligibility and Designation Criteria.

A. Criteria for Designation.

Historic Landmark. On the recommendation of the Commission, the City Council may designate an individual resource (building, structure, object, or site) if it meets one or more of the following local eligibility criteria:

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

In addition to the requirements listed as 1. through 4. above in this section, an individual resource must satisfy at least one of the following requirements:

5. It is listed on the National and/or California Register of Historic Places; or
6. It is an iconic property.

Historic District. On the recommendation of the Commission, the City Council may designate a historic district if it meets one or more of the four criteria in Section 9103.17.060(A) and:

1. It possesses a significant concentration, linkage, or continuity of sites, buildings, structures, or objects united historically or aesthetically by plan or physical development.
 2. A minimum of 60 percent of the buildings within the proposed historic district contribute to the district's significance.
- B. **Automatic Consideration.** Any property individually listed in the National Register of Historic Places or California Register of Historical Resources shall be automatically considered designated historic resource by the City.
- C. **Considerations for Evaluating Properties - Age.** A resource considered for listing as a local historic landmark must be at least 45 years of age, unless it can be demonstrated that the resource has achieved exceptional importance within the last 45 years.

- D. Consideration for Evaluating Properties - Integrity.** In order for a resource to be eligible for designation as a local landmark or historic district, the resource must retain sufficient integrity. Integrity is the authenticity of a historical resource's physical identity as evidenced by the survival of characteristics that existed during the time period within which the resource attained significance. Only after significance has been established should the issue of integrity be addressed. There are seven aspects of integrity, as defined by the National Register: location, design, setting, materials, workmanship, feeling, and association. Since significance thresholds associated with local listing are generally less rigid than those associated with listing at the state or national levels, a greater degree of flexibility shall be provided when evaluating the integrity of a locally eligible historic resource, as opposed to one eligible for listing in the National or California Registers. For this reason, it is possible that a historic resource may not retain sufficient integrity to be eligible for listing in the National or California Registers, but may still be eligible for listing at the local level. Integrity shall be determined with reference to the particular characteristics that support the resource's eligibility under the appropriate criteria of significance.

City of Arcadia General Plan 2010 (City of Arcadia General Plan, Section 7.0 Parks, Recreation, and Community Resources Element)

The 2010 Arcadia General Plan enumerates a series of policies designed to protect and preserve cultural resources (City of Arcadia 2010a). Though the City does not have a preservation ordinance, the General Plan recommends potential city landmarks meet the following criteria:

- It exemplifies or reflects the broad cultural, political, economic or social history of the U.S., California, or City of Arcadia.
- It has yielded or has the potential to yield information in history or prehistory.
- It is representative of one of the diverse styles and variations of residential and commercial architecture found in Arcadia, whether vernacular or a work of identifiable artisans, master craftsmen, builder, or architects important locally or with wider significance.
- It is an object of significance because of its design or pleasing appearance in a setting.
- It is a site or structure that is important to the prehistory or history of the community.
- It is a surviving site, route, or structure important to the early settlement, economic origins, or technological development of the locale.
- It is a grouping or set of structures, historic sites or features, design components, natural features and landscape architecture, or other interesting details which together create exceptionally rich history or cultural ambiance.
- It is a hillside, geologic formations, body of water, arroyo, remaining natural vegetation, or other striking or familiar physical characteristic that is important to the special character, historic identity, or aesthetic setting of the community.

The 2010 General Plan also listed specific goals for historical resources in the city.

Goal PR-8. Continued recognition and support of the diverse historical and cultural organizations that celebrate and enrich the community

Policy PR-8.1. Support programs that promote a full range of cultural activities and their appreciation among all age groups, all levels of education, and all cultural backgrounds.

Policy PR-8.2. Nurture and support local arts organizations and promote the appreciation of and involvement in the creative and performing arts.

Policy PR-8.3. Build community identity through educational, informational, and cultural art events that focus on local art, food, music, ethnic diversity, and other topics.

Goal PR-9. Retention and proper stewardship of historical and cultural resources

Policy PR-9.1. Encourage the maintenance and preservation of historically, culturally, and or/ architecturally significant structures and sites in the community.

Policy PR-9.2. Explore partnerships with local community organizations, such as the Arcadia Historical Society, to continue the preservation of historic and cultural resources.

Policy PR-9.3. Collect, preserve, and celebrate Arcadia's heritage with quality exhibits and programs.

Policy PR-9.4. Preserve Santa Anita Park's use as a live horse racing venue while economically feasible, and preserve and maintain iconic structures at the racetrack such as the grandstand.

Policy PR-9.5. Identify historic sites, structures, neighborhoods, and other resources through a Historic Resource Inventory.

Policy PR-9.6. Explore the establishment of a Cultural Heritage Ordinance.

Policy PR-9.7. Develop incentives that promote preservation and rehabilitation of historic structures, sites, and other resources.

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2 Background Research

2.1 CHRIS Records Search

On January 13, 2022, Dudek completed a CHRIS records search of the Project site and a 1-mile search radius using data obtained from the South Central Coastal Information Center (SCCIC) located on the campus of California State University, Fullerton. Due to COVID-19, the SCCIC notified researchers that they are only able to provide data for Los Angeles County that has already been digitized. As such, not all available data known to CHRIS may be provided in the records search. The search included digitized mapped prehistoric and historic archaeological resources as well as historic built-environment resources; Department of Parks and Recreation (DPR) site records; technical reports; archival resources; and the Office of Historic Preservation's Built Environment Resources Directory (BERD). For the purposes of this report, only records relevant to historic built environment resources with the potential to be impacted by the proposed Project are discussed in this report. See the Archaeological Resources Assessment, prepared by Dudek 2022 for the full records search results, including all archaeological records.

There were no previously recorded built environment resources within the Project site or immediately adjacent to the Project site. There was one previously conducted cultural resources study that overlapped the Project site. The study is summarized below.

LA-06859

Arcadia General Plan (LSA Associates, Inc. 1996) details the general plan for the City of Arcadia and includes enumerated goals for cultural resources. The area of study for this report encompasses the entirety of the current proposed Project site. The report states that cultural resource assessments are required for any development that may impact a known or potential site of archaeological, paleontological, or historical significance. They also state that preservation and avoidance of impacts should be the primary goal, if this is not feasible then data recovery efforts will be required for resources deemed significant. Construction monitoring will also be required during any ground-disturbing activities within areas of archaeological potential.

2.2 Building Development and Archival Research

Building development and archival research were conducted for the Project site in an effort to establish a thorough and accurate historic context for the significance evaluations, and to confirm the building development history of the Project site and associated parcels.

City of Arcadia Development Services Department

Dudek obtained digitized permits from the City of Arcadia Development Services Department webpage on November 17, 2022 for Project site. Permits were available from 1948 to 2014. Dudek reviewed all available permits, and all information obtained from the City of Arcadia was used in the preparation of the historic context and significance evaluations. The original building permit for The Derby Restaurant building was not located.

Dudek also used the 2002 Historic Resource Survey documentation created for the City of Arcadia by Cultural Resource Management, LLC (CRM) of Pomona. This report divided the City into eight geographic districts and

produced 1-page DPR Primary Records for buildings that met the 50-year age threshold at the time of the survey. Information in this report was used in the preparation of the historic context and significance evaluations.

Los Angeles County Assessor

Dudek obtained assessor data for the Project site properties on November 16, 2021. This assessor data gave information about construction dates and current owners for properties in the Project site.

Arcadia History Room, Arcadia Public Library

Dudek visited the Arcadia Library's History Room on December 2, 2021. The Arcadia History Room's Collections included newspaper clippings, city directories, scrapbooks, digitized e-books, and historical photographs. All available information obtained from the library was used in preparation of the historic context and significance evaluations.

Historical Newspaper Review

Dudek reviewed historical newspapers from Arcadia and surrounding cities in an effort to understand the development of the City of Arcadia and the Project site. These documents were used in preparation of the historic context and significance evaluations.

Sanborn Fire Insurance Maps

A review of historical Sanborn Map Company fire insurance maps covering the City of Arcadia was conducted as part of the archival research on the Project site from the years 1908, 1924, and 1932 (revised) but researched revealed there was no Sanborn coverage for the Project site (Sanborn Map Company 1908, 1924, 1932).

Historical Aerial Photographs

A review of historical aerial photographs was conducted as part of the archival research effort for the following years: 1928, 1938, 1944, 1949, 1952, 1954, 1960, 1964, 1972, 1977, 1980, 1992, 1993, 1994, 1995, 1996, 1997, 1998, 1999, 2000, 2002, 2003, 2005, 2009, 2010, 2012, 2014, 2016, and 2018. Table 1 discusses the development of the areas surrounding the Project site (NETR 2022; UCSB 2022).

2.3 Additional Documentation

The City of Arcadia does not maintain an official register or list of historic resources. A plaque at The Derby was installed by the Arcadia Historical Society in 2011. The plaque provides a brief history of the restaurant with historic era photos and it is located at the entrance of the building. The Derby is marker #8 of the Arcadia Historical Markers. The historic markers are placed independently by the Arcadia Historical Society. The City of Arcadia does not consider historical marker placement by the Arcadia Historical Society a formal determination of historic significance at the local level. The Derby Restaurant not at present considered a CEQA historical resources by the City of Arcadia. A full evaluation of this property is provided in Section 5 of this Report.

3 Historic Context

3.1 Historical Overview of the City of Arcadia and its Downtown Commercial Core

After the annexation of California to the United States, Henry Dalton applied for a land patent to Rancho Santa Anita with the Public Land Commission, as required by the Land Act of 1851. The rancho went through several owners until 1875, when Rancho Santa Anita was sold for \$200,000 to Elias Jackson “Lucky” Baldwin. Baldwin was a wealthy landowner who had gained fame and fortune by investing in Nevada’s Comstock Lode mine. Baldwin owned several ranchos east of Los Angeles and invested heavily in their development. After Baldwin purchased the rancho, he hired a property manager and began to arrange for multiple improvements, including large-scale orange orchards, irrigation systems, and a distillery and wine production operation. Most notably, he started a training track and stables for racehorses (ARG 2016, p. 16; Eberly 1953, pp. 12-14; McAdam and Snider 1981, pp. 14-15).

Though there was an economic downturn in the 1870s and Baldwin went into debt, he retained several of his properties and saw success during the land boom of the 1880s. Adjacent development in Monrovia and Sierra Madre, cities close to Rancho Santa Anita, inspired Baldwin to subdivide his land in 1883. The Santa Anita Tract was located between Monrovia to the east and Baldwin’s large estate house to the west. Baldwin also secured the right-of-way for the Los Angeles & San Gabriel Valley Railroad to pass through the Santa Anita Tract, as well as water rights in Santa Anita and Little Santa Anita canyons. Baldwin developed other amenities and attractions for the area, including the construction of the Oakwood Hotel, creating tourist excursions to the surrounding mountains, lining Santa Anita Avenue with eucalyptus trees, and continuing to breed and train racehorses. By 1886, Atchison Topeka & Santa Fe (AT&SF) Railroad had purchased the railroad, and the tracks reached the Santa Anita Tract townsite. By 1887, the town was being referred to as Arcadia (Figure 3). Baldwin’s speculative development made the town appear so successful that another railroad, the San Gabriel Valley Rapid Transit Railroad, built a depot and began offering rail service to the town. Despite this, by the end of the 1880s, the town had less than 200 residents (ARG 2016, pp. 18-19, 23; Eberly 1953, pp. 32-33; McAdam and Snider 1981, pp. 20-21).

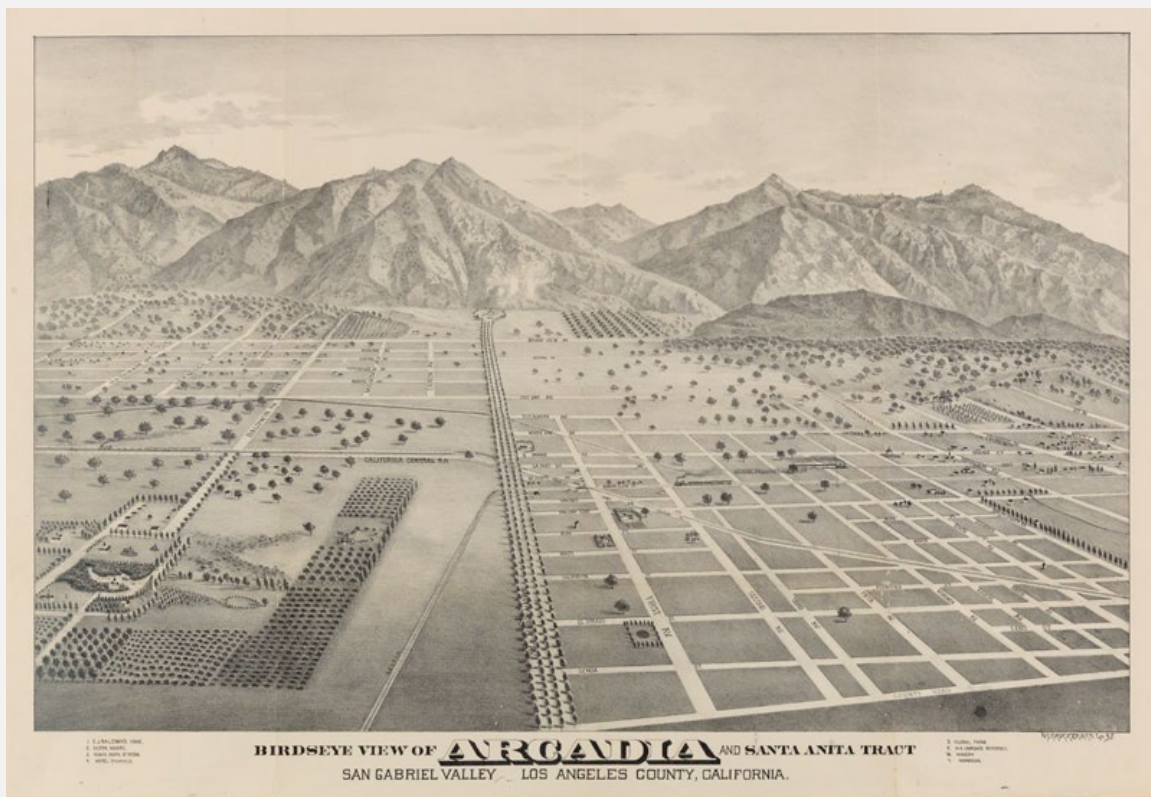


Figure 3. Bird's Eye View of Arcadia and the Santa Anita Tract, 1888; Santa Anita Avenue is the tree-lined north-south road in the center of the image (California State Library)

Baldwin continued to grow the community in the 1890s and 1900s, helping to develop the town. In 1902, when the Pacific Electric Railway announced it would construct the Pasadena Short Line from Pasadena to Monrovia, Baldwin interceded with the company and negotiated for service to Arcadia. He also filed to incorporate Arcadia in 1903 and was immediately appointed mayor. Baldwin's intent was not necessarily to grow the town, but to gain traction for a business proposal and long-time hobby: establishing a horse-racing track at Arcadia. The town grew, with a small commercial business district emerging along Falling Leaf Avenue (later, Huntington Drive). On the west side of Santa Anita Avenue, adjacent to the business corridor and railroad depots, Baldwin built Santa Anita Park, a racetrack, in 1907. Baldwin died in February 1909. Just a month later, the State of California passed a bill banning racetrack gambling and the Santa Anita Racetrack was closed. The original racetrack burned down in 1912 (ARG 2016, pp. 28-29; Eberly 1953, pp. 40, 49, 52-53; McAdam and Snider, p. 61).

In the beginning of the twentieth century, commercial growth in Arcadia continued to be concentrated along Falling Leaf Avenue. General improvements in the city included gas and electric utilities, streetlights, a municipal water system, a dedicated city-operated fire department, and graded and paved roads. Banks, schools, hotels and residential subdivisions were constructed in the townsite. Falling Leaf Avenue was paved, widened, and renamed Huntington Drive in 1913. The United States' entry into World War I had an impact on the city's development patterns. The Ross Field Balloon School was established by the U.S. Army at the Santa Anita Racetrack site. During

the war years, 3,500 recruits were hosted at Ross Field. Arcadia expanded from 696 citizens in 1910 to 2,239 in 1920 (ARG 2016, pp. 37-40; Eberly 1953, p. 59-75; McAdam and Snider 1981, pp. 96, 109).

A new downtown commercial corridor and civic center began to form along Huntington Drive in the late 1910s and 1920s. In 1918, Arcadia's first City Hall was erected at Huntington Drive and First Street. Eventually, several civic buildings, including the library, police department, fire department, and a community center would emerge north of the City Hall building, on Wheeler Avenue. During the 1920s, several commercial businesses erected buildings on Huntington Drive, including the Arcadia Theatre, a drive-in market at Huntington Drive and First Avenue, and other grocery and dry goods markets. To the north of the commercial district, industrial properties began to concentrate along the AT&SF and SP railroad tracks, especially near the intersection of Santa Clara Street and the railroad tracks. Outside of the town's central core, new residential subdivisions were created by dividing large land tracts into smaller plots. Several agricultural tracts in and around Arcadia were also dedicated to poultry raising, which remained a common land use in Arcadia through the 1930s (ARG 2016, pp. 47-50; McAdam and Snider 1981, pp. 109-110).

In 1933, the State of California reintroduced racetrack wagering, reversing their 1909 anti-gambling position. By Christmas 1934, a new Santa Anita Park racetrack was opened by the Los Angeles Turf Club. With the end of Prohibition in 1933, the town became a destination for local gambling, sports betting, and alcohol consumption. The City also received a generous WPA grant to create a 184-acre public park at Santa Anita Regional Recreational Center (Arcadia County Park), which boasted an 18-hole golf course, pools, and tennis courts, open to the public. In the 1930s, Anita Baldwin, daughter of E.J. Baldwin, sold 1,300 acres of inherited property to be developed by Rancho Santa Anita, Inc. Rancho Santa Anita, Inc. parceled the large acreage into residential subdivisions, including Santa Anita Village, the Rancho, the Upper Rancho, Santa Anita Gardens, and Colorado Oaks. The effect of these investments and increased visitation, despite the national Depression, led to the City of Arcadia experiencing moderate growth in the 1930s, with "new buildings, new businesses, public improvements and home construction" taking place almost daily (Eberly 1953, p. 118). By 1940, the City's population expanded to 9,122 citizens.

During World War II, Arcadia's Santa Anita Racetrack played a large role in the Executive Order 9066 removal of Japanese-Americans from their homes and subsequent internment, serving as an assembly center in 1942. The War Department took over the racetrack. Nearly 400 barracks buildings were erected around the grandstand building (Figure 4). In addition to housing Japanese-Americans before they were sent to internment camps, the racetrack was also used to hold 2,000 German and Polish prisoners of war. During the war, the City of Arcadia experienced little population or built environment growth (Arcadia Historical Society 2008, p. 73; ARG 2016, pp. 53-55, 60-62; Eberly 1953, pp. 118-122; Kovacic 2003, pp. 23-24; McAdam and Snider 1981, pp. 127, 148).



Figure 4. Barracks to house Japanese internees at the Santa Anita Park Racetrack, 1942 (Los Angeles Public Library)

In the post-war period, like all of Southern California, the City of Arcadia experienced massive population growth and a building boom. The population of Arcadia increased from 9,122 people in 1940 to 23,066 people in 1950. Much of the town's growth was financed through Veterans' loans and Federal Housing Administration mortgage-promoted home building. In the downtown commercial core, all remaining empty lots were developed, and other commercial corridors emerged along Duarte Road and Foothill Boulevard (U.S. Route 66). Commercial shopping centers and commercial strips in these areas were designed to take advantage of automobile traffic as other modes of transportation, including the Pacific Electric Red Cars, ended service in the 1950s. Notable institutional growth during this period included the creation of the Los Angeles State and County Arboretum, which was carved out of remaining undeveloped Rancho Santa Anita land in 1947. It opened to the public in 1955. The City's population growth continued, expanding to 41,005 people in 1960 (ARG 2016, pp. 65-66; Kovacic 2003, pp. 322-326; McAdam and Snider 1981, pp. 163-165).

Suburban sprawl, commercial growth, shopping centers, and a booming population characterized Arcadia in the 1960s and 1970s. Civic development included expanding the number of grammar and high schools, new libraries, and the fire and police departments. By 1968, the Foothill Freeway (now Interstate 210) was completed through Arcadia. It continued east towards San Dimas by 1971. Multiple attempts were made to expand the downtown commercial core along Huntington Drive by permitting high-rise buildings. These efforts were defeated in the 1960s and 1970s, resulting in a height limit of eight stories. One project built to this limit was the Towne Center Project, completed in 1971 (see Section 3.5). Noteworthy commercial development away from the downtown commercial core was the Santa Anita Fashion Park, an indoor mall designed by Victor Gruen of Gruen Associates and opened in 1975.

In the 1980s and 1990s, the demographics of Arcadia changed dramatically, and the formerly majority-Caucasian city quickly transformed into a predominantly Asian-American community. The Asian-American community comprised 9% of the population in 1980. Over the next few decades, the community grew to 59% of the population by 2010. In addition to shifting demographics, commercial and industrial land uses have also changed in Arcadia. In 1996, the

City published a General Plan to revitalize the downtown district. From the early 2000s to the present-day, single-family residences, townhomes, and condominiums have been constructed in formerly industrial and commercial areas around the two-block downtown commercial core of Huntington Drive. Today, the downtown commercial core is a mixed-use, primarily commercial area (Arax 1985; ARG 2016 pp. 77-78; City of Arcadia 2010b, p. 53, 2010c, p. 3; Kovacic 2003, pp. 126-127, 326; Kovacic 2013, pp. 59-61, 68; McAdam and Snider 1981, pp. 175-177).

3.2 History of Buildings within the Project site

The Project site is located about one-half mile east of Arcadia's Downtown Commercial Core along Santa Anita Avenue. The Project site includes two parcels that total 2.23 gross acres. The Project site is currently occupied by two restaurant buildings at 233 E. Huntington Drive and 301 E. Huntington Drive and a surface parking lot. The following table provides a development history of The Derby Restaurant Project site since the first available aerial image in 1928:

Table 1. Historical Aerial Photograph Review of Project site

Photograph Year	Observations and Findings
1928	The earliest aerial photograph of the Project site dates to 1928. The Project site appears as two neighboring residential parcels bisected by what was then Third Street. The parcel to the west is L-shaped with a primary single-family residence and five smaller ancillary buildings to the rear. The parcel to the east is triangular with a single-family home at the west-central end of the property. E. Huntington Drive is also visible in its current east-west orientation but was narrower in 1928. AT&SF tracks run diagonally near the southwest corner of the current Project site. The Santa Anita Wash, located a quarter mile west of the Project site, was not channelized at this point. The surrounding neighborhood, which is located in east-central Arcadia, had been substantially developed to the east of Santa Anita Avenue with single family residences by this time, but about a quarter of the lots were vacant. The area west of Santa Anita Avenue, roughly half a mile west of the Project site, was largely undeveloped besides a racetrack that would later be redeveloped as Santa Anita Park.
1938	A 1938 aerial image shows a new square-shaped building located at the southeast corner of the Project site on what had formerly been an L-shaped residential parcel. The new building appears to be the original The Derby Restaurant, which was constructed in 1931, and a large tree fronts the building along E. Huntington Drive. Besides the construction of the new restaurant, changes to the Project site also included the addition of a small, square building on the south end of the triangular eastern parcel. The section of E. Huntington Drive that fronts the Project site and extends to the Santa Ana Wash appears wider than 1928. In the neighborhood immediately surrounding the Project site, only moderate development has taken place on vacant parcels since the 1928 aerial image. The area west of Santa Ana appears completely reconfigured since 1928 with the development of Santa Anita Park.
1952	Within the Project site in a 1952 aerial, The Derby Restaurant appears to have had a major expansion to the south (primary) and west elevations, which culminated in the removal of the large oak tree that fronted the building along E. Huntington Drive in the 1938 aerial. The portion of the former triangular parcel within the eastern end of the Project site now includes a street-facing rectangular building and a small building at the center of the parcel. The parcels directly north of the Project site is developed with single-family dwellings by 1952 and parcels vacant in 1938 are mostly developed with single-family residences. By 1952, the AT&SF Railroad tracks running diagonally past the southwest corner of the Project site had been replaced by a railroad bridge that is elevated over E. Huntington Drive.
1952-1964	No discernible changes to the Project site.

Table 1. Historical Aerial Photograph Review of Project site

Photograph Year	Observations and Findings
1972	By the 1972 aerial image, the commercial building at the center of the eastern parcel is demolished. Besides the demolition, the remainder of the Project site and surrounding neighborhood looks as it had in 1952.
1977	No discernible changes to the Project site.
1980	No discernible changes to the Project site.
1994	The 1994 aerial image indicates that The Derby Restaurant building, at the west end of the Project site had significant expansion to its west elevation and a reconfigured roof. Within the eastern parcel, the 1950s-era street-facing buildings have been demolished and replaced by a large 80-foot by 110-foot rectangular Souplantation restaurant building constructed in 1988. Directly north of the Project site, former single-family residences were replaced by two, large multi-story hotels.
1995-1998	No discernible changes to the Project site.
1999	In 1999, a patio expansion appears on the west elevation of The Derby Restaurant building
1999-2005	No discernible changes in the Project site or surrounding properties based on aerial imagery.
2006	A 1,200 square foot addition to the west elevation covered patio is visible in aerial images.
2007-2010	No discernible changes in the Project site or surrounding properties based on aerial imagery.
2011	In 2011 aerials, a new masonry wall is visible at the front of the property.
2012-2018	No discernible changes in the Project site or surrounding properties based on aerial imagery.

History of The Derby Restaurant

The history of The Derby Restaurant dates to the 1920s when owner Hudson M. Proctor opened the “Proctor Tavern” in 1922 at Foothill Boulevard and Santa Anita Avenue in Arcadia. It appears that by 1926, the restaurant was known as “Proctor’s Foothill Tavern” and specialized in fried chicken meals. By 1931, Proctor closed the restaurant on Foothill Boulevard and opened a new “Proctor’s Tavern” restaurant at 233 E. Huntington Drive which would later house The Derby Restaurant (Arcadia Tribune 1931, pp. 1). Built in the Spanish Colonial Revival style, the new restaurant included two dining rooms, each with a fireplace, as well as an upstairs apartment. The restaurant would change hands several times during the 1930s and a 1934 advertisement shows that Proctor sold the restaurant to W. B. De Beers who renamed it “Ye Derby Tavern” (Arcadia Tribune 1934, pp. 10).

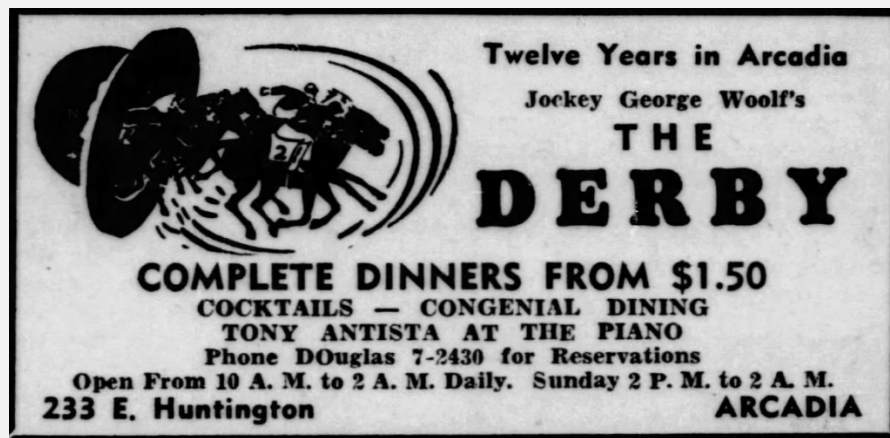


Figure 5. A 1950 newspaper advertisement for The Derby Restaurant (Monrovia News-Post 1950)

The ownership changes ultimately culminated in a grand ‘re-opening’ in December 1938 by co-owners Bill Petersen and legendary jockey George “The Iceman” Woolf. By this time the restaurant was referred to under its present moniker, The Derby. Woolf, a highly successful horseracing jockey who is best known for riding the famed horse Seabiscuit in 1938, owned the restaurant until his untimely death in a 1946 horseracing fall. Woolf’s fame as a jockey increased the popularity of the restaurant and tightened the restaurant’s connection to horseracing. Woolf’s widow ran the restaurant for another five years, but ultimately sold the restaurant to Dominic and Lorene (“Murph and Slugger”) Sturniolo in 1951 (Arcadia Tribune 1951, pp. 1). These longtime owners would maintain the restaurant’s horseracing theme, which had been established in the 1930s. This included maintaining a showcase with Woolf’s racing memorabilia at the front of the restaurant. Upon taking ownership, the Sturniolos expanded the size of the restaurant by adding to the primary (south) and west elevations of the original restaurant to accommodate more diners. This remodel effectively removed all elements of the former Spanish Colonial Revival style of the building and landscaping including its clay tile roof, façade, original signage, and the oak tree that fronted the building. The restaurant specialties included steak, Baked Alaska, and drinks like cappuccinos and Irish Coffee. In 1964, owner Dominic Sturniolo acquired a chandelier once belonging to Arcadia founder Lucky Baldwin, which currently hangs before the main dinner room. In the 1940s and 1950s, the restaurant featured music by piano player Tony Antista, who was a popular local entertainer until his death in 1961 (Mutschler 1983, pp. 1-7).

Besides their 1950s restaurant addition, the Sturniolos made another large patio addition to the western end of the building in 1999, when Dominic and Lorene’s son Charles “Chip” Sturniolo was owner. After the Sturniolos’ long and successful tenure, Dustin Nicolarsen and Michael Thomas acquired the restaurant in 2007 and are the current owners.

3.3 Architectural Styles in the Project Site

The Derby Restaurant building was designed in the Spanish Colonial Revival style when it was originally constructed in 1931, but subsequent several alterations, including major additions to the façade, have added neo-Craftsman style and Ranch elements to the restaurant building. Due to these alterations and combinations of styles, the building does not currently convey an architectural style. Almost no character-defining features of the original Spanish Colonial Revival style remain.

Architects and Builders

The original 1931 Spanish Colonial Revival style restaurant was designed and built by owner Hudson M. Proctor, who, according to articles about the restaurant, had prior experience in the building industry, and no architect or contractor was used for the building (Arcadia Tribune 1931, p. 1). Research did not reveal that subsequent remodels and additions to the restaurant engaged an architect for the designs.

3.4 Property Type in the Project Site

Restaurants, 1880-1980

To better understand the restaurant property type, Dudek utilized the following SurveyLA context relevant to the evaluation of The Derby Restaurant since themes present in nearby Los Angeles apply regionwide:

- “Commercial Development” under the theme “Neighborhood Commercial Development, 1880-1980” and more specifically, the sub-theme “Restaurants, 1880-1980.” The period of significance for Restaurants is 1880–1980.

The Derby Restaurant was referred to as a café or tavern in newspaper ads during its history in Arcadia. The café was a type of establishment that could be found on the main streets of small towns as well as in neighborhood commercial areas that operated similarly to small towns. Between 1910 and 1940, the neighborhood café operated as a social meeting place. The interior area was long and thin, with a counter on one side, tables or booths on the other, and the kitchen at the back.

Restaurants, such as cafes, may be historically notable in terms of commerce, social history, and/or architecture. They show the progression of the local restaurant from the café and luncheonette, which were commonly situated in rented storefront spaces, to the free-standing tearoom, destination restaurant, coffee shop, and walk-up food stand. They also show how the local restaurant frequently served as essential and well-known gathering and socializing spaces, creating a feeling of community identity. These restaurants may be affiliated with local, regional, or national chains, and they may reflect prototype/corporate designs that are noteworthy examples of architectural styles and were developed by well-known architects (Prosser 2017, pp. 100-112).

Character-Defining / Associative Features:

- Features architectural and site-planning elements typical of neighborhood restaurants in both a pedestrian-oriented storefront form and an auto-oriented freestanding form
- May reflect prototype/corporate designs associated with specific restaurant chains
- May be associated with notable architects/designers
- Associated with activities characteristic of neighborhood economic and social life

Commercial and Recreational Development, 1910- 1935

The Derby Restaurant is also associated with the theme of commercial and recreational development in Arcadia from 1910-1935 as highlighted in Arcadia’s 2016 Citywide Historic Context Statement. In the 1920s and 1930s, several businesses were added to the existing commercial district centered around Huntington Drive and 1st Avenue, including a theater, banks, a newspaper, various retail and service operations in new commercial blocks,

and even a drive-in market. Only a few commercial properties from the 1920s and early 1930s remain in the district, including a former shoe shop and grocery store (1923) at 323-325 N. 1st Avenue (heavily altered; now Arcadia Welfare and Thrift) and the former Arcadia Tribune (1930) at 8 N. 1st Avenue.

Due to the restaurant's proximity to the Santa Anita Race and horseracing theme, it shared a connection to horseracing and the supporting commercial businesses. In the early 1930s, the majority of Arcadia's economic development was focused on the establishment of the Santa Anita Park and Racetrack, as well as the expansion of Highway 66 through the city. Santa Anita Park, which opened on Christmas Day 1934, immediately became Arcadia's hallmark icon, attracting Hollywood stars and racegoers from miles around.

The development of the racetrack was a huge boost to Arcadia, providing both money and favorable attention to the community during the Great Depression. Businesses capitalized on the flood of racetrack visitors by building hotels, restaurants, and tourist attractions such as W. Parker Lyon's showy Pony Express Museum (now closed), which housed a massive collection of "Wild West" artifacts. In 1931, Huntington Drive and Colorado Boulevard were built through the Baldwin Ranch to link to transcontinental Highway 66. By 1932, the highway had been divided between Foothill Boulevard and a piece of Huntington Drive. Businesses benefited from the extension of Highway 66, which saw the construction of service stations, drive-in markets, and motor courts to serve vehicles along the route (ARG 2016, pp. 47-50).

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4 Field Survey

4.1 Methods

Built Environment Survey

Dudek Architectural Historian Andrew Bursan, MCRP, conducted an intensive survey of the Project site on January 5, 2022. Mr. Bursan meets the Secretary of the Interior's Professional Qualification Standards for architectural history. The survey entailed walking around the building exteriors of each of the two properties in the Project site, documentation with notes and photographs, specifically noting character-defining features, spatial relationships, observed alterations, and examining any historic landscape features on the properties. The Derby Restaurant's interior was surveyed as part of the intensive survey to research on site collection of memorabilia and historic photographs.

4.2 Results

One property within the Project site is over 45 years old and was identified as requiring recordation and evaluation for historical significance: The Derby Restaurant (233 E. Huntington Drive, APN 5773-009-070).

This property is described and evaluated for historical and architectural significance in Section 5. Significance Evaluations. A State of California Department of Parks and Recreation Series 523 (DPR) form for The Derby Restaurant property is located in Appendix C. DPR forms.

One property located within the Project site, 301 E. Huntington Drive (APN 5773-009-065), is developed with a building constructed in 1988 and does not meet the 45-year age threshold. Therefore, it was not evaluated or recorded.

Evaluated

- The Derby Restaurant - 233 E. Huntington Drive, APN 5773-009-070

Not Evaluated

- Souplantation - 301 E. Huntington Drive, APN 5773-009-065

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5 Significance Evaluations

In order to determine if the proposed Project will impact historical resources under CEQA, all buildings or structures over 45 years in age within or immediately adjacent to the Project site were evaluated for historical significance and integrity in consideration of NRHP, CRHR, and City of Arcadia designation criteria and integrity requirements. This includes The Derby Restaurant, which is inside the Project site. Because the designation criteria for the CRHR and City of Arcadia landmarks closely resembles the NRHP Criteria, these evaluations are grouped together below.

5.1 The Derby Restaurant, 233 E. Huntington Drive, (APN 5773-009-070)

Property Description

The Derby Restaurant located at 233 E. Huntington Drive was originally constructed in the Spanish Colonial Revival style in 1931. As the restaurant currently exists, it is a two-story, building with Ranch and neo-Craftsman features topped by a gable-on-hip roof with open eaves. Irregular in plan, the building is clad in clinker brick on the façade and has stucco cladding on secondary elevations. A decorative vent and vertical half-timbering highlight gables on the west end of the building. Fenestration is non-original, fixed pane, stained glass windows on all elevations. A straight brick walkway leads from the sidewalk to the main entrance shelter with wood column supports and a wood door entrance on the west end of the primary south elevation. A circular clinker brick chimney rises from the southeast corner of the building. A small second-story office, which is obscured by the primary roof pitch at the front of the building, is located at the rear. A side-gabled roof wing projecting from the west elevation covers an open patio area. A canopy structure attached to the rear of the buildings provides additional patio sheltering. The interior walls are adorned with horse racing memorabilia, including paintings, and photographs that likely date between the 1930s to the mid-to-late 1940s. Due to extensive modifications to the building over time interior remnants of the original 1931 building are difficult to clearly identify.

Associated features that surround the restaurant building include, two free-standing neon signs front the building along E. Huntington Drive. The westernmost sign reads “Guest Parking”, with an arrow and bowler hat surrounding the lettering, and the easternmost sign reads “World Famous, The Derby” with a red background. A small lawn with shrubs and a three-foot-high brick fence front the primary elevation. A parking lot surrounds the remainder of the building and mature trees line the parcel boundary. The Derby Restaurant building is flanked by two 1980s-era multi-story hotels to the northwest and northeast and a restaurant directly to the east.



Figure 6. The Derby Restaurant: South (primary) elevation, view looking northeast (IMG_0622)



Figure 7. The Derby Restaurant: South (primary) elevation, view looking north (IMG_0625)



Figure 8. The Derby Restaurant: East elevation, view looking northwest (IMG_0566)



Figure 9. The Derby Restaurant: North (rear) elevation, view looking southwest (IMG_0578)



Figure 10. The Derby Restaurant: West elevation, view looking northeast (IMG_0594)



Figure 11. The Derby Restaurant: West view of a freestanding sign along E. Huntington Drive (IMG_0564)



Figure 12. The Derby Restaurant: West view a freestanding sign along E. Huntington Drive (IMG_0599)

Building Permits and Identified Alterations

The following list of known alterations was compiled through archival research of Arcadia building permits, a review of previous property documentation, and during the course of the intensive survey.:

- Restaurant remodel (no details) for \$3,500, Certificate of Occupancy 13391 (1948)
- 18-foot expansion around the entire exterior of the original building including the primary south façade, Owner Domonic Sturniolo (1951)
- Sign permit for \$480, Permit #520 (1961)
- Conference room addition, owner Dustin Nicolarsen (Circa 1969)
- Open patio for \$14,076, Permit #B00-002-704 (1999)
- 576 square foot outdoor patio with the removal of ceiling coverings for outdoor walls, Permit #B00-009-895 (2001)
- Removal and replacement of brick on exterior elevations, owner Dustin Nicolarsen (Circa 2001)
- Addition of a 1,200 square foot roofed patio for \$23,299, Permit #B00-019-678 (2006)
- Masonry garden wall for \$2,267, Permit B00-038-522 (2011)
- New masonry fireplace for \$10,000, Permit B00-045-848 (2014)
- Non-enclosed patio added, owner Dustin Nicolarsen (2020)



Figure 13. A photo of the façade of The Derby Restaurant circa late 1930s when the restaurant exhibited its original Spanish Colonial Revival style, original signage, and oak tree fronting the property (Arcadia Historical Society 2008).



Figure 14. The façade of The Derby Restaurant in 2022 showing the existing façade, which has been substantially altered since the 1951. The original signage and the oak tree fronting the property have also been removed (IMG_0625).

NRHP/CRHR/City of Arcadia Statement of Significance

The Derby Restaurant at 233 E. Huntington Drive is not eligible for listing in the NRHP, CRHR, or as a City of Arcadia historic landmark individually or as part of an existing historic district, as demonstrated below.

Criterion A/1/1: That are associated with events that have made a significant contribution to the broad patterns of our history.

Located along E. Huntington Drive which is portion of the original Route 66 alignment and originally established at its current location in 1931, The Derby Restaurant gained prominence during the 1930s and through the late 1940s as a gathering spot for the horse racing community. This connection between the restaurant and the horseracing community developed due to its proximity to the Santa Anita Park and through its former owner George “The Iceman” Woolf, who was best known for riding the famed horse Seabiscuit. During Woolf’s ownership period of The Derby from 1939 to 1946, the restaurant grew in popularity as a horseracing community gathering spot with celebrity status that featured Woolf’s vast collection of horseracing memorabilia. Woolf owned the restaurant until his untimely death in 1946 due to falling off a horse during a race. Woolf’s fame as a jockey increased following his death along with the popularity of the restaurant, which enhanced the restaurant’s connection to the horseracing community. Woolf’s widow, Genevieve Woolf Cayer, ran the restaurant until 1951 when she sold the operation of the restaurant to Dominic and Lorene (“Murph and Slugger”) Sturniolo (Dominic Restaurants, Inc.) in 1951 (Arcadia Tribune 1951, pp. 1). By this time, The Derby was a well-known southern California establishment. The new owners continued to maintain the restaurant, exhibiting Woolf’s collection of horseracing memorabilia, and emphasizing Woolf’s legacy.

In consideration of these factors, The Derby Restaurant, has associations with a pattern of events that have made contributions to the development of the horseracing community under NRHP Criterion A, CRHR Criterion 1, and City of Arcadia Historic Landmark Criterion 1. The period of significance for the subject property is 1931 to 1951; spanning the year the restaurant was first established at its location, to the date that the property was no longer operated by the Woolf family. This is the period in which the restaurant grew in popularity, became a well-known establishment, and solidified its link to the horse racing community. The property’s ability to convey significance under this Criterion is addressed below in the integrity discussion.

Criterion B/2/2: That are associated with the lives of persons significant in our past.

To be considered eligible under NRHP Criterion B, CRHR Criterion 2, or City of Arcadia Historic Landmark Criterion 2 the property must be directly tied to an important person and the place where that individual conducted or produced the work for which he or she is known. In the case of The Derby Restaurant, the people who have owned and operated the restaurant are discussed below.

The Derby Restaurant was originally constructed by owner Hudson M. Proctor in 1931, who owned the restaurant until approximately 1934. Proctor appears to have been a local businessman, but research did not reveal him to be a person of great local importance. Famed horseracing jockey George Woolf owned the restaurant from December of 1938 until his death in 1946. While George Woolf is historically significant as a horse racing jockey, the connection to the work he is known for, horseracing, is shown through the memorabilia that remains inside the restaurant. However, The Derby Restaurant is not where he performed the work for which he is known (i.e., horse racing). Woolf is famous for his career as a jockey and his productive years are most closely associated with the Santa Anita racetrack where he famously raced. A statue of Woolf was erected at the Santa Anita racetrack in 1949

and it remains at the site today. The racing facility serves as a more intact representative example of his career than The Derby Restaurant that he briefly owned.

Dominic and Lorene (“Murph” and “Slugger”) Sturniolo and their son Chip owned the restaurant for most of its history (1951-2007) until selling the restaurant in 2007. While the family was successful and well regarded as local businesspeople in Arcadia, there is no evidence that they are prominent people or known to be historic figures at the national, state, or local level. Lacking a direct association with an individual’s important achievements for which they are known, The Derby Restaurant is not eligible under NRHP Criterion B, CRHR Criterion 2, or City of Arcadia Historic Landmark Criterion 2.

Criterion C/3/3: That 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.

Hudson M. Proctor constructed the building that would ultimately come to be known as The Derby Restaurant in 1931 in the Spanish Colonial Revival style. He was reported in a few articles to have experience in construction, and he did not hire a contractor or architect to design the building. Owners Dominic and Lorene Sturniolo completely remodeled the restaurant in 1951 with additions to the primary and west elevations that removed all former Spanish Colonial Revival elements in addition to removing original freestanding signage and removing the large oak tree that once fronted the building. Beyond the upstairs office, no elements of the 1931 era building remain.

Since the late 1990s, the restaurant has experienced large additions to the west elevation, removal of original exterior brick, and the addition of new exterior chimneys. Due to numerous alterations, the building no longer possesses any character-defining features of the 1930s Spanish Colonial Revival style. Although the building as it currently stands features Ranch and neo-Craftsman elements, it no longer possesses a discernable architectural style. In addition, the restaurant no longer exhibits the architectural and site-planning elements of its original 1930s era cafe restaurant type due to alterations. Lacking architectural distinction, or any known connection with the work of a master architect, The Derby Restaurant is not eligible under NRHP Criterion C, CRHR Criterion 3, or City of Arcadia Historic Landmark Criterion 3.

Criterion D/4/4: That have yielded, or may be likely to yield, information important in prehistory or history.

The Derby Restaurant is not significant under Criterion D of the NRHP, Criterion 4 of the CRHR, or City of Arcadia Historic Landmark Criterion 4 as a source, or likely source, of important historical information nor does it appear likely to yield important information about historic construction methods, materials, or technologies.

Integrity Discussion

To be eligible for listing in the NRHP, CRHR, or as a landmark in the City of Arcadia, properties must have a clear association under one or more Criterion and retain historic integrity to the period of significance established under the Criterion for which it has an association.

As stated above, The Derby Restaurant, has associations with events that have made significant contribution to broad patterns of our history under NRHP Criterion A, CRHR Criterion 1, and City of Arcadia Historic Landmark Criterion 1 (Criterion A/1/1). The period of significance for the subject property is 1931 to 1951; spanning the year the restaurant was first established at its location, to the date that the property was no longer operated by the

George Woolf or his wife. This is the period in which the restaurant grew in popularity, became a well-known establishment, and solidified its link to the horse racing community.

Despite a clear association under Criterion A/1/1, alterations to the property since 1951 have modified the property to extent that it appears to be a building constructed in the latter half of the twentieth century, not in the 1931 to 1951 period when the building was originally constructed and gained prominence as a restaurant associated with the horseracing community through Woolf. Despite the connection to Woolf that remains through his horseracing memorabilia collection featured in the interior, the interior space has been altered since 1951 to the extent that even with elements of the collection exhibited the connection to the period of significance has been lost. Additionally, no exterior elements of the restaurant remain from the historic era establishment that Woolf would recognize. The original Spanish Colonial Design of the building has been completely altered, original signage removed, and large oak tree fronting the building has also been removed. The building now surrounded by paved parking lots, and more recent commercial building construction. These modifications have resulted in dismantling the connection to the period when the restaurant became “The Derby,” 1931 to 1951; the period of significance for the subject property. In summary, the loss of integrity in the areas of design, materials, workmanship, setting and feeling, has caused the property to no longer be capable of conveying an association to the period of significance (1931 to 1951) when it was first developed and the connection for which it is known.

Despite The Derby Restaurant’s association under NRHP Criterion A, CRHR Criterion 1, or City of Arcadia Historic Landmark Criterion 1, the substantial loss of historic integrity to its period of significance precludes the property from being considered eligible for listing.

Additional City of Arcadia Criteria Considerations

In addition to meeting City of Arcadia Criterion 1 through 4, for a resource to be found significant as a City of Arcadia historic landmark it must be listed in the NRHP or CRHR (Criteria 5) or considered an iconic property (Criteria 6). The Derby Restaurant, as stated above, does not meet Criteria 1 due to a lack of historic integrity to its period of significance and the property does not meet Criterion 2 through 4 due to a lack of significance. As such the property is not eligible for listing as a City of Arcadia historic landmark.

Significance Evaluation Summary

In summary, The Derby Restaurant at 233 E. Huntington Drive is not eligible for listing in the NRHP, CRHR, or as a City of Arcadia historic landmark individually or as part of an existing historic district.

6 Findings and Conclusions

6.1 Summary of Findings

No historic built environment resources were identified within the Project site as a result of extensive archival research, field survey, and property significance evaluation. Findings are summarized below in Table 2. Therefore, the properties that comprise the proposed Project site are not considered historical resources for the purposes of CEQA. Further, no potential indirect impacts to historical resources were identified.

Table 2. Historic Built Environment Findings

Address	Date Constructed	NRHP/ CRHR/ City of Arcadia Significance Criteria	Previous CHRS code (if applicable)	Assigned California Historical Resource Status code	CEQA Finding
The Derby Restaurant	1931	Not eligible	Not applicable	6Z: Found ineligible for NR, CR or local designation through survey evaluation	Not considered a historical resource for the purposes of CEQA

6.2 Recommendations

No historical resources were identified within or adjacent to the Project site as a result of the BERD search, extensive archival research, a SCCIC records search, field survey, and property evaluations of significance. The Derby Restaurant is not currently designated or listed under any national, state, or local landmark programs. The buildings on these parcels have not been identified as eligible for local designation by a recent historic resources survey.

Dudek evaluated The Derby Restaurant building in the Project site in accordance with Section 15064.5 (a)(2)-(3) of California Environmental Quality Act (CEQA) Guidelines and using the criteria outlined in Section 5024.1 of the California Public Resources Code. Dudek concludes that the building does not appear to be eligible for listing in the NRHP, CRHR, or as a City of Arcadia landmark designation due to a lack of sufficient historic integrity. As such, no buildings on the Project site appear to be historical resources under CEQA. The recommended Status Code for The Derby Restaurant property is 6Z. Further, no potential indirect impacts to historical resources were identified as the proposed Project has no potential to impact the built environment beyond the Project site.

The finding for built environment cultural resources for the proposed Project under CEQA is No Impact. As the proposed Project would have no impact on historical resources, no further study is required.

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7 Bibliography

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Appendix A

Preparer's Qualifications

Andrew Bursan, MCRP

SENIOR ARCHITECTURAL HISTORIAN

Andrew Bursan is an architectural historian and urban planner with 14 years' experience in historic preservation, historic research, report writing, land planning, and project management. Mr. Bursan has worked with the California Department of Transportation (Caltrans), Los Angeles County Metropolitan Transportation Authority, City of Pasadena, City of Santa Monica, City of Los Angeles, City of Santa Barbara, and the City of Arroyo Grande, among others. His experience includes architectural surveys, reconnaissance-level surveys, historical assessments, and extensive historical research. He has prepared historic context statements, technical reports, and impact analysis for cultural resources in environmental impact reports (EIRs). His breadth of work includes major transportation projects, intensive archival research, citywide surveys, and analysis of individual properties under the California Environmental Quality Act (CEQA), Section 106, Section 4(f), and the National Environmental Policy Act.



Education

Cal Poly – San Luis Obispo

Master of City and Regional Planning (MCRP), 2005

University of California, Los Angeles, BA, History, 2002

Select Project Experience

Historical Resource Evaluation Report for 820 A Avenue, Coronado, California.

Dudek was retained by the City of Coronado to complete a Historical Resource Evaluation Report, under City designation criteria and integrity requirements, for a single-family residential property located at 820 A Avenue in Coronado, California. The property was built in 1922 and had not been previously evaluated for historical significance. As a result of the evaluation, the subject property was recommended not eligible for inclusion in the City Register under all designation criteria due to a lack of significant historical associations and compromised integrity. Mr. Bursan served as a senior architectural historian and main author of the report. (2021)

Historical Resources Technical Report (HRTR) for the 5146-5148 Dehesa Road Project, Dehesa, California. Dudek was retained by Carlin Law Group, A.P.C. to complete a Historical Resources Technical Report (HRTR) in support of the proposed 5146-5148 Dehesa Road Project. This project proposed to subdivide an existing 5.87-acre parcel on Dehesa Road into four parcels. The site was originally developed with two existing single-family residences (each more than 45 years old) located within the southern portion of the project area. The property at 5146-5148 Dehesa Road was evaluated for historical significance in consideration of potential impacts to historical resources under the California Environmental Quality Act (CEQA) section 15064.5, the County of San Diego Historic Preservation Ordinance, the County of San Diego Resource Protection Ordinance (RPO), and Section 106 of the National Historic Preservation Act (NHPA). As a result of the evaluation, the property was recommended not eligible for inclusion in the NRHP, CRHR, and San Diego County Local Register of Historical Resources under all designation criteria due to a lack of significant associations and compromised integrity. Mr. Bursan served as a senior architectural historian and main author of the report. (2021)

Historical Resource Assessment Report for the 1280 Pacific Coast Highway Mixed-Use Development Project, Harbor City (Los Angeles), California. Dudek was retained by Alston & Bird LLP to complete a Historical Resource Assessment Report for the proposed 1280 Pacific Coast Highway Mixed-Use Development Project (Project) in Harbor City, a community in the City of Los Angeles, California. The proposed project consisted of the redevelopment of a mobile home park known as the A-1 Trailer Park at 1280 Pacific Coast Highway and an adjacent vacant surface parking lot. The A-1 Trailer Park property was found ineligible under the National Register of Historic Places, California

Register of Historical Resources, or City of Los Angeles designation criteria due to a lack of significant historical associations and architectural merit. Mr. Bursan served as a senior architectural historian and main author of the report. (2021)

La Canada Soundwalls Phase IV, La Canada Flintridge, California. Dudek was retained by the City of La Canada Flintridge to prepare a Historic Property Survey Report (HPSR) for the La Canada Flintridge I-210 Soundwall Improvement Project. The City of La Cañada Flintridge, in cooperation with the California Department of Transportation, proposed to construct four soundwalls along Interstate 210 (I-210) to reduce residents' exposure to traffic noise (project). The project calls for an intensive pedestrian survey of the project APE (both direct and indirect) for both archaeological and historic built environment resources. Mr. Bursan is currently serving as a senior architectural historian and main author of the HPSR. (2021-present)

Additional Previous Experience

South Region High School No. 13, Los Angeles Unified School District, California. Assisted with fieldwork and wrote property descriptions. ICF prepared an initial technical report in support of environmental documentation for the proposed new South Region High School No. 13, which is subject to review under CEQA. (2010)

Housing and Urban Development-Neighborhood Stabilization Program 2, Section 106 Consulting Services for Housing and Urban Development, City of Lansing, Michigan. Helped conduct field survey work in the City of Lansing. Provided the City of Lansing's development office and the Ingram County Housing Commission with research services related to Neighborhood Stabilization Program 2-funded actions in potential historic districts. (2012–2013)

Jankovich Fueling Station Historic Resources Assessment, Port of Los Angeles, San Pedro, California. Prepared a historic resources assessment of the Jankovich Fueling Station. The research included building permits, Sanborn Map, and archival material. (2019)

Ventura County Transpiration Corridor, Ventura County, California. In conjunction with Caltrans, the County of Ventura proposed to widen Interstate 101 for 26 miles through the county. Andrew managed field survey work, oversaw and delegated tasks for the creation of a Historic Resource Evaluation Report (HRER) and Historic Structures Report as well as writing historic context. He engaged in several meetings with Caltrans for the purpose of creating an area of potential effects (APE) for the project. (2019–2021)

I-605 Corridor Improvement Project, Los Angeles County, California. Managed field survey work, performed evaluations of historic properties under CEQA and Section 106, documented tract development resources under a programmatic agreement, wrote historic context and attended meetings regarding the historic documentation of built resources. Andrew also oversaw the creation of compliance documents for the project. (2017–2020)

Specialized Training

- 3-day National Environmental Policy Act Compliance course, NPI, 2019
- CEQA-Historical Resource Lecture, 2008–2011
- Environmental Justice Lecture, California, 2011

Sarah Corder, MFA

HISTORIC BUILT ENVIRONMENT LEAD

Sarah Corder (*SARE-uh COR-der; she/her*) is an architectural historian with 17 years' experience throughout the United States in all elements of cultural resources management, including project management, intensive-level field investigations, architectural history studies, and historical significance evaluations in consideration of the California Register of Historical Resources (CRHR), the National Register of Historic Places (NRHP), and local-level evaluation criteria. Ms. Corder has conducted hundreds of historical resource evaluations and developed detailed historic context statements for a multitude of property types and architectural styles, including private residential, commercial, industrial, educational, and agricultural properties. She has also provided expertise on numerous projects requiring conformance with the Secretary of the Interior's Standards for the Treatment of Historic Properties.

Ms. Corder meets the Secretary of the Interior's Professional Qualification Standards for both Architectural History and History. She has experience preparing environmental compliance documentation in support of projects that fall under the California Environmental Quality Act (CEQA)/National Environmental Policy Act (NEPA), and Sections 106 and 110 of the National Historic Preservation Act.

Select Project Experience

740-790 East Green Street Mixed-Use Project, City of Pasadena, Los Angeles County, California.

The proposed project involves the demolition of five commercial buildings in order to accommodate the development of a new three- to six-story mixed-use building. Dudek prepared a cultural resources technical report that included the results of a pedestrian survey of the project site by a qualified architectural historian, building development and archival research, development of an appropriate historic context for the project site, and recordation and evaluation of five commercial properties over 45 years old for historical significance and integrity in consideration of NRHP, CRHR, and City of Pasadena designation criteria and integrity requirements. Responsibilities included archival research, field survey, and co-authorship of the report. (2020)

Historic Resource Assessment for 9000 Dicks Street, City of West Hollywood, California. Dudek was retained by 9000 Dicks Street Capital LLC to complete a Historic Resource Assessment (HRA) for a residential property located at 9000 Dicks Street in West Hollywood, California. The Spanish colonial revival residence was built in 1926. As a result of Dudek's study, the property did not appear eligible for the NRHP, CRHR, or as a locally significant resource, due to a lack of significant historical associations, architectural merit, and compromised integrity. Responsibilities included project management, archival research, and co-authorship of the HRA. (2020)

Historic Resource Assessment for 9004 Dicks Street, City of West Hollywood, California. Dudek was retained by 9004 Dicks Street Capital LLC to complete an HRA for a residential property located at 9004 Dicks Street in West Hollywood, California. The Spanish Colonial Revival residence was built in 1924. As a result of Dudek's study, the



Education

*Savannah College of Art and Design
MFA, Historic Preservation, 2004*

*Bridgewater College
BA, History, 2002*

Professional Affiliations

*National Trust for Historic Preservation
Los Angeles Conservancy
California Preservation Foundation*

Society for Architectural Historians

property did not appear eligible for the NRHP, CRHR, or as a locally significant resource, due to a lack of significant historical associations, architectural merit, and compromised integrity. Responsibilities included project management, archival research, and co-authorship of the HRA. (2020)

Historic Resource Assessment for 1223-1225 North Ogden Drive, City of West Hollywood, California. Dudek was retained by 1223 Ogden, LLC to complete an HRA for a multi-family property with four buildings located at 1223-1225 North Ogden Drive in the City of West Hollywood, California. The Spanish Colonial Revival-style bungalow court was built in 1923. As a result of Dudek's study, the property at 1223-1225 North Ogden Drive did not appear eligible for the NRHP, CRHR, or as a locally significant resource, due to a lack of significant historical associations, architectural merit, and compromised integrity. Responsibilities included project management, archival research, significance evaluation, response to City comments, field survey, and co-authorship of the HRA. (2020)

Mira Mesa Community Plan Area Historic Context Statement and Focused Reconnaissance Survey, City of San Diego Planning Department, California. Dudek was retained by the City of San Diego to prepare a historic context statement identifying the historical themes and associated property types important to the development of Mira Mesa, accompanied by a reconnaissance-level survey report focused on the master-planned residential communities within the Mira Mesa Community Plan Area (CPA). While the historic context statement addressed all development themes and property types within the community, the scope of the survey was limited to residential housing within the CPA constructed between 1969 and 1990. This study was completed as part of the comprehensive update to the Mira Mesa CPA and Programmatic EIR. Served as project manager leading the survey efforts, senior architectural historian, and co-author of the historic context statement and survey reports. Also provided quality assurance/quality control (QA/QC) of survey information. (2020–Present)

Carol Kimmelman Sports and Academic Center Project, City of Carson, California. Dudek was retained to conduct a cultural resources study on the Victoria County Golf Course and associated recreation buildings for the proposed Kimmelman Sports and Academic Center. Conducted a record search, a pedestrian survey, archival and building development research, NRHP and CRHR evaluations, and impacts analysis. All golf course components associated with the Victoria County Golf Course were found not eligible under designation requirements. (2018)

HRA for 852-854 Westmount Drive, Metros Capital LLC, City of West Hollywood, California. Dudek was retained to complete an HRA for a multifamily residential property located at 852-854 Westmount Drive in the City of West Hollywood, California. The Spanish Colonial Revival-style duplex was built in 1924. The property appeared not eligible for the NRHP, CRHR, or City of West Hollywood register due to a lack of significant historical associations and architectural merit, and compromised integrity. Responsibilities included archival research and co-authorship of the report. (2018)

Gilroy Citywide Historic Resources Inventory and Historic Context Statement, City of Gilroy, California. Dudek worked with the City of Gilroy to prepare a citywide historic context statement and update its 1986 historic resource inventory. For the purposes of this project, Dudek developed highly detailed and efficient iPad field forms that allow surveyors to record a property in less than 5 minutes and provide the city with real-time survey data. As survey lead, completed reconnaissance-level survey of over 3,400 properties on time and within budget. Also served as a senior architectural historian for the project and co-authored the historic context statement, attended the public kick-off meeting, prepared DPR forms, developed registration requirements, performed QA/QC on DPR forms, and worked closely with the geographic information system (GIS) team to facilitate the final digital mapping components for the project. (2018–2020)

Kathryn Haley, MA

HISTORIC BUILT ENVIRONMENT LEAD

Kathryn Haley (*KATH-rin HAY-lee; she/her*) is a historic built environment resource specialist/senior architectural historian with 19 years' professional experience in historic/cultural resource management. Ms. Haley has worked on a wide variety of projects involving historic research, field inventory, and site assessment conducted for compliance with Section 106 of the National Historic Preservation Act (NHPA), National Environmental Policy Act (NEPA), and California Environmental Quality Act (CEQA). Ms. Haley specializes in large scale surveys, inventory and evaluation reports that evaluate built environment resources under the California Register of Historical Resources (CRHR); the National Register of Historic Places (NRHP); and local significance criteria. She has prepared numerous Historic Resources Evaluation Reports (HREs) and Historic Property Survey Reports (HPSRs) for the California Department of Transportation (Caltrans). She meets the Secretary of the Interior's Professional Qualification Standards for historian and architectural historian. Moreover, Ms. Haley has served as project manager, coordinator, quality assurance/quality control (QA/QC), historian, and researcher for a wide variety of projects. She is also experienced in the preparation of Historic American Building Survey (HABS), Historic American Engineering Record (HAER), and Historic American Landscape Survey (HALS) documents, as well as the preparation for National Register nominations.



Education

California State University,
Sacramento MA,
Public History, 2004

California State University,
Sacramento BA,
History, 2001

Professional Affiliations

California Council for the
Promotion of History
(former Treasurer)

California Preservation
Foundation

Dudek Project Experience

On-Call Services for Department of Water Resources, Operations and Maintenance Division, State of California.

Dudek was retained by the State of California's Department of Water Resources (DWR), Operations and Maintenance Division (O&M), to assist in a wide range of on-going environmental compliance efforts. Under this on-call contract, Ms. Haley serves as project manager for a task order focused on assisting DWR in efforts to streamline cultural resources environmental documentation for O&M projects. Dudek is also preparing several built environment technical reports for several projects under this contract. She provided senior-level guidance throughout each task order and QA/QC on a standardized historic context statement for State Water Project (SWP), as well as Historical Resources Technical Reports for various SWP maintenance projects. Technical reports have been prepared for O&M projects at the following structures (2020–Present):

- Oroville Dam and spillway (2022)
- Cedar Springs Dam and spillway (2022)
- South Bay Aqueduct (2021)
- Patterson Dam and reservoir (2021)
- Clifton Court Forebay (2021)
- segments of the California Aqueduct (2020-2021)
- San Luis Field Division Operations and Maintenance Center (2021, 2022)

- Gianelli Pumping-Generating Plant (2022)
- Dos Amigos Pumping Plant (2021, 2022)
- Coalinga Operations and Maintenance Subcenter (2021)
- B.F. Sisk Dam/San Luis Reservoir Historic District (2021, 2022).

Judicial Council of California Historical Resource Evaluation Report for the Stanley Mosk Courthouse, City of Los Angeles, Los Angeles County, California. To comply with PRC Section 5024(b), the Judicial Council of California (JCC) must submit to SHPO an inventory of all structures over 50 years of age under JCC jurisdiction that are listed in or that may be eligible for inclusion in the NRHP, or registered or that may be eligible for registration as a California Historical Landmark (CHL). The Stanley Mosk Courthouse was found eligible for designation for the NRHP, CHL, CRHR, and Los Angeles Historic Cultural Monument list under Criterion A/1 and C/3. Provided QA/QC for the final report. Ms. Haley provided senior technical direction and QA/QC for this project. (2019)

Globemaster Corridor Specific Plan, City of Long Beach, Los Angeles County, California. The project proposed to implement the Globemaster Corridor Specific Plan (GCSP), a planning and regulatory framework for redevelopment of an area adjacent to the Long Beach Airport and the surrounding residential and business community, which includes rezoning portions of the GCSP area, and a mobility plan that implements new streets and pedestrian connectors. Since the GCSP does not directly propose changes to the buildings or structures in the Plan area, the cultural resources report takes a programmatic overview and offers potential impacts analysis and mitigation measures for future development. Provided QA/QC for the Draft EIR/Environmental Impact Statement (EIS) Cultural Resources Chapter for the GCSP project. (2018)

California State University, Chico, Master Plan EIR, City of Chico, Butte County, California. Served as lead architectural historian and co-author of the cultural resources technical study prepared in support of the California State University (CSU) Chico Master Plan EIR. Her role in the preparation of the study included the required exterior survey of campus and university farm buildings and in some cases, interior survey fieldwork involving all buildings and structures on campus over 45 years of age scheduled for demolition and/or substantial alteration as part of Phase 1 and 2 of the proposed Master Plan. This project also entailed extensive archival research and the preparation of historic context covering the development of the CSU system and the CSU Chico campus, and the preparation of significance evaluations and accompanying DPR forms for each resource. (2019-2020)

Previous Project Experience

California High-Speed Rail from San Jose to Merced and Central Valley Wye Project Sections, California High-Speed Rail Authority/Parsons Transportation Group, Various Counties in California. Ms. Haley served as lead historian and project coordinator for architectural history for the San Jose/Merced and Central Valley Wye Project Sections. She led the built environment field surveys and property-specific historical research, co-wrote technical reports, and assisted in preparing the EIR/EIS cultural resources section. All work was conducted according to stipulations in the Section 106 programmatic agreement written specifically for the project and in coordination with the California High-Speed Rail Authority. While working on these project sections, participated in surveying more than 1000 buildings. She played a key role in managing the survey data and evaluating built environment resources under NRHP and CRHR criteria, as well as ensuring the proper documentation of locally designated CEQA historical resources. (2010–2018)

Appendix B

DPR forms for The Derby Restaurant

PRIMARY RECORD

Primary #
HRI #
Trinominal
NRHP Status Code 6Z

Other Listings
Review Code

Reviewer

Date

Page 1 of 16 *Resource Name or #: (Assigned by recorder) 233 E. Huntington Drive

P1. Other Identifier: The Derby Restaurant

*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 Mt. Wilson, CA Date 1996 (2001 ed.) T 1N; R 11W; S 27 ☐ of Sec Los Angeles B.M.

c. Address 233 E. Huntington Drive City Arcadia Zip 91006

d. UTM: (Give more than one for large and/or linear resources) Zone 11S, 405582 mE/ 3778177 mN

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

Latitude: 34.14022, Longitude: -118.02408; APN: 5773-009-070

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

The Derby Restaurant located at 233 E. Huntington Drive was originally constructed in the Spanish Colonial Revival style in 1931. As the restaurant currently exists, it is a two-story, building with Ranch and neo-Craftsman features topped by a gable-on-hip roof with open eaves. Irregular in plan, the building is clad in clinker brick on the façade and has stucco cladding on secondary elevations. See Continuation Sheet.

*P3b. Resource Attributes: (List attributes and codes) HP6. 1-3 story commercial building

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

P5b. Description of Photo: (view, date, accession #) Primary elevation (south) view to north (IMG 0622)

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

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



1931 (Arcadia Tribune)

*P7. Owner and Address:
Elite Holding and Assn. LLC, 205
Highland Place, Monrovia, CA
91016

*P8. Recorded by: (Name, affiliation, and address) Andrew Bursan, MCRP,
Dudek, 38 N Marengo Ave,
Pasadena, CA 91101

*P9. Date Recorded: December
28, 2021

*P10. Survey Type: (Describe)
Intensive

*P11. Report Citation: (Cite survey report and other sources, or enter "none.")
Built Environment Inventory and
Evaluation Report for the
proposed Derby Mixed Use
Project in the City of Arcadia,
California. 2022. Dudek.

*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): _____

LOCATION MAP

Trinomial

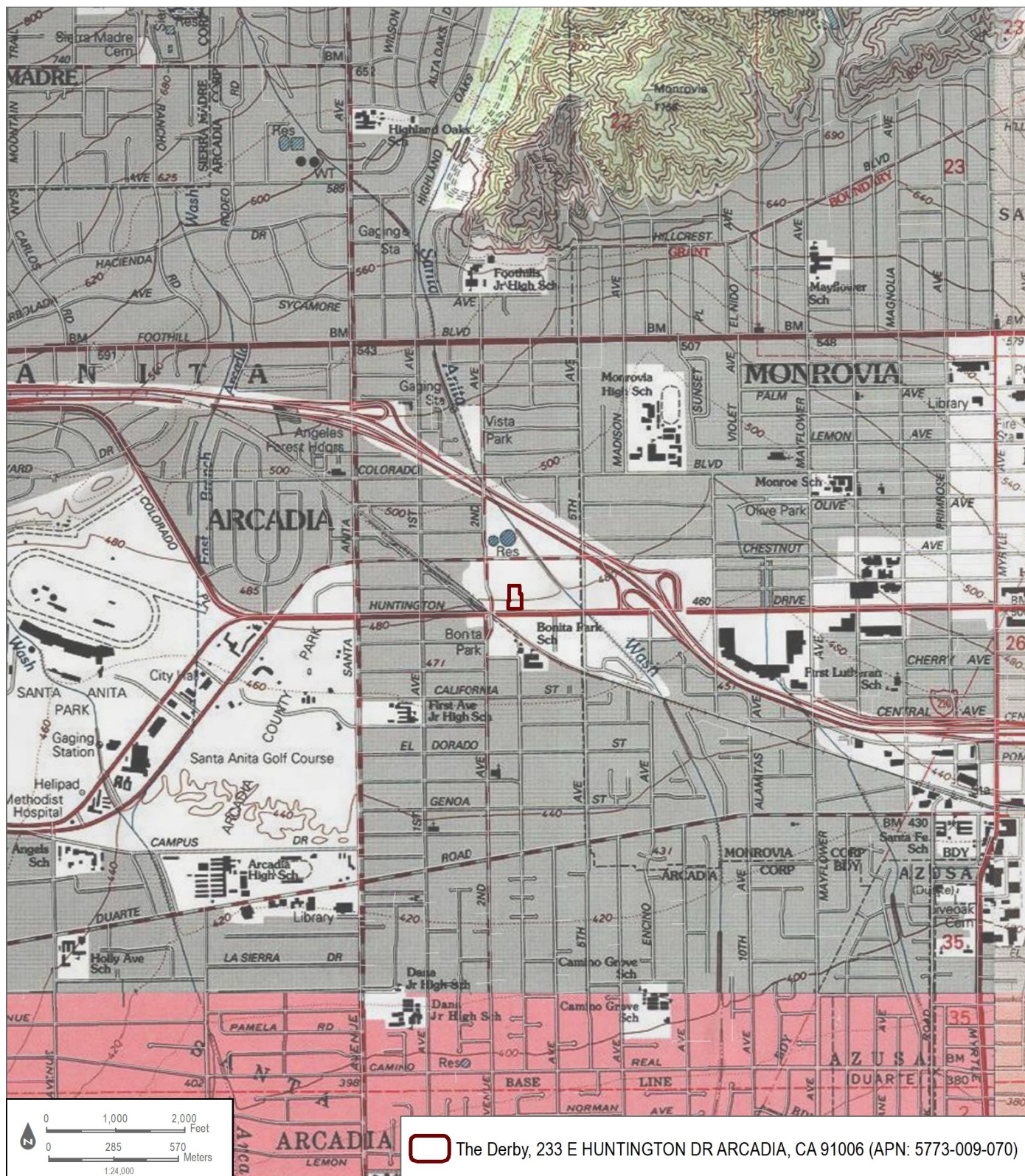
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*Resource Name or # (Assigned by recorder) 233 E. Huntington Drive

*Map Name: Mt. Wilson, CA

*Scale: 1:24,000

*Date of map: 1996 (2001 ed.)



BUILDING, STRUCTURE, AND OBJECT RECORD

*Resource Name or # (Assigned by recorder) 233 E. Huntington Drive *NRHP Status Code 6Z
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B1. Historic Name: 233 E. Huntington Drive
B2. Common Name: _____
B3. Original Use: Commercial Building B4. Present Use: Commercial Building
*B5. Architectural Style: _____
*B6. Construction History: (Construction date, alterations, and date of alterations)

- Restaurant remodel (no details) for \$3,500, Certificate of Occupancy 13391 (1948)
 - 18-foot expansion around the entire exterior of the original building including the primary south façade, Owner Domonic Sturniolo (1951)
- See Continuation Sheet.

*B7. Moved? ☒ No ☐ Yes ☐ Unknown Date: _____ Original Location: _____
*B8. Related Features:

B9a. Architect: N/A b. Builder: Hudson M. Proctor
*B10. Significance: Theme N/A Area N/A
Period of Significance N/A Property Type N/A Applicable Criteria N/A
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

As a result of the evaluation, the Derby Restaurant at 233 E. Huntington Drive is not eligible for listing in the NRHP, CRHR, or as a City of Arcadia historic landmark individually or as part of an existing historic district, as demonstrated below. See Continuation Sheet.

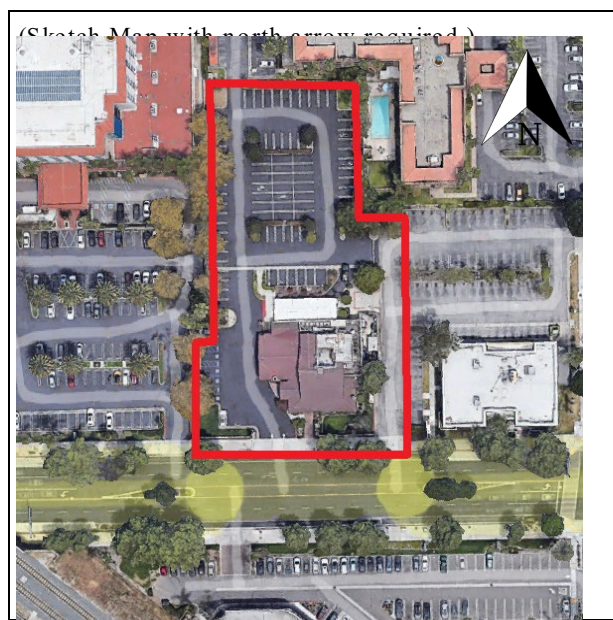
B11. Additional Resource Attributes: (List attributes and codes) _____
*B12. References:

See Continuation Sheet.

B13. Remarks:

*B14. Evaluator: Andrew Bursan, MCRP, Kathryn Haley, MA
*Date of Evaluation: February 10, 2022, Updated June 2023

(This space reserved for official comments.)



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Property Name: 233 E. Huntington Drive

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*P3a. Description (continued):

A decorative vent and vertical half-timbering highlight gables on the west end of the building (Photograph 2). Fenestration is non-original, fixed pane, stained glass windows on all elevations. A straight brick walkway leads from the sidewalk to the main entrance shelter with wood column supports and a wood door entrance on the west end of the primary south elevation. A circular clinker brick chimney rises from the southeast corner of the building (Photograph 3). A small second-story office, which is obscured by the primary roofpitch at the front of the building, is located at the rear (Photograph 4). A side-gabled roof wing projecting from the west elevation covers an open patio area. A canopy structure attached to the rear of the buildings provides additional patio sheltering (Photograph 5). The interior walls are adorned with horse racing memorabilia, including paintings, and photographs that likely date between the 1930s to the mid-to-late 1940s. Due to extensive modifications to the building over time interior remnants of the original 1931 building are difficult to clearly identify (Photograph 6).

Associated features that surround the restaurant building include, two free-standing neon signs front the building along E. Huntington Drive (Photographs 7 and 8). The westernmost sign reads "Guest Parking", with an arrow and bowler hat surrounding the lettering, and the easternmost sign reads "World Famous, The Derby" with a red background. A small lawn with shrubs and a three-foot-high brick fence front the primary elevation. A parking lot surrounds the remainder of the building and mature trees line the parcel boundary. The Derby Restaurant building is flanked by two 1980s-era multi-story hotels to the northwest and northeast and a restaurant directly to the east.



Photograph 2. The Derby Restaurant: South (primary) elevation, view looking northeast (IMG_0622)

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Photograph 3. The Derby Restaurant: South (primary) elevation, view looking north (IMG_0625)



Photograph 4. The Derby Restaurant: East elevation, view looking northwest (IMG_0566)

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Photograph 5. The Derby Restaurant: North (rear) elevation, view looking southwest (IMG_0578)



Photograph 6. The Derby Restaurant: West elevation, view looking northeast (IMG_0594)

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Photograph 7. The Derby Restaurant: West view of a freestanding sign along E. Huntington Drive (IMG_0564)



Photograph 8. The Derby Restaurant: West view a freestanding sign along E. Huntington Drive (IMG_0599)

*B6. Construction History (continued):

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- Sign permit for \$480, Permit #520 (1961)
- Conference room addition, owner Dustin Nicolarsen (Circa 1969)
- Open patio for \$14,076, Permit #B00-002-704 (1999)
- 576 square foot outdoor patio with the removal of ceiling coverings for outdoor walls, Permit #B00-009-895 (2001)
- Removal and replacement of brick on exterior elevations, owner Dustin Nicolarsen (Circa 2001)
- Addition of a 1,200 square foot roofed patio for \$23,299, Permit #B00-019-678 (2006)
- Masonry garden wall for \$2,267, Permit B00-038-522 (2011)
- New masonry fireplace for \$10,000, Permit B00-045-848 (2014)
- Non-enclosed patio added, owner Dustin Nicolarsen (2020)

*B10. Significance (continued):

Historic Context

Historical Overview of the City of Arcadia and its Downtown Commercial Core

After the annexation of California to the United States, Henry Dalton applied for a land patent to Rancho Santa Anita with the Public Land Commission, as required by the Land Act of 1851. The rancho went through several owners until 1875, when Rancho Santa Anita was sold for \$200,000 to Elias Jackson “Lucky” Baldwin. Baldwin was a wealthy landowner who had gained fame and fortune by investing in Nevada’s Comstock Lode mine. Baldwin owned several ranchos east of Los Angeles and invested heavily in their development. After Baldwin purchased the rancho, he hired a property manager and began to arrange for multiple improvements, including large-scale orange orchards, irrigation systems, and a distillery and wine production operation. Most notably, he started a training track and stables for racehorses (ARG 2016, p. 16; Eberly 1953, pp. 12-14; McAdam and Snider 1981, pp. 14-15).

Though there was an economic downturn in the 1870s and Baldwin went into debt, he retained several of his properties and saw success during the land boom of the 1880s. Adjacent development in Monrovia and Sierra Madre, cities close to Rancho Santa Anita, inspired Baldwin to subdivide his land in 1883. The Santa Anita Tract was located between Monrovia to the east and Baldwin’s large estate house to the west. Baldwin also secured the right-of-way for the Los Angeles & San Gabriel Valley Railroad to pass through the Santa Anita Tract, as well as water rights in Santa Anita and Little Santa Anita canyons. Baldwin developed other amenities and attractions for the area, including the construction of the Oakwood Hotel, creating tourist excursions to the surrounding mountains, lining Santa Anita Avenue with eucalyptus trees, and continuing to breed and train racehorses. By 1886, Atchison Topeka & Santa Fe (AT&SF) Railroad had purchased the railroad, and the tracks reached the Santa Anita Tract townsite. By 1887, the town was being referred to as Arcadia. Baldwin’s speculative development made the town appear so successful that another railroad, the San Gabriel Valley Rapid Transit Railroad, built a depot and began offering rail service to the town. Despite this, by the end of the 1880s, the town had less than 200 residents (ARG 2016, pp. 18-19, 23; Eberly 1953, pp. 32-33; McAdam and Snider 1981, pp. 20-21).

Baldwin continued to grow the community in the 1890s and 1900s, helping to develop the town. In 1902, when the Pacific Electric Railway announced it would construct the Pasadena Short Line from Pasadena to Monrovia, Baldwin interceded with the company and negotiated for service to Arcadia. He also filed to incorporate Arcadia in 1903 and was immediately appointed mayor. Baldwin’s intent was not necessarily to grow the town, but to gain traction for a business proposal and long-time hobby: establishing a horse-racing track at Arcadia. The town grew, with a small commercial business district emerging along Falling Leaf Avenue (later, Huntington Drive). On the west side of Santa Anita Avenue, adjacent to the business corridor and railroad depots, Baldwin built Santa Anita Park, a racetrack, in 1907. Baldwin died in February 1909. Just a month later, the State of California passed a bill

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banning racetrack gambling and the Santa Anita Racetrack was closed. The original racetrack burned down in 1912 (ARG 2016, pp. 28-29; Eberly 1953, pp. 40, 49, 52-53; McAdam and Snider, p. 61).

In the beginning of the twentieth century, commercial growth in Arcadia continued to be concentrated along Falling Leave Avenue. General improvements in the city included gas and electric utilities, streetlights, a municipal water system, a dedicated city-operated fire department, and graded and paved roads. Banks, schools, hotels and residential subdivisions were constructed in the townsite. Falling Leaf Avenue was paved, widened, and renamed Huntington Drive in 1913. The United States' entry into World War I had an impact on the city's development patterns. The Ross Field Balloon School was established by the U.S. Army at the Santa Anita Racetrack site. During the war years, 3,500 recruits were hosted at Ross Field. Arcadia expanded from 696 citizens in 1910 to 2,239 in 1920 (ARG 2016, pp. 37-40; Eberly 1953, p. 59-75; McAdam and Snider 1981, pp. 96, 109).

A new downtown commercial corridor and civic center began to form along Huntington Drive in the late 1910s and 1920s. In 1918, Arcadia's first City Hall was erected at Huntington Drive and First Street. Eventually, several civic buildings, including the library, police department, fire department, and a community center would emerge north of the City Hall building, on Wheeler Avenue. During the 1920s, several commercial businesses erected buildings on Huntington Drive, including the Arcadia Theatre, a drive-in market at Huntington Drive and First Avenue, and other grocery and dry goods markets. To the north of the commercial district, industrial properties began to concentrate along the AT&SF and SP railroad tracks, especially near the intersection of Santa Clara Street and the railroad tracks. Outside of the town's central core, new residential subdivisions were created by dividing large land tracts into smaller plots. Several agricultural tracts in and around Arcadia were also dedicated to poultry raising, which remained a common land use in Arcadia through the 1930s (ARG 2016, pp. 47-50; McAdam and Snider 1981, pp. 109-110).

In 1933, the State of California reintroduced racetrack wagering, reversing their 1909 anti-gambling position. By Christmas 1934, a new Santa Anita Park racetrack was opened by the Los Angeles Turf Club. With the end of Prohibition in 1933, the town became a destination for local gambling, sports betting, and alcohol consumption. The City also received a generous WPA grant to create a 184-acre public park at Santa Anita Regional Recreational Center (Arcadia County Park), which boasted an 18-hole golf course, pools, and tennis courts, open to the public. In the 1930s, Anita Baldwin, daughter of E.J. Baldwin, sold 1,300 acres of inherited property to be developed by Rancho Santa Anita, Inc. Rancho Santa Anita, Inc. parceled the large acreage into residential subdivisions, including Santa Anita Village, the Rancho, the Upper Rancho, Santa Anita Gardens, and Colorado Oaks. The effect of these investments and increased visitation, despite the national Depression, led to the City of Arcadia experiencing moderate growth in the 1930s, with "new buildings, new businesses, public improvements and home construction" taking place almost daily (Eberly 1953, p. 118). By 1940, the City's population expanded to 9,122 citizens.

During World War II, Arcadia's Santa Anita Racetrack played a large role in the Executive Order 9066 removal of Japanese-Americans from their homes and subsequent internment, serving as an assembly center in 1942. The War Department took over the racetrack. Nearly 400 barracks buildings were erected around the grandstand building. In addition to housing Japanese-Americans before they were sent to internment camps, the racetrack was also used to hold 2,000 German and Polish prisoners of war. During the war, the City of Arcadia experienced little population or built environment growth (Arcadia Historical Society 2008, p. 73; ARG 2016, pp. 53-55, 60-62; Eberly 1953, pp. 118-122; Kovacic 2003, pp. 23-24; McAdam and Snider 1981, pp. 127, 148).

In the post-war period, like all of Southern California, the City of Arcadia experienced massive population growth and a building boom. The population of Arcadia increased from 9,122 people in 1940 to 23,066 people in 1950. Much of the town's growth was financed through Veterans' loans and Federal Housing Administration mortgage-promoted home building. In the downtown commercial core, all remaining empty lots were developed, and other commercial corridors emerged along Duarte Road and Foothill Boulevard (U.S. Route 66). Commercial shopping centers and commercial strips in these areas were designed to take advantage of automobile traffic as other modes

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of transportation, including the Pacific Electric Red Cars, ended service in the 1950s. Notable institutional growth during this period included the creation of the Los Angeles State and County Arboretum, which was carved out of remaining undeveloped Rancho Santa Anita land in 1947. It opened to the public in 1955. The City's population growth continued, expanding to 41,005 people in 1960 (ARG 2016, pp. 65-66; Kovacic 2003, pp. 322-326; McAdam and Snider 1981, pp. 163-165).

Suburban sprawl, commercial growth, shopping centers, and a booming population characterized Arcadia in the 1960s and 1970s. Civic development included expanding the number of grammar and high schools, new libraries, and the fire and police departments. By 1968, the Foothill Freeway (now Interstate 210) was completed through Arcadia. It continued east towards San Dimas by 1971. Multiple attempts were made to expand the downtown commercial core along Huntington Drive by permitting high-rise buildings. These efforts were defeated in the 1960s and 1970s, resulting in a height limit of eight stories. One project built to this limit was the Towne Center Project, completed in 1971 (see Section 3.5). Noteworthy commercial development away from the downtown commercial core was the Santa Anita Fashion Park, an indoor mall designed by Victor Gruen of Gruen Associates and opened in 1975.

In the 1980s and 1990s, the demographics of Arcadia changed dramatically, and the formerly majority-Caucasian city quickly transformed into a predominantly Asian-American community. The Asian-American community comprised 9% of the population in 1980. Over the next few decades, the community grew to 59% of the population by 2010. In addition to shifting demographics, commercial and industrial land uses have also changed in Arcadia. In 1996, the City published a General Plan to revitalize the downtown district. From the early 2000s to the present-day, single-family residences, townhomes, and condominiums have been constructed in formerly industrial and commercial areas around the two-block downtown commercial core of Huntington Drive. Today, the downtown commercial core is a mixed-use, primarily commercial area (Arax 1985; ARG 2016 pp. 77-78; City of Arcadia 2010b, p. 53, 2010c, p. 3; Kovacic 2003, pp. 126-127, 326; Kovacic 2013, pp. 59-61, 68; McAdam and Snider 1981, pp. 175-177).

Relevant Themes

Restaurants, 1880-1980

To better understand the restaurant property type, Dudek utilized the following SurveyLA context relevant to the evaluation of The Derby Restaurant since themes present in nearby Los Angeles apply regionwide:

“Commercial Development” under the theme “Neighborhood Commercial Development, 1880-1980” and more specifically, the sub-theme “Restaurants, 1880-1980.” The period of significance for Restaurants is 1880–1980.

The Derby Restaurant was referred to as a café or tavern in newspaper ads during its history in Arcadia. The café was a type of establishment that could be found on the main streets of small towns as well as in neighborhood commercial areas that operated similarly to small towns. Between 1910 and 1940, the neighborhood café operated as a social meeting place. The interior area was long and thin, with a counter on one side, tables or booths on the other, and the kitchen at the back.

Restaurants, such as cafes, may be historically notable in terms of commerce, social history, and/or architecture. They show the progression of the local restaurant from the café and luncheonette, which were commonly situated in rented storefront spaces, to the free-standing tearoom, destination restaurant, coffee shop, and walk-up food stand. They also show how the local restaurant frequently served as essential and well-known gathering and socializing spaces, creating a feeling of community identity. These restaurants may be affiliated with local,

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regional, or national chains, and they may reflect prototype/corporate designs that are noteworthy examples of architectural styles and were developed by well-known architects (Prosser 2017, pp. 100-112).

Character-Defining / Associative Features:

- Features architectural and site-planning elements typical of neighborhood restaurants in both a pedestrian-oriented storefront form and an auto-oriented freestanding form
- May reflect prototype/corporate designs associated with specific restaurant chains
- May be associated with notable architects/designers
- Associated with activities characteristic of neighborhood economic and social life

Commercial and Recreational Development, 1910- 1935

The Derby Restaurant is also associated with the theme of commercial and recreational development in Arcadia from 1910-1935 as highlighted in Arcadia's 2016 Citywide Historic Context Statement. In the 1920s and 1930s, several businesses were added to the existing commercial district centered around Huntington Drive and 1st Avenue, including a theater, banks, a newspaper, various retail and service operations in new commercial blocks, and even a drive-in market. Only a few commercial properties from the 1920s and early 1930s remain in the district, including a former shoe shop and grocery store (1923) at 323-325 N. 1st Avenue (heavily altered; now Arcadia Welfare and Thrift) and the former Arcadia Tribune (1930) at 8 N. 1st Avenue.

Due to the restaurant's proximity to the Santa Anita Race and horseracing theme, it shared a connection to horseracing and the supporting commercial businesses. In the early 1930s, the majority of Arcadia's economic development was focused on the establishment of the Santa Anita Park and Racetrack, as well as the expansion of Highway 66 through the city. Santa Anita Park, which opened on Christmas Day 1934, immediately became Arcadia's hallmark icon, attracting Hollywood stars and racegoers from miles around.

The development of the racetrack was a huge boost to Arcadia, providing both money and favorable attention to the community during the Great Depression. Businesses capitalized on the flood of racetrack visitors by building hotels, restaurants, and tourist attractions such as W. Parker Lyon's showy Pony Express Museum (now closed), which housed a massive collection of "Wild West" artifacts. In 1931, Huntington Drive and Colorado Boulevard were built through the Baldwin Ranch to link to transcontinental Highway 66. By 1932, the highway had been divided between Foothill Boulevard and a piece of Huntington Drive. Businesses benefited from the extension of Highway 66, which saw the construction of service stations, drive-in markets, and motor courts to serve vehicles along the route (ARG 2016, pp. 47-50).

History of the Subject Property

The history of The Derby Restaurant dates to the 1920s when owner Hudson M. Proctor opened the "Proctor Tavern" in 1922 at Foothill Boulevard and Santa Anita Avenue in Arcadia. It appears that by 1926, the restaurant was known as "Proctor's Foothill Tavern" and specialized in fried chicken meals. By 1931, Proctor closed the restaurant on Foothill Boulevard and opened a new "Proctor's Tavern" restaurant at 233 E. Huntington Drive which would later house The Derby Restaurant (Arcadia Tribune 1931, pp. 1). Built in the Spanish Colonial Revival style, the new restaurant included two dining rooms, each with a fireplace, as well as an upstairs apartment. The restaurant would change hands several times during the 1930s and a 1934 advertisement shows that Proctor sold the restaurant to W. B. De Beers who renamed it "Ye Derby Tavern" (Arcadia Tribune 1934, pp. 10).

The ownership changes ultimately culminated in a grand 're-opening' in December 1938 by co-owners Bill Petersen and legendary jockey George "The Iceman" Woolf. By this time the restaurant was referred to under its

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present moniker, The Derby. Woolf, a highly successful horseracing jockey who is best known for riding the famed horse Seabiscuit in 1938, owned the restaurant until his untimely death in a 1946 horseracing fall. Woolf's fame as a jockey increased the popularity of the restaurant and tightened the restaurant's connection to horseracing. Woolf's widow ran the restaurant for another five years, but ultimately sold the restaurant to Dominic and Lorene ("Murph and Slugger") Sturniolo in 1951 (Arcadia Tribune 1951, pp. 1). These longtime owners would maintain the restaurant's horseracing theme, which had been established in the 1930s. This included maintaining a showcase with Woolf's racing memorabilia at the front of the restaurant. Upon taking ownership, the Sturniolos expanded the size of the restaurant by adding to the primary (south) and west elevations of the original restaurant to accommodate more diners. This remodel effectively removed all elements of the former Spanish Colonial Revival style of the building and landscaping including its clay tile roof, façade, original signage, and the oak tree that fronted the building. The restaurant specialties included steak, Baked Alaska, and drinks like cappuccinos and Irish Coffee. In 1964, owner Dominic Sturniolo acquired a chandelier once belonging to Arcadia founder Lucky Baldwin, which currently hangs before the main dinner room. In the 1940s and 1950s, the restaurant featured music by piano player Tony Antista, who was a popular local entertainer until his death in 1961 (Mutschler 1983, pp. 1-7).

Besides their 1950s restaurant addition, the Sturniolos made another large patio addition to the western end of the building in 1999, when Dominic and Lorene's son Charles "Chip" Sturniolo was owner. After the Sturniolos' long and successful tenure, Dustin Nicolarsen acquired the restaurant in 2007 and is the current owner.

Significance Evaluation

In accordance with CEQA, all buildings or structures over 45 years in age within or immediately adjacent to the property were evaluated for historical significance and integrity in consideration of NRHP, CRHR, and City of Arcadia designation criteria and integrity requirements. This includes The Derby Restaurant. Because the designation criteria for the CRHR and City of Arcadia landmarks closely resembles the NRHP Criteria, these evaluations are grouped together below.

NRHP/CRHR/City of Arcadia Statement of Significance

The Derby Restaurant at 233 E. Huntington Drive is not eligible for listing in the NRHP, CRHR, or as a City of Arcadia historic landmark individually or as part of an existing historic district, as demonstrated below.

Criterion A/1/1: That are associated with events that have made a significant contribution to the broad patterns of our history.

Located along E. Huntington Drive which is portion of the original Route 66 alignment and originally established at its current location in 1931, The Derby Restaurant gained prominence during the 1930s and through the late 1940s as a gathering spot for the horse racing community. This connection between the restaurant and the horseracing community developed due to its proximity to the Santa Anita Park and through its former owner George "The Iceman" Woolf, who was best known for riding the famed horse Seabiscuit. During Woolf's ownership period of The Derby from 1939 to 1946, the restaurant grew in popularity as a horseracing community gathering spot with celebrity status that featured Woolf's vast collection of horseracing memorabilia. Woolf owned the restaurant until his untimely death in 1946 due to falling off a horse during a race. Woolf's fame as a jockey increased following his death along with the popularity of the restaurant, which enhanced the restaurant's connection to the horseracing community. Woolf's widow, Genevieve Woolf Cayer, ran the restaurant until 1951 when she sold the operation of the restaurant to Dominic and Lorene ("Murph and Slugger") Sturniolo (Dominic Restaurants, Inc.) in 1951 (Arcadia Tribune 1951, pp. 1). By this time, The Derby was a well-known southern California establishment. The new owners continued to maintain the restaurant, exhibiting Woolf's collection of horseracing memorabilia, and emphasizing Woolf's legacy.

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In consideration of these factors, The Derby Restaurant, has associations with a pattern of events that have made contributions to the development of the horseracing community under NRHP Criterion A, CRHR Criterion 1, and City of Arcadia Historic Landmark Criterion 1. The period of significance for the subject property is 1931 to 1951; spanning the year the restaurant was first established at its location, to the date that the property was no longer operated by the Woolf family. This is the period in which the restaurant grew in popularity, became a well-known establishment, and solidified its link to the horse racing community. The property's ability to convey significance under this Criterion is addressed below in the integrity discussion.

Criterion B/2/2: That are associated with the lives of persons significant in our past.

To be considered eligible under NRHP Criterion B, CRHR Criterion 2, or City of Arcadia Historic Landmark Criterion 2 the property must be directly tied to an important person and the place where that individual conducted or produced the work for which he or she is known. In the case of The Derby Restaurant, the people who have owned and operated the restaurant are discussed below.

The Derby Restaurant was originally constructed by owner Hudson M. Proctor in 1931, who owned the restaurant until approximately 1934. Proctor appears to have been a local businessman, but research did not reveal him to be a person of great local importance. Famed horseracing jockey George Woolf owned the restaurant from December of 1938 until his death in 1946. While George Woolf is historically significant as a horse racing jockey, the connection to the work he is known for, horseracing, is shown through the memorabilia that remains inside the restaurant. However, The Derby Restaurant is not where he performed the work for which he is known (i.e., horse racing). Woolf is famous for his career as a jockey and his productive years are most closely associated with the Santa Anita racetrack where he famously raced. A statue of Woolf was erected at the Santa Anita racetrack in 1949 and it remains at the site today. The racing facility serves as a more intact representative example of his career than The Derby Restaurant that he briefly owned.

Dominic and Lorene ("Murph" and "Slugger") Sturniolo and their son Chip owned the restaurant for most of its history (1951-2007) until selling the restaurant in 2007. While the family was successful and well regarded as local businesspeople in Arcadia, there is no evidence that they are prominent people or known to be historic figures at the national, state, or local level. Lacking a direct association with an individual's important achievements for which they are known, The Derby Restaurant is not eligible under NRHP Criterion B, CRHR Criterion 2, or City of Arcadia Historic Landmark Criterion 2.

Criterion C/3/3: That 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.

Hudson M. Proctor constructed the building that would ultimately come to be known as The Derby Restaurant in 1931 in the Spanish Colonial Revival style. He was reported in a few articles to have experience in construction, and he did not hire a contractor or architect to design the building. Owners Dominic and Lorene Sturniolo completely remodeled the restaurant in 1951 with additions to the primary and west elevations that removed all former Spanish Colonial Revival elements in addition to removing original freestanding signage and removing the large oak tree that once fronted the building. Beyond the upstairs office, no elements of the 1931 era building remain.

Since the late 1990s, the restaurant has experienced large additions to the west elevation, removal of original exterior brick, and the addition of new exterior chimneys. Due to numerous alterations, the building no longer possesses any character-defining features of the 1930s Spanish Colonial Revival style. Although the building as it currently stands features Ranch and neo-Craftsman elements, it no longer possesses a discernable architectural style. In addition, the restaurant no longer exhibits the architectural and site-planning elements of

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its original 1930s era cafe restaurant type due to alterations. Lacking architectural distinction, or any known connection with the work of a master architect, The Derby Restaurant is not eligible under NRHP Criterion C, CRHR Criterion 3, or City of Arcadia Historic Landmark Criterion 3.

Criterion D/4/4: That have yielded, or may be likely to yield, information important in prehistory or history.

The Derby Restaurant is not significant under Criterion D of the NRHP, Criterion 4 of the CRHR, or City of Arcadia Historic Landmark Criterion 4 as a source, or likely source, of important historical information nor does it appear likely to yield important information about historic construction methods, materials, or technologies.

Integrity Discussion

To be eligible for listing in the NRHP, CRHR, or as a landmark in the City of Arcadia, properties must have a clear association under one or more Criterion and retain historic integrity to the period of significance established under the Criterion for which it has an association.

As stated above, The Derby Restaurant, has associations with events that have made significant contribution to broad patterns of our history under NRHP Criterion A, CRHR Criterion 1, and City of Arcadia Historic Landmark Criterion 1 (Criterion A/1/1). The period of significance for the subject property is 1931 to 1951; spanning the year the restaurant was first established at its location, to the date that the property was no longer operated by the George Woolf or his wife. This is the period in which the restaurant grew in popularity, became a well-known establishment, and solidified its link to the horse racing community.

Despite a clear association under Criterion A/1/1, alterations to the property since 1951 have modified the property to extent that it appears to be a building constructed in the latter half of the twentieth century, not to the 1931 to 1951 period when the building was originally constructed and gained prominence as a restaurant associated with the horseracing community through Woolf. Despite the connection to Woolf that remains through his horseracing memorabilia collection featured in the interior, the interior space has been altered since 1951 to the extent that even with elements of the collection exhibited the connection to the period of significance has been lost. Additionally, no exterior elements of the restaurant remain from the historic era establishment that Woolf would recognize. The original Spanish Colonial Design of the building has been completely altered, original signage removed, and large oak tree fronting the building has also been removed. The building now surrounded by paved parking lots, and more recent commercial building construction. These modifications have resulted in dismantling the connection to the period when the restaurant became “The Derby,” 1931 to 1951; the period of significance for the subject property. In summary, the loss of integrity in the areas of design, materials, workmanship, setting and feeling, has caused the property to no longer be capable of conveying an association to the period of significance (1931 to 1951) when it was first developed and the connection for which it is known.

Despite The Derby Restaurant’s association under NRHP Criterion A, CRHR Criterion 1, or City of Arcadia Historic Landmark Criterion 1, the substantial loss of historic integrity to its period of significance precludes the property from being considered eligible for listing.

Additional City of Arcadia Criteria Considerations

In addition to meeting City of Arcadia Criterion 1 through 4, for a resource to be found significant as a City of Arcadia historic landmark it must be listed in the NRHP or CRHR (Criteria 5) or considered an iconic property (Criteria 6). The Derby Restaurant, as stated above, does not meet Criteria 1 due to a lack of historic integrity to its period of significance and the property does not meet Criterion 2 through 4 due to a lack of significance. As

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such the property is not eligible for listing as a City of Arcadia historic landmark.

Summary of Evaluation Findings

In summary, The Derby Restaurant at 233 E. Huntington Drive is not eligible for listing in the NRHP, CRHR, or as a City of Arcadia historic landmark individually or as part of an existing historic district.

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