

United States Department of the Interior
National Park Service

National Register of Historic Places Registration Form

RECEIVED 2280
APR 22 2016

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in National Register Bulletin, *How to Complete the National Register of Historic Places Registration Form*. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions.

Nat. Register of Historic Places
National Park Service

1. Name of Property

Historic name: Renwick, Helen Goodwin, House

Other names/site number: N/A

Name of related multiple property listing:

N/A

(Enter "N/A" if property is not part of a multiple property listing)

2. Location

Street & number: 211 N. College Avenue

City or town: Claremont State: CA County: Los Angeles

Not For Publication: Vicinity:

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended,


I hereby certify that this x nomination request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60.

In my opinion, the property x meets does not meet the National Register Criteria. I recommend that this property be considered significant at the following level(s) of significance:

 national statewide x local

Applicable National Register Criteria:

 x A x B C D

	for State Historic Preservation Officer	4/22/16
Signature of certifying official/Title:		Date
<u>California Office of Historic Preservation</u>		
State or Federal agency/bureau or Tribal Government		

In my opinion, the property <u> </u> meets <u> </u> does not meet the National Register criteria.	
Signature of commenting official:	Date
Title :	State or Federal agency/bureau or Tribal Government

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4. National Park Service Certification

I hereby certify that this property is:

- entered in the National Register
 determined eligible for the National Register
 determined not eligible for the National Register
 removed from the National Register
 other (explain:)


Signature of the Keeper

6/7/2016
Date of Action

5. Classification

Ownership of Property

(Check as many boxes as apply.)

- Private:
Public – Local
Public – State
Public – Federal

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Category of Property

(Check only **one** box.)

- Building(s)
- District
- Site
- Structure
- Object

Number of Resources within Property

(Do not include previously listed resources in the count)

Contributing	Noncontributing	
<u>2</u>	<u> </u>	buildings
<u> </u>	<u> </u>	sites
<u> </u>	<u> </u>	structures
<u> </u>	<u> </u>	objects
<u>2</u>	<u> </u>	Total

Number of contributing resources previously listed in the National Register N/A

6. Function or Use

Historic Functions

(Enter categories from instructions.)

DOMESTIC/single dwelling

Current Functions

(Enter categories from instructions.)

EDUCATION/Education Related

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7. Description

Architectural Classification

(Enter categories from instructions.)

LATE VICTORIAN/Queen Anne
LATE 19TH AND 20TH CENTURY REVIVALS/Classical Revival

Materials: (enter categories from instructions.)

Principal exterior materials of the property: WOOD/Weatherboard
WOOD/Shingle
GLASS

Narrative Description

(Describe the historic and current physical appearance and condition of the property. Describe contributing and noncontributing resources if applicable. Begin with a **summary paragraph** that briefly describes the general characteristics of the property, such as its location, type, style, method of construction, setting, size, and significant features. Indicate whether the property has historic integrity.)

Summary Paragraph

The Helen Goodwin Renwick House (1900) anchors a key corner on Claremont's most important collegiate and residential avenue. Erected in 1900 by Renwick, an early twentieth-century Claremont community leader, it was occupied by her for thirty years and retains a high degree of historic integrity. Framed by date palms and a large oak tree, it conveys its significance as part of the historic College Avenue residential landscape and its association with Renwick during her occupancy. Clad in wood shingles and siding, the two-story, square-plan house is an excellent local example of the late Queen Anne Style, and its subtle Classical Revival features reflect turn-of-the-century taste. Character-defining features include the prominent conical-roofed corner tower, a graceful porch carried by slender columns with composite capitals, and eaves detailed with modillions. A small guesthouse (1900) at the rear of the building is a contributing property.

Narrative Description (continued)

The Renwick House was completed in 1900 during the first period of College Avenue's residential development. Situated between the Claremont commercial district and the early Pomona College campus on the west side of tree-lined College Avenue, it would share the length of the avenue with many other distinctive dwellings as well as college buildings. Like the five neighboring turn-of-the-century houses, the Renwick House has been in collegiate use for decades and retains its historic architectural character.

Accessed by a concrete sidewalk from the street to the main entry, the building faces east and is placed mid-point on a three-lot parcel on the block between W. 2nd Street and W. Bonita

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Avenue. A brick wall and alley edge the west property line, abutting the Claremont Public Library and parking lot. The one-story brick cottages of the demolished Claremont Inn occupy the remaining three lots on the block. Pomona College's Wig Hall is across College Avenue to the east. The grounds have smooth areas of turf with shrub plantings at the foundation, all shaded by date palms and an oak. An historic "split stone" granite and concrete curb lines the south edge of the property.¹

The design of the Renwick House is based on the late Queen Anne style, and shows the influence of the Classical Revival styles. Its "Free Classic" features include a simple building mass clad in smooth siding and shingles, and classical columns and trim.²

The house rests on a low concrete foundation, of which little is visible. The hipped-roof, two-story structure has a square plan interrupted by a two-story tower capped with a conical roof and metal finial. The roofs are clad in composite shingles. A brick chimney on the north roof slope evident in historic photographs has been removed. The deep eaves are trimmed with slender modillions above a wide wood fascia.

A projecting two-story bay at the north elevation intersects with an L-plan porch that sweeps across the main, east-facing elevation. An oriel window, supported by brackets, is placed at the southwest corner and there is a projecting square bay at the northwest corner. A rear service door is located at the northeast corner.

A wide fascia board applied across the lintel height of the first and second stories divides the exterior cladding: wood shingles are applied above the fascia and narrow clapboard siding is applied below. The building is painted light green with ivory trim.

Slender wood columns with composite capitals support the porch. The eaves are decorated with saw-cut brackets and the railing is comprised of shaped vertical posts placed between paneled column bases. A modern wood ramp at the north elevation accesses the porch.

The central, east-facing entry has a single-leaf door with single light, raised panels, and a simple sill with a dentil course. Windows across the exterior are filled with the original double-hung, wood-frame sash; a few at the rear second story contain replacement sash. The upper sash of the east and south elevations have slender wood muntins in a decorative rectilinear pattern that terminates in triangles at the top and bottom of the sash. The oriel window at the south elevation is filled with diamond-paned sash.

Guest House

A small one-story guesthouse also dating from 1900 is located at the rear of the house. The square-plan building is clad in wooden false bevel drop siding that matches the siding of the

¹Judy Wright, *Claremont: A Pictorial History*. Second Edition. Claremont: Claremont Historic Resources, 1999, 197.

²Virginia and Lee Macalester, *A Field Guide to American Houses* (New York: Knopf, 1984, 2009), 265, 276.

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main house. The roof is hipped and approximately pyramidal, with roof pitch close to that of the main house. The eaves of the guest house are boxed and detailed with modillions and a wooden fascia that match those on the main house. Windows are double-hung wooden sash with one pane in each sash. The main entry door on the guest house is wooden, with a single paned window and two panels below the window.

Interior

The Renwick House was sold to attorney Thomas McNamee and his wife Winifred McNamee in the early 1930s. Under later ownership by Pomona College was used as a student residence after 1949. After 1989 it housed college offices and is now the Office of Annual Giving. The interior reflects the change of use from private residence to student housing and then, in 1989, to offices. Despite remodeling, however, most of the historic plan configuration appears intact. The entry and stair hallway is located at the northeast corner of the plan and the living room and dining room are aligned on the south side of the house. The kitchen is at the northwest corner of the house with offices and restroom spaces between the kitchen and stair hallway. The offices and restroom are not original uses. The entry is separated from the living room by a columned screen wall. The living room has a low, painted wood bench built-in to the curve of the turret in the southeast corner. A columned screen wall defines the transition from the living room to the dining room. The dining room has a painted wood built-in bench on the south side and a built-in china cabinet on the north side, with leaded glass doors and drawers below. All original woodwork in the house has been painted white. Historic door hardware and fixtures have been removed. The hardwood floors are carpeted.³

Integrity Assessment

The principal features of the house exterior and its setting are intact and retain a high level of integrity of location, setting, design, materials, workmanship, feeling, and association. As noted in a 2015 study, “the house is readily recognizable as a residence of its time and place in Claremont. It continues to derive much of its significance from its location close to (and thereby, its association with) Pomona College.”⁴ Interior remodeling has altered some of the historic floor plan layout, replacing interior doors and hardware, and replacement of formerly lath and plaster walls with drywall. The main staircase retains its original balustrade, columned screen walls retain their wooden columns, a built-in wall cabinet retains its leaded glass panes, and a curved window seat inside the conical corner turret is retained, utilizing decorative curved wooden panels that carry the design motif from baseboards used around the perimeter of the room. Despite the loss of some interior woodwork and hardware, however, some recent modifications to interior surfaces such as painting and carpeting are clearly minor and reversible. Comparison of the Renwick House to historic photos from approximately 1900 shows almost no visible changes to the building exterior. Thus, the building retains a high degree of historic integrity in all aspects, aside from moderate loss of integrity of materials on the interior.

³ Interior description obtained from Architectural Resources Group, Inc., “Renwick House, Pomona College Historical Resources Evaluation Report.” Prepared for Rincon Consultants, Inc., August 15, 2015, 11-12, 15-17.

⁴ Ibid, 32.

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8. Statement of Significance

Applicable National Register Criteria

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

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

Criteria Considerations

(Mark "x" in all the boxes that apply.)

- A. Owned by a religious institution or used for religious purposes
- B. Removed from its original location
- C. A birthplace or grave
- D. A cemetery
- E. A reconstructed building, object, or structure
- F. A commemorative property
- G. Less than 50 years old or achieving significance within the past 50 years

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Areas of Significance

(Enter categories from instructions.)

ART

EDUCATION

COMMUNITY PLANNING AND DEVELOPMENT

RELIGION

Period of Significance

1900 – 1930

Significant Dates

1900

Significant Person

(Complete only if Criterion B is marked above.)

Renwick, Helen Goodwin

Cultural Affiliation

Architect/Builder

Unknown

Statement of Significance Summary Paragraph (Provide a summary paragraph that includes level of significance, applicable criteria, justification for the period of significance, and any applicable criteria considerations.)

The Helen Goodwin Renwick House is eligible for the National Register of Historic Places under Criteria A and B at the local level of significance. It is significant in the area of Community Planning and Development under Criterion A. The period of significance is 1900 to 1930. Under Criterion B, the Renwick Home is significant for its association with an early important Claremont community leader and philanthropist, Helen Goodwin Renwick (1845-1930), in the areas of art, religion and education, for her roles in philanthropic efforts in these three areas. The period of significance is her occupancy, 1900-1930.

Narrative Statement of Significance (Provide at least **one** paragraph for each area of significance.)

Criterion A: Community Planning and Development in Claremont, CA

The late-nineteenth-century extension of a railroad network across Southern California brought unprecedented growth and the founding of many new town sites. Between Los Angeles and San Bernardino more than 30 prospective towns were developed along the Southern Pacific

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and Santa Fe lines. With the help of Henry Austin Palmer, a local land buyer, the Santa Fe Railroad laid track through the area of north Pomona that would become Claremont. In 1883, investor Cyrus Mills came to the Pomona Valley and purchased 2,500 acres of land and water rights. Mills constructed a pipeline to the nearby San Antonio Canyon and supplied the area with its first stable water resource.⁵ The pipeline transformed the previously arid community into an agricultural haven where the citrus industry would flourish in a few years later. In 1887, the Pacific Land Improvement Company began preparations for a 430-acre town and built a hotel and land office. The company sold more than 300 lots in 1887. However, by the following year the land bubble burst and many of the purchased lots were abandoned.

Claremont's survival was due to the establishment of Pomona College. During the land rush plans had been made for a college to be built in the proposed nearby town of Piedmont. After the land bubble burst in 1888, however, the college moved into Claremont's abandoned hotel, now renamed Claremont Hall. In 1892 the Pomona College board decided to remain in Claremont. Anchored by the college, Claremont gradually attracted new residents, many of whom were Congregationalist New Englanders drawn by the promise of free land and good education. With a spirit of community, residents and college students gathered to plant trees, smooth roads, and otherwise improve the settlement.

When Helen Goodwin Renwick completed 211 College Avenue in 1900, Claremont was still a very small college town with a population of about 250. Claremont was incorporated as a town in 1907 and by 1910 the population grew to 1,114.⁶ The transition from rural community to small town was accompanied by the construction of large, stylish houses on what is today College Avenue across the street from Pomona College. Four of these were built or moved to their location by 1901 and three were home to early and influential members of the Pomona College faculty, including financial officer Charles Burt Sumner, professor of biology A.J. Cook, and Cyrus Grandison Baldwin, Pomona College's first president.⁷ On its prominent corner site, the Renwick House contributes to this early period of architectural expression at a time when its owner concurrently underwrote important community and college development.

Claremont's business center, with its nucleus around Yale and 1st Avenues about two blocks from the Renwick property, grew as a small trade center serving college and local needs as well as those of the surrounding agricultural area. While Helen Renwick often focused on Pomona College and religious philanthropy, she was also responsible for the construction of Claremont's first public library building. Claremont established a library in 1889 but it was not until 1914 that the city successfully campaigned for a public county library branch. Renwick donated six lots behind her house for the library completed in 1928. This site remains the location of the Claremont Public Library.

The Renwick House is significant under Criterion A for its association with early twentieth-century economic and community growth in Claremont and its downtown Village area. During

⁵ Eva and Sean Stanley Landsberg, *Images of America: Claremont* (Charleston, SC: Arcadia Publishing 2014), 24.

⁶ Wright, *Claremont: A Pictorial History*, 164-169; 365.

⁷ Wright, *Claremont: A Pictorial History*, 112-115.

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the period of significance, 1900 through 1930, it represents the creation of a collection of high-styled College Avenue residences that housed professional and business leaders. The Renwick House also represents its owner's contributions to Claremont community development and retains close proximity to the important building site she acquired for the public library.

Claremont was home to students at Pomona College, but the rest of the city's population did not have a library of their own for several years. Phoebe Estelle Spalding established the first library with about 200 books she brought to Claremont in 1889 from Carleton College, and which formed the nucleus for the Pomona College library at Sumner Hall.⁸ A donation by philanthropist Andrew Carnegie allowed the 1908 construction of a Carnegie Library on the grounds of the Pomona campus. The library was intended to also serve the community but it was soon apparent that the city needed a facility of its own. Claremont received a branch of the Los Angeles County Library in 1914 and first spent five years in a rented room at the First National Bank. In 1919 Renwick helped to create a new library by donating six lots behind her house at the corner of W. 2nd Street and Harvard Avenue. The lots were gifted under the provisions that the library would be built within ten years of the donation, cost no less than \$20,000, would be used by the city as a center for other activities for the benefit of the community, and the property would be maintained by the city. The city accepted her donation and completed the Spanish Colonial library building in 1928.

Criterion B: Association with Helen Goodwin Renwick

The growth of the early Claremont community and Pomona College was aided by the support of Helen Goodwin Renwick, one of Claremont's few early philanthropists. Renwick built her house at W. 2nd Street and College Avenue in 1900, five years after her arrival in Claremont. Her wealth came from her marriage to William Renwick (1829-1889), who, with his father James, had developed one of Davenport, Iowa's largest lumber mills.⁹ A member of a prominent western Massachusetts family and native of Akron, Ohio, (Pamela) Helen Goodwin met her future husband in Europe and the two were married in 1879. Their only son, William Goodwin Renwick, was born while the two were traveling in Berlin in 1886.¹⁰

Education

Arriving in Claremont, Helen Renwick became completely immersed in the community, assuming the role of patron of the arts and sponsoring many social and cultural events at Pomona College. She was known for her interest in a variety of fields including writing and editing, college activities, church functions, civic affairs, travel, and philanthropic endeavors. Helen's first philanthropic effort in Claremont was her donation for a gymnasium for Pomona College. The William Renwick Gymnasium completed in 1898 was named in memory of Helen's late husband. The gym was a great success and Pomona College President, Charles Burt Sumner

⁸ Wright, *Pictorial History*, 158.

⁹ Claremont Heritage, Helen Goodwin Renwick biography files (Claremont, CA: Claremont Heritage, 2015).

¹⁰ "Services for Mrs. Renwick Held Monday," *Claremont Courier*, 31 July 1930.

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called it, "a great gain to the college life . . . thus lifting [physical education] into a recognized department of the college."¹¹ At the time of its construction, the now-raised Renwick Gymnasium was one of few Claremont examples of the Mission Revival style.

Renwick continued an integral role in the college community, first joining the Cactus Club and then the Rembrandt Club, Pomona College's art club, in 1905. With the art students furnishing most of the programs of the club in the early years of the college, a close association between the students and the women of Claremont developed. Renwick often volunteered her home for functions involving art students or fellow artists, including a noteworthy art lecture given by another important Claremont female philanthropist, Phebe Estelle Spalding. Spalding's illustrated her lecture with many of Renwick's works. The club was able to raise money for a new art building with Renwick donating the lot on which the building, Rembrandt Hall, still stands.

Religion

Once a Methodist, subsequently a Presbyterian, later a Congregationalist, but always deeply religious, Renwick's life-long interest in Christianity and Christian missions continued through her life in Claremont. Renwick served for many years as a Sunday school teacher and often used her home for classes and social functions for her students and son William. Helen was also very involved in Christian missions at home and abroad and a well-known member of the American Board of Commissioners for Foreign Missions. Helen would set aside time on her extensive travels abroad to visit these missions and donate generously to the cause. Always grateful for her interest, the foreign missions board relied on Renwick's contributions, even traveling to Claremont to call on her. Her obituary noted, "the American board of foreign missions and all other benevolent societies counted her as a special friend."¹² She attended the World's Missionary Conference as a delegate of the Woman's Board of the Pacific (Congregational) and was a foreign correspondent to the Southern branch of the Woman's Board of the Pacific.¹³

Discussion of plans to create a Claremont home for Christian missionaries on furlough resulted in Renwick, along with the Norton family and James Blaisdell, helping to establish the Claremont Missionary Home in 1915. Renwick's gift of several lots on Columbia Avenue gave the home a permanent location and a building was soon constructed. Located on what would become the Scripps College campus, the Claremont Missionary Home would eventually be purchased by the Pomona College trustees during the establishment of the women's college. While the home was lost, proceeds from the sale allowed the group to purchase twenty acres of land along Berkeley and Harrison Avenues in 1924. "Pilgrim Place in Claremont" was soon established as a community of missionary homes, with Helen donating land and a house to the

¹¹ Judy Wright, *Claremont Women 1887-1950: They Created a Culture*, First Edition (Claremont, CA: Claremont Historic Resources, 2007) 117.

¹² Ibid.

¹³ John W. Leonard, ed. *Woman's Who's Who of America: A Biographical Dictionary of Contemporary Women of the United States and Canada, 1914-1915*. (New York: American Commonwealth Co., 1914), 681.

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project. Pilgrim Place is still an important part of the Claremont community today, serving as a retirement community for Christian workers.

Helen was also involved in “missions” organized by the Women’s Union of the Claremont Congregational Church in the barrio neighborhoods of Claremont. Claremont’s two barrios held many different nationalities including Chinese, Siek, Korean, and later Mexican families, many of whom came to Claremont to work in the citrus packinghouses. A community house named “Su Casa” was established for the community as a place of friendship. A 1928 *Courier* article described Helen’s involvement noting, “From the very beginning of that enterprise, Mrs. Renwick’s interest and gifts sustained the house.”¹⁴ Eventually, Renwick and A. G. McKenna purchased the house to set up a community center for the impoverished community. The house was set up with tables and chairs for classes in English, dressmaking, parenting, and cooking, among others. The Health Center in Pomona sent doctors to hold clinics for children and a committee from the Claremont Congregational Church offered assistance in finding jobs.

Art (Poetry)

Later in life, Renwick focused on poetry and published two books: *Childhood in Poetry* (1928) and *Heavens Own Mosaic* (1929). The *Claremont Courier* described Renwick’s writing abilities, noting, “She was a poet of unusual beauty of style and vividness of imagination.”¹⁵

Renwick left a lasting imprint on Claremont because of her active interest in every good enterprise for the Claremont community. Historian Judy Wright observed, “No good movement of modern times failed to elicit [Helen’s] interest and so far as she was able to offer her active cooperation and financial support.”¹⁶ Helen’s contributions to the town, church, and Pomona College have cemented her legacy as one of Claremont’s most important early twentieth-century citizens.

The Renwick House is significant under Criterion B for its association with Helen Renwick’s contributions to Claremont’s educational, religious, and artistic/literary community development. The period of significance spans her occupancy of the house, 1900 to 1930.

¹⁴ Wright, *Claremont Women*, 120.

¹⁵ Wright, *Claremont Women*, 131.

¹⁶ Wright, *Claremont Women*, 131.

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9. Major Bibliographical References

Bibliography (Cite the books, articles, and other sources used in preparing this form.)

Architectural Resources Group, Inc. "Renwick House, Pomona College Historical Resources Evaluation Report." Prepared for Rincon Consultants, Inc., August 15, 2015.

Claremont Heritage files. Renwick, Helen Goodwin. Biography file cabinet. 5 pages.

Claremont Heritage files. Historic Resources Survey: Renwick House, 211 N. College. Claremont Heritage Special Collections. College Ave. binder. 1 page.

Landsberg, Eva and Sean Stanley. *Images of America: Claremont*. Charleston, South Carolina: Arcadia Publishing, 2014. Print.

Leonard, John W. ed. *Woman's Who's Who of America: A Biographical Dictionary of Contemporary Women of the United States and Canada, 1914-1915*. (New York: American Commonwealth Co., 1914), 681.

Lyon, E. Wilson. *The History of Pomona College: 1887-1969*. Claremont California: Pomona College, 1977. Print.

Neiuber, John. "It happened on College Avenue." *Claremont Courier* 5 June 2015: 9. Print.

"Services for Mrs. Renwick Held Monday," *Claremont Courier*, 31 July 1930. Print.

Wehner, Nowysz, Pottschull and Pfiffner. *"St. Katherine's Historic District."* Davenport, Iowa, 1983. Print.

Wright, Judy. *Claremont: A Pictorial History*, Second Edition. Claremont, California: Claremont Historic Resources, 1999. Print.

Wright, Judy. *Claremont Women: 1887-1950 They Created a Culture*, First Edition. Claremont, California: Claremont Historic Resources, 2007. Print.

Previous documentation on file (NPS):

- preliminary determination of individual listing (36 CFR 67) has been requested
- previously listed in the National Register
- previously determined eligible by the National Register
- designated a National Historic Landmark
- recorded by Historic American Buildings Survey # _____

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recorded by Historic American Engineering Record # _____
 recorded by Historic American Landscape Survey # _____

Primary location of additional data:

- State Historic Preservation Office
 Other State agency
 Federal agency
 Local government
 University
 Other

Name of repository: Claremont Heritage, Claremont.

Historic Resources Survey Number (if assigned): _____

10. Geographical Data

Acreeage of Property Less than 1 acre

Use either the UTM system or latitude/longitude coordinates

Latitude/Longitude Coordinates (decimal degrees)

Datum if other than WGS84: _____

(enter coordinates to 6 decimal places)

1. Latitude: 34.095908 Longitude: -117.715161

Verbal Boundary Description (Describe the boundaries of the property.)

The Renwick House is located at 211 North College Avenue in Claremont, California. The boundary of the Renwick House is determined by the legal Los Angeles County parcel number of 8313-018-005.

Boundary Justification (Explain why the boundaries were selected.)

The boundary includes sufficient land to include the house with backhouse and yard. The nominated boundaries contain all of the extant historic property significantly associated with the house.

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11. Form Prepared By

name/title: Carole Zellie, Principal Landscape Research, LLC, Amy Berssen, Archivist, Sean Stanley, Research Assistant

organization: Claremont Heritage

street & number: 840 N. Indian Hill Boulevard

city or town: Claremont

state: CA

zip code: 91711

e-mail: research@claremontheritage.org / projects@claremontheritage.org

telephone: (909) 621-0848

date: September 30, 2015

Additional Documentation

Submit the following items with the completed form:

- **Maps:** A **USGS map** or equivalent (7.5 or 15 minute series) indicating the property's location.
- **Sketch map** for historic districts and properties having large acreage or numerous resources. Key all photographs to this map.
- **Additional items:** (Check with the SHPO, TPO, or FPO for any additional items.)

Photographs

Submit clear and descriptive photographs. The size of each image must be 1600x1200 pixels (minimum), 3000x2000 preferred, at 300 ppi (pixels per inch) or larger. Key all photographs to the sketch map. Each photograph must be numbered and that number must correspond to the photograph number on the photo log. For simplicity, the name of the photographer, photo date, etc. may be listed once on the photograph log and doesn't need to be labeled on every photograph.

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Photo Log

Name of Property: Renwick House

City or Vicinity: Claremont

County: Los Angeles

State: California

Photographer: Phil Jimenez

Date Photographed: 9/15/2015

Description of Photograph(s) and number, include description of view indicating direction of camera:

Photo # 1

Renwick House, south elevation (left) and east façade (right), backhouse, south elevation, camera facing northwest

1 of 13

Photo #2

Renwick House, south elevation, backhouse, south elevation, camera facing north

2 of 13

Photo #3

Renwick House, east façade (right), south elevation (left), camera facing northwest

3 of 13

Photo #4

Renwick House, north elevation (right), east façade (left), backhouse, north elevation (right), east façade (left), camera facing southwest

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Photo #5

Renwick House, north elevation, camera facing south

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Photographer: Architectural Resources Group, Inc.
Architects, Planners & Conservators

Date Photographed: 9/25/2015

Photo # 6

Renwick House, interior, front entry/stair hall, camera facing north

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Photo # 7

Renwick House, interior, front entry with living room at the left, camera facing west

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Photo # 8

Renwick House, interior, front entry/stair hall looking down stairs toward living room, camera facing south

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Photo # 9

Renwick House, interior, living room looking toward front door, camera facing north

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Photo #10

Renwick House, interior, built-in bench within southeast corner turret, camera facing southeast

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Photo #11

Renwick House, interior, built-in bench in dining room, camera facing south

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Photo #12

Renwick House, interior, built-in hutch in dining room, camera facing north

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Photo #13

Renwick House, interior, main staircase in entrance, camera facing northwest

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Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C.460 et seq.).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 100 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Office of Planning and Performance Management, U.S. Dept. of the Interior, 1849 C. Street, NW, Washington, DC.

Renwick, Helen Goodwin, House

Name of Property
 NPS Form 10-900-a

Los Angeles, California
 County and State
 OMB No. 1024-0018

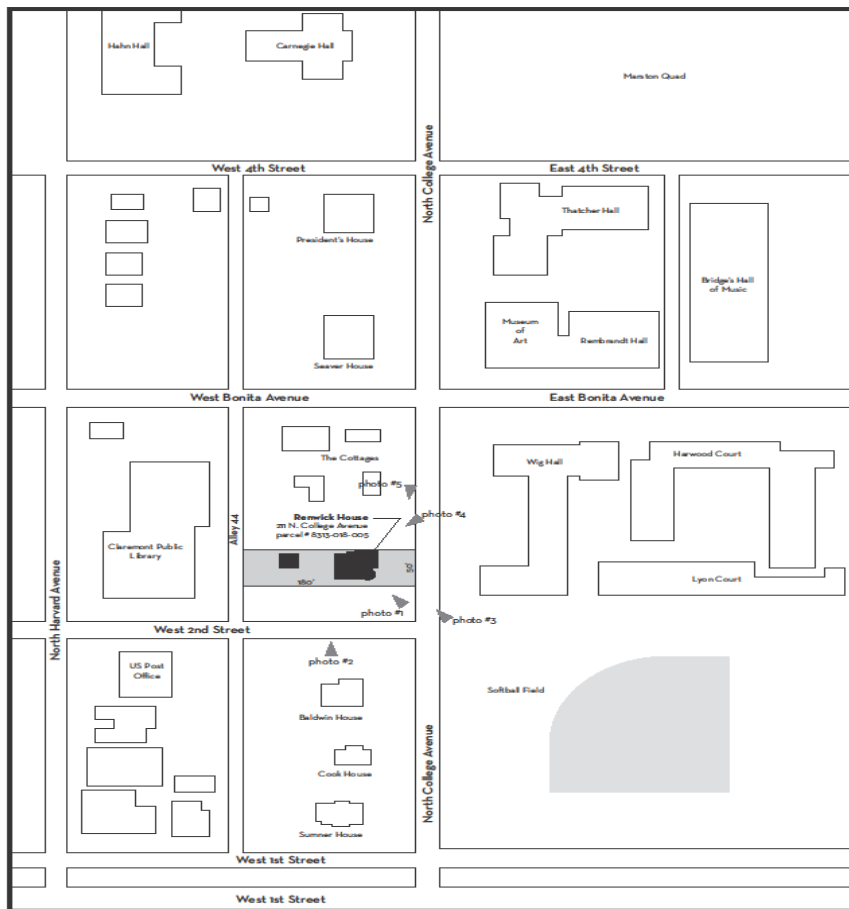
United States Department of the Interior
 National Park Service

National Register of Historic Places
 Continuation Sheet

Renwick House
 Name of Property
 Los Angeles County, California
 County and State
 Name of multiple listing (if applicable)

Section number Additional Documentation Page 18

Sketch Map / Photo Key



approximate scale: 1" = 100'

Renwick House 211 N. College Avenue, Claremont, California 91711 • parcel # 8313-018-005



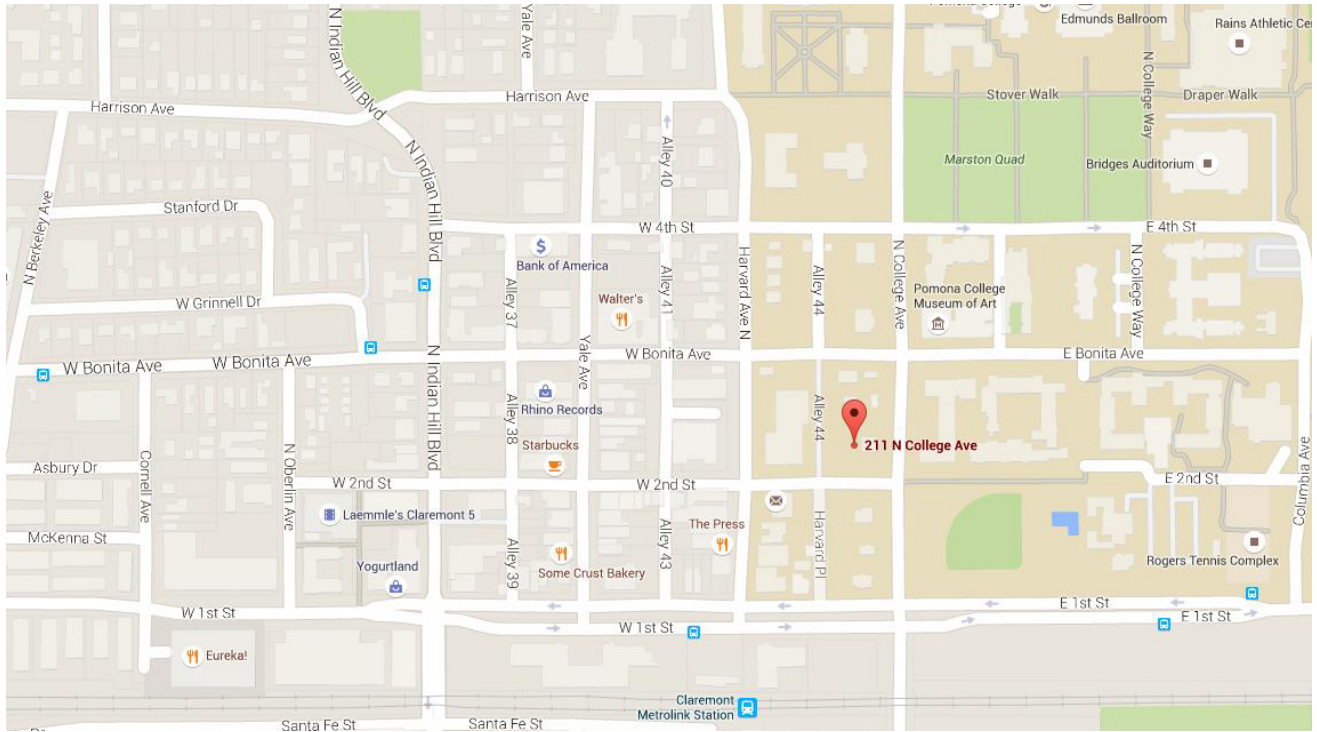
Renwick, Helen Goodwin, House
Name of Property

Los Angeles, California
County and State

Location Map

Latitude: 34.095908

Longitude: -117.715161



Renwick, Helen Goodwin, House
Name of Property

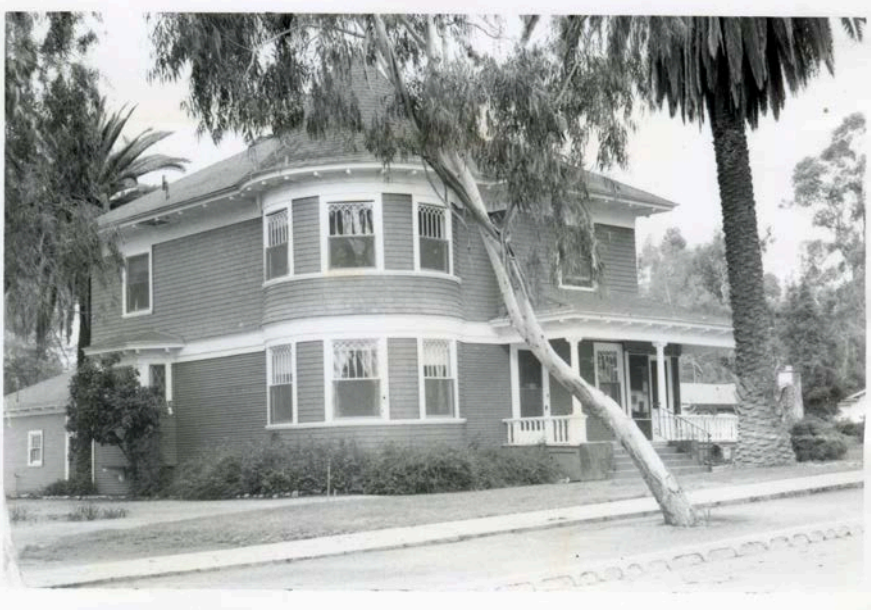
Los Angeles, California
County and State

Figure 1. Renwick House circa 1900, façade of the house and back house.



Source: Claremont Heritage

Figure 2. Renwick House circa 1978, façade of house. Photo taken for Historic Home survey.



Source: Claremont Heritage

Renwick, Helen Goodwin, House
Name of Property

Los Angeles, California
County and State

Figure 3. Helen Renwick with son, William. Circa 1896.



Source: Claremont Heritage

Renwick, Helen Goodwin, House
Name of Property

Los Angeles, California
County and State

Figure 4. Renwick Gymnasium, donated by Mrs. Renwick to Pomona College and named after late husband. Photo circa 1900.



Source: Claremont Heritage

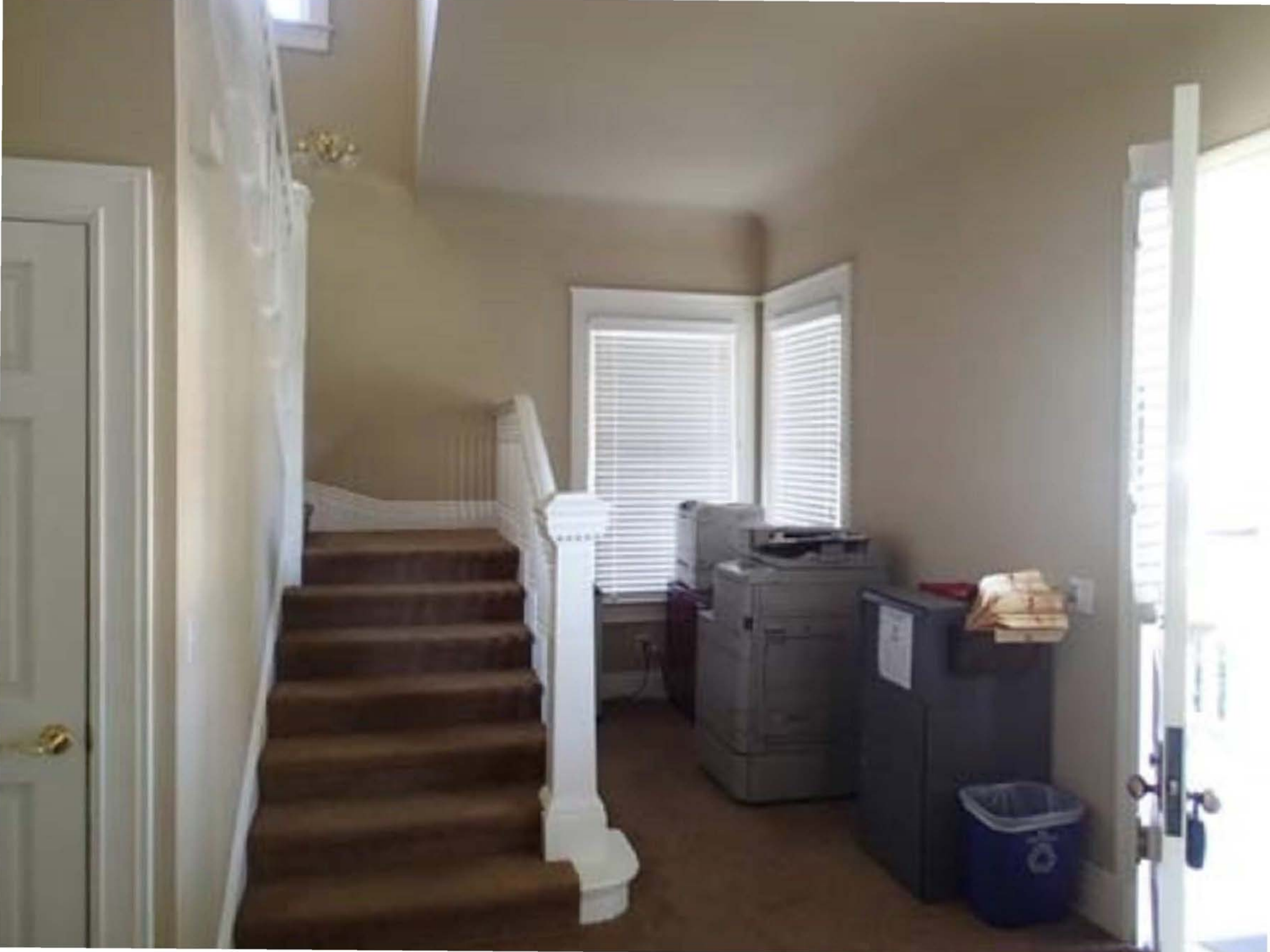












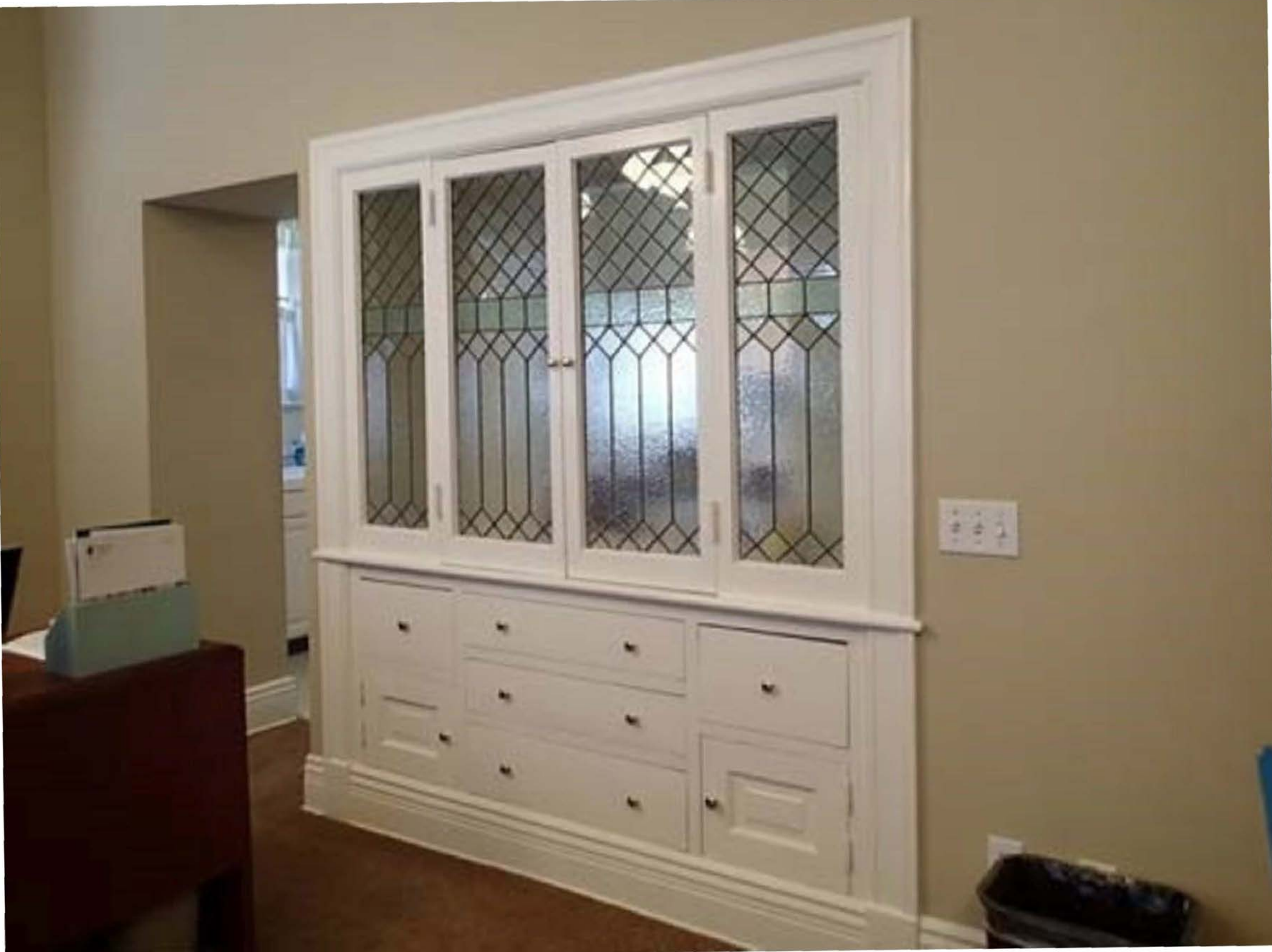














National Register of Historic Places
Memo to File

Correspondence

The Correspondence consists of communications from (and possibly to) the nominating authority, notes from the staff of the National Register of Historic Places, and/or other material the National Register of Historic Places received associated with the property.

Correspondence may also include information from other sources, drafts of the nomination, letters of support or objection, memorandums, and ephemera which document the efforts to recognize the property.

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

REQUESTED ACTION: NOMINATION

PROPERTY NAME: Renwick, Helen Goodwin, House

MULTIPLE NAME:

STATE & COUNTY: CALIFORNIA, Los Angeles

DATE RECEIVED: 4/22/16 DATE OF PENDING LIST: 5/25/16
DATE OF 16TH DAY: 6/09/16 DATE OF 45TH DAY: 6/07/16
DATE OF WEEKLY LIST:

REFERENCE NUMBER: 16000322

REASONS FOR REVIEW:

APPEAL: N DATA PROBLEM: N LANDSCAPE: N LESS THAN 50 YEARS: N
OTHER: N PDIL: N PERIOD: N PROGRAM UNAPPROVED: N
REQUEST: Y SAMPLE: N SLR DRAFT: N NATIONAL: N

COMMENT WAIVER: N

___ACCEPT ___RETURN ___REJECT _____DATE

ABSTRACT/SUMMARY COMMENTS:

The Helen Goodwin Renwick House is locally significant under National Register Criterion A and B in the areas of Art, Education, Community Planning and Development, and Religion. Constructed in 1900, the handsome Queen Anne-style residence was the home of noted regional philanthropist and community leader Helen Goodwin Renwick from 1900 until her death in 1930. A writer and poet, Goodwin Renwick sponsored numerous significant community-building activities in the areas of Art, Education and Religion, utilizing her house as a base of operations for her efforts and often opening the house for community use. Completion of the house in 1900 was part of an important development boom that took the small college town to a new status as a thriving residential community.

RECOM./CRITERIA Accept Criteria A+B

REVIEWER Paul Lusignea DISCIPLINE HISTORIAN

TELEPHONE _____ DATE 6/7/2016

DOCUMENTATION see attached comments Y/N see attached SLR Y (N)

If a nomination is returned to the nominating authority, the nomination is no longer under consideration by the NPS.

Helen Goodwin Renwick House
Los Angeles County, California
National Register of Historic Places

The Helen Goodwin Renwick house is a two-story Queen Anne style foursquare home with Classical Revival elements, built in 1900. Character defining features include the prominent conical-roofed corner tower, a graceful porch carried by slender columns with composite capitals. The hipped roof of moderate pitch whose eaves are detailed with modillions. A small one-story guest house at the rear of the building complements the building with a simplified design, including identical wooden false bevel drop siding, hipped roof, boxed eaves and modillions that match those on the main house.

The property is eligible under Criterion A for its role in the early residential development of its neighborhood in Claremont, California, and Criterion B for its association with community leader, poet and philanthropist Helen Goodwin Renwick. The property's period of significance is from 1900, when the building was constructed, until 1930, the year of Helen Goodwin Renwick's death.

The growth of early Claremont community and Pomona College was aided by the support of Helen Goodwin Renwick, one of Claremont's few early philanthropists. Her wealth came from her marriage to William Renwick, who had developed and owned a lumber mill in Davenport, Iowa, and died in 1889. Mrs. Renwick arrived in Claremont in 1895, and quickly became a patron of local arts, sponsoring social and cultural events at Pomona College. She was known for her interest in a variety of fields including writing and editing, college activities, church functions, and travel. Her first philanthropic project in Claremont was the William Renwick Gymnasium, named for her late husband, which has since been demolished. Other building projects funded by Mrs. Renwick included a local library, and a mission house in a nearby barrio. While some of the buildings funded by her philanthropy survive, the Renwick house was utilized in conjunction with many of her philanthropic endeavors. She held events and classes in her home, in conjunction with Pomona College and community churches, including art lectures, Sunday school and religious study groups. The house was converted to student living quarters in 1948.

The property was restored in 1989, with minor alterations to the building interior including carpeting and conversion from residential to office use, but the building exterior retains a very high level of historic integrity in all aspects, and the building interior retains a substantial level of historic integrity including staircase balustrades, built-in cabinets, and decorative wainscoting. Plaster walls and ceilings, light fixtures, and interior doors were replaced in the 1989 remodel, causing some loss of historic integrity to the building interior.

The nomination was submitted by a third party, Claremont Heritage. No letters of support or objection have been received, but the property owner, Pomona College, provided two letters of comment (neither support nor objection), one from the college and a second from a consultant, and a copy of a 2015 CEQA analysis of the property.

Staff supports the nomination as written and recommends that the State Historical Resources Commission determine that the Helen Goodwin Renwick House is eligible for listing in the National Register under Criteria A and B at the local level of significance, with a period of significance of 1900-1930. Staff recommends the State Historic Preservation Officer approve the nomination for forwarding to the National Park Service for listing in the National Register of Historic Places.

William Burg
State Historian II
March 22, 2016



April 15, 2016

Bryan Brandes, Chair
State Historical Resources Commission
P.O. Box 942896
Sacramento, CA 94296-0001

Re: Helen Goodwin Renwick House, Claremont, Los Angeles County

Dear Chairperson Brandes:

Pomona College is the owner of the Helen Goodwin Renwick House, located at 211 N. College Avenue in Claremont California. We appreciate the importance of the Renwick House to the history of our college and the City of Claremont. However, we are deeply troubled by the discrepancies between the opinions and conclusions set forth in the registration application submitted to you by Claremont Heritage and those set forth in the Historical Resources Evaluation Report recently conducted by the Architectural Resources Group (ARG) on behalf of the City of Claremont. A copy of the ARG Report is enclosed with this letter.

Because of the discrepancies between the opinions and conclusions set forth in the registration application and the ARG Report, we retained Teresa Grimes, of GPA Consulting, to compare the two reports and conduct a peer review of the registration application. As stated in Ms. Grimes's letter to you (a copy of which is enclosed with this letter), Ms. Grimes has not yet had the opportunity to conduct her peer review. However, on preliminary review of the registration form, Ms. Grimes has expressed "serious reservations about its validity."

Ms. Julianne Polanco, the State Historic Preservation Officer, has informed Steve Shea, a consultant to Pomona College, that the Renwick House Item will be removed from the Consent Calendar of the State Historical Resources Commission Agenda scheduled for Monday, April 18, 2016 in San Francisco, and the matter will be taken up as a Discussion and Action Item. Pomona College respectfully requests that the Commission not take action on the Renwick House nomination at the April 18th meeting, but instead defer their decision until the July meeting of the Commission, to give Ms. Grimes time to complete her peer review and submit it to the Office of Historic Resources. The applicant will then have the opportunity to revise its registration application in a manner that conforms with professional standards.

Sincerely,

Karen L. Sisson



April 14, 2016

Bryan Brandes, Chair
State Historical Resources Commission
P.O. Box 942896
Sacramento, CA 94296-0001

Re: Helen Goodwin Renwick House, Claremont, Los Angeles County

Dear Mr. Brandes:

I'm writing on behalf of Pomona College, owner of the Helen Goodwin Renwick House. Pomona College retained me to review the National Register of Historic Places Registration Form for the Renwick House to assist them in determining if they should consent or object to the nomination. Based upon my preliminary review of the Registration Form, I have serious reservations about its validity. The Renwick House was independently evaluated for listing under national, state, and local landmark programs by Architectural Resources Group (ARG) in 2015. The ARG Historical Resources Evaluation Report and the Registration Form contain conflicting information and arrive at different conclusions. While the Registration Form asserts National Register eligibility under Criterion A, B, and C and the ARG report concludes that it is ineligible for listing in the National Register for lack of integrity; however, it is eligible for listing in the California Register under Criterion 2 and 3. Pomona College respectfully requests that the nomination be removed from the consent calendar of the April 18th meeting of the State Historical Resource Commission so that I have time to conduct my own research and evaluation of the Renwick House.

Sincerely,

Teresa Grimes
Principal Architectural Historian

your quality environmental consulting team

231 california street, el segundo ca 90245 t. 310.792.2690 f.310.792.2696

**Renwick House, Pomona College
Historical Resources Evaluation Report**

211 N. College Avenue
Claremont, CA 91711



Prepared for:

Rincon Consultants, Inc.
180 North Ashwood Avenue
Ventura, CA 93003

Prepared by:

Architectural Resources Group, Inc.
Architects, Planners & Conservators
8 Mills Place, Suite 300
Pasadena, CA 91105

September 25, 2015

Table of Contents

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Appendix: National Register Bulletin 15: Criteria Consideration B for Moved Properties

1. Introduction and Summary of Findings

In response to a request from Rincon Consultants, Inc., Architectural Resources Group, Inc. (ARG) has evaluated the potential impacts to historical resources relating to proposed additional information that is a part of the Pomona College Master Plan. The Master Plan is subject to the California Environmental Quality Act (CEQA) pursuant to Public Resource Code Section 21084.1, which states: “a project that may cause a substantial adverse change in the significance of an historical resource is a project that may have a significant effect on the environment.” The Master Plan project area includes resources that exceed forty-five years of age and thus have the potential to be historical resources for the purposes of CEQA. This report is intended to supplement the 2014 report prepared by ARG which treats most of the Master Plan impacts. The additional information regards the potential site of the new museum for the College, which is now anticipated to occupy enough of the block of the west side of College Ave. from Second St. to Bonita Ave. that Renwick House, a potential historic resource, will be impacted.

Throughout this report, the subject property is referred to as “Renwick House” (instead of the standard “the Renwick house” or “the Renwick residence”), which is the name by which it is known at Pomona College. Since this is the same as its historic name in all but capitalization and an article, we have opted for consistency whether referring to the property in a contemporary or historic framework.

1.1 Methodology

In May of 2014, ARG completed a Historic Resources Technical Report for the Pomona College Master Plan. Much of the background for the current evaluation derives from our in-depth study of the campus for that report, which determined, among other conclusions, the boundaries of a National Register-eligible historic district comprising much of the Pomona College campus.

For the preparation of this evaluation and the prior technical report, ARG performed the following tasks for research, documentation, and analysis:

- Examined and photographed the buildings, landscapes, and site features of the Pomona College campus. Consulted with campus experts on the Pomona faculty. Made a separate site visit in June, 2015 to document and evaluate Renwick House and other College Ave. residences which were excluded from the prior survey because they were not potentially impacted within the geographical extent of the Master Plan at that time.
- Conducted archival research relating to the Renwick family and the history and development of Pomona College and surrounding neighborhoods, consulting the Claremont Colleges Digital Library, Pomona College Archives, Claremont Heritage, ARG’s in-house library, and other online repositories.
- Requested State records on the prior documentation and evaluation of the campus through the South Central Coastal Information Center (SCCIC). Reviewed the California Historical

Resources Inventory System (CHRIS), which includes properties listed or determined eligible for listing in the National Register of Historic Places, listed or determined eligible for listing in the California Register of Historical Resources, California Registered Historical Landmarks, Points of Historical Interest, and properties that have been evaluated in historical resources surveys, environmental analyses and other planning activities.

- Reviewed pertinent project documents for the proposed Pomona College Master Plan.
- Applied the criteria for evaluation of California Register of Historical Resources and the National Register of Historic Places. The property was evaluated as an individual resource and for its potential for inclusion in the previously-identified historic district.

All research and analysis was completed by ARG architectural historians and historic preservation planners Jennifer Trotoux, Associate; Andrew Goodrich; and Katie Horak, Principal. All three meet the Secretary of the Interior's professional qualifications standards (36 CFR Part 61) for history and architectural history.

1.2 Prior Studies

The records supplied by SCCIC and the City of Claremont show that few prior studies have been conducted of the Pomona College campus and its environs. The most recent – and apparently the only -- comprehensive consideration of the historical significance of the campus was in the 1978 Claremont Historical Resources Inventory Report. This citywide survey was conducted under the Claremont Historic Preservation Project, which, according to the survey report, involved dozens of volunteers as well as a panel of experts to determine National Register-eligible properties. The general nature of that survey, along with its being 35 years old, necessitates that most buildings and landscapes of Claremont to be addressed in a planning context be reevaluated with current survey methods.

In the years since the inventory, the significant buildings of the College have been identified in published walking tours, in books on the buildings of the campus, and in other arenas, but they have not been evaluated recently according to standard historic preservation criteria.

Recently, in the 2014 Historical Resources Technical Report by ARG referred to in Section 1.1 above, the proposed Master Plan's impacts to historic resources were evaluated. A historic district was identified in that process, but the residences on the west side of College Ave. were not included within the boundaries due to their lack of connection to the context of the historic campus master plans and resulting institutional patterns and architecture. Since they were not affected by the Master Plan, further research to determine whether they were historic resources was outside of the scope of that report. Only institutional buildings on the campus proper were included.

1.3 Summary of Findings

The Renwick House has been considered a historic resource since the time of the Claremont historic resources survey in the 1970s. Though this initial determination was made over 25 years ago, the application of more current evaluation methods partially supports the earlier findings.

The property appears individually eligible for the California Register under Criterion 2 for its association with the local philanthropist Helen Renwick, whose gifts had an impact on both Pomona College and the City of Claremont. It also appears eligible for the California Register under Criterion 3 as an example of the typical residential development of this prominent location in nascent Claremont: College Ave. with special proximity to Pomona College itself.

The earlier survey finding that the property is individually eligible for the National Register (3S), however, no longer stands due to extensive interior alterations made since that finding. The former residence was converted to offices. In the process, many of the interior materials that contributed to its historic design, materials, workmanship, feeling, and thereby, association, were removed and covered. The property does not appear to meet the higher thresholds for integrity required for National Register eligibility.

2. Regulatory Framework: California Environmental Quality Act

When a proposed project may cause a substantial adverse change in the significance of an historical resource, the California Environmental Quality Act (CEQA) requires a city or county to carefully consider the possible impacts before proceeding. CEQA equates a substantial adverse change in the significance of a historical resource with a significant effect on the environment.¹ CEQA explicitly prohibits the use of a categorical exemption within the CEQA Guidelines for projects which may cause such a change.²

A “substantial adverse change” in the significance of a historical resource is defined as “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.” Further, the significance of an historical resource is “materially impaired” when a project:

¹ Public Resources Code, Section 21084.1.

² Public Resources Code, Section 21084(e).

“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

“demolishes or materially alters in an adverse manner those physical characteristics that account for its inclusion in a local register of historical resources... or its identification in an historical resources survey..., 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

“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.”³

CEQA effectively requires preparation of a mitigated Negative Declaration or an EIR whenever a project may adversely impact historic resources. Current CEQA law provides that an EIR must be prepared whenever it can be fairly argued, on the basis of substantial evidence in the administrative record, that a project may have a significant effect on a historical resource.⁴ A mitigated Negative Declaration may be used where all potentially significant effects can be mitigated to a level of insignificance.⁵ For example, a mitigated Negative Declaration may be adopted for a project that mitigates significant effects on an historical resource by meeting the *Standards* and local historic preservation regulations.

2.1 Definition of Historical Resources

For the purposes of CEQA, the term “historical resources” shall include the following:⁶

A resource listed in, or determined to be eligible by the State Historical Resources Commission, for listing in, the California Register of Historical Resources.⁷

A resource included in a local register of historical resources, as defined in Section 5020.1(k) of the Public Resources Code or identified as significant in an historical resource survey meeting the requirements of Section 5024.1(g) of the Public Resources Code, shall be presumed to be

³ California Code of Regulations/Guidelines for Implementation of CEQA, Section 15064.5(b).

⁴ CEQA Guidelines Section 15064(f)(1).

⁵ CEQA Guidelines Section 15064(f)(2).

⁶ CEQA Guidelines Section 15064.5.

⁷ Public Resources Code Section 5024.1, Title 14 CCR, Section 4850 et.seq.

historically or culturally significant. Public agencies must treat any such resource as significant unless the preponderance of evidence demonstrates that it is not historically or culturally significant.

Any object, building, structure, site, area, place, record, or manuscript which a lead agency determines to be historically significant or significant in the architectural, engineering, scientific, economic, agricultural, educational, social, political, military, or cultural annals of California, may be considered to be an historical resource, provided the lead agency's determination is supported by substantial evidence in light of the whole record. Generally, a resource shall be considered by the lead agency to be "historically significant" if the resource meets the criteria for listing in the California Register of Historical Resources⁸ as follows:

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

2.2 Secretary of the Interior's Standards

The *Secretary of the Interior's Standards for the Treatment of Historic Properties* were developed by the National Park Service and are referred to by Federal, State, and local authorities as well as architects and other historic preservation professionals to guide the treatment of historic properties.⁹ Four treatment approaches are defined for historic properties: Preservation, Rehabilitation, Restoration, and Reconstruction. The National Park Service advises that the approach most appropriate to the historic property and to the project should be identified by considering, among other factors, the relative importance of the historic resource, its physical condition, the proposed use, and whatever mandated code requirements may apply.

⁸ Public Resources Code Section 5024.1, Title 14 CCR, Section 4852.

⁹ Kay D. Weeks and Anne E. Grimmer. *The Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings*. Washington DC: US Dept. of the Interior, National Park Service, 1995.

Since the buildings potentially impacted by the Pomona College Master Plan are generally being considered for general upgrades and additions to accommodate new uses, the *Secretary of the Interior's Standards for Rehabilitation* (the *Standards*) are the appropriate treatment approach to apply to the current project. Rehabilitation as a treatment approach is defined as follows:

(T)he act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features which convey its historical, cultural, or architectural values.¹⁰

The *Standards* are not considered to be prescriptive or comprehensive. They do, however, come with published guidelines that enable their application in a variety of situations to numerous building types.

The *Secretary of the Interior's Standards for Rehabilitation* are as follows:

1. A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.
2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.
3. Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.
4. Changes to a property that have acquired historic significance in their own right will be retained and preserved.
5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.
6. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.
7. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.

¹⁰ The Standards and Guidelines can be found on the Internet at this URL: <http://www.cr.nps.gov/hps/tps/standguide/> They are also found in the book by Weeks and Grimmer referred to in the previous footnote. A PDF of the book can be found at this URL: <http://www.nps.gov/tps/standards/four-treatments/treatment-guidelines.pdf>

8. Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.
9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.
10. New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

The *Standards* are applied in order to determine impacts to historic resources under CEQA. Typically the *Standards* are applied on a project-level basis. A project that meets the *Standards* is considered to have no adverse effect on historic resources. The analysis in this report allows the lead agency and the College to identify where potential impacts to a historic district or a particular building or landscape space may occur. This allows for the opportunity to avoid impacts in the early planning stages while still meeting the goals of the Master Plan.

“Substantial adverse change” is defined in Section 5010.1 as demolition, destruction, relocation, or alteration activities that would impair the significance of a historic resource. Examples would include the demolition of an individual historic resource or of a contributor to a historic district (affecting the cohesiveness of the district) or the alteration of a historic resource so that it no longer retains enough historic integrity to convey its significance.

3. Setting and Building Description

3.1 Setting

The subject property is located in Claremont, a small city at the eastern edge of Los Angeles County, California. Located approximately 35 miles east of downtown Los Angeles at the base of the San Gabriel Mountains, Claremont is situated on an alluvial plain that was developed for citriculture in the late nineteenth century and became a town based on the presence of Pomona College, a small liberal arts college that drew students from the local region as well as those from around the country with a pioneering spirit in its early years. Through the 1930s, citrus remained a significant economic and landscape presence in and around Claremont. Pomona College, the first of the colleges established in the town, is one of seven undergraduate and graduate institutions that comprise The Claremont Colleges. These institutions were added to increase and diversify the offerings available in the 1920s through the 1960s. The colleges are located on contiguous campuses, and generally consist of low-rise buildings among ample green space.

The surrounding city of Claremont is mostly composed of single-family residences with abundant tree cover, for which the town is known. A small historic commercial center is known as the Village; later commercial strip development is located notably on Route 66, which passes through Claremont on Foothill Boulevard. The development patterns conform to the model established during Claremont's development before the turn of the twentieth century: an orthogonal grid of streets that connects to major thoroughfares, populated mostly by single family residences. In the second half of the twentieth century, the community came to be served by two east-west freeways, the Foothill Freeway (SR-210) to the north (extended from La Verne through Claremont in 2003) and the San Bernardino Freeway (I-10) to the south of the campuses. The Village remains the commercial heart of the town. Historically, the Village spanned three blocks of Yale Ave. (First St. to Fourth St.) between Indian Hill on the west and Harvard Ave. on the east.

The subject property is located on College Ave. at Second Street at 211 College Ave. The rear property lines of the lots on College Ave. forms the western boundary of the campus, so the Renwick House lies at the western edge of the campus. College Ave., then, serves as a kind of transition zone between the institutional buildings and open, landscaped spaces of the campus and the smaller-scale residential and commercial building stock of the Village. Directly west of College Ave., Harvard Ave. contains a mix of civic buildings (post office, public library), residential uses, and small commercial buildings.

The west side of College Ave. contains a number of large, single-family residences that have been used by the College for many years, as residences and later as administrative offices, the purpose they currently serve. These blocks are six lots wide, but all houses between First and Fourth Streets sit on larger, consolidated lots. The block from First St. to Second St. retains its residential character to a large degree, with three turn-of-the-century houses on double lots. The block from Second St. to Bonita Ave. contains Renwick House on a triple lot and the cluster of small residences known as the Cottages on the northern three lots. Another larger residence once occupied the site of the Cottages but was demolished prior to the 1932 Sanborn Map. The block to the north of Bonita Ave. contains two additional residences of the same period, but the larger of the two, Seaver House, was moved to the site in the 1970s.

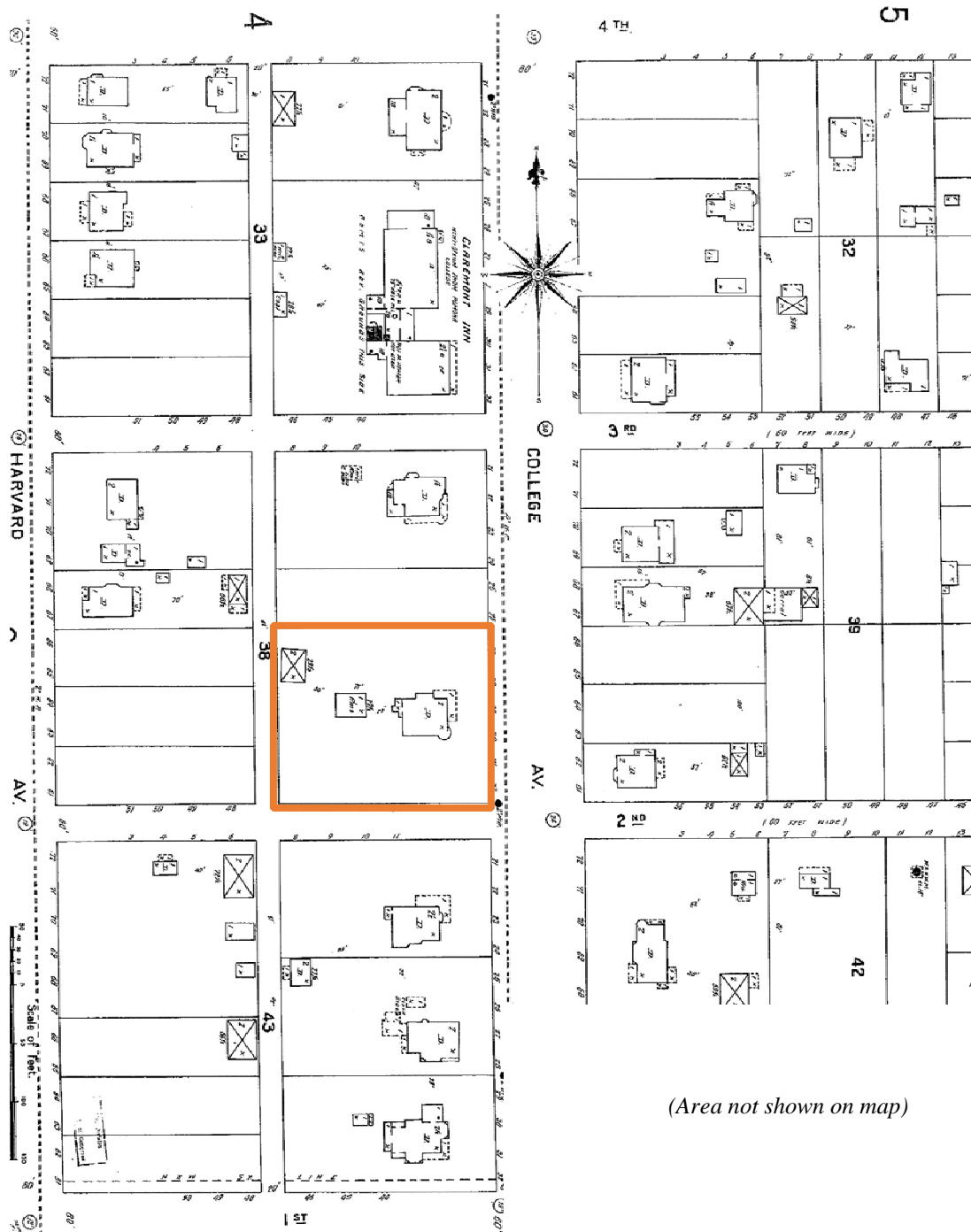
College Ave. contains a number of significant street trees that date to the period of significance. The two species that are most notable in the streetscape are Canary Island date palms and eucalyptus trees. The trees are of considerable size and age and contribute greatly to the historic setting and historic feeling of College Ave. and identify its early development at the turn of the 20th century. The species selected were very popular during the period and are found throughout Claremont and in most cities founded in the late 19th century in Southern California. The Renwick House property itself also contains an oak tree of significant size behind the house that appears likely to date to the period of significance for the property (1900-1930).

The house is located in the midst of three lots, but according to the County Assessor they are not joined as a single property as they appear to be at the site.¹¹ The three lots together measure 170' deep by 150' across (north to south). The house itself is located on the central lot. Those to the south and north are mainly open lawn. Historically, there was greater tree cover and paths forming a historic garden setting. To the rear of the house is a small guest house, square in plan, with similar features to the main house in a very simplified form. Its windows are not original. The interior was not examined for this report.



Aerial view from 1938 of College Ave. (in the center of image); Second St. and Bonita Ave. are shown crossing College Ave. Other residences, later demolished, lie on the east side of the street. The Claremont Inn is shown for context. It can also be seen on the 1909 Sanborn Map./ (www.historicaerials.com)

¹¹ Los Angeles County Assessor, Property Assessment Information System, <http://assessor.lacounty.gov/>, accessed May 2015.



(Area not shown on map)

Sanborn Map from 1909, above, showing Renwick House property in the orange square. The small rear house behind the main residence is still extant, but the rear structure at the alley, shown as a two-story stable, is not. (Structures with an "x" along the rear of properties are stables.) The closest college buildings at the time were located just outside of the range of this map except, north of 4th St.

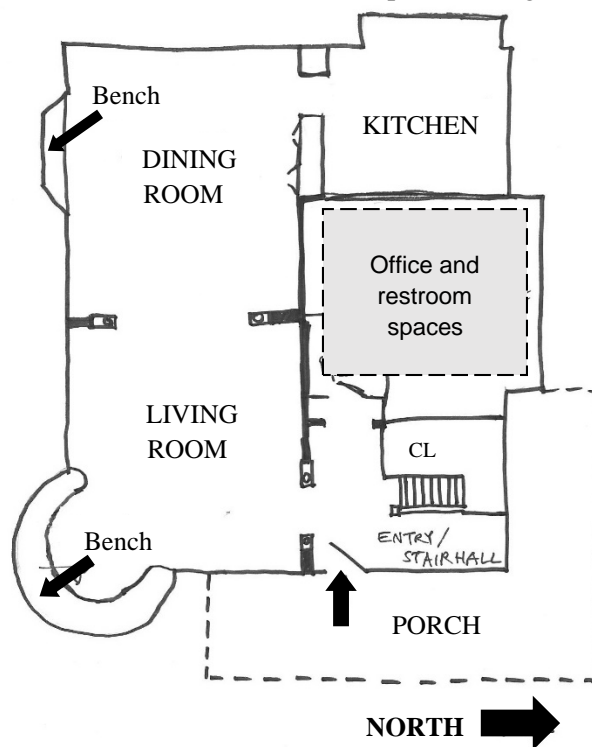
3.2 Building Description and Photographs

Renwick House is a two-story, single-family residence located on the west side of College Ave. It has been used since approximately 1989 as the Pomona College office for Annual Giving.

In its architectural features, the building is a restrained interpretation of the popular Queen Anne style in its Free Classic mode. Features of the latter include its simplicity of decoration, classical columns on the front porch, bracketed closed eaves, and muntin patterns. The plan of the two-story house is roughly square and covered by a hipped roof clad in composition shingle. The primary façade is bracketed by a turret on the southeast corner, capped by a conical roof and metal finial, and an L-shaped porch around the northeast corner. The front door, which appears to be original, is located in the center of the façade at the entrance to the porch. It features a large, single light with a dentilled sill and two raised panels in the lower portion. The porch railing has saw-cut, shaped vertical posts and its roof is carried on thin, round columns with composite capitals extending from the railing-height bases to the underside of the plain fascia.

The exterior is clad in two types of wood siding. A fascia board encircles the exterior at the lintel height of the first and second stories, curving around the turret, with shingles above this line and narrow clapboard siding below. Fenestration consists of the original wood-frame, double-hung windows. The few exceptions are some replacement windows at the rear second story. The top sash of the windows on the east (main) and south façades have delicate wood muntins in a decorative rectilinear pattern (long, vertical, rectangular lights that terminate in triangles at the top and bottom of the sash, a common pattern for the period).

The interior (sketch plan at right) was adapted for use as offices after many years as a student residence. The major spaces of the downstairs are the entry/stair hall, at the northeast corner of the plan, and the living room and dining room aligned on the south side of the house, in the southeast and southwest corners of the plan, respectively. The kitchen, completely altered but in its original location, is at the northwest corner of the plan. Between the kitchen at the rear and the stair hall at the front lies an office and restroom, which are altered or new spaces. The stair hall/entry is separated from the living room by a columned screen wall. The living room has a low, painted wood built-in bench following the



curve of the turret in the southeast corner. A second columned screen wall defines the transition from the living room to the dining room. The dining room has a painted wood built-in bench on the south side and a built-in china cabinet on the north side, with leaded glass doors and drawers below. The doorway to the kitchen is altered. None of the light fixtures are original. All of the original woodwork -- including base boards, window and door casing and frames, windows and doors themselves, screen walls, built-ins, and staircase (railings, posts, and stringers) -- has been painted white.

The floor, presumably wood, is covered by carpet. The walls and ceilings have a very smooth texture that has a new appearance and does not convey the building's age of 115 years. Presumably, the original plaster was removed and replaced with drywall when new systems were run through the building (ceiling vents for HVAC are seen throughout). On the second floor, the doors and casing are not historic features and have been replaced with those of a design not matching the period, and the multipanel doors may not be wood. Ceiling-mounted light fixtures and sconces in the interior and exterior are not original features; there appear to be no original fixtures in the house. While many of the spaces of the interior are intact, all of the original finishes are either removed or covered; these include plaster walls and ceilings, stained wood trim and casework, wood floors, metal hardware, etc.

A secondary structure on the property is one of two that existed during the property's historical period. While a two-story stable or carriage house, one of many in this part of the neighborhood at the time, no longer exists, the rear house (which was a common feature in Southern California) is still present. It has similar wood siding and a hipped roof with bracketed eaves as seen on the main house. Located behind the main structure, it is rectangular in plan and marked "rooms" on the Sanborn Map of 1909. This seems to imply that it was not a self-contained dwelling unit, which would be marked "D" on the Sanborn. The structure's interior has been altered for use as offices and its windows were replaced with vinyl-frame windows that seem to have a similar appearance to single light, double-hung windows that the structure may have had originally.

EXTERIOR AND SETTING OF RENWICK HOUSE



Renwick House, view northwest from corner of College Ave. and Second St. Land in foreground is a part of the original extent of the property.

EXTERIOR AND SETTING OF REWICK HOUSE



View southwest of north façade.



View south of north façade.



Closer view southeast of north facade



View northeast of west and south facades.



View northeast of south façade. Oriel bay at dining room.



Detail of turret window at southeast corner.

EXTERIOR AND SETTING OF REWICK HOUSE



View north of front porch columns and railing.



View northwest of porch railing.



View south of front door within porch.



View northwest of rear house. ("Rooms" on 1909 Sanborn; presumably it may have been rented as private student housing historically.)

INTERIOR OF RENWICK HOUSE



View north within front entry/stairhall



View west within front entry with living room screen wall at left.



View south of entry/stairhall looking down stairs towards living room.



View north from living room toward front door.

INTERIOR OF RENWICK HOUSE



View southwest from living room toward dining room.



Built-in bench within southeast corner turret.



General view east of dining room (living room beyond screen wall).



Detail of built-in bench in dining room.

INTERIOR OF RENWICK HOUSE



Built-in hutch on north wall of dining room.



Typical upstairs office in a former bedroom (southwest corner of plan).



Typical upstairs office in a former bedroom (northwest corner of plan).



View northwest of main staircase in entrance.

4. Historical Background

Renwick House is now included within the property owned by Pomona College, but at the time of its construction it was a private house located very close to the early nucleus of the college. The nearby blocks of College Ave. had begun to be developed with single family residences, and by 1909 there were six substantial houses as well as the Claremont Inn located on the west side of the street from First St. to Fourth St., as well as several houses on the east side of the street facing them.

Established in 1887, Pomona was the first college in Claremont and became the founding member of the Claremont Colleges Consortium. The college was founded not in Claremont but in the nearby city of Pomona by local leaders of the General Association of Congregational Churches of Southern California. The new institution was named “Pomona College” after the city as well as for the name recognition of the nearby Santa Fe station.¹²

In 1888, that same year, the real estate boom abruptly ended in Southern California, leaving the newly-built Claremont Hotel (1887), in the city of Claremont to the north, superfluous. The hotel was offered to Pomona College, along with 260 empty lots that were intended to be a town site. After some debate, the College decided to move from their initial location in Pomona to Claremont, and in January of 1889 classes resumed.¹³ The Claremont Hotel (later Sumner Hall) originally housed recitation rooms, an assembly room and parlor, a library alcove, a dining room, and a kitchen on the first floor. The second floor contained the president’s suite, guest rooms, and student rooms.¹⁴

Renwick House is known by the name of its original owner, who was deeply involved with the development of both the College and the City of Claremont. Mrs. (Pamela) Helen Goodwin Renwick (1845-1930) was a native of Akron, Ohio who resided in Davenport, Iowa with her English-born husband, William Renwick. Mr. Renwick was of Scottish parentage but had emigrated from Liverpool at the age of 16 in 1845 (the year that his future second wife was born), and became a naturalized U. S. citizen in approximately 1850. Mr. Renwick was a lumber dealer and manufacturer who built a saw mill and a downtown Davenport office building. According to the 1860 Census, he owned real estate with a substantial value of \$25,000. Renwick’s first wife, Cynthia Ann Seymour, whom he had married in 1855, passed away in 1877 just as their stone-clad Italian villa on a Davenport hilltop was completed (still a significant landmark in the area and listed in the National Register).

¹² Lyon 8.

¹³ Harth 24.

¹⁴ Lyon 19.

Helen Goodwin was raised in Akron, Ohio and graduated from Oberlin College, where she studied music. She spent a number of years teaching music at the high school in Akron. In 1877, the year that her future husband became a widower, Miss Goodwin applied for a passport at age 32 for an ambitious course of travel through fifteen countries ranging from Great Britain through northern and southern Europe, then on to Turkey, Russia and Egypt, before returning by way of Scandinavia. Even if only a portion of this itinerary was carried out, she was clearly a passionate world traveler. Though it's not known if this was her first, it would not be the last of her extended trips abroad.

During her travels, Miss Goodwin became acquainted with William Renwick, who was also an inveterate traveler as well as an art collector.¹⁵ Sharing many interests, William Renwick and Helen Goodwin were married in 1879 "following a romance of unusual charm."¹⁶ Their son William Goodwin Renwick was born in Berlin during their travels in January of 1886; his mother was 41.

William Renwick died in 1889 after the two had been married for ten years, when their son was three years old. The following year, in June of 1890, the widowed Mrs. Renwick and her then four-year-old son were again in Berlin as a part of an extended trip through Europe, which lasted at least a year. Returning to the U.S., they continued to reside in Davenport for a few more years before moving to Claremont in 1895.¹⁷ After living in a house on 6th St. (now demolished) for a few years, Mrs. Renwick built the house on College Ave. in 1900, across the street from the developing Pomona College.

In 1903, Mrs. Renwick and her son applied for passports for yet another 15-month international tour. The *Los Angeles Times* reported that they departed in July and sailed to Honolulu, where they met up with another Pomona College family to travel to China together.¹⁸ In December 1903 it was reported that mother and son "have been heard from in Peking, China."¹⁹ Their tour was scheduled to pass on through Europe, and they apparently toured 2000 miles by automobile in Germany and Austria, after which the car was sent to Claremont and became somewhat famously associated with William in the coming years. William presumably enrolled at Pomona upon their return from this latest trip abroad.

¹⁵ "Davenport and its Environs," *The National Magazine*, vol. 19, Nov. 1893.

¹⁶ Helen Goodwin Renwick, obituary, *Claremont Courier* 31 July 1930.

<http://archiver.rootsweb.ancestry.com/th/read/RENEWICK/2011-08/1314159435> Accessed June 2015.

¹⁷ Date of arrival in Claremont and early address per her obituary in the *Claremont Courier* 31 July 1930.

¹⁸ "Claremont News Jottings," *Los Angeles Times* 2 July 1903 21; "Claremont: College Town Jottings," *Los Angeles Times* 17 July 1903 A7.

¹⁹ "Claremont: Gymnasium Work Starts," *Los Angeles Times* 12 Dec 1903 A7.

Mrs. Renwick’s community activities began early in her time in Claremont. As early as the summer of 1899 she was already active in the community, serving as an officer of the Cactus Club.²⁰ The Renwick family’s association with Pomona College appears to have started soon after they moved to Claremont, when Helen Renwick began to endow the college through an important gift to support a new gymnasium (her gift was for over half of the cost of the building, and “the remainder was subscribed or solicited by students of the college,” according to an early account²¹). The construction of William Renwick Gymnasium, one of the major early buildings of the campus, occurred in 1899. Renwick Gymnasium was a center of campus life, used not only for athletic events but for large gatherings of all kinds, since it was the only space on campus that would accommodate dances, ceremonies, etc. in an unobstructed interior.



Helen G. Renwick and William G. Renwick, c. 1900 (Judy Wright Collection).



Renwick Gymnasium, Pomona College, 1899 (Claremont Colleges Digital Library).

²⁰ The Cactus Club and the Rembrandt Club later shared space in Rembrandt Hall and may have had many common members.

²¹ Guinn, J. M. A History of California and an Extended History of its Southern Coast Counties (Los Angeles: Historic Record Company, 1907).

Helen Renwick also served as the president of the Rembrandt Club.²² In addition to the leadership she provided in this organization that supports education in the arts, she is credited with a major gift for the construction of Rembrandt Hall (1914), which was the first art building on the campus.

With its generous size and its proximity to campus, Helen Renwick's home was in use for Sunday School classes (the home "filled with statues discretely veiled for modesty," describes an early account). Mrs. Renwick was noted to receive the families of potential students in order to make a favorable impression.²³ She was also elected a trustee of the Claremont Congregational Church in 1911.²⁴ Although her involvement with the Congregational Church prior to her move to Claremont is not confirmed, it is possible that Pomona's Congregationalist roots may have been what drew her to Claremont.²⁵

Helen Renwick's philanthropy was not limited to her support of Pomona College. The land behind the house to the west was donated to the City by Mrs. Renwick for the Claremont Public Library (the building was replaced, but it remains in the same location). She was also instrumental in acquiring land for the establishment of the Claremont Missionary Home, which became Pilgrim Place. While there is little indication that Mrs. Renwick's travels were related to missionary work, it may be that the travels of missionaries resonated with her due to this shared experience. In any case, it was Helen Renwick who donated the land, nine lots on Columbia Ave. around 11th and 12th Streets, in 1915 for the establishment of the Missionary Home.²⁶ Many Congregationalist missionaries were looking for a place to settle upon their return to the United States, as well as for a place to retire, and the demand for the Home continued to rise. Due to the growth of the colleges and the need for more space for the Missionary Home, the operation was moved to a larger piece of land to the west in 1924.²⁷ It was written in Mrs. Renwick's obituary that national leaders in the missionary movement "knew well the pathway to her resources and they trod it often and never in vain."²⁸

²² *Los Angeles Times* 20 Oct. 1911 p 114.

²³ "Claremont: Unique Party," *Los Angeles Times* 19 Jan 1903.

²⁴ "To Build Parish House." *Los Angeles Times* 8 Nov 1911 16

²⁵ Note that this is speculation based on her involvement with the church while in Claremont; we do know that her husband belonged to the Presbyterian Church, per "Davenport and its Environs," *The National Magazine*, vol. 19, Nov. 1893.

²⁶ Joe Balckstock, "Pilgrim Place still changing after 100 years serving those who help others," *Inland Daily Bulletin* 12 Jan 2015. https://www.google.com/calendar/render?tab=mc#main_7%7Cmonth-3+23261+23298+23265 Accessed June 2015.

²⁷ Wright 111.

²⁸ Helen Goodwin Renwick, obituary, *Claremont Courier* 31 July 1930.

As for William Renwick, he graduated from Pomona and went on to graduate studies at Harvard University in international law. In 1907-1908 he was in the *Los Angeles Times* several times for his attempts to cross the country by car as he traveled back and forth between Boston and Claremont, apparently garnering a good deal of attention upon his departures and arrivals from Claremont.

Among Mrs. Renwick's last contributions to local culture was the 1929 publication of a book of her poetry, *Heaven's Own Mosaic and Other Poems*, when she was 85 years old. Helen Renwick continued to live in Claremont through the time of her death in 1930, where she died at her home on College Ave. Presumably, she had bequeathed the property to Pomona College. The house was used by the College as a student residence until 1989, after which time it was rehabilitated for use as College administrative offices.

5. Federal, State and Local Evaluation Criteria

To be considered a historic resource for purposes of CEQA, a property must be demonstrated to be significant under Federal, State, or local historical designation programs. These are, generally, the National Register of Historic Places, the California Register of Historical Resources, or a local designation program. The City of Claremont's program is known as the Claremont Register of Structures of Historic and Architectural Merit. The criteria for each program are discussed below, beginning with a more detailed discussion of the National Register, whose policies set the conceptual framework for State and local programs.

5.1 National Register of Historic Places Criteria

The National Register of Historic Places (National Register) is the nation's master inventory of known historic resources and includes listings of buildings, structures, sites, objects and districts that possess historic, architectural, engineering, archaeological or cultural significance at the national, state or local level. As described in National Register Bulletin Number 15a, *How to Apply the National Register Criteria for Evaluation*, a property must have both historical significance and integrity to be eligible for listing in the National Register.

To be significant, a property must be "associated with an important historic context."²⁹ The National Register identifies four criteria for evaluating significance, of which at least one must be applicable to the property at the national, state, or local level. A property may be considered significant in American history, architecture, archeology, engineering, and culture if:

²⁹ National Park Service, National Register Bulletin 15, 3.

- A:** It is associated with events that have made a significant contribution to the broad patterns of our history; or
- B:** It is associated with the lives of significant persons in our past; or
- C:** It embodies 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:** It has yielded or may be likely to yield, information important in history or prehistory.^{30,31}

Second, for a property to qualify under the National Register's Criteria for Evaluation, it must also retain "historic integrity of those features necessary to convey its significance."³³ While a property's significance relates to its role within a specific historic context, its integrity refers to "a property's physical features and how they relate to its significance."³⁴ To determine if a property retains the physical characteristics corresponding to its historic context, the National Register has identified seven aspects of integrity:

- Location** is the place where the historic property was constructed or the place where the historic event occurred.
- Setting** is the physical environment of a historic property.
- Design** is the combination of elements that create the form, plan, space, structure, and style of a property.
- Materials** are the physical elements that were combined or deposited during a particular period of time and in a particular pattern or configuration to form a historic property.
- Workmanship** is the physical evidence of the crafts of a particular culture or people during any given period in history or prehistory.
- Feeling** is a property's expression of the aesthetic or historic sense of a particular period of time.

³⁰ National Park Service, National Register Bulletin 15, 2.

³³ National Park Service, National Register Bulletin 15, 3.

³¹ NR Bulletin 15 44.

Association is the direct link between an important historic event or person and a historic property.³²

Since integrity is based on a property's significance within a specific historic context, an evaluation of a property's integrity can only occur after historical significance has been established.³⁶

5.2 California Register of Historical Resources Criteria

The California Register of Historical Resources (California Register) is the authoritative guide to the State's significant historical and archeological resources. It serves to identify, evaluate, register and protect California's historical resources. The California Register program encourages public recognition and protection of resources of architectural, historical, archeological and cultural significance, identifies historical resources for state and local planning purposes, determines eligibility for historic preservation grant funding and affords certain protections under the California Environmental Quality Act. All resources listed on or formally determined eligible for the National Register are automatically listed on the California Register. In addition, properties designated under municipal or county ordinances are eligible for listing in the California Register.

The California Register criteria are modeled on the National Register criteria discussed above. An historical resource must be significant at the local, state, or national level under one or more of the following criteria:

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

³² NR Bulletin 15 44-45. ³⁶

NR Bulletin 15 45.

4. It has yielded, or has the potential to yield, information important to the prehistory or history of the local area, state or the nation.³³

Like the National Register, evaluation for eligibility for the California Register requires an establishment of historic significance before integrity is considered. California's integrity threshold is slightly lower than that of the National Register. As a result, some resources that are historically significant but do not meet National Register integrity standards may be eligible for listing on the California Register.³⁴

California's list of special considerations is shorter and more flexible than that of the National Register. It includes some allowances for moved buildings, structures, or objects, as well as lower requirements for proving the significance of resources that are less than 50 years old and a more thorough discussion of the eligibility of reconstructed buildings.

Resources may be nominated directly to the California Register; in addition, they are automatically listed in the California Register if they are listed in or have been officially determined eligible for the National Register; State Historic Landmarks #770 and forward are also automatically listed in the California Register.³⁵

The California Historical Resource Status Codes are a series of ratings created by the California Office of Historic Preservation (SHPO) to quickly and easily identify the historic status of resources listed in the State's historic properties database. These codes were revised in August 2003 to better reflect the many historic status options available to evaluators. The following are the seven major status code headings:

1. Properties listed in the National Register or the California Register.
2. Properties determined eligible for listing in the National Register or the California Register.
3. Appears eligible for National Register or California Register through Survey Evaluation.
4. Appears eligible for National Register or California Register through other evaluation.
5. Properties recognized as historically significant by local government.

³³ California Office of Historic Preservation, Technical Assistance Series 6 1.

³⁴ Technical Assistance Series 6 2.

³⁵ All State Historical Landmarks from number 770 onward are also automatically listed on the California Register (California Office of Historic Preservation, Technical Assistance Series 5, 1).

6. Not eligible for listing or designation.
7. Not evaluated for National Register or California Register or needs reevaluation.

5.3 Claremont Register of Structures of Historic and Architectural Merit

The treatment and management of historic resources in Claremont is addressed in the City's General Plan and Municipal Code. In 1980, the City of Claremont created the Claremont Register of Structures of Historic and Architectural Merit (the "City Register") and adopted the criteria that had been used for the 1978-1979 Claremont Historic Resources Inventory. In order for a property to be listed on the City Register, it must be approved by the Architectural Commission and meet one or more of the following criteria:³⁶

1. Buildings, structures or places, including landscaping, are important key focal or pivotal points in the visual quality or character of an area, neighborhood or survey district; or
2. Structures are associated with historic figures; or
3. Structures represent an architectural type of period and/or represents the work of known architects, draftsmen, or builders; or
4. Structures illustrate the development of California locally or regionally; or
5. Buildings remain in good condition and illustrate a given period; or
6. Structures are unique in design or detail; or
7. Structures serve as examples of a period or style; or
8. Structures contribute to the architectural continuity of the street; or
9. Buildings appear to retain the integrity of their original design fabric.

The City of Claremont has no historic preservation ordinance. Although the above criteria are included in the General Plan, they were not applied in the inventory in a way that made a strong distinction between buildings that are older and possibly of interest and those which may actually be significant per standards that we would recognize today. Without criteria that better adhere to the practices set by the State Office

³⁶ City of Claremont General Plan 2-34.

of Historic Preservation, buildings on the City inventory cannot automatically be considered historic resources for purposes of CEQA.

6. Evaluation of Historical Significance

6.1 Prior Evaluations

None of the buildings on the Pomona College campus have been listed on the National Register or the California Register. A large number of campus buildings, however, including the subject property, were identified in the 1978 survey that established the City of Claremont's historical inventory. Although National Register districts may have been identified, many buildings were also evaluated as locally eligible. This survey was conducted 35 years ago according to methods that are out of date.

Renwick House is listed in the California Historic Resources Inventory (HRI) with an evaluation of 3S, meaning that it appeared individually eligible (S = Single property) for the National Register in the assessment of the survey. The California Register was not enacted until 1998, so eligibility for that program could not be considered. Since California Register eligibility is the threshold for whether a building is to be considered a historic resource for purposes of CEQA, this set of criteria are the most helpful in the current discussion.

The 3S evaluation was derived from the 1978 survey, although the date of the evaluation is not indicated in the HRI. Renwick House was evaluated on its own (though only at a survey level, and not in depth) and given a ranking of individually eligible for the National Register.

The Pomona College campus was evaluated for the 2014 Historic Resources Technical Report as a historic district. A number of buildings on the campus were not evaluated at that time because they were out of the scope of potential impacts of the Master Plan. This includes the campus houses on College Ave. between First and Fourth Streets, including Renwick House.³⁷ The College Ave. Cottages were identified in the Master Plan for demolition, so they were evaluated as contributors to the campus Historic District as well as individually (i.e., with the four buildings grouped as an individual property) and found not to be significant, and therefore not historic resources.

6.2 Evaluation of Significance

³⁷ These houses have a prior evaluation of 3S, or individually eligible for the National Register, that appears to stem from the 1978 inventory. See Section 6.1.

6.2.a Summary

Renwick House appears individually eligible for the California Register under Criterion 2 for its association with the local philanthropist Helen Renwick, whose philanthropic gifts and activities had an impact on both Pomona College and the City of Claremont. It also appears eligible for the California Register under Criterion 3 as an example of the typical residential development of this prominent location in nascent Claremont: College Ave. with special proximity to Pomona College itself.

The earlier survey finding that the property is individually eligible for the National Register (3S), however, does not stand. The interior alterations to the former residence as it was converted to offices removed and covered much of the interior materials that contributed to its historic design, materials, workmanship, feeling, and thereby, association. These alterations appear to have taken place since the time of the survey. The property does not meet the higher thresholds for integrity required for National Register eligibility.

6.2.b. California Register Eligibility

Criterion 1: *Associated with events that have made a significant contribution to the broad patterns of local or regional history or the cultural heritage of California or the United States.*

Renwick House is associated with the early development of Claremont as a college town and could be said, as such, to represent patterns of history. However, it is primarily understood as a physical example of the typical housing associated with that social and cultural sphere around the turn of the 20th century. The house better represents this historic context when considered under Criterion 3 (see below).

Criterion 2: *Associated with the lives of persons important to local, California or national history.*

Helen Renwick was a significant member of the Claremont community in the early 20th century. She financially supported with a majority gift one of the early, large buildings on the campus, William Renwick Gymnasium (named for her late husband). Her high level of activity in the small town of Claremont (incorporated in 1907; population in 1910 of 1,114) included serving as board officer of the important Congregationalist Church in town and of two prominent clubs, the Cactus Club and the Rembrandt Club. Her involvement in the Rembrandt Club led to her donation of funds for the construction of the first Pomona College art building, Rembrandt Hall (still extant). Her land donations for, and involvement in the establishment of, the Missionary Home (1915) paved the way for its growth prior to its expansion and reestablishment of Pilgrim Place (1924).

For all of these reasons, Helen Goodwin Renwick is a significant individual in the early development of Pomona College and the cultural life of Claremont. Renwick House, the home that Mrs. Renwick had constructed and then resided in for 30 years, is the property most significantly associated with her active life in Claremont, and was itself a community resource for the College and other institutions in town because of her presence there. Therefore, her residence is to be considered significant under Criterion 2 of the California Register for its association with her.

Criterion 3: *Embodies the distinctive characteristics of a type, period, region or method of construction or represents the work of a master or possesses high artistic values.*

The architecture of Renwick House represents a transitional, vernacular composite with elements of the Free Classical variant of the Queen Anne style.³⁸ The original building permit is lost and an architect cannot be associated with the property. While it has been identified as Queen Anne based on the irregular composition, corner turret, hipped roof, and combined siding types (shingle and clapboard), it is not a strong example of the style, which is evident when Renwick House is compared to an older, high Queen Anne example such as Sumner House (1887; pictured below), located at College and First St. However, like all of the early houses along College Ave. from First to Fourth St. (a highly visible corridor adjacent to the campus and close to the commercial district), it is a very good example of the type of house that was built in early Claremont for people of some means who were associated with the founding and development of Pomona College. In this context, Renwick House can be said to represent "the distinctive characteristics of a period." This type of house in this location and setting is important to our understanding of Claremont in the significant period of the turn of the 20th century.



Under this context, the rear house is a character-defining feature that contributes to the significance of the property. It appears to date to the early years of the property's construction, it is consistent in architectural character, and it appears on the 1909 Sanborn map and so has been present at least since that date. The structure is indicated as "rooms," not a full dwelling unit, so it is possible that student boarders may have taken meals elsewhere (such as at the Claremont Inn,

³⁸ Virginia and Lee Macalester, *A Field Guide to American Houses* (New York: Knopf, 1984, 2009) 265, 276.

which was used as a dining hall). Extra housing for students is characteristic of the development patterns and needs of the neighborhood and its early 20th century development.

Criterion 4: *Has yielded, or has the potential to yield, information important to the prehistory or history of the local area, California or the nation.*

This criterion is outside of the scope of this study. The property was not evaluated for archaeological significance.

6.2.c Evaluation of Integrity

The California Register has specific language regarding integrity, requiring that a property retain sufficient integrity to be recognizable as a historic resource and to convey the reasons for its significance. In accordance with the National Register guidelines, integrity for the California Register is evaluated in regard to the retention of historic location, setting, design, materials, workmanship, feeling, and association.

The historic integrity of Renwick House is high on the exterior, but its interior alterations have compromised it in other respects. The house's period of significance is 1900, its construction date, through 1930, when Helen Renwick passed away at the house. The following discussion is split, where appropriate, into evaluations of interior and exterior integrity since in most cases the difference is marked. This discussion is also intended to support ARG's finding that the property is not National Register eligible due to the loss of interior integrity.

Location:

Location is the place where the historic property was constructed or the place where the historic event occurred.

Renwick House remains in its original location on College Ave. north of the corner of Second St.

Setting:

Setting is the physical environment of an historic property, constituting topographic features, vegetation, manmade features, and relationships between buildings or open space.

Most of the neighboring properties along the west side of College Ave. from First St. to Fourth St. are intact. A house that was historically located directly north of Renwick House was demolished by 1930; four small cottages were constructed on that property later in the 1930s after Helen Renwick's death. The Claremont Inn on the block to the north was demolished in the 1960s, but a significant single family residence, Seaver House, was moved to the site in the 1970s. Large palms and other trees remain along the street, which is important for interpretation under Criterion 1, but the gardens, pathways, and many large trees that are visible on the property surrounding the house on a historic aerial view are no longer extant. The campus itself has grown

tremendously since the period of significance so there are many changes in that respect, but these are mostly confined to the east side of College Ave. across the street from the property.

Design:

Design is the combination of elements that create the form, plan, space, structure, and style of a property.

Exterior: The exterior of the house retains integrity of design. The most significant alteration to the exterior is the addition of an access ramp on the north side of the house, which, while somewhat visually distracting on the north façade, was mostly incorporated with little alteration to historic features.

Interior: With the compromises to the materials of the interior, including covering of the floors, changes to the woodwork (particularly the second floor), and the addition of glossy white paint to the woodwork of the staircase and colonnades between major rooms, the interior no longer conveys its significance as the 1900 home of a person of high aesthetic taste and significant financial resources as Helen Renwick was known to be (Criterion 2). It also loses integrity for the same reasons under Criterion 3, since it is not typical of the interiors that show how people of this social status lived in early 20th century Claremont.

Materials:

Materials are the physical elements that were combined or deposited during a particular period of time and in a particular pattern or configuration to form an historic property.

Exterior: The original exterior materials remain from 1900, with the exception of the small number of second floor, rear windows that were replaced with white, metal frame windows.

Interior: The materials of the interior are significantly compromised. The interior woodwork, which was clearly an important feature and would have been stained, has all been painted in a glossy paint. This choice negates the dark brown, rich tones of natural wood that were essential features of a domestic interior in 1900. All of the plaster walls and ceilings appear to have been replaced with drywall. The doors and door casings on the second floor were all replaced, and it is not known if the plan or doorway locations were changed. All of the floors throughout, presumably wood, are covered in wall-to-wall carpet.

Workmanship:

Workmanship is the physical evidence of the crafts of a particular culture, people, or artisan during any given period in history or prehistory.

Exterior: Retaining integrity of materials, the building's integrity of workmanship is also high on the exterior.

Interior: The interior workmanship is compromised by the replacement of doors and casing and plaster, and the painting over of the woodwork.

Feeling:

Feeling is a property's expression of the aesthetic or historical sense of a particular period of time.

Exterior: The loss of the gardens and most of the larger trees surrounding the house represents a loss of historic integrity of feeling. Otherwise, the building itself retains historic feeling due to the

retention of the exterior design and materials and the relatively few significant changes to the setting.

Interior: The historic feeling of the interior is seriously compromised due to the alterations and loss of many other aspects of integrity described above.

Association:

Association is the direct link between an important historic event or person and an historic property.

National Register guidelines regarding integrity note that association “requires the presence of physical features that convey a property’s historic character.” While the house is largely intact, the changes to the interior that are noted above have a tangible impact on historic character.

The house is readily recognizable as a residence of its time and place in Claremont. It continues to derive much of its significance from its location close to (and thereby, its association with) Pomona College.

6.2.d National Register Evaluation

Due to the earlier survey evaluation of 3S, the property was reconsidered according to National Register criteria. While it has the same historical and architectural value as borne out by the California Register evaluation, Renwick House does not appear to qualify under the National Register guidelines due to the alterations to the interior.

Due to the effect of alterations to the interior of the residence on its historic integrity, Renwick House does not appear individually eligible for the National Register. Integrity of design and feeling are particularly important in interpreting the building as the home of Helen Renwick as a significant person (Criterion 2) and as an example of the kind of residential environment that was typically created for and by early Claremont residents as Pomona College grew (Criterion 3).

The property also does not appear eligible for the National Register as a part of the adjacent Pomona College Campus Historic District identified by ARG in 2014. The house represents historic contexts that are not necessarily associated with Pomona’s campus planning and architecture. The significance of the District derives from the association of those buildings and landscapes with the 1908 and later master plans of the campus. While the residences on College Ave. were present during the period of significance and were the homes of people associated with the College, they more clearly represent the town in its uses, its planning, and its architecture, and not the campus. Since these buildings, including Renwick House, are not associated with the institutional patterns, architecture, and landscapes of the Pomona College campus, they are not eligible for the National Register as contributors to the campus Historic District.

7. Proposed Relocation

An update to the Pomona College Master Plan has added information about the new college museum, which is proposed for the southwest corner of College Ave. and Bonita Ave. This site is close to the current location of the Pomona College art museum, which is at the northeast corner of the same intersection. The plans for the new building have not yet been developed. However, the proposed building is likely to occupy a large enough portion of the block that Renwick House would need to be relocated to accommodate it. The College proposes to move Renwick House to another location on the campus.

The following qualities in a relocation site are desirable to help Renwick House to maintain its California Register eligibility. This list is based on the particular circumstances and associations of this property, as well as of best practices for moving historic properties (in order of desirability):

- 1) As close as possible to the current site, preferably within the same property but moved southward toward Second St.
- 2) As close as possible to College Ave.; preferably *on* College Ave.
- 3) In a residential neighborhood of houses of similar period, style, size, orientation to the street, and depth of setback from the street.
- 4) In close proximity to Pomona College (i.e., within one to two blocks).

The National Register criteria include *Criteria Consideration B for Moved Properties* (included as an appendix to this report). The guidelines in this Criteria Consideration provide some parameters for evaluating the potential impacts to historic integrity if the building is moved as proposed:

Eligibility for Historic Associations

A moved property significant under Criteria A or B must be demonstrated to be the surviving property *most importantly associated* with a particular historic event or an important aspect of a historic person's life. The phrase "most importantly associated" means that it must be the single surviving property that is most closely associated with the event or with the part of the person's life for which he or she is significant.³⁹

The clearly preferable and least impactful alternative from a preservation perspective is to move the house southward within its current site, closer to 2nd St, to accommodate the proposed museum. If the house is moved within its current site, maintaining the same front setback from College Ave., and it is

³⁹ NR Bulletin 15 29-31.

rehabilitated according to the Secretary of the Interior's Standards, significant impacts would be avoided. This option has been deemed infeasible due to the new construction proposed.

7.1 First Street Relocation

One proposed new location for Renwick House is on the north side of First St. between Columbia Ave. and College Ave., southeast of the Pendleton Dance Center and Pendleton Pool. It is located outside the southern boundary (which is E. Second St.) of the Pomona College Historic District identified by ARG in 2014. The site is screened from E. First St. by foliage. Existing on the site directly to the east of the proposed location is Kenyon House, another two-story, single family residence that has been converted to offices. Its size and scale are similar to that of Renwick House. This building may also have been moved to its present site; its entrance appears to be oriented toward its southeast corner, not frontally toward the street. This neighboring residence would help somewhat in providing an appropriate setting for Renwick House.

Other aspects of the proposed site are not ideal for the relocation of Renwick House. Specifically, the site lacks orientation to the street and a surrounding residential context since it was not developed as a residential lot. The rise in elevation and screening of foliage from First St. provides a significantly different relationship to the street than that of the historic location. The separation from the College Ave. context also affects its significance. All of these qualities work against the historic interpretation of Renwick House in the physical context of the proposed location.

If Renwick House is moved to the proposed First St. location, it would lose its association with the development of College Ave., and would therefore no longer be eligible for the California Register under Criterion 3. The loss of integrity resulting from moving the house away from College Ave. would have a significant impact on the resource under CEQA. The loss of the property's historic location and setting would render it less meaningful in the context of Claremont and of Pomona College, since its location is critical to illustrating the centrality (in physical space and in civic life) of Helen Renwick to both of those spheres.

7.2 College Avenue Relocation

An alternative relocation site proposed for the house is to move it to the opposite (east) side of College Ave., south of 2nd St. Moving the house to this site maintains its visibility along College Ave. and maintains its setting to some degree, including neighboring houses and landscape features, similar views to and from the property, etc. If this site is chosen and the relocation is completed according to the parameters set out in the following section (7.3), the project impacts will be reduced to a less than significant level.

7.3 Impacts of Relocation

Moving Renwick House off of its current site will result in a loss of historic integrity which may (depending on the selected new site) result in a significant and unavoidable impact to historic resources. ARG makes the following recommendations that may be incorporated into mitigation measures (or alternatives) to address the impacts of relocation of the historic resource. In combination with selection of the College Ave. site described above (7.2), these measures will reduce the impacts of the relocation to a less than significant level.

- 1) With any major change in the house's location or setting, the property shall be professionally photographed to record its current location and setting. The images must record the setting of the house, the appearance of College Ave. with the house in it, and the current condition (interior and exterior) of the house. Recordation should also focus on the features that will most be affected by the removal from the original site, such as foundations, steps, porches, etc. Recordation should be completed by an architectural photographer who is experienced with the documentation of historic resources.
- 2) It is assumed that the rear house that is situated behind the main residence will be demolished in any of the relocation scenarios discussed above. This structure is a historic feature of the property. Mitigation for its demolition shall include recordation within the scope of documentary photography described above in #1. The structure should be documented in its architectural details, in general views, in relationship to the main house, and showing its context within the property.
- 3) Measurements shall be recorded that are critical to the accurate reestablishment of the house after relocation, including the relationship of the ground to the floor line and to the height of porch floor and steps.
- 4) The relocation of the house shall be performed according to best practices for the relocation of historic properties, with guidance from publications from the National Park Service or similar sources. This includes protection of historic features to minimize damage and any resulting need for their replacement.
- 5) The moving and rehabilitation of the property shall meet the Secretary of the Interior's Standards for Rehabilitation. This includes placing it on a new foundation of the same type and height as the historic foundation. If the material of the foundation is different (e.g., the substitution of concrete for stone), its external appearance should mimic the historic foundation in its facing material. Retaining the material of the porch (preferably the actual historic fabric) is also critical to retaining the historic feeling of the exterior of the building (note that the interior has lost a great degree of historic feeling, so the exterior is critical to the building's interpretation).

- 6) The setback of the relocated house from College Ave. shall be consistent with that of other residences of the same era that are located on this section of College Ave. (i.e., First St. to Fourth St.). While there are currently no residences on the east side of College Ave., the Sanborn Map on p. 10 shows that the houses that were historically located here had similar or the same setbacks on both sides of the street.

7.4 Further Recommendations

The following additional recommendations pertain to the aesthetic and historical value of the house to the College, but are presented separately from the recommendations that address the impacts of the property's relocation.

In order for the property to better convey its historical significance, ARG suggests that Pomona College consider rehabilitation that will return some of the lost historic character to the interior of Renwick House. These efforts should be limited to the ground floor public areas of the house, concentrated on the stair hall, living room, and dining room. Rehabilitation of these interiors would include exposing and refinishing the original wood floors, removing paint from and refinishing the woodwork (at a minimum, the stair railing and colonnades), and installing light fixtures appropriate to the style and era of the house in these areas. Due to the greater alterations to the second floor, and its secondary importance within the house, its rehabilitation would not be considered a priority

To integrate the relocated residence in its new setting, we also recommend moving the large date palm tree that is located behind Renwick House for incorporation into the new landscape plan, since other date palms of similar age are a significant feature of the landscape on and around College Ave. Likewise, while it does not relate to impacts to Renwick House, we recommend that the date palm trees along the College Ave. sidewalk at the existing site be maintained in the future.

Historical interpretive material based on additional research should be made visibly available in the main area of the house to explain its original location and its connection to Helen Goodwin Renwick. This would reinforce the connection with this significant local historical figure and ensure that the historical association is not lost.

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APPENDIX

National Register Bulletin 15, Criteria Consideration B for Moved Properties

CRITERIA CONSIDERATION B: MOVED PROPERTIES

A property removed from its original or historically significant location can be eligible if it is significant primarily for architectural value or it is the surviving property most importantly associated with a historic person or event.

UNDERSTANDING CRITERIA CONSIDERATION B: MOVED PROPERTIES

The National Register criteria limit the consideration of moved properties because significance is embodied in locations and settings as well as in the properties themselves. Moving a property destroys the relationships between the property and its surroundings and destroys associations with historic events and persons. A move may also cause the loss of historic features such as landscaping, foundations, and chimneys, as well as loss of the potential for associated archeological deposits. Properties that were moved *before* their period of significance do not need to meet the special requirements of Criteria Consideration B.

One of the basic purposes of the National Register is to encourage the preservation of historic properties as living parts of their communities. In keeping with this purpose, it is not usual to list artificial groupings of buildings that have been created for purposes of interpretation, protection, or maintenance. Moving buildings to such a grouping destroys the integrity of location and setting, and can create a false sense of historic development.

APPLYING CRITERIA CONSIDERATION B: MOVED PROPERTIES

ELIGIBILITY FOR ARCHITECTURAL VALUE

A moved property significant under Criterion C must retain enough historic features to convey its architectural values and retain integrity of design, materials, workmanship, feeling, and association.

Examples of Properties that MUST Meet Criteria Consideration B: Moved Properties

- A resource moved from one location on its original site to another location on the property, during or after its Period of Significance.
- A district in which a significant number of resources have been moved from their original location.
- A district which has one moved building that makes an especially significant contribution to the district.
- A portable resource, such as a ship or railroad car, that is relocated to a place incompatible with its original function.
- A portable resource, such as a ship or railroad car, whose importance is critically linked to its historic location or route and that is moved.

Examples of Properties that DO NOT Need to Meet Criteria Consideration B: Moved Properties

- A property that is moved prior to its Period of Significance.
- A district in which only a small percentage of typical buildings in a district are moved.
- A moved building that is part of a complex but is of less significance than the remaining (unmoved) buildings.
- A portable resource, such as a ship or railroad car, that is eligible under Criterion C and is moved within its natural setting (water, rails, etc.).
- A property that is raised or lowered on its foundations.

ELIGIBILITY FOR HISTORIC ASSOCIATIONS

A moved property significant under Criteria A or B must be demonstrated to be the surviving property most importantly associated with a particular historic event or an important aspect of a historic person's life. The phrase "most importantly associated" means that it must be the single surviving property that is most closely associated with the event or with the part of the person's life for which he or she is significant.

Eligible

- A moved building occupied by an business woman during the majority of her productive career would be eligible if the other extant properties are a house she briefly inhabited prior to her period of significance and a commercial building she owned after her retirement.

Not Eligible

- A moved building associated with the beginning of rail transportation in a community is not eligible if the original railroad station and warehouse remained intact on their original sites.

SETTING AND ENVIRONMENT

In addition to the requirements above, moved properties must still have an orientation, setting, and general environment that are comparable to those of the historic location and that are compatible with the property's significance.

Eligible

- A property significant as an example of mid-19th century rural house type can be eligible after a move, provided that it is placed on a lot that is sufficient in size and character to recall the basic qualities of the historic environment and setting, and provided that the building is sited appropriately in relation to natural and manmade surroundings.

Not Eligible

- A rural house that is moved into an urban area and a bridge that is no longer situated over a waterway are not eligible.

ASSOCIATION DEPENDENT ON THE SITE

For a property whose design values or historical associations are directly dependent on its location, any move will cause the property to lose its integrity and prevent it from conveying its significance.

Eligible

- A farm structure significant only as an example of a method of construction peculiar to the local area is still eligible if it is moved within that local area and the new setting is similar to that of the original location.

Not Eligible

- A 19th century rural residence that was designed around particular topographic features, reflecting that time period's ideals of environment, is not eligible if moved.

PROPERTIES DESIGNED TO BE MOVED

A property designed to move or a property frequently moved during its historic use must be located in a historically appropriate setting in order to qualify, retaining its integrity of setting, design, feeling, and association. Such properties include automobiles, railroad cars and engines, and ships.

Eligible

- A ship docked in a harbor, a locomotive on tracks or in a railyard, and a bridge relocated from one body of water to another are eligible.

Not Eligible

- A ship on land in a park, a bridge placed in a pasture, or a locomotive displayed in an indoor museum are not eligible.

ARTIFICIALLY CREATED GROUPINGS

An artificially created grouping of buildings, structures, or objects is not eligible unless it has achieved significance since the time of its assemblage. It cannot be considered as a reflection of the time period when the individual buildings were constructed.

Eligible

- A grouping of moved historic buildings whose creation marked the beginning of a major concern with past lifestyles can qualify as an early attempt at historic preservation and as an illustration of that generation's values.

Not Eligible

- A rural district composed of a farmhouse on its original site and a grouping of historic barns recently moved onto the property is not eligible.

PORTIONS OF PROPERTIES

A moved *portion* of a building, structure, or object is not eligible because, as a fragment of a larger resource, it has lost integrity of design, setting, materials, workmanship, and location.

**OFFICE OF HISTORIC PRESERVATION
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Nat. Register of Historic Places
National Park Service

April 22, 2016

J. Paul Loether
Deputy Keeper and Chief, National Register and National Historic Landmark Program
National Register of Historic Places
National Park Service 2280
1201 I (Eye) Street, NW, 8th Floor
Washington, DC 20005

Subject: **Renwick, Helen Goodwin, House
Claremont, Los Angeles County, California
National Register of Historic Places**

Dear Mr. Loether:

The enclosed disk contains the true and correct copy of the nomination for the Renwick, Helen Goodwin, House to the National Register of Historic Places. This property is located in Los Angeles County, California. On April 18, 2016, the State Historical Resources Commission unanimously found the property eligible for the National Register under Criteria A and B at the local level of significance.

The property is nominated by a third party, Claremont Heritage. Two letters of comment were received, specified by the owner as being neither in support or objection to the nomination.

If you have any questions regarding this nomination, please contact William Burg of my staff at 916-445-7004.

Sincerely,

for

Julianne Polanco
State Historic Preservation Officer

Enclosures