

PH 0665673

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

FOR NPS USE ONLY
RECEIVED MAR 28 1978
DATE ENTERED DEC 28 1978

NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY -- NOMINATION FORM

SEE INSTRUCTIONS IN HOW TO COMPLETE NATIONAL REGISTER FORMS
TYPE ALL ENTRIES -- COMPLETE APPLICABLE SECTIONS

1 NAME

HISTORIC "The Russian Village" Homes in Claremont/Montclair, CA.
AND/OR COMMON "The Russian Village" or "The Rock Houses"

2 LOCATION

STREET & NUMBER 290 to 370 South Mills Avenue (15 Houses)
and 480 Cucamonga Avenue
CITY, TOWN (2) Claremont and Montclair VICINITY OF 35
STATE California CODE 37 COUNTY (2) Los Angeles and San Bernardino

3 CLASSIFICATION

CATEGORY	OWNERSHIP	STATUS	PRESENT USE
<input checked="" type="checkbox"/> DISTRICT	<input type="checkbox"/> PUBLIC	<input checked="" type="checkbox"/> OCCUPIED	<input type="checkbox"/> AGRICULTURE <input type="checkbox"/> MUSEUM
<input type="checkbox"/> BUILDING(S)	<input checked="" type="checkbox"/> PRIVATE	<input type="checkbox"/> UNOCCUPIED	<input type="checkbox"/> COMMERCIAL <input type="checkbox"/> PARK
<input type="checkbox"/> STRUCTURE	<input type="checkbox"/> BOTH	<input type="checkbox"/> WORK IN PROGRESS	<input type="checkbox"/> EDUCATIONAL <input checked="" type="checkbox"/> PRIVATE RESIDENCE
<input type="checkbox"/> SITE	PUBLIC ACQUISITION	ACCESSIBLE	<input type="checkbox"/> ENTERTAINMENT <input type="checkbox"/> RELIGIOUS
<input type="checkbox"/> OBJECT	<input type="checkbox"/> IN PROCESS	<input checked="" type="checkbox"/> YES: RESTRICTED (inside)	<input type="checkbox"/> GOVERNMENT <input type="checkbox"/> SCIENTIFIC
	<input type="checkbox"/> BEING CONSIDERED	<input checked="" type="checkbox"/> YES: UNRESTRICTED	<input type="checkbox"/> INDUSTRIAL <input type="checkbox"/> TRANSPORTATION
		<input type="checkbox"/> NO	<input type="checkbox"/> MILITARY <input type="checkbox"/> OTHER:

4 OWNER OF PROPERTY

NAME Multiple Ownership: see attached list.
STREET & NUMBER
CITY, TOWN VICINITY OF STATE

5 LOCATION OF LEGAL DESCRIPTION

COURTHOUSE, REGISTRY OF DEEDS, ETC. Los Angeles County Hall Of Records,
San Bernardino County Hall of Records
STREET & NUMBER 227 N. Broadway (Rm. 5) / 172 West Third St.
CITY, TOWN Los Angeles 90012 / San Bernardino 92403 STATE California

6 REPRESENTATION IN EXISTING SURVEYS

TITLE Claremont Historical Inventory
DATE In progress
DEPOSITORY FOR SURVEY RECORDS Claremont Heritage, Inc.
CITY, TOWN Claremont STATE California

7 DESCRIPTION

CONDITION		CHECK ONE	CHECK ONE
<input checked="" type="checkbox"/> EXCELLENT (13)	<input type="checkbox"/> DETERIORATED	<input checked="" type="checkbox"/> UNALTERED (some)	<input checked="" type="checkbox"/> ORIGINAL SITE
<input checked="" type="checkbox"/> GOOD (2)	<input type="checkbox"/> RUINS	<input checked="" type="checkbox"/> ALTERED (some)	<input type="checkbox"/> MOVED DATE _____
<input type="checkbox"/> FAIR	<input type="checkbox"/> UNEXPOSED		

DESCRIBE THE PRESENT AND ORIGINAL (IF KNOWN) PHYSICAL APPEARANCE

"The Russian Village" is a cluster of fifteen residences built from native fieldstone, discarded concrete slab obtained from highway construction projects, and other salvaged building materials. Begun in 1923 by an immigrant construction worker, and given impetus by the onset of the Great Depression, the site on South Mills Avenue became an informal communal enterprise of self-taught artisans and tradesmen who built their own and their neighbors' homes from whatever materials they could utilize. Although none had formal architectural training and few had any experience in construction work, the homes are locally recognized as excellent and attractive examples of rock architecture. Those which are built from reclaimed highway, a unique and striking architectural material, readily blend into the little community.

That the "Village" is a community is easily recognizable. In addition to the rock and paving stone walls, the homes feature multi-gabled roofs (medium and high pitched, offset and crossed), most use red clay tile (reclaimed), many have tall chimneys made from rock or highway slab, and balconies with cast or wrought iron rails are prominently featured on the two-story houses. The setting also distinguishes the Village from the surrounding environment. There are no paved sidewalks, Mills Avenue narrows to two lanes for this one block stretch, the curbing throughout is fieldstone rock, and both sides of the street are draped by tall elms which are not found to the immediate north or south of the site. (Incidentally, the teen-aged son of the "founding" artisan planted the elms as saplings and constructed the rock-lined curbing.) Low garden walls made from rock and paving stone slabs are visible throughout the Village.

Each of the fifteen houses is described below (see attachments), in most cases by the present owner. The descriptions include (1) general appearance, (2) historical information about the builder and the circumstances of construction, and (3) details of the present condition and historic integrity (including major and minor alterations). All but two of the houses are in excellent condition. Although all have been altered to meet county codes, structural changes have been minimal.

A tract map showing the location, address and dimensions of each of the fifteen properties is included.

Legal descriptions of each property submitted by the owners are also attached. (Because of illness or absence 3 could not be obtained.) Appended to item 10.

Photographs of each house and of the Mills Avenue site are included in a separate album.

Sources of information are listed under Part 8, below.

8 SIGNIFICANCE

PERIOD	AREAS OF SIGNIFICANCE -- CHECK AND JUSTIFY BELOW			
<input type="checkbox"/> PREHISTORIC	<input type="checkbox"/> ARCHEOLOGY-PREHISTORIC	<input type="checkbox"/> COMMUNITY PLANNING	<input type="checkbox"/> LANDSCAPE ARCHITECTURE	<input type="checkbox"/> RELIGION
<input type="checkbox"/> 1400-1499	<input type="checkbox"/> ARCHEOLOGY-HISTORIC	<input type="checkbox"/> CONSERVATION	<input type="checkbox"/> LAW	<input type="checkbox"/> SCIENCE
<input type="checkbox"/> 1500-1599	<input type="checkbox"/> AGRICULTURE	<input type="checkbox"/> ECONOMICS	<input type="checkbox"/> LITERATURE	<input type="checkbox"/> SCULPTURE
<input type="checkbox"/> 1600-1699	<input checked="" type="checkbox"/> ARCHITECTURE	<input type="checkbox"/> EDUCATION	<input type="checkbox"/> MILITARY	<input checked="" type="checkbox"/> SOCIAL/HUMANITARIAN
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> ART	<input type="checkbox"/> ENGINEERING	<input type="checkbox"/> MUSIC	<input type="checkbox"/> THEATER
<input type="checkbox"/> 1800-1899	<input type="checkbox"/> COMMERCE	<input type="checkbox"/> EXPLORATION/SETTLEMENT	<input type="checkbox"/> PHILOSOPHY	<input type="checkbox"/> TRANSPORTATION
<input checked="" type="checkbox"/> 1900-	<input type="checkbox"/> COMMUNICATIONS	<input type="checkbox"/> INDUSTRY	<input type="checkbox"/> POLITICS/GOVERNMENT	<input type="checkbox"/> OTHER (SPECIFY)
		<input type="checkbox"/> INVENTION		

SPECIFIC DATES 1923-1938 : see individual descriptions, item 7 BUILDER/ARCHITECT Konstany Stys and others (see below)

STATEMENT OF SIGNIFICANCE

The homes in the neighborhood known as the "Russian Village" in Claremont and Montclair, California, are worthy of preservation and inclusion in the register of historic places. The Village represents an architectural achievement of high rank created by a folk architect -- Konstany Stys, an extraordinarily gifted and industrious individual.

Stys was born in Sadownie, Poland, a town northeast of Warsaw near the Russian border. He immigrated to the United States when he was eighteen, and settled in Youngstown, Ohio, where he learned the steelworkers' trade, met and married Antonina, and started a family. In 1921, the Stys' moved to California, living first in Pomona, then in Claremont, where Konstany found part-time work in the construction trade. In 1923, he acquired the eastern portion of his Mills Avenue property and began construction of a series of rock houses. Claremont residents, quickly recognizing the distinctiveness of these houses, called the neighborhood the "Russian Village", after the creator, Stys, mistakenly considered a Russian immigrant.

There is no evidence that Stys had any formal training in architecture. In fact, he had only a grade school education. The houses in the Russian Village were not built according to plans, but in an ad hoc manner, and belong to a category of American domestic building which might well be called "folk architecture".¹

The Russian Village is comprised of fifteen private homes, either built by Stys or inspired by him, standing on both sides of one block on South Mills Avenue in Claremont and Montclair, California.² The houses have a great deal of character. They are built of native fieldstone and rubble from broken-up concrete pavement slabs, roofed with tile and linked by low stone fences with iron gates. The street is shaded by elms and lined with fieldstone curbing.

Konstany Stys is responsible for the aesthetic integrity of the Village -- both the harmony of its building materials and the plantings. He developed the larger portion during the Great Depression. Circumstances dictated its thematic unity: Stys means were limited to the creative use of salvaged and other cheap, readily-at-hand building materials. These houses stand virtually alone today, amidst a sea of tract-house sameness, the original surroundings of lemon and orange groves having disappeared in the years between.

(continued)

9 MAJOR BIBLIOGRAPHICAL REFERENCES

1. Bernard Rudofsky, Architecture Without Architects (New York, 1964).
2. David Gebhard & Robert Winter, A Guide To Architecture in Los Angeles and Southern California (Santa Barbara, 1977).
3. How To Complete National Register Forms (Washington, D. C. 1977).
4. Historic Resources Inventory (Sacramento, 1975).

10 GEOGRAPHICAL DATA

ACREAGE OF NOMINATED PROPERTY 3.22 (approx.) about 140400 sq. ft.

UTM REFERENCES

	4800	20			
A	11 435000	3772350	B		
	ZONE EASTING	NORTHING		ZONE EASTING	NORTHING
C			D		

VERBAL BOUNDARY DESCRIPTION

East side of Mills Avenue: from the intersection of Moreno Ave. north about 671' and to a depth averaging about 113' easterly (Claremont and Montclair; on the West side of Mills Ave., from the intersection of Moreno Ave. north about 522' and to a depth of 120' to 160' (variously) westerly. (See tract map in item 7. Other maps appended: U.S. Geological Survey map, Ontario Quadrangle, 1973 (7.5 min.); and a street map of Claremont & Montclair, California.

LIST ALL STATES AND COUNTIES FOR PROPERTIES OVERLAPPING STATE OR COUNTY BOUNDARIES

STATE	CODE	COUNTY	CODE
California		Los Angeles	
California		San Bernardino	

11 FORM PREPARED BY

NAME / TITLE

Leo M. Snowiss (Co-Chairman)

Historical data compiled by Laurel Quinones (Historical Secretary)
Photographs by Ann & Gary Fick (Members)

ORGANIZATION

Historic Russian Village Neighborhood Assn.

DATE

December 21, 1977

STREET & NUMBER

350 S. Mills Avenue

TELEPHONE

(714) 624-2888

CITY OR TOWN

Claremont,

STATE

California 91711

12 STATE HISTORIC PRESERVATION OFFICER CERTIFICATION

THE EVALUATED SIGNIFICANCE OF THIS PROPERTY WITHIN THE STATE IS:

NATIONAL

STATE

LOCAL

As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the National Park Service.

STATE HISTORIC PRESERVATION OFFICER SIGNATURE

Kroy m. ellan

TITLE State Historic Preservation Officer

DATE 3/16/78

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I HEREBY CERTIFY THAT THIS PROPERTY IS INCLUDED IN THE NATIONAL REGISTER

ATTEST:

Bill Blouch

KEEPER OF THE NATIONAL REGISTER

DATE

12/28/78

KEEPER OF THE NATIONAL REGISTER

DATE

12/21/78

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Russian Village Dist. - Calif.

CONTINUATION SHEET **Owner of Property** ITEM NUMBER **4** PAGE **1**

<u>PROPERTY</u>	<u>OWNER</u>	<u>MAILING ADDRESS</u>
290 S. Mills Avenue (Claremont)	Mr. & Mrs. Alfred Sheldon	311 Sycamore Claremont 91711
306 S. Mills Avenue (Claremont/Montclair)	Mr. & Mrs. Joseph Will	306 S. Mills Avenue Claremont 91711
316 S. Mills Ave. (Claremont/Montclair)	Mr. Raymond A. Yerkes	348 W. Alvarado Pomona
330 S. Mills Ave. (Claremont/Montclair)	Mrs. Georgia B. Warden	330 S. Mills Avenue Claremont 91711
350 S. Mills Avenue (Montclair/Claremont)	Mr. & Mrs. Leo M. Snowiss	350 S. Mills Avenue Claremont 91711
360 S. Mills Avenue (Montclair)	Mr. Gerold Ackerman & Mr. Leonard Simon	360 S. Mills Avenue Claremont 91711
370 S. Mills Avenue (Montclair)	Mr. & Mrs. Gerald Wolf	370 S. Mills Claremont 91711
480 Cucamonga Avenue (Claremont)	Mr. & Mrs. Ricardo Quinones	480 Cucamonga Avenue Claremont 91711
305 S. Mills Avenue (Claremont)	Mr. & Mrs. Gary Fick	305 S. Mills Avenue Claremont 91711
315 S. Mills Avenue (Claremont)	Mrs. Elsie B. Parker	315 S. Mills Avenue Claremont 91711
333 S. Mills Avenue (Claremont)	Mrs. C. L. Beckley	333 S. Mills Avenue Claremont 91711
339 S. Mills Avenue (Claremont)	Mr. & Mrs. Wesley Bjur	339 S. Mills Avenue Claremont 91711
345 S. Mills Avenue with 343 and 353 (Claremont)	Mr. & Mrs. John Lawson	345 S. Mills Avenue Claremont 91711
365 S. Mills Avenue (Claremont)	Mr. Ronald Mittino	365 S. Mills Avenue Claremont 91711
369 S. Mills Avenue (Claremont)	Mr. & Mrs. William Thomas	42700 Via Del Compo Temecula 92390

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The Russian Village

CONTINUATION SHEET DESCRIPTION ITEM NUMBER 7 PAGE pages 1-29

page 1 Tract Map of The Russian Village (showing each property)

Pages 2-29 Descriptions of each ^{house} written by the owner or resident, wherever possible. They are placed in the following order:

1. East side of Mills Avenue
 - 290 S. Mills Ave.
 - 306 "
 - 316 "
 - 330 " (including 336, a detached apartment)
 - 350 "
 - 360 "
 - 370 "
2. West side of Mills Avenue
 - 480 Cucamonga Ave.
 - 305 S. Mills Ave.
 - 315 S. "
 - 333 "
 - 339 "
 - 345 " (including 343 & 353, apartments)
 - 365 "
 - 369 "

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CONTINUATION SHEET

ITEM NUMBER 7 PAGE 2

290 South Mills (Russian Village)
Claremont, CA

General Description

The 290 South Mills house was one of the first constructed in the Russian Village, dating back to 1927. It is a frame construction, two-by-four studs 24 inch on center, with exterior walls of indigenous stone, grayish white about 6 to 12 inch in diameter, river bed stone common to the orange groves in the area. The original roof was probably shingle, but now shows at least eight layers of rolled composition roofing material, the last one a whitish gray color.

The original interior comprised 700 sq. ft. with three rooms, bedroom, living room, and kitchen (see figure 1). Also original were two covered porches, front and rear with 4 ft. high stone walls enclosing concrete slab floors. Because of the plumbing and gas pipes in the rear slab, one can speculate that the builder planned and did somewhat later enclose the porches completely with continuous wood-frame windows, dividing the rear porch into a bedroom annex, bathroom, and utility room. During the interim an outhouse was employed, the remains of which are at the very northeast corner of the property. The front porch was enclosed at the same time with continuous windows, above the stone wall, making a sunlit parlor. The stone walls in front are unusual because they are three to four feet in width, forming massive stone planters. With the addition of the front and rear porches the interior came to 1200 square feet.

Construction Details

Used building materials comprise the studs, rafters, and joists. Many have been previously painted; many have old square nails in them. A number of studs and rafters were not made of one piece, but rather two pieces joined with scabs on both sides. Ceilings are flat. Gas and water pipes are embedded in the stone walls. Electricity consists of knob and tube wiring. The bedroom and living room have oak floors on top of subflooring, with 14 inch joists. The joists are simply laid on piles of the native stone, no concrete footings, no fasteners, and no crawl space beneath the house.

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CONTINUATION SHEET 290 South Mills ITEM NUMBER 7 PAGE 3

Interior Details

The most interesting room is the living room because it was finished in a turn-of-the century style with cherry wood paneling 6 foot high and built-in wood cabinets, book shelves, and a desk. All the cabinets and book shelves have glass doors. In keeping with the style, this year antique off-white wall-paper has been added above the paneling to the ceiling and the deteriorated brick fireplace has been surfaced with Mexican blue and white hand-painted tile in an antique pattern, and white shutters have been added to the windows.

Recent Modifications

Most of the recent modifications have been to bring the substandard conditions of the house up to the building inspector's satisfaction.

These changes include: cutting gas pipes off in the concrete slab floors and to every room, where they were employed with floor gas heaters, repairing deteriorated eaves, moving the gas water heater from bathroom to utility room, refitting the wall gas heater serving the parlor and living room, and replacing all plumbing in the bathroom.

In addition, some decorative changes have been made. The wall between the bedroom and annex has been removed employing a large exposed header; thus the bedroom has been extended and provided with much more light from the continuous windows of the annex. The bathroom has been completely tiled, floor and walls and new fixtures added except for the old claw-footed bathtub. The ceilings in the annex and bathroom have been raised by removing the horizontal flat ceilings and adding new ones to the sloping rafters. The parlor ceiling has been removed to expose rough-sawn 4 by 4 inch rafters and a cedar shiplap sheathing. The concrete slab floors of the parlor and annex have been surfaced with Mexican red clay tile, 12 inches square, and the kitchen has been surfaced with red quarry tile. All interior walls have been painted in off-white.

Exterior

The exterior wood trim is being modified for a more natural effect in relationship to the native stone construction. Thus the wood surrounding the windows of the parlor and three rear rooms is being covered with rough cedar, lightly stained with redwood stain and preservative. In addition,

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CONTINUATION SHEET 290 South Mills ITEM NUMBER 7 PAGE 4

to the natural wood against stone, the windows become recessed in a way more in keeping with the massiveness of the stone walls. Wood window frames and casements are being stripped of many layers of paint and finished with the same redwood stain preservative.

The wood frame garage at the northeast corner of the property is non-distinctive, but in general the landscaping is distinctive with numerous stone, goblet-shaped planters, a native stone outdoor fireplace complex, stone patios and walks, and a stone fishpond with a bridge crossed to arrive at the front door. A charming grape arbor off the rear door was dismantled to satisfy the building inspector, but it will be replaced using round peeled-pole construction (See figure 2 for property dimensions).

Information prepared by: Alfred E. Sheldon, December 4, 1977.

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CONTINUATION SHEET

ITEM NUMBER 7 PAGE 5

306 S. Mills Avenue
Claremont, CA 91711

East side of street: Claremont and Montclair
Tract 2278 City of Claremont; and Claremont Orange Tract

History, Description, Condition

The garage was built in 1923 by Mr. Stys of field rock. The garage was lived in while the main house was built in 1925.

The house is of 2 x 3 studs with wood and field stone on side, wood floors, lath and plaster walls and ceilings. Roof is of shingles.

Front porch also of stone with arch way windows as all windows in the house. Interior ceilings are flat syle, in early American. Stone wall on one side of property. The material is natural rock, used from surrounding area, some from as far as Pasadena.

An addition to the house was built in 1974 of wood frame.

The lot size is 116' x 150'. In the yard are planter pots built by hand in rock, all flower beds also done in rock. Bird bath, small walk way bridge across a ditch, all done by hand with rock.

There are two large pine trees in the front yard planted by the Stys children on their first Christmas here in 1925.

The house is presently being remodeled, the plumbing and electric service to be updated, and the addition of a fireplace and Spanish tile floor in the near future.

Information prepared by Joseph and Georgiann Will, December 4, 1977.

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316 S. Mills Avenue
Claremont, CA 91711

East side of street: Claremont/Montclair
Claremont Orange Tract and City of Claremont Tract 2276

Dimensions:

Lot: 12,480 sq. ft.
House and Studio combined: 2147 sq. ft.

History:

In 1932 Mr. Raymond Yerkes designed and began building the main house at 316 S. Mills Avenue. It was built in two years, during his spare time while he was living in Pomona, California. Mr. Yerkes was aided by two friends, Mr. Stys, from whom he had bought the land and Mr. Merl Meade, a neighbor. They used inexpensive materials which they found locally, such as field stone from the San Antonio Wash and old wooden forms from Pomona College construction sites.

The Yerkes family moved into their new home in 1934. However, finishing touches and landscaping were yet to be added in the next several years. This was done with the help of the family who hauled sycamore trees from the Wash, and laid the concrete street blocks with which the patio was constructed.

Around 1955, Mr. Yerkes rented the main house to a writer. From that time the house has been the domicile of various artists, handed down, by word of mouth, from one to the other. It has proved to be an ideal living and working environment.

Physical Description:

The exterior of the main house is made of field stone and concrete, making the walls four to five inches thick and insulative. The interiors are also of concrete and all of them received a covering of tar before being plastered. The roof is made of interlocking ceramic tile. These tiles are supported by four inch beams. A railroad tie has been used as the supporting beam above the main large living room window. Floors are of cast concrete and have been

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CONTINUATION SHEET 316 South Mills ITEM NUMBER 7 PAGE 7

covered with tiles throughout the house. It has been noted that the ceramic tile in the bathroom and kitchen were acquired from Mr. Stys. These tiles were from a surplus supply and they vary in hue. This house keeps its occupants warm in winter and cool in summer because of the manner in which it was built.

The small house, or studio, was originally built in 1938 by Mr. Yerkes and his son, as a garage. Two bedrooms and a bathroom were added at the same time. Around 1955, the garage was converted into a studio by the first of a line of artists who were to live there. That building has retained its use as a studio for the last twenty-two years. Its users have been writers, potters, painters, sculptors, musicians, glass blowers, and graphic artists.

The studio building, like the main house, is made of materials found or salvaged in some way. The exterior is a combination of field stone, concrete and wood siding. The floors and interior walls are of cast concrete. An interesting feature of the studio is the material used on the dividing walls and cupboards; these are made of recycled wood, originally the sides of an old railway car. The walls have been left unpainted and the original colors, numbers and letters of the car can be seen here and there. The remaining interior walls are made of unpainted pine shiplap, which has deepened in color with age, giving a wonderful glow to the rooms.

The plumbing of both buildings is unique. The toilet is unusually small and has an antique wooden seat. The sinks and toilet were purchased from the firm of Whiting and Mead. This company contributed a real service by encouraging people to use recycled materials and fixtures. The shower head is low, as in many other houses in this group, and the water taps work backwards.

Over the years, various residents have added personal touches to this place. Shortly after the house was built, an evergreen Christmas tree was planted by a young neighbor, Amy Davis. This tree now stands 60 feet high and gives much needed shade and framing to the grounds. Gradually, apricot, peach and orange trees were added. The present renters have rearranged and planted about thirty varieties of cactus and succulents, along with Japanese timber bamboo and several varietal grapes which grow well in this area. A few more trees have also been added.

These buildings, being handmade and one of a kind, have radiated a certain unique warmth and character that have made them ideal as the living and working quarters for creative people. This kind of environment, with its feeling of quality and individuality is rare and, unfortunately, cannot be found in tract type homes. The fact that the houses on this street are set back, sheltered and buffered from the noise of passing traffic is important to their residents and also to their attractiveness as a part of the community. The houses must be seen in their jewel like setting.

Information prepared by S. Soldner for Raymond Yerkes, December 1977.

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330 and 336 South Mills Avenue
Claremont, CA 91711

East side of the street: Claremont/Montclair
Claremont, Orange Tract

Dimensions: Lot: 12,480 sq. ft.; 104' x 120'
House: 1,335 sq. ft.
Apartment: A - 490 sq. ft.
B - 728 sq. ft.

General Description

The house is built in an early California style around a central patio. It is a single story building constructed of field stone gathered from a wash near the site. There are no reinforcing rods in the walls. The floors are cement slab and are carpeted throughout. The living room and dining room have beamed ceilings. The beams were hewn by hand with an adz by Mr. Stys and his son. The walls are 12 to 16 inches thick. Windows are wooden casement with the exception of the large window in the kitchen which is steel casement. The roof is the original red Spanish tile. The front door is built of heavy planks studded with decorative (as well as functional) iron bolts and faced on the inside with the same knotty pine as the ceilings. The other doors in the home were salvaged from the Raymond Hotel in Pasadena. They are solid wood with glass door knobs and brass fittings.

Construction History

This house was built in 1933 for Floyd Underwood and is the only one for which an architect drew plans. Peter Ficker, the architect, father of the yacht designer William Ficker, owed Mr. Stys \$80 for some work he had done. He drew the plans in payment of that debt. When placing the building on the lot Mr. Stys misread the plans and placed it on the wrong side of the lot. The Underwoods had spent about \$1500 on the unfinished building and wanted to get their money out of it so they sold it to Mr. Stys who completed it and then rented it out. The house was purchased by Erle Bunker in 1938. In 1971 he gave it to his daughter, Georgia Bunker Warden.

Present Condition

The historic integrity of the house has not been changed in anyway.

1. The outside has not been altered except for the enlargement of the kitchen window in 1948.

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2. The kitchen was remodeled in 1948. New cupboards were built, a small pantry was removed and the window was enlarged. The original tile sink was retained.
3. The living room has the original knotty pine and exposed beam ceiling. There is a fireplace with built-in book shelves and mantle of the same adzed beams as the ceiling. The walls are of rough finished plaster painted white. There is an earthquake bar made from cast or wrought iron pipe across the center of the room; it is supported by a large iron hook hung from the center of the main beam supporting the roof.
4. The dining room ceiling is of the same knotty pine and adzed beams as the living room. It is a shed roof about 11 ft. high on the south side and about 8 ft. high on the patio side. A 12" x 12" adzed beam supports the wall over the entry hall which is a part of the dining room. The wall on the patio side has a French door with windows on either side and is of rough plaster. The east wall is paneled with knotty pine and the door in that wall is faced with the same knotty pine which gives it the appearance of a solid wall. Two wrought iron chandeliers hang from the beams of the ceiling.
5. There are two bedrooms located at the back of the house. The walls are finished in rough plaster and are painted white. Windows face the patio and gardens. There is a hallway connecting the bedrooms.
6. The bathroom is situated between the bedrooms and off the connecting hallway. It was remodeled in the 1950's by Erle Bunker who built an enclosed tub and shower, cabinets and faced the walls and counter top with ceramic tile.

Additional buildings on the property include apartment A: a field stone building originally intended for a garage. When Mr. Bunker bought the property, this building had a bedroom and tiled bathroom in it, the rest was unfinished. Mr. Bunker finished the construction by adding a kitchen and sitting room.

Apartment B: a stucco apartment was built over the two car garage by Erle Bunker in the 1940's. The garage is built of field stone and also contains a workshop and a washroom/utility room.

The property is bounded on three sides and part of the fourth by field stone walls constructed by Erle Bunker in the 1940's. The drives are paved in cement which was obtained from Michael Brothers (Mr. Stys nephew-in-law) Ready Mix Company. Mr. Bunker always had the forms ready in the drives and when Mr. Michael had cement left at the end of a day he would empty the truck there.

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350 S. Mills Avenue
Claremont, CA 91711

East side of street: Claremont/Montclair
Claremont Orange Tract

Dimensions

Lot: 13,176 sq. ft.; 108' x 122' deep
House: 2,400 sq. ft. (approx.)

General Description

The house is built in the shape of an "H", the rear leg of which is two stories high. The ground floor is concrete slab (carpeted and tiled); the exterior walls are concrete block cut from discarded pavement -- the remnants of local streets from which several other homes in the Village are also constructed. The patio, walkways, fish pond and most garden walls and fencing are also constructed from these slabs. The roof is red clay tile. There are 13 rooms, including 2 kitchens and 3 baths.

Construction History

The house was designed and constructed by Mr. Konstany Stys with the help of his teen-aged son and some neighbors for a family of Christian missionaries stationed in Thailand (the Bulkleys). According to Mr. Stys' widow, the interior building materials were purchased from wrecking companies in Los Angeles (including the pine shiplap boards used in the ceilings and walls of most homes in the Village). The tile roofing (also used on most of these homes) came from an earthquake damaged school in Placentia, California. The street pavement was dumped on the property by highway crews at Mr. Stys' request. He hewed each piece of this pavement to size (rectangular blocks generally 8" x 8" x 17"). The base of the house is about two feet thick. It is estimated that the house alone required at least 3,000 of these heavy blocks. The Bulkleys appear to have occupied the house as of July 1, 1935 - the date the Southern California Water Company established service.

Present Condition

The historic integrity of the house has not been changed in any significant degree.

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1. The outside has not been altered.
2. The main kitchen was remodeled and enlarged (1974) to include what had been a small laundry and pantry. A bearing wall was replaced by an exposed, roughly hewn beam to blend with the style of the living and dining rooms. Wiring was also brought up to code.
3. The dining room has an A-frame ceiling with exposed roughly hewn fir beams and pine shiplap boards. There is an earthquake bar made from cast or wrought iron pipe across the center of the room; it is supported by a large hook, shaped from the same piping, and hung from the center of the main beam. All walls are solid concrete (lightly plastered and painted). A large plate glass window (with cement panels) peers out onto the fish pond. The doorway to the living room is arched by what appears to be a railroad tie. (The room is in its original state.)
4. The living room closely resembles the dining room, although it is larger and has two iron earthquake bars and hooks, built-in fir bookshelves, and a red brick fireplace. The room is in its original state except for the installation of a sliding glass door to the patio. (It is unknown what the original doors were. Some alterations in the face of the fireplace may also have been done -- it not certain, however.)
5. There are three bedrooms located across the rear leg of the house. The master is entirely concrete, with a paneled picture window (concrete framed) overlooking a small garden. (The room is in its original state.) A second bedroom looks onto a rear yard; the walls are constructed of pine shiplap and plaster. (The room is unaltered.) The third bedroom is a converted garage. (The date of alteration is not known.)
6. There are two full bathrooms downstairs. Both have concrete walls, and one has a concrete shower. One originally was a workroom or workshop (converted about 1969); the other is unaltered.
7. The second story consists of five rooms. There is a large study with an A-frame ceiling, fir beams, shiplap paneling, and cast iron pipe earthquake bar and hook. Walls and doors are shiplap. Casement windows look out to a large yard and distant mountains. French doors open to a balcony which is railed by the same iron welded piping and overlooks the patio. (The study and balcony are unaltered.) Adjacent to the study is an open sitting room with exposed beams, shiplap ceilings and walls, and casement windows. (The room is unaltered.) There is a full bathroom. (Unaltered.)
8. Two upstairs rooms seem to have been added on what may have been a concrete sunporch. There is a small kitchen and a pine shiplap paneled room adjoining. At one time the entire second story was rented as an apartment -- the pine room was probably used as a breakfast room. The materials readily blend into the original style. There are sliding glass doors which lead to an upstairs porch.
9. There are two concrete storage sheds on the property.

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360 S. Mills Avenue
Claremont, CA 91711

East side of street: Montclair
Claremont Orange Tract

Dimensions

Lot: 9,150 sq. ft.; 75' front x 122' deep
House: 1,612 sq. ft.

General Description

This is a two-story home in the European country style. All floors are oak. The exterior is rock field stone carefully chosen for color and size, with the largest stones placed at the base of each wall. The roof is wood shake with galvanized flashings and consists of five steep intersecting gables. The second story rooms are sloped beneath the eaves and have dormer windows. There is a tall chimney topped with two red clay pots. The house appears to have been built in an ad hoc way, since there are several axes and the rooms on the second floor are not parallel to those on the first. There are nine rooms (including the kitchen and two baths) and an attached garage with a second story sun deck.

Construction History

The house was built by Garret W. Batelaan, a 21 year old Canadian of Dutch extraction, with the help of his wife. Mr. Batelaan was a self-taught electrician, plumber and carpenter, who had learned his trade by taking correspondence courses. He and his wife arrived in Claremont by way of Spokane, Washington, in the depths of the depression. They had about two dollars in cash. During their first year here, Mrs. Batelaan earned some money packing oranges (at 4-1/2¢ a crate), while Mr. Batelaan worked as a picker (at 25¢ an hour). Dissatisfied with what seemed to be a dead-end job, Mr. Batelaan decided he had to work for himself. He told his wife he was determined to become a builder and contractor, and that his first project would be their own home. He purchased a lot from Konstany Stys for a few hundred dollars (Mrs. Batelaan cannot recall exactly), with no down payment, to be repayed in monthly installments of five dollars.

They began to build their home in 1933, the first date recorded by the San Bernardino County Assessor for their property. According to Mrs. Batelaan, the young couple gathered fieldstone from nearby groves and more distant mountain canyons, seeking the flatest and most attractive

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they could find. They hauled the stone to their building site in an old Model A Ford car, and borrowed Mr. Stys' truck for the larger boulders. The garage was built first and served as their home while they worked on the remainder of the house.

Life certainly was not easy. Their garage "home" had running water, a sink, a table, and a bed. There was an outhouse in a nearby orange grove. Their first child, Ruth, was born while they lived in the garage. About a year and a half later, working part time, they completed what is now the two-story rear section of the main house -- in time for the birth of their son Paul, in 1935. They had begun with the kitchen, a practical choice immediately adjoining the garage, then added the breakfast room (now a study), and a bedroom (where Mrs. Batelaan gave birth to Paul). They hit upon the idea of a steeply gabled roof to maximize second story living space with a minimum of construction. Mrs. Batelaan can still recall how fearful they were about that roof -- Mr. Stys firmly believed it would collapse. No one in the neighborhood had had experience with such design, and Mr. Batelaan was still teaching himself.

The family moved into the rear section as they built what is now the living room, dining room and a second story bedroom in the front. Materials were acquired as convenience permitted: the shiplap pine board common to most of Mr. Stys' houses was liberally used on interior walls and ceilings; the mahogany front door was payment in kind for work Mr. Batelaan had done on a rest home in Claremont; they mixed their cement by attaching a belt to the engine of their old Model A Ford. Their first Christmas tree still stands -- a large fir in the front yard. Mr. Batelaan went on to become a successful general contractor and builder in Pomona, West Covina and Claremont.

Present Condition

The historic integrity of the house has not been changed in any significant degree. The outside has not been altered at all.

1. The kitchen has been modernized and refloored, but without any structural changes.

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2. The living room has a large rock fireplace; the ceiling is flat and plastered, with large structural beams protruding across the width of the room. Walls are lightly plastered and painted concrete, with the additional use of shiplap pine board in some areas. There are numerous paneled casement windows, with either iron or wooden frames. (The room is in its original state.)
3. The dining room is similar in style and construction. It also has French doors which lead to a small side porch. (Original)
4. The downstairs hall, bedroom and study and bath have flat ceilings and walls constructed of either plastered concrete or pine shiplap board. (Appears to be in original state.)
5. The upstairs rooms (a front bedroom, bathroom, closet-lined hall, and study/bedroom) are lined in knotty pine shiplap with sloped ceilings and dormer casement windows. The sun deck is accessible through the rear study/bedroom via French doors. (Original)
6. The field stone garage has a concrete reinforced steel roof (the sun deck). It was and is used as a workshop, in addition to serving as the Batelaan's first "home". (Original state.)

Information prepared by Leo M. Snowiss, December 6, 1977.

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370 South Mills Avenue
Claremont, California

Description

The exterior is constructed of concrete and rock slabs taken from San Antonio Avenue and Holt Boulevard in 1937. 740 tons of cement roadway were purchased for \$35.00 hauling charge.

The roof is of Mission and Spanish tiles which were taken from a school that was being demolished in Glendora. (Mr. Burton Lake Blanchard who started construction of the house in June 1938 paid \$120.00 for it.)

The ceilings are flat lap and plaster with the exception of the living room. That room has a high peaked ceiling with redwood beams. The beams were added sometime after the original construction.

Throughout the house, the construction materials are unusual from road pavement and railroad ties to oil cans filled with cement for reinforcement in the walls. The metal sash windows are from England, the concrete slab from the streets of Pomona, California.

Although Mr. "Steve" Stys did not work on the original house he did sell the lot to the Blanchard's for \$400.00 (to be paid for when they could). He also did some advising about the construction. Mr. and Mrs. Blanchard were 19 years of age at the time they began work on the house. Mr. Blanchard started to build by using a set of Audel's Carpenters and Builders Guides 1-2-3 and 4. Today he is a builder and contractor in Glendale. An interesting note -- Blanchard Street in Claremont was named after Dr. Blanchard, father of the original builder Burton Blanchard.

Notes taken from Mr. Blanchard's 1938 Account Book

Lot	\$400.00	June - May 1938
100 Sacks Concrete	60.00	
Concrete Block	35.00	Holt & San Antonio (Corner being San Antonio & Holt)
Lumber	10.00	
Lumber	188.00	(Owen's)
Truck	22.50	
Metal Sash windows from England	38.25	
Tile	120.00	School in Glendora

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The property overall has 7,000 sq. ft. The house proper has 2,800 sq. ft.

Major Alterations

The entire north wing was added sometime after the original construction (1937-38) probably between 1941 and 1943. The newer construction was made of the same materials and style as the rest of the house.

Originally, the living room was divided into two rooms. It is not known when the divider was removed.

Information prepared by Gerald W. & Judith K. Wolf, November 1977.

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480 E. Cucamonga
Claremont, California 91711

(Lot 10, Northeast Pomona Tract)

Dimensions

Land: 60 x 138 feet, or 8280 sq. ft.

House: first floor approximately 1224 sq. ft; upstairs 220 sq. ft.

History and General Description

The house was completed by 1934 by Merle Mead, variously a steam-fitter and a carpenter in the building trades. Originally the present house had been begun as a garage, but it turned out to be "too good for a garage" and was transformed into a house, the present garage being added later. The property is on Cucamonga Avenue, but the house is oriented sideways, with the front door facing east. Deeply recessed from the street, it has a large front yard, a walled patio as side yard and a small back yard. There are sycamores, a papper tree, an enormous pecan, an elm, a jacaranda, three fruit trees, and a genuine mid-western lilac. The house contains one large master bedroom, a sunny window-lined living room, a large dining room with fireplace (the original "garage" the family lived in), the tiniest kitchen in Claremont, a breakfast room, service porch, and small study as well as two small upstairs bedrooms, and one and one-half baths.

The house is built of cement block from a business venture in which Konstany Stys and Merle Mead collaborated on the making and selling of a block they called "lay-more tile." These blocks are distinguished by having interlocking faces so that, theoretically at least, no mortar is necessary. They were originally produced in the garage of what today is 305 S. Mills and sold from what would be today its front yard. (This area was vacant and open for several years before and after building 480, may account for the eastern orientation of the house.) The exterior walls are covered with tan-stained stucco with trim painted dark brown. The entire roof and that of the garage is tile.

The interior, in harmony with all the Village houses, features handsome hand-adzed ceiling beams. Interior walls are plastered in so-called Spanish style in the main rooms. The floors are slab, but the two front rooms, a hallway and bathroom are now covered with unglazed quarry tile. All the doors are well-stained wood with attractive brass hardware. To

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the present owners, the most charming aspects of the house are the windows: the large many-paned window of the master bedroom, the triple row of little windows set in the block, and the long row of easterly-facing windows of the living room.

Alterations

The present owners added a redwood beamed ramada in the patio entrance and extended the chopped pavement patio in the side yard and now is part of the backyard as well. One of the former owners built a bedroom in part of the garage; the present owners finished it. The present study, adjacent to the breakfast room, used to have a tiled-counter and tiny sink, whose purpose no one ever quite divined. The plumbing was removed and bookshelves added by the present owners.

Information prepared by Laurel B. Quinones, December 1977.

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305 South Mills Avenue

Exterior

The house is situated at the corner of Mills and Cucamonga Avenues. It is a two-story structure with a peaked red-tiled roof. The roof is not only attractive and durable, but shelters the house with two-foot eaves on all sides. The first-floor walls are constructed with heavy broken cement street slab, which, being seventeen inches thick, provides an unusually cool atmosphere in the summer and helps to retain heat during the winter. Extending above all but the living room is a wood-frame second story. The redwood-stained wood siding is somewhat rounded, producing the impression of a log cabin. Each of the three upstairs bedrooms opens onto a balcony, which overlooks either the enclosed courtyard or the front lawn.

The house, constructed in 1937, is predated by the detached garage, of similar slab and red tile construction. Unlike many of the other garages in the Village, however, this one was never occupied as a dwelling; instead, it served as the storage facility and sales office for Lay-More Tile, a business owned and operated by Mr. Stys and Merle Mead. The tile itself, a dry, self-stacking, concrete block, appears in a number of the structures in the Russian Village.

Interior

The interior of the house is reminiscent of a large, comfortable mountain cabin. The open living room has a twelve-foot high center ridgepole, with exposed beams sloping from it to the end of the eaves outside. The beams are distinctive, both in appearance and character, because they are made from squared, hand-adzed, used telephone poles, left in a rough-finished state. Two sturdy metal rods cross the room to buttress the slab walls against the weight of the roof tiles. The focal point of the room is a large stone and brick fireplace. The fireplace itself is especially unusual in that the firebox is made of iron. An airspace between the iron and stonework, with vents at the top and bottom facing out into the room, allows air to be drawn in at the bottom vent, heated by the firebox wall, and recirculated back into the room from the top vent. This single fireplace served as the only heating system in the house until 1967. Two-inch thick rough-finished wooden planking above and to both sides of the fireplace form the mantle and bookshelves. Above the bookshelves are two small stained-glass windows, which add color and interest to the room.

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The dining room is a semi-continuation of the living room. It has a flat parquet ceiling, and one wall is made of wide, rough wood planking. All of the first-floor doors are made of the same rough, heavy material, each bound by two hand-torched wide iron straps.

The remainder of the first floor consists of a kitchen, breakfast area, hallway, and bath.

The second floor consists of three bedrooms, a wide hallway, and a bath. The ceilings and walls of all rooms are made of tongue-in-groove pine shiplap paneling. The second-floor doors are also made of shiplap paneling bound together by torched iron straps similar to those on the first floor. The central height of the second-floor ceilings is eleven feet; and, as in the case of the living room, the exposed beams slope down and extend to the end of the outside eaves.

Courtyard

The courtyard has three gates which were torch-cut from single sheets of iron. The courtyard is surfaced with concrete which has marble slabs interspersed. Next to one of the iron gates is an inset block and iron incinerator sheltered by a red-tile roof.

Unique Features

Demonstrating some of the peculiarities to be expected in a house whose only plans were to be found on scraps of paper and on the backs of envelopes, the house exhibits such irregularities as windows not centered in walls; some casement windows on the second floor unable to be opened fully before striking eave beams; and a bedroom closet which starts at waist height, due to being built over the peak of the living room ceiling below.

Alterations

The house has had no major alterations, and remains as it was displayed in a 1938 Whiting and Mead construction materials catalogue. A room and a half-bath were added behind the existing garage, by adding a frame top half above a waist-high slab garden wall on two sides. The door is placed where a garden gate once stood. The slab bottom half and frame top half complement the construction of the main house.

Dimensions

The 1800 square foot house stands on a 60' x 111' corner lot.

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The Stys occupied the house for a year and a half upon its completion while other houses were being built down the street.

Information prepared by Ann F. & Gary H. Fick, December 1977.

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315 South Mills Avenue
Claremont, CA 91711

The house has not been changed since purchase in 1954, with the exception of replacing the roof with the original type of tile. There is no evidence that any additions or changes were made to the house since it was built in the 1930's, except for repainting of the plaster walls and adjoining cupboards. (Roof was re-tiled in 1966)

Exterior: Deeply textured, with flat paving stone set into very rough stucco, with wide areas between the blocks of stone.

Roof: Red tile, of the curved Spanish type, at varying levels and slightly slanting.

Ceilings: In the living room, two downstairs bedrooms, entry hall, service porch, stairway, and three of the four closets are of medium-dark knotty wood. The three rooms have heavy, dark wood beams with hand-hewn indentations. Ceiling of the studio-type room upstairs is of lighter weight wood and has lighter weight beams. Ceilings of the kitchen, two bathrooms, and dining room are of plaster.

Style of House: Very substantial, informal, somewhat of the cottage type. The living room wall at the front of the house is set back about four feet, and has small-paned French windows. A low stone porch, unroofed, leads to a very heavy, plain, dark wood door with medieval-looking trim -- a heavy metal band and rows of studding.

Details: Beams, hand-hewn, also frame the small entry room, vertically. Another long beam extends from the front door over the dining room entrance, and up to the top of the stairs. Newel post is of the same hand-hewn wood.

Living room: Has stairway with dark, flat wood banister. Opposite wall has large fireplace of large, flat, unfinished native stone. Built-in bookcases of heavy, dark wood occupy the rest of the wall.

Long closet upstairs is lined with knotty wood. There is also a small, completely enclosed attic room that opens off the stairs near the top. Another large, low-roofed attic runs around two and a half sides of the upstairs, with a door off the studio-type room, which has French doors opening onto a small balcony, with wrought iron rail.

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Floors are hardwood upstairs, in the studio room and hall, and on the stairway. Attic is floored with cheaper wood. Downstairs floors are of cement slab, painted dark red tile color.

Hardware: Front door has brass knobs, with hammered indents, and matching plates. All the other doors in the house have identical metal plates, detailed in pattern and irregular in shape, around black porcelain door knobs. Cupboard doors in kitchen and linen closet have glass knobs.

Light fixtures are all unusual. Light outside, by the front door, is of the carriage-type. Overhead lights in the entry and studio room are of the ship's lantern-type. Overhead light in dining room is a half dome of opaque white glass, decorated with large gold-painted leaves. Overhead light in north bedroom is white glass, painted in a design of various colors, and set off by an open-work gold-painted frame. (It could be truly Russian!)

Tile borders, in varying patterns trim the kitchen, baths, and even the service porch.

Square Footage: Estimate about 1500 living and storage space, excluding low attic.

Lot: 120' deep x 52' wide for approx. 6240 sq. ft.

This home was built in 1935 by Merle Mead and Konstany Stys. The first date recorded by the Los Angeles County assessor was 1936.

Information prepared by Elsie B. Parker, December 4, 1977.

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333 S. Mills Avenue
Claremont, CA 91711

West side of street: Claremont
Northeast Pomona Tract

Dimensions

Lot: 6000 sq. ft. 50' front x 120' deep
House: 700 sq. ft. (approx)

General Description

This small field stone country cottage is situated at the rear of the lot. There is a long front yard with tall sycamores and gently curving walkway made from broken street slab. A bench and a front patio are also made from this slab, as is the large outdoor fireplace which is located in a rear patio. Three sides of the property are enclosed by a low field stone wall. The front patio, slab walkway, and a garden are also edged in field stone. The cottage roof is red clay tile of the type commonly used throughout the Village. The floor is concrete slab. Some windows have moldings made of railroad ties. There is a two-car, detached, field stone garage with a shingle roof and a small work room in the rear. The cottage has five rooms, including one bath.

Construction History

The cottage was begun by Konstany Stys, who gave the unfinished structure as a wedding gift to his niece and her husband, Clarence Michael, a truck driver. Michael completed the job in 1933 and lived in the cottage while building a larger home next door (339). The garage was built in 1937. The land was originally part of a dairy which had stood on the west of Stys' Mills Avenue property. The dairy's cesspool was located on what became Michael's first lot (333). He and succeeding owners used that facility (evidently a huge one) until sewer lines were installed over twenty years later.

Present Condition

The historic integrity of the cottage and garage have not been altered in any significant degree.

1. The living room is the largest room in the house. It is also used as the dining area. Two outside walls are lightly plastered concrete, inside walls are plaster -- evidently built on chicken wire and crate wood (according to the present owner). There is a large picture window which

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- looks out on a front lawn and patio. The ceiling is flat and plastered. Two minor alterations have been made: a free standing gas heater has been replaced by a wall unit, and the small panel windows had to be replaced by a single picture window because of termite damage.
2. The kitchen is directly off the living room (as are the two bedrooms). It is small, efficient and in its original condition, except for modern appliances.
 3. There are two bedrooms. Again, outer walls are concrete, lightly plastered and painted, inner walls and ceilings are plaster, and the floor is slab. A small bathroom with concrete shower (recently tiled) adjoins one bedroom. The second bedroom has a sloping roof and ceiling, and was probably an enclosed porch, originally.
 4. The rock garage is in its original state.

Information prepared by Leo Snowiss (with help of Mrs. C.L. Beckley), December 16, 1977.

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339 South Mills Avenue
Claremont, CA 91711

Home located on the west side of Mills Avenue, 215' south of the Mills/Cucamonga intersection; Northeast Pomona Tract

Lot: 6,240 sq. ft.; 52' front by 120' deep
House: 1500 sq. ft. (32' x 48') with separate guest house of 440 sq. ft. (20' x 22')

General Description

The dwelling is laid out in a rectangular shape 32' wide by 48' deep, single story. The exterior is made entirely of stream-washed granite stones indigenous to the alluvial fan which constitutes the basic geological feature of the Claremont/Montclair area. The stones, of varying sizes up to 14", are hand-fitted and cemented into place with concrete mortar. The roof is entirely of red tile. There are 7 rooms, including kitchen and bath, in the main house; two bedrooms and bath in the guest house.

Construction History

The house was designed and constructed by Clarence Michael, husband of a niece of Konstany Stys, originator of the construction style characteristic of Russian Village. The rounded stones, from which the exterior walls are constructed, were raked out of the ground in order to plant the citrus orchards and stacked in fence rows or piles, some of which are still visible in north Claremont. According to Mr. Stys' widow, the interior building materials were purchased from wrecking companies in Los Angeles, including the pine shiplap boards used in the ceiling of the living room. The tile roofing, used in most of the homes in the Village, came from an earthquake damaged school in Placentia, California. Construction was completed in 1939 according to records of the L.A. County Assessor. Total cost was reported to have been about \$1,500.00

Present Condition

The historic integrity of the house has not been changed since its construction.

1. The outside has not been altered in any way.
2. The living room has a cathedral ceiling with exposed, hand-hewn rafters and pine shiplap boards. The entire house has inner walls of standard 2 x 4 stud construction covered with lath and plaster, built inside of the exterior rock construction. Windows are steel-framed throughout the house.

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CONTINUATION SHEET 339 South Mills ITEM NUMBER 7 PAGE 27

The north wall of the living room has a fireplace built of selected natural stones cemented with rose-colored mortar, built around a metal circulating heater flue system, and flanked on both sides by book shelves of massive wooden planks 2" - 3" thick.

The structural integrity of the open-beam rafter system is maintained with the use of two black iron pipes running from wall to wall at ceiling level, supported in the center by large iron hooks coming from the peak of the rafter.

3. There is a smaller dining room connected to the living room with an archway. It also communicates with the kitchen via connecting doorway.
4. The kitchen has built-ins and sink on the south and east walls. It is large enough to accommodate table and chairs for family meals.
5. There are three bedrooms connected by a hallway running through the center of the house. Two are located at the rear (west side) and one on the north side of the dwelling. The hardwood floors are carpeted.
6. There is a good sized bathroom connected with the bedrooms via the hall. It is unaltered with the exception of a modern sink and associated storage cabinet installed in 1970. The tub was semi-enclosed about the same time with a decorative arch and pillars which serves as the support system for the shower curtain around the tub.
7. The guest house was originally constructed as a double garage, utilizing the same natural stone for exterior walls. It was walled off and made into a "rumpus room" in the early sixties, with linoleum tile laid over the slab floor. Subsequently the large area was partitioned into two rooms and a connecting hall, making it into a two-bedroom guest house with a 3/4 bath.
8. In the early sixties a patio slab and roof structure were installed at the rear of the lot. In addition there is a wooden storage shed on a concrete slab behind the guest house.

Information prepared by Wesley E. Bjur, December 15, 1977.

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343,345, 353 South Mills Avenue
Claremont, California 91711

West side of street: Claremont
Northeast Pomona Tract

Dimensions

Lot: 12,240 sq. ft.; 102' front x 120' deep
House: 3800 sq. ft. approx. including rear guest house

General Description

The house is rectangular shaped building with two stories in the center portion. The ground floors are concrete slab (carpeted, ceramic tiled, marble, and Pomona tiled). The exterior walls are concrete with a red sandstone facing on lower floors and wood in upper portion. The roof is red clay tile. There are 16 rooms including 3 kitchens and 3-1/2 bathrooms. Rough hewn telephone poles are used for supports on porches and balconies off the central portion dwelling and the other two dwellings each have a porch. The balconies upstairs have iron railings. The style is early California Spanish in appearance.

Construction History

This is one of the homes designed and constructed by Konstany Stys the original planner of the homes in Russian Village. The home was begun around 1936 and completed in 1938. These homes were built in the tradition of family and friends gathering together in a united effort towards mutual goals. It is one of the largest of the group, as Mr. Stys built it to house three families. He built three homes within one but they all are connected. The building has three actual living units, each with kitchens, living rooms, bathrooms and bedrooms. The original plan was for the various members of the family to have their own individual living quarters, but each one had a doorway into the middle home which was occupied by the parents. Mr. Stys procured building materials from various sources including earthquake damaged public buildings. Using his imagination and sense for building, usually at very little or no cost, Mr. Stys built homes with character and originality that is rare and fascinating.

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South Mills ITEM NUMBER 7 PAGE 29

Present Condition

The exterior of the home is as originally built with no alterations. The interior of the home has had some kitchen remodeling done in the central dwelling in 1962, other than that there has been no change in the interior.

The living room in the central dwelling is as it was exactly. The flooring is marble around the perimeter with an interesting design of Pomona tile in the center. The ceiling consists of rough hewn telephone poles extending the entire length of the room and wood between. The casings of the four front doors and three other doors plus perpendicular ceiling braces are of rough hewn 1' square and rectangular fir beams.

The staircase is also built from telephone poles running up and carved out to accommodate the rough hewn steps that are set in. The bannister is fashioned of large ship type rope. There is a fireplace which extends across the back wall, also of the red sandstone and a rough hewn fir mantle. The fireplace has vents designed to heat the entire central dwelling. There are two built in bookcases with marble slabs used for both the back and shelves. There are four front doors of paned glass. Mrs. Stys says that Mr. Stys got a better deal on them than he could have gotten for large windows. Above the fireplace is a large mirror with light fixtures built into the mirror. It should be noted that there are many unique and one of a kind light fixtures throughout the entire home.

The walls in the entire house are from 12" to 18" thick concrete that has been textured or paneled with the shiplap pine that is common in these homes. The walls in the upstairs portion are all the shiplap pine including closets. The closets are walled-in. The ceilings are also shiplap pine with fir rough hewn beams. It is the same in the bathroom which have iron cast porcelain tubs and free-standing sinks. The bedrooms upstairs have balconies. All of the bathrooms and the kitchens in the two side dwellings have the original fixtures and are in good condition.

Information prepared by John F. Lawson, December 4, 1976.

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365 S. Mills Avenue
Claremont, CA 91711

West side of street: Claremont
Northeast Pomona Tract

Dimensions

Lot: 8960 sq. ft.; 60' front x 160' deep less 640 sq. ft.
House: 1265 sq. ft.

History and General Description

The house is one story high and "L" shaped. It was originally built and occupied in 1935 by the Paul Honneker family. A living room was added in 1956. The original structure is rock field stone while the addition is white stucco. The entire house is covered with red tile roofing. Floors are slab covered with carpet and tile. Windows are original open-out casement type in the field stone portion of the house. The exterior also includes pine shiplap in the rear of the house around the casement windows. To the northeast of the house is a patio made of concrete slabs, probably old paving similar to that used in construction of other Russian Village homes. The patio is accented by a field stone fountain and fish pond and surrounded by an ivy trellis. In the rear of the house is another patio, gravel, covered by a vine covered arbor. (The first recorded date by the Los Angeles County Assessor was 1938).

Present Condition

1. The living room has three lath and plaster walls, but one wall is field stone, having previously been the exterior of the original house. A fireplace was added with the living room in 1956.
2. The kitchen has one concrete and field stone wall, the rest plaster. The cabinets have been repainted and the floor linoleumed. There is a breakfast bar adjacent to the kitchen and the opening between the two is a full 36", most likely the original rear door. The opening has a large wooden beam for support.
3. The hallway has walls of plaster with the exception of a two-foot thick concrete wall, probably the original exterior. Outside the concrete wall is a bedroom whose walls are field stone with casement windows. The pine ceiling ties in with the original theme of the house.

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4. The bathroom is in original condition with the addition of a vanity and new toilet.
5. A small study has redwood lath and plaster walls and ceiling.
6. The bedroom was the original living room and has redwood lath and plaster walls and ceiling. The ceiling is also accented with hand hewn beams, originally telephone poles. Closets have been added.

Information prepared by Ronald Mittino, December 8, 1977.

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369 S. Mills Avenue
Claremont, CA 91711

West side of street: Claremont
Northeast Pomona Tract

Dimensions

Lot: 16,000 sq. ft.; 100' front x 160' deep
House: 925 sq. ft. (approx.)

History and General Description

The house is one-story high and rectangular. It was originally designed as a garage with an attached workroom. The floor is concrete slab (carpeted and tiled). The exterior is rock field stone and is in its original condition. The roof is red clay tile and original. Floor to ceiling windows have been installed across the front (living) room where garage doors were originally intended. The concrete foundations of what was to be the main house can still be seen in the adjacent gardens. The structure was remodeled into a home in the early 1950's by the Brown family. There are five rooms (including kitchen and bath). John Lee, a plasterer, built and appears to have resided in the "garage" in 1938 (the date first listed in the records of the Los Angeles County Assessor).

Present Condition

1. The living room has painted concrete walls and a plaster board ceiling. A long, wide concrete slab serves as a window bench and extends along two walls. An iron fireplace has been added. Although the room certainly is not in its original condition, the rough concrete walls clearly identify this room in the Village style.
2. The bath and kitchen are modern, although the wall tiles in the bath are the same type and color found in most of the Village homes.
3. Two bedrooms have plaster board ceilings but retain the rough concrete walls; one looks out onto the gardens through a large picture window.
4. A modern garage with a large family room has been built on the far south side of the property. Although set back, they are not in keeping with the general architectural style of the area.

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The first structures were the garage and house at 306 S. Mills Avenue, begun in 1923, and the house at 290 S. Mills, completed by 1927, built largely of fieldstone. The stones came from two enormous piles at either end of the east side of Stys' Mills Avenue property, the result of clearings from the surrounding groves. The largest stones were brought by truck from the wash near Baseline Road to the north. "The truck was so heavy," Mrs. Stys recently observed, "that it rolled itself home down the hill." Later homes were built of concrete rubble from pieces of cement sidewalk and road pavement slabs which Stys acquired nearly free when local streets were repaired or reconstructed. Sidewalk slabs were also used to pave patios and to build low border walls for the rambling Village lots. At least two pair of iron gates (at 305 S. Mills) were designed in chalk on scrap sheet metal by Stys, then given to a local firm to cut and weld -- a technique followed by other artisan-builders in The Village. The tile roofing was acquired for \$200 from condemned earthquake-damaged school buildings in Placentia, California, in 1933; nine of the homes completed after that date were roofed from that source -- carted to Claremont by teen-aged son Raymond in innumerable trips. The pink sandstone at 345 S. Mills was obtained from the razed old court house in Los Angeles. Some of the beamed ceilings common to all of The Village houses came from form lumber Stys obtained inexpensively from construction sites at the Claremont Colleges, where he occasionally worked. Lamps, hardware, marble tiles, ceramic bathroom and kitchen tiles, doors, and windows were acquired largely from Whiting-Mead, a Los Angeles salvage and building materials company which at one time featured two of The Russian Village houses in an advertising circular describing Stys' imaginative use of discarded materials. (See the reproduction attached.) Even the plantings were found objects--most of the sycamores, for example, were taken as young saplings from the neighboring San Antonio wash.

The Russian Village for a time acquired something of the character of a communal settlement. This was particularly the case when the intensity of the depression began to be felt. Stys, a humanitarian, gradually "sold" parcels of his land (which now included the western side of Mills Avenue) on especially lenient terms, with no downpayment required, to friends who found themselves sorely strained by hard times. Thus began an association of relatives and acquaintances from the building trades who became amateur architects and craftsmen, buying land "on time" while living on the Mills Avenue lots, and building with the same free or inexpensively acquired materials which Stys had been accumulating -- and often under his direct tutelage. It began with Merle Meade, a steamfitter, who built his home at 480 Cucamonga and a second house at 315 S. Mills;

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in turn, he and Stys, helped Raymond Yerkes, a construction worker who had lost his home in Pomona, to build a house at 316 S. Mills; John Lee made payment for his lot at 369 by plastering other houses which Stys was building in the neighborhood; Stys helped his nephew-in-law, Clarence Michael, a truck driver for a local cement company (later to own his own firm), to build a small cottage at 333 S. Mills -- where Michael lived while he and his neighbors built his home next door at 339; Garret Batelaan, who worked as an orange grove picker, had recently arrived virtually penniless with his pregnant wife and was "adopted" by Stys, who staked him to a lot at 360 S. Mills -- he was later to become an eminently successful building contractor after learning his trade on his first project, his own home; Earl Bunker, a teller and cashier at a local bank (later to become a vice president of a local savings and loan institution), purchased a home from Stys at 330 S. Mills, and became an amateur builder in finishing the house and adding a second dwelling by converting a garage; E. Paul Honneker, an auto mechanic, built on land obtained inexpensively from Stys on deferred repayment; the building cycle came to a close in 1938, when Burton Blanchard, a teen-aged boy from Claremont who had been left without estate by the death of his father, taught himself carpentry, obtained land from Stys without downpayment, and built his home at 370 S. Mills -- he went on to become a prominent building contractor in the area.

The houses were built in random sequence. Commonly, a family first built a garage and occupied it while working on the main house. The Stys lived in their garage at 306 S. Mills, then in the house itself while building 290, 305, 330, and 350, and starting 333 for the Michaels. Later they lived at 305 while building 345, where they lived until 1944. Merle Meade began his garage at 480 Cucamonga, then, according to Mrs. Stys, announced that it was "too good for a garage" and built the rest of the present house to wrap around it (it is now a dining room with fireplace), adding another garage later. The Batelaans lived in their garage for nearly two years, until a wing of their house was ready for occupancy. John Lee (369 S. Mills) and his neighbor, Paul Honneker (365) built and lived in their garages, modifying and expanding them into small homes -- in fact, the Lees laid the foundations for a main house which was never built.³

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During the gradual growth of the neighborhood, its distinct architectural character was maintained both by economic pressures which influenced the choice of salvaged and native building materials, and by the active assistance and counsel of Konstany Stys. The result is a unique community with important features worthy of historic recognition and preservation. We believe this to be true in several respects:

(1) The use of cement street rubble in the construction of houses is, as far as we can determine, a truly unique architectural phenomenon. Walkways, fences, patios, even benches and ponds in the Russian Village also make imaginative use of these materials.⁴

(2) Although rock houses were at one time a common phenomenon in the Pomona-San Gabriel Valley, sprinkled through the seemingly endless citrus groves and towns of the area, they are now an endangered species of architecture. The grove houses are rapidly disappearing with the groves, being supplanted by large tract homes and shopping centers.⁵ The Russian Village rock houses, then, are a rare survival -- important not simply because they exist, but because they exist as a community. We are not aware of another similar cluster or distinct colony of such homes in the area. Together with the street slab homes, they form a genuine and vital community.

(3) Aesthetic appreciation of these houses cannot be divorced from the history of their construction. This folk architecture proceeded in an ad hoc manner, as a response to the difficult conditions under which the artisans lived and worked. One sees a kind of internal development in each house, as the artisan and his family moved from a garage to a wing of the main house, slowly completing each stage. A formal floor plan was drafted for only one of the fifteen houses, and even that was misread by Stys. (See the descriptive report on 340 S. Mills above, item 7.) The interior design and disposition of rooms was often a matter of convenience to families which were growing as they were building their homes. (See the descriptive report on 360 S. Mills, above.) The frequent use of concrete for bearing walls is also a reflection of this construction history. What are now wholly internal walls were at one time external -- whether or not the amateur architects had a clear conception of what was to follow. (See the descriptive reports on 480 Cucamonga and 350 S. Mills, among others, above.)

Hard times also dictated the use of the salvaged building materials common to all the houses. Although no two houses are identical, those

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built after the first two cottages commonly make use of pine shiplap board and panelling, adzed fir beams (occasionally including telephone poles -- see the descriptive reports on 305 and 345 S. Mills), dormer casement windows, French doors, cast iron pipe structural supports, red clay tile roofing from demolished buildings, and kitchen/bathroom tiles (in various unmatched shades of green), which Stys evidently procured in large numbers from the discarded seconds of a local manufacturer. Along with the fieldstone and cement rubble, the imaginative use of these discarded materials has contributed to the stylistic unity and charm of the entire Russian Village.

Despite the absence of a clear plan for the development of the Russian Village, there is a unity of construction and an increasingly evident sophistication of design deriving from a history of interaction among Stys and the other builders. They got better at what they were doing. The first houses (290 and 306 S. Mills) tended to be relatively small and simple, and to have somewhat inconvenient floor plans. Later houses become quite large (running to 3800 square feet) and much more elaborate -- with second stories, gabled or pitched tile roofs, and complicated designs. (For examples see the descriptive reports on 305, 345, 350, and 360 S. Mills in item 7 above.)

So the Russian Village stands. We hope that it can be preserved from the encroachments of impending road construction projects.

FOOTNOTES

1. See Bernard Rudofsky, Architecture Without Architects (New York, 1964).
2. The eastern portion had been an orange grove. It extends from Cucamonga Ave. to Moreno Ave. along Mills. The western portion had been a dairy and seems to have been acquired in 1927. It includes one lot which fronts on Cucamonga (480). See item 10 below.
3. The detailed histories of these and other cases are presented in the historical descriptions of the individual homes included in this report. See item 7.
4. A number of additional houses were later built from these same materials elsewhere in Claremont. Stys himself was commissioned to build several on S. Indian Hill Blvd. Four others were built with his active advice -- two in central Claremont (443 W. 10th and 1100 Oxford), and two situated in close proximity to Russian Village (363 & 373 Cucamonga Ave.).

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(footnotes continued)

5. David Gebhard and Robert Winter, A Guide To Architecture in Los Angeles and Southern California (Santa Barbara, 1977), especially 267-283 (on the Pomona Valley).

SOURCES OF INFORMATION (item 8)

This statement of significance and the descriptive histories of each house were compiled from a number of sources. Extensive interviews were conducted with people who had first-hand knowledge of The Russian Village and its construction, including Mrs. Konstany Stys and her son Raymond, Mrs. Garret Batelaan and her daughter Ruth Vermillia, Raymond Yerkes, Earl Bunker and his daughter Georgia Warden (still a resident of the Village), and Burton Blanchard. Newspaper accounts were also consulted. Dates of construction were difficult to substantiate, although County Assessors' records and water company records have been used for supporting documentation. Books and monographs have been cited above or in item 9 below.

Item 8, Statement of Significance, was drafted by:

Laurel Quinones
480 Cucamonga, Historical Secretary, Village Assn.

Judson Emerick
360 S. Mills, Asst. Prof. of Art & Architectural
History, Pomona College

Leo M. Snowiss
350 S. Mills, Co-Chairman, Village Assn.

The Russian Village

SIGNIFICANCE item number 8 page 6 (attachment)



350 S. Mills

Building Unusual Homes

Of special interest to many of our readers will be the artistic and homelike effect produced by Mr. K. Stys, one of our valued customers who achieves good results by building large type homes from almost entirely second-hand materials.

Many people have the idea that salvaged materials are used in repairing old buildings or to build cheap structures. This is not true because quite often used lumber is an advantage, it being well seasoned and will not warp or shrink after the house has been built. Inspection and building supervision is very rigid in California and only the best of reconditioned materials are allowed to be used.

The exterior of five of Mr. Stys homes are built of concrete blocks taken from large buildings. All doors have been remodeled and cut to size, finished with artistic effects. Used plumbing and fittings have been installed throughout and wrought iron used on windows and porches adding to the appearance. The tiles used on the roof once sheltered the Raymond Hotel in Pasadena.

305 S. Mills



It is remarkable what can be accomplished with the use of good salvaged building materials when carefully chosen and mechanically and artistically used. See our list of used materials on page 30 of this magazine, then visit our ten-acre yard to convince yourself of the merit of this type of building material.

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WHITING-MEAD NEWS

SOURCE: Whiting-Mead News -- A Book for Pacific Home Builders (June/July, 1938).
 Whiting-Mead Co.
 2260 E. Vernon Ave.
 Los Angeles, Ca.

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PAGE 16 pages

Pages 1-16 Legal Boundary Descriptions of 13 of the properties in The Russian Village. (Three could not be obtained at this time because of the illness or absence of the owners.)

Also appended: A map of the city of Claremont, showing The Russian Village blocked out.

A map of the Ontario Quadrangle (1973).

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THE RUSSIAN VILLAGE

Photographs

city: Claremont / Montclair
county: Los Angeles / San Bernardino
state: California

Photographers:

Mr. and Mrs. Gary H. Fick
305 S. Mills Avenue
Claremont, CA 91711

Mr. and Mrs. Fick are residents of The Russian Village.
They have the negatives; additional prints may be obtained
from them.

40 photographs are supplied with this application and placed in
the accompanying album. The information supplied in the cap-
tions is taken from the descriptive histories of each house in
The Russian Village (see item 7 above).

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Figs. 1, 2, 3. The neighborhood.

The street is lined with covering elms planted by young Raymond Stys, the builder's teen-aged son. Raymond also constructed the rock curbing. The original appearance is maintained by natural rock-lined walkways.

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Fig. 4. The first home -- the garage built by Konstany Stys in 1923. He and his family lived there while constructing the house at 306 S. Mills Avenue (Figs. 5, 6, 7). Even in this first effort, Stys displayed impressive skill in design and in attention to artistic details -- note, for example, the windows arched in rock, the splayed columns, and stone planters.

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Stys' stone work. Details of the first house at 306 S. Mills
(Fig. 7) and the second, at 290 S. Mills (Figs. 8, 9). The
present owners have carefully restored the house at 290 --
note the use of peckered cedar siding in Fig. 8.

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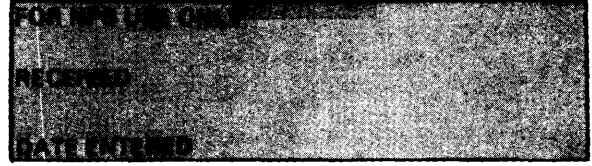
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The secluded artists' compound at 316 S. Mills (Fig. 10). Even the first porch is shielded by dense shrubs (Fig. 11). Used by artists for the last 25 years, the present occupants are sculptors and ceramicists.

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Figs. 12, 13. The only house in The Village designed by a professional architect, 330 S. Mills Avenue. Stys misinterpreted the blueprints and reversed the floor plans. The results are charming. The stone work includes a planter atop the front porch wall; the roof is the red clay tile salvaged from an earthquake-damaged school. The stone garden wall and a rear apartment were built by the first owner, a bank teller.

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350 S. Mills Avenue, the house which Stys built on commission for a missionary family. (Figs. 14, 15, 16). The use of concrete rubble is evident in the front and patio walls. The cedar fence was added later (Fig. 15). The first story walls are also constructed from these slabs. The window panes shown in Fig. 16 are set in reinforced concrete. The second story is wood frame with a light cover of textured cement intended to complement the slab first story. The tile roof is salvaged, the balcony rail is galvanized pipe. The enclosed patio is built from street rubble and features a wrought iron gate (Fig. 14).

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The Russian Village
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Figs. 17, 18, 19. The house at 360 South Mills Avenue, constructed by a young orange grove picker and his wife. While living in the garage they built the rear wing -- where their second child was born. The multi-gabled roof, steepest and most impressive in the Village, was built by trial and error to minimize work on a second story for a growing family. The steel casement windows (Fig. 19) are a feature of numerous homes in the Village. The builder's wife helped collect the rock in nearby washes -- and stuffed the smaller ones into the concrete for aesthetic effect.

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Figs. 20, 21, 22.

The street slab house at 370 S. Mills Avenue. Built by a teen-aged youth whose father had recently died, the house features both picture and long wood framed windows (Fig. 22). The front door was obtained by the builder as payment in kind for part-time work on a construction site in Claremont. There is a marked improvement in masonry skills as the builder progressed from the garage (right wall, Fig. 22) to the main structure.

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Figs. 23, 24, 25.

The house at 480 Cucamonga, first to be built on the west side of Stys' Mills Avenue property. The builder used Stys' own "lay-more tile", an interlocking cement brick, and covered the dwelling with plaster. The cast iron gate was cut and welded by the builder. There are 18 small windows set into the front wall of the house (Fig. 23). The dining room was originally the garage, which the builder liked so much that he added a fireplace, called it a dining room, and built the rest of the house around it. The present garage (Fig. 25) was added later.

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Figs. 26, 27, 28.

The Stys built the house at 305 S. Mills Avenue and lived in it for over a year. Note the use of street rubble or slab in the construction of the first story and the chimney. The second story is wood frame. Ceiling beams are hand squared and adzed telephone poles. The patio gates (Fig. 27) were torch cut from a single sheet iron strip. Doors, like many in The Village, are heavy plank and bound by torch cut sheet iron straps (Fig. 28).

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Figs. 29, 30, 31.

The two story house at 315 S. Mills Avenue was built by a steam-fitter. It features five tiered roofs made from reclaimed red clay tile, a first story and chimney made from street slab, casement windows, french doors and a wrought iron balcony rail (Fig. 31).

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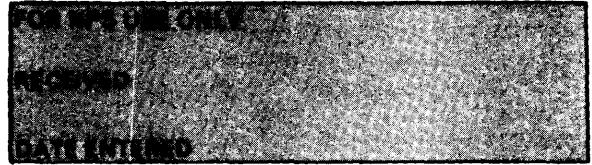
PHOTOGRAPHS
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Figs. 32, 33.

The stone cottage at 333 S. Mills was built by a truck driver who was a relative of Stys'. It features reclaimed red clay tile roofing and rubble slabs in walkways, patios, and a rear outdoor fireplace (not shown).

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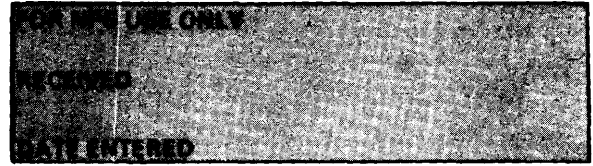
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Figs. 34, 35.

Stys' relative built the house at 339 S. Mills Avenue while living in the cottage next door. His skills obviously improved in his second effort -- one of the most artistic rock houses in the Village. Like all the houses on the west side of Mills, this one was built on what had been a dairy farm -- a rock milk shed remains in the rear. The roof is reclaimed red clay tile, there are steel casement windows, and hand adzed beams in the living room. The drive is lined in rock fieldstone.

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Figs. 36, 37.

Stys built the triplex at 345 S. Mills Avenue for three families. He and his family lived in the two story central portion, which was joined to the wing apartments by inside doors -- a communal arrangement symbolic of the close relationships in the Village as it was being built. The sandstone block used for the first story was salvaged from a court house after an earthquake, the red clay tile roofing was similarly reclaimed from a damaged school, and the porch columns, interior beams and a staircase are hewn from reclaimed telephone poles.

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Figs. 38, 39, 40.

The cottages at 365 and 369 S. Mills Avenue were originally built as garages and enlarged into homes by the builders. Both used rock field stone and reclaimed red clay tile roofing. The tall windows in the front room at 369 (Fig. 40) occupy the space intended for garage doors. Both cottages are set back and shielded by numerous trees and bushes.

SEE MAP 206

5' ADDITIONAL
RIGHT OF WAY
NEEDED

CITY MILLS

COUNTY

SOAKDALE

RAMONA CT

TRACT

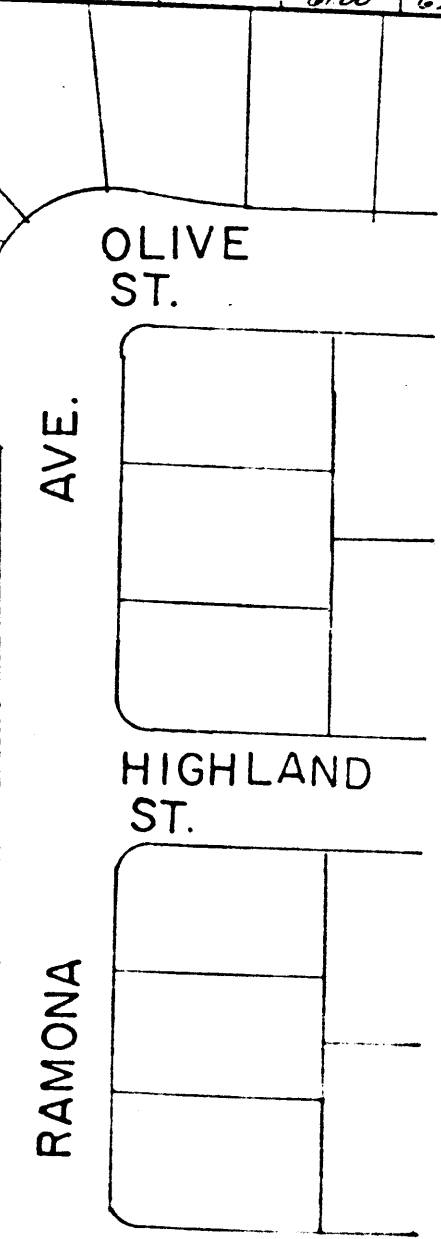
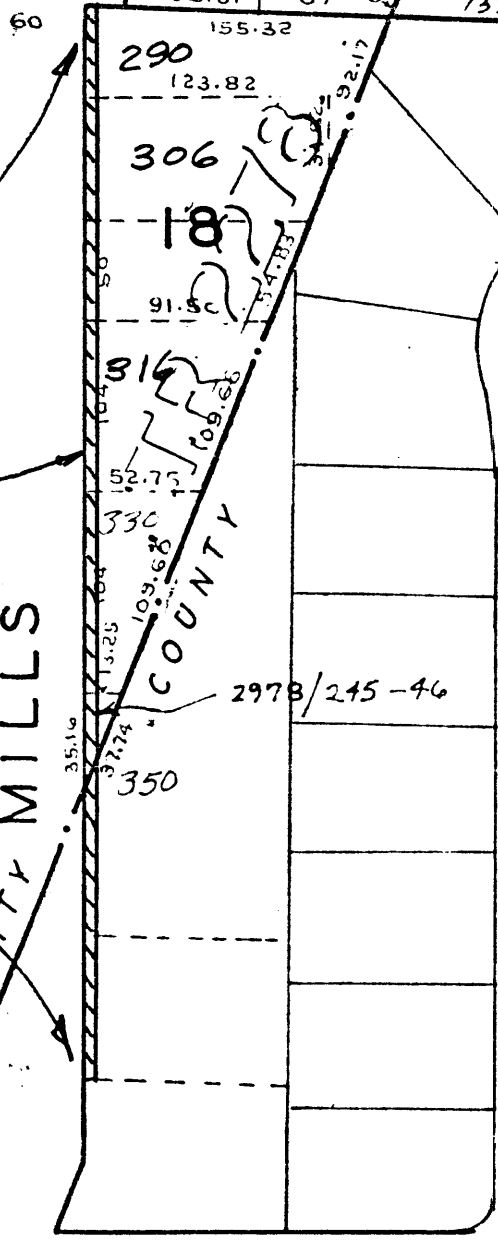
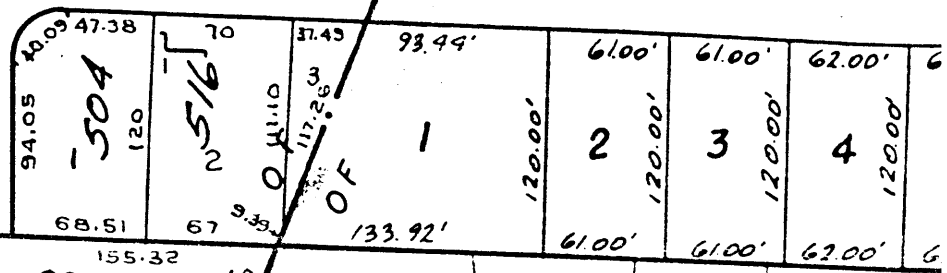
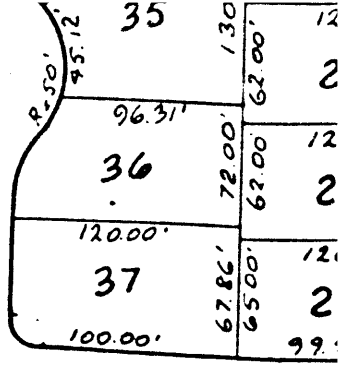
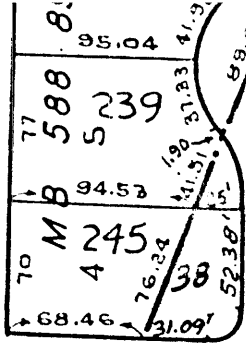
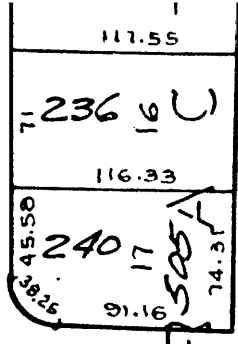
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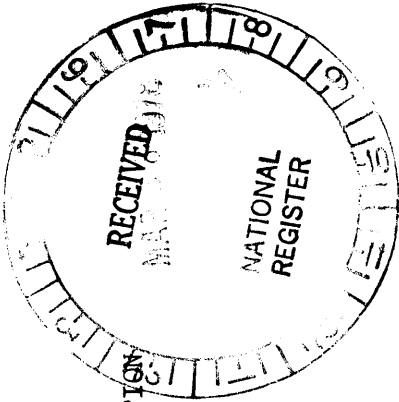
RAMONA

MORENO AVE



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Los Angeles / San Bernardino
California
Tract Map, City of Claremont
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CALIFORNIA

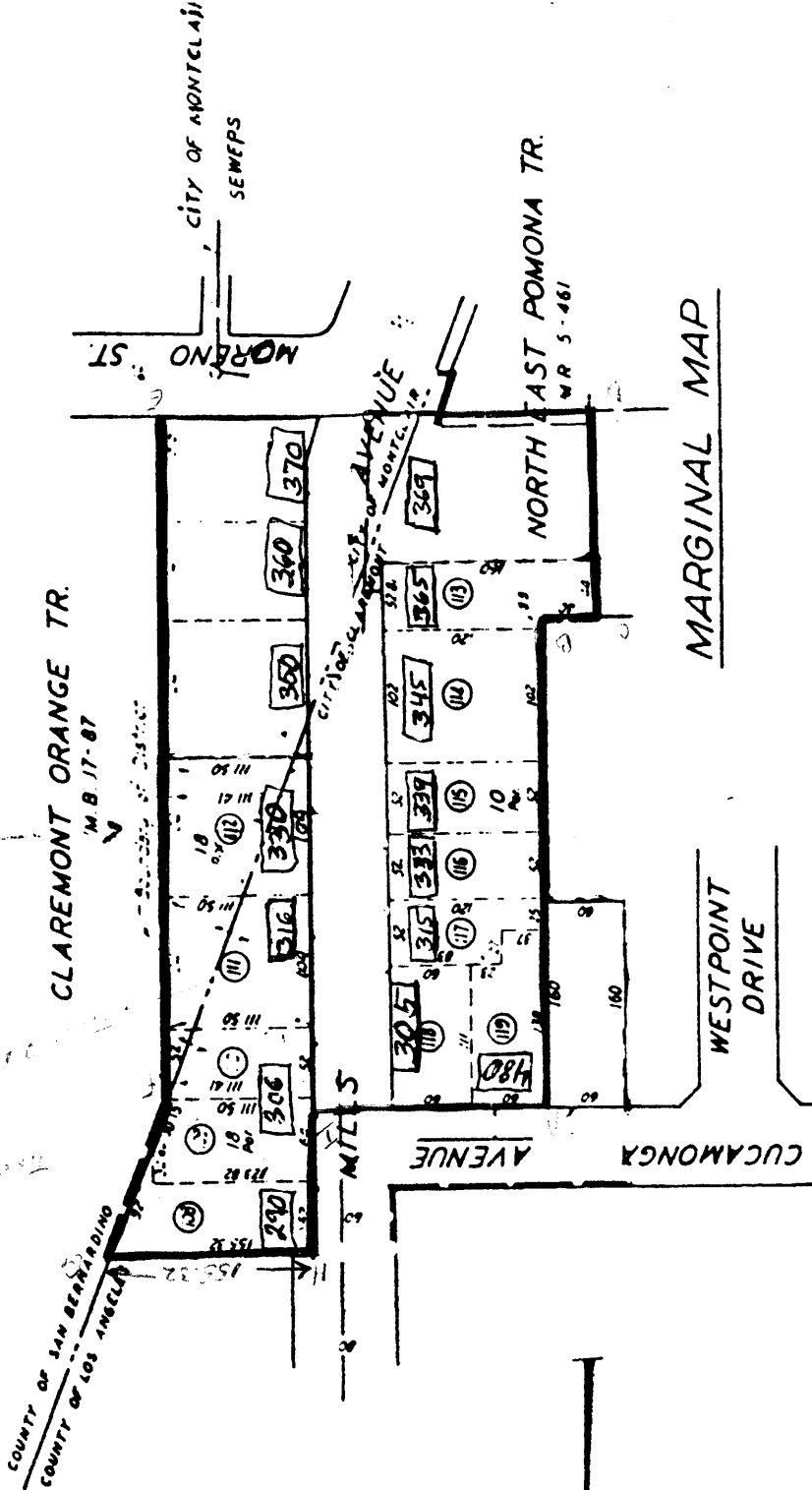
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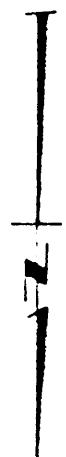
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THE DISTRICT TO BE
EXPENSES THEREOF.

William H. Hall

R.C.E. NO. 5043



MARGINAL MAP



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