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United States Department of the Interior
National Park Service



National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in National Register Bulletin, *How to Complete the National Register of Historic Places Registration Form*. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional certification comments, entries, and narrative items on continuation sheets if needed (NPS Form 10-900a).

1. Name of Property

historic name White, Michael, Adobe
other names/site number Casa de Miguel Blanco

2. Location

street & number 2701 Huntington Drive not for publication
city or town San Marino vicinity
state California code CA county Los Angeles code 037 zip code 91108

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended,
I hereby certify that this nomination request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60.

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

national statewide local



State Historic Preservation Officer Date 8/7/14

California Office of Historic Preservation
State or Federal agency/bureau or Tribal Government

In my opinion, the property meets does not meet the National Register criteria.

Signature of commenting official Date

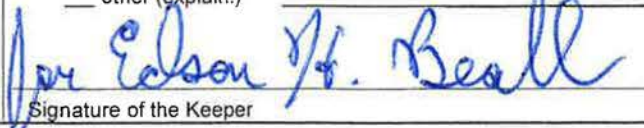
Title State or Federal agency/bureau or Tribal Government

4. National Park Service Certification

I hereby certify that this property is:

- entered in the National Register determined eligible for the National Register
- determined not eligible for the National Register removed from the National Register

other (explain: _____)



Signature of the Keeper Date of Action 9.30.14

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5. Classification

Ownership of Property
(Check as many boxes as apply.)

Category of Property
(Check only one box.)

Number of Resources within Property
(Do not include previously listed resources in the count.)

- private
- public - Local
- public - State
- public - Federal

- building(s)
- district
- site
- structure
- object

Contributing	Noncontributing	
1		buildings
		sites
		structures
		objects
1		Total

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

Number of contributing resources previously listed in the National Register

NA

NA

6. Function or Use

Historic Functions
(Enter categories from instructions.)

Current Functions
(Enter categories from instructions.)

- Domestic
- Single Dwelling
- House

Vacant/Not in Use

7. Description

Architectural Classification
(Enter categories from instructions.)

Materials
(Enter categories from instructions.)

Other: Adobe

foundation: Rubble field stone

walls: Adobe; horizontal wood siding on wood framing at gable ends above original adobe walls

roof: Wood shakes on original 1870 wood roof framing

other: Floor - brick pavers on concrete slab

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Narrative Description

(Describe the historic and current physical appearance of the property. Explain contributing and noncontributing resources if necessary. Begin with a **summary paragraph** that briefly describes the general characteristics of the property, such as its location, setting, size, and significant features.)

Summary Paragraph

The Michael White Adobe is a 3 room, approximately 925 square foot building (including the exterior adobe walls), with 2 exterior covered porches totaling approximately 370 square feet, located in the northwest area of the San Marino High School campus surrounded by the school's athletic facilities. The site immediately surrounding the adobe building is fenced off from the school campus on all sides, with chain-link on the south and west sides adjoining the campus swimming pool and wrought iron fencing on the north and east sides, with gates on each of those sides. The one and a half story south wing and one story north wing have adobe walls with wood shake roofs over wood framing and wood faced gable ends. The roof of the one and half story portion is more steeply pitched than that of the one-story portion. There are two brick chimneys, one centered on the ridge of the south wing and another located just inside of the east wall of the north wing (now removed above the roof). A one-story porch is connected to the south wall of the south wing, and another one-story porch is connected to the east wall of the north wing (and north wall of the south wing). There are wood and wood and glass exterior doors, and windows on all sides. There is exterior wood casing trim around the openings of the doors and windows.

Narrative Description

Note: Please refer to the end of this Section 7 – Description for the footnotes referenced within the text.

Exterior

The subject historic resource is an L-shaped adobe house comprised of two wings. There is the two-room south wing, with its thicker adobe walls of approximately 22" wide single adobe blocks laid as "headers", with their longitudinal dimension from face to face through the wall, unusual for adobe construction. The one-room north wing is constructed with narrower, approximately 12" wide, adobe walls, single adobe blocks laid in a running bond coursing. The south wall of the north wing is built beside and separate from the north wall of the south wing, with a small gap or "cold-joint" between them. It is unclear which wing was the original building and which an addition to the other. A closer examination that will be possible during the planned future seismic retrofit and restoration may provide the information for determining the sequence of original building construction.

The south wing has its longitudinal dimension in an east-west orientation with the roof ridge similarly oriented. The one story north wing was constructed with a north-south orientation according to the roof ridge and abuts the westerly portion of the north wall of the south wing. . The adobe walls have been finished on both the exterior and interior faces with a smooth stucco finish since 1952. Since the 1951-53 restoration¹ the double pitched wood framed roofs have been covered with wood shakes installed over the original 1x spaced wood sheathing; prior to that the roof covering was wood shingles. The recreated porch shed roofs are also covered with shakes. The gable ends and rake ends of the roofs have slightly overhanging eaves. The roof pitch above the south wing is fairly steep (+/-10:12) while that at the north wing is slightly less (+/-9:12). The three wood framed gable ends above the adobe walls all clad in horizontal "shiplap" wood siding. However, according to a 1936 HABS photo, the north gable end was originally sheathed with vertical boards. The shed roof (pitch = +/- 3:12) with solid 1x sheathing covering the east porch at the north wing is supported by a 6"x8" wood beam, supported in turn by 6"x6" wood posts placed at the outer edge of the porch floor. The solid sheathed shed roof (pitch = +/- 3:12) at the south porch is "tucked" under the eave of the main roof along the south wall of the south wing. It's supported by 4"x8' beams resting on 4"x4" wood columns at the outer edge of the brick paving. While two chimneys were present in 1977 when the DPR 523 form was prepared, there is currently only one chimney visible, centered at the ridge in the south wing. A remnant of the chimney at the north wing survives on the interior with the portion seen above the roof in the 1936 HABS photo now removed.

Fenestration generally consists of wood frames and wood double hung window sash with metal security grilles on the exterior. There are 3 windows at the south and west walls of the south wing and 1 at the west wall the toilet room of the north wing (a single sash hinged at the bottom). Additionally there were window openings in the 3 gable ends. Only the fixed window sash in the north gable survives with the original openings in the east and west gables now blocked shut.

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DESCRIPTION (continued)

Wood and glass paned doors are located on the east elevation of the north and south wings, as well as the traditional "main" entry door centered along the south elevation. There are 2 blocked door openings on the west elevation, one centered in the west wall of the north wing and one at the southwest corner of the south wing that opened to the interior of the now removed 2 story wood framed addition.

Two sections of the 1952 exterior stucco finish have been removed and the openings framed as "viewing portals", each fitted with a single casement sash that can be opened to observe the exposed adobe masonry. There is one opening on the east wall and another on the north wall of the south wing with glass and a decorative metal grille inset in each casement sash.

A low brick walled planter was added against the east wall of the south wing in the 1951-53 restoration. There are non-original plantings of yucca and various succulents to the east of the east porch, and two cypress trees north of the north elevation. The porch floors are paved with brick. There is a brick paved approach walk that slopes up to the east porch from a gate in the east fence. There's a short brick walk and two brick risers that approach the east side of the south porch from another gate in the east fence. The stone monument and bronze plaque is south of and next to these steps. The bronze plaque was donated by the Native Sons of the Golden West (San Gabriel Archangel Parlor 291) and placed there on February 15, 1956 commemorating Michael White and recognizing K. L. Carver's 1951-53 adobe restoration work. Except for the porches and the two planting areas just mentioned, the building site is covered with asphaltic concrete paving on the east, south and west. There's a small area of unpaved earth on the north side where the two cypress trees are located.

The building is surrounded on all sides by fencing. There's chain link fencing on the south and west sides where the L-shaped high school swimming pool and surrounding concrete paved deck borders the subject adobe property. The pool deck is located approximately five-feet below the level of the adobe house site which is bounded by a concrete retaining wall on both sides with the fencing on top. Wrought iron fencing six feet high with 3 gates completes the enclosure on the east and north sides. Bleachers for baseball spectators are located east of the building facing the lower field beyond. There's a wide concrete paved walkway between the rear of the bleachers and the adobe's wrought iron fence. North of the building beyond the wrought iron fence is an asphaltic concrete paved access drive leading to and from a parking area to adobe from the west and on to some of the other school athletic facilities.

Interior

The interior of the adobe building is separated into three rooms, with one room in the north wing, and two rooms in the south wing. The north wing room contains a small toilet room in the northwest corner that preserves the presence of the toilet room shown in the 1936 HABS plan but now of a slightly different size, now including a lavatory and the door moved to the east wall. There's a brick "chimney" up high on an archaic 2x full dimension wood "shelf" on the east wall in the southeast corner. This appears to be a remnant of the chimney visible above the roof in the 1936 HABS photo "View from North-East". As there is a "thimble", or inlet for a vent, in the surviving portion of brick masonry, this chimney may never have been built from the ground/floor up, but was always intended to serve as a vent for a stove or heater.

The two rooms of the south wing are separated by a brick² fireplace flanked by single 1x wood board partitions that also enclose 2 closets. The fireplace faces the west room while the east room has a recessed niche in the wood paneled wall above and behind the fireplace and chimney.

Typical of adobe construction, window and door openings reveal the thick exterior wall dimensions with the jambs or sides slanted to open towards the interior. The interiors of the window openings are cased all around with 1x wood boards as are some of the door openings. The interior connecting passage between the north wing and the south wing is particularly deep due to the single width adobe wall of the north wing abutting the wider wall of the south wing. A section of the vertical wood casing lining the sides of the passage has been removed on the east side of the passage to reveal the interior of the adobe construction. It was possibly removed as part of the 1980's renovation. All of the interior doors are trimmed with wood casing. The ceilings in the two rooms of the south wing are finished in 1x tongue and grooved wood boards with a "v" joint detail, whereas in the north wing room the joints are square edged,

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As a product of the 1951-53 restoration, the floors are brick on a concrete slab while the adobe walls are finished with smooth cement plaster. Chair rails are present in the south wing. The roof appears to currently provide a watertight assembly. There is evidence of rising damp or moisture penetration along the lower portions on the interior of the east and north elevation walls of the south wing and the west wall of the north wing.

Alterations

As is typical of extant 19th century adobe residences in Southern California, the Michael White Adobe has been altered several times since it was constructed in approximately 1845 (or earlier). However it retains substantial integrity from 1977 when it was found eligible for listing in the National Register for its association with an important person. Because there are no extant building or alteration permits (nor would there have ever been any), a description of alterations has been pieced together through review of the 1936 HABS drawings and photos, other historic photographs, aerial photographs, documents from the 1951-53 restoration in the San Marino Historical Society archives, and extant historic fabric.

The construction date for the Michael White Adobe is usually listed as circa 1845, as this is the year Michael White received a land grant of 500 *varas* or approximately 78 acres that he named Rancho San Isidro (also found spelled San Ysidro). No definitive proof of an original building date has been found, but the construction of walls with adobe bricks is typical of local construction methods for buildings during the Spanish and Mexican eras from the 1770s to 1846 (when the area became United States territory following the Mexican-American War), and prior to the widespread availability of milled lumber for wood framed construction by the 1860s in Southern California.³

The earliest extant historic photographs dating from 1936 were taken as part of the Historic American Building Survey (HABS). They show the adobe house with a two-story wood framed addition to the southwest of the original south wing. Historic photos also show a lean-to along the north elevation of the south wing accessed from the east by a pair of doors as well as the porch along the east elevation enclosed (noted as a "garage" and "shed"). It is possible that the 2-story wood frame addition was constructed sometime after 1870 by one of Michael White's daughters and her husband (Francisca and Jose Heslop) to whom he had transferred ownership to that portion of his ranch that year. The subject property was located at the time in a rural landscape with no other buildings evident.

The vintage photographs show the adobe is surrounded by mature trees and a dirt road or drive runs along the east elevation. An aerial photograph from 1928 shows the adobe set far back from Huntington Drive surrounded by citrus groves. A 1930 Sanborn Fire Insurance map also shows two ancillary buildings, not readily visible in the aerial photograph. A 1938 aerial photograph shows the groves replaced by fields while residential neighborhoods began to develop to west of Gainsborough Drive and south of Huntington Drive, and on the west side of Rubio wash to the west of the adobe.

The two-story, wood framed addition was removed around 1947 by Tony Garcia, who worked for the San Marino School District's maintenance department and resided at the property from 1942-1947.⁴ Photos from circa 1947 show the adobe with the wood framed two-story addition removed, while the porches and "lean-tos" are still evident. Although there is some evidence of deterioration of the whitewashed mud plaster over the adobe walls on the west elevation, the house appears to be in relatively good condition in these photographs. A site plan from 1947 showed the proposed removal of the ancillary buildings which are no longer present. An aerial photograph from 1949 (and Sanborn Map) shows the recently constructed elementary school complex facing Huntington Drive while the adobe is evident behind. The adobe house appears to be surrounded by trees and open space in this photo with dense residential development on all sides.

In contrast, photographs from 1951 show large areas of deterioration with portions of the roof covering missing in the south wing. Inspection of the attic of the south wing revealed that there had been a localized fire therein the northeast corner. The lean-to has been removed in these photographs, as well as the enclosure around the porch along the east elevation. In addition, doors and window sash have been removed.

The "restoration" of the Adobe spearheaded by K. L. Carver, a longtime president of the San Marino School Board, began in 1951 and completed in 1953. Included in the work at that time was the installation of brick floor paving on a concrete slab at the interior rooms. The exterior covered porches were recreated and brick pavers also on concrete slabs added there and adjacent walkways. A small toilet room, now with a lavatory, was maintained at the north west corner of the

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DESCRIPTION (continued)

north wing where the 1936 HABS plan shows one to have existed. Surface mounted electrical wiring and lighting was added to the interior and exterior. Wood shakes were installed as the roof covering over the surviving 1870s wood roof framing, in place of the original wood shingles. The interior and exterior adobe walls were finished in cement plaster over chicken wire lath and the three viewing portals (two exterior, one interior) created. Brick planters were installed along the east wall of the south wing, and the immediate area planted. A freestanding stone monument with a bronze plaque was installed at southeast approach steps to the south porch.

Arrangements were made in early 1985 for the San Marino Historical Society to occupy the adobe. They undertook the needed refurbishment of the adobe due to the building having been used by the high school "pep squad" and then for storage for more than 30 years since the 1951-53 restoration. The Society furnished the 2 rooms in the south wing with antiques and historical accessories to evoke the way it might have been in the latter 19th century with the intention of offering tours to school children and community groups. They then proceeded to use the north room for their offices and a small museum, while the principal portion of their historic collections were stored elsewhere. An "Adobe Restoration and Preservation Committee" was established. Plans were made in early 2005 by the City and the Historical Society for the Society to take over the 1920s Thurnher House in San Marino's Lacy Park for their new headquarters. By early autumn the Society had completed relocating all of the archives, collections and furnishings thereby vacating the adobe.

Seven Aspects of Integrity

The Michael White Adobe is significant as a rare surviving 19th century adobe in Southern California and for its association with Michael White, an early settler in the region. The period of significance is from circa 1846 to 1953 and includes the extant 1870s alterations as well as some elements of the 1953 restoration to the 1870s appearance.

Location

The Michael White Adobe retains its integrity of location, as it has not been moved. The 1870 land transfer survey shows the L-shaped building at its current location in relation to the nearby Rubio Wash, a prominent topographic feature, indicated as "drainage" on the SMHS campus plan.

Design

The adobe also retains its integrity of design. It maintains its form, plan, space, structure, and style typical of an early nineteenth century adobe dwelling in Southern California with late nineteenth century alterations reflecting increased affluence and access to commercially produced materials like milled lumber and burned brick.

Setting

The adobe's integrity of setting has been compromised with the construction of the San Marino High School and its athletic facilities starting in the 1950s. The area within the security fence is landscaped to resemble a rural residential setting but is not original to the site or the 1951-53 restoration.

Materials and Workmanship

The adobe's integrity of material remains, primarily in the adobe blocks and walls as evident by the deep window and door openings and through the two exterior and one interior "viewing portals". On the interior, the roof framing, brick fireplace and partial chimney, wood mantle and side columns, single board wood partitions and closets in the south wing, and the flat tongue and groove ceiling in the north wing appear to date to the 1870s. From the 1951-53 restoration, the wood roofed porches, exterior brick chimney at the ridge, and the wood shake roof remain. Other elements that may prove not significant, such as the cement plaster and stucco, and brick flooring and paving, also remain. As such, the building also generally retains integrity of workmanship or evidence of as the craftsmen's labor and skill in constructing, altering, and restoring the building.

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Feeling and Association

Despite the loss of the rural setting, the adobe's feeling or its expression of the aesthetic or historic sense of a particular period of time as a nineteenth century adobe remains within the fenced enclosure and it continues to convey its historic character. For its integrity of association to be retained, the property must be sufficiently intact to convey its earlier relationships to an observer. Comparing it with historic photographs, the Michael White Adobe appears to retain sufficient integrity of association.

Although the setting has been compromised by the construction of the high school's athletic facilities, the Michael White Adobe retains sufficient physical and visual characteristics to convey its historic significance.

Footnotes Referenced in Section 7 - Description

¹ The 1951-53 work would not meet today's Secretary of the Interior's Standards for Restoration, but documents from the period regularly called the project a "restoration". For consistency, this work is generally referred to as the 1951-53 restoration throughout this document.

² The brick used in the fireplace and chimney is marked as manufactured by Joseph A. Mulally, a pioneer Los Angeles brick maker. Mulally was a pioneer brick maker in San Francisco in the early 1850's before relocating to Los Angeles in the later 1850's. The quality of the brick used in the Michael White Adobe suggests that they were made in the late 1860's to the early 1870's according to the technology then available

³ Of the just over 300 surviving adobe buildings throughout California identified by the Getty Conservation Institute's "Inventory of Historic Adobe Buildings" in 1991, more than 95% of those that are dated were built before 1869 (analysis by this author).

⁴ Garcia moved the wood framed addition to 704 El Monte Avenue in the adjacent city of San Gabriel where he converted to a two-story duplex and where it remains to the present.

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8. Statement of Significance

Applicable National Register Criteria

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

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

Areas of Significance

(Enter categories from instructions.)

Area Settlement _____
 Architecture _____
 Agriculture _____

Period of Significance

1845-1953 _____

Significant Dates

1845 Michael White receives his land grant _____
 1870 White conveys portion of land with adobe to Heslops _____
 1874 Heslops sell property to James G. Foord _____
 1887 Foord sells property to John P. Sanborn/SGL&W Co. _____
 1928 SM School District buys property; Japanese family _____
 occupies and operates truck farm and florist until 1942 _____
 1951-53 SMUSD/Former Pres. K. L. Carver restore s adobe _____

Criteria Considerations

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

Property is:

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

Significant Person

(Complete if Criterion B is marked above.)

White, Michael (1801-1885) _____

Cultural Affiliation

N/A _____

Architect/Builder

Unknown _____

Period of Significance (justification)

The period of significance as presented here is 1845, the year Michael White acquired his land grant, to 1887 when the portion on which the subject adobe building stands was sold to a non-resident owner, and beyond when the building was restored coincident with the high school construction in 1951-53.

Criteria Considerations (explanation, if necessary) None

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Statement of Significance Summary Paragraph (Provide a summary paragraph that includes level of significance and applicable criteria.)

The Michael White Adobe is eligible for the National Register under Criteria A, B and C at the local level of significance, with a period of significance of 1845-1953. The property is eligible under Criterion A as the last surviving building of the Rancho Santo Ysidro, used as a residence by multiple individuals who farmed the land for more than a century. The property is eligible under Criterion B for its association with Michael White, an English sailor who became a Mexican citizen and was awarded Rancho Santo Ysidro as a land grant. The property is eligible under Criterion C as a rare surviving example of 1840s California adobe architecture.

Note: Please refer to the end of this Section 8 – Significance for the footnotes referenced within the text and also to the “Chain of Title for the Property on Which the Michael White Adobe is Situated”

The Michael White Adobe is significant at the local level under the National Register Criterion A, “Property is associated with events that have made a significant contribution to the broad patterns of our history.” More specifically this would be in the areas of significance of “Area Settlement” and “Agriculture”. The Adobe, its occupants, and the uses of the lands of its site reflect the broader patterns of the history of settlement and the historic evolution of agriculture in Southern California. The paragraphs below following each of the resident owners are provided in an effort to depict several of the many examples of the range and diversity of backgrounds and activities of those who came here as part of several waves of pioneer immigrants to settle in California. While we only have a single photo of Michael White taken when he was perhaps in his 70s and one of Kojiro Tomoyasu when he was 60 in a 1936 HABS photo, we’ve attempted to augment those and provide “images” of the others in “words”. Of additional note are references that reflect the frequent buying and selling of real estate as speculation abounded, a common pattern in the Southern California area during the historic era of Michael White Adobe.

Additionally the Michael White Adobe appears to be significant under the National Register Criterion B, “Property associated with the lives of persons significant in our past.” Michael White (ca1801-1885) was a prototypical early Californian who was witness to and participant in events pivotal to the development of Los Angeles County and Southern California. White was engaged in a wide range of activities both before and after California statehood that are indicative of and reflective of the broad range of historic patterns unfolding in the Spanish and Mexican eras of Alta California. Through an oral history conducted by and recorded in the Bancroft Library, and available through the Library of Congress, White’s first-person recollections inform and vividly personalize life in the first three quarters of the 19th century.

Further, based on a thorough analysis of the historic and architectural background of the Michael White Adobe, it appears to be significant at the local level under National Register Criterion C as embodying the distinctive characteristics of a 19th century adobe structure that is one of only approximately 39 remaining in Los Angeles County. With its thick walls constructed with adobe blocks, deep window and door openings, and small footprint, the Michael White Adobe exemplifies the type of modest adobe structures constructed of locally available materials once commonplace in Southern California during the Spanish and Mexican eras. Its pitched wood-framed roof, finished wood ceilings, and burned brick fireplace characterize later 19th century architectural improvements that came with the availability of milled lumber and other finish materials, as East Coast and Midwest migrants adapted existing adobe buildings to building traditions they brought with them. With its restoration in 1951-53, the Michael White Adobe was part of a nascent awareness to protect early California history that was disappearing. Despite restoration methods that would not meet today’s preservation standards, the building retains its original mid-19th century adobe blocks and later 19th century wood framing and interior elements.

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

Criterion A: Property is associated with events that have made a significant contribution to the broad patterns of our history, i.e. "area settlement" and "agriculture"

Even before the founding of the existing Mission San Gabriel in 1776 (having been relocated then from its original 1771 site, the fourth of the eventual 21 missions founded from San Diego in the south to Sonoma in the north), there are records and archaeological evidence of Native Americans having various settlements along approximately 5 miles of the Raymond Fault, extending from the Arroyo Seco in the westerly portion of modern-day South Pasadena eastward to beyond Baldwin Lake in Arcadia. Due to the underlying geology related to the Raymond Fault there were abundant springs and streams supplied by underground water in this vicinity originating from the mountains a few miles to the north. The location of the Michael White Adobe is less than a 100 yards south of the fault and approximately centered along the length of fault where Native American settlements have been known.

These water sources and the rich soil conditions there were appealing not only to the Native Americans, the mission founders, and of course to the early settlers. The northern boundary of Michael White's Rancho Santa Ysidro land-grant effectively aligns with the Raymond Fault. As seen on the map of his land-grant published in "California all the Way Back to 1828", there is a notation indicating the marshy area at the northerly portion of his lands adjacent to and "below" (south of) the fault due to the natural seepage of water there. The fault line in this area is almost exactly 2 miles due north of the mission church itself.

To support the success of the mission's own agricultural operations, ditches were dug so that the water sources emanating from the vicinity of the fault could be conducted by gravity flow for irrigation to the fields surrounding the mission. Dams were built to create storage reservoirs, and to maintain a source of water for the mills. There are records in the early history of the mission, before the secularization of the missions in 1833, that favored Native Americans were even given the opportunity to pursue their own agricultural activities in these areas at some distance from those adjacent to those of the mission itself. These were known as "rancherias" but didn't translate into ownership of the land as did the land grants (ranchos) to individuals of Spanish or Mexican origins, or others such as Michael White who married locally and converted to Catholicism.

There were a variety of agricultural endeavors at the mission itself. These ranged from keeping and grazing cattle and sheep, both for meat, hides/leather, tallow, and wool. Additionally various grains was cultivated and grapes were grown, to make wine and eat. Water driven mills were constructed in order to grind the grains. Orchards were planted, including oranges as early as 1804, other fruits and olives. That the mission successfully grew oranges foretold the later boom in citriculture in this area of California that started in the 1870's with the arrival of the railroad.

As also seen in the 1869 map of Michael White's land-grant, he also had extensive plantings in grapes which were a favored crop. The grapes were either dried and preserved as raisins, or made into wine. There's no evidence and Michael White actually had his own winery. However wineries had been established by others in the area before that time. One nearby was that at the Sunny Slope Ranch built perhaps as early as 1862. It's possible that he sold his grapes to one of the winemakers.

Michael White (1801-1885) – Owned Property That Includes the Existing Adobe Building, 1845-1870

Refer to the information on Michael White included under Criterion B. In summary he owned this portion of the property from time of his land-grant in 1845 until 1870 when ownership of two approximately 10 acre parcels on the westerly side of his land-grant were conveyed to his daughter Francisca and her husband José Heslop.

Joseph Heslop (1836–1899) – Owned Property 1870-1874

Heslop's family name is found in various forms in documents and records of his time, i.e. Heslope, Eslop, and Islop, etc., adding to the difficulty of researching information about him. He was born in Valparaiso, Chili, and appears to have arrived in Alta California after statehood, sometime between the United States Census of 1850 and that of 1860. In 1860 he's listed as a farmer and living with his wife, and recently born first son, in the

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household of one of her relatives in the area. Many early Californians arriving from the East Coast or Europe came by sea around Cape Horn of South America, long before there was a transcontinental railroad or a Panama Canal. Heslop appears to have been of European origin with an English father and Chilean mother. Some early immigrants "sojourned" in South or Central America, even entering into business there before finally arriving in California, a land of opportunity, like Michael White. Heslop was naturalized as a United States citizen in June 1867.

Joseph (Jose) Heslop and his wife, Michael White's daughter Francisca, acquired two approximately 10 acre portions of the westerly part of Michael White's Rancho Santa Isidro from White in 1870 upon which was situated the adobe building of this nomination. The earliest documentary evidence of the existence of this adobe is found in survey records related to the conveyance of this portion of the Rancho. Heslop and his family lived at the adobe after acquiring that portion of Rancho San Isidro from Michael White. It is likely they are responsible for adding the two-story wood framed addition and the pitched roofs of the adobe building. Like Francisca's parents, she and Joseph also had a large family, 5 children when they occupied the adobe, and descendants still live in the area.

The Heslop family continued to grow after they owned the property. As is common at the time the older children assisted in the family's farming activities as is recorded in the 1870 Census records listing the then oldest son as a laborer. According to those records the family continued to live in the vicinity; however we've not been able to specifically identify the successive properties that they owned and occupied at different times. Even while living in the adobe there are records that José and Francisca owned other adjacent and nearby properties which were probably farmed along with the acreage surrounding the adobe. There are various records found in published newspaper notices of real estate transactions that suggest Jose perhaps speculated in buying and selling agricultural land. There is also a record that he donated a nearby private property and had an adobe school building erected there as the first school in the area.

Jose Heslop died in 1899. In the first quarter of the 20th century we find that his immediate descendants are then living in an area historically known as Lamanda Park in what is now East Pasadena (annexed in 1920). Over a span of years his several sons' occupations are variously listed as "farmers", "ranchers", or "nurseryman" indicating that the family was still in to citrus cultivation on their properties there.

By 1886 he was serving in the capacity of major domo for Leonard J. Rose's nationally famed nearby ranch where he'd been employed for more than 25 years starting in 1861 with its establishment. Sunny Slope Ranch is commemorated in various local place names, as well as in the name of the present day water company that continues to serve this area. Rose was known as a hands-off ranch owner so that much of the success of the agricultural and thoroughbred horse breeding operations of the ranch may be attributed to Heslop. Sunny Slope Ranch was largely planted in citrus and grapes, from which wine and brandy were produced on the ranch. The output of the winery and distillery were reputed to be the largest in Southern California at one time. Rose sold the ranch to a British investment syndicate in late 1886 for over \$1,000,000.00.

We expect Jose Heslop is responsible for planting citrus trees on his own property based on his experiences managing the Sunny Slope Ranch with its extensive plantings of citrus. We believe that even while employed by Rose that he maintained his home farm on his own account, employing his family as needed for help. This period of the early 1870s was the beginning of a boom in the wide scale planting and culture of citrus trees in Southern California.

The earliest cultivation of citrus on an extensive basis was focused on what was to become Pasadena in a few years and its environs (including present day San Marino) and farther east in the Riverside area. Fairly rapidly the so-called "citrus belt" filled the lands in between those two nodes at the base of the foothills of the then Sierra Madre Mountains, later renamed the San Gabriel Mountains. In the case of Pasadena and its surroundings, it was the same relationship of the arable lands to the Raymond fault, and the mountains to the north, that contributed to and continued to support the early citriculture there. The lands to the south of the Raymond fault were still well served by the naturally flowing springs and streams. While able to collect and channel the water flow from the mountains, by the early 1870s farmers, soon to be known as "orchardists", began to successfully sink artesian wells north of the fault to tap deeper sources of irrigation water. It was soon found and "popularized" in the "media" of the day, that a "rancher" (not of cattle but of orchards) who possessed only 10 acres of land fully

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planted in citrus trees, after the few years when they obtained full production, could earn an annual income that that substantially exceeded that of more "traditional" crops. The "boom" was on and orchardists formed dozens of cooperatives for processing, packing, shipping, and marketing their products along the "length" of the citrus belt.

James G. Foord (1833-1927) – Owned Property 1874-1887

In 1874, the Heslops conveyed ownership to their property, including the adobe and wood framed addition, by deed to James Foord. It was perhaps the attractiveness and potential of what Heslop had accomplished that led Foord to purchase the Heslop farm including the adobe and wood frame structures. He continued to use the property for agricultural purposes. Foord's occupation was listed as "orange orchardist" in the 1880 Census records. He was supported in his efforts by a staff of 5 Chinese laborers according to the 1880 Census records, and 2 others, one from a Scotland, a cousin of Michael White, and another from Bohemia. Having Chinese farm laborers was very common in California as this is the work that many turned to after the completion of the major railroads. Most of Foord's neighbors employed the Chinese, many in far greater numbers of course depending on the sizes of their farms. By 1880 Foord had purchased the balance of White's original land grant from Luther Titus who had previously purchased from White at a Sherriff's sale.

Somewhat akin to the difficulty of researching records for Jose Heslop, with the many variant spellings of his name that have been a found, there are somewhat lesser challenges associated with James Foord. We regularly find his name spelled with one "o" and rather than the two "oo's" that appear to be more accurate rendition. The "Foord" family has been traced back several generations before James birth in New England's cover from whence he came. The family appears to have been among the wealthiest in their area, and is regularly found in the Census records as having various servants in their household, including white and free blacks. This somewhat lengthy exposition is provided as but one of many examples of the diversity of backgrounds of those who would become one of several waves of pioneer immigrants to settle in California.

James Foord was born in 1833 in the town of Dedham, Massachusetts, south-southwest of but near Boston. His family had lived in the area for several generations before he was born. In the 1860 Census records his occupation is listed as "real estate agent" which seems unusual from our present day perspective of that time. By the 1870 Census his occupation was listed as Registrar of Deeds, a position previously held by his father. He married his first wife Judith Crasby of New Bedford, Massachusetts in 1863. In 1874 he marries a second time to Mary Clara Mason, born in Oldtown, Maine, who had been married previously and had a daughter Ella. No records have been found to answer what became of his first wife Judith. It may have been that she died in childbirth.

Sometime in early 1874 after his recent marriage, James, his new wife Clara and her daughter Ella, and his widowed mother Elizabeth all moved to California. The exact circumstances of how Foord came to buy the Heslop's property in the San Gabriel Township will probably never be known, or why the Heslop's sold and moved from their property after only four years there. Nothing has been found so far in the records that indicate Foord might have had any previous experience in agriculture. However the predominant occupation at that time was farming. But what we have found indicates that he quickly embraced his new life as an "orange orchardist".

Foord was active in local politics, serving for a time as one of the five members of the Board of Supervisors for Los Angeles County. He was also active statewide as he served on the State Horticultural Board, an important and prestigious body in the state's early agricultural development. Foord was active socially. Foord continued to own the property until his original purchase until 1887 when it was conveyed by deed to John P. Sanborn, apparently a proxy for the San Gabriel Valley Land and Water Company, which obtained title shortly thereafter. He continued to own and farm the balance of Michael White's property that he acquired from Luther Titus in 1879 until 1891 when he sold it to L. L. Bradbury, a prominent Los Angeles investor who had plans to develop a town there. Various sources suggest that after the sale he spent the remainder of his life with Clara enjoying a life of leisure with travel and the social life in Los Angeles where he settled. Unfortunately Clara passed just before their 50th wedding anniversary and he a few years later.

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Interim Ownership by "Non-Resident" Owners – 1887-1928

Foord continued to own the property until 1887 when it was conveyed by deed to John P. Sanborn, apparently a proxy for the San Gabriel Valley Land and Water Company, which obtained title shortly thereafter. In 1895 records indicate that the property again changed hands, passing to Henry H. Markham, a prominent Southern California attorney, businessman and property owner, who also served as the governor of the state 1891-1895. Four years later title to the property was acquired by I. N. Van Nuys, another important businessman and property owner in Los Angeles. The San Marino City School District acquired the property from the Estate of I. N. Van Nuys in 1928.

There are no known or readily accessible records that might provide information on how the land was used during this period. It is known that at times some of these interim owners also possessed other properties nearby which may well have been continued in agricultural production continuing what had already been established on the land, and in consideration of the potential agricultural value of mature producing citrus groves. If this is so, it's not unreasonable to expect that these interim owners perhaps had their own forces to continue management of the property later acquired by the school district, or else perhaps to lease it to tenant farmers. Supporting this hypothesis there were various operating citrus packing houses in the vicinity developed during this period, as well as significantly improved transportation resources.

San Marino School District – 1928-present

School District bought and held the property anticipation of building a new elementary school campus on a portion of it in the future. There is no way of knowing at that time however that the future would be almost 20 years away from when they bought it. From the scant records that have been found, it appears that perhaps Tomoyasu family began leasing as early as about 1930 in the period that the school district owned it. No records have been found
Criterion A: Property is associated with events that have made a significant contribution to the broad patterns of our history, i.e. "area settlement" and "agriculture" (continued)

that would definitely indicate that the Tomoyasu family was already leasing it from the prior owners when bought by the School District.

After the Tomoyasu family departed to an assembly camp for Japanese and Japanese Americans early in the United States' involvement in World War II, the school district either leased it to or allowed Tony Garcia, one of their maintenance staff employees, to live there. Eventually he moved the wood framed addition to the adobe to the nearby city of San Gabriel where he converted it into two apartments. It's not clear whether the school district gave the building to him or if he paid for. It's important to note that building materials were in very short supply at this period following the war. It appears that the construction of elementary school commenced sometime around 1947. From the few photographs that we have found taken during this period prior to the construction of the high school, it appears that the bulk of property except for that occupied by the elementary school is allowed to go fallow.

Perhaps the long delay between the school district acquiring the property and commencing construction of the first school was attributable to the fact that most of the early development of the city of San Marino after incorporation in 1913, and before the war, was substantially concentrated in the westerly two thirds of the city. Even for some time after the conclusion of the war, there was scant development in the easterly third in as well as the adjoining unincorporated area of the county east of the city limits.

Kojiro T. Tomoyasu (1876-1942) Leased Property 1928-1942

Kojiro Tomoyasu was born in 1876 in Japan. Records indicate that he and his wife Kiku immigrated to the United States arriving first in Honolulu Hawaii in November 1912 and subsequently in San Francisco before the end of the year.

Unknown to him this was the most inauspicious time to move to California. It was in 1913 that the California Alien Land Law (known as the Webb-Haney act) was passed. "This law prohibited "aliens ineligible for citizenship" from owning agricultural land or possessing long-term leases over it, but permitted leases lasting up to three years. It

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affected the Chinese, Indian, Japanese, and Korean immigrant farmers in California. Implicitly the law was primarily directed at the Japanese." It overwhelmingly passed in the California Legislature.

"A few years later the California Alien Land Law of 1920 was passed which continued the 1913 law while filling many of its loopholes. Among the loopholes filled were that the leasing of land for a period of three years or less was no longer allowed, owning stock in companies that acquired agricultural land was forbidden, and guardians or agents of ineligible aliens were required to submit an annual report on their activities. The 1920 Alien Land Law was passed in reaction to the intensification of anti-Japanese sentiment, and to the fact that the 1913 Alien Land Law was doing little to stem Japanese immigration to California. The law was approved by the voters after being proposed by the California State Legislature

As with many Japanese immigrants at this time, they came to California with an agricultural background in Japan. We have no way of knowing how this may have immediately affected Kojiro Tomoyasu after his arrival. Nor do we know how he found his way to Southern California. The Alien Land Laws while significant were but one of the many hardships encountered by arriving Japanese. Among these hardships were the limited occupation choices available to them. Many in the early 1900's initially found work as farm laborers replacing the declining number of Chinese farm laborers. Many of course hoped to eventually operate their own farms, even as small as they were to be then.

The earliest record found so far of Tomoyasu in Southern California is his draft registration in 1918, the year the United States actually engaged in fighting in the First World War. His "address" appears to be Box 717, San Gabriel and his place of residence is San Marino. The occupation shown is "truck gardener". This could suggest that he and his family were already living and farming on the adobe property. Having to register for the draft then is most ironic in consideration of the forced internment of the Japanese during WWII.

Next, the 1920 Census and a local city directory for Alhambra, CA, a then small city adjacent to the southwest border of San Marino, he's listed with his occupation is shown is a "merchant" operating a "fruit store". Of further interest is that he and Kiku then have a 2 year old daughter and an infant son. Additionally there was an 18 year old male of Japanese origin living in their household, having arrived in the US in 1916, and who's listed as a "farmer" and his place of work a "truck farm".

The San Marino School District acquired the original Michael White land-grant property in 1928 for a future school campus, purchased from the estate of the deceased I. N. Van Nuys, a prominent Los Angeles investor.

In the 1930 Census Kojiro and his family are shown residing at 2625 East Huntington Drive, the first listing with a specific address. This is the same address that the 1936 HABS documentation uses although the 1930-31 Sanborn Map has a different address. There is one accessory structure shown on the map to the west of the adobe then. By 1930 one more daughter was living in the household having been born in 1922. Kojiro is shown to be the "operator" of a "farm". There are no others living in the household except family members.

By this time there are thousands of Japanese operating small farms throughout the southern coastal counties of California, one of the occupations readily available to them. By this time the stock market crash had occurred and its after effects of the depression had set in, probably exacerbating the situation of the Japanese farmers.

By the early 1930's local city directories for Pasadena (that "occasionally" included listings for San Marino and other neighboring areas) show Tomoyasu in San Marino in the florist business, with references to his younger daughter serving as "clerk" there. The directories show a different address on Huntington Drive for the florist shop which appears to be a freestanding building to the west of the farm.

The 1940 census shows the Tomoyasu family living at 2625 East Huntington Drive. By then it appears that their first child the daughter, had married and left home. Kojiro is listed as the "operator" of a "florist shop", and that his 20-year-old son was a "helper" there. By 1940 there are many other Japanese also operating florist shops, including a handful in San Marino as well as several dozen in adjacent Pasadena. Additionally many Japanese turned their agricultural skills to operating plant nurseries, the few of which still survive in Pasadena

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In summary it appears that Kojiro and his family may have lived as early as 1920 (or slightly before) in the Michael White Adobe and frame addition, and operated a truck farm on the site growing vegetables and fruit, as well as flowers that were sold in their florist shop.

All of this was to unfortunately end in the spring of 1942. With the entry of the United States into the WWII following the bombing of Pearl Harbor on December 7, 1941, much local resentment of the Japanese and the Japanese-Americans on the West Coast emerged early in 1942. Executive Order 9066, signed by Franklin D. Roosevelt on February 19, 1942, allowed authorized military commanders to designate "military areas" at their discretion, "from which any or all persons may be excluded." A series of Military Proclamations and Executive Orders quickly followed.

March 2, 1942: "Lieutenant General John L. DeWitt issued Public Proclamation No. 1, declaring that "such person or classes of persons as the situation may require" would, at some later point, be subject to exclusion orders from "Military Area No. 1" (essentially, the entire Pacific coast to about 100 miles (160.9 km) inland), and requiring anyone who had "enemy" ancestry to file a Change of Residence Notice if they planned to move. A second exclusion zone was designated several months later, which included the areas chosen by most of the Japanese Americans who had managed to leave the first zone."

May 3, 1942: "General DeWitt issued Civilian Exclusion Order No. 34, ordering all people of Japanese ancestry, whether citizens or non-citizens, who were still living in "Military Area No. 1" to report to assembly centers, where they would live until being moved to permanent "Relocation Centers."

The Tomoyasu family appears to have been initially assigned to the Civilian Assembly Center at the Fairgrounds in Tulare, CA, the county seat of Tulare County situated between the Central Valley and the Western Sierra Nevada Mountains. This seems odd however as one of "best known" Civilian Assembly Centers was at the Santa Anita Race Track, only a few miles from their home and farm.

Kojiro Tomoyasu died in Tulare on July 25, 1942 while still at the assembly center. We've not yet learned which War Relocation Authority (WRA) Center his family was assigned to for the duration of the War, or if any of the family returned to this area.

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Criterion B: Property is associated with the lives of persons significant in our past

Michael White (1801-1885)

The Michael White Adobe was previously assessed for its historic and architectural significance in 1977 and found to be eligible for listing in the National Register under Criterion B for its association with Michael White (ca. 1801-1885). White was an early English settler in Southern California, arriving during the Spanish era, becoming a citizen during Mexican rule, and witnessing the transition to United States territory and eventual statehood. His recollections have long served as an important first-person account of life in early California.

Michael White was born in Kent, England in 1801 or 1802.¹ He was apprenticed to a whaling vessel in 1814 and arrived in Baja, California in 1817 when Spanish rule extended over Mexico and through California, Arizona, New Mexico, and Texas. A fall and foot injury during an off-ship horse ride left him to recover on land. Once recovered, he returned to the sea in 1819 as a sailor, and ultimately as captain of his own vessel sailing along the Alta (upper) and Baja (lower) California coast and as far as present-day Hawaii. His adventures involving pirates and smuggling paint a colorful picture but also reflect the unpredictable maritime trade along the West Coast in the early 19th century. With the successful Mexican Revolution against Spain in 1821 and increased trading restrictions, White came ashore to Santa Barbara in 1828 where he found employment as a ship builder before making his way to Los Angeles.

According an interview with H.D. Barrows and published in the *Annual Publication of the Historical Society of Southern California* in 1896, White arrived in Los Angeles on the last day of the year 1829.

"Mr. White told me that the only English-speaking foreigners he found here when he arrived, were John Temple, George Rice, and Joseph Chapman... Mr. White said that Los Angeles at that time was a comparatively small place. There were only a few scattered houses besides the church, near the Plaza, with a few "huerteros" or persons having gardens here and there on the lower or irrigable lands; the San Gabriel Mission being then, and for several years after, the center of population and activity.²

White made his way to the San Gabriel Mission in 1830 where he joined others in building the schooner *Guadalupe* for the mission. The mission according to White "was one of the richest in California, in cattle and vineyards, and in money."³ Here, White adopted the Catholic faith, was christened Miguel Maria Blanco, and eventually gained Mexican citizenship. He also met his wife, Maria Rosario Guillen, whose mother Dona Eulalia Perez de Guillen was the mission *llavera* or "keeper of the keys" and a prominent figure in the area.

White and Rosario married in 1831 and would eventually have thirteen children.⁴ He did not immediately settle in the area though. Not long after the wedding, White again returned to the sea on the *Guadalupe* to trade. He returned a year later, and opened a small store at Los Nietos, seven miles south of the mission near present day Whittier. In 1839, White accompanied a New Mexican expedition carrying horses and mules from Los Angeles to New Mexico. He returned in 1841 along the Old Spanish Trail as part of the Workman-Rowland Party, an early group of Anglo immigrants to settle in Southern California that included William Workman, John Rowland, and Benjamin D. Wilson. Not only would Workman, Rowland, and Wilson become prominent Angelenos and White's neighbors in the San Gabriel Valley, they would embroil White in uprisings leading to American rule of California

Upon his return to Southern California, White had an initial foray in land ownership near Cajon Pass (north of present day San Bernardino) that failed within a year. He then returned to the San Gabriel Mission area in 1843 and as a Mexican citizen, requested a grant of former mission lands about two miles north of the mission.¹ While the request was under consideration by the Mexican government, White was given permission to settle on the land, which he named Rancho San Isidro (or San Ysidro). The land was bordered by the wash west of the subject adobe, and the southerly limits of the Rancho Santa Anita to the north. White would eventually plant a vineyard and orchards of various fruit trees on the land, ranch cattle and sheep, and more or less settled down.

Even as his family settled at Rancho San Isidro, White continued to participate in the events that were occurring around him. In 1845, his former Workman-Rowland Party cohorts drafted him for the (Second) Battle of Cahuenga. Also known as the Battle of Providencia for the rancho in the San Fernando Valley where it occurred,

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the bloodless battle ousted unpopular Mexican governor Manuel Micheltorena. Leaders of the rebellion included William Workman, John Rowland, and Pio Pico, a first generation Californian who would replace Micheltorena as governor. It was Pico who signed the land grant for 500 *varas* (approximately 78 acres) to White in March 1845 for Rancho San Isidro.

Again in 1846, while White was on an errand to a rancho in Chino, he became enmeshed in minor skirmish as the Mexican-American War was underway. White was taken prisoner along with others at the battle but was ultimately released in a prisoner exchange.

Among his forays away from Rancho San Isidro was to Northern California in 1848 and again in 1849 to try his luck in the Gold Rush. White found some gold but eventually returned home and went into the cattle business.

White remained at the land for 33 years, parceling off sections to his children as they had their own families. A larger residence with a low-hipped roof was constructed at some point on the eastern end of the Rancho San Isidro (east of the current-day San Marino High School), but was demolished in the early 20th century.⁶

White eventually lost the remaining portions of Rancho San Isidro in 1878 when he could not pay off an unfavorable high-interest mortgage. Times were changing from when Mexico ruled California, and some of the long-time Californians adjusted, while others like White had a more difficult time. After losing his property, White moved to Los Angeles and lived with one of his children near El Pueblo de Los Angeles until his death in 1885.

Bancroft's "Dictations"

In 1877, not long before he lost the rest of his land, White sat down for a "dictation" with Thomas Savage. Savage was working for H.H. Bancroft collecting first-person recollections of a fast-disappearing era in California history. Hubert Howe Bancroft was as a bookstore owner in San Francisco when in 1860, he started collecting regional writings while researching a Pacific Coast handbook. From this beginning, he amassed over 16,000 volumes in the next decade with California and the Central Coast as the central focus in addition to writings about British Columbia and Alaska, the Rocky Mountains, and Mexico and Central America. The material spanned indigenous Native American cultures through the subsequent era of Spanish control. Bancroft launched an effort in 1870s to interview Western pioneers whose stories were endangered of being lost to time. He and his staff interviewed over 100 individuals, among them Michael White and his mother-in-law Dona Eulalia Perez de Guillen. The interviews or "dictations" as Bancroft called them, ranged from ten pages to hundreds of pages, and would be used by Bancroft as primary sources for his massive volumes on California history.

The University of California purchased the Bancroft collection in 1905, which formed the core of the Bancroft Library that continues today as a repository specializing in the history of western North America. Among the largest collection of 19th century personal narrative, the interviews continue to provide valuable insight into pre-American California.

White's story has been disseminated in various ways since his death. Henry D. Barrows, founder of the Historical Society of Southern California, knew White and profiled him in an article entitled, "Michael White, The Pioneer," in the *Annual Publication of the Historical Society of Southern California* in 1896. Helen S. Giffen wrote "Michael White: Sailor of Fortune," for *The Quarterly: Historical Society of Southern California* in 1940, not long after the subject adobe was documented by the nascent Historic American Building Survey in 1936. Following the restoration of the adobe in 1953 that brought renewed attention to Michael White and early California history, White's oral history with the Bancroft Library was reprinted in full in the book "California All the Way Back to 1828" published in 1956, with notes and introduction by Glen Dawson; this volume is now available online as part of the Library of Congress's "California As I Saw It: First Person Narratives of California's Early Years, 1849-1900.

As Thomas Savage's note to his interview with Michael White states,

This aged man lives on his ranch San Isidro at some distance from the San Gabriel mission. He has been ever since he settled in California known among the native Californians as Miguel Blanco, and, indeed, the certificate of his marriage existing in the archives of said mission, 22 November 1831, calls him Miguel Maria

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Blanco. He has a large family of children and grandchildren, and is now reduced to poverty, having to sell his ranch to pay off encumbrances thereon.

Mr. White is an Englishman, who believes that the Americans have treated him badly; he accuses Americans of having swindled him out of lands and robbed him of other property so that after having labored hard to secure a competency for himself and family, he finds himself in his old age, reduced to penury. All this misfortune he lays at the door of Americans, their authorities, and laws.

Apart of that, I found him genial and obliging, willing to impart what he knew. It is evident that his is a man who gave but little of his attention to politics, and would take no part in civil strife.¹

White owned the Rancho San Isidro property for 33 years, from 1845 until 1878. The subject adobe building is the only extant historic resource directly associated with Michael White and his ownership of land in Southern California. As such, the property is National Register eligible under Criterion B.

Criterion C: Property embodies the distinctive characteristics of a type, period, or method of construction

The Michael White Adobe is eligible for listing in the National Register under Criterion C for its rare and unique property type as one of approximately 39 remaining historic (pre-1900) adobe buildings in Los Angeles County. With only 39 examples, some of which are significantly altered, extant 18th and 19th century adobe buildings are an increasingly rare and important building type. While the 2 story wood framed addition no longer survives on site, it was an early example of its building type in Southern California. Despite minor alterations, repairs, and an attempted restoration in 1951-53, the subject property of this document continues to express its adobe construction through its form, thick walls and deep openings. A current assessment indicates that more than 80% of its pre-1900 historic fabric survives

As stated in the 2009 HABS addendum to the Michael White Adobe entry:

The predominate mode of construction in Los Angeles prior to the population boom of the 1880s was adobe. The benefits of adobe construction include climatic considerations. As a slow conductor of heat, adobe structures maintain a stable interior temperature despite wide climate fluctuations. Adobe structures were relatively small and consisted of only a few rooms, usually rectangular in plan, but less commonly L-, U-, or H-shaped. Ideally, adobe structures were constructed on high ground near a fresh water source. Stones cleared from the site were often used in the foundation. Made from readily available materials, adobe bricks were composed from mixture of water, earth, and clay found near the home site combined with straw or horse hair and sand to hold the mixture together. The wet, mud-like substance was then poured into rectangular wood frames, typically 18 x 24" (approx), and formed into bricks that were spread out and allowed to partially dry. At that point, the frames were removed, leaving the adobe brick to completely dry in the sun.

When the bricks were dry they were stacked on the foundation to create thick walls and held together with mud mixed with sand. Traditionally, Southern California adobes were single-story buildings. By the mid-1800s, larger, more elaborate adobes and two-story adobes started to appear. Primitive adobe houses had thatched roofs made from tree-branches or *tules* (swamp rushes) found near rivers or streams. Later roofs were made from wood beams and planks. *Brea* (tar) was used to caulk the space between the planks.

Generally roofs were flat. However, in the 1860s, adobes began adopting gabled roofs covered with wood shake. Although interior floors were initially packed earth, they were later lined with clay tile. Plaster was applied to walls. While this form of construction is generally quite durable, heavy rains can easily melt the walls without sufficient protection.⁷

According to the 1991 Getty Conservation Institute's *Inventory of Historic Adobe Buildings in California*, there were somewhat over 306 pre-1900 adobes surviving in California, including 42 in Los Angeles County. By some scholarly assessments, there may have been more than 3000 adobe buildings built in early California. One assessment in the 1930s recorded as many as 800 in the Monterey and Bay Areas alone, a comparatively few of which survive. An inventory in the early 1900s lists over 100 (108) in Los Angeles County alone. In 1928 an article by Marion Parks, in the Annual Publication of the Historic Society of Southern California, records 65 Adobe

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buildings in the county. She had deliberately set out to record all surviving adobes in Los Angeles County at that time. Considering the research resources available at that time, we might assume that there may have been more than that with some possibly having been missed. From the Getty Inventory there are only about 65% of those in 1928 that survive today.

John Kielbasa identified 39 extant 19th century adobes in Los Angeles County in his 1997 book, *Historic Adobes of Los Angeles County*. It's known that there were at least seven, and possibly more, adobe buildings built within what are now the city limits of the City of San Marino. Of those only two survive, the Old Mill, or El Molino Viejo, and the Michael White Adobe. The information in this and the previous paragraphs attests to the rarity of this building type.

The adobe buildings that remain exist in varying sizes and some are obscured or surrounded by additions over time. While the Michael White Adobe is relatively small, it stands as a clear example of a building type that once dotted the California landscape.

As local historian Dorothy Ross stated in her biography of Michael White:

[the adobe] is an inelegant building among those in the prestige area (of San Marino) surrounding it, but what it lacks in artistic distinction it has in historical significance. This modest little adobe has packed within its thick walls not only the history of early California, but its adobe bricks and ancient timbers have hand prints and shadows of our earliest inhabitants—the Indians, Spanish, Mexican, and other pioneers who laid the groundwork for our state.⁸

As such, the property is National Register eligible under Criterion C.

K. L. Carver (1888-1971), San Marino Unified School District

In 1947 when construction of an elementary school began on the site, efforts to restore the adobe began spearheaded by K.L. Carver, the longest serving president of the San Marino City School Board (by then the San Marino Unified School District Board) and a senior vice-president of the Bank of America at their Los Angeles headquarters. Prominent members of the San Marino community contributed funds and some local contractors and businesses contributed some of the labor and materials to rehabilitate and restore the then approximately 100-year-old adobe. Mr. Carver was closely involved for the almost two-year duration of the project, not only raising funds and donations but monitoring the ongoing work. Carefully kept records were maintained by the then superintendent of the school district who was responsible for the disbursement of the monies and reporting to Mr. Carver. These records which have been donated to the San Marino Historical Society have been very useful in understanding the existing conditions of the adobe.

Developmental history/additional historic context information (if appropriate)

Property and Building History – also see below for Chain of Title for the property ownership and summary of chronology

The construction date for the Michael White Adobe is usually listed as circa 1845, as this is the year Michael White received a land grant of 500 *varas* or approximately 78 acres that he named Rancho San Isidro (or San Ysidro). No definitive proof of an original building date has been found, but the construction of walls with adobe bricks is typical of local construction methods for buildings during the Spanish and Mexican eras from the 1770s to 1849 (the Gold Rush), and prior to the widespread availability of lumber for wood framed construction by the 1860s in Southern California.

Prior to White's ownership, this area was part of the Mission San Gabriel lands (approximately two miles north of the Mission itself). It was well watered due to the location just south of the Raymond fault. The underlying geology contributed to many naturally occurring springs along the fault making the land very suitable for agriculture. It's known that some of the Native Americans associated with the mission were provided the opportunity to cultivate "rancherías" in the area north of the Mission proper and south of the boundaries of the

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Rancho Santa Anita prior to the formal land grants of that area. It's possible that the adobe building may have had its origins during the Mission era.

Following the sequence of early owners until 1887 described above, the property was conveyed by deed to John P. Sanborn, apparently a proxy for the San Gabriel Valley Land and Water Company, which obtained title shortly thereafter. In 1895 records indicate that the property again changed hands, passing to Henry H. Markham, a prominent Southern California attorney, businessman and property owner, who also served as the governor of the state 1891-1895. Four years later title to the property was acquired by I. N. Van Nuys, another important businessman and property owner in Los Angeles. The San Marino City School District acquired the property from the Estate of I. N. Van Nuys in 1928.

In 1928, the Van Nuys family heirs deeded the property to the San Marino City School District for a future school site. Until 1942, the property was leased to a Japanese family who operated it as a commercial flower and vegetable garden. Their florist business was situated on Huntington Drive nearby. They left when the Japanese and Japanese Americans were interred at the early stages of World War II.

It was during this period that the adobe was documented as part of the New Deal program, the Historic American Building Survey (HABS). With the easterly portion of Michael White's original Rancho San Isidro having passed through a succession of owners after White lost it in a sheriff's sale, White's family adobe home was demolished in the late 1920s in preparation for the proposed Gainsborough Heath subdivision.

The subject adobe of this document is the only building remaining connected to Michael White and his ownership of the land, and was so named in the HABS documentation.

From 1942 to 1947, Tony Garcia, a member of the maintenance staff for the school district, lived at the adobe with his family. The two-story wood-framed addition, clearly visible in the 1936 HABS documentation, was removed by Garcia to San Gabriel in 1947 and converted into a stand-alone duplex. This was about the time construction of an elementary school began, as did efforts to restore the adobe. Spearheaded by K.L. Carver, the longest serving president of the San Marino City School Board and a senior officer of the Bank of America in Los Angeles, prominent members of San Marino community contributed funds and local contractors and businesses contributed some of the labor and materials to rehabilitate and restore the then approximately 100-year-old adobe.

By the time the restoration was completed in 1953, the property had become part of the San Marino High School campus. The K. L. Carver Elementary School was reconstructed on a site approximately 0.5 miles to the east. The elementary school buildings were remodeled and new buildings constructed, along with the swimming pool and athletic facilities adjacent to the adobe were built around the adobe. A stone and bronze monument was erected in 1956 to highlight Michael White and the adobe.

The adobe became part of the high school life and was known as the "Pep Adobe", the workshop for the pep squad in the 1960s and 1970s. In the 1980s, San Marino Historical Society again renovated the adobe and offered guided tours for local elementary school classes and the public. The Historical Society operated from the adobe until 1998, when campus construction reduced access to the site.

Because it would be difficult to seismically retrofit the adobe to meet classroom standards under the California's Field Act legislation that governs educational facilities without significantly impacting its historic fabric, and access to the site is restricted during school hours, the adobe has sat vacant and fenced off from the campus for the past several years. It was available to the public by appointment only. When the San Marino Unified School District pursued plans to demolish the adobe in 2009, local residents and preservationists rallied to save the adobe. The non-profit Friends of the Michael White Adobe was established to study options for rehabilitation, seismic retrofitting, lease hold, and future use.

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Footnotes Referenced in Section 8 - Significance

¹ White stated his year of birth was 1802 in the 1877 interview with Thomas Savage but another interview with H.D. Barrows in 1881 and published in 1896 listed the year as 1801.

² H.D. Barrows, "Michael White, The Pioneer," in Annual Publication of the Historical Society of Southern California, Los Angeles, Vol. 3, No. 4 (1896), p.19.

³ Barrows, p.20.

⁴ A prestigious position, Dona Eulalia supervised cooking food processing, manufacture of clothing, and the production of wine, olive oil, and soap for the mission and all the workers, which included over a hundred Native Americans. She later gained some fame as the "oldest woman in the world," with a proclaimed age of one hundred and forty. In her later years, she lived with White and her daughter and provided an oral history to Thomas Savage for the Bancroft Company in 1877, shortly before her death. See Joan M. Jensen, *With These Hands: Women Working on the Land*, New York: The Feminist Press and McGraw-Hill Book Company, 1981, p.47 for more on Dona Eulalia's role as keeper of the keys.

⁵ At the time of the Savage oral history, nine of his children were still living.

⁶ Workman and Rowland received a land grant in 1842 for 18,000 acres east of the San Gabriel Mission named Rancho La Puente, which would grow to over 40,000 acres and would become portions of La Puente, Puente Hills, Covina, Rowland Heights, and City of Industry, among others. Wilson would own Rancho San Pasqual (present day Pasadena, South Pasadena, and San Marino, among other near-by cities) in the 1850s and served a term as the second mayor of Los Angeles after statehood.

⁷ Chattel Architecture, Planning & Preservation, Inc, Historic American Building Survey Addendum to Casa de Miguel Blanco (Michael White Adobe), HABS No. CA-322, 2009, p.10-11.

⁸ Dorothy Jenkins Ross. *The Story of Michael White, a California Rebel Pioneer*, La Canada, California: Blue Oak Books, 2013), p.75.

Chain of Title for the Property on Which the Michael White Adobe is Situated

Note: Refer to Los Angeles County Assessor's Map included in the Supplemental Information

From the King of Spain to the San Marino City School District of Los Angeles County:

Covering a portion of Lot 44, Township 1 North, Range 12 West, now known as a portion of Lots 1 and 2 in Tract 1216 as per map recorded in Book 18 Page 32 of Los Angeles County Assessor's Maps. (Refer to Figure 17 for Tract No. 1216 map in the Continuation Sheets)

King of Spain - Spanish occupation of California began in 1769 with the title to all the land becoming vested in the King.

Mexico - Spanish rule in California gave way to Mexican in 1822, through Mexico's successful revolt against Spain.

Michael Maria White - By grant of Lot 44, Township 1 North, Range 12 West, from Pio Pico, last Mexican Governor of California, on March 27, 1845. California was ceded to the United States by the Treaty of Guadalupe Hidalgo in 1848 and the title of Michael Maria White was confirmed by the United States through its Patent in 1872, recorded in Book 1 Page 212 of Patents.

LOT 2 (on which the adobe is located):

Francisca Eslop (White's third daughter and fourth child) and Jose Eslop (son-in-law) - By deeds from Michael M. White in 1870 and 1874

James M. Foord -- By deed from Francisca and Jose Eslop in 1874

John P. Sanborn, possibly a proxy for the SGVL&W Co. - By deed from James Foord in 1887

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San Gabriel Valley Land and Water Co. - By deed from John P. Sanborn in 1887
Henry H. Markham - By deed from San Gabriel Valley Land and Water Co. in 1895
I. N. Van Nuys - By deed from Henry H. Markham in 1899

LOT 1:

L(uther). H. Titus - By deed from Michael White in 1878
James Foord. - By deed from L(uther). H. Titus in 1879
L. L. Bradbury - By deed from James Foord in 1891
I. N. Van Nuys - By deed from L. L. Bradbury in 1891

LOT 1 (with a portion remaining with the San Gabriel Water District) and LOT 2:
Purchased for \$125,000.00 in 1928; San Marino City School District of Los Angeles County - By deed from the distributees (or successors) of the Estate of I. N. Van Nuys, deceased, in 1928

From 1928-42: The property was leased to a Japanese man and his family who grew flowers and vegetables, and operated a florist business on site at Huntington Drive. You see the man in one of the historic photos included herein. The family left due to the order to relocate and intern all Japanese, and Americans of Japanese descent, living on the West Coast of the United States.

From 1942-47: The property was leased to Tony Garcia, an employee of the San Marino City School District, who farmed it and lived in the adobe and adjoining wood addition. In 1947 he acquired the 2 story wood framed addition from the School District and moved it to the nearby City of San Gabriel where he converted it to a duplex.

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9. Major Bibliographical References

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

Primary and Unpublished Sources

Ross, Dorothy. *Michael White: Apprentice to Misfortune*, unpublished manuscript, 1971, San Marino Historical Society archives.

Savage, Thomas. *California all the Way Back to 1828*; narrative of Michael White's life from oral interview, Early California Travels Series XXXII, Bancroft Library, 1877.

Withey, Henry. *La Casa de Miguel Blanco*, Historic American Building Survey, CA322, March 1, 1937.

United States Census Records, Los Angeles County, San Gabriel Township, 1850, 1860, 1870, and 1880.

Pasadena City Directories, annual publications including San Marino, various years

Solano-Reeve Archives of Survey Records, Huntington Library, San Marino, CA

Secondary Sources

50th Anniversary of San Marino, 1913-1963, San Marino: Turner & Stevens, 1963.

Adobe will preserve San Marino Memories, Los Angeles Times, January 11, 1952, p. 19.

An Illustrated History of Southern California: Embracing the Counties of San Diego, San Bernardino, Los Angeles and Orange, and the Peninsula of Lower California from the Earliest Period of Occupancy to the Present Time, Chicago: The Lewis Publishing Company, 1890.

Bauer, Helen. *California Rancho Days*,

Eckert, Laura Bee. *Historic Home Made into Paying Proposition*, Pasadena Star News, July 16, 1950.

Eyre, Thomas T. *The Physical Properties of Adobe Used As a Building Material*, The University of New Mexico Bulletin Engineering Series 1, no. 3, Albuquerque: University of New Mexico Bulletin, 1935.

Giffen, Helen S. *Michael White: Sailor of Fortune*, Historical Society of Southern California, XXXX pp. 89-101, Los Angeles.

Gray, Pamela Lee. Department of Parks and Recreation 523 form, "Miguel Blanco Adobe", prepared July 1977.

Kielbasa, John R., *Historic Adobes of Los Angeles County*, Pittsburgh: Dorrance Publishing Co., Inc, 1977.

Kimbro, Edna, et al. *Inventory of Historic Adobe Buildings in California*, Getty Conservation Institute, Los Angeles, May 1991.

Parks, Marion. *In Pursuit of Vanished Days: Visits to the Extant Historic Adobe Houses of Los Angeles County*, Annual Publication of the Historical Society of Southern California, Volume 14, Part I, pp. 7-63, 1928, and Part II pp. 135-207.

Secondary Sources (continued)

Rensch, Hero Eugene, and Rensch, Ethel Grace. *Historic Spots in California: The Southern Counties*, Stanford University Press, 1932, and succeeding editions with additional information.

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San Marino Adobe Recalls Lore of Michael White, Soldier of Fortune, Los Angeles Times, February 19, 1956, p. F9.

Sherwood, Midge. *Days of Vintage, Years of Vision*, San Marino, CA: 1982.

Sherwood, Midge. *Michael White: Sailor, Adventurer, Rancher*, pamphlet published by the San Marino Historical Society, April 1983.

Sherwood, Midge. *San Marino; From Ranch to City*, San Marino: San Marino Historical Society, 1977.

Winkler, Peggy. *A San Marino Overview*, The Grapevine, newsletter published by the San Marino Historical Society, Fall 1996.

E. Supplemental Material

Withey, Henry. Photographs (now historic), plan and exterior elevation drawings, and description, included in 1936 Historic American Building Survey material.

Previous documentation on file (NPS):

- preliminary determination of individual listing (36 CFR 67 has been requested)
- previously listed in the National Register
- previously determined eligible by the National Register
- designated a National Historic Landmark
- recorded by Historic American Buildings Survey # CAL 322
- recorded by Historic American Engineering Record # _____
- recorded by Historic American Landscape Survey # _____

Primary location of additional data:

- State Historic Preservation Office
 - Other State agency
 - Federal agency
 - Local government
 - University
 - Other
- Name of repository: Library of Congress

Historic Resources Survey Number (if assigned): _____ (not applicable)

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Additional Documentation

Submit the following items with the completed form:

- **Map:** A USGS map (7.5 or 15 minute series) indicating the property's location.
- **Continuation Sheets:** Photographs (12), HABS 2009 Photographs (20, and Figures (21)
- **Additional items:** (Check with the SHPO or FPO for any additional items.)
 - Chain of Property Ownership (see Section 8 - Significance)
 - Chronology
 - Historic American Buildings Survey CA 322, 1936, Records – including photographs and measured drawings with plans and elevations (See Continuation Sheets)
 - Other Historic Photographs - various sources (See Continuation Sheets)
 - Los Angeles County Tax Assessor's Maps (See Continuation Sheets)
 - Sanborn Map Company Maps (See Continuation Sheets)
 - San Marino High School Site Sketch Map (See Continuation Sheets)

Photographs:

Submit clear and descriptive photographs. The size of each image must be 1600x1200 pixels at 300 ppi (pixels per inch) or larger. Key all photographs to the sketch map.

Name of Property: Michael White Adobe
City or Vicinity: San Marino
County: Los Angeles County
State: CA
Name of Photographer: (See Continuation Sheets)
Date of Photograph(s): (See Continuation Sheets)
Description of Photograph(s) and number(s): (See Continuation Sheets)

Property Owner: (Complete this item at the request of the SHPO or FPO.)

name San Marino Unified School District, Attention: Dr. Loren Kleinrock, Superintendent
After June 30, 2014 - Attention: Dr. Alex Cherniss, Superintendent

street & number 1665 West Drive telephone 626-299-7000

city or town San Marino state CA zip code 91108

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

Estimated Burden Statement: Public reporting burden for this form is estimated to average 18 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Office of Planning and Performance Management, U.S. Dept. of the Interior, 1849 C. Street, NW, Washington, DC.

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PHOTOGRAPHS

Note: All photographic prints have been produced on a HP printer using HP Premium Matte Photo Paper and HP Vivera Pigment Inks

Contemporary Photographs (2013)

Name of Property: Michael White Adobe
City or Vicinity: San Marino
County: Los Angeles County
State: CA
Photographer: William W. Ellinger III
Date of Photographs: February 2013
Location of Original Files: 516 South Oakland Avenue, CA 91101
Number of Photographs: 12

Numbers and Description of Photographs:

Photo No. 1 East elevation of north and south wings, view south west. (View 5 in accompanying plan)
Photo No. 2 North east corner of east elevation, view south - south west. (View 12 in accompanying plan)
Photo No. 3 North wing porch, partial east elevation, view west. (View 9 in accompanying plan)
Photo No. 4 Partial north and east elevation, view south west. (View 6 in accompanying plan)
Photo No. 5 South wing, view west. (View 8 in accompanying plan)
Photo No. 6 South wing porch, view west – north west. (View 17 in accompanying plan)
Photo No. 7 South west corner, view north east. (View 10 in accompanying plan)
Photo No. 8 West elevation, view east. (View 15 in accompanying plan)
Photo No. 9 South wing, west room, view north east. (View 20 in accompanying plan)
Photo No. 10 South wing, west room, view south east. (View 19 in accompanying plan)
Photo No. 11 South wing, west room, view south west. (View 21 in accompanying plan)
Photo No. 12 South wing, east room, view south east. (View 23 in accompanying plan)

HABS Photographs (2009)

Name of Property: Michael White Adobe
City or Vicinity: San Marino
County: Los Angeles County
State: CA
Photographer: Tavo Olmos
Date of Photographs: October 2009
Location of Original Files: 70 Burlingame, Irvine, CA 92602
Number of Photographs: 20

Numbers and Description of Photographs:

NOTE: The following HABS Standards photographs were produced as a mitigation measure in association with an EIR. The numerical designation for submission to the HABS archives has been retained as part of the each photograph's caption for consistency with the HABS records.

ALSO NOTE: In the following list of photos the designations "Photo No. 000x CA-322-y", "x" = the numerical sequence while "y" = the image number as submitted to HABS and as indicated on the Adobe sketch plan.

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Adobe Plan: Site Photographic Image Index showing camera location for each image (see following page).

HABS Photo No. 1	CA-322-5 East elevation of north and south wing, view south west.
HABS Photo No. 2	CA-322-6 East elevation, view west.
HABS Photo No. 3	CA-322-7 North east corner of east elevation, view south west.
HABS Photo No. 4	CA-322-8 South east corner of east elevation, view north west.
HABS Photo No. 5	CA-322-9 East elevation, view west.
HABS Photo No. 6	CA-322-10 West elevation, view east.
HABS Photo No. 7	CA-322-11 Detail of east elevation, view through porch, view south.
HABS Photo No. 8	CA-322-12 Detail of east elevation, north east corner, view south west.
HABS Photo No. 9	CA-322-13 View along west elevation towards north.
HABS Photo No. 10	CA-322-14 Detail of east elevation, view south east.
HABS Photo No. 11	CA-322-15 Detail of south elevation, view east.
HABS Photo No. 12	CA-322-16 Detail of south elevation, view north.
HABS Photo No. 13	CA-322-17 Detail, historic landmark plaque, south east corner of site, view west.
HABS Photo No. 14	CA-322-18 View from north wing into south wing (west room), view north.
HABS Photo No. 15	CA-322-19 South wing, west room, view south east towards front door and fireplace.
HABS Photo No. 16	CA-322-20 South wing, west room, view north east towards fireplace.
HABS Photo No. 17	CA-322-21 South wing, west room, view south west.
HABS Photo No. 18	CA-322-22 North wing, south view showing east elevation door and remnant of chimney.
HABS Photo No. 19	CA-322-23 South wing, east room, view south east.
HABS Photo No. 20	CA-322-24 South wing, east room, view north west.

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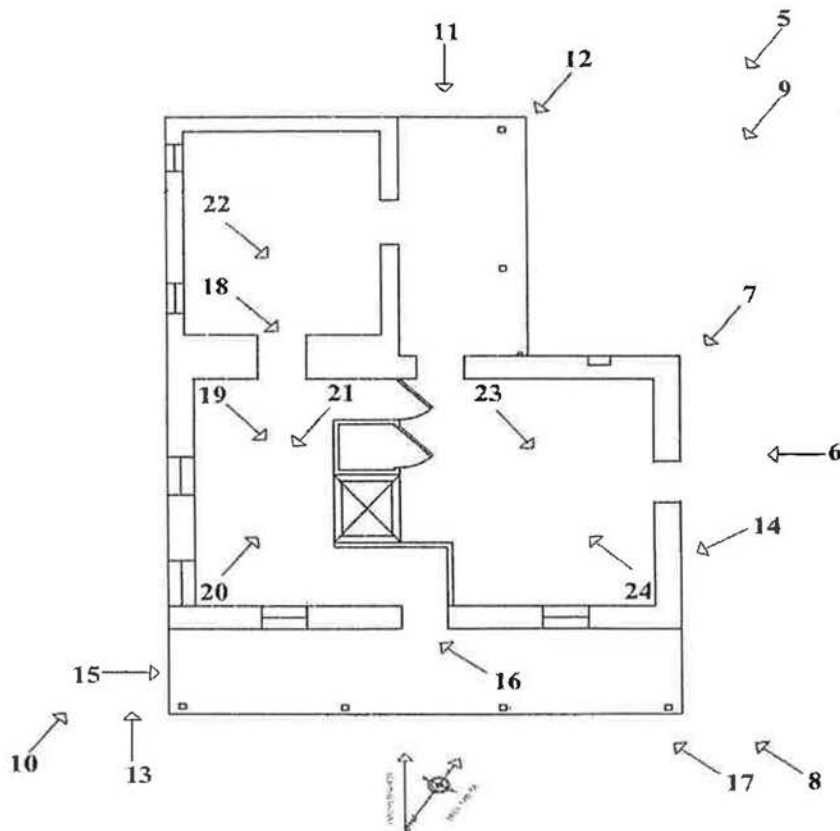
Section number FIGURES

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Site Photographic Image Index

Michael White Adobe

Historic American Buildings Survey
San Marino Unified School District



2009 Historic American Buildings Survey (HABS) Site Photo Index. Michael White Adobe

Floor plan courtesy of Melvyn Green & Associates. NOTE: This adobe sketch plan as submitted to the HABS archives with the photographs is not wholly accurate or complete in its details.

PLEASE NOTE: In the list of photos on the previous page, the designations "Photo No. x CA-322-y", "x" = the numerical sequence while "y" = the image number as submitted to HABS and as indicated on this Adobe sketch plan.

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HISTORIC PHOTOGRAPHS & PLANS

HABS (1936) & Historic (Various dates) Photographs, HABS Measured Drawings (1936)

Name of Property: Michael White Adobe
City or Vicinity: San Marino
County: Los Angeles County
State: CA
Photographer: Various, see Descriptions and Figure Labels
Date of Photographs: Various, see Descriptions and Figure Labels
Location of Original Files: Various, see Descriptions and Figure Labels
Number of Figures: 21

Numbers and Description of Historic Photographs, Measured Drawings, and Maps:

NOTE: In the following where HABS photographs and plans occur, the numerical designation in the HABS archives has been retained as part of the each photograph's caption for consistency with the HABS records.

- Figure No. 1 View from South-west, Front and Side; HABS CAL, 19-SANMA, 1-1, CAL-322, 1936.
Figure No. 2 View from South-east, Front and Side; HABS CAL, 19-SANMA, 1-2, CAL-322, 1936.
Figure No. 3 View from North-east, Rear; HABS CAL, 19-SANMA, 1-3, CAL-322, 1936.
Figure No. 4 View from North-west, Rear; HABS CAL, 19-SANMA, 1-4, CAL-322, 1936.
Figure No. 5 View from South-South-east (1938); ID P.17852, Braun Research Library, Autry National Center.
Figure No. 6 View from South-east (early 1940's); ID P.17853, Braun Research Library, Autry National Center.
Figure No. 7 View from East (1938); P.17851, Braun Research Library Collection, Autry National Center
Figure No. 8 View from North-east (late 1930's; LAPL00024146, Photograph Collection of the LA Public Library
Figure No. 9 View from South-east (late 1930's); LAPL00024145, Photograph Collection of the LA Public Library.
Figure No. 10 Measured Drawing – Title Sheet; HABS CAL, 19-SANMA, 1-, CAL-322
Figure No. 11 Measured Drawing – Ground Floor Plan; HABS CAL, 19-SANMA, 1-, CAL-322
Figure No. 12 Measured Drawing – Second Floor Plan, Stairs & Details; HABS CAL, 19-SANMA, 1-, CAL-322
Figure No. 13 Measured Drawing – South Front Elevation; HABS CAL, 19-SANMA, 1-, CAL-322
Figure No. 14 Measured Drawing – East Side Elevation; HABS CAL, 19-SANMA, 1-, CAL-322
Figure No. 15 Measured Drawing – North Side Elevation; HABS CAL, 19-SANMA, 1-, CAL-322
Figure No. 16 Measured Drawing – West Side Elevation; HABS CAL, 19-SANMA, 1-, CAL-322
Figure No. 17 Survey, Tract (Map) No. 1216, in the County of Los Angeles, California (June 7, 1911)
Figure No. 18 Los Angeles County Tax Assessor's Map Book 5331, Block 20 (19)
Figure No. 19 Sanborn Map Company, Sheet 739 San Marino (Vol. 7, 1930 - Nov.1950)
Figure No. 20 Sanborn Map Company, Sheet 740 San Marino (Vol. 7, 1930 - Nov.1950)
Figure No. 21 San Marino High School Campus Map (June 2012)

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Figure No. 1. Historic American Buildings Survey Photographed by Henry F. Withey, April 1936. VIEW FROM SOUTH-EAST, FRONT + SIDE. Call no.: HABS CAL, 19-SANMA, 1-1, CAL-322

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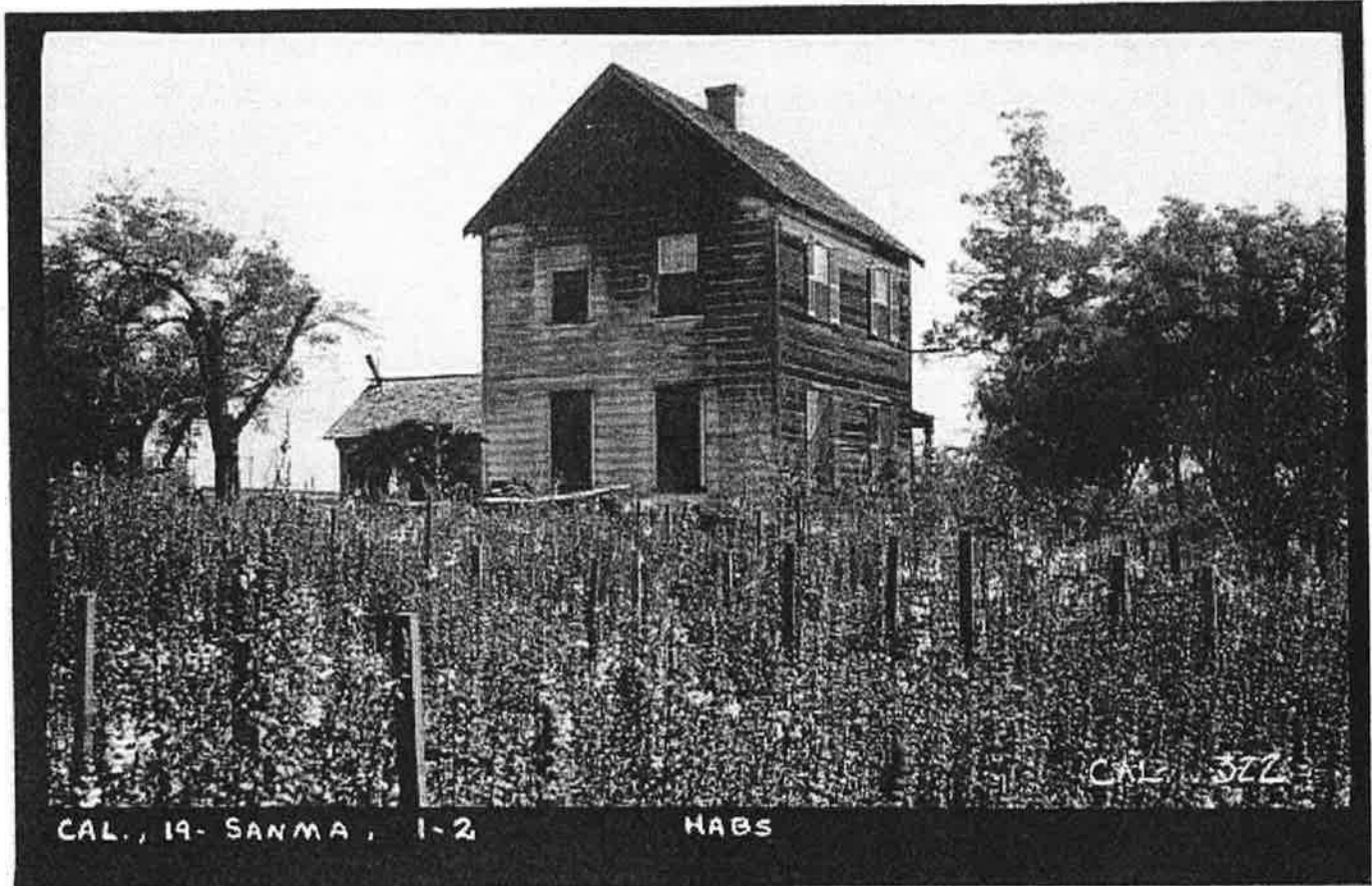


Figure No. 2. Historic American Buildings Survey Photographed by Henry F. Withey, April 1936. VIEW FROM SOUTH-WEST, FRONT + SIDE. Call no.: HABS CAL, 19-SANMA, 1-2, CAL-322

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Figure No. 3. Historic American Buildings Survey Photographed by Henry F. Withey, April 1936. VIEW FROM NORTH-EAST, REAR. Call no.: HABS CAL, 19-SANMA, 1-3, CAL-322

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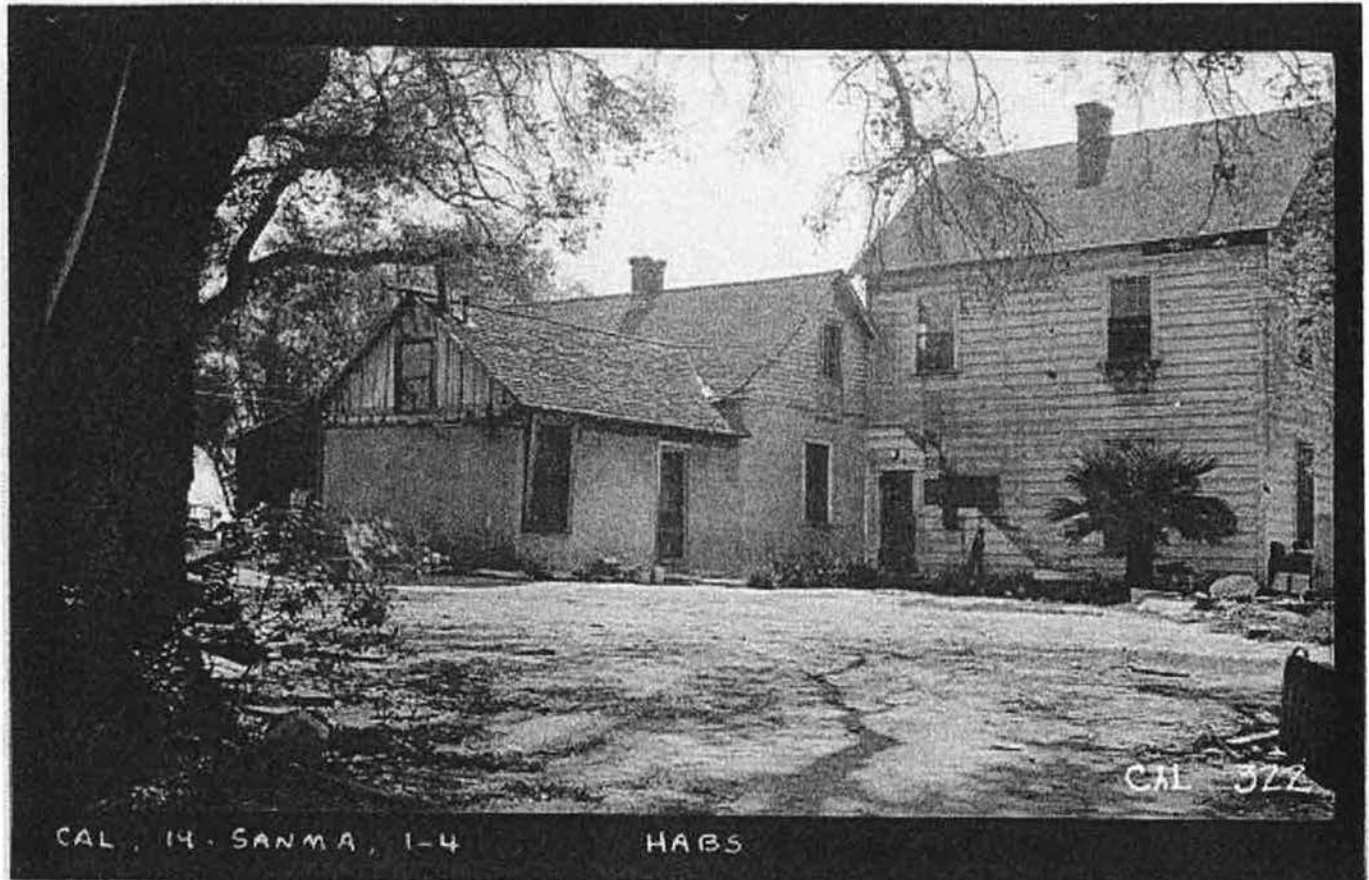


Figure No. 4. Historic American Buildings Survey Photographed by Henry F. Withey, April 1936. VIEW FROM NORTH-WEST, REAR. Call no.: HABS CAL, 19-SANMA, 1-4, CAL-322

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Figure No. 5. Photographed by Guy J. Giffen, 1938; Gift of Gen. Charles McCormack Reeve, Call no.: ID P.17852, Braun Research Library Collection, Autry National Center. VIEW FROM SOUTH-SOUTHEAST

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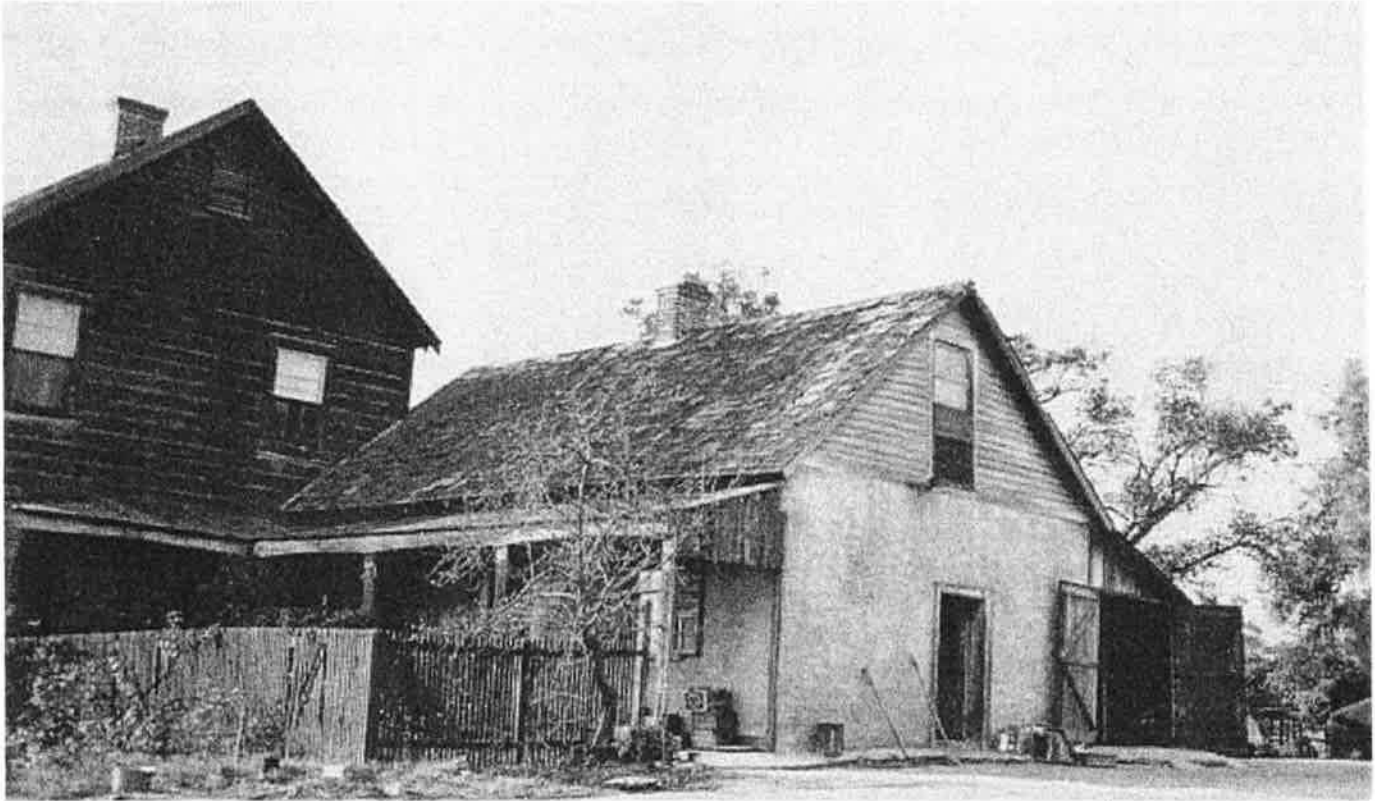


Figure No. 6. Photographed by Guy J. Giffen, 1940s; Gift of Gen. Charles McCormack Reeve, Call no.: ID P.17853, Braun Research Library Collection, Autry National Center. VIEW FROM SOUTH-EAST

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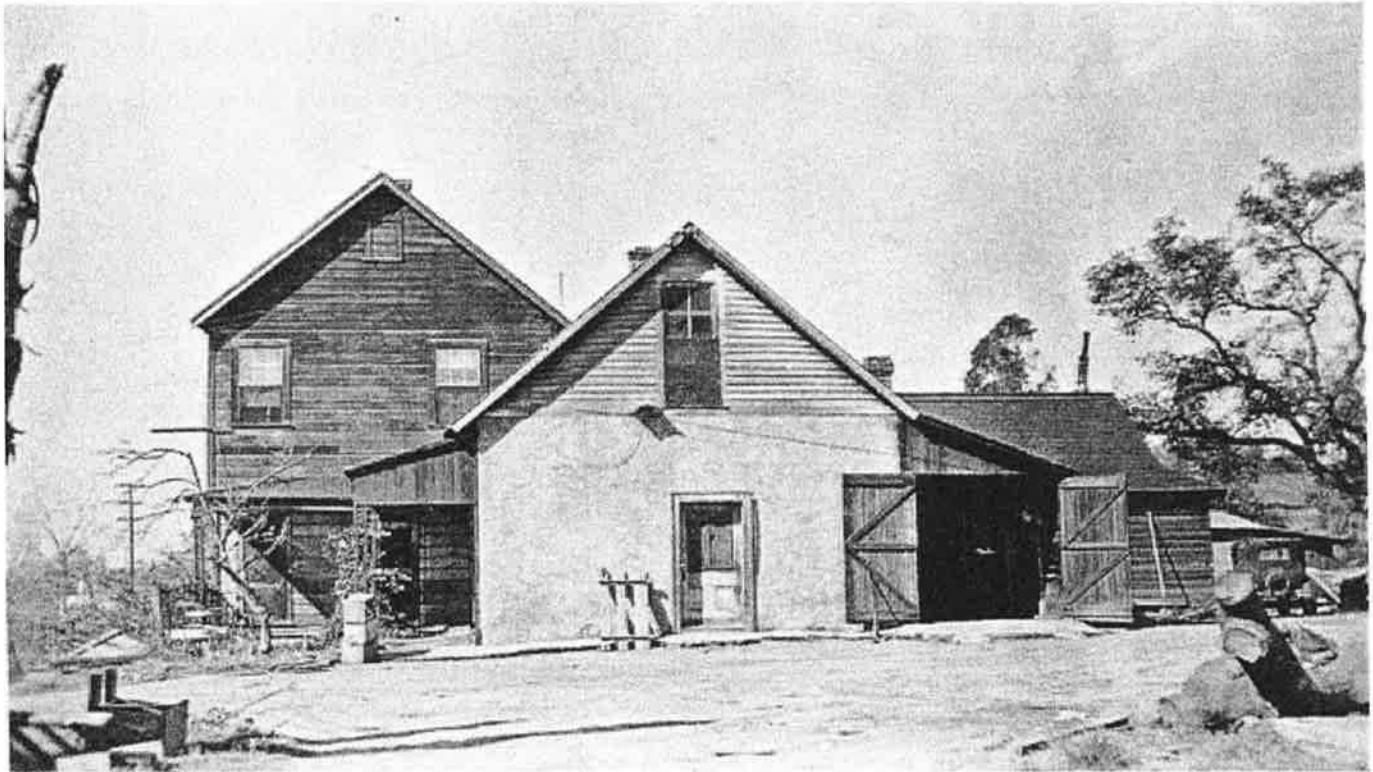


Figure No. 7. Photographed by Guy J. Giffen, 1938; Gift of Gen. Charles McCormack Reeve, Call no.: ID P.17851, Braun Research Library Collection, Autry National Center. VIEW FROM EAST

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Figure No. 8. Photographer Unknown, date circa late 1930's, Call no.: LAPL00024146, Photograph Collection of the Los Angeles Public Library. VIEW FROM NORTH-EAST

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Michael White Adobe

Name of Property
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County and State
NA

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Figure No. 9. Photographer Unknown, date circa late 1930's, Call no.: LAPL00024145, Photograph Collection of the Los Angeles Public Library. VIEW FROM SOUTH-EAST

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Michael White Adobe

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Page 14

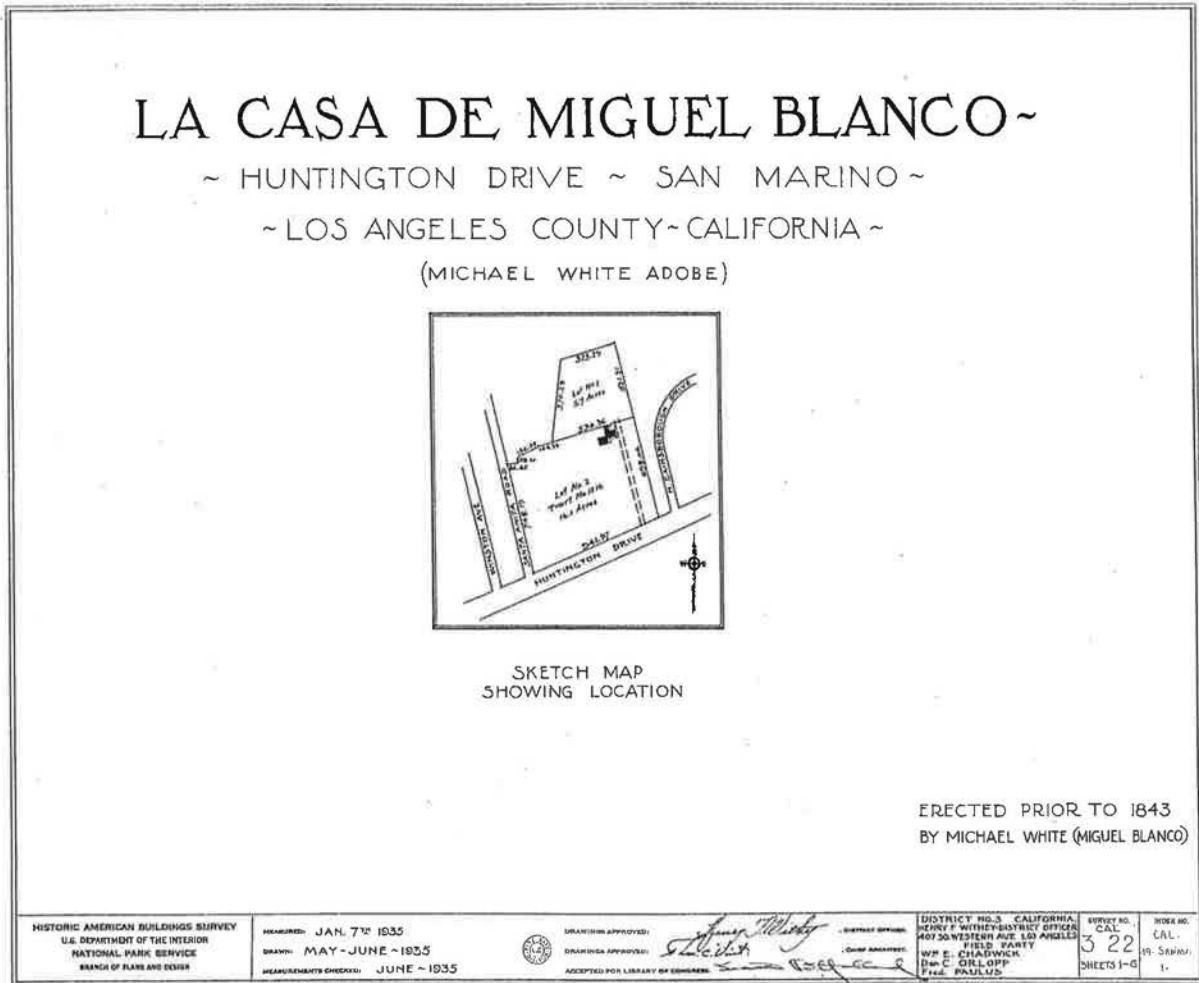


Figure No. 10. Historic American Buildings Survey 1936, Measured Drawing 0 – Title Sheet, Title: Casa de Miguel Blanco, 2701 Huntington Drive, San Marino, Los Angeles, CA; Alternate Title: Michael White Adobe. Call no.: HABS CAL, 19-SANMA, 1-, CAL-322

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Michael White Adobe

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NA

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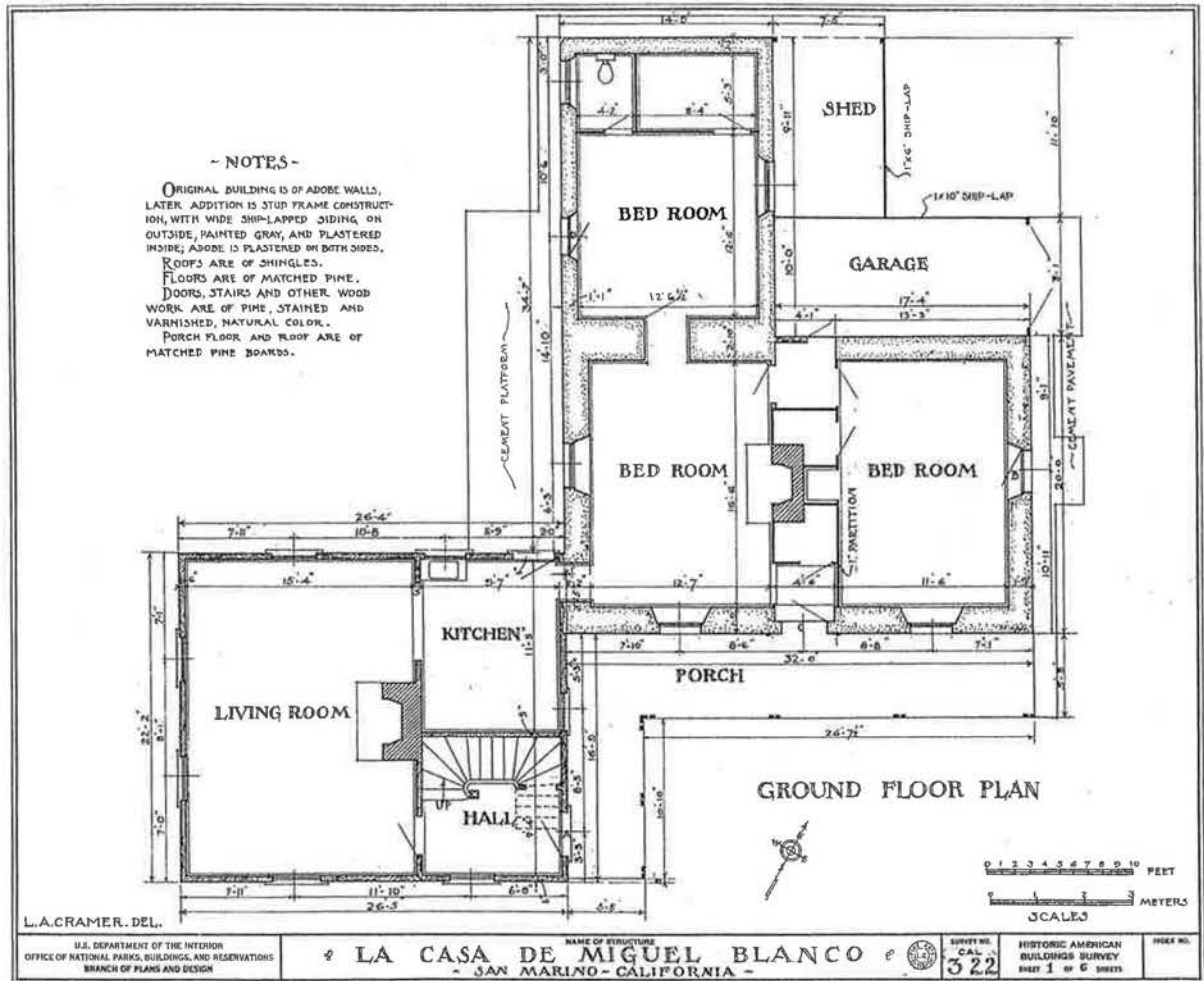


Figure No. 11. Historic American Buildings Survey 1936, Measured Drawing 1 of 6, Title: Casa de Miguel Blanco, 2701 Huntington Drive, San Marino, Los Angeles, CA; Alternate Title: Michael White Adobe. Call no.: HABS CAL, 19-SANMA, 1-, CAL-322

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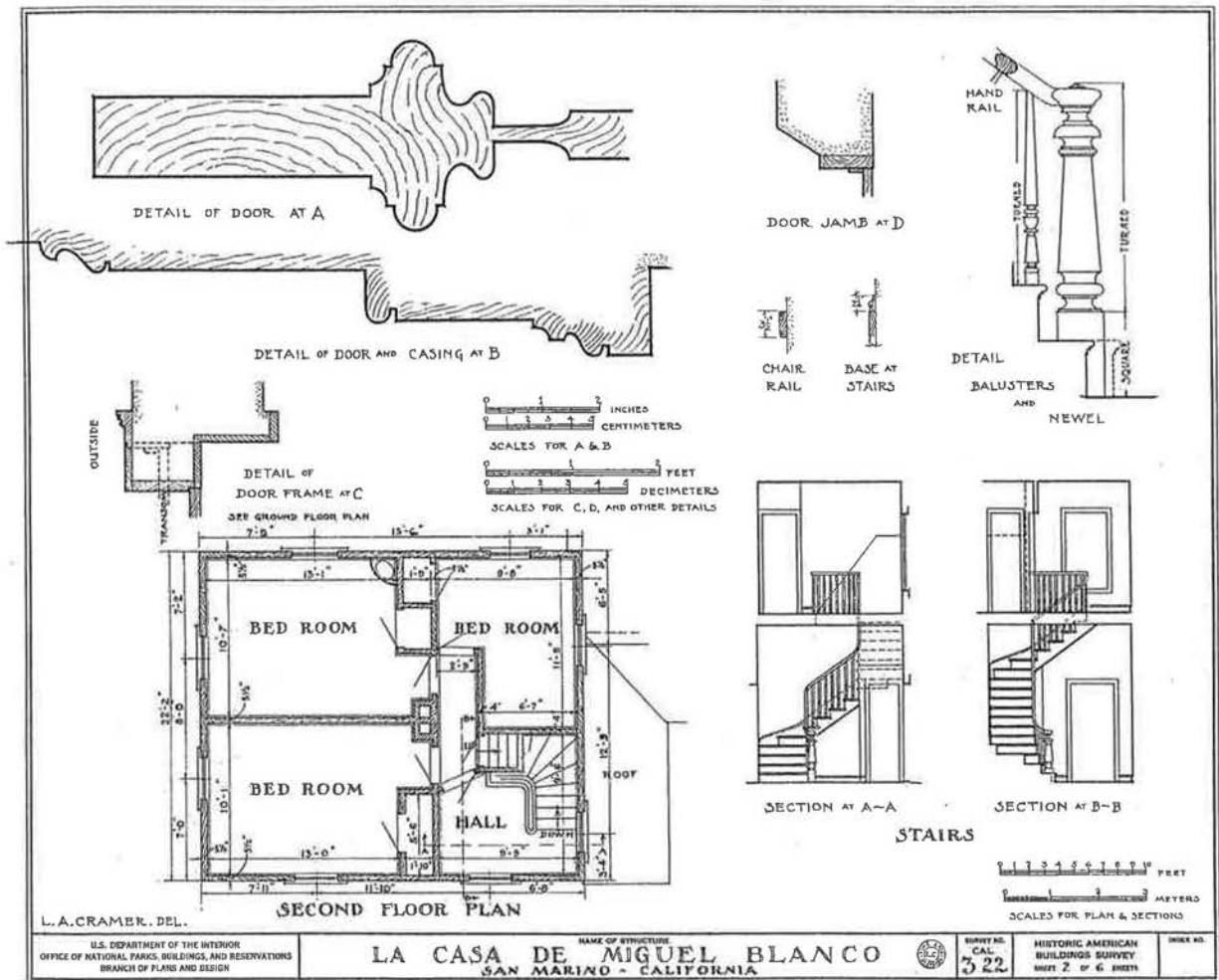


Figure No. 12. Historic American Buildings Survey 1936, Measured Drawing 2 of 6, Title: Casa de Miguel Blanco, 2701 Huntington Drive, San Marino, Los Angeles, CA; Alternate Title: Michael White Adobe. Call no.: HABS CAL,19-SANMA, 1-, CAL-322

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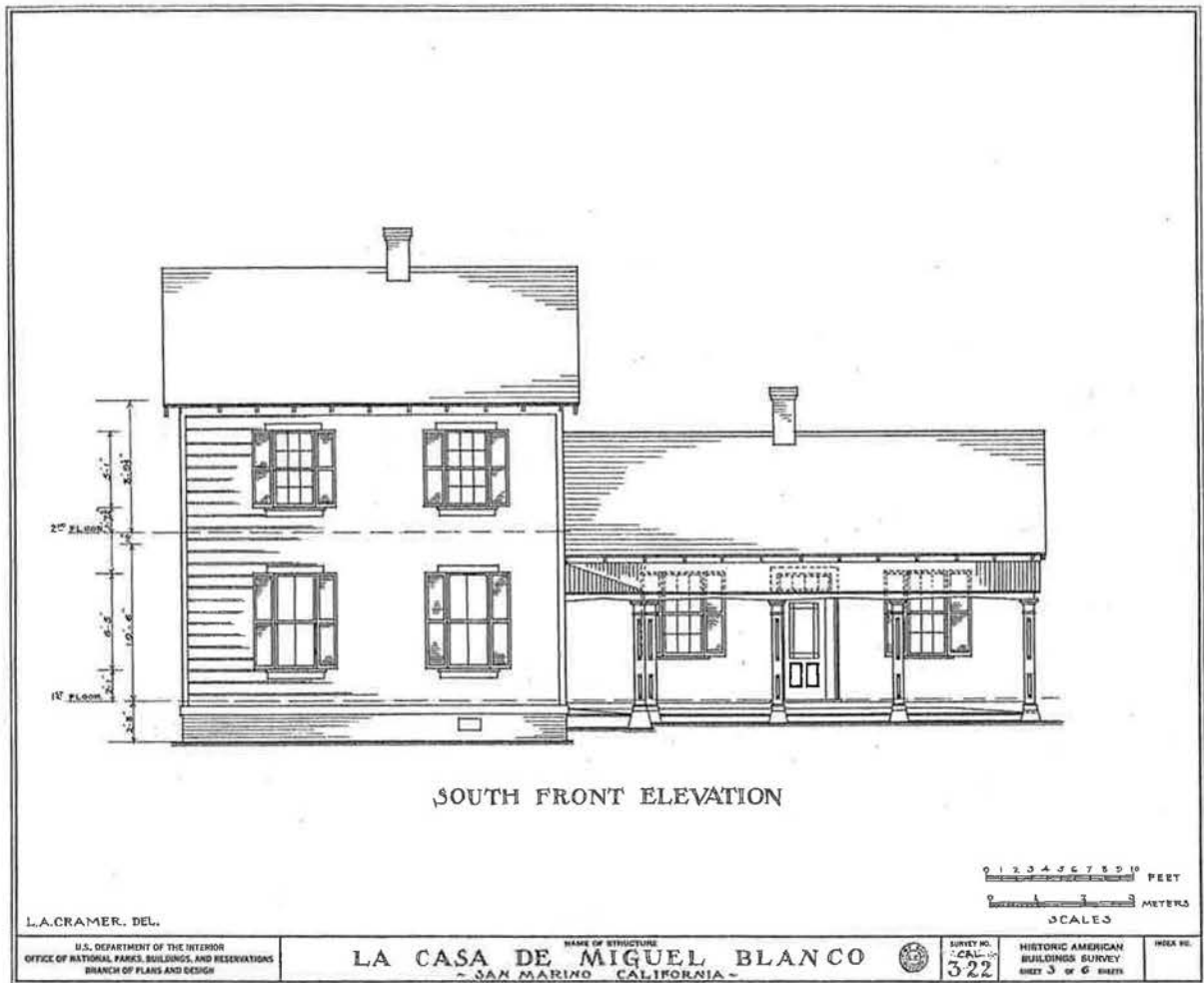


Figure No. 13. Historic American Buildings Survey 1936, Measured Drawing 3 of 6, Title: Casa de Miguel Blanco, 2701 Huntington Drive, San Marino, Los Angeles, CA; Alternate Title: Michael White Adobe. Call no.: HABS CAL, 19-SANMA, 1-, CAL 322

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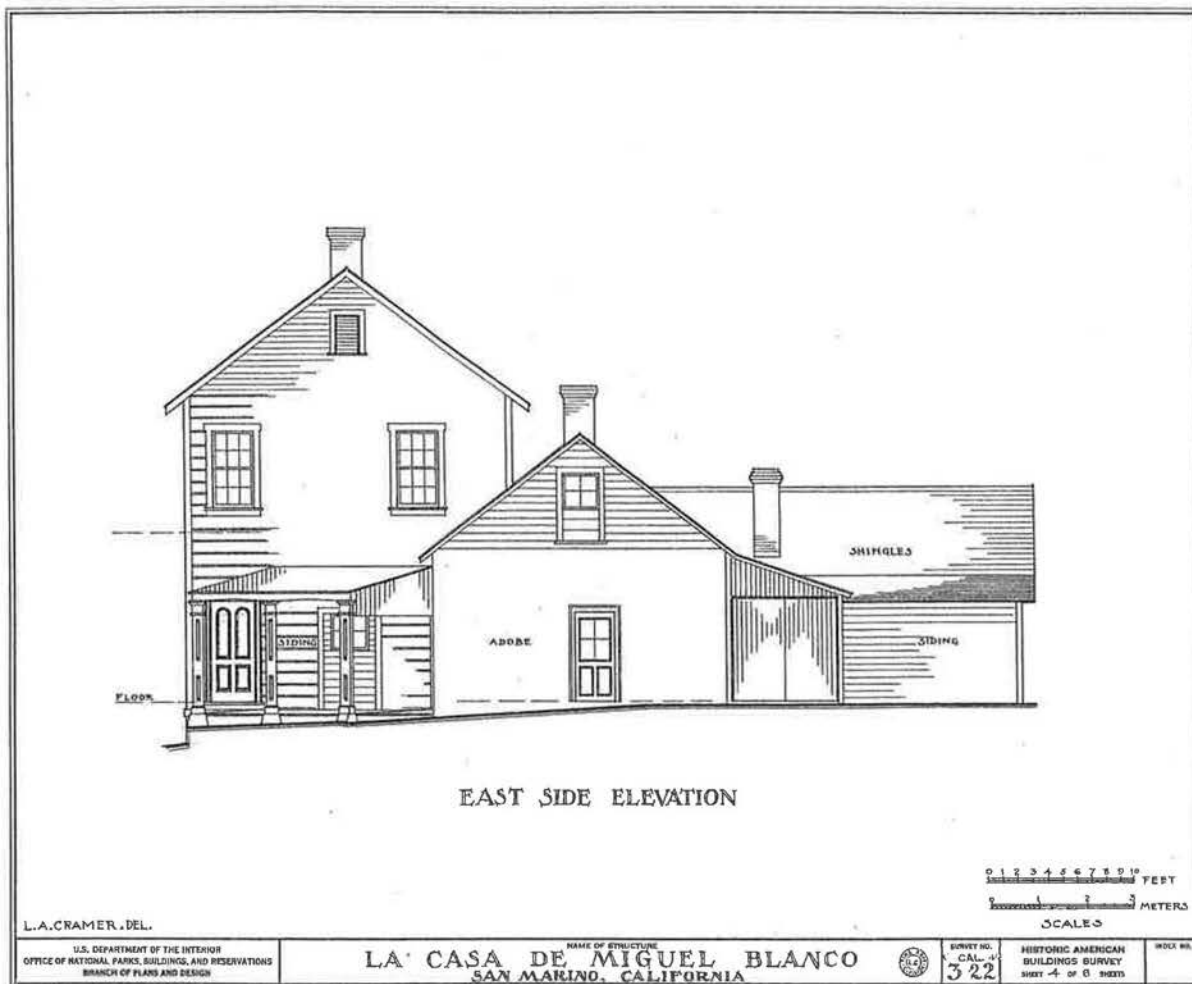


Figure No. 14. Historic American Buildings Survey 1936, Measured Drawing 4 of 6, Title: Casa de Miguel Blanco, 2701 Huntington Drive, San Marino, Los Angeles, CA; Alternate Title: Michael White Adobe. Call no.: HABS CAL, 19-SANMA, 1-, CAL 322

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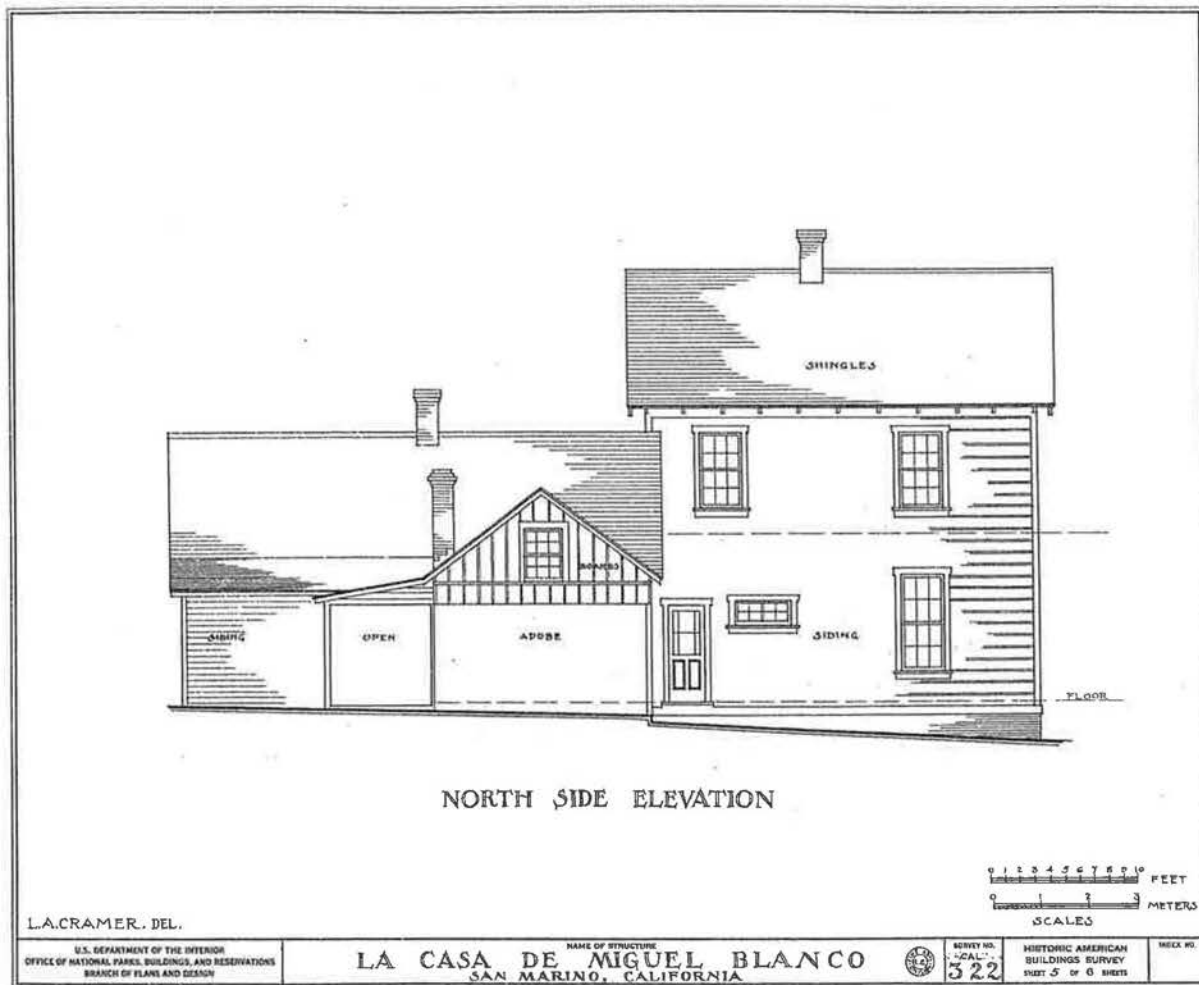


Figure No. 15. Historic American Buildings Survey 1936, Measured Drawing 5 of 6, Title: Casa de Miguel Blanco, 2701 Huntington Drive, San Marino, Los Angeles, CA; Alternate Title: Michael White Adobe. Call no.: HABS CAL, 19-SANMA, 1-, CAL-322

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Figure No. 16. Historic American Buildings Survey 1936, Measured Drawing 6 of 6, Title: Casa de Miguel Blanco, 2701 Huntington Drive, San Marino, Los Angeles, CA; Alternate Title: Michael White Adobe. Call no.: HABS CAL, 19-SANMA, 1-, CAL-322

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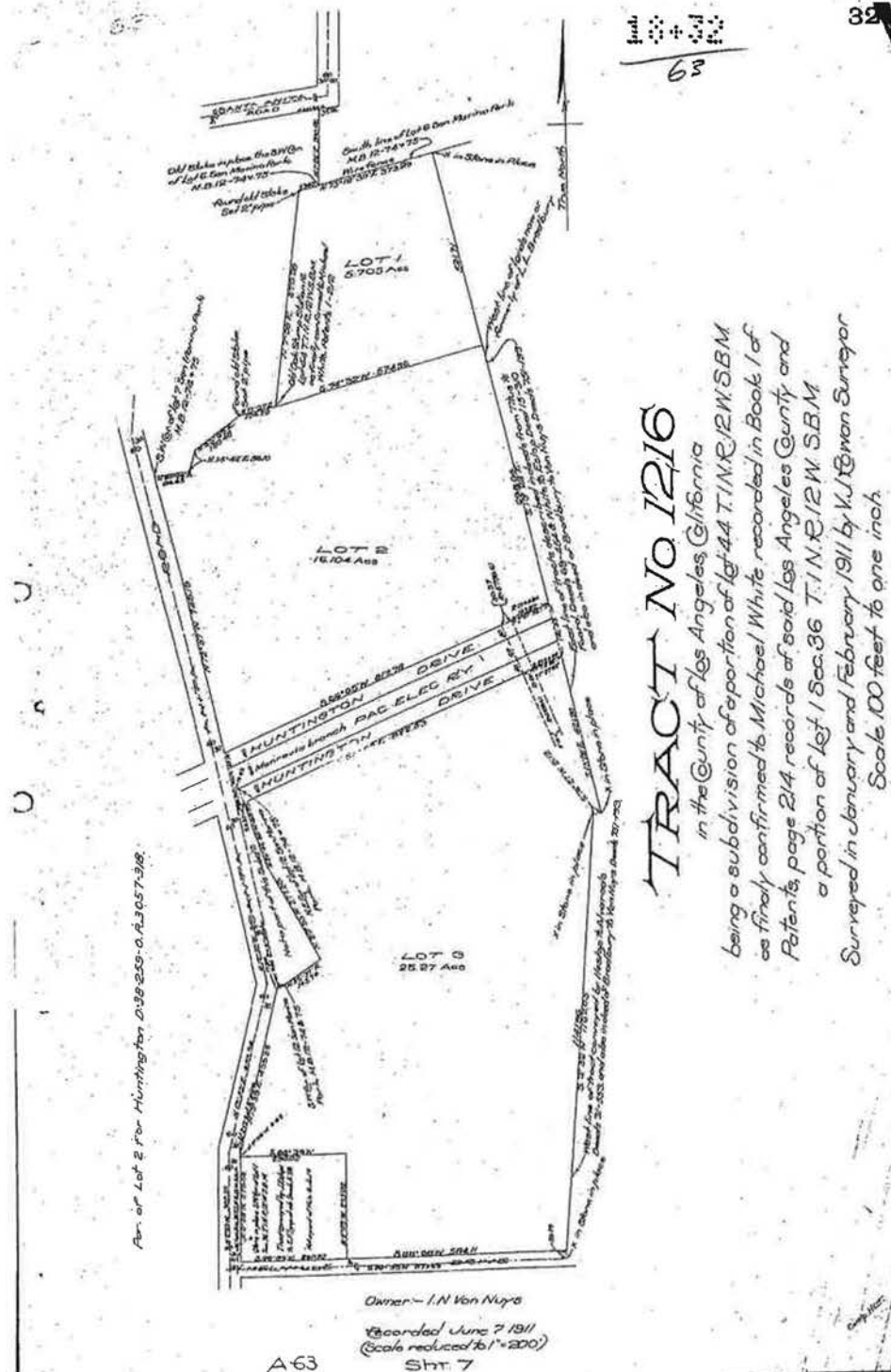


Figure No. 17. Michael White Adobe, 2701 Huntington Drive, San Marino, Los Angeles, CA; Los Angeles County Tract (Map) No. 1216

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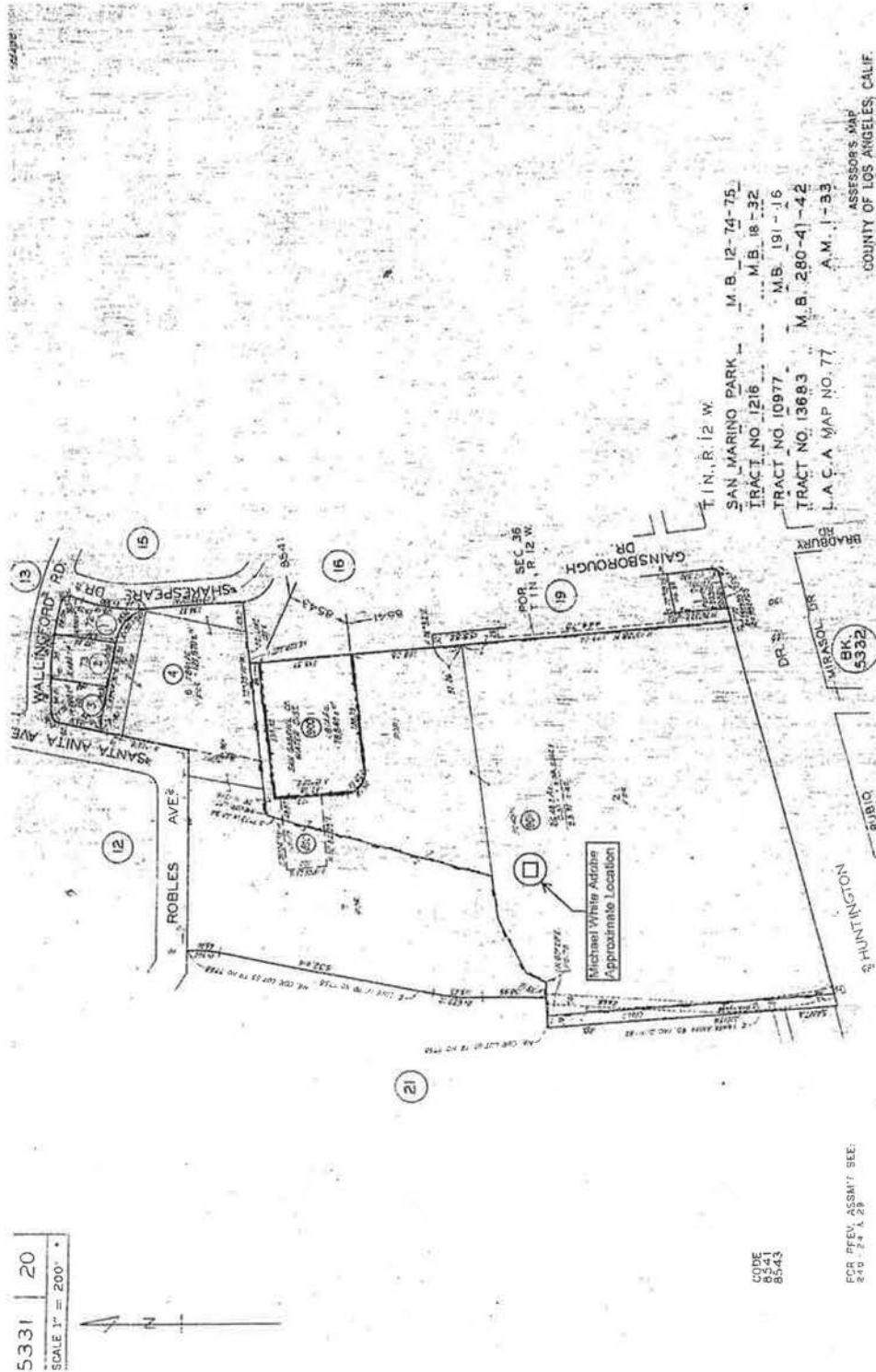


Figure No. 18. Michael White Adobe, 2701 Huntington Drive, San Marino, Los Angeles, CA; Los Angeles County Tax Assessor's Map Book 5331, Block 20.

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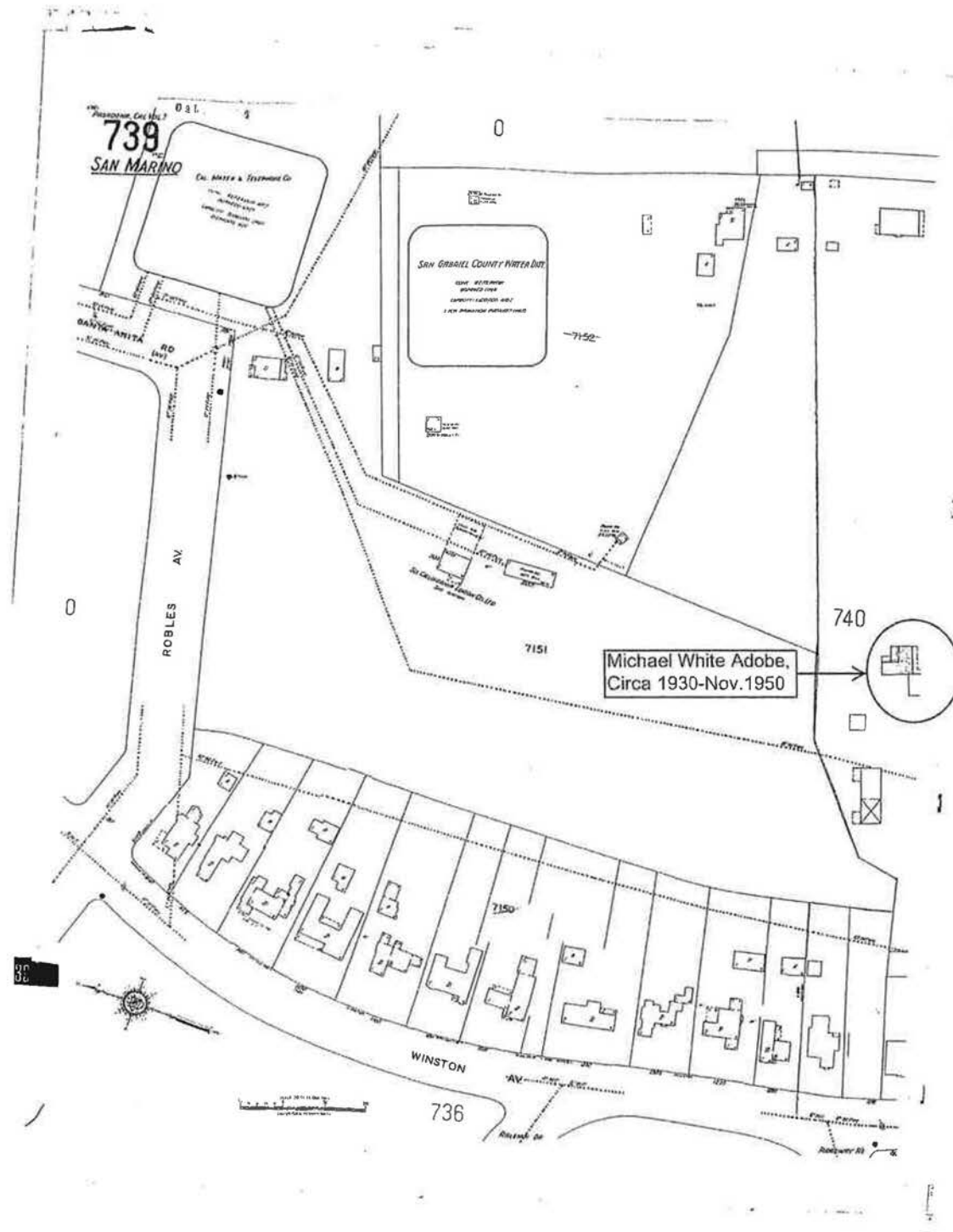


Figure No. 19. Michael White Adobe, 2701 Huntington Drive, San Marino, Los Angeles, CA; Sanborn Map Company, Sheet 739 San Marino, Pasadena, Cal. Vol. 7, 1930 - Nov. 1950.

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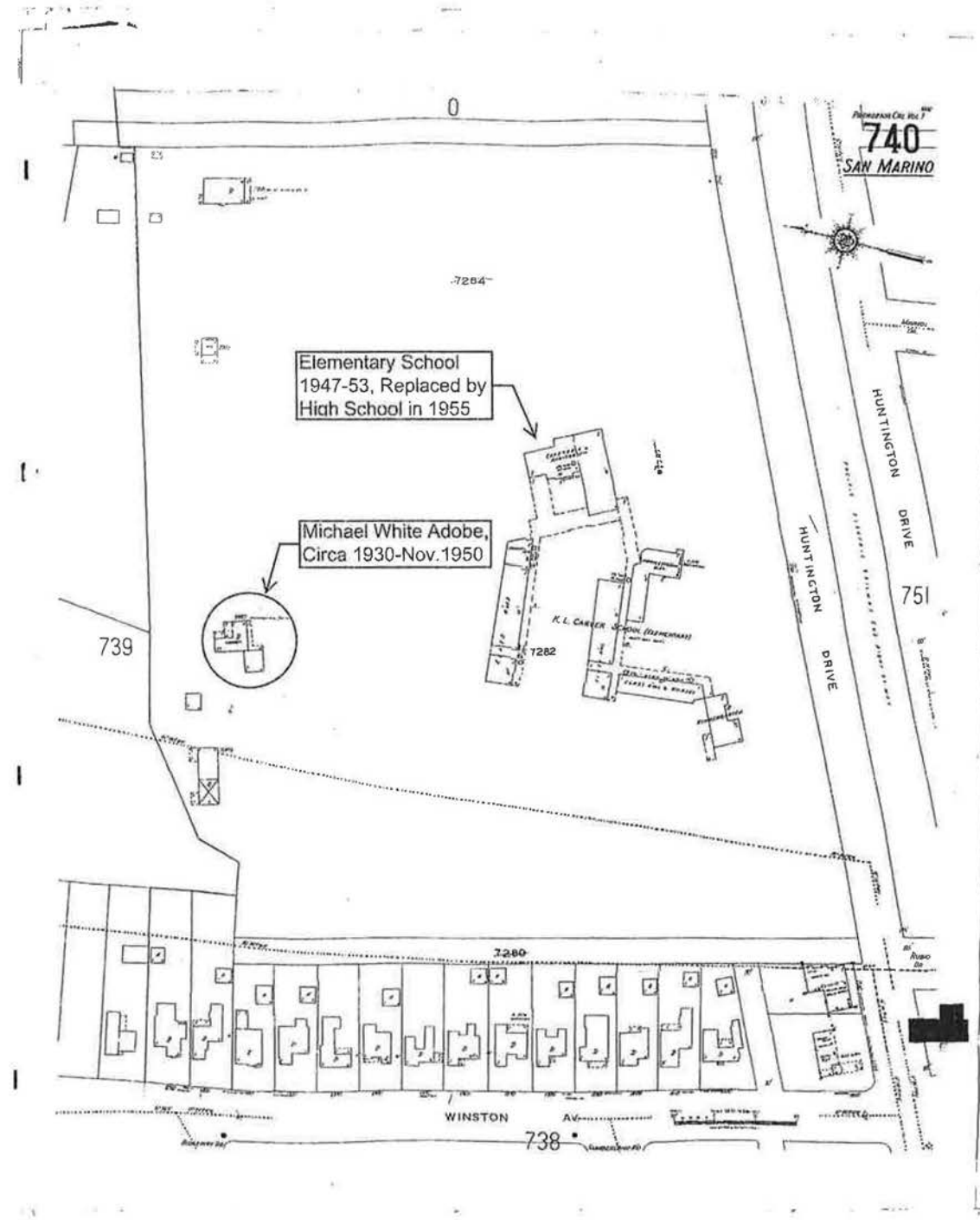


Figure No. 20. Michael White Adobe, 2701 Huntington Drive, San Marino, Los Angeles, CA; Sanborn Map Company, Sheet 740 San Marino, Pasadena, Cal. Vol. 7, 1930 - Nov. 1950.

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Los Angeles, CA

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NA

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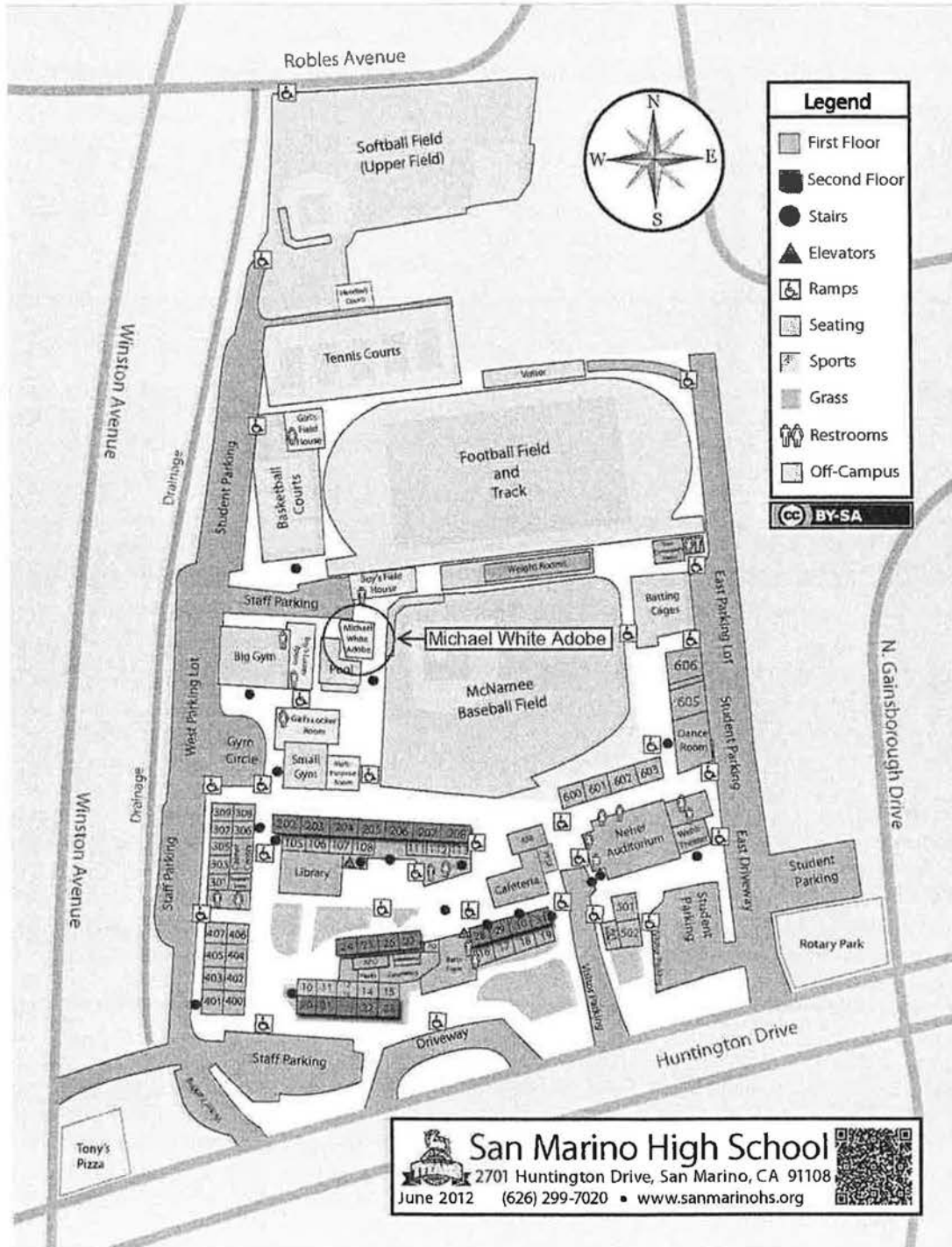
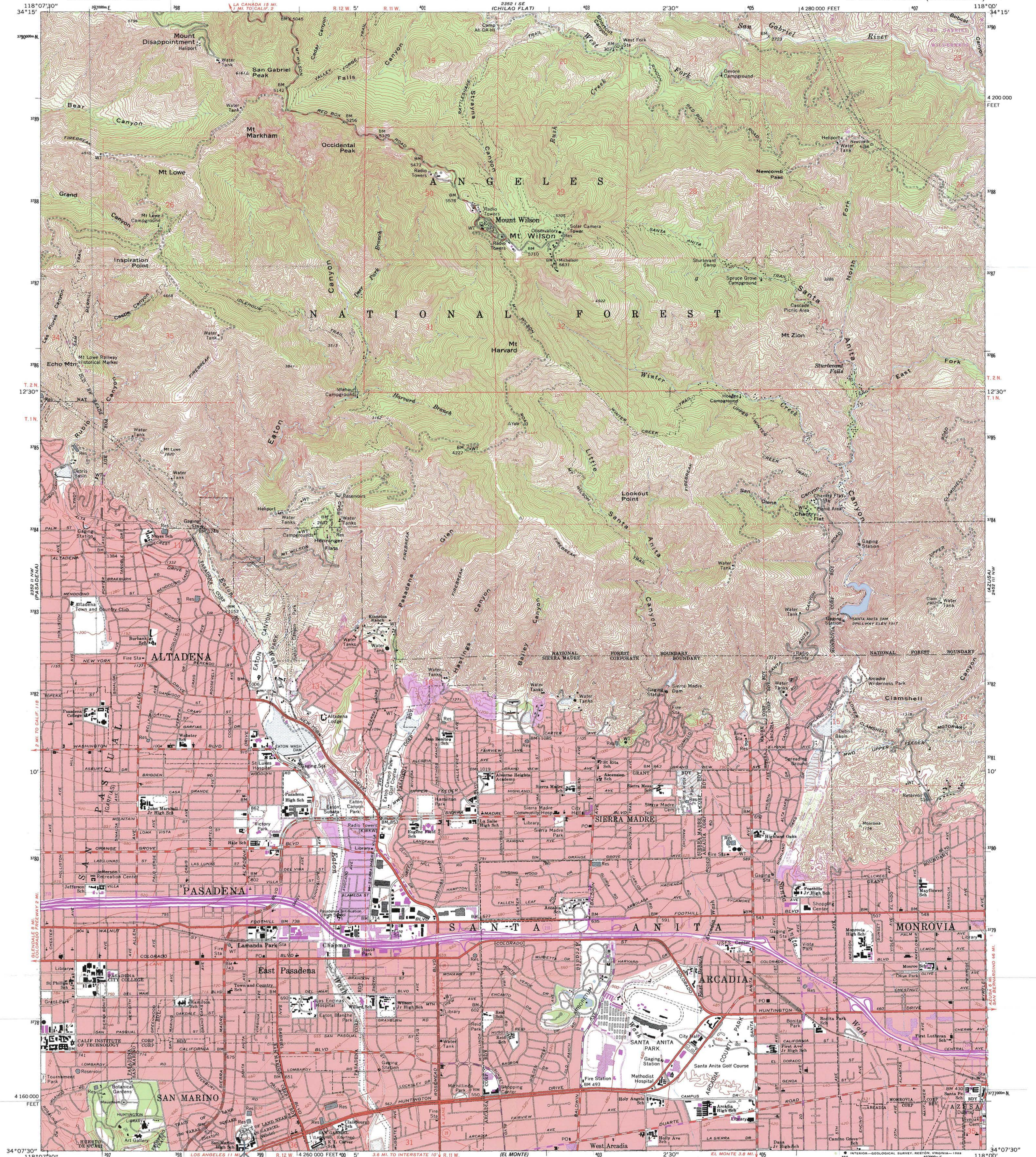


Figure No. 21. Michael White Adobe, 2701 Huntington Drive, San Marino, Los Angeles, CA; San Marino High School Campus Map, June 2012.



Maped, edited, and published by the Geological Survey
Control by USGS, NOS/NOAA and Los Angeles Co
Topography by photogrammetric methods from aerial
photographs taken 1964. Field checked 1966
Supersedes map surveyed 1924-34, revised 1953
Polyconic projection. 1927 North American Datum
10,000-foot grid based on California coordinate system, zone 7
1000-meter Universal Transverse Mercator grid ticks,
zone 11, shown in blue
Red tint indicates areas in which only landmark buildings are shown
Where omitted, land lines have not been established
Areas covered by dashed light-blue pattern
are subject to controlled inundation
To name on the next North American Datum 1983

MICHAEL WHITE ADOBE
SAN MARINO, LOS ANGELES CO, CA
UTM REFERENCE
ZONE 11
398700 NE
377625 MN

UTM GRID AND 1988 MAGNETIC NORTH
DECLINATION AT CENTER OF SHEET

SCALE 1:24 000
1 MILE
1 KILOMETER

CONTOUR INTERVAL 40 FEET
DOTTED LINES REPRESENT 20-FOOT CONTOURS
NATIONAL GEODETIC VERTICAL DATUM OF 1929

THIS MAP COMPLIES WITH NATIONAL MAP ACCURACY STANDARDS
FOR SALE BY U. S. GEOLOGICAL SURVEY, DENVER, COLORADO 80225, OR RESTON, VIRGINIA 22092
A FOLDER DESCRIBING TOPOGRAPHIC MAPS AND SYMBOLS IS AVAILABLE ON REQUEST

ROAD CLASSIFICATION
Heavy-duty ——— Light-duty ———
Medium-duty ——— Unimproved dirt ———
U.S. Route ——— State Route ———
Interstate Route ———

QUADRANGLE LOCATION
Purple tint indicates areas of urban extensions

MT. WILSON, CALIF.
34118-B1-TF-024
1966
PHOTOREVISED 1988
DMA 2352 II NE—SERIES V895



HOME OF THE TITANS



S. M. T. S.

Founded 1952

TITANS





MICHAEL WHITE
ADVE





MICHAEL WHITE
ADOBE
SINCE 1845
SAN MARINO HISTORICAL SOCIETY



OF THE



Founded 1932

AN

PERG

SCY

PERG

PERG





MAXIMUM
OCCUPANT
CAPACITY
230

KDI PARAGON

KDI PARAGON



MAXIMUM
OCCUPANT
CAPACITY
230









UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

REQUESTED ACTION: NOMINATION

PROPERTY White, Michael, Adobe
NAME:

MULTIPLE
NAME:

STATE & COUNTY: CALIFORNIA, Los Angeles

DATE RECEIVED: 8/15/14 DATE OF PENDING LIST: 9/08/14
DATE OF 16TH DAY: 9/23/14 DATE OF 45TH DAY: 10/01/14
DATE OF WEEKLY LIST:

REFERENCE NUMBER: 14000797

REASONS FOR REVIEW:

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

COMMENT WAIVER: N

ACCEPT RETURN REJECT 9.30.14 DATE

ABSTRACT/SUMMARY COMMENTS:

Entered in
The National Register
of
Historic Places

RECOM./CRITERIA _____

REVIEWER _____ DISCIPLINE _____

TELEPHONE _____ DATE _____

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

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

San Marino Unified School District

"Delivering a world-class education with recognized excellence in academics, arts, and athletics!"

Superintendent's Office

June 17, 2014

By Email and U.S. Mail

Mr. Jay Correia

Registration Supervisor

California Office of Historic Preservation

1725 23rd Street, Suite 100

Sacramento, CA 95816

Attn. Mr. William Burg

Michael White Adobe Nomination to the National Register of Historic Places

Dear Mr. Correia,

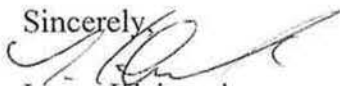
In 2009 the San Marino Unified School District approved the formation of a community task force to help the District consider rehabilitation and reuse options for the Michael White Adobe, which is on the San Marino High School campus. The task force became the Friends of the Michael White Adobe, which prepared and submitted the National Register nomination for the adobe. The Michael White Adobe exemplifies local residential construction common during the Spanish and Mexican eras prior to United States annexation in 1848. The adobe is one of only 39 extant 19th century adobes remaining in Los Angeles County.

After World War II, the San Marino High School campus at 2701 Huntington Drive was built around the Michael White Adobe. The adobe is surrounded now by athletic facilities and is not visible from Huntington Drive.

On behalf of the San Marino Unified School District, the owner of the Michael White Adobe, I am writing this letter in support of the Michael White Adobe nomination to the National Register of Historic Places.

Please feel free to contact me directly if you have any questions. Thanks so much for your consideration.

Sincerely,



Loren Kleinrock

Superintendent

San Marino Unified School District

1665 West Drive, San Marino CA 91108

Telephone: (626) 299-7000, ext 310

White, Michael, Adobe
San Marino, Los Angeles County, California
National Register of Historic Places

The Michael White Adobe is a three room adobe building of approximately 925 square feet, located on the campus of San Marino High School. The adobe was originally constructed in approximately 1846 and has been modified many times, including expansion, repair, and restoration. It was documented in 1936 for the Historic American Building Survey program as a rare example of 19th century adobe construction.

The adobe is L-shaped with two wings, a two-room south wing with walls of 22-inch wide adobe blocks laid as headers, and a one-room north wing with narrower, 12-inch wide adobe blocks laid in a running bond coursing. The steeply pitched roof is wood framed covered with wood shakes, with horizontal shiplap siding on the gable ends. Fenestration generally consists of double hung wooden windows, and some of the original window openings in east and west gables are blocked. The building was covered in an exterior stucco finish in 1952 as part of a restoration effort, with two sections of the stucco removed and framed as viewing portals to observe the exposed adobe masonry.

The property is eligible under Criterion A in the areas of settlement and agriculture, as the last surviving building of the Rancho San Ysidro, used as a residence by multiple individuals who farmed the land for more than a century, including Joseph Heslop, James Foord, and Kojiro Tomoyasu. The property is eligible under Criterion B for its association with Michael White, an English sailor who came to California in 1817. White sailed, commanded and built ships along the California coast. In 1830 he married Maria Rosario Guillen, became a Mexican citizen and adopted the Catholic faith, christened as Miguel Maria Blanco, and was awarded a land grant by the Mexican government in 1843. Blanco maintained the rancho through the Mexican War (when he briefly became a prisoner of war) and the Gold Rush, selling the last portion of the property in 1878. He did not live in this adobe, but the property is the only surviving building associated with the life of this early California pioneer. The property is eligible under Criterion C as a rare example of adobe building construction, including its 1953 restoration. This restoration used different methods than contemporary preservation methodology, but have gained significance in their own right as a mid-20th century example of interpretation and restoration of early California historic sites.

The property is nominated by a third party on behalf of its owner, and has received one letter of support.

Staff supports the nomination as written and recommends that the State Historical Resources Commission determine that the Michael White Adobe is eligible for the National Register of Historic Places under Criteria A, B and C at the local level of significance, with a period of significance of 1846 to 1953, and further recommends the State Historic Preservation Officer forward the nomination to the National Park Service for listing in the National Register.

William Burg
Historian II
August 7, 2014

**OFFICE OF HISTORIC PRESERVATION
DEPARTMENT OF PARKS AND RECREATION**

1725 23rd Street, Suite 100
SACRAMENTO, CA 95816-7100
(916) 445-7000 Fax: (916) 445-7053
calshpo@parks.ca.gov
www.ohp.parks.ca.gov



August 7, 2014

Ms. Carol Shull, Keeper
National Register of Historic Places
National Park Service 2280
1201 I (Eye) Street, NW
Washington, DC 20005

Subject: **White, Michael, Adobe
San Marino, Los Angeles County, California
National Register of Historic Places**

Dear Ms. Shull:

Enclosed please find the **White, Michael, Adobe** nomination to the National Register of Historic Places. This property is located in San Marino, Los Angeles County, California. On August 1, 2014, the State Historical Resources Commission unanimously found the property eligible for the National Register under Criteria A, B and C at the local level of significance.

The property is nominated on behalf of the property owner by a third party. The nomination has received one letter of support.

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

Sincerely,


Carol Roland-Nawi, Ph.D.
State Historic Preservation Officer

Enclosures