

PH 0509 558

UNITED STATES DEPARTMENT OF THE INTERIOR  
NATIONAL PARK SERVICE

FOR NPS USE ONLY  
RECEIVED NOV 29 1977  
DATE ENTERED APR 19 1978

# NATIONAL REGISTER OF HISTORIC PLACES INVENTORY -- NOMINATION FORM

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

## 1 NAME

HISTORIC  
La Casa Alvarado  
AND/OR COMMON

RECEIVED  
SEP 19 1977

## 2 LOCATION

STREET & NUMBER  
1459 Old Settlers Lane  
CITY, TOWN  
Pomona  
STATE  
California  
VICINITY OF  
35  
COUNTY  
Los Angeles  
CODE  
06  
CONGRESSIONAL DISTRICT  
35  
CODE  
037

## 3 CLASSIFICATION

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

## 4 OWNER OF PROPERTY

NAME  
Alphonse & Isabel Fages  
STREET & NUMBER  
1459 Old Settlers Lane  
CITY, TOWN  
Pomona  
STATE  
California  
VICINITY OF

## 5 LOCATION OF LEGAL DESCRIPTION

COURTHOUSE,  
REGISTRY OF DEEDS, ETC.  
Los Angeles County Hall of Records  
STREET & NUMBER  
320 West Temple Street  
CITY, TOWN  
Los Angeles  
STATE  
California

## 6 REPRESENTATION IN EXISTING SURVEYS

TITLE  
California Historic Resources Inventory  
DATE  
July 1977  
DEPOSITORY FOR  
SURVEY RECORDS  
Office of Historic Preservation  
CITY, TOWN  
Sacramento  
STATE  
California  
FEDERAL  STATE  COUNTY  LOCAL

# 7 DESCRIPTION

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

---

DESCRIBE THE PRESENT AND ORIGINAL (IF KNOWN) PHYSICAL APPEARANCE

La Casa Alvarado is a one-story residence of adobe and redwood, now quadrangular in plan. The floor plan of the original adobe section is unknown, although it probably consisted of a large, one-room rectangular section with at least two extensions on the north side (the den and kitchen) which may have been added after the original construction, and possibly one extension on the south side running east. The roof on this section is hipped on both ends and covered with wooden shingles. The thickness of the adobe walls is approximately two and a half feet.

Shortly after 1887 a number of redwood extensions were added to the structure. A two-story tankhouse was attached to the western end of the kitchen. A 67'x18' structure containing two bedrooms was added to the southwest corner at the same time, and a smaller wooden structure moved to the western side of the quadrangle. Both of these additions were joined and the former slightly enlarged in recent years. A porch supported by square posts was built around three sides of the structure at about the same time, and the inner courtyard formed by the placement of the additions was bricked over.

The interior of the structure contains a wooden floor on a raised foundation. The adobe section is plastered and has an open beam ceiling of cross members supporting smooth planks. The wooden sections have high ceilings and redwood paneling. The interior window and door frames were strengthened with wooden framing after 1887. The entire structure contains several fireplaces which terminate in corbelled chimneys above the roof.

Additional alterations to the structure include the remodeling of the kitchen, the transformation of parts of the redwood sections into three separate apartments, and the installation of electric wiring and plumbing. A redwood tenthouse, the only other structure on the property, was built on the northeast corner of the property after 1887. It is currently used for storage.

La Casa Alvarado is located in a residential area of Pomona and is surrounded by much vegetation on the property.

# 8 SIGNIFICANCE

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

SPECIFIC DATES c. 1840

BUILDER/ARCHITECT

## STATEMENT OF SIGNIFICANCE

La Casa Alvarado, the second oldest known residence and first public schoolhouse in Pomona, traces its origins back to April 15, 1837, when Ygnacio Palomares and Ricardo Vejar received the grant of the San Jose Rancho from the Mexican government. Palomares settled on the northern section of this grant (present day Pomona) and built an adobe residence on a site about 300 yards from where the Alvarado adobe was to be constructed. Since the area was virtually uninhabited, Palomares invited some of his friends to move onto the property with him. One of these friends, Ygnacio Alvarado of Los Angeles, agreed to move to the San Jose rancho and build a residence, the one stipulation being that he provide space for religious purposes since the closest church was the San Gabriel Mission. Alvarado built his adobe about 1840 and for 45 years the padres from the mission came to the house once a month to celebrate the Catholic mass until St. Joseph's parish was established in 1886.

Ygnacio Alvarado, his wife Luisa Avila and family occupied the structure as their ranchhouse for about forty acres of property. When Pomona's first school district, the Palomares District, was formed in 1870 with Francisco Palomares, Cyrus Burdick, and Juan Garcia as trustees, it was decided to use the Alvarado house as the temporary schoolhouse until a permanent one could be built. The adobe thus became Pomona's first public school for about one year.

In 1886, the Pomona Land and Water Company purchased the Alvarado and Palomares property. Dr. Benjamin S. Nichols, who formed the company, moved his family into both the Alvarado adobe and nearby Palomares adobe (La Casa Primavera) in the following year. Nichols made many changes to the Alvarado structure, adding Victorian redwood additions to the south side, constructing a redwood tankhouse on the north side, and moving a small bunkhouse on the ranch to the western side of the quadrangle. The porch which extends around three sides of the building was also added at this time.

The house was occupied by the Nichols family until it was purchased by the present owners in 1951. Since that time, parts of the structure have been in a slow process of restoration. As descendants of early settlers in Southern California, the Fages have been able to furnish the house with many artifacts of early California.

(cont.)

# 9 MAJOR BIBLIOGRAPHICAL REFERENCES

Pomona Daily Review, Homeseekers and Prosperity Edition, March, 1909.

Pomona Progress Bulletin, October 15, 1951; October 26, 1954.

Los Angeles Times, October 9, 1960, K, 1+8.

(cont.)

# 10 GEOGRAPHICAL DATA

ACREAGE OF NOMINATED PROPERTY less than one (approx. 3/4 acre)

UTM REFERENCES

A	<u>11</u>	<u>430320</u>	<u>377000</u>
	ZONE	EASTING	NORTHING
C			

B			
	ZONE	EASTING	NORTHING
D			

## VERBAL BOUNDARY DESCRIPTION

A lot of less than one acre commencing at a point on Old Settler's Lane 417.54' south of the southeast corner of Old Settler's Lane and Hacienda Place, extending 104.53' to the northwest, 173.47' to the south, 10' to the east, 75.04' to the south, 121.37' to the east, around a curve with a radius of 44' on Old Settler's Lane, and then 127.37' north to the original point.

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

STATE	CODE	COUNTY	CODE
STATE	CODE	COUNTY	CODE

# 11 FORM PREPARED BY

NAME / TITLE

Tom Sitton Curatorial Assistant

ORGANIZATION

Los Angeles County Museum of Natural History

DATE

September 16, 1977

STREET & NUMBER

900 Exposition Boulevard

TELEPHONE

746-0410 x241

CITY OR TOWN

Los Angeles

STATE

California

# 12 STATE HISTORIC PRESERVATION OFFICER CERTIFICATION

THE EVALUATED SIGNIFICANCE OF THIS PROPERTY WITHIN THE STATE IS:

NATIONAL     

STATE     

LOCAL X

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

STATE HISTORIC PRESERVATION OFFICER SIGNATURE

*K. Miller*

TITLE State Historic Preservation Officer

DATE November 17, 1977

FOR NPS USE ONLY

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

*W. Hunt*

DATE

4/19/78

DIRECTOR, OFFICE OF ARCHEOLOGY AND HISTORIC PRESERVATION

KEEPER OF THE NATIONAL REGISTER

ATTEST: Nathaniel Cole

DATE

4-12-78

KEEPER OF THE NATIONAL REGISTER

UNITED STATES DEPARTMENT OF THE INTERIOR  
NATIONAL PARK SERVICE

**NATIONAL REGISTER OF HISTORIC PLACES  
INVENTORY -- NOMINATION FORM**

FOR NPS USE ONLY	
RECEIVED	NOV 29 1977
DATE ENTERED	

CONTINUATION SHEET

ITEM NUMBER 8 PAGE 1

---

La Casa Alvarado is now the only one of three remaining adobes in Pomona that has always been occupied as a residence since its construction in 1840. It is also one of the few remaining landmarks in the area that played a significant role in the social and educational development of this region before the founding of Pomona.

UNITED STATES DEPARTMENT OF THE INTERIOR  
NATIONAL PARK SERVICE

**NATIONAL REGISTER OF HISTORIC PLACES  
INVENTORY -- NOMINATION FORM**

FOR NPS USE ONLY	
RECEIVED	NOV 20 1977
DATE ENTERED	6

CONTINUATION SHEET

ITEM NUMBER 9 PAGE 1

California Herald, Vol. IX, no. 5 (January, 1963), pp. 3 & 11; Vol. XII,  
no. 4 (December, 1964), pp. 4-5 & 14-15.

Fages, Isabel Lopez de, "La Casa Alvarado," Historical Society of Southern  
California Quarterly, XLIII, no. 2 (June, 1961), pp. 160-5.

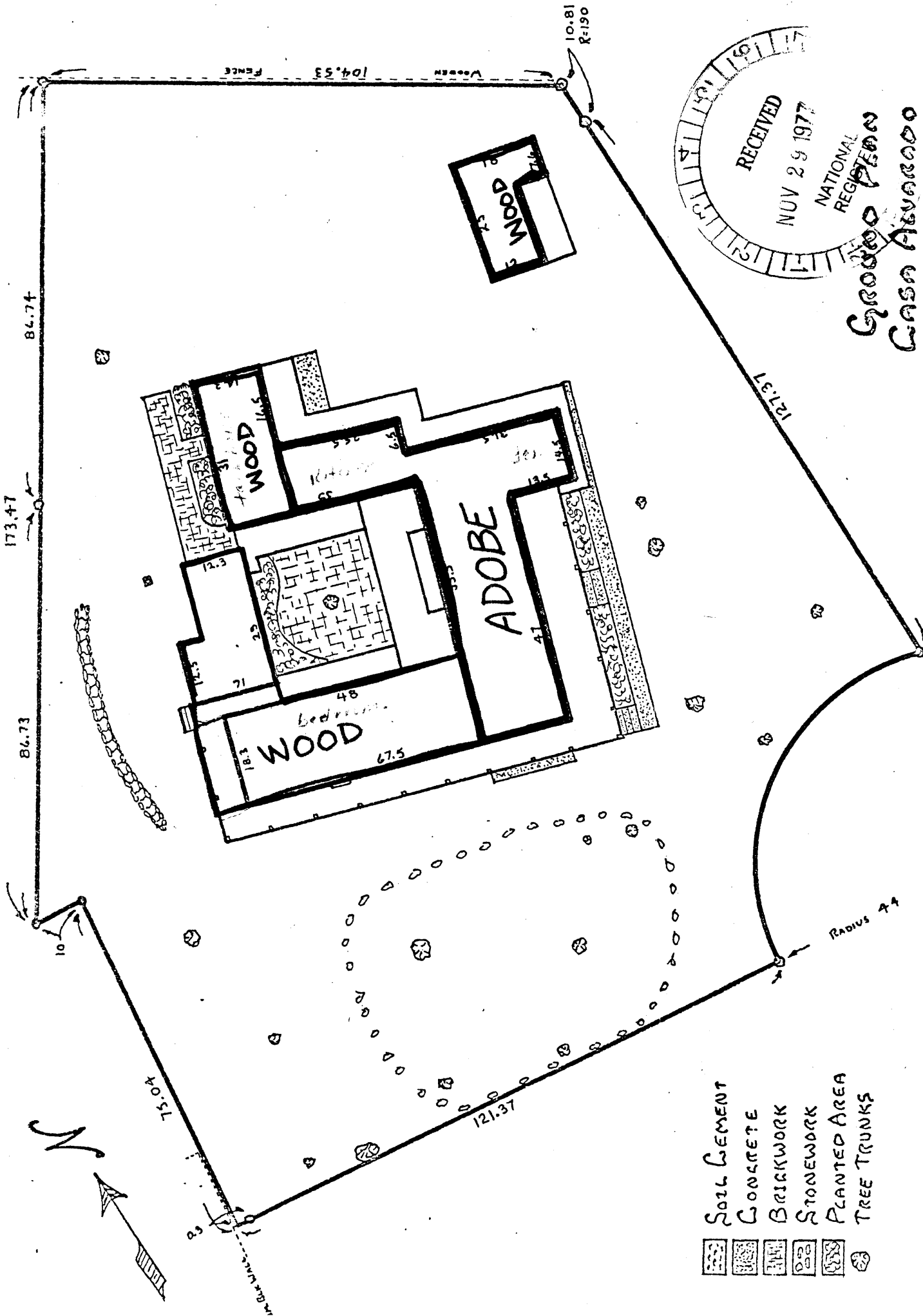
Northrup, Marie E., ed, "The Los Angeles Padron of 1844," Historical  
Society of Southern California Quarterly, XLII, no. 4 (December, 1960),  
pp. 360-414.

Bancroft, Hubert Howe. History of California. 7 vols. San Francisco:  
The History Company, 1886-90. (See Vols. 3 & 4.)

Brackett, F.P. History of Pomona Valley, California. Los Angeles: Historic  
Record Company, 1920.

Hoover, Mildred Brooke, & Rensch, Hero E. & Ethel G. Historic Spots in  
California. 3rd ed. Stanford: Stanford University Press, 1966.

Pomona Centennial History. Pomona: Pomona Bicentennial Committee, 1976.



GROSSO PENN  
Casa Alvarado  
Scale - 1/8" = 1' 0"

- SOIL CEMENT
- CONCRETE
- BRICKWORK
- STONWORK
- PLANTED AREA
- TREE TRUNKS

APR 19 1978

64-6/2/63