

**United States Department of the Interior  
Heritage Conservation and Recreation Service**

**National Register of Historic Places  
Inventory—Nomination Form**

See instructions in *How to Complete National Register Forms*  
Type all entries—complete applicable sections



June 2, 1982

**1. Name**

historic South Marengo Historic District RECEIVED  
JUN 29 1981

and/or common same OHP

**2. Location**

street & number (462-569) in irregular pattern along South Marengo Ave., not for publication  
between Bellevue Dr. and California Blvd.

city, town Pasadena n/a vicinity of congressional district 22nd

state California code 06 county Los Angeles code 037

**3. Classification**

Category	Ownership	Status	Present Use	
<input checked="" type="checkbox"/> district	<input type="checkbox"/> public	<input checked="" type="checkbox"/> occupied	<input type="checkbox"/> agriculture	<input type="checkbox"/> museum
<input type="checkbox"/> building(s)	<input checked="" type="checkbox"/> private	<input type="checkbox"/> unoccupied	<input type="checkbox"/> commercial	<input type="checkbox"/> park
<input type="checkbox"/> structure	<input type="checkbox"/> both	<input checked="" type="checkbox"/> work in progress	<input type="checkbox"/> educational	<input checked="" type="checkbox"/> private residence
<input type="checkbox"/> site	<b>Public Acquisition</b>	<b>Accessible</b>	<input type="checkbox"/> entertainment	<input type="checkbox"/> religious
<input type="checkbox"/> object	<input type="checkbox"/> in process	<input checked="" type="checkbox"/> yes: restricted	<input type="checkbox"/> government	<input type="checkbox"/> scientific
	<input type="checkbox"/> being considered	<input type="checkbox"/> yes: unrestricted	<input type="checkbox"/> industrial	<input type="checkbox"/> transportation
	<input checked="" type="checkbox"/> n/a	<input type="checkbox"/> no	<input type="checkbox"/> military	<input type="checkbox"/> other:

**4. Owner of Property**

name Multiple ownership (see Continuation Sheet)

street & number \_\_\_\_\_

city, town \_\_\_\_\_ vicinity of \_\_\_\_\_ state \_\_\_\_\_

**5. Location of Legal Description**

courthouse, registry of deeds, etc. Office of the Assessor, County of Los Angeles

street & number 300 East Walnut Street

city, town Pasadena state California

**6. Representation in Existing Surveys**

title (see Continuation Sheet) has this property been determined eligible?  yes  no

date \_\_\_\_\_ \_\_\_\_\_ federal \_\_\_\_\_ state \_\_\_\_\_ county  local

depository for survey records \_\_\_\_\_

city, town \_\_\_\_\_ state \_\_\_\_\_

## 7. Description

<b>Condition</b>		<b>Check one</b>	<b>Check one</b>
<input checked="" 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**

The South Marengo Historic District consists of twelve architecturally significant bungalows in the Craftsman style. All of the houses were built between the years 1901 and 1916, and most retain the integrity of their original designs. Bounded roughly by Bellevue Drive on the north, California Boulevard on the south, and the rear property lines of the buildings facing South Marengo Avenue, the district is on the western edge of a downtown residential neighborhood. Originally the area was primarily low-density residential, although apartment buildings and offices are now interspersed among the older structures. In addition to the twelve historic houses in the South Marengo district, one office building (479), two apartment complexes (490, 550-564/235-245 California), and one altered residence (494-496) are in the block, but are not included within the district. Two vacant lots have potential for infill with bungalows needing relocation. Despite the intrusions, the South Marengo Historic District strongly retains the ambience of a pre-World War I era street, particularly in the continuity of the west side. Common setbacks, a regular succession of driveways, a pleasing variety of gabled rooflines and porches, along with a preponderance of earthy, dark, Craftsman colors define the district and make it distinct from the streetscapes both north and south.

### **BUILDINGS AND SITES CONTRIBUTING TO THE CHARACTER OF THE DISTRICT**

#### 1. 462 South Marengo Avenue

Original owner: W. D. Russell  
Architect: C. W. Buchanan  
Contractor: Leonard Bukowski  
Date: 1904

Very large (3000 square feet), unaltered, one-and-a-half story early bungalow with some classical details. Hipped roof and central dormer with exaggerated bellcast have exposed and extended notched rafters. Exterior materials combine wide lap siding with brick foundation, porch walls, and chimneys. Porch across front with glass enclosed northwest section contains square posts and simply carved wood brackets. Original wood door (now painted) with full-length sidelights. Elaborate tripartite front window with leaded and stained glass transom. A one-story, lap sided, rear garage is reached from Bellevue.

(see continuation sheet)

# 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/
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> art	<input type="checkbox"/> engineering	<input type="checkbox"/> music	<input type="checkbox"/> humanitarian
<input type="checkbox"/> 1800-1899	<input type="checkbox"/> commerce	<input type="checkbox"/> exploration/settlement	<input type="checkbox"/> philosophy	<input type="checkbox"/> theater
<input checked="" type="checkbox"/> 1900-	<input type="checkbox"/> communications	<input type="checkbox"/> industry	<input type="checkbox"/> politics/government	<input type="checkbox"/> transportation
		<input type="checkbox"/> invention		<input type="checkbox"/> other (specify)

**Specific dates** 1901-1916      **Bullder/Architect** varied - see #7 for individual architects and builders

**Statement of Significance (In one paragraph)**

The South Marengo Historic District is significant for its association with the bungalow era in Pasadena and the uniformly high design quality of its individual structures.

South Marengo Avenue is located in the original city of Pasadena, which was incorporated in 1886. In the early years a Marengo address acquired much prestige, due to the fineness of its dwellings and to the famous luxuriant pepper trees in the parkway which canopied the street. The stretch between Bellevue and California, encompassing the proposed district, received its definitive improvements between 1901 and 1916, during the height of the bungalow era. Bungalows, which became synonymous with the Southern California lifestyle, found their most creative development when merged with the principles of the Craftsman movement. In describing the bungalow phenomenon, an uncredited writer in The Architectural Record observed: "They set snug and close to the ground, with overhanging eaves, and great surfaces of roof. . . and are stained dark on account of the dazzling brilliancy of the California sunlight. The porches are designed to be well shaded. Rough stones are used for the chimneys and visible foundations. . . ."1

The twelve bungalows on South Marengo are excellent examples of the bungalow idiom. All are either unaltered, under restoration, have reversible alterations, or alterations shielded from view. Many hallmarks of the Craftsman bungalow are displayed: handsome, large front doors of wood (the natural stain of the wood survives in some), complemented by original hardware and often porch lanterns; front windows of broad proportions topped by small-paned transoms, some leaded; and a sensitive use of natural materials, notably cobblestone and Arroyo stone, apparent in the two Easton bungalows, 476-480, 531, 553, and 569. A pleasing variety of the bungalow genre is also introduced, such as Swiss chalet, English, and the slightly Oriental bellcast lines of 462.

Quality of workmanship is uniformly high, indicating the involvement of skilled architects and contractors and concerned clients. Louis B. Easton, architect and contractor of 530 and 540, was nationally recognized in such publications as Gustav Stickley's Craftsman magazine and is locally credited as one of the founders of the Pasadena Craftsman movement. C. W. Buchanan, architect of 462, was a prolific and versatile practitioner whose other Craftsman style commissions occasionally achieved greatness (Reinway Court, Pasadena, 1916). The man who commissioned five of the bungalows, L. P. Prichard, was an active member of the

(see continuation sheet)

# 9. Major Bibliographical References

EACH PAGE MUST BE VERIFIED  
BY THE FIELD OFFICE  
DATE NOT VERIFIED

(see continuation sheet)

# 10. Geographical Data

Acreeage of nominated property 3

Quadrangle name Pasadena, CA

Quadrangle scale 1:24,000

UMT References

A 

1	1	3	9	4	4	2	0	3	7	7	7	2	0
Zone			Easting				Northing						

B 

Zone			Easting				Northing						

C 

Zone			Easting				Northing						

D 

Zone			Easting				Northing						

E 

Zone			Easting				Northing						

F 

Zone			Easting				Northing						

G 

Zone			Easting				Northing						

H 

Zone			Easting				Northing						

Verbal boundary description and justification

(see continuation sheet)

List all states and counties for properties overlapping state or county boundaries

state n/a code county code

state code county code

# 11. Form Prepared By

name/title Richard J. Sicha Research Assistant

organization Pasadena Heritage date 15 June 1981

street & number 54 West Colorado Blvd. telephone 213/793-0617

city or town Pasadena state California 91105

# 12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

national  state  local

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

State Historic Preservation Officer signature R Mellon

title State Historic Preservation Officer date 3-17-82

For HCRS use only

I hereby certify that this property is included in the National Register

Entered in the National Register date 6/2/82

Keeper of the National Register

Attest:

date

Chief of Registration

UNITED STATES DEPARTMENT OF THE INTERIOR  
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES  
INVENTORY -- NOMINATION FORM

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CONTINUATION SHEET 1

ITEM NUMBER 4

PAGE 1 of 1

S. Marengo  
Avenue  
Address

S. Marengo  
Avenue  
Address

- 462 - Erika Pfeufer  
1100 E. Ocean Blvd. #7  
Long Beach, CA 90802
- 476 - Security Pacific National  
Bank Trust  
A. Vincent Wilson Trust  
P.O. Box 4382 - Term Annex  
Los Angeles, CA 90051  
#06-5-07990-0
- 491 - Edward M. Goldberg and  
Kristine L. Olsen-Goldberg  
491 S. Marengo Ave.  
Pasadena, CA 91101
- 501 - Mary Mulkerrin  
501 S. Marengo Ave.  
Pasadena, CA 91101
- 510 - Stella Crawford  
1810 Avenue Del Mundo #1403  
Coronado, CA 92118
- 511 - Ruth F. Banbury  
511 S. Marengo Ave.  
Pasadena, CA 91101
- 530 - The Preservation Fund  
Pasadena Heritage  
54 W. Colorado Blvd.  
Pasadena, CA 91105
- 531 - Bennett W. White  
531 S. Marengo Ave.  
Pasadena, CA 91101
- 540 - Ray C. & H. Diane Munson  
1970 Lorain Rd.  
San Marino, CA 91106

- 547 - Haven House, Inc.  
644 S. Marengo Ave.  
Pasadena, CA 91106
- 553 - Robert Garrova &  
Jimmie Wareham  
553 S. Marengo Ave.  
Pasadena, CA 91101
- 569 - Kenneth L. Slight  
6004 Rosemead Blvd.  
Temple City, CA 91780

2

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CONTINUATION SHEET 2

ITEM NUMBER 6 PAGE 1 of 1

Request for Determination of Eligibility for Inclusion in the National Register of Historic Places. United States Department of Transportation. Federal Highway Administration. 1980.

Depository: Urban Conservation Section of the Housing and Community Development Department of the City of Pasadena

Pasadena Architectural and Historical Inventory. Historic Property Survey. South Marengo Avenue. 1980.

Depository: Urban Conservation Section of the Housing and Community Development Department of the City of Pasadena

530 and 540: A Guide to Architecture in Los Angeles and Southern California. D. Gebhard and R. Winter. 1977.

Depository: General distribution in libraries

530: National Register of Historic Places. 1980.

Depository: Urban Conservation Section of the Housing and Community Development Department of the City of Pasadena

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CONTINUATION SHEET 3

ITEM NUMBER 7

PAGE 1 of 4

2. 476 South Marengo Avenue

Original owner: W. B. Ross  
Contractor: J. H. Simpson  
Date: 1910

One-story, wide lap sided, Craftsman bungalow enshrouded by trees and foliage. Front-facing, shallow pitch, gable roof extends over deep porch and porte cochere, supported by battered Arroyo stone piers. Original oak front door with large flanking windows and wood-framed screens, all with natural stain. Arched window on northwest with leaded glass. Second story rear addition (1949) not visible from street, although exterior staircase can be seen. Rear garage, reached by driveway on north, not visible from street.

3. 491<sup>1</sup> South Marengo Avenue

Original owner: L. P. Prichard  
Contractor: John H. Simpson  
Date: 1912

Two-story, shingled, Craftsman bungalow with three broad, shallow pitch, front-facing gables ornamented by elaborate lattice work vents and exposed and extended rafters. Deeply recessed porch with battered stuccoed pier supporting porch gable. Original wood door with hardware and beveled glass panels. Apparently unaltered. Driveway on north, with view of original garage blocked by side fence.

4. 501 South Marengo Avenue

Original owner: L. P. Prichard  
Contractor: John H. Simpson  
Date: 1912

Two-story gabled bungalow with porch across entire front, and porte cochere on north. Aluminum siding and shutters cover original shingle exterior. Vertical wood ventwork in porch gable. Brick piers with cement caps support porch roof. Wood front door with beveled glass panels, plus sidelights. Symmetrical placement of window and door openings. One-story, shingled, rear garage reached by driveway on north contains plank wood doors and latticed gable vent.

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CONTINUATION SHEET 4

ITEM NUMBER 7

PAGE 2 of 4

5. 510 South Marengo Avenue

Original owner: S. A. Nielson  
Date: 1916

Two-story gabled bungalow with gabled front entry consisting of post and beam construction and decorative detail. Exterior materials combine shingle siding with notable use of brick in porch walls, foundation, chimney on front (west) elevation, and front path to sidewalk. Painted wood door flanked by paired casement windows with wood screens. Craftsman style extended lintels above all openings. Additions include one-story section on southwest and one-story gabled garage visible from Pleasant Street.

6. 511 South Marengo Avenue

Original owner: L. P. Prichard  
Date: 1909

Two-story, gabled, Craftsman bungalow. Shingled, with exposed rafters, lattice work in gable vents, and large, painted, wood doorway. Cast concrete simulating rusticated stone used for battered porch piers, porch wall, and chimney. Slightly arched beams across porch openings. Newly landscaped. Apparently unaltered. North driveway.

7. 530 South Marengo Avenue

Original owner: Louis B. Easton  
Architect: Louis B. Easton  
Contractor: Louis B. Easton  
Date: 1905

Two-story Craftsman bungalow, gabled with exposed rafters and truss work. Lap siding on first floor, shingles on second. Original redwood plank door with handwrought hardware. Arroyo stone foundation and porch wall. Craftsman joinery. Typical turn-of-the-century board and batten garage faces Pleasant Way. Currently under restoration. Listed individually in the National Register of Historic Places.

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INVENTORY -- NOMINATION FORM

CONTINUATION SHEET 5

ITEM NUMBER 7 PAGE 3 of 4

8. 531 South Marengo Avenue

Original owner: W. C. Bennett  
Contractor: J. H. Simpson  
Date: 1909

Two-story shingled Craftsman bungalow. Gabled roof has shed roof dormer with vent, as well as exposed rafters and braces with pegged joints. Porch across front (east) elevation contains cobblestone walls pierced by semicircular openings, along with three sets of triple post supports. Remarkable oak doorway with brass hinges, extended oak lintel and jamb, and beveled glass. Typical Craftsman front window of broad proportions with transom of double row of square leaded panes. All windows have characteristic Craftsman extended lintels. Apparently unaltered except for repaired brick chimney on northeast. Original garage, gabled and shingled, accessible from driveway on north.

9. 540 South Marengo Avenue

Original owner: Louis B. Easton  
Architect: Louis B. Easton  
Contractor: Louis B. Easton  
Date: 1905

Craftsman bungalow built by architect Easton for his family. Two stories, gabled, with shed roof dormer of small-paned windows extending across entire front (west) elevation. Medium lap siding on first floor, shingles on second. First story dominated by Arroyo stone porch wall, symmetrical arrangement of openings, and Craftsman style extended window and door lintels. Recently altered into apartments with an exterior staircase and patios partially shielded by latticed fences.

10. 547 South Marengo Avenue

Original owner: L. P. Prichard  
Date: 1909

"Swiss Chalet," shingled, Craftsman bungalow. Shallow pitch gable roof with exposed and extended rafters. Vertical wood plank siding in gable, notched to form diamond cut-out design. Gabled porch with extension to south and small second story balcony on north end of front (east) elevation. Natural stain front door. Apparently unaltered. Driveway on north leads to original one-story, gabled, shingled garage.

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CONTINUATION SHEET 6

ITEM NUMBER 7 PAGE 4 of 4

11. 553 South Marengo Avenue

Original owner: L. P. Prichard  
Contractor: L. P. Pomeroy  
Date: 1908

"English" style Craftsman bungalow. Two stories, with asphalt shingle siding over original. Bellcast gable with ridge parallel to street, defined by notched-end bargeboard. Two minor gables on facade with half-timbering and stucco. Cobblestone foundation, chimney, and porch walls and piers. Flattened arch beams across porch openings, repeated in window of wood front door. Large second story balcony somewhat modified. Driveway on north leads to one-story garage with pyramidal roof and lap siding.

12. 569 South Marengo Avenue

Original owner: G. G. Green  
Date: 1901

Transitional, picturesque, two-story bungalow. Steeply pitched gable roof extending over front porch, with intersecting minor gable and shed roof dormer on front (east) elevation. Pointed arch vent in minor gable. Asphalt siding over original exterior material. Foundation and porch walls of cobblestones, interspersed with bricks. Second entrance from California Boulevard. Accented by palm trees.

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INVENTORY -- NOMINATION FORM

CONTINUATION SHEET 7

ITEM NUMBER 8

PAGE 1 of 1

Marengo Avenue Improvement Association, the organization which supervised the planting and maintenance of the famous pepper trees. No further architects have been identified, lending credence to the view that a quality bungalow could also be built from a pattern or by a contractor.

When seen as a whole, the South Marengo Historic District strongly exemplifies the bungalow era in Pasadena. Driving on Marengo, the variety of gabled rooflines and succession of mostly dark similarly-scaled buildings regularly spaced along the street is immediately apparent. Setbacks and driveways provide rhythm, and the mature ash trees in the parkway emphasize the sense of unity and enclosure. The importance of this district is underlined by its prominence. It is seen daily by many due to the traffic carried on Marengo, and it is situated on the edge of a small rise. Its continued existence in an area undergoing rapid change merits recognition.

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<sup>1</sup>"Some California Bungalows," Architectural Record, September 1905, pp. 217-223.

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INVENTORY -- NOMINATION FORM**

CONTINUATION SHEET 8

ITEM NUMBER 9

PAGE 1 of 1

Request for Determination of Eligibility for Inclusion in the National Register of Historic Places. United States Department of Transportation. Federal Highway Administration. 1980.

Depository: Urban Conservation Section of the Housing and Community Development Department of the City of Pasadena

530: National Register of Historic Places. 1980.

Depository: Urban Conservation Section of the Housing and Community Development Department of the City of Pasadena

Building Permits. City of Pasadena

Location: City Hall

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INVENTORY -- NOMINATION FORM

CONTINUATION SHEET 9

ITEM NUMBER 10 PAGE 1 of 1

Beginning at the NE corner of the property at 491 S. Marengo Ave., proceed west 110' along the north property line, then 60' south along the west property line. Next proceed westward 77' along the property line of #501 to the rear property line. Then turn south for 300' along the rear property lines of #501, #511, empty lot, #531, and empty lot. Then proceed eastward 50' along the property line of the empty lot. Then proceed south for 170' along the rear property lines of #547, #553, and #569. Next proceed eastward, along the 150' south property line of #569 and across S. Marengo Ave. Follow along the edge of S. Marengo Ave. northward to the property line of #540. Proceed 141' along the south property line of #540. Turning north, proceed 132' along the rear property lines of #540 and #530. Cross Pleasant St. and continue northward 88' along the rear property line of #510. Next proceed westward 148' along the property line of #510 to the edge of S. Marengo Ave. Turn north and follow the edge of S. Marengo Ave. northward to the property line of #476-480. Proceed 147' east along the south property line of #476-480. Turning north, proceed 68' along the rear property line of #476-480, then 18' westward. Turn north again, proceeding 85' along the rear property line of #462. Next proceed westward, along the 129' north property line of #462 and across S. Marengo Ave. Finally, proceed southward along the west edge of S. Marengo Ave. to the point of origin.

Boundaries have been drawn to include all Craftsman style buildings and exclude intrusions. Intrusions are of more recent date, different use, and different materials and design.

PARCEL NUMBERS

All Book 5722

- |                          |                          |
|--------------------------|--------------------------|
| 462 - page 19, parcel 1  | 530 - page 17, parcel 2  |
| 476 - page 19, parcel 3  | 531 - page 16, parcel 10 |
| 491 - page 16, parcel 28 | 540 - page 17, parcel 1  |
| 501 - page 16, parcel 7  | LOT - page 16, parcel 11 |
| 510 - page 18, parcel 13 | 547 - page 16, parcel 13 |
| 511 - page 16, parcel 8  | 553 - page 16, parcel 14 |
| LOT - page 16, parcel 9  | 569 - page 16, parcel 15 |

EVANSTON PLACE

BELLEVUE DRIVE

BELLEVUE DRIVE

SOUTH  
MARENGO  
HISTORIC  
DISTRICT

SOUTH MARENGO AVENUE

PLEASANT STREET

LOT

LOT

479

491

501

511

531

547

553

569

462

476-  
480

490

494-  
496

510

530

540

550-556

235-245



1 inch = 120 feet

CALIFORNIA BOULEVARD