

APPENDIX D3
HISTORICAL ASSESSMENT

MEMORANDUM

Date: August 26, 2022
From: Bai “Tom” Tang, Principal, CRM TECH
To: Hina Gupta, Project Manager, UltraSystems Environmental, Inc.
Subject: Historic Significance Evaluation, 309-325 West Allen Avenue and 907-929 North Cataract Avenue, Allen/Cataract Warehouse Project, City of San Dimas, Los Angeles County, California (CRM TECH Project No. 3911)

Dear Hina:

At your request, CRM TECH has completed a cultural resources evaluation on a group of historic-period buildings located on properties designated for the Allen/Cataract Warehouse Project in the City of San Dimas, Los Angeles County, California. The project area consists of approximately 2.58 acres of urban land in Assessor’s Identification Numbers 8392-016-008, -047, and -048. It is located on the northwest corner of Allen Avenue and Cataract Avenue, in a portion of the Rancho San José (Addition) land grant lying within Township 1 South Range 9 West, San Bernardino Baseline and Meridian (Fig. 1). The property is currently occupied by a group of buildings and other associated structures, primarily nine single-family residences at 309, 313, 317, 321, and 325 West Allen Avenue and 907, 911, 917, and 929 North Cataract Avenue.

The purpose of this study is to assist the City of San Dimas, as the lead agency for the proposed project, in determining whether any of the existing buildings in the project area or the property as a whole meets the official definition of a “historical resource,” as provided in the California Public Resources Code, in particular the California Environmental Quality Act (CEQA; PRC §21000, et seq.). In order to accomplish this objective, CRM TECH pursued historical background research and carried out a field inspection of the subject property. This letter presents a summary of the methods and results of these research procedures and the conclusion of the evaluation.

Historical Background Research

Historical background research for this study was conducted by CRM TECH historian/architectural historian Terri Jacquemain (see Appendix 1 for qualifications) for the purpose of documenting the construction and ownership histories of the buildings and past land use in the project area. Sources consulted during the research included primarily published literature in local and regional history, historic maps and aerial photographs of the project vicinity, real property tax assessment records of the County of Los Angeles, building safety records of the City of San Dimas, online genealogical databases, and contemporary publications such as the obituary for Milton Alger Prehn, a long-time property owner. Findings from these sources are presented below and in the attached site record forms for the California Historical Resources Inventory (see Appendix 2).

The archival records and the historical aerial photographs indicate that the two residences at 911 and 917 North Cataract Avenue date to circa 1910-1929, the one at 929 North Cataract Avenue dates to circa 1953, the five at 907 North Cataract Avenue and 309, 313, 317, and 321 West Allen Avenue

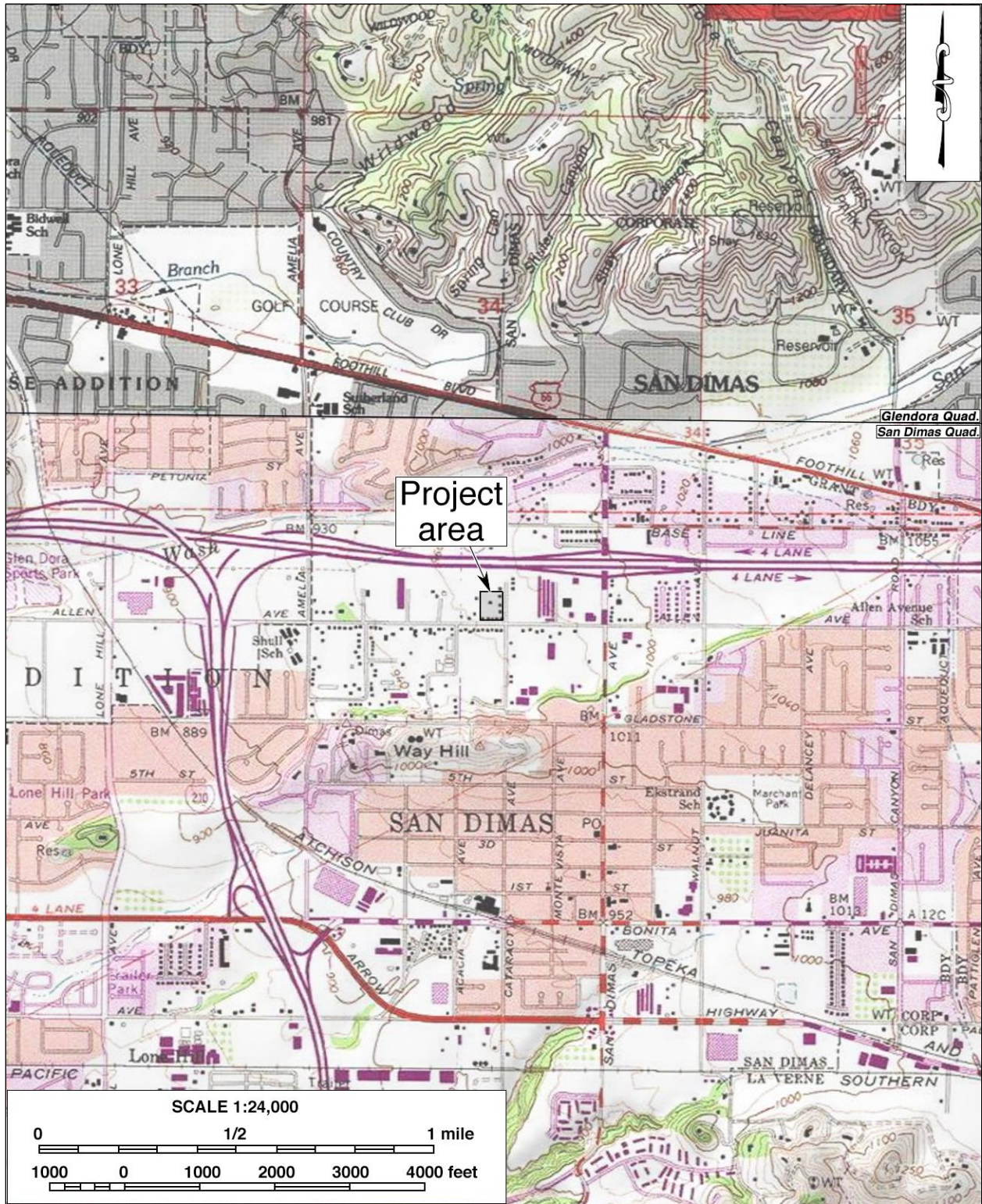


Figure 1. Project location. (Based on USGS Glendora and San Dimas, Calif., 7.5' quadrangles)

were built around 1955, and the one at 325 West Allen Avenue was moved to this location around the same time (NETR Online 1948-1953; City of San Dimas 1955; County Assessor n.d.). Most of these residences, if not all, were built under the ownership of the Prehn family.

Milton Alger Prehn (1916-2006) was born in Dearborn, Michigan, the second son of auto industry toolmaker Frank Edward Prehn (1890-1970) and his wife Beulah (née Nollar; 1893-1986; Ancestry.com n.d.). By the time he was 13, the Prehn family, which now also included two younger children, had acquired the property in San Dimas where the buildings stand (Ancestry.com). Census records indicate that patriarch Frank Prehn was then a dairyman and owner of his home at 917 North Cataract Avenue (*ibid.*), but it is not clear if the dairy was also at this location.

By 1940, Milton Prehn was living in the family home with his wife Evelyn (née Cramer; 1917-1979) and infant son John, while he worked as an independent agent for the *Los Angeles Times* (Ancestry.com n.d.). One of his brothers may have also been present, but the rest of the family had apparently moved (*ibid.*). By 1950, Milton and Evelyn Prehn had added three more children (*ibid.*). In addition to the *Los Angeles Times*, the Prehns were also long-time distributors of the *Los Angeles Examiner* and owners of several other businesses over the years, including a welding and machine shop around 1950, where Evelyn Prehn served as the bookkeeper, and later Prehn's Rental Depot and Prehn's Auto Shop in nearby Pomona (*ibid.*; IVDB 2006). The property remained in the Prehn family until around 2018, when it was sold for industrial development (County Assessor n.d.).

Field Inspection

On June 20, 2022, Terri Jacquemain completed the field inspection of the buildings and associated features in the project area. In order to facilitate the proper recordation and evaluation of the buildings, Jacquemain made detailed notations and preliminary photo-documentation of their structural and architectural characteristics and current conditions. A brief field reconnaissance was also carried out in the surrounding neighborhood to document and evaluate the context in which the building survives today. The field observations and photographs form the basis of the architectural building descriptions presented below and in the attached record forms (see Appendix 2 for photographs and further information).

The field inspection showed the presence of nine single-family residences, all of them one-story frame-frame structures, and an assortment of ancillary buildings on this property. The five residences that date to circa 1955 (City of San Dimas 1955; County Assessor n.d.) are located along the southern edge of the property, at 907 North Cataract Avenue and 309, 313, 317, and 321 West Allen Avenue. These residences are built to the same modest Ranch-style design, the primary difference being attached single-car garages on three of them. As a result, three of them are rectangular in plan and the other two are smaller and square-shaped. All of them are set on concrete slab foundations and surmounted by low-pitched hip roofs. The roofs are sheathed with gray composition shingles and end in medium-width eaves with exposed rafter tails and narrow fascia boards. The exterior walls are clad in stucco, four painted light blue and one painted white.

The primary façade of each features a slight protrusion with the main entry tucked under a roof extension that is supported by one or two slender square posts. Fenestration consists of pairs of steel-framed casement windows, some with decorative shutters and others flanking fixed sashes in

large tripart windows. Some of the windows have been replaced with modern sliders, and most of them are currently sealed with plywood boards. The garage openings are filled with board-on-frame doors.

Dating to sometime between 1910 and 1918 (County Assessor n.d.), the oldest building on the property is the wood-frame bungalow at 911 North Cataract Avenue, just to the north of the five described above. This house rests at least partially on a rock-and-mortar foundation and has a medium-pitched gable roof that extends at a lower pitch over a lean-to on the north side. The lean-to features mostly board-and-batten exterior walls, while the rest of the house is clad in narrow shiplap siding.

Three evenly spaced, wood-framed casement windows on the street-facing eastern side are set in lug sill trim and flanked by fix shutters decorated with turquoise boards configured into “Z” patterns. A similar casement window is found on the western side, with a few smaller windows. There is no entry on the eastern side, while the other sides have entries that are sealed by particle boards or are empty, except for an unglazed wood door near the northern end of the west side.

This building is now in a completely decrepit condition. It is missing some siding, with the internal frame exposed or covered by particle boards, and has suffered fire damage. A detached single-car garage with a medium-pitched front-gable roof and clad in board-and-batten stands to the northwest of the residence. It is also in a neglected state but remains relatively intact.

Further to the north, the residence at 917 North Cataract Avenue, built in the 1910s-1920s (County Assessor n.d.), is an L-shaped building set on a raised concrete block foundation and surmounted by a medium-pitched cross-gable roof. The roof is sheathed in gray composition shingles and ends in medium-width eaves with fascia boards. The roof flattens at the rear over a lean-to and at the front as well, over the interior of the L, to shelter an elevated porch and two entries, one opening to the east and the other, on the short leg of the L, opening to the south.

The exterior walls are clad in light brown horizontal tongue-and-groove wood siding. Windows consist mainly of wood-framed double-hungs, some of them set in pair, although some untrimmed aluminum-framed sliding windows are also found on the side and rear facades. Another entry is centered at the rear, accessed by three concrete steps. This house is in fair condition.

A matching garage that stands a short distance to the southwest was built in around 1962 (City of San Dimas 1962), and about a dozen additional buildings of old but undetermined vintage are scattered behind the residence and garage, including bungalows, sheds, and garages. They are all wood-framed single-story structures, some of them set on concrete block foundations. One has a gambrel roof, while others have medium- or low-pitched gable roofs. The exterior walls are clad with wood siding, either narrow and horizontally placed or wider and vertically placed, or in stucco. At least three of these buildings appear to have also been used for residential purposes in the past, but all are now abandoned or used for storage.

The residence at 325 West Allen Avenue was moved to the property around 1955 (City of San Dimas 1955) and was placed along a private, unpaved road near the western property boundary. This small residence rests on raised concrete block footings and is surmounted by a medium-pitched

hip-on-gable roof of brown composition shingles with medium-width eaves. The roof flattens over a full-length addition at the rear and at the front over an entry porch that occupies the southern portion of the west-facing façade. The overhang has a boxed ceiling supported by a cross beam and two square posts sunk into the concrete floor of the porch. Light yellow shiplap siding clads the exterior. The rear façade has exposed rafter tails under the eave and deteriorated walls that are repaired with particle board. A large shed off the northeast corner has a composition sheet roof and wood panel walls.

The residence at 929 North Cataract Avenue dates to around 1953 (NETR Online 1948-1953). It rests on concrete block footings and is surmounted by medium-pitched hip-on-gable roof over the main mass, with a lower, front-facing cross-gable over a shallow protrusion that fills the northern portion of the primary (eastern) façade. Another protrusion off-centered at the rear also has a small cross-gable and houses an entry that opens to the south. Dark composition shingles cover the entire roof, which features medium eaves with exposed rafter tails, fascia boards, and decorative triangular brackets. Light yellow shiplap siding clads the exterior.

The centered front entry is accompanied by a stepped concrete stoop and a roof extension that forms a small porch. Flanking the entry are two tripart windows, each composed of a large, square fixed sash flanked by two narrow casements. Fixed wood shutters decorate these otherwise untrimmed windows. Windows on the other sides are all sealed with plywood board at this time. A carport is attached to the south side of the house, and an off-white storage shed with a gambrel roof, board-and-batten walls, and a metal front canopy faces south behind the residence.

Significance Evaluation

According to PRC §5020.1(j), “‘historical resource’ includes, but is not limited to, any object, building, site, area, place, record, or manuscript which is historically or archaeologically significant, or is significant in the architectural, engineering, scientific, economic, agricultural, educational, social, political, military, or cultural annals of California.” More specifically, CEQA guidelines state that the term “historical resources” applies to any such resources listed in or determined to be eligible for listing in the California Register of Historical Resources, included in a local register of historical resources, or determined to be historically significant by the lead agency (Title 14 CCR §15064.5(a)(1)-(3)).

Regarding the proper criteria for the evaluation of historical significance, CEQA guidelines mandate that “generally a resource shall be considered by the lead agency to be ‘historically significant’ if the resource meets the criteria for listing on the California Register of Historical Resources” (Title 14 CCR §15064.5(a)(3)). A resource may be listed in the California Register if it meets any of the following criteria:

- (1) Is associated with events that have made a significant contribution to the broad patterns of California’s history and cultural heritage.
- (2) Is associated with the lives of persons important in our past.
- (3) Embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of an important creative individual, or possesses high artistic values.
- (4) Has yielded, or may be likely to yield, information important in prehistory or history. (PRC §5024.1(c))

As stated above, the subject property has belonged to three generations of Prehn family members, from Frank and Beulah Prehn by at least 1930 to Milton and Evelyn Prehn and their children up to around 2018. The buildings on the property were constructed, or moved to this location, over a time span of nearly half a century, from the early 20th century to the post-World War II era. In that time, San Dimas transformed from a rural, agrarian settlement to a suburban community driven by residential, commercial, and industrial development that culminated in cityhood in 1960.

While the construction of the buildings on the property can be considered a part of that transition in local history, they do not demonstrate a unique, important, or particularly close association with this pattern of events or with any other established themes in local and regional history. Despite extensive historical background research, no specific events of recognized significance in national, state, or local history have been identified in association with this property or any of the buildings. For nearly 80 years, the property was closely associated with the Prehn family, and the residence at 917 N. Cataract Avenue is known to have been the family's home. Despite the long history of the family in the San Dimas community, historical research has yielded no evidence that any of the family members attained the level of historic significance required by the criteria for the California Register of Historical Resources.

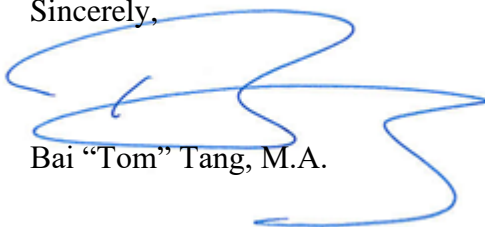
In terms of architectural or aesthetic merits, the buildings on the property are largely utilitarian in design and are products of common construction practices of their time. None of them stand out as an important or particularly notable example of any architectural style, type, period, region, or method of construction, nor are they known to embody the work of a prominent architect, designer, or builder.

For similar reasons, the property and its various components do not appear to hold the promise for any important information for the study of local and regional history in the 1910s-1950s era, which is well-documented in published literature, archival records, as well as contemporary accounts such as news stories. Based on these considerations, the former Prehn family property does not appear eligible for listing in the California Register of Historical Resources, and does not meet the statutory definition of "historical resources" for CEQA-compliance purposes. Therefore, the potential impact of the proposed project on these buildings would not constitute "a substantial adverse change in the significance of a historical resource" (PRC §21084.1).

If you have any questions regarding the findings of this study or need any additional information, please do not hesitate to contact our office.

Thank you for this opportunity to be of service.

Sincerely,



Bai "Tom" Tang, M.A.

References Cited:

Ancestry.com

n.d. Genealogical database entries for Frank Edward Prehn, Beulah Prehn (née Nollar), Milton Alger Prehn, and Evelyn Gray Prehn (née Cramer). <https://www.ancestry.com/>.

City of San Dimas

1955-1962 Building safety records for 309-325 West Allen Avenue and 907-929 North Cataract Avenue. Electronic copies provided by the City of San Dimas Building and Safety Division.

County Assessor, Los Angeles

n.d. Property Assessment Information System. <http://maps.assessor.lacounty.gov>.

NETR (Nationwide Environmental Title Research) Online

1948-1953 Aerial photographs of the project vicinity. <http://www.historicaerials.com>.

IVDB (*The Inland Valley Daily Bulletin*)

2006 Milton Prehn Obituary.

<https://www.legacy.com/us/obituaries/ivdailybulletin/name/milton-prehn-obituary?id=25495417>.

**APPENDIX 1
PERSONNEL QUALIFICATIONS**

**PRINCIPAL INVESTIGATOR, HISTORY/ARCHITECTURAL HISTORY
Bai “Tom” Tang, M.A.**

Education

- 1988-1993 Graduate Program in Public History/Historic Preservation, University of California, Riverside.
- 1987 M.A., American History, Yale University, New Haven, Connecticut.
- 1982 B.A., History, Northwestern University, Xi’an, China.
- 2000 “Introduction to Section 106 Review,” presented by the Advisory Council on Historic Preservation and the University of Nevada, Reno.
- 1994 “Assessing the Significance of Historic Archaeological Sites,” presented by the Historic Preservation Program, University of Nevada, Reno.

Professional Experience

- 2002- Principal Investigator, CRM TECH, Riverside/Colton, California.
- 1993-2002 Project Historian/Architectural Historian, CRM TECH, Riverside, California.
- 1993-1997 Project Historian, Greenwood and Associates, Pacific Palisades, California.
- 1991-1993 Project Historian, Archaeological Research Unit, University of California, Riverside.
- 1990 Intern Researcher, California State Office of Historic Preservation, Sacramento.
- 1990-1992 Teaching Assistant, History of Modern World, University of California, Riverside.
- 1988-1993 Research Assistant, American Social History, University of California, Riverside.
- 1985-1988 Research Assistant, Modern Chinese History, Yale University.
- 1985-1986 Teaching Assistant, Modern Chinese History, Yale University.
- 1982-1985 Lecturer, History, Xi’an Foreign Languages Institute, Xi’an, China.

Cultural Resources Management Reports

Preliminary Analyses and Recommendations Regarding California’s Cultural Resources Inventory System (with Special Reference to Condition 14 of NPS 1990 Program Review Report). California State Office of Historic Preservation working paper, Sacramento, September 1990.

Numerous cultural resources management reports with the Archaeological Research Unit, Greenwood and Associates, and CRM TECH, since October 1991.

PROJECT HISTORIAN/ARCHITECTURAL HISTORIAN
Terri Jacquemain, M.A.

Education

- 2004 M.A., Public History and Historic Resource Management, University of California, Riverside.
- 2002 B.S., Anthropology, University of California, Riverside.
- 2001 Archaeological Field School, University of California, Riverside.
- 1991 A.A., Riverside Community College, Norco Campus.

Professional Experience

- 2003- Historian/Architectural Historian/Report Writer, CRM TECH, Riverside/ Colton, California.
- 2002-2003 Teaching Assistant, Religious Studies Department, University of California, Riverside.
- 2002 Interim Public Information Officer, Cabazon Band of Mission Indians.
- 2000 Administrative Assistant, Native American Student Programs, University of California, Riverside.
- 1997-2000 Reporter, *Inland Valley Daily Bulletin*, Ontario, California.
- 1991-1997 Reporter, *The Press-Enterprise*, Riverside, California.

Membership

California Preservation Foundation.

APPENDIX 2

**CALIFORNIA HISTORICAL RESOURCES INVENTORY
RECORD FORMS**

State of California--The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6Z

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 10 *Resource Name or # (Assigned by recorder) CRM TECH 3911-1H

P1. Other Identifier: Prehn family property
*P2. Location: Not for Publication Unrestricted *a. County Los Angeles
and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)
*b. USGS 7.5' Quad San Dimas, Calif. Date 1981
T1S; R9W; NE 1/4 of NW 1/4 of Sec 3; S.B. B.M.

c. Addresses 309, 313, 317, 321, and 325 West Allen Avenue; 907, 911, 917, and 929 North Cataract Avenue City San Dimas Zip 91773

d. UTM: (Give more than one for large and/or linear resources) Zone 11; 425,144 mE/ 3,775,518 mN
UTM Derivation: USGS Quad GIS Google Earth

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, decimal degrees, etc., as appropriate)
Assessor's Identification Numbers 8392-016-008, -047, and -048; on the northwest corner of Allen Avenue and Cataract Avenue

*P3a Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries) There are a total of nine single-family residences, all of them one-story frame-frame structures, and an assortment of ancillary buildings on this property. Among the residences are five that date to around 1955, located along the southern edge of the property at 907 N. Cataract Avenue and 309, 313, 317, and 321 W. Allen Avenue. These residences are built to the same modest Ranch-style design, the primary difference being attached single-car garages on three of them. As a result, three of them are rectangular in plan and the other two are smaller and square-shaped. All of them are set on concrete slab foundations and surmounted by low-pitched hip roofs. The roofs are sheathed with gray composition shingles and end in medium-width eaves with exposed rafter tails and narrow fascia boards. The exterior walls are clad in stucco, four painted light blue and one painted white. (Continued on p. 4)

*P3b. Resource Attributes: (List attributes and codes) HP33: Farm/Ranch; HP2: single-family property

*P4. Resources Present: Building Structure Object Site District Element of District
 Other (isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects.)

(See pp. 7-10)

P5b. Description of Photo (view, date, accession number): Photos taken on June 20, 2022

*P6. Date Constructed/Age and Sources: Historic Prehistoric Both
1910s-1950s

*P7. Owner and Address: Unknown

*P8. Recorded by (Name, affiliation, & address): Terri Jacquemain, CRM TECH, 1016 East Cooley Drive, Suite A/B, Colton, CA 92324

*P9. Date Recorded: June 20, 2022

*P10. Survey Type (describe): Phase I survey for CEQA compliance

*P11. Report Citation: (Cite survey report and other sources, or enter "none.") Bai "Tom" Tang (2022): Historic Significance Evaluation, 309-325 West Allen Avenue and 907-929 North Cataract Avenue, Allen/Cataract Warehouse Project, City of San Dimas, Los Angeles County, California

*Attachments: None Location Map Sketch Map Continuation Sheet Building, Structure, and Object Record
 Archaeological Record District Record Linear Resource Record Milling Station Record Rock Art Record
 Artifact Record Photograph Record Other (List): _____

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 10

*NRHP Status Code 6Z

*Resource Name or # (Assigned by recorder) CRM TECH 3911-1H

B1. Historic Name: Prehn family property B2. Common Name: None
B3. Original Use: Ranch/residential B4. Present Use: Vacant

*B5. Architectural Style: Ranch, bungalow, and vernacular

*B6. Construction History: (Construction date, alterations, and date of alterations) The former Prehn family property measures roughly 2.58 acres and is composed of three parcels, namely Assessor's Identification Numbers 8392-016-08, 8392-016-047, and -048, each approximately 125x300 feet in size. Of the nine residences on the property, the two at 911 and 917 N. Cataract Avenue date to circa 1910-1929, the one at 929 N. Cataract Avenue dates to circa 1953, the five at 907 N.
(Continued on p. 5)

*B7. Moved? No Yes Unknown Date: _____ Original Location: _____

*B8. Related Features: See Item P3a

B9a. Architect: Unknown b. Builder: Unknown

*B10. Significance: Theme Agricultural development; suburban expansion

Area San Dimas Period of Significance 1910-1960

Property Type Residential/rental Applicable Criteria N/A

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.) This property has belonged to three generations of Prehn family members, from Frank and Beulah Prehn by at least 1930 to Milton and Evelyn Prehn and their children up to around 2018. The buildings on the property were constructed, or moved to this location, over a time span of nearly half a century, from the early 20th century to the post-World War II era. In that time, San Dimas transformed from a rural, agrarian settlement
(Continued on p. 5)

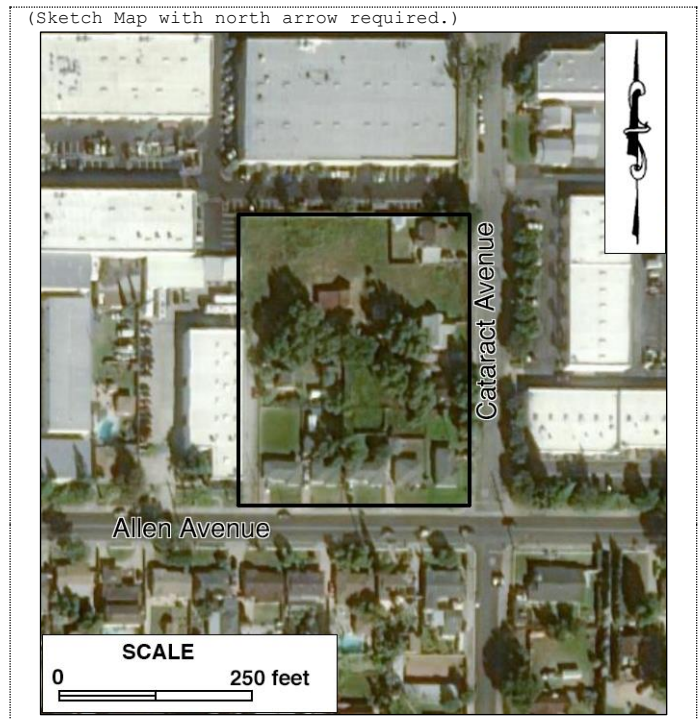
B11. Additional Resource Attributes: (List attributes and codes)

B12. References: Los Angeles County Assessor's Property Assessment Information System (<http://maps.assessor.lacounty.gov>); City of San Dimas building and safety records; aerial and satellite photographs taken in 1948-2018 (<https://www.historicaerials.com>); Milton Prehn Obituary (2006), *Inland Valley Daily Bulletin* (<https://www.legacy.com/us/obituaries/ivdailybulletin/name/milton-prehn-obituary?id=25495417>); online genealogical databases (<https://www.ancestry.com/>)

B13. Remarks:
*B14. Evaluator: Bai "Tom" Tang, M.A.,
and Terri Jacquemain, M.A.

*Date of Evaluation: August 8, 2022

(This space reserved for official comments.)



Recorded by: Terri Jacquemain *Date: June 20, 2022 Continuation Update

***P3a. Description (continued):** The primary façade of each features a slight protrusion with the main entry tucked under a roof extension that is supported by one or two slender square posts. Fenestration consists of pairs of steel-framed casement windows, some with decorative shutters and others flanking fixed sashes in large tripart windows. Some of the windows have been replaced with modern sliders, and most of them are currently sealed with plywood boards. The garage openings are filled with board-on-frame doors.

Dating to sometime between 1910 and 1918, the oldest building on the property is the wood-frame bungalow at 911 N. Cataract Avenue, just to the north of the five described above. This house rests at least partially on a rock-and-mortar foundation and has a medium-pitched gable roof that extends at a lower pitch over a lean-to on the north side. The lean-to features mostly board-and-batten exterior walls, while the rest of the house is clad in narrow shiplap siding.

Three evenly spaced, wood-framed casement windows on the street-facing eastern side are set in lug sill trim and flanked by fix shutters decorated with turquoise boards configured into "Z" patterns. A similar casement window is found on the western side, with a few smaller windows. There is no entry on the eastern side, while the other sides have entries that are sealed by particle boards or are empty, except for an unglazed wood door near the northern end of the west side.

This building is now in a completely decrepit condition. It is missing some siding, with the internal frame exposed or covered by particle boards, and has suffered fire damage. A detached single-car garage with a medium-pitched front-gable roof and clad in board-and-batten stands to the northwest of the residence. It is also in a neglected state but remains relatively intact.

Further to the north, the residence at 917 N. Cataract Avenue, built in the 1910s-1920s, is an L-shaped building set on a raised concrete block foundation and surmounted by a medium-pitched cross-gable roof. The roof is sheathed in gray composition shingles and ends in medium-width eaves with fascia boards. The roof flattens at the rear over a lean-to and at the front as well, over the interior of the L, to shelter an elevated porch and two entries, one opening to the east and the other, on the short leg of the L, opening to the south.

The exterior walls are clad in light brown horizontal tongue-and-groove wood siding. Windows consist mainly of wood-framed double-hungs, some of them set in pair, although some untrimmed aluminum-framed sliding windows are also found on the side and rear facades. Another entry is centered at the rear, accessed by three concrete steps. This house is in fair condition.

A matching garage that stands a short distance to the southwest was built in around 1962, and about a dozen additional buildings of old but undetermined vintage are scattered behind the residence and garage, including bungalows, sheds, and garages. They are all wood-framed single-story structures, some of them set on concrete block foundations. One has a gambrel roof, while others have medium- or low-pitched gable roofs. The exterior walls are clad with wood siding, either narrow and horizontally placed or wider and vertically placed, or in stucco. At least three of these buildings appear to have also been used for residential purposes in the past, but all are now abandoned or used for storage.

The residence at 325 W. Allen Avenue was moved to the property around 1955 and was placed along a private, unpaved road near the western property boundary. This small residence rests on raised concrete block footings and

Recorded by: Terri Jacquemain *Date: June 20, 2022 Continuation Update

***P3a. Description (continued):** is surmounted by a medium-pitched hip-on-gable roof of brown composition shingles with medium-width eaves. The roof flattens over a full-length addition at the rear and at the front over an entry porch that occupies the southern portion of the west-facing façade. The overhang has a boxed ceiling supported by a cross beam and two square posts sunk into the concrete floor of the porch. Light yellow shiplap siding clads the exterior. The rear façade has exposed rafter tails under the eave and deteriorated walls that are repaired with particle board. A large shed off the northeast corner has a composition sheet roof and wood panel walls.

The residence at 929 N. Cataract Avenue dates to around 1953. It rests on concrete block footings and is surmounted by medium-pitched hip-on-gable roof over the main mass, with a lower, front-facing cross-gable over a shallow protrusion that fills the northern portion of the primary (eastern) façade. Another protrusion off-centered at the rear also has a small cross-gable and houses an entry that opens to the south. Dark composition shingles cover the entire roof, which features medium eaves with exposed rafter tails, fascia boards, and decorative triangular brackets. Light yellow shiplap siding clads the exterior.

The centered front entry is accompanied by a stepped concrete stoop and a roof extension that forms a small porch. Flanking the entry are two tripart windows, each composed of a large, square fixed sash flanked by two narrow casements. Fixed wood shutters decorate these otherwise untrimmed windows. Windows on the other sides are all sealed with plywood board at this time. A carport is attached to the south side of the house, and an off-white storage shed with a gambrel roof, board-and-batten walls, and a metal front canopy faces south behind the residence.

***B6. Construction History (continued):** Cataract Avenue and 309, 313, 317, and 321 W. Allen Avenue were built around 1955, and the one at 325 W. Allen Avenue was moved to this location around the same time. Most of these residences, if not all, were built under the ownership of the Prehn family.

Milton Alger Prehn (1916-2006) was born in Dearborn, Michigan, the second son of auto industry toolmaker Frank Edward Prehn (1890-1970) and his wife Beulah (née Nollar; 1893-1986). By the time he was 13, the Prehn family, which now also included two younger children, had acquired the property in San Dimas where the buildings stand. Census records indicate that patriarch Frank Prehn was then a dairyman and owner of his home at 917 N. Cataract Avenue, but it is not clear if the dairy was also at this location.

By 1940, Milton Prehn was living in the family home with his wife Evelyn (née Cramer; 1917-1979) and infant son John, while he worked as an independent agent for the *Los Angeles Times*. One of his brothers may have also been present, but the rest of the family had apparently moved. By 1950, Milton and Evelyn Prehn had added three more children. In addition to the *Los Angeles Times*, the Prehns were also long-time distributors of the *Los Angeles Examiner* and owners of several other businesses over the years, including a welding and machine shop around 1950, where Evelyn Prehn served as the bookkeeper, and later Prehn's Rental Depot and Prehn's Auto Shop in nearby Pomona. The property remained in the Prehn family until around 2018, when it was sold for industrial development.

***B10. Significance (continued):** to a suburban community driven by residential, commercial, and industrial development that culminated in cityhood in 1960.

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***B10. Significance (continued):** While the construction of the buildings on the property can be considered a part of that transition in local history, they do not demonstrate a unique, important, or particularly close association with this pattern of events or with any other established themes in local and regional history. Despite extensive historical background research, no specific events of recognized significance in national, state, or local history have been identified in association with this property or any of the buildings.

For nearly 80 years, the property was closely associated with the Prehn family, and the residence at 917 N. Cataract Avenue is known to have been the family's home. Despite the long history of the family in the San Dimas community, historical research has yielded no evidence that any of the family members attained the level of historic significance required by the criteria for the National Register of Historic Places and the California Register of Historical Resources.

In terms of architectural or aesthetic merits, the buildings on the property are largely utilitarian in design and are products of common construction practices of their time. None of them stand out as an important or particularly notable example of any architectural style, type, period, region, or method of construction, nor are they known to embody the work of a prominent architect, designer, or builder.

For similar reasons, the property and its various components do not appear to hold the promise for any important information for the study of local and regional history in the 1910s-1950s era, which is well-documented in published literature, archival records, as well as contemporary accounts such as news stories. Based on these considerations, the former Prehn family property does not appear eligible for listing in the National Register of Historic Places or the California Register of Historical Resources.

Recorded by: Terri Jacquemain

*Date: June 20, 2022

Continuation Update

Additional Photographs:



Of the five single-family residences along Allen Avenue, three were built with attached garages, such as 321 W. Allen Avenue (top left; view to the north), and two were not, such as 309 W. Allen Avenue (top right, view to the north). The bottom photo is an overview of the row of residences along Allen Avenue (view to the northeast).

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*Date: June 20, 2022

Continuation Update

Additional Photographs:



Circa 1910-1918 residence and garage at 911 N. Cataract Avenue
(view to the southwest)



Circa 1910-1929 residence and garage at 917 N. Cataract Avenue
(view to the west)

Recorded by: Terri Jacquemain

*Date: June 20, 2022

Continuation Update

Additional Photographs:



Circa 1953 residence at 929 N. Cataract Avenue (view to the west)



Residence at 325 W. Allen Avenue, moved to the property around 1955
(view to the east)

Recorded by: Terri Jacquemain

*Date: June 20, 2022

Continuation Update

Additional Photographs:



Various views of outbuildings and ancillary structures
on the former Prehn family property