

Pitzer Ranch  
Bounded by Base Line Road; Padua and Towne Avenues  
City of Claremont  
Los Angeles County  
California

HABS No. CA-2267

HABS  
CAL,  
19-CLAM0,  
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PHOTOGRAPHS

WRITTEN HISTORICAL AND DESCRIPTIVE DATA

Historic American Buildings Survey  
National Park Service, Western Region  
Department of the Interior  
San Francisco, California 94102

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HISTORIC AMERICAN BUILDINGS SURVEY

PITZER RANCH

HABS No. CA-2267

**Location:** Bounded by Base Line Road, Padua Avenue, and Towne Avenue, City of Claremont, Los Angeles County, California.

U.S.G.S. Pomona 7.5' Quadrangle.

**Present Owner:** Multiple Owners

**Present Occupants:** Claremont Psychological Services, Inc.;  
Padua Avenue: Vacant

**Present Use:** Towne Avenue: Psychology Clinic; Padua Avenue: Vacant

**Significance:**

The Pitzer Ranch Complex contains architecturally and historically significant structures. These structures are associated with the agricultural heritage of the City of Claremont and Southern California. The Pitzer-Peairs House is on the National Register of Historic Places. The Pitzer Ranch Complex on Padua Avenue is eligible for listing on the National Register of Historic Places.

The structures are considered architecturally significant due to the use of native fieldstone and conformance to the surrounding rustic setting.

The structures are considered historically significant as they were constructed during the period of early settlement of Claremont and early exploration of the citrus-producing industry. The Pitzer family was a leading family in the establishment of the citrus industry in Claremont and Southern California.

## NARRATIVE REPORT

### HISTORICAL INFORMATION

The City of Claremont in Los Angeles County, California is built on land once inhabited by Indians related to the Shoshones of the Great Basin area. The Serrano Indians of the Claremont area were nomadic people who lived where water could be found. They survived by hunting and fishing. Their diet included acorns from the indigenous oak trees, rabbits, deer, bear, and other wildlife. A Serrano Indian Village of approximately 200 people lived in the area of Indian Hill Boulevard and Foothill Boulevard in Claremont as late as the mid-18th century.

The Claremont area became part of the Mission San Gabriel holdings in 1771. Claremont was a possession of Mexico at the time. In 1834, the Mexican Government secularized the missions. California lands were taken from the church and became private land grant ranches. Most of Claremont became part of Rancho San Jose.

The town of Claremont was created by Santa Fe Railroad in 1887, as the railroad established a new route between Chicago and Los Angeles (Exhibit 3). In fierce competition with the Union Pacific Railroad, Santa Fe Railroad lured Easterners to California with inexpensive fares. The railroads wanted people to move to California and buy land in one of the town sites they had established along the railroad route.

In Claremont, Santa Fe Railroad Land Company built a Victorian train station, hotel, and smaller buildings. The expected Southern California land boom of the late 1880s did not occur. Claremont did not become a fatality of the ill-fated boom. A member of the land company was a trustee of a fledgling Congregational college being established in the area. Pomona College was offered property and the vacant hotel by the land company. In 1889, Pomona College moved into the Claremont Hotel. Claremont Hotel became Claremont Hall, later Sumner Hall. The town of Claremont became the home of Pomona College. Moderate growth followed, including the construction of several churches and Claremont Grammar School.

From 1901 to 1908, the foundation of the community was laid. Voters approved incorporation of Claremont in 1907. Claremont became a general law city governed by a five member board of trustees (council) and a president of the board (mayor). Pomona College founders established Pomona College "of the New England style." They also established the Claremont Community Congregational Church which was a center of social and religious life in Claremont for many years. Church and college leaders espoused the New England Congregational virtues of high educational standards for all citizens and widespread community involvement in church and civic government. Early town meetings demonstrated volunteer support.

In 1923, Ellen Browning Scripps of the Scripps newspaper dynasty donated 250 acres of land to the college. The Claremont Colleges were founded and built on this land. In 1925, the Claremont Graduate School enrolled its first students. The following year, the Scripps College for women was founded. Three additional colleges followed: Claremont McKenna College in 1946, Harvey Mudd College in 1955, and Pitzer College in 1963.

Most of the citrus ranches in the area developed between 1903 and 1915. In a few years, oranges, grapefruit, and lemons were available in mass quantity from the north Base Line groves. At one time four citrus packing houses, an ice house, and a precooling plant lined the Santa Fe tracks in Claremont. There are still a few operating groves in north Claremont. Mr. Lee C. Pitzer inspired the investigation and growth of citrus in a region previously unknown for such products. He helped establish a more expansive base from which the United States and importing countries could seek citrus.

The Pomona Valley area was a leader in the cooperative movement of the California citrus industry. Crowders worked through associations. Cooperation among the associations resulted in an exchange which acted as a broker for the associations in selling fruit. The San Antonio Fruit Exchange, founded in Claremont in 1892, was the forerunner in structure and makeup to the statewide Sunkist marketing system. The Pitzer family were active leaders in the citrus marketing system for four generations. In 1909, Lee Pitzer and his brother Russell became original stockholders in the College Heights Orange Association. The Association's name changed in 1916 to the College Heights Orange and Lemon Association. In 1911, Lee Pitzer was elected to the Board of Directors of the Association. He served on the Board until 1939. Russell Pitzer was President of the San Antonio Fruit Exchange. He was the owner of over 10,000 acres of citrus land and was instrumental in starting two of the Claremont Colleges.

From 1919 to 1930, the population of Claremont doubled. This population increase was caused by the expansion of the colleges and the citrus industry. Pressure for residential development caused the decline of the citrus industry after World War II. The majority of land above Foothill Boulevard and below the City Village was converted to housing. The period of 1947 to 1960 was another boom period for Claremont. The City's population doubled from 6,327 in 1950 to 12,633 in 1960. This period was characterized by urban sprawl to the north and west. Most of the development was residential. Claremont became one of many bedroom communities for the Los Angeles and San Bernardino basins. Completion of the San Bernardino Freeway in 1954 made it possible for people not connected with citrus ranching or the colleges to live in Claremont. Long distance vehicular commutes became feasible.

By the early 1970s, Claremont had again doubled in population to approximately 24,000. New residents were attracted to the City for its tradition, history, and proximity to major population and cultural centers.

### Specific History Of The Site

Lee C. Pitzer was born in 1873 on a farm in Mills County, Iowa. Because of his brother Grant's asthma, the Pitzer family first moved to a farm near Ainsworth, Nebraska. When Grant Pitzer was of college age, the Pitzer family moved to Boulder, Colorado. Grant and his sister Clara attended the University Prepschool. Lee and his younger brother, Russell attended grammar school. On a visit to California in 1893, Lee Pitzer's father, Samuel Pitzer purchased thirty acres of land near the City of Pomona to plant oranges and lemons. The family soon moved to California. After renting a small house, the family constructed the largest house in Pomona. The house was located on the corner of Pearl and Garey in the City of Pomona. The house was torn down in 1967.

Samuel Pitzer was a pioneer developer of the citrus industry. His sons also devoted their energies to the citrus industry. Lee Pitzer entered Pomona College in Claremont in 1895. He returned to Colorado to graduate from the University at Boulder in 1898. Upon returning to California, Lee Pitzer joined his father in a fruit canning operation in which Lee became a half partner. Lee Pitzer traveled the Pomona Valley and San Joaquin Valley buying deciduous fruit for and shipping fruit to the cannery.

Lee Pitzer married Edith Blanche Becket on January 1, 1901. Edith Blanche Becket's father, Mr. James Becket and Mr. Peter Fleming had established early water rights for the City of Pomona and founded the Consolidated Water Company. Through the use of tunnels from Mt. San Antonio, James Becket's water company supplied Pomona and Claremont for years. When Mr. James Becket died, Mrs. Becket asked Lee Pitzer to join the water company. He served as manager for seven years.

In 1903, Lee Pitzer purchased six parcels of the Kluegel family subdivision located at Base Line Road and Towne Avenue (then San Antonio Avenue). On this property, the Pitzer-Peairs house now stands (Exhibits 4 and 5). When Lee Pitzer purchased his property, he planted a small lemon grove. Long-time citrus growers advised Pitzer that his land, with its sandy soil and cool climate, would not yield citrus. The lemons were so good that he eventually purchased 200 acres of land in the area at \$25 to \$50 an acre. Removing the fieldstones from the land cost \$100 to \$300 an acre. Pitzer's success with the lemon venture encourage other settlers to move to North Claremont.

On the northeastern corner of Lee Pitzer's six tracts (Base Line Road and Padua Avenue) was a reservoir (Exhibits 8 and 9). The reservoir was sold in 1919 to the Claremont Cooperative Water Company. At that time Pitzer's neighbors included Richard's Orange Growers Company, the George McKenna Ranch on Base Line, and the Johnson-Campbell Ranch on Base Line and Mountain.

On the Padua Avenue property was a large pump which worked continuously from 1913 until about 1981. The pump supplied water to the 80 acres of lemon groves which Lee Pitzer owned. This property extended from Padua

Avenue to Mills, south of Base Line Road. Pitzer also owned 15 acres of land above Base Line Road. The pump also supplied water down Base Line Road to other growers.

In 1911, Lee Pitzer hired Pomona and Los Angeles architect, Robert H. Orr to design a house for his family. Mr. Orr had designed the Pilgrim Congregational Church in Pomona, the Johnson House at 133 North Mountain in Claremont, the first high school in Claremont at Foothill Boulevard and Indian Hill Boulevard, and the First Christian Church in Pomona. Mr. Orr practiced for many years in Los Angeles as well as in Pomona. Many of his buildings were constructed of fieldstone. The plans for the Pitzer's house were completed in April 1912 and construction commenced (Exhibits 6 and 7).

Lee and Blanche Pitzer moved into their new house on Friday the 13th of September 1912. According to Lee Pitzer, "A neighbor across the street said that we should never have moved in on Friday the 13th and that we would have bad luck... We sure did. In January 1913, the weatherman dropped the temperature down to 18 degrees... I ran water in the grove hoping it would raise the temperature some, but the water froze and I had a lake for the children to skate upon for several days." It require five years to return the grove to production and ten years for the Pitzer's to recover financially.

The Pitzer family was active in civic affairs. Blanche Pitzer was one of the first Girl Scouts leaders in Claremont. Blanche and Lee Pitzer bought five acres in the Claremont foothills and built the Girl Scout cabin, "La Casita." California troops still travel to La Casita for hikes and camp-outs.

Lee Pitzer was active in several aspects of agriculture, civic, and commercial life in Claremont. He was director on several boards including the Building and Loan Security Company, Pomona Pest Control Board, Citizens National Bank, and The San Antonio Fruit Exchange.

In 1948, Blanche Pitzer's health was failing. Lee Pitzer worked with Pacific Homes of California to build Claremont Manor, a home for retired people. He purchased the land and donated the orange groves on which Claremont Manor now stands. Lee and Blanche Pitzer moved into a third floor apartment at the Manor in 1949. The Pitzer-Peairs House was rented.

Lee Pitzer died in 1969 at the age of 96. His noted family members include brother Russell K. Pitzer, founder of Claremont's Pitzer College and Claremont McKenna College, and nephew Kenneth S. Pitzer, former President of Stanford University.

Maurice C. and Adele J. Peairs were the second owners of the house. The Peairs had often driven by the Pitzer House. One day, Lee Pitzer saw them parked in front of the house and invited them in. Years later, Pitzer phoned the Peairs asking if they would like to buy the house. Escrow closed on October 20, 1950.

The Peairs family is responsible for the excellent preservation of the house. The family made many interior modifications to accommodate a family of four children and to provide modern kitchen, laundry, and bathroom facilities. They stored all of the doors, windows, lighting fixture, curtain rods, etc. that were removed during the modernization.

Maurice Peairs was born in McCune, Kansas where his father was a farmer. Maurice Peairs was an only child. The family moved to Claremont in February 1909 when Peairs was five years old. His father first worked in the local citrus groves. Later his father became a citrus grove owner. Maurice Peairs attended Claremont Grammar School, graduated from Claremont High School, and attended Chaffey College.

Maurice Peairs married Adele Stroup, a Scripps College graduate from Michigan in 1937. In 1937, Peairs was invited by Mr. Daniel Milliken to join a nursery. Six months later, Peairs and Milliken formed a partnership to operate the Claremont Nurseries.

Mr. Peairs success in the nursery business accompanied community service. Peairs was President of the Claremont Chamber of Commerce, President and Lieutenant Governor of Kiwanis, and a member of the City Planning Commission. He was the first president of the Claremont Community Chest, president of the California Association of Nurserymen, member and two-year chairman of the Claremont Police Reserve. He was a long time participant in Boy Scouts. As Chairman of the Parkways and Trees Commission, Peairs was responsible for the preservation of Claremont's urban forest.

Mr. Peairs also operated lemon groves to the south of the Pitzer-Peairs House until the late 1970s. The groves were plumbed to provide heat from fixed burners rather than using oil smudge pots which required laborious hand refilling each morning after use. Peairs made modifications in the house so that during smudging operations, air from the cellar pressurized the house so that the smoke would not enter.

Patricia and John Hodges are the current owners. They have owned the property since March 1984. Current use of the house is for Claremont Psychological Services, Inc.

#### DESCRIPTIVE INFORMATION

The Pitzer Ranch Complex consists of the Pitzer-Peairs House, stone garage, and stone wall on Towne Avenue and the Foreman's residence water tower, pumphouse, shed, stone barn, concrete reservoir, and secondary house on Padua Avenue. The Pitzer-Peairs House is listed on the National Register of Historic Places. That portion of the Pitzer Ranch Complex located on Padua Avenue at Base Line Road is eligible for listing on the National Register of Historic Places (Exhibits 10 and 11).

Samuel Pitzer was a pioneer developer of the citrus industry. His sons, Grant, Lee C., and Russell Pitzer also helped to establish the citrus industry in the Pomona Valley, specifically Claremont. In 1903, Lee Pitzer

purchased six parcels of land at Towne Avenue and Base Line Road. The Pitzer-Peairs House, stone garage, and stone wall are located on this property. The original owner of the property at Padua Avenue and Base Line Road was James Becket. Lee Pitzer married Edith Blanche Becket on January 1, 1901. James Becket had owned most of the water rights in the area. Becket had established water rights for the City of Pomona and founded the Consolidated Water Company. After James Becket's death, the property eventually transferred to Lee Pitzer.

#### Towne Avenue Structures

The Pitzer-Peairs House is set back more than 100 feet from the front lot line on Towne Avenue on 1.6 acres. Originally, the house was central to extensive lemon groves. There are no longer any citrus groves adjacent to the house. Adjacent land uses include vacant lots and single family residential tracts. The front yard is enclosed on the north and east by a fieldstone wall. Two curved sweeping walks extend from the corners of the house to the respective corners of the lot.

The Pitzer-Peairs House is both architecturally and historically significant. The house was placed on the National Register of Historic Places on September 4, 1986. The house was recognized at the time of construction as unique in design due to the use of fieldstone, its informal arrangement, and conformance to its surrounding rustic setting. The floor plan of the Pitzer-Peairs House is reflective of the philosophy behind bungalow architecture. Circulation between rooms is clear of obstruction. Each room leads to the next room through doorways or extended halls. Overall design reveals an arrangement of the interior doors making the entire house accessible without entering the originally open courtyard. The Pitzer-Peairs House is wood frame with a veneer of skillfully fitted fieldstone.

The Pitzer-Peairs House has strong ties to one of the families important to the settlement of Claremont. The house has had only three owners: Lee C. and Blanche Pitzer, Maurice and Adele Peairs, and John and Pat Hodges (current owners).

The house is a one-story hacienda-type California Bungalow. The 4,000 square foot square-shaped bungalow is built around an enclosed central courtyard. There is California Craftsman detailing in the three foot eave overhangs, exposed rafter ends, and horizontal configuration.

The Mission Revival style is seen in the arches, tile roof, and courtyard. The low pitch hipped roof is constructed of Spanish tile. The fieldstone structure was designed so that large boulders were at the bottom with gradually smaller stones at the top. The larger stones at the bottom make the bottom sides of the house battered or flared. Claremont has an abundance of stone from the surrounding hills and mountains due to the City's location on an alluvial fan. Builders in early Claremont used fieldstone in the construction of housing and for decorative features. It was a convenient building material as fields had to be cleared of stone for cultivation. Most of the all stone structures are located in north Claremont.

### Padua Avenue Structures

The Foreman's residence, water tower, shed, stone barn, concrete reservoir, and secondary house are located in the Pitzer Ranch Complex at Padua Avenue and Base Line Road. Significant structures are described below.

The Foreman's Residence is a two-story California Bungalow constructed of uncut native fieldstone, mortar, cement, brick, and wood. The residence was constructed in circa 1915 for the foreman overseeing the Pitzer family citrus groves.

The Becket-Pitzer Pumphouse is one of three remaining Mission-influenced fieldstone pumphouses in the City of Claremont. It was constructed under the direction of Lee Pitzer in order to irrigate an approximately 80 acre lemon grove. The pumphouse is a simple Mission-influenced one-story constructed of uncut native fieldstone, mortar, and corrugated metal.

The Pitzer Barn was used for the storage of citrus, farm implements, and equipment. The 1-1/2 story T-shaped structure is constructed on uncut fieldstone, mortar, wood, and corrugated metal. The gable ends reflect simple Mission-influenced architecture.

The Pitzer Ranch Reservoir was constructed in 1923 to store water from the onsite fieldstone pumphouse. The reservoir is lined with concrete slabs. The exterior wall are of uncut native fieldstone. The water was used to irrigate the citrus orchards.

Primary modifications to the Pitzer Ranch Complex structures occurred for modernization and comfort. Major modifications to the Pitzer-Peairs House include the enclosure of the open courtyard, removal of the courtyard fountain, changes in floor coverings and light fixtures, and bathroom and kitchen improvements. The roof of the stone garage was replaced due to a fire in the structure. Wall partitions in the garage have been removed. Much of the north path which originally led to a pedestrian entrance on Towne Avenue was removed by Lee C. Pitzer in the 1940s. Pitzer noted that "Too many bums entered that way." Portions of the stone wall and decorative stone border have been modified through the years as changes have been made to the landscaping of the property.

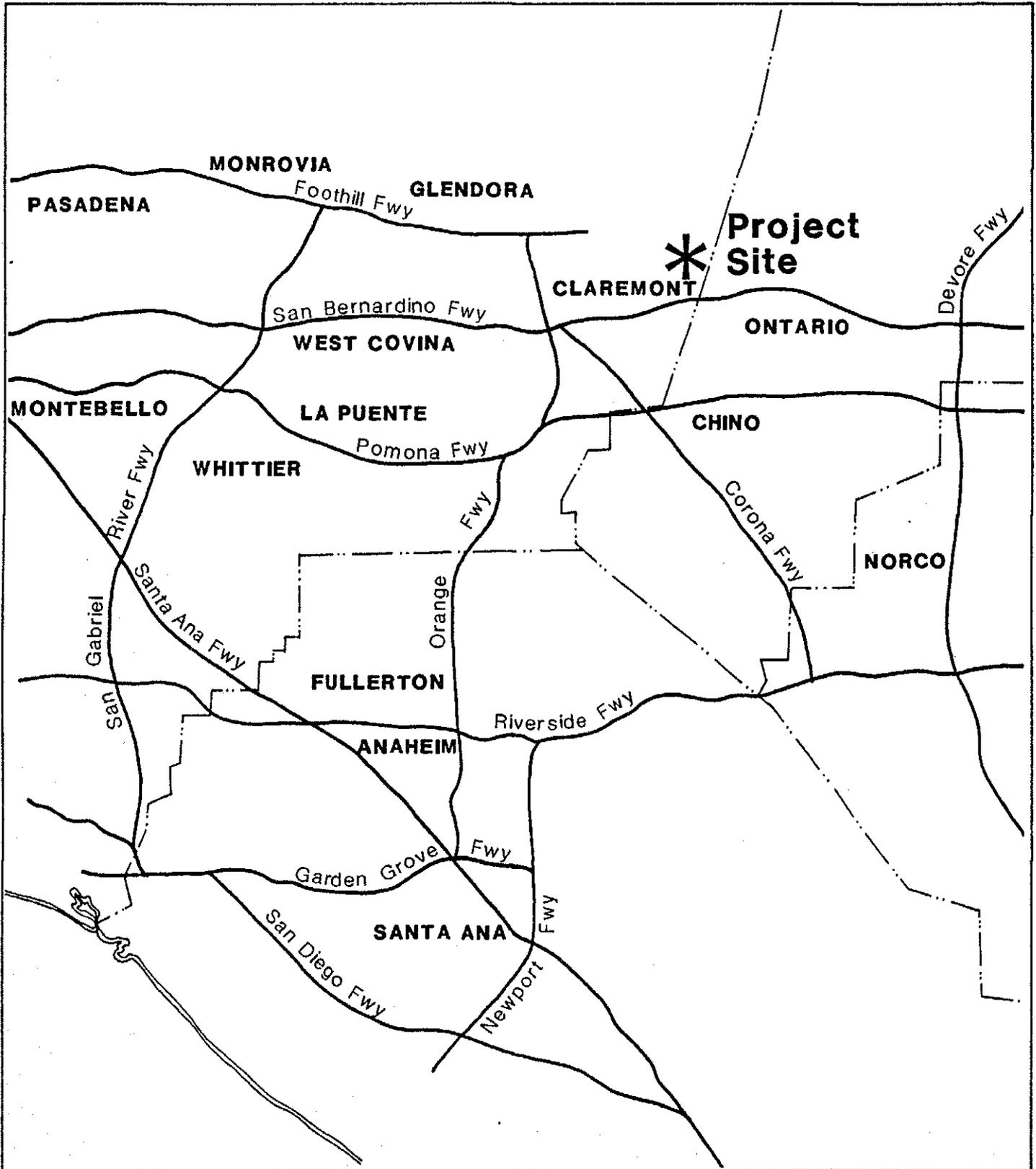
Major modifications to the Pitzer Ranch Foreman's residence include the removal of the first floor fireplace. On the second floor, a closet was added to by enclosing part of the bedroom on the northwest corner. Minor changes were made to the Pitzer Ranch pumphouse to introduce electricity.

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Source: Sanchez Talarico Associates, Inc.

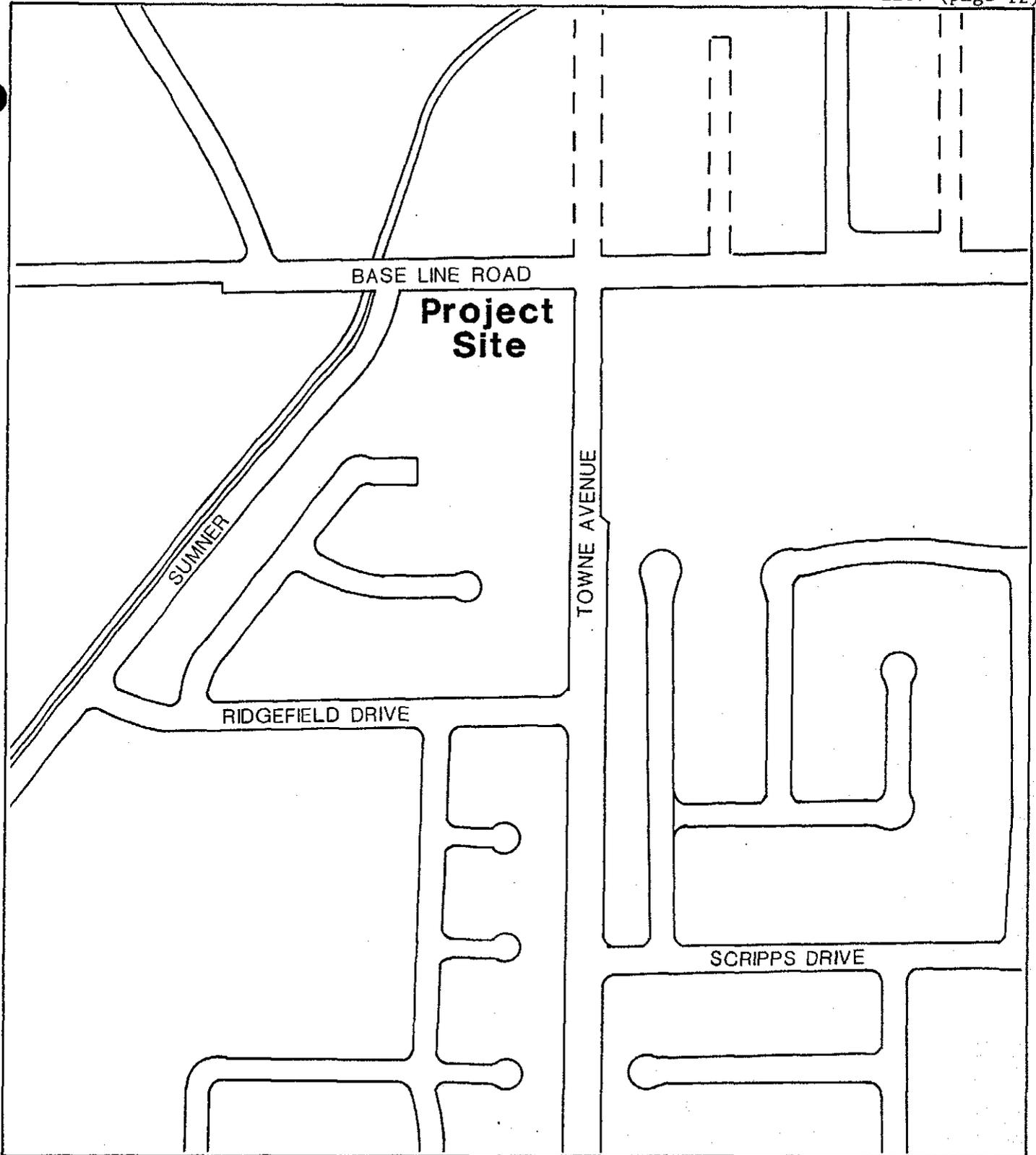
## REGIONAL LOCATION

PITZER RANCH COMPLEX  
HISTORIC AMERICAN BUILDINGS SURVEY  
City of Claremont

sanchez talarico  
associates



Exhibit 3



Source: Sanchez Talarico Associates, Inc.

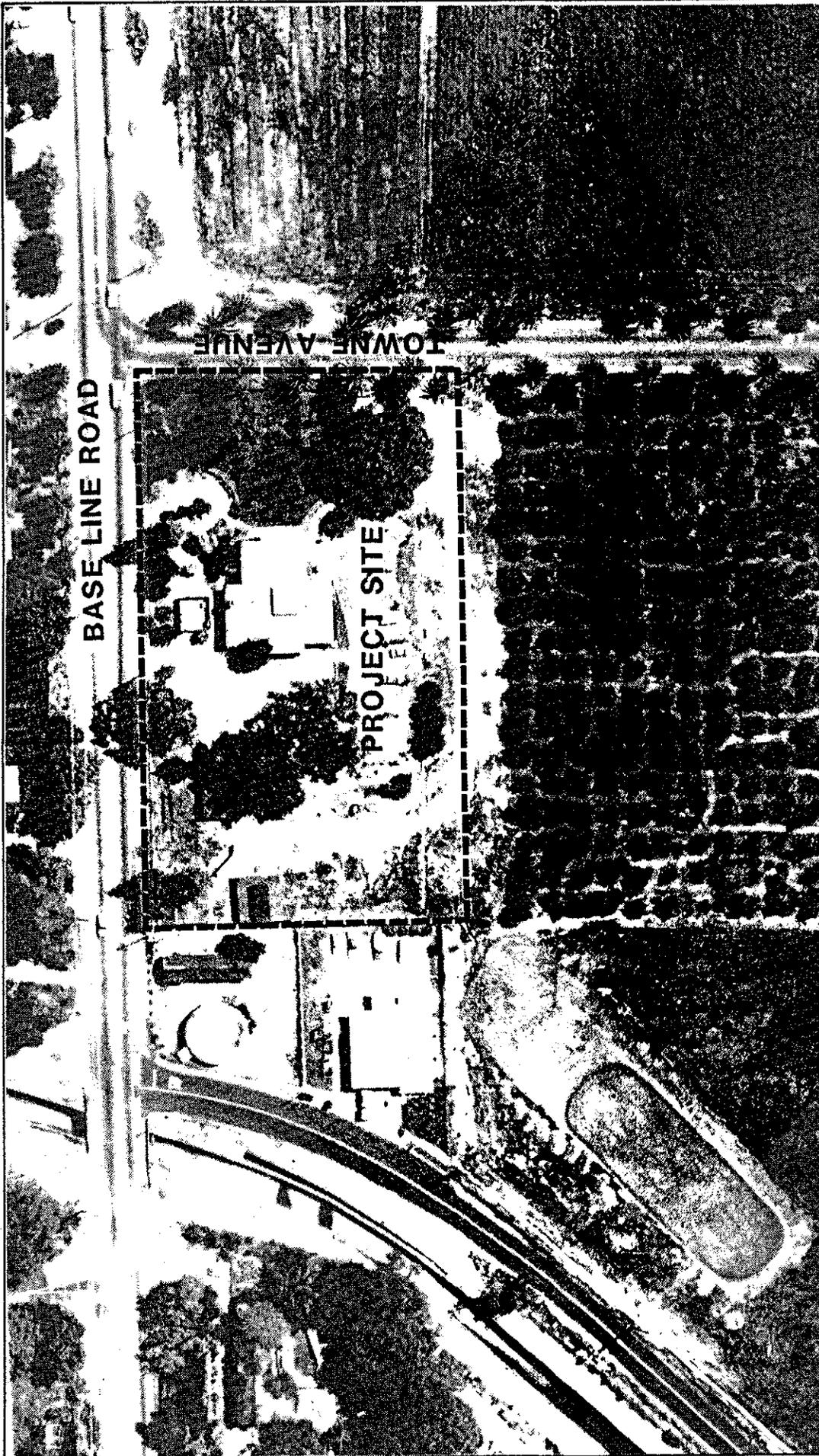
## VICINITY MAP: TOWNE AVENUE

PITZER RANCH COMPLEX  
HISTORIC AMERICAN BUILDINGS SURVEY  
City of Claremont

sanchez talarico  
associates



Exhibit 4



Source: City of Claremont

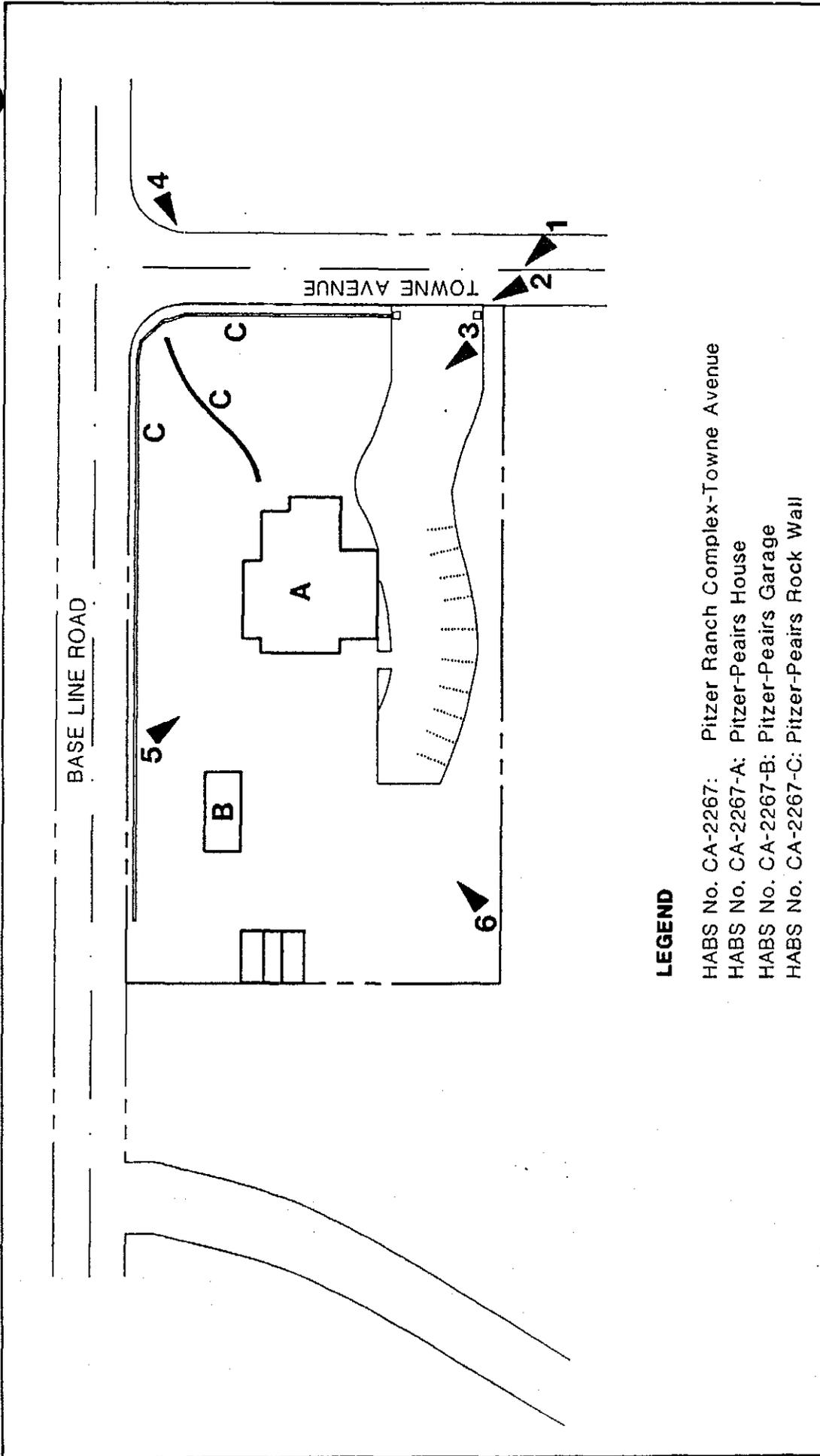
sanchez talarico  
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Exhibit 5

## AERIAL VIEW: TOWNE AVENUE

PITZER RANCH COMPLEX  
HISTORIC AMERICAN BUILDINGS SURVEY  
City of Claremont



**LEGEND**

- HABS No. CA-2267: Pitzer Ranch Complex-Towne Avenue
- HABS No. CA-2267-A: Pitzer-Peairs House
- HABS No. CA-2267-B: Pitzer-Peairs Garage
- HABS No. CA-2267-C: Pitzer-Peairs Rock Wall

Source: Sanchez Talarico Associates, Inc.

sanchez talarico  
associates



Exhibit 1

**CONTEXTUAL SITE PHOTO INDEX MAP: TOWNE AVENUE**

PITZER RANCH COMPLEX  
HISTORIC AMERICAN BUILDINGS SURVEY  
City of Claremont

Source: Sanchez Talarico Associates, Inc.

sanchez talarico  
associates

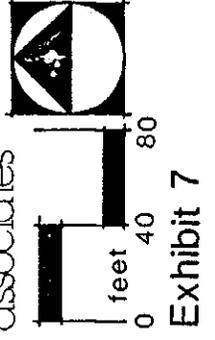


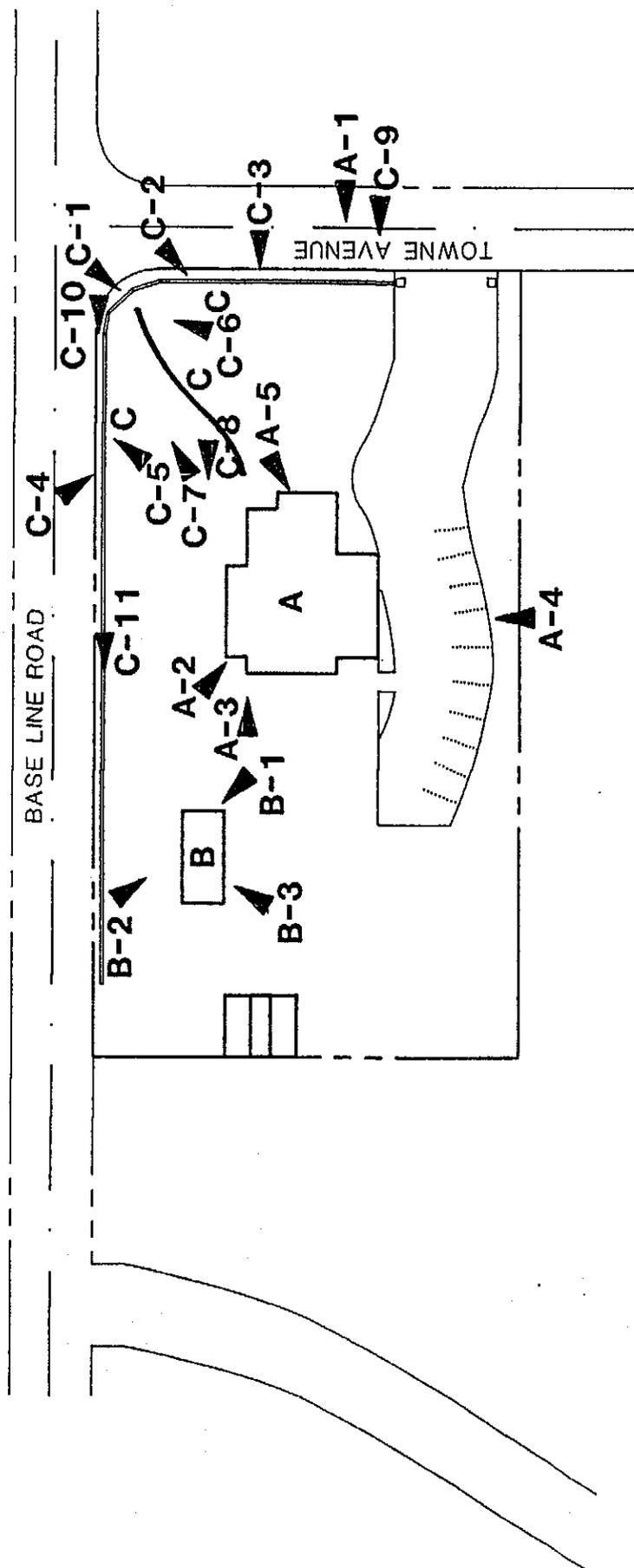
Exhibit 7

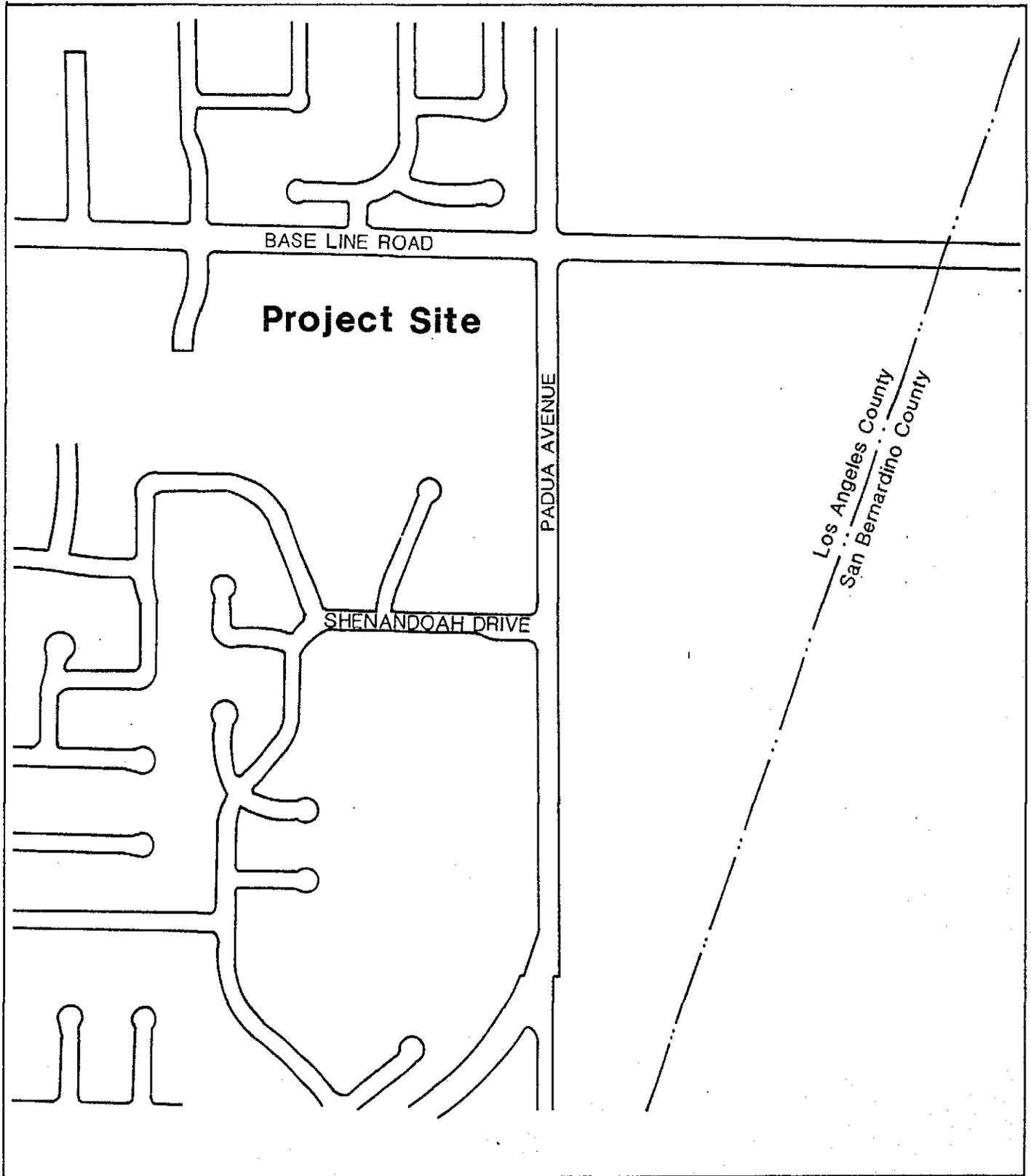
# SITE PHOTO INDEX MAP: TOWNE AVENUE

PITZER RANCH COMPLEX  
HISTORIC AMERICAN BUILDINGS SURVEY  
City of Claremont

**LEGEND**

- HABS No. CA-2267-A: Pitzer-Peairs House
- HABS No. CA-2267-B: Pitzer-Peairs Garage
- HABS No. CA-2267-C: Pitzer-Peairs Rock Wall





Source: Sanchez Talarico Associates, Inc.

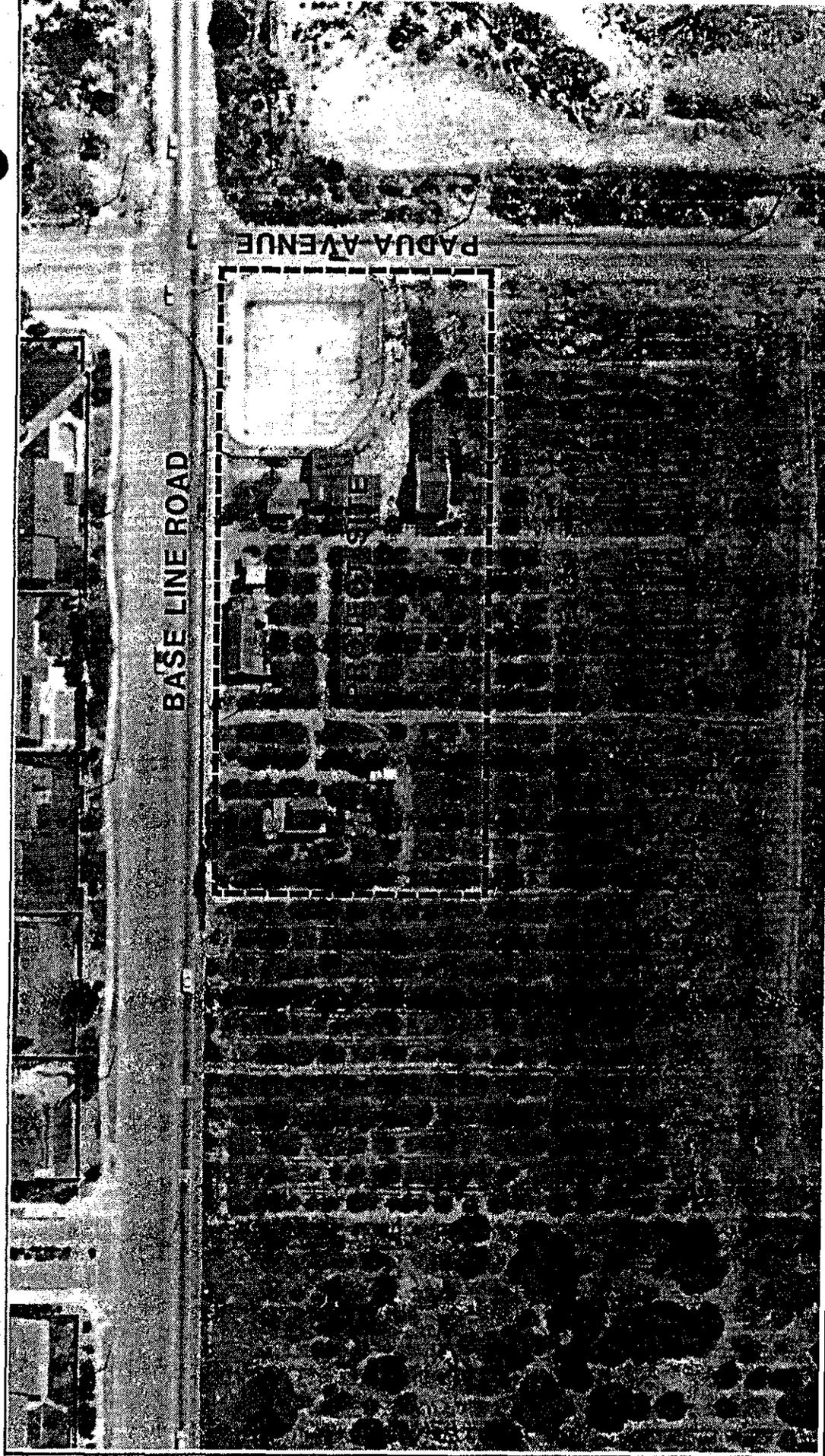
## VICINITY MAP: PADUA AVENUE

PITZER RANCH COMPLEX  
HISTORIC AMERICAN BUILDINGS SURVEY  
City of Claremont

sanchez talarico  
associates



Exhibit 8



Source: City of Claremont

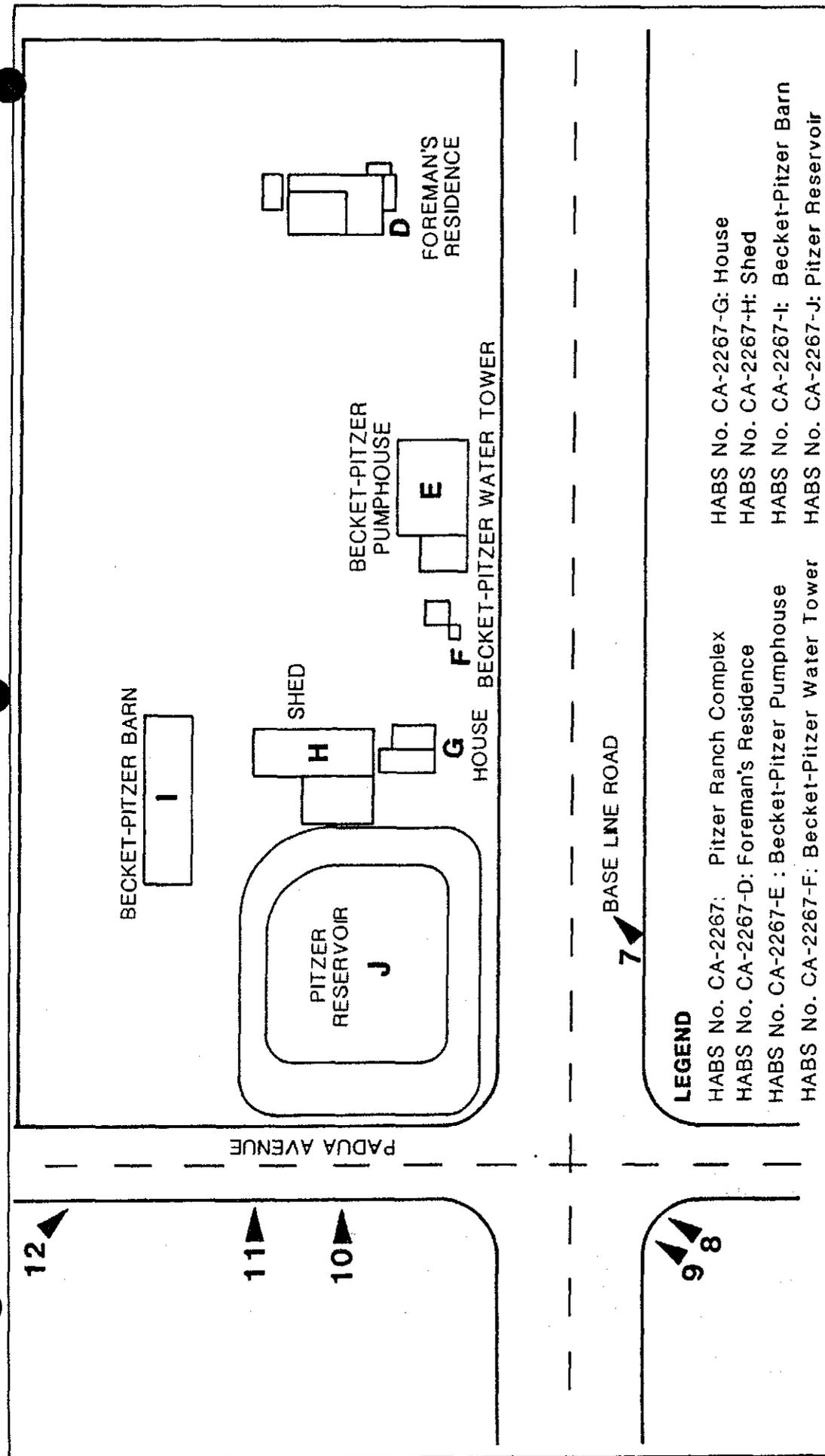
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Exhibit 9

## AERIAL VIEW: PADUA AVENUE

PITZER RANCH COMPLEX  
HISTORIC AMERICAN BUILDINGS SURVEY  
City of Claremont



**LEGEND**

- HABS No. CA-2267: Pitzer Ranch Complex
- HABS No. CA-2267-D: Foreman's Residence
- HABS No. CA-2267-E: Becket-Pitzer Pump house
- HABS No. CA-2267-F: Becket-Pitzer Water Tower
- HABS No. CA-2267-G: House
- HABS No. CA-2267-H: Shed
- HABS No. CA-2267-I: Becket-Pitzer Barn
- HABS No. CA-2267-J: Pitzer Reservoir

Source: Sanchez Talarico Associates, Inc.

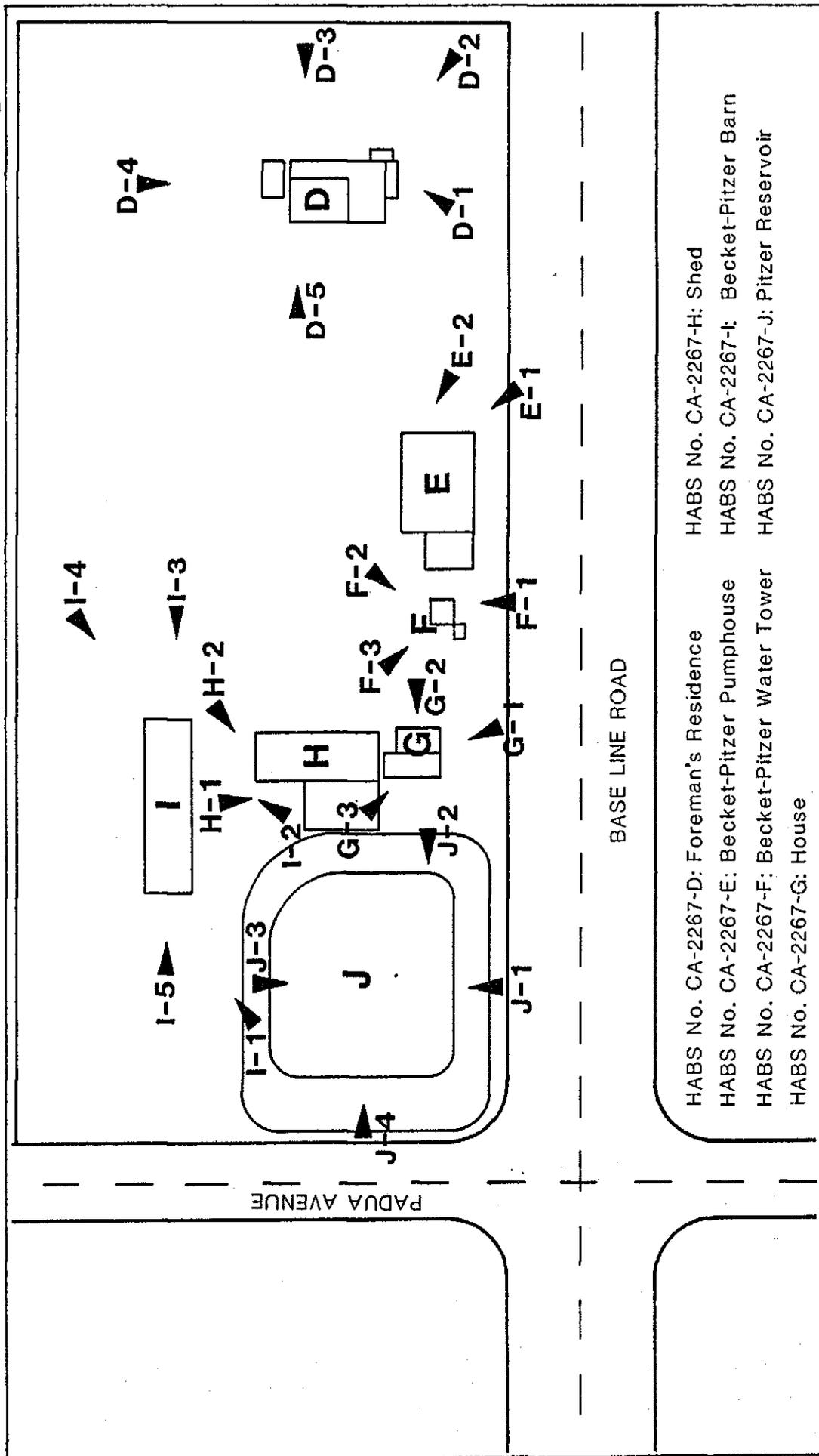
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Exhibit 2

**CONTEXTUAL SITE PHOTO INDEX MAP: PADUA AVENUE**

PITZER RANCH COMPLEX  
HISTORIC AMERICAN BUILDINGS SURVEY  
City of Claremont



- HABS No. CA-2267-D: Foreman's Residence
- HABS No. CA-2267-E: Becket-Pitzer Pumphouse
- HABS No. CA-2267-F: Becket-Pitzer Water Tower
- HABS No. CA-2267-G: House
- HABS No. CA-2267-H: Shed
- HABS No. CA-2267-I: Becket-Pitzer Barn
- HABS No. CA-2267-J: Pitzer Reservoir

Source: Sanchez Talarico Associates, Inc.

**sanchez talarico**  
 ASSOCIATES

no scale

Exhibit 11

**SITE PHOTO INDEX MAP: PADUA AVENUE**

PITZER RANCH COMPLEX  
 HISTORIC AMERICAN BUILDINGS SURVEY  
 City of Claremont