

Pitzer Ranch, Garage  
Bounded by Base Line Road,  
Padua and Towne Avenues  
4353 Towne Avenue  
City of Claremont  
Los Angeles County  
California

HABS No. CA-2267-B

HABS  
CAL,  
19-CLAMO,  
1-B-

PHOTOGRAPHS

WRITTEN HISTORICAL AND DESCRIPTIVE DATA

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

UNITED STATES DEPARTMENT OF THE INTERIOR  
NATIONAL PARK SERVICE  
HISTORIC AMERICAN BUILDINGS SURVEY  
ARCHITECTURAL DATA FORM

HABS  
CAL,  
19-CLAMO,  
1-B-

STATE California	COUNTY Los Angeles	TOWN OR VICINITY City of Claremont
HISTORIC NAME OF STRUCTURE (INCLUDE SOURCE FOR NAME) Pitzer Ranch, Garage		HABS NO. CA-2267-B
SECONDARY OR COMMON NAMES OF STRUCTURE		
COMPLETE ADDRESS (DESCRIBE LOCATION FOR RURAL SITES) 4353 North Towne Avenue, City of Claremont, Los Angeles County, California, 91711		
DATE OF CONSTRUCTION (INCLUDE SOURCE) Circa 1912	ARCHITECT(S) (INCLUDE SOURCE) Robert H. Orr (Written Documentation)	
SIGNIFICANCE (ARCHITECTURAL AND HISTORICAL, INCLUDE ORIGINAL USE OF STRUCTURE)  Refer to Supplemental Page		
STYLE (IF APPROPRIATE) Craftsman-Influenced		
MATERIAL OF CONSTRUCTION (INCLUDE STRUCTURAL SYSTEMS) Uncut native fieldstone, matar, wood.		
SHAPE AND DIMENSIONS OF STRUCTURE (SKETCHED FLOOR PLANS ON SEPARATE PAGES ARE ACCEPTABLE) Rectangular, 900 square foot triple grage.		
EXTERIOR FEATURES OF NOTE  Refer to Supplemental Page		
INTERIOR FEATURES OF NOTE (DESCRIBE FLOOR PLANS, IF NOT SKETCHED)  Refer to Supplemental Page		
MAJOR ALTERATIONS AND ADDITIONS WITH DATES  Refer to Supplemental Page		
PRESENT CONDITION AND USE Good; garage and storage facility.		
OTHER INFORMATION AS APPROPRIATE The Pitzer Ranch Complex HABS recordation was a mitigation measure for the Base Line Road/Towne Avenue Environmental Assessment to allow for the widening and improvement of Towne Avenue.		
SOURCES OF INFORMATION (INCLUDING LISTING ON NATIONAL REGISTER, STATE REGISTERS, ETC.)  Refer to Narrative Report		
COMPILER, AFFILIATION Dana C. Privitt, Sanchez Talarico Associates, Inc.		DATE April 1988

## PITZER RANCH, GARAGE

### SIGNIFICANCE

The Pitzer-Peairs Garage is part of the Pitzer Ranch Complex consisting of the Foreman's Residence, water tower, shed, stone barn, concrete reservoir, pump-house, and secondary house on Padua Avenue and the Pitzer-Peairs House and stone wall on Towne Avenue. The Garage is associated with the Pitzer-Peairs House which is listed on the National Register of Historic Places. The large fieldstone garage is located to the rear of the house and was built about the same time as the main house. It has served as a garage, a foreman's cottage, and a storage building.

The Pitzer-Peairs Garage is both architecturally and historically significant. The garage is recognized in design due to the use of fieldstone and conformance to its surrounding rustic setting. The architect, Robert H. Orr and the original owner, Lee C. Pitzer, chose fieldstone to utilize local materials and to blend with the rustic environment. 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.

The Pitzer-Peairs Garage is associated with the agricultural heritage of the City of Claremont and Southern California. The garage was constructed during the period of early settlement and exploration of the citrus-producing land on Base Line Road and changing use of natural resources in the region. A portion of the structure was used as the foreman's quarters. The Pitzer-Peairs Garage has strong ties to families important to the settlement of Claremont. 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. The house has had only three owners: Lee C. and Blanche Pitzer, Maurice and Adele Peairs, and John and Pat Hodges (current owners).

### EXTERIOR FEATURES OF NOTE

The Pitzer-Peairs House Garage is a one-story, nine hundred square foot rectangular structure. The Craftsman-influenced structure has battered walls and deep reveals. The flare of the battered walls of the garage match the battered walls of the Pitzer-Peairs House. The walls of the triple garage are constructed of uncut native fieldstone and mortar. The walls are built on a wooden frame upon which the exterior fieldstone is applied as veneer. Two-by-fours and diagonal one-by-fourteens were covered with lath and plaster. The stone sheathing was laid over the plaster.

The walls of the garage have openings for windows and doors. The window openings have fieldstone lintels with concrete sills. There are single pane double-hung and casement windows. The primary door openings are vertically opening modern garage doors located on the southern facade of the

structure. These modern garage doors replaced the original horizontally sliding doors in the central and west openings. A wood panel door is located on the southern corner of the eastern facade. This opening was originally a small breezeway to a small room used by the grove hands spent nights watching the groves.

The foundation of the garage is concrete on dirt. The garage has a low pitch hipped roof. It is constructed of composition shingles. The original garage roof was Mexican tile which matched the roof of the Pitzer-Peairs House. The tile was removed permitting the damaged roof to be repaired after one of the Peairs boys caught the garage on fire while playing with a smudgepot lighter. All of the tile is stored underneath the Pitzer-Peairs House in the crawlspace.

#### INTERIOR FEATURES OF NOTE

The foreman's quarters were located in the eastern third of the garage. The room had a toilet and small stove with a chimney.

#### MAJOR ALTERATIONS AND ADDITIONS WITH DATES

Horizontal sliding garage doors with garage door opener mechanisms have been replaced with modern vertically opening garage doors. Date of modification is unknown.

Original Spanish tile roof has been replaced with a green, composition shingle roof. Modification was required due to a fire in the garage. Date of modification is circa 1950s.

The wall separating the foreman's quarters from the western two-thirds of the garage has been removed. The toilet and stove facilities have also been removed. Date of modification is unknown.