



**Application to Designate a Historic Resource as a
HISTORIC MONUMENT OR LANDMARK**

§17.52.050 of the Pasadena Municipal Code sets forth a procedure for designating any historic resource in the City as a historic monument or landmark. 1) The process begins with a preliminary evaluation by staff to determine if the nominated property meets the applicable criteria and is eligible for designation. 2) If staff determines that the nominated property is eligible for designation, the nomination is scheduled for a public hearing before the Historic Preservation Commission. 3) The Historic Preservation Commission determines if the historic resource meets the criteria for designation as a historic monument or landmark. If the Commission finds that the nominated resource qualifies for designation, it forwards a recommendation on the designation to the City Council. 4) At a noticed public hearing, the Council then determines whether to approve or deny the request for designation.

PART I. PROPERTY PROPOSED FOR DESIGNATION

1. Name of Property:	HOPKINS HOUSE	
2. Property Address:	3060 SAN PASQUAL STREET, PASADENA.	
3. Date of Original Construction	1910	
4. Architect / Builder:	ARCHITECTURAL DESIGNING COMPANY	
5. Present Owner: (Name)	JAMES - CHANTAL GIDDENS	
(Address)	3060 SAN PASQUAL STREET PASADENA.	
(State/ZIP)	CA. 91107	
(Phone/FAX)	626 795 1286	626 862 1287
(E-mail)	JAMESGIDDENS@MAC.COM	

PART II. APPLICANT

Applicant: (if not property owner)	SAME AS ABOVE	
(Address)		
(State/ZIP)		
(Phone/FAX)		
(E-mail)		

Date 6/26/07 Signature Joe Allen

Date received: _____

Planner: _____



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PART III: TYPE OF DESIGNATION

PROPERTY TO BE DESIGNATED AS A:

HISTORIC MONUMENT <input type="checkbox"/>	LANDMARK <input checked="" type="checkbox"/>
<i>A historic monument means any historic resource that is significant at a regional, state or national level, and is an exemplary representation of a particular type of historic resource.</i>	<i>A landmark means any historic resource that is significant at a local level, and is an exemplary representation of a particular type of historic resource.</i>

PART IV: BRIEF DESCRIPTION OF PROPERTY

Briefly describe the property proposed for designation, indicating whether the entire site or a portion of the site is the subject of the nomination (e.g., how many buildings on the site). A map may be used for the description. Please also submit recent photographs. Use continuation sheet if necessary.

Refer to continuation sheet, site plan and recent photographs.

Subject for nomination is 2 story residence and water tower built in 1910. Detached garage, studio and pool added in 1977-1988. Please see attached plot plan and biography by Tim Gregory.

PART V: SUPPLEMENTAL INFORMATION ON SIGNIFICANCE OF PROPERTY. With this application, please attach information that will assist staff with the preparation of a designation report. Books, photographs, articles, and other archival information will all be useful to document the significance of the historic resource.

Refer to bibliography, historical photographs, chronology, and other supporting information.



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CRITERIA FOR DESIGNATION

CRITERIA FOR DESIGNATING A HISTORIC MONUMENT

<input type="checkbox"/>	1. It is associated with events that have made a significant contribution to the broad patterns of the history of the region, state or nation.
<input type="checkbox"/>	2. It is associated with the lives of persons who are significant in the history of the region, state or nation.
<input checked="" type="checkbox"/>	3. It is exceptional in the embodiment of the distinctive characteristics of a historic resource property type, period, architectural style or method of construction, or that is an exceptional representation of the work of an architect, designer, engineer, or builder whose work is significant to the region, state or nation, or that possesses high artistic values that are of regional, state-wide or national significance.
<input type="checkbox"/>	4. It has yielded, or may be likely to yield, information important in prehistory or history of the region, state or nation.

A historic monument designation may include significant public or semi-public interior spaces and features.

CRITERIA FOR DESIGNATING A HISTORIC LANDMARK

<input type="checkbox"/>	1. It is associated with events that have made a significant contribution to the broad patterns of the history of the city.
<input type="checkbox"/>	2. It is associated with the lives of persons who are significant in the history of the city.
<input checked="" type="checkbox"/>	3. It embodies the distinctive characteristics of a locally significant historic resource property type, architectural style, period, or method of construction, or that represents the work of an architect, designer, engineer, or builder who is locally significant, or that possesses high artistic values that are locally significant.
<input type="checkbox"/>	4. It has yielded, or may be likely to yield, information important locally in prehistory or history.

**Disclosure Pursuant to the
City of Pasadena Taxpayer Protection Act
Pasadena City Charter, Article XVII**

I. Does the value of this application/project **have the potential** to exceed \$25,000? Yes No (Applicant must mark one)

II. Is the application being made on behalf of a non-profit 501(c) organization? Yes No
If yes, please indicate the type of 501(c) organization: 501(c)(3) 501(c)(4) 501(c)(6)

Applicant's name: JAMES GIDDENS Date of Application: 7/1/07

Owner's name: JAMES GIDDENS Contact phone number: 626 795 1286
(for questions regarding this form)

Project Address: 3060 SAN PASQUAL ST. PASADENA, CA 91107

Project Description: SINGLE FAMILY RESIDENCE

III. Applicant and Property Owner must disclose all joint owners, trustees, directors, partners, officers and those with more than a 10% equity, participation or revenue interest in owner and/or project. If any of these are an organization/entity, include the name of the organization/entity and the first and last names of all parties of interest of that organization/entity. (List all parties below and use additional sheets as necessary, or provide all parties on an attachment) Please print legibly. Have any additional sheets or an attachment been provided? Yes No

Names of Owner(s), Trustees, Directors, Partners, Officers of Owner/Project	Names of Owner(s), Trustees, Directors, Partners, Officers of Owner/Project (continued)	Those with more than a 10% equity, participation or revenue interest in Owner and/or Project
<u>JAMES AND CHANTAL FAMILY TRUST</u>		

I hereby certify that I am the owner or designated agent and that the statements and answers contained herein, and the information attached, are in all respects true, accurate and complete to the best of my knowledge and belief.

Signature of Owner or Designated Agent: [Signature] Date: 7/5/07

For Office Use Only

Type of Application: Variance (all types) Adjustment Permit Sign Exception Temporary Use Permit Expressive Use Permit Conditional Use Permit (excluding Master Plan) Master Plan Amendment Planned Development Other

Assigned Planner: Darrell Cozen PLN#: 2007-00375

Attached Address: _____ No Attached Address

Appealed: Yes No Appeal PLN# _____ Application Withdrawn

Final Decision: Approved Denied Decision Date: _____ Decision Maker: _____
(Name and Title, or Name of Commission/Committee)

Votes in favor (please print):

_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____

ATTACHMENT B

THE OWNERS

In 1908, Nellie Hopkins purchased all of unimproved Lot 7 of Subdivision #2 of the Sunnyslope Estate from Frank A. Jones who had owned it since 1905. The parcel, located in East Pasadena, but then outside the city limits, contained slightly over nine acres, measuring 569 feet from east to west along San Pasqual Street. It ran all the way south to California Street, measuring 655 feet along its east side and 694 feet along its west side. Early in 1910, Mrs. Hopkins and her husband Dr. Cary Hopkins commissioned the Architectural Designing Company of Los Angeles to plan a new home for them in the Italian Revival style. According to the March 31, 1910 issue of the *Los Angeles Builder and Contractor* journal, it was to be a "two-story twelve-room hollow tile residence" and was to have a "plastered exterior, red clay tile roof, hardwood floors, two baths, furnace, plumbing, etc." A copy of this announcement is attached on page 11. The house would have been the second one built on San Pasqual east of El Nido (then known as Monte Vista). The property was not added to the City of Pasadena until March 3, 1927 as part of the Eaton Annex.

Cary Needham Hopkins was born in Oscaloosa, Iowa on February 24, 1867. (Needham was his mother's maiden name.) He received his college education at Northwestern University and what is now the University of Chicago. Dr. Hopkins became a noted eye specialist. He evidently made his first trip to Southern California in 1896 and returned to Los Angeles in 1906 to set up a private practice. His brother, Ed Hopkins, was the Los Angeles County Assessor.

Pasadena directories did, indeed, indicate Dr. Hopkins' profession as "physician," but later editions called him a "rancher." He may have joined the ranks of the many wealthy professional men who moved to the Pasadena area from the Midwest to become "gentleman farmers," growing oranges or grapes or maintaining family dairies on small plots. (Much of the old Sunnyslope Ranch was, in fact, devoted to the production of wine grapes and some of these may have survived as the ranch-lands were subdivided into lots and sold off.) Dr. Hopkins was active in fraternal organizations including the Shriners, Knights Templar, and the Elks. He later moved back to Los Angeles where he died on May 9, 1944 at the age of 77. Dr. Hopkins was survived by Evelyn Hopkins (who must have been his second wife) and his son Webster. A copy of his obituary from the *Los Angeles Times* is attached on page 12.

Mrs. Hopkins, born Nellie Clapp in Indiana on October 10, 1867, was probably a member of the W. B. Clapp family that emigrated to Pasadena (then known as the "Indiana Colony") in 1874 as one of the City's founding families. Mrs. Hopkins died on July 20, 1955 at the age of 87.

In 1919, Dr. and Mrs. Hopkins sold their estate to John and Bertha Huber. Mr. Huber, probably born in Dallas, Texas, worked as a salesman. Mr. and Mrs. Huber's

son Louis J. Huber (1901-1972), also a salesman, and his wife Esther L. Huber lived with them. Upon John Huber's death on August 25, 1932 at the age of 67, the *Pasadena Star-News* published only a brief obituary, which is attached on page 13.

Louis Huber became the legal owner in October 1934. At some point he moved to San Joaquin County. His title to the San Pasqual property was transferred in 1935 to his then-widowed mother Bertha. By 1938, it appears that Bertha re-married. She and her new husband Carl R. Erickson lived in the house. By this time, the property had been reduced to just under two acres. Although it still ran through to California Street, its frontage along San Pasqual Street was now only 160 feet.

Fred A. and Zelmira Besuzzi, both natives of Colorado, became the owners in September 1942. Mr. Besuzzi (1894-1964) was the owner of a bowling alley located at 300 North Lake Avenue in Pasadena. By 1943, Mrs. Besuzzi was alone on the title. Born Zelmira Gianini in 1901, she died in 1996 at the age of 95.

In January 1946, the Vukazich family took possession of the property. At least eight family members lived in the house. Among them were: Niko K. Vukazich (1889-1949) and his wife Stana Brnjada Vukazich (1895-1957), both of whom had been born outside the United States; Anna Vukazich (1921-1995), born in Indiana and employed at Toppers Cafe in Eagle Rock; Chris N. Vukazich (1924-1987), also born in Indiana and employed as an auto worker at the Chrysler Corporation in Los Angeles; Jennie Vukazich, who worked as a saleswoman; Stella Vukazich, whom directories describe as a "clerk"; and Milo Vukazich (1898-1991) and Mitar Vukazich (1902-1973), possibly brothers of Niko. By 1951, the Vukazich family had sold off more of the property, which now stood at 1.08 acres, with a 145-foot frontage along San Pasqual and a depth of 327.5 feet.

In the early 1960s, Edward T. Armitage and his wife Ellen (Missy) Marie Armitage became the owners. Mr. Armitage, a California native, born in 1924, was a building contractor who worked out of his home. In April 1961, the Armitages were granted permission to divide their property into two separate sites in order to accommodate a new dwelling. The new lot, to be known as 3050 San Pasqual, would measure 22,600 square feet. The older house would be left on a parcel of .77 acres, less than 10% of what it had been in 1910.

After the premature death of Mr. Armitage from cancer in 1972 at the age of 48, his widow sold their home to Richard M. and Jutta G. Birmele in May 1973. A short obituary for Mr. Armitage is attached on page 14.

In April 1977, Wallace I. and Jacqueline F. Reaume became the owners. Mr. Reaume was president of the Reaume Financial Group. He also maintained a career in real estate. Mrs. Reaume, born in 1924, had worked as a professional model. She

emigrated from the Midwest with her husband in the 1950s. Mrs. Reaume became a self-employed, self-educated interior designer and had a client list extending from Laguna Beach to Pebble Beach. During her family's ownership of the San Pasqual property, she accomplished a major remodeling of the house and grounds. Following her philosophy of maximizing the accessibility of the outdoors, she opened up the house to the yard, pool, and barbeque area. She created an entirely new kitchen, changing the old butler's pantry into a powder room. A master bedroom suite was developed on the second floor, while a family room with fireplace and extensive porch were added beyond the existing living room on the first floor. An old water tower, a hold-over from the property's agricultural past, once occupied a spot immediately behind the house. Mrs. Reaume moved it to the east side of the property and turned it into a party room that resembled an English pub. Mrs. Reaume demolished the original garage and designed a studio building with a residential loft that had a view of the pool. Also added to the property were a potting shed and a outdoor kitchen lined with blue tile. Articles detailing Mrs. Reaume's transformation of the property are attached on pages 15 through 19.¹ The property was featured on a number of home tours during the Reaume family's ownership.

James and Chantal Giddens have owned the property since May 1987.

THE ARCHITECT

Little is known about the history and eventual fate of the Architectural Designing Company. A short-lived design firm headquartered in Los Angeles, it was significant not only for the quality of its work but for the fact that it was managed by a woman—an almost unheard-of arrangement in the first decade of the 20th century.

The Architectural Designing Company first appears in city directories around 1910, located at 124 West 6th Street (the Grosse Building), Room 624. W. J. Kitts was listed as the manager at that time. By 1916, the Company was under the management of Miss Cora Adelia Lane who lived at 1432 Maltman in Los Angeles. Working with her was Frank L. Bedell who resided at 1000 Wilde. By 1920, the firm was no longer listed in directories, having survived a scant ten years. Miss Lane also evidently left the architectural business. After 1920, Mr. Bedell's occupation was listed as "motorman." The California Death Index indicates that Miss Lane, who evidently never married, was born in New York on November 21, 1860 and died in Los Angeles County on August 13, 1941 at the age of 80. Mr. Bedell passed away in Los Angeles

¹ In one of the articles, Mrs. Reaume erroneously attributes the original design of the house to George W. Stimson.

County on September 13, 1932 at the age of 62. No obituary could be found for either of them in the *Los Angeles Times*.

The Architectural Designing Company received commissions from throughout Southern California, including Santa Barbara, Pomona, San Pedro, Hollywood and Los Angeles itself. Besides the Hopkins house (probably one of the company's first commissions), a number of other fine residences in Pasadena were designed by them. These included: the Baird house (552 North Oakland Avenue-1910); the Kay residence (979 Atchison Street-1910); the Miller house (416 South Madison Avenue-1910-now demolished); the Fogg residence (189 North Los Robles Avenue-1911-also now gone); two residences for the Black family, both in 1911 (464 Maylin Street and 310 Congress Street); the Hall residence (1050 North Los Robles Avenue-1912); and the Rice house (1270 North Hudson Avenue-1915). Also in 1915, the Architectural Designing Company created what many consider to be a landmark in Craftsman design in Altadena-the Waterman house at 2016 Mar Vista Avenue, designed for the personal physician of the Vanderbilt family. Another house ascribed to the company in Altadena is at 1231 New York Drive (1911).

THE ARCHITECTURAL STYLE

Italian Revival and Spanish Colonial Revival were popular styles throughout America from about 1890 to 1930, and again in recent years as California Ranch fell out of favor as the style-of-choice of subdivision developers. Prior to World War I, Italian Revival was primarily a style for architect-designed landmarks in major metropolitan areas. Numerous books were published during this time illustrating Italian rural villas and gardens. Wealthy Californians were particularly drawn to these prototypes since the buildings, while obviously traditional, were also picturesque and well-suited to a Mediterranean-like climate.

Italian Revival roofs tend to be tiled and low-hipped, and even flat on some occasions. Upper-story windows are smaller and less elaborate than the windows below. Arches commonly appear above doors, first-story windows, and porches and are sometimes elaborately outlined in stone or pseudo-stone. (In fact, it is the way in which arches are handled that most commonly differentiate the Italian from the more formal types of Spanish Colonial Revival architecture.) Entrance areas are often accented by small classical pilasters or columns. Italian architecture tends to feature recessed entry porches, terraces, and full-length first-story windows with arches above.

Several features distinguish rural Italian models (sometimes called Tuscan or northern Italian) from their more formal Italian Renaissance Revival cousins. Renaissance homes tend to have symmetrical facades, with equally-sized window placement on both sides of the front entrance. They also feature such stylistic details as boxed eaves

supported by decorative brackets, quoins, balustrades at roof-line and along terrace borders, pedimented windows, molded cornices and belt courses.

The less formal rural Italian house is often asymmetrical with rather whimsical window placement. Its eaves are open, supported by rustic brackets, and its walls are usually flat and undecorated, except for the occasional appearance of some unique, eye-catching plaster-work, especially around windows or balcony supports. The use of wrought-iron is also more commonly found in this type of Italian architecture. Of course, as is true of much of Southern California architecture, designers tended to mix stylistic elements in a single structure. It is certainly possible to find classical, Renaissance-like elements on what is basically a rural Italian design.

The Hopkins house is a good example of an early Italian Renaissance Revival design. Exemplary of the style are its symmetrical facade, heavily tiled hipped roof with prominent ridge-lines and caps, stucco walls with prominent belt molding between the first and second floors, balustraded terrace decorated with large planter urns, deeply recessed entry under an arched porch, and bands of multi-paned sash and casement windows, with leaded-glass window in a prominent location.

THE HOUSE AND PROPERTY IN THE PUBLIC RECORD

There is no original building permit on file for this house. Because it was built when the property was outside the Pasadena city limits, no city permit was never issued. Los Angeles County did not begin issuing permits for its unincorporated areas until 1927.

The first permit on file with the City is dated December 1934. It was issued to allow the replacement of the beams in the porte cochere and their refinishing to match the originals. Switzer & Holst of Los Angeles were the contractors for this \$60 (!) job. A kitchen sink and a water closet were replaced in March 1936.

A new sewer line was installed in August 1940. A 4-by-16-foot extension was built onto a bedroom in July 1944 at a cost of \$200. The Johnson Company of Altadena was the builder. Rock-wool insulation over the ceiling areas of the second story was installed in August 1944 for \$147.

New plumbing fixtures for a bathroom and the kitchen were installed in October 1962. In October 1964, two additions to the house were permitted: a family room to measure 14 by 20 feet, and a 16-by-20 foot carport that was to be attached to the house. The owner, who was a licensed contractor, performed the work at a cost of \$2,300.

New bathroom and kitchen fixtures were installed in November 1973. In December 1973, a shower was installed in what had earlier been an elevator shaft. The cost was

\$300. Ajamians Remodeling of Altadena performed the work. Also in December, a new 100,000-BTU forced-air furnace was installed.

Several changes occurred on the property in April 1977, after the Reaume family assumed ownership. The bathrooms and kitchen were remodeled and the family room was extended by an area of 15 by 20 feet. The permit also allowed the moving of a garage and a water tower. The cost of these projects was to be \$8,500. The electrical service was upgraded to 200 amps as part of the work.

In July 1977, another permit was issued for the relocation of the existing water tower. Marcel Massey of Downey was the contractor and R. F. Shyrock of South Pasadena was the architect for this \$3,500 job. A two-story studio building to be built at the rear of the property was permitted in October 1977, using the same contractor and architect. The new building was to encompass 900 square feet. The cost was \$6,300.

A permit to construct a swimming pool was issued in August 1977. To cost \$8,000, it was to be 828 square feet in area and was to have a 32,000-gallon capacity. Perry & Associates of Arcadia was the builder, with R. B. Perry serving as engineer. Another permit was issued for the construction of a pool-side room, or "studio," which would have a bathroom and a bar sink. Construction of a fence in the front yard was permitted in November 1977. It was to have a maximum height of 3.5 feet and would cost \$400 to build.

In July 1977, the City granted permission for the owners to build a twelve-foot-high chain-link fence in conjunction with the construction of tennis courts. In January 1978, the City granted the owners another variance to build a six-foot-high block wall and ornamental wrought-iron fence about one foot from the property line.

A new central heating and air-conditioning system was installed in November 1988.

A number of these permits are reproduced on pages 20 through 34.

The earliest building record for this property in the files of the old Pasadena City Assessor is dated November 14, 1927, shortly after the property had been annexed to the City. On that day, the Assessor recorded a single two-story residence with a concrete foundation, walls of plaster, a hipped and flat roof covered with tin tile and composition material, and plain exterior trim. Heat was provided by a fireplace and a gas-powered gravity furnace. There were twelve plumbing fixtures. Interior finishes were judged to be of "special" quality.

The Assessor estimated the square footage at 3,666. On the first floor were three living rooms (one was probably a dining room), one bedroom, one bathroom, and a

kitchen. The second floor contained four bedrooms and one bathroom. There were seven hardwood floors in the house. There was also a basement that measured ten by twelve feet and was five feet deep. The garage, measuring approximately 32 by 23 feet, had a 10-foot-deep open porch on its south end. It had a concrete floor, plaster exterior, a hipped tin-tile roof, and a finished interior. Also on the property was a "help's house" that measured 24 by 31 feet and had shingled walls and roof and an interior finished with tongue-in-groove siding. It contained a living room, dining room, kitchen, and bathroom, with four plumbing fixtures. According to an Assessor's note, this building later burned down. A 36-by-30-foot barn was at the rear of the lot. It had walls of board-and-batten and a shingled roof.

The Assessor returned on November 20, 1944 to record the completion of the addition to a rear bedroom. The insulation job was also recorded by the Assessor on the same day.

The Assessor re-visited the site after the construction of 3050 San Pasqual and re-drew the old plot-plan. At that time he added a notation about the pump-house and a swimming pool which must have pre-dated the one built in 1977. The tower was described as being two stories tall and fourteen feet square. It had a concrete floor, walls of wood siding, and a hipped shingled roof. The swimming pool had been built above grade and was 37 feet long. Its walls were made of concrete and were supported by buttresses. The construction of 3050 San Pasqual evidently necessitated removing a porte cochere from the west side of the house and its rebuilding on the east side.

Copies of the City Assessor's records can be found on pages 35 through 40.

Also included, on pages 41 and 42, is a portion of the Los Angeles County Assessor's building record for the property. It reports that the 1964 carport had disappeared by 1978. Also in 1978, the Assessor erroneously believed the original garage was being converted to a guest house storage and that the original swimming pool was being repaired and not replaced. The guest house remodeling was judged to be of "very good quality." In 1990, the Assessor recorded that a new 22-by-24-foot garage had been constructed and that a kitchen and bathroom had been remodeled.

THE WORLD AND COMMUNITY IN 1910

The Western world was still basking in the glow of the Edwardian era, unaware it was soon to come to an end in the trenches of World War I. There was at least one major disturbance in 1910—the beginning of the Mexican Revolution and civil war which was to last for a decade. Also on the international scene, the Union of South Africa was formed. General H. Curtis won the \$10,000 New York World prize for the first continuous flight from Albany to New York City—137 miles in 152 minutes. The Boy

Scouts of America was also formed in 1910. In science, Thomas Hunt Morgan discovered a link between genes and heredity. A number of famous authors died in 1910; among them: Mark Twain, William James, Julia Ward Howe, O. Henry, and Leo Tolstoy.

In 1910, the population of the state of California reached over 2.3 million. Republican James N. Gillett remained Governor, although his term was to come to an end the following January, as Republican Progressives swept the state elections. Making news around the country on October 1 was the bombing of the *Los Angeles Times* building which killed 21 people. Labor leaders J. B. and J. J. McNamara were later convicted of this sabotage.

By this time, the City of Pasadena was 24 years old and had become known throughout the country as a destination resort, offering fine hotels and shops to wealthy visitors from the East and Midwest. Many of these visitors would stay to establish winter or year-round homes. In 1910, Pasadena opened the first Hill Avenue Branch Library, then called the "East Pasadena Branch" on East Colorado Street. Also to open that year was the city's first privately owned emergency hospital. Caltech, then still known as Throop Polytechnic Institute, moved to its current campus in 1910. Both the Pasadena Nazarene College and the Andrew Jackson Elementary School opened that year. Famed artisan Ernest Batchelder organized the Batchelder Tile Company in 1910, and Arnold's Jewelry store (still in existence) opened on Colorado Street. Ahead of its time, the Pasadena Day Nursery opened at 318 East Colorado for children between the ages of two and twelve of working mothers.

THE SIGNIFICANCE OF THE PROPERTY

The Hopkins house is potentially eligible for listing on the California Register of Historical Resources due to its association with significant owners and with a regionally significant original architect; its good state of preservation, including the old water tower; and its contribution to the architectural and historical context of its Sunnyslope Ranch neighborhood.

SOURCES CONSULTED

Los Angeles County Assessor (El Monte regional office and Los Angeles archives)
Los Angeles Public Library
City of Pasadena, Planning Dept., Design & Historic Preservation Section (Archives)
Pasadena Public Library (Centennial Room)
Pasadena Historical Museum (Library & Archives)

Gebhard, David and Robert Winter. Los Angeles: An Architectural Guide. Salt Lake City, Gibbs-Smith, 1994.

McAlester, Virginia and Lee. A Field Guide to American Houses. New York, Knopf, 1984.

Phillips, Steven J. Old-House Dictionary: An Illustrated Guide To American Domestic Architecture (1600-1940). Lakewood, CO, American Source Books, 1989.

Pinney, Joyce Y. A Pasadena Chronology 1769-1977: Remembering When--Where. Pasadena, Pasadena Public Library, 1978.

City Directories: 1910-

Builder and Contractor: March 31, 1910

Los Angeles Times: May 10, 1944

Pasadena Star-News: August 26, 1932; June 21, 1972; August 1, 1986

Tim Gregory
The Building Biographer
400 East California Blvd., #3
Pasadena, CA 91106
Phone/Fax: 626-792-7465
e-mail: timgregory@msn.com

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February 2002

Owner: JOHN HUBER

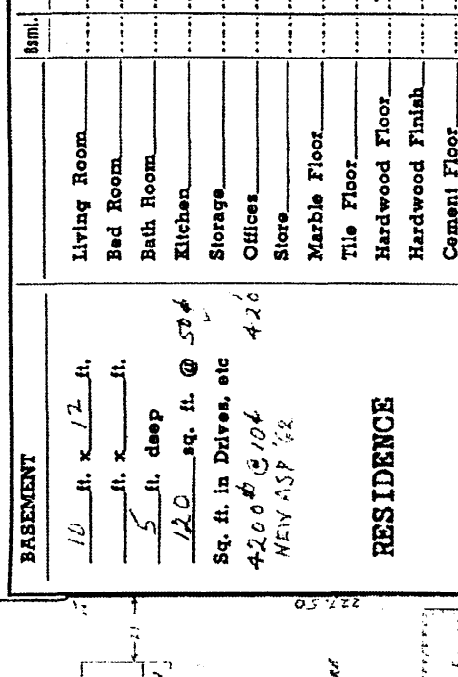
Permit No. 568

Map No. 11-14-27

Assessment No. 22111 -1

Address: 3060 SAN PASQUAL ST DESCRIPTION: SWB NO 2 SUNNY AN per Bk 54 P 91-92 of Misc SLOPE ESTATE Records of L A Co.

E 160' of the S 270' E 100' of N 270' E 309.41' S to Calif St the W to W line of Lot 7 then N to be Lot 7 Blk 7



RESIDENCE
S&B OVER FOR ADD'L PERMITS
CLASS: EXTERIOR: Bay Windows, 1st-2nd story Wall Covering, Masonry, Metal Lath Hollow Tile, Concrete Brick Reinforced, Concrete, Shakes, T & G Siding, B & B Brick, P or Corr. Iron Chan. Iron Terra Cotta
ROOF: Flat, 1/2" Gables, Dressed Cut Up, Orchn. Plain, Gravel Shakes, Shingles, Shakes, 7/16" Corr. Iron, Tin Composition Slate, Asbestos CONSTRUCTION
HEATING: Fire Place, Fur. Floor, " Wall, GRAVITY
PLUMBING: No. of Fixtures 12

Table with columns: BASEMENT, BLDG. VALUES, TRIMMINGS, BUILT IN FEATURES. Includes details for Living Room, Bed Room, Bath Room, Kitchen, Storage, Offices, Store, Marble Floor, Tile Floor, Hardwood Floor, Cement Floor, Unfinished.

Table with columns: CLASS, EXTERIOR, ROOF, HEATING, PLUMBING, LIGHTING. Includes details for Shakes, Double California, Bungalow, Rectangles, Flat, Apartment Factory, Shed Barn, Church, School, Office, Store, Storage, Service Station, FOUNDATION, Stone, Brick, Concrete, Wood Piers.

10 ft. x 12 ft.
5 ft. x ft.
5 ft. deep
120 sq. ft. @ 50¢
Sq. ft. in Drives, etc 420
4200 @ 10¢
NEW ASP 1/2

2 x 13 x 14 = 364
2 x 29 x 41 = 2378
10 x 18 = 180
11 x 14 = 154
12 x 14 = 168
8 x 9 = 72
10 x 11 = 110
15 x 11 = 165
3703.0
3527.4

Report Dated 11-14-27 GEP
RE: CHECKED: H.S.-S.G.D.M.