



**CITY OF PASADENA
HISTORIC PRESERVATION COMMISSION**

**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:	
2. Property Address:	777 Arden Road
3. Date of Original Construction	1926
4. Architect / Builder:	William Chard
5. Present Owner: (Name)	Diane + Arnold Schaffer
(Address)	777 Arden Road
	Pasadena,
(State/ZIP)	CA, 91106
(Phone/FAX)	(626) 508-8381 626. 508. 3711
(E-mail)	diane.schaffer@sbcglobal.net

PART II. APPLICANT

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

Date 7/7/07

Signature

Diane Schaffer

PN2007-00378

Date received: 7-17-07

Planner: EC

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 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.

PART III: TYPE OF DESIGNATION

PROPERTY TO BE DESIGNATED AS A:

HISTORIC MONUMENT <input checked="" type="checkbox"/>	LANDMARK <input 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.

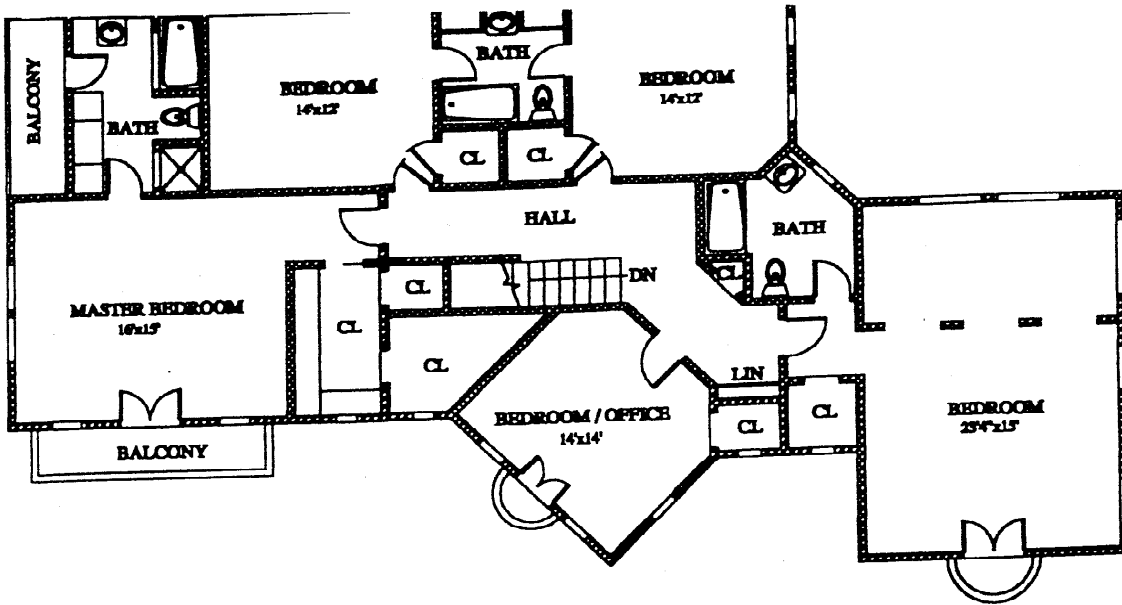
Refer to continuation sheet, site plan and recent photographs.

*See attached photos and support documentation
One Home site (single family) to be designated.*

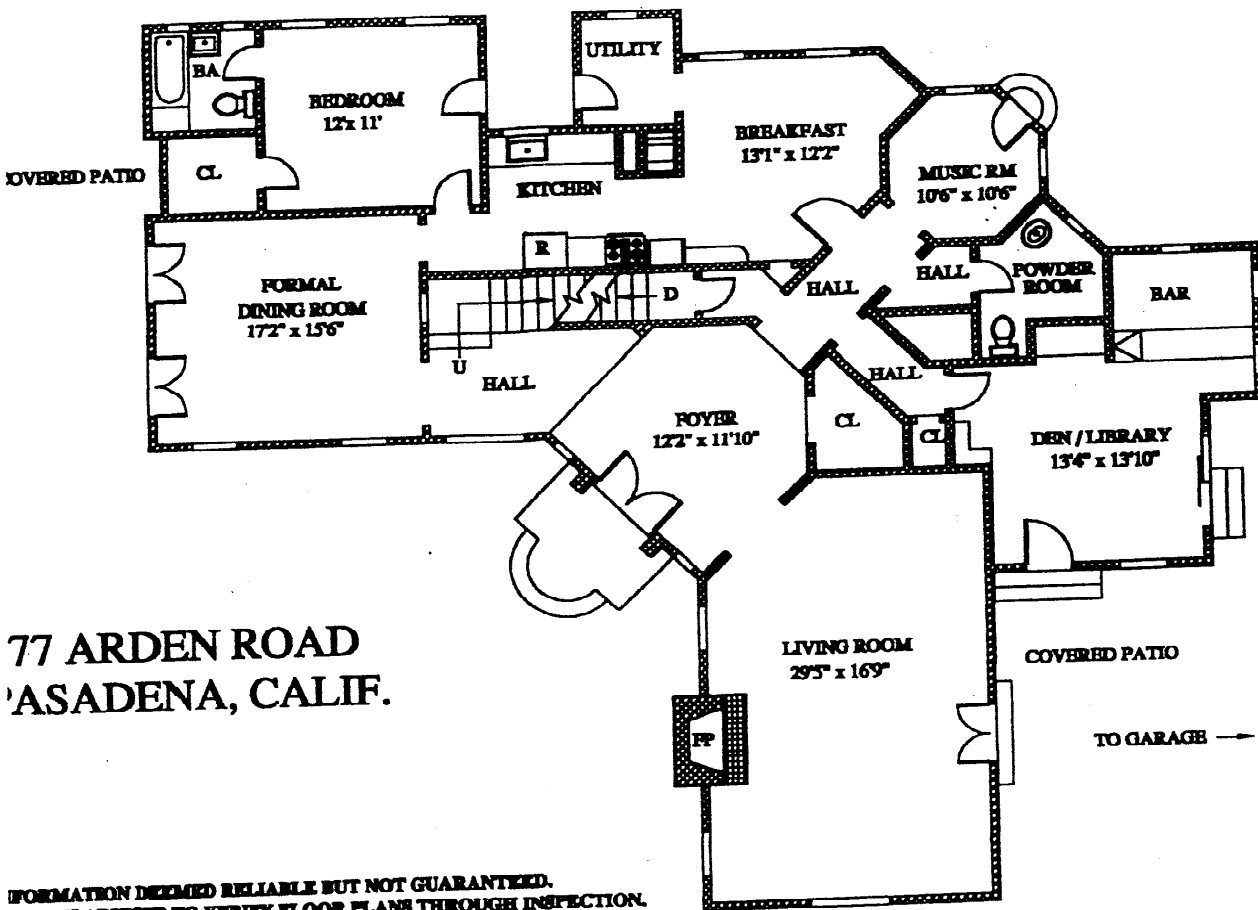
PART V: SUPPLEMENTAL INFORMATION ON SIGNIFICANCE OF PROPERTY.

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.



SECOND FLOOR PLAN



77 ARDEN ROAD
PASADENA, CALIF.

INFORMATION DEEMED RELIABLE BUT NOT GUARANTEED.
BUYER IS ADVISED TO VERIFY FLOOR PLANS THROUGH INSPECTION.
FLOOR PLANS CREATED BY INFINITY D. CO.

GROUND FLOOR PLAN

777 Arden Road

Pasadena

Designed and built in 1926 for the owners of Bullocks, this delightful two story Mooresque style property retains its original appeal. From the tiled floor entry to the massive hand hewn fanciful decorated beams, lie the artisan crafted walls of plaster and French style casement windows.

The step down living room with its massive fireplace and floor to ceiling windows opens through French styled doors to the delightful terrace and fountain.

Opening into the west side terrace are two sets of French doors off the spacious and formal dining room.

A kitchen, breakfast area, service porch, and maid's quarters with full bath complete the south end of the home, leading next onto the circular music room and den/library complete with wet bar. All rooms on the first story open to the lawn.

Up stairs are two master suites with walk on balconies, sun room, dressing rooms, and walk-in closets. Two smaller bedrooms with attached bath and with views of the mountains are perfect for the youngsters.

The sixth bedroom/office is a charming circular designed room with leaded windows and a fairy tale look.

◆ Square Footage: 4,781 per Assessor

◆ Lot Size: 13,312



THE BUILDING
BIOGRAPHER
TIM GREGORY

- Building Histories
- Environmental Reviews
- Historic Resources Surveys
- Local, State, and National Landmarking
- Historic Preservation and Archival Consulting

777 ARDEN ROAD

PASADENA

Previous Address: 818 South Oak Knoll Avenue (1926-ca. 1950)

Style: Spanish Colonial Revival

Year Completed: 1926

Architect: John William Chard, a Santa Barbara architect. No information could be found on Mr. Chard in local archives, but research at Santa Barbara historical agencies might prove useful in the future. The only other documented structure he designed in the Los Angeles area was St. Alban's Liberal Catholic Church in Hollywood (1922).

Builder: William T. Loesch, Pasadena.

First Owners: Walter W. and Margaret V. Candy. They lived on Doheny Drive in Los Angeles before moving to Pasadena. Directories list Mr. Candy's occupation as salesman, but the family owned a confectionery business in St. Louis for many years. Living with the Candys for the first few years was Elizabeth Candy. The Candys' son, Walter, Jr., married the daughter of the chairman of the board of Bullock's, Inc. and became the company's president in 1950. He later became its chairman of the board, serving in that position from 1964 to 1971. Please see the attached obituary for Walter W. Candy, Jr.

Cost To Build: \$20,000

Original Building Permit: #3076D, issued August 4, 1926 for a 2-story, 12-room residence to measure 30 by 102 feet, with 26 feet as its highest point. It was to have a concrete foundation, tile roof, two brick chimneys, and oak floors. A copy of this permit is attached.

Other Building Permits On File: Evidently, the house has not been altered significantly since it was first built. A new furnace was installed in January 1933. A permit was issued in March 1967 for a remodeling of the kitchen which involved the removal of a wall between the pantry and

kitchen, new cabinets and counters, and the installation of built-ins. The cost was to be \$3,750. Victor Mead was to be the contractor. The house was partially re-roofed in January 1985.

Assessor's Records: Unfortunately, the old City Assessor's records for this property are missing from the files. The Los Angeles County Assessor's records date only from 1970. At that time, the Assessor recorded a wood-frame and stucco residence with a raised concrete foundation and a gabled tile roof. Interior finishes were of plaster. There was a single fireplace, forced-air furnace and 23 plumbing fixtures.

The Assessor estimated the square footage of the house at 4,781. The first floor contained an entry hall with tile floor, a living room, dining room, family room, a kitchen and breakfast room, one bedroom, and 2 1/2 bathrooms. On the second floor were five bedrooms and three baths. The kitchen contained a garbage-disposal, a range with hood and fan, and a dishwasher. There was also a garage that encompassed 540 square feet. Copies of these records, including a plot-plan, are attached.

Other Owners and Residents: Mrs. Candy was a widow by 1932. Although she maintained ownership of the property until the early 1940s, she evidently rented it out, first to Charles S. Doran and then to Lawrence H. and Emily Baker. By 1943, Raymond E. and Zelma L. White were the residents. Mr. White was a salesman.

William L. P. Althouse, an insurance agent, and his wife Henrietta A. Althouse were the next owners, by 1951. Mrs. Althouse became a widow about 1955, whereupon the property became vacant for several years, owned at that time by a Doris J. Reeves who never lived there. By 1963, Dr. Samuel Rapport and his wife Renee L. Rapport were the owners. Living with them was Michael L. Rapport, a student. Dr. Rapport practiced medicine at 48 North El Molino Avenue, and later at 155 North Madison Avenue. According to directories, by 1971, Mrs. Rapport was living in the house by herself.

In December 1972 Mrs. Rapport sold the property to Sutton Wilson Roley, a film director, and his wife Annella. Living with them was Trenace, a student.

Significance: This property is eligible for listing on the California Inventory of Historical Resources due to its fine design, good state of preservation, and its contribution to the architectural and historical context of the Arden Road/Oak Knoll Avenue neighborhood.

Sources:

Los Angeles County Assessor (Pasadena field office)
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.

City Directories: 1926-

Hollywood Citizen: May 6, 1922

Los Angeles Times: August 19, 1976

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