



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

§17.62.050 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:	2045 Monte Vista Street
3. Date of Original Construction	1927
4. Architect / Builder:	Glenn Elwood Smith
5. Present Owner: (Name)	Yolanda + Leon Brown
(Address)	2045 Monte Vista Street
(State/ZIP)	Pasadena, CA 91107
(Phone/FAX)	(213) 926-8660 (949) 305-9237
(E-mail)	Leonandyo@cox.net

PART II. APPLICANT

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

Date 11/11/07

Signature Yolanda + Leon Brown
PLN2007-00695

Date received: 11/21/07

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. *(Please see attachment)*

Refer to continuation sheet, site plan and recent photographs.

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. *(Please see attachment)*

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



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CRITERIA FOR DESIGNATION

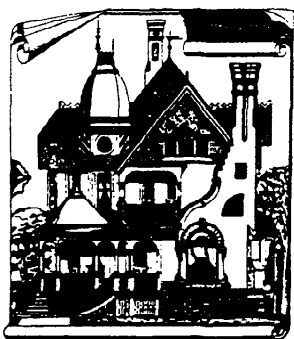
CRITERIA FOR DESIGNATING A HISTORIC MONUMENT

<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 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 <u>represents the work of an architect, designer, engineer, or builder who is locally significant, or that possesses high artistic values that are locally significant.</u>
<input type="checkbox"/>	4. It has yielded, or may be likely to yield, information important locally in prehistory or history.



**THE BUILDING
BIOGRAPHER
TIM GREGORY**

- ❖ Building Histories
- ❖ Cultural Resource Studies
- ❖ Historic Resources Surveys
- ❖ Local, State, and National Landmarking
- ❖ Historic Preservation and Archival Consulting

2045 MONTE VISTA STREET

PASADENA

Style: English Revival

Year Completed: 1927

Architect: Glenn Elwood Smith, a well-respected local architect. Please see the attached biographical information.

Builder: Henry O. Smith, Pasadena.

First Owner: Ralph J. Horne, who had purchased the lot from the A. F. Anderson Estate, Inc., who owned most of the tract. Mr. Horne shared the house with his wife Sara E. (Hawkins) Horne.

Born in Massachusetts in 1887, Mr. Horne was employed as a salesman and later as a teacher. During World War II, he was an aircraft-worker. Mrs. Horne, born on August 10, 1890 in Rhode Island, was also a teacher. A graduate of the State Normal School in Fitchburg, Massachusetts, she had already taught in that state for thirteen years before coming to Pasadena, where she taught at the public schools for another thirty years. A specialist in elementary education, Mrs. Horne taught at Longfellow, Burbank, Fremont, and Jefferson Schools. She retired in 1956. Mr. and Mrs. Horne appear to have parted company around 1942, when directories list Mrs. Horne as living alone in the house and indicate Mr. Horne as having left the area. Sara Horne died on June 25, 1960 at the age of 69. A copy of her obituary from the *Pasadena Star-News* is attached.

Original Building Permit: #3783D, issued by the City of Pasadena on an unknown date in 1926 for a one-story, five-room residence. The house, to measure approximately 36 by 100 feet, was to have a concrete foundation, walls of plaster over a wood frame, a shingled roof, and wood and concrete floors.

A copy of this permit is attached.

Tel: (626) 792-7465 ❖ Fax: (626) 793-5219

E-mail: timgregory@sbcglobal.net

400 East California Boulevard, #3 ❖ Pasadena, California 91106-3763

Cost to Build: \$8,000—a sizeable sum in 1926 for a house of this size.

Other Building Permits: In April 1978, a permit was issued to install a toilet and lavatory in a former closet. A copy of this permit is attached.

The house was re-roofed in September 1983 with Class A shingles. Electrical service was upgraded to 200 amps in July 1985. A new shower was installed in January 1987.

In April 1992, an earthquake-damaged chimney was rebuilt per City standards. Another re-roofing project occurred in November 1996, using Timberline Class A shingles.

Copies of some of these permits are attached.

Assessor's Records: The Pasadena City Assessor first visited the property on November 7, 1927 and recorded a newly completed single one-story “bungalow” and garage. The house had a concrete foundation, walls of plaster, a gabled and cut-up shingled roof, and exterior trim of plain plaster and brick. There were seven plumbing fixtures. Interior finishes were rated of “special” quality. The house had a fireplace.

The Assessor estimated the square footage at 1,769. The house contained four living rooms (one was probably a dining room), two bedrooms, one tiled bathroom, and a kitchen. There was a total of six hardwood floors and one tile floor. Three rooms had hardwood finish. The attached garage measured approximately 18 by 20 feet. There was also on the property 110 linear feet of reinforced concrete wall.

The Assessor re-checked the property and drew a new plot-plan on June 12, 1957. He rated the over-all construction of the house as “good.” His new square footage total was 1,751. Copies of the City Assessor's records are attached. The Los Angeles County Assessor now estimates the square footage at 1,736.

(Note: The Pasadena City Assessor's Office ceased operations in 1974. Their square footage totals often differed from those of the Los Angeles County Assessor's Office, since they frequently included garages, terraces, patios, etc. in their computation. It is advisable to rely on the County Assessor's square footage figures since they are more up-to-date and consistent.)

Other Owners and Residents: Upon Mrs. Horne's death in 1960, her home of 34 years was sold to Jerome F. and Anne M. Mendrala. Mrs. Mendrala took sole title to the property in June 1970. Mr. Mendrala was employed at the Consolidated Electrodynamics Corporation located at 360 Sierra Madre Villa Avenue. He later worked for the Leach company, a printing supply firm. Mrs. Mendrala was in the real estate business. She worked as a saleswoman for Burney Realty at 331 North Allen Avenue and Thompson Realty at 1281 North Lake Avenue before establishing her own firm at 1214 East Colorado Blvd.

Steven and Cynthia Hersey became the owners of the Monte Vista property in April 1984. Steven E. Rosebaugh has been the owner since March 1996.

Significance: The Horne house is potentially eligible for listing on a local inventory of significant properties due to its fine design by a noted local architect, its good state of preservation, and its contribution to the architectural and historical context of the Monte Vista Street neighborhood.

Sources:

Los Angeles Public Library
City of Pasadena, Planning and Development Department (Design & Historic
Preservation Section)
Pasadena Public Library
Pasadena Museum of History (Research Library and Archives)

Gebhard, David and Robert Winter. *An Architectural Guidebook to Los Angeles*.
Salt Lake City, Gibbs-Smith, 2003.
McAlester, Virginia and Lee. *A Field Guide to American Houses*.
New York, Knopf, 1984.

City Directories: 1926-

Pasadena Star-News: June 27, 1960

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HORNE — Sara E. (Hawkins)

Horne of 2045 Monte Vista passed away June 25 at a local hospital. A native of Rhode Island, she had resided in Pasadena 35 years. She is survived by a daughter, Mrs. Barbara Koch of Anaheim; two sisters, Mrs. Eliza Weisgarber and Miss Mildred Hawkins of Mass., and three grandchildren, Sally Ann, Catherine Virginia, and Kenneth B. Koch. Mrs. Horne was a teacher in the public school system for 42 years; the last 35 with the Pasadena City Schools. Services Tuesday, June 28 at 4 p.m. at the Lamb Funeral Home, 415 E. Orange Grove Blvd., conducted by Dr. Elmer M. Gilford. Interment private. Friends who wish may contribute to the Cardio-Pulmonary Fund of the Huntington Memorial Hospital Institute of Medical Research, 734 Fairmount Ave., Pasadena.

(26-1, SN, 27-SN, 28-1)

Sara Horne

Rites Tomorrow

Services for Sara E. Hawkins Horne, 69, a Pasadena teacher for 30 years, will be held tomorrow at 4 p.m. at Lamb Funeral Home, 415 E. Orange Grove Blvd., Pasadena.

Mrs. Horne was graduated from the State Normal School in Fitchburg, Mass. She taught for 13 years in Massachusetts and then moved to Pasadena where she taught at Longfellow, Burbank, Fremont and Jefferson Schools.

She is survived by a daughter, Mrs. Barbara Koch, of Anaheim; two sisters, Mrs. Eliza Weisbarger and Mildred Hawkins, both of Pittsfield, Mass., and three grandchildren.

GLENN ELWOOD SMITH

Architect

Glenn Elwood Smith was born on July 12, 1894 in Tuscola, Illinois and moved to Pasadena around 1911 as a teenager. He attended Pasadena High School where he was an exceptional student and an award-winning athlete. He belonged to the Literary Society, won first place in an all-city debating competition as well as several medals for oratory, and received a cup and medal for his record-setting performance in the 220-yard dash. Smith took special courses in the arts and architecture, building construction, and engineering design while attending the University of Southern California. One of his greatest inspirations at U.S.C. was Professor C. W. Cook. Interrupted by service in the Air Corps during World War I, Smith's education continued until he left U.S.C. in 1921. Throughout his life, he enjoyed travel, visiting such places as Canada, England, Scotland, Wales, and other countries in Europe. It was there he probably gained insight into the various period revival styles of which he showed such mastery throughout his architectural career.

While attending school, Smith also got practical experience by working as a draftsman for the Foss Designing and Building Company, a prolific and well-respected Pasadena firm. His earliest known house is 910 East Woodbury Road in Altadena, which he designed in the Craftsman style in 1916 when he was only 22 years old. From 1921 to 1924, Smith served as chief draftsman for the Herbert A. Ham Structural Engineering company, which also built a number of residences during that period. In 1925, Smith left Ham to work as a draftsman with famed Pasadena architect Myron Hunt. In 1928, he set up his own firm at 30 North Raymond Avenue, Room 411. It was in that year that he received his architect certificate from the California State Board of Architecture. Except for another stint of military service during World War II, Smith would continue in business for himself until his retirement.

During World War II, Smith again entered the Army as a Major and worked on various projects both at home and abroad as a District Engineer and a Construction Architect. Among these projects were the Red Cross Building at the San Francisco Presidio and the Army Hospital at Fort Rosecrans in San Diego (both 1942).

Smith was a 32nd degree Mason and also belonged to the Shriners, the American Legion, and the Veterans of Foreign Wars. He was a member of the Christian Church. Professionally, he was a member of the American Institute of Architects (Pasadena Chapter) and the American Society of Military Engineers. He also served as a Los Angeles County Deputy Sheriff. During his career, Smith wrote a number of articles for such publications as the California Book Of Homes, the Pictorial Review of the New York Home Bureau Service, and the Pasadena Star-News. The latter also published a number of his house-plans during the early 1920s in an ongoing series of articles devoted to home-building during that "golden age" of Southern California architecture.

During the early 1920s, he lived with his wife Beatrice at 989 Claremont Street in Pasadena, but later in that decade moved to 451 South Hudson Avenue. They had two children: a son, Glenn Elwood Smith, Jr., and a daughter Geri (Smith) Hoy. Later, Smith divorced and moved to 6110 North Rosemead Blvd. in Temple City. He died on February 4, 1976 at the age of 81 and is interred at Mountain View Cemetery in Altadena.

Glenn Elwood Smith seemed equally adept in designing homes in Spanish, English, Italian, and Moderne styles. He was constantly seeking ways to make these period revival types more adaptable to the California climate, landscape and lifestyle. He rarely designed in the eastern Colonial Revival style, feeling it did "not fit in so well with California surroundings."

Besides esthetics, Smith's advertisements often emphasized economy and flexibility of design, "with an aim to eliminate the unessential and to provide real comfort and economy for the...family" while at the same time to "keep down the cost of construction so far as is consistent with the use of good materials and sound workmanship." Smith assured his clients that he would represent their interests by frequently inspecting his buildings during construction to ensure that they adhered to the plans which he had

drawn. Smith's customers ranged from the working class to the well-to-do. As Smith himself said in 1922: "Nowhere in the country can be found more diversified types of architecture than in Southern California. Pasadena owes much of its power to attract and hold the home-seeker by the beauty of its varied types of residences, ranging from the modest bungalow to the palatial mansion."

Smith enjoyed lecturing to architectural students. He would tell them that the prime requisite for success in any profession was "to love the work." There is no doubt Glenn Elwood Smith loved his.

Among Smith's many designs are the following (all in Pasadena unless otherwise noted):

- Warner home, 1386 North Chester (1921)
- Barker home, 1230 South El Molino (1921)
- ✓ Brewer home, 770 Oak Knoll (1922)
- Weisel home, La Habra Heights (1923)
- Home at 5th & Virgil, Los Angeles (1924)
- Woodlard Court, 1030 North Raymond (1924)
- Schmider Building, Parkwood and Colorado, southwest corner (1924)
- Baynham home, corner Armada and La Mesa (1924)
- Home at Poplar & Fremont Square, Montebello (1924)
- Helm home, Turnbull Canyon, Whittier (1924)
- ✓ Fellows home, Lake Arrowhead (1925)
- Oversen Building, 871 East Washington (1925)
- Lucius Dane home, 1480 North Michigan (1925)
- Lamanda Park Masonic Lodge, South Sierra Madre Blvd. (1926)
- 1005 Rio Grande Street (1926)
- † - Frederick Hunt home, South Orange Grove Avenue (1926)
- Parker Lyons home, Virginia Avenue, San Marino (1926)
- Dickey home, 1938 Rose Villa Street (1927)
- Fussel home, 2175 Homet Road, San Marino (1928)
- ✓ Warren home, 529 Winston, San Marino (1928)
- Ives & Warren Mortuary, 100 North Hill (in association with Frederick H. Kennedy, Jr. (1929)
- Ashcraft home, 2320 Roanoke Road, San Marino (1929)
- Craft home, 2143 Grand Oaks Avenue, Altadena (1933)
- 1350 Linda Vista Avenue (1934)
- Model home, 385 Mercedes (1935)
- ✓ El Centro Hospital (1938)
- Firehouse, 1435 North Raymond (1938)
- 2376 Las Lunas (1938)
- ✓ Chapel of Roses (wedding chapel), 61 North Hill (1945)
- Vocon Building, Temple City (1953)

Sources:

American Architects Directory, 1956

California Life: May 1925

Pasadena Star-News: March 25, 1922; April 1 and 6, 1922; January 27, 1923; December 1, 1923; January 31, 1925; March 21, 1925; August 4, 1928; November 15, 1928; February 6, 1976

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All Applications Must Be Filled Out by Applicants

APPLICATION FOR THE ERECTION OF FRAME BUILDING

CLASS "D"

ZONE

Application is hereby made for a permit to construct the building hereafter described at the place specified.

(SIGN HERE)

(Applicant)

3
Back 807's

Map No.

5

Monte Vista

NAME OF BUILDING

Number of Rooms

OWNER'S NAME

Address

City

CONTRACTOR'S NAME

Address

ESTIMATED COST OF PROPOSED BUILDING

Location

Will building be erected on front or rear of lot?

NUMBER OF STORIES IN HEIGHT

FOUNDATION material will FOUNDATION and cellar walls be built

Depth of FOUNDATION below surface of ground

Dimensions of FOUNDATION and cellar walls

Width of FOUNDATION and cellar walls

NUMBER and KIND of chimneys

Number of inlets to each flue

Kind of following material: MUDSILL

BEARING STUDS

FLOOR JOIST

Third floor joist

Fourth floor joist

...



6

PLUMBING PERMIT
PLANNING AND CODE ENFORCEMENT DIV.
PALMDALE, CALIF. 91107-5000

12/10/11

OWNER: *Anna ...*

MAILING ADDRESS: *2015 ...*

CITY: PALMDALE, CALIF.

NEW ADD. REMODEL. SERVICE

- LAVATORY
- WATER
- SINK
- BAThtub
- WATER
- WASH
- SINK
- WATER
- SYSTEM
- SANITARY
- SYSTEM
- SYSTEM
- SYSTEM
- SYSTEM

DESCRIPTION OF WORK:
...

21980

BUILDING DESCRIPTION BLANK

House No. *2045 Monte Vista* Map No. *564*

Tract _____
 22 _____
 23 _____ *8075*
 24 _____
 25 _____
 26 _____
 27 _____
 28 _____ *50 x 150*

Lot No. *3* Block No. *B*

Examined by _____ Date *11/7/27*

BUILDING PERMIT NO. *3783-D*

	1	2	3	4	5	6	7	8	9
Living Room...		4							
Bed " "									
Bath " "		1							
Kitchen		1							
Storage									
Stairs									
Hardwood Floor		3							
Hardwood Fin.									
Cement Floor									
Unfinished									

ROOF	TRIMMINGS	BUILT IN FEATURES
Flat Hip	Decorative	Desk
Shingles	Plaster	Buffet
Composition	Wood	Patent Beds
Slate	Ornamental	Refrigerator
Asbestos		Bookcases
Shingles		Stair
		Ornamental
		CONDITION
		Good
		Medium
		Poor
		<i>27</i>

BLDG. VALUES

NO. CU. FT.	
No. SQ. FT.	<i>1769</i>
AT	<i>2</i>
BLDG. COST	<i>3892</i>
SEWER COST	<i>0</i>
HEAT COST	<i>100</i>
Other Savings	<i>216</i>
Drives, Walks, etc.	<i>57</i>
TOTAL COST	<i>4265</i>
ASSESSED VALUE	<i>4265</i>

Block No.	Area	Area	Area	Area	Area	Area	Area	Area	Area
42	4265	X	690						
43	4265	X	6486						2770
44	4265	X	753						2970
45	4265	X	7425						3520
46	4265	X	125						3960
47	4265	X	89375						3810
49	4265	X	825						3520
51	4265	X	8377						3570
53	4265	X	79653						3400
55	4265	X	7572						3230
57	4265	X	76772						3270

House No. Map No.
BUILDING DESCRIPTION BOOK

21980

Assessment No.

Map No. 561

11-7-27 description

TRACT NO. 8075-A-1-109.7 of P.C. 61

Mapa Records of L.A. Co.

Lot 3, Blk 3

CLIFTON BLVD

50' x 107'

150' x 107'

Garage

18 x 20 = 360

15 x 16 = 240

8 x 34 = 272

8 x 32 = 256

8 x 11 = 88

10 x 38 = 380

3 x 39 = 117

2 x 10 = 20

1751

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Other

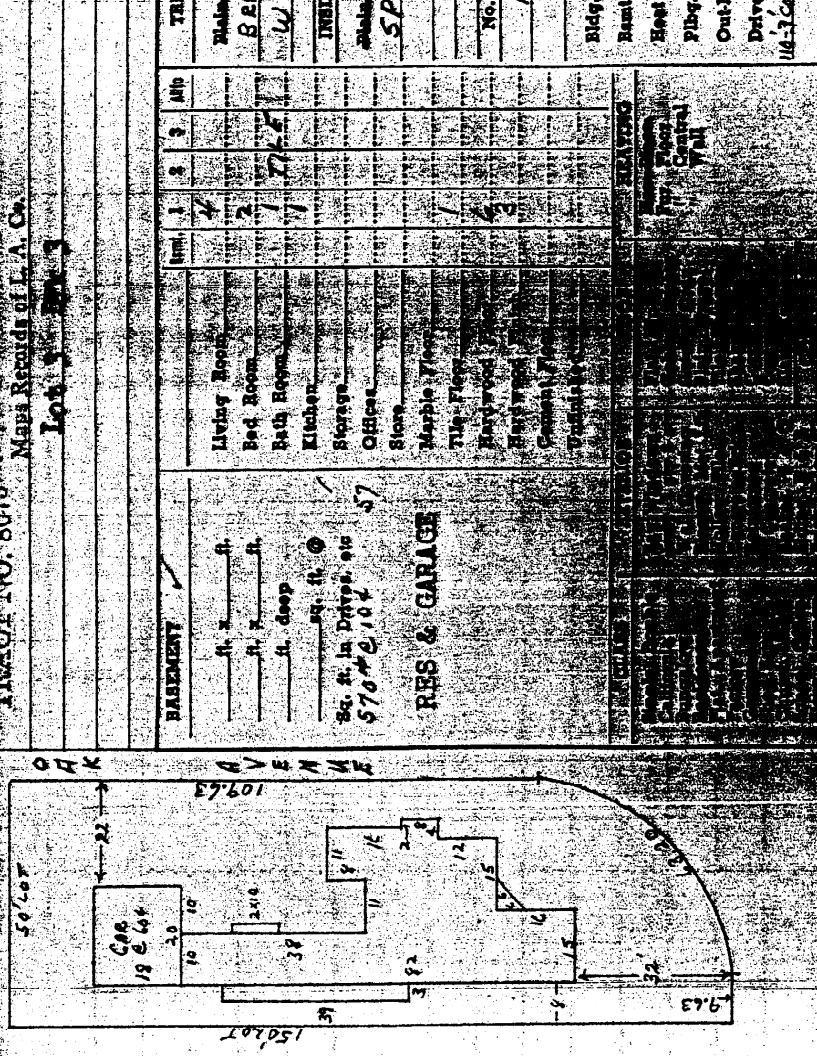
Other

Other

Other

Other

Other



Report Date 1/15/27
R.S. CHECK 6-12-27 D.M.