

ATTACHMENT B:

Application & Supplemental Material



PLANNING DIVISION MASTER APPLICATION FORM

Project Address: 817 South Madison Ave, Pasadena CA 91106

Project Name: Historic Designation (Landmark) Application

Project Description: (Please describe demolitions, alterations and any new construction) N/A

Zoning Designation: Residential General Plan Designation: N/A

Valuation (Cost of Project): N/A

APPLICANT / OWNER INFORMATION

APPLICANT NAME: Emily Dossett

Telephone: [310] 403-0511

Address: 817 South Madison Ave.

Fax: [] _____

City Pasadena State: CA Zip: 91106

Email: edossett@gmail.com

CONTACT PERSON: Same

Telephone: [] SAME

Address: _____

Fax: [] _____

City _____ State: _____ Zip: _____

Email: _____

PROPERTY OWNER NAME: Emily Dossett & Giancarlo DiMassa

Telephone: [] SAME

Address: 817 South Madison Ave.

Fax: [] _____

City Pasadena State: CA Zip: 91106

Email: _____

TYPE OF PLANNING REVIEW AND APPROVALS REQUIRED (Mark clearly the type of approval(s) required):

<input type="checkbox"/> ADJUSTMENT PERMIT	<input type="checkbox"/> HEIGHT AVERAGING	<input type="checkbox"/> PREDEVELOPMENT PLAN REVIEW
<input type="checkbox"/> AFFORDABLE HOUSING CONCESSION OR WAIVER	<input type="checkbox"/> HILLSIDE DEVELOPMENT PERMIT	<input type="checkbox"/> RELIEF FROM THE REPLACEMENT BUILDING PERMIT REQUIREMENT
<input type="checkbox"/> CERTIFICATE OF APPROPRIATENESS	<input checked="" type="checkbox"/> HISTORIC DESIGNATION (MONUMENT, LANDMARK, TREE OR SIGN)	<input type="checkbox"/> SIGN EXCEPTION
<input type="checkbox"/> CERTIFICATE OF EXCEPTION	<input type="checkbox"/> HISTORICAL RESEARCH/EVALUATION	<input type="checkbox"/> TENTATIVE PARCEL/TRACT MAP
<input type="checkbox"/> CHANGES TO APPROVED PROJECT	<input type="checkbox"/> LANDMARK TREE PRUNING	<input type="checkbox"/> TEMP. CONDITIONAL USE PERMIT
<input type="checkbox"/> CONDITIONAL USE PERMIT	<input type="checkbox"/> MASTER DEVELOPMENT PLAN	<input type="checkbox"/> TREE PROTECTION PLAN REVIEW
<input type="checkbox"/> DESIGN REVIEW	<input type="checkbox"/> MASTER SIGN PLAN	<input type="checkbox"/> TREE REMOVAL
<input type="checkbox"/> DEVELOPMENT AGREEMENT	<input type="checkbox"/> MINOR CONDITIONAL USE PERMIT	<input type="checkbox"/> VARIANCE
<input type="checkbox"/> EXPRESSIVE USE PERMIT	<input type="checkbox"/> MINOR VARIANCE	<input type="checkbox"/> VARIANCE FOR HISTORIC RESOURCES
<input type="checkbox"/> FLOOR AREA RATIO (FAR) INCREASE	<input type="checkbox"/> PLANNED DEVELOPMENT ZONE	<input type="checkbox"/> ZONE CHANGE (MAP AMENDMENT)
<input type="checkbox"/> GENERAL PLAN AMENDMENT	<input type="checkbox"/> PRELIMINARY PLAN CHECK	OTHER: _____

Note: Space for signature is on reverse side

INDEMNIFICATION

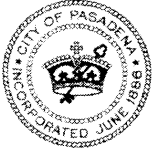
Applicant agrees to defend, indemnify, and hold harmless the City and its officers, contractors, consultants, employees, and commission members (collectively, "City") from any and all liability, loss, suits, claims, damages, costs, judgments and expenses (including attorney's fees and costs of litigation), including any appeals thereto (collectively, "proceeding") brought against the City with regard to any approvals issued in connection with the application(s) by the City, including any action taken pursuant to the California Environmental Quality Act. If Applicant is required to defend the City in connection with such proceeding, the City shall have and retain the right to approve counsel to so defend the City; and all significant decisions concerning the manner in which the defense is conducted; and any and all settlements, which approval shall not be unreasonably withheld. The City shall also have and retain the right to not participate in the defense, except that the City agrees to reasonably cooperate with Applicant in the defense of the proceeding. If the City's Attorney's Office participates in the defense, all City Attorney fees and costs shall be paid by Applicant. Further, Applicant agrees to defend, indemnify and hold harmless the City from and for all costs and fees incurred in additional investigation or study of, or for supplementing, revising, or amending, any document if made necessary by said proceeding.

CERTIFICATION:

I hereby certify that I am the applicant or designated agent named herein and that I am familiar with the rules and regulations with respect to preparing and filing this petition for discretionary action, and that the statements and answers contained herein and the information attached are in all respects true and accurate to the best of my knowledge and belief.

SIGNATURE OF APPLICANT OR AGENT: *Eugene* Date: April 27th, 2014

<p>For Office Use Only</p> <p>PLN # <u>2014-00437</u></p> <p>CASE # _____</p> <p>PRJ # _____</p> <p>DATE ACCEPTED: <u>8/13/14</u></p> <p>DATE SUBMITTALS RECEIVED: _____</p> <p>RECEIVED BY (INITIALS): <u>ef</u></p> <p>FEES:</p> <p>BASE FEE: \$ _____</p> <p>3% RECORDS FEE: \$ _____</p> <p>TOTAL: \$ _____</p> <p>HISTORIC ARCH. RESEARCH REQUIRED? YES NO</p> <p>PUBLIC ART REVIEW REQUIRED? YES NO</p> <p>TRANSPORTATION REVIEW REQUIRED? YES NO</p> <p>INCLUSIONARY HOUSING REQUIRED? YES NO</p>	<p>REVIEW AUTHORITY:</p> <p><input checked="" type="checkbox"/> STAFF</p> <p><input type="checkbox"/> HEARING OFFICER</p> <p><input type="checkbox"/> PLANNING COMMISSION/BZA</p> <p><input type="checkbox"/> DESIGN COMMISSION</p> <p><input checked="" type="checkbox"/> HISTORIC PRESERVATION COMMISSION</p> <p><input checked="" type="checkbox"/> CITY COUNCIL</p> <p>TAXPAYER PROTECTION</p> <p><input type="checkbox"/> DISCLOSURE REQUIRED</p> <p><input checked="" type="checkbox"/> NOT REQUIRED</p>	<p>CEQA REVIEW:</p> <p><input checked="" type="checkbox"/> EXEMPTION</p> <p><input type="checkbox"/> INITIAL STUDY</p> <p><input type="checkbox"/> EIR</p> <p>CEQA REVIEW STATUS:</p> <p><input checked="" type="checkbox"/> PENDING</p> <p><input type="checkbox"/> COMPLETED</p>	<p>Design & Historic Preservation:</p> <p>TYPE OF HISTORIC PRESERVATION REVIEW:</p> <p><input checked="" type="checkbox"/> CATEGORY 1 (DESIGNATED)</p> <p><input type="checkbox"/> CATEGORY 2 (ELIGIBLE)</p> <p>LANDMARK/HISTORIC DISTRICT NAME: _____</p> <p>TYPE OF DESIGN REVIEW:</p> <p><input checked="" type="checkbox"/> CONCEPT</p> <p><input type="checkbox"/> FINAL</p> <p><input type="checkbox"/> CONSOLIDATED</p> <p><input type="checkbox"/> PRELIMINARY CONSULTATION</p>
---	--	--	--



Note: In addition to this application, a completed **Planning Division Master Application Form** is also required.

PROPERTY PROPOSED FOR DESIGNATION

1. Name of Property:	817 S. Madison Ave or "The Anderson House"
2. Property Address:	817 S. Madison Ave, Pasadena, CA 91106
3. Date of Original Construction	1914
4. Original Owner	Henry N. Anderson
5. Architect / Builder:	Sylvanus B. Marston / Loesch & Mears

DESIGNATION CATEGORY

(CHECK APPROPRIATE BOX—SEE CRITERIA ON PAGES 2 & 3 FOR MORE INFORMATION):

HISTORIC MONUMENT

LANDMARK

HISTORIC SIGN

LANDMARK TREE

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 or objects on the site are included in the nomination) or if the nomination is for an object, sign or tree. A map may be used for the description. Please also submit recent and, if available, historical photographs. Use additional sheets if necessary.

817 S. Madison Avenue is a Colonial Revival style home, one of the first designed by renowned Pasadena architect Sylvanus B. Marston. The original building permit was issued in 1914, and construction was completed that year.

Over the following century, it has changed hands numerous times, but has kept most of its original features.

Please see the attached "Building Biography" for more information.

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 nominated resource.

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



LEGAL DESCRIPTION

Attach a copy of the most recently recorded legal description for the property (usually in the deed for the property or other documents when the property was purchased—also available from a title company).

CRITERIA FOR DESIGNATION

Check the box under the category checked on first page that corresponds to the criterion under which you are nominating the property, object, sign or tree for designation. Multiple boxes may be checked if applicable.

CRITERIA FOR DESIGNATING AN HISTORIC MONUMENT (May include significant public or semi-public interior spaces and features)	
<input type="checkbox"/>	A. 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"/>	B. It is associated with the lives of persons who are significant in the history of the region, state or nation.
<input type="checkbox"/>	C. 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"/>	D. It has yielded, or may be likely to yield, information important in prehistory or history of the region, state or nation.

CRITERIA FOR DESIGNATING A LANDMARK	
<input type="checkbox"/>	A. It is associated with events that have made a significant contribution to the broad patterns of the history of the City, region, or State.
<input type="checkbox"/>	B. It is associated with the lives of persons who are significant in the history of the City, region, or State.
<input checked="" type="checkbox"/>	C. It embodies the distinctive characteristics of a type, architectural style, period, or method of construction, or represents the work of an architect, designer, engineer, or builder whose work is of significance to the City or, to the region or possesses artistic values of significance to the City or to the region.
<input type="checkbox"/>	D. It has yielded, or may be likely to yield, information important locally in prehistory or history.



CRITERIA FOR DESIGNATING A HISTORIC SIGN

<input type="checkbox"/>	A. It is exemplary of technology, craftsmanship or design of the period when it was constructed, uses historic sign materials and means of illumination, and is not significantly altered from its historic period. Historic sign materials shall include metal or wood facings, or paint directly on the façade of a building. Historic means of illumination shall include incandescent light fixtures or neon tubing on the exterior of the sign. If the sign has been altered, it must be restorable to its historic function and appearance.
<input type="checkbox"/>	B. It is integrated with the architecture of the building.
<input type="checkbox"/>	C. It demonstrates extraordinary aesthetic quality, creativity, or innovation.

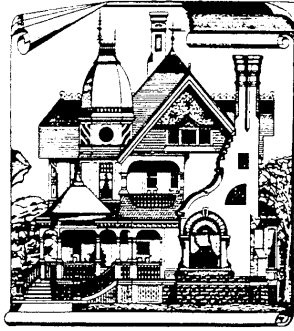
CRITERIA FOR DESIGNATING A LANDMARK TREE

<input type="checkbox"/>	A. It is one of the largest or oldest trees of the species located in the City.
<input type="checkbox"/>	B. It has historical significance due to an association with a historic event, person, site, street, or structure.
<input type="checkbox"/>	C. It is a defining landmark or significant outstanding feature of a neighborhood.

DESIGNATION PROCESS (INFORMATION ONLY; NO ACTION REQUIRED)

§17.62.050 Pasadena Municipal Code:

1. 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. If not, the applicant may appeal the determination of ineligibility to the Historic Preservation Commission or it may be called for review by the Historic Preservation Commission or City Council.
3. If the Historic Preservation 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 disapprove the application.



**THE BUILDING
BIOGRAPHER
TIM GREGORY**

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

817 SOUTH MADISON AVENUE

PASADENA

Style: Colonial Revival

Year of Completion: 1914

Original Building Permit: #3051A, issued by the City of Pasadena on January 5, 1914 for a two-story, eight-room frame residence and garage. No copy of the permit has survived, but this information was entered into a log-book that is still available.

Cost to Build: \$7,000—a large sum of money for a new house in 1914.

Architect: Sylvanus B. Marston, one of Pasadena's most renowned architects. Please see the attached information on Mr. Marston and his partners.

Builder: Loesch & Mears, a partnership between Walter T. Loesch and Horatio Mears. Additional information about Mr. Loesch is attached.

First Owner: Henry N. Anderson, who shared the house with his wife Edna C. Anderson. Mr. Anderson had purchased the vacant parcel from Jane M. Phillips, its owner since at least 1910.

Little information could be found about the lives of Mr. and Mrs. Anderson. Henry Anderson (1879-1949) was born in Georgia. By 1900, he was living in Ellis, Texas with his mother and step-father who owned a farm. Mrs. Anderson (1879-1956) was born Edna Eugenia Curtis in Texas. Her father was a physician in Comanche County. Mr. and Mrs. Anderson were married around 1900 and had one daughter Eugenia Henry (1901-1976).

Census records never identified a profession for Mr. Anderson, indicating he must have had an independent income, perhaps living off his or his wife's inheritance. Since the family kept a

permanent home in Dallas, 817 South Madison must have been used as a seasonal residence. Eugenia, married to a Frederick Langford of Tennessee, was widowed by the age of 29 and returned with her young daughter Gene to live with her parents. She was employed as a librarian in a public library. Mr. and Mrs. Anderson sold their Pasadena home after five years and lived the rest of their lives in Texas.

Other Building Permits: Around 1926, a permit was issued to add a ten-by-twelve-foot sleeping porch and three closets, move plumbing and install new fixtures in two bathrooms, re-tile a bathroom floor, add four lighting fixtures, and re-paint. The J. W. Jean Company of Pasadena was the contractor. The total cost was estimated at \$1,000.

The sewer line was replaced in January 1929.

The house was re-roofed in December 1957 for \$546.

Various alterations costing \$1,500 were approved in October 1958. The work included: installing new electrical service, new plumbing fixtures and tile drainboards in a bathroom and the kitchen, and miscellaneous finish carpentry work—all non-structural. Kenneth A. Gordon, Inc., of Altadena was the contractor.

In August 1964, an existing open porch was to be enclosed to create a family room at a cost of \$2,000. The owner was to act as his own contractor.

Two new 150,000-BTU gravity furnaces were installed in March 1974. Additional work on the air-conditioning system occurred in September 1977.

Construction of a 12-by-45-foot swimming pool was permitted in August 1977. Perry & Associates of Arcadia was the contractor. The cost was estimated at \$8,000. The pool was to have a capacity of 22,000 gallons.

In August 2008, mechanical and electrical fixtures were added to the HVAC system.

Copies of some of these permits are attached.

(Note: Permits for very minor alterations, such as water heater replacement, are not included. Also not included are permits missing from the file or whose microfilmed or digital copies are indecipherable and not otherwise recorded or described in Assessor's records.)

Assessor's Records: The Pasadena City Assessor first visited the property, probably in 1915, shortly after construction of the house had been completed. He recorded a single residence and garage. The house had a concrete foundation, walls of plaster over metal-lath, a hipped and shingled roof with dormers, and plain wood trim. Heat was provided by a fireplace and a gas furnace. There were eight (later upgraded to fourteen) plumbing fixtures. Interior finishes were

described as “plain” and “stock.” A buffet and two bookcases were built-in. The house had a total of nine hardwood floors. Overall construction quality of the house was rated “medium.”

The Assessor estimated the square footage at 3,674. On the first floor were four living rooms (one was probably a dining room) and a kitchen. The second floor contained four bedrooms, three bathrooms (two of them fully tiled), and a storage room. There was also a ten-by-twenty-foot concrete basement that was five feet deep. The garage, measuring approximately twenty feet square, had a cement floor, plaster-and-lath walls, and a shingled roof. The property also contained 1,600 square feet of concrete driveway and 270 linear feet of concrete retaining walls.

The Assessor returned on February 18, 1965 to record the conversion of a 340-square-foot porch into a family room.

The Los Angeles County Assessor currently estimates the square footage of the house at 3,402 with four bedrooms and two bathrooms. Copies of the City Assessor’s building records are attached.

(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: In 1917, the Anderson family sold the property to Lester G. Patee who lived there with his wife Nora. Mr. Patee was manager of the Don Lee Cadillac Garage at 151 East Union Street. Mrs. Patee was very involved in charitable activities, especially the Women’s Auxiliary of the California Babies and Children’s Hospital which she served as president. In the 1940s and 1950s she was president of the Huntington Memorial Hospital’s Women’s Auxiliary. Newspaper articles on Mrs. Patee are attached.

Arthur R. and Agnes E. Bishop became the owners in 1923. Mr. Bishop was president of A. R. Bishop, Inc., a land brokerage firm, located in Room 411, 35 South Raymond Avenue.

In 1927, gaining title was Julia Hannah (Arms) Barber, the widow of George Mason Barber, a Chicago businessman. After her death in 1930, the property was rented out to Harold H. Slocum, a conductor, and his wife Beulah J. Slocum.

Mrs. Barber’s estate transferred ownership of the property in 1932 to her daughters Carrolle Barber Clark and Louise Barber Hoblit. Mrs. Hoblit was the resident, along with her husband Frederick Maltby Hoblit, a banker. Mr. Hoblit was able to enjoy his new home for only a short time, passing away in 1933 at the age of 64. The 1943 *Pasadena Community Book* said of Mrs. Hoblit that “it would be difficult to name any other woman of Pasadena who has rendered so much valuable service to the community.” Mrs. Hoblit (1877 - 1962), born in Chicago, graduated from Smith College in 1899 and returned there as an instructor of astronomy in 1902.

The following year, she relocated to Pasadena with her parents and sister where she became involved in a number of charitable and social causes. She served on the Los Angeles College Settlement organization's board for many years and worked for five years as a Los Angeles County juvenile probation officer. She married her husband in 1915. They would have one son, Frederick Maltby, Jr. Vivaly interested in education, Mrs. Hoblit was president of the William McKinley School's Parent-Teacher Association when she successfully ran for a seat on the Board of Education in 1925. She would continue on the Board for sixteen years, twice serving as its president. Mrs. Hoblit was active in many other local organizations as well, including the Visiting Nurses Association and the Pasadena Child Guidance Clinic (serving as a board member of both), Camp Fire Girls, Pasadena Council of Social Agencies, Women's Civic League, and the College Women's Club. She was also a life member of the California Congress of Parents and Teachers. Please see the attached articles on Mrs. Hoblit.

Joseph M. and Lucie H. Welles gained title in 1952. Living with them was Lucie T. Welles who worked as an office secretary at Caltech.

Hollis S. and Andrew H. Wilhite were recorded as owners in 1958. They appear not to have moved into the house, but sold it just five months later to Richard L. Stever, who was at that time identified in directories as a "student." In 1960, his wife Virginia joined him on title. Mr. Stever later worked as an attorney for E. F. Hutton & Company. Mrs. Stever would become active in the real estate business.

In 1977, Anthony and Cynthia Canzoneri became the owners. Mr. Canzoneri was a partner in the Los Angeles law firm of Brown, Winfield & Canzoneri, Inc. Mr. and Mrs. Canzoneri were instrumental in saving the Braley Building at 35 South Raymond Avenue—the first major restoration project in Old Pasadena in the late 1970s. Mr. Canzoneri later became the City Attorney of Monterey Park.

John Abelson and Caltech, where Dr. Abelson was a biology professor, were recorded as joint-owners in 1983.

In 1986, William R. Burkitt, an attorney, and his wife Paulette L. Burkitt gained title.

Charles G. Emley, Jr., et. al., took possession in 1990. Mr. Emley was the chief executive of Pico Products, a manufacturer of electronic components.

Giancarlo P. Di Massa and Emily C. Dossett have been the owners since June 2012.

Notes: The *Pasadena Star* newspaper in its issue of January 8, 1914, announced the impending construction of the Anderson house. It was described as a "two-story, eight-room affair, with plaster exterior, cedar shingle and composition roof, tile mantels, ornamental iron balconies and cement foundation and basement." A copy of the article is attached.

Significance: The Anderson house is potentially eligible for listing on a local inventory of significant properties due to its association with a well-known Pasadena architect, its good state of preservation, and its contribution to the architectural and historical context of the South Madison Avenue neighborhood, part of which has already been designated a local landmark district.

Sources:

Los Angeles County Assessor
 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.
Pasadena Community Book, 1943.

City Directories: 1914-

Pasadena Star: January 8, 1914
Pasadena Star-News: November 13, 1934; December 5, 1936; January 18, 1941;
 February 10, 1945; November 16, 1946; April 29, 1950; August 5, 1951;
 May 13, 1957

Internet Resources, including California Index, California Death Index,
 Gale Biography Master Index, Ancestry.com, and Historic *Los Angeles Times*
 Database.

Tim Gregory
 The Building Biographer
 400 East California Blvd., #3
 Pasadena, CA 91106-3763
 Phone: 626-792-7465; Fax: 626-793-5219
timgregory@sbcglobal.net
www.buildingbiographer.com

Copyright October 2012
 by Tim Gregory

The contract, exclusive of plumbing and painting, has been let at \$6081, for the residence to be erected by H. N. Anderson at 817 South Madison avenue. The house will be a two-story, eight-room affair, with plaster exterior, cedar shingle and composition roof, tile mantels, ornamental iron balconies, and cement foundation and basement.

Pasadena Star
January 8, 1914

SYLVANUS B. MARSTON

Architect

Born in Oakland in 1883, Sylvanus Boardman Marston moved with his family later that year to Pasadena, where his father had purchased a twenty-acre tract of citrus groves in the area near present-day California Boulevard and Oakland Avenue. (The old family home at 560 East California was a long-time city landmark.) Sylvanus was a fourth-generation architect: his grandfather Phineas, who had come to San Francisco in 1858, built lighthouses along the coast, including Point Reyes, and barracks at the Presidio.

“Van” Marston, as he was known in his youth, grew up in Pasadena and was a tennis champion at Pasadena High School (class of 1901). After attending Pomona College for two years, he went east to Cornell University to study architecture. Cornell’s architecture school, established in 1871 as the first formal academic architectural program in the United States, emphasized architectural design and a thorough grounding in the classical orders. Marston graduated from Cornell in 1907 and returned to Pasadena where he started his own firm in 1908, after training one year with Myron Hunt. In 1910 he married Edith Hatfield of Sacramento, his college sweetheart. After honeymooning in then-distant Hawaii, the young couple settled down in a Marston-designed Prairie-style house at 661 South El Molino Avenue, Pasadena.

Marston's early residential designs are firmly in the Craftsman tradition popular at the time. However, the interiors often contained surprises, such as the vaulted ceiling in the Lacey House at 1115 East Woodbury Road, Altadena, and refined brick fireplaces in place of the heavy boulder ones favored in the Craftsman era. His early commercial work and larger residential designs followed the Beaux Arts tradition in which he had been trained. Later, he and his associates worked with an incredible array of styles, including just about every possible type of Period Revival. The firm concentrated on the quality of materials and construction and maintained an enormous attention to detail. Marston interacted closely with his clients, attempting to turn their dreams into reality.

By 1925, Marston's firm had become one of the largest in Southern California, with offices in both Pasadena and Los Angeles. Marston was made a "fellow" of the American Institute of Architects and served twice as its President. He died in 1946 at the age of 63.

Garrett Van Pelt, a self-taught architect who had studied at the Chicago Art Institute, became a junior partner in 1915. He contributed much in the way of artistic design to the firm's projects. He left the company in 1926. Edgar W. Maybury joined as another junior partner in 1923 and showed extraordinary versatility with styles. He stayed with Marston until 1941.

Hundreds of area buildings, a great number of them now considered to be architecturally and historically significant, bear testament to the talents of Marston and his associates. Although many, like the Pasadena Athletic Club at the northwest corner of Green and Los Robles and the Pacific Southwest Bank building at the southeast corner of Lake and Colorado, Pasadena, have been demolished, a long list still remains. Marston and his firm are credited with designing the first bungalow court in the United States: St. Francis Court at what is now 777 East Colorado Blvd. Built in 1908, St. Francis Court featured eleven units arranged around a central landscaped courtyard, each with its own unique plan, ranging in size from one bedroom to three. They were designed as residential units for winter visitors and were rented fully furnished. The surviving bungalows from the original St. Francis Court were relocated along Catalina Avenue south of California Blvd.

Examples of the variety of the firm's residential architecture include the Banks House at 1210 Chelton Way, South Pasadena, in the Georgian style (1916); the Spanish Colonial Garford House at 1126 Hillcrest Avenue, Pasadena (1919); and a French Provincial mansion at 293 South Grand Avenue, Pasadena (1926). Commercial/institutional buildings in a variety of styles also abound, such as the Hill Avenue Branch Library, 55 South Hill Avenue, Pasadena (1925); the extraordinary Grace Nicholson building (now the Pacific Asia Museum) at 46 North Los Robles Avenue, Pasadena (1924); the grandly Gothic Westminster Presbyterian Church at 1757 North Lake Avenue, Pasadena (1924); the deceptively elaborate Andrew Jackson Elementary School at 593 West Woodbury Road, Altadena (1922/1935); and the San Rafael Elementary School in a soaring Tudor style at 1090 Nithsdale Road (1929).

The Pasadena Museum of History has a complete list of Marston's works, including some photographs and drawings. A profusely illustrated book entitled *Sylvanus Marston: Pasadena's Quintessential Architect*, by Kathleen Tuttle, was published in 2001 by Hennessey & Ingalls.

Tim Gregory
The Building Biographer
400 East California Blvd., #3
Pasadena, CA 91106-3763
Phone: 626-792-7465
e-mail: timgregory@sbcglobal.net

Copyright September 2012

Will Direct Southland Architects Second Time



—Wanek-King

SYLVANUS B. MARSTON

Pasadena Star-News,
January 18, 1941

SYLVANUS B. MARSTON of Pasadena this week began his second term as president of the Southern California chapter of the American Institute of Architects. His election to head the chapter again was not merely a tribute to him for his administration the past year but carried the additional compliment of naming him to receive the architects of the nation when they come here in the summer.

At that time, in June to be precise, the national convention of the Institute, which is the accepted society of the architects' profession, will be held on the Coast for the first time in 25 years. Sessions will be held at Yosemite National Park and Los Angeles. During the Los Angeles interlude the president of the host chapter will make certain that the visiting architects see the lovely city of Pasadena, which Mr. Marston holds in great affection.

He grew up here. He was born in San Francisco but when he was a toddler his parents, the late Mr. and Mrs. Frank A. Marston, moved to Pasadena. He grew up at the Marston homestead at 560 East California Street and there he and Mrs. Marston reside. Their three sons grew up there. The oldest son, Paul, is a Los Angeles lawyer. The second son, Keith, is connected with his father's architectural firm, Marston & Maybury. The youngest son, Bruce, is about to begin service in the Army.

Mr. Marston, like his sons, attended Pasadena schools in his youth. He was graduated from Pasadena High School and attended Pomona College for two years. Thereafter he took a 4-year course in architecture at Cornell University, Ithica, N. Y. He has been practicing his profession in Pasadena ever since. His partner is Edgar W. Maybury.

Mr. Marston inherited a flair for architecture from his paternal grandfather, P. F. Marston, early day San Francisco architect. The earlier Architect Marston designed Uncle Sam's first lighthouse on the coast, and the first government building at the Presidio of San Francisco.

Mr. Marston has traveled extensively at different times, to observe architecture, for pleasure and in pursuit of his hobby of archeology. In the latter pursuit was his visit to ruins of the Mayan civilization in Guatemala several years ago. Other hobbies include golf and amateur gardening.

He takes a deep interest in Pasadena community life, also. He is a member of the City Planning Commission, being chairman of its zoning committee. He is a trustee of Pasadena Presbyterian Church. Socially he is popular. He is an active member of Pasadena Rotary and the Overland Club. His friends call him Van; tell him he looks much too young to be a grandfather.

As president of the architects' chapter, he recently pledged their support to patriotic endeavors of the nation. Of architecture's trends he said: "Architecture is passing through a transitional period, because it is becoming more machine-age conscious. Therefore, designs based on tradition will have less influence than in the past."



TAKEN BY DEATH—
Sylvanus B. Marston, well-known architect, succumbs at home here.

MARSTON — Sylvanus Boardman Marston passed away Nov. 16, 1946, at his home, 560 East California Street. A native of Oakland, he had been a resident of Pasadena 63 years. He is survived by his wife, Mrs. Edith Alice Marston; three sons, Paul H., Keith P., and Bruce T. Marston; and three grandchildren, William Bruce, Milanda Mildred, and Robert Keith Marston, all of Pasadena; also a sister, Mrs. Alice Marston Hastings of Monterey. Funeral services will be held Tuesday at 10 a. m. at the chapel of Turner & Stevens Company, Marengo Avenue at Holly Street. Interment, Mountain View Cemetery.

Pasadena Star-News,
November 16, 1946

S. B. MARSTON DIES AFTER LONG ILLNESS

Prominent Architect Was Active Here in Community Affairs

Sylvanus B. Marston, widely-known architect, who directed a contest among qualified architects for the job of designing the Los Angeles County Court House, died today at his home, 560 East California Street, after an illness of several months.

Headed Architects

As chairman of the City Planning Commission, Mr. Marston played an important part in directing Pasadena's expansion program. He served two terms as president of the Southern California chapter of the American Institute of Architects and was known as a most energetic community worker.

During the war Mr. Marston was engaged in important war construction programs.

Born in San Francisco Mr. Marston came here with his parents, the late Mr. and Mrs. Frank A. Marston, as a child, growing up at the Marston homestead at the East California Street address. In turn the Marston's three sons, Paul, Keith and Bruce, grew up there.

Mr. Marston's paternal grandfather, P. F. Marston, early day San Francisco architect, designed Uncle Sam's first lighthouse on the coast and the first government building at the Presidio of San Francisco.

Designed Many Buildings

For years Mr. Marston was associated with Edgar W. Maybury in the architectural firm of Marston and Maybury, which designed many prominent buildings in this area.

A product of Pasadena schools, Mr. Marston attended Pomona College for two years, then completed a four-year course in architecture at Cornell University. He was a member of Pasadena Rotary Club and the Overland Club, and served as a trustee of the Pasadena Presbyterian Church.

Surviving Mr. Marston are his widow, Mrs. Edith A. Marston, and three sons.

Funeral services, in charge of Turner & Stevens Company, will be announced later.

WILLIAM T. LOESCH

Builder

William Thomas Loesch was known as one of Pasadena's most prominent builders. Born in Buffalo, New York, of German descent, on May 20, 1873 (some sources say 1863), he came to Pasadena in 1904. He began his working life building Pierce-Arrow racing bicycles and is said to have helped construct the first Pierce-Arrow automobiles. Around 1908, he established his own general contracting business in Pasadena. By the early 1910s, Mr. Loesch had entered into a partnership with Horatio Mears who was known as a skilled cabinet-maker living at 2350 East Colorado. However, this entity did not last very long, as Mr. Mears had taken on a different partner, Herbert Hamm, by 1916.

Mr. Loesch was active in the community with memberships in the Pasadena Chamber of Commerce and a number of professional organizations. He was a three-time president of the local Builders Exchange and also served a term as its state president. During his tenure, California adopted a strict new contractor's license law "to promote responsibility and integrity in building practices."

Mr. Loesch was a member of the Central Christian Church and of many fraternal organizations, including the Masons, Scottish Rite, Oddfellows, and Al Malaikah. In April 1895, he had married the former Clara E. Barrus of Buffalo, the daughter of a Civil War veteran. They had two children: Russell, who went into partnership with his father in 1926, the firm being known as William T. Loesch & Son; and a daughter Donna J. Marshall (later Wagner), for whom he built a Spanish Colonial house at 305 South Grand Oaks Avenue in 1925.

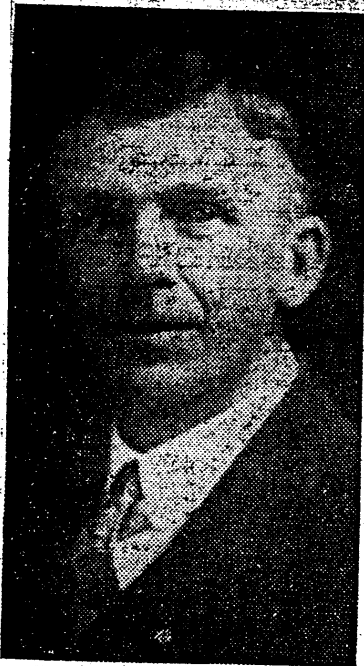
Having retired in 1943, Mr. Loesch died on August 4, 1951 at the age of 78.

Tim Gregory
The Building Biographer
400 East California Blvd., #3
Pasadena, CA 91106-3763
Phone: 626-792-7465; Fax: 626-793-5219
timgregory@sbcglobal.net
www.buildingbiographer.com

Copyright January 2012
by Tim Gregory

Rites Set for W. T. Loesch, Noted Builder

Funeral services for William T. Loesch, prominent local contractor and builder, Wednesday at the chapel of Ives & Warren



WILLIAM T. LOESCH
Builder Mourned

Co., will be private, due to the illness of Mrs. Loesch. Resident of Pasadena for 47 years, Mr. Loesch died Saturday after a prolonged illness.

Born May 20, 1863, Mr. Loesch came to Pasadena from Buffalo, N. Y. in 1904. Four years later he started his own business of general contracting and building and remained active in this field until 1943.

During his active years in Pasadena, Mr. Loesch constructed many buildings and engineering projects, among which were The Hall of Justice, All Saints' Episcopal Church, parish house and rectory, First Congregational Church, West Adams Presbyterian Church, Los Angeles Scott Chapel, Pasadena Ives-Warren Mortuary, George Washington Junior High School, portions of Hamilton, Jefferson and Garfield Elementary School

plants. The building now housing Hertell and Barnett, the original building for J. H. Biggar Co. A section of flood control channel and two bridges in Burbank. Many other schools and commercial buildings and fine residences.

Mr. Loesch was active, until retirement, in civic affairs, as a member of Pasadena Chamber of Commerce, in contractor organizations, having been three times president of Builder Exchange and state president of that organization. During this term he was instrumental in the establishment of the state contractor's license law, to promote responsibility and integrity in building practices.

Mr. Loesch was a member of Central Christian Church and many fraternal organizations, All Masonic bodies, and was a Knight Commander of the Court of Honour, Scottish Rite. A life member of Buffalo Lodge, F. and A. M., he was a past noble grand of Crown City Lodge of Oddfellows and a member of Al Malaikah Temple, A. A. O. N. M. S.

Mr. and Mrs. Loesch celebrated their golden wedding anniversary here on April 25, 1945. They were married at Buffalo, her maiden name being Clara B. Barris.

In addition to his wife, Mr. Loesch is survived by a son, Russell M. Loesch, a daughter, Donna J. Wagner, a great-grandson, Robert Hanssen.

Babies' and Children's Hospital Building Asked



MRS. LESTER G. PATEE

BETWEEN 10,000 and 12,000 visits of tiny patients are paid to the California Babies and Children's Hospital annually, according to Mrs. Lester G. Patee of Pasadena, who this year is serving as president of the hospital's Women's Auxiliary.

During these times Mrs. Patee feels that this philanthropic group has an even greater responsibility as so many of the cases handled in the hospital involve families of men in the service.

At present the organization has 122 members half of them residents of Pasadena and San Marino, the others residing in the Los Angeles area. The Auxiliary's Thrift Shop, of which Mrs. William Niehart is chairman, is the main source of income although an annual Spring benefit tea is held and this year for the first time a benefit will be staged to raise money for the hospital's building fund. Fulton Lewis, Jr., noted news commentator, will be sponsored by the group March 13 at the Shrine Auditorium.

Patients of the California Babies and Children's Hospital now are being cared for at the California Hospital, where a pediatric clinic is conducted. Plans are under way, however, for the Babies and Children's Hospital to have a building of its own. Proceeds of the forthcoming benefit will go toward this project.

Pasadena Star-News
February 10, 1945

Mrs. Patee has been an active worker in the Women's Auxiliary for a number of years serving on various committees, presiding at the Bond Booth and faithfully participating in the various sewing projects of the group.

The Women's Auxiliary of the Huntington Memorial Hospital also is another philanthropic activity occupying her time. She is sewing chairman for that group and chairman of special gifts for the Auxiliary's annual benefit bridge.

At present, Mrs. Patee and her husband, manager of Don Lee, Inc., in Pasadena, are on a business and pleasure trip to Mexico City. They have one daughter, Mrs. John M. Glass, who, for two terms, served as president of the Assistance League in Pasadena and a grandson, Michael Stewart Glass, a student at Flintridge School for Boys.

Mrs. Lester G. Patee Heads Hospital Women's Auxiliary

After 20 years of faithful service as president of the Women's Auxiliary of the Huntington Memorial Hospital, Mrs. Frederick J. Mills was succeeded in that office yesterday by Mrs. Lester G. Patee.

Election of new officers took place at the annual membership meeting at the home of Mrs. K. L. Carver, 1365 St. Albans Street, San Marino. Others elected were Mrs. A. L. Jensen, first vice-president; Mrs. William Dunbar, second vice-president; Mrs. Harry W. Hitchcock, third vice-president; Mrs. Gladys S. Heard, recording secretary; Mrs. Robert Harlan, treasurer, and Mrs. Russell Post, corresponding secretary.

Mrs. Mills was given flattering tributes for her loyalty, service and devotion to the Auxiliary and the hospital.

Committee reports disclosed a vast amount of financial aid to the seriously ill who cannot afford proper care, the maintenance of the south garden for convalescents, supplying of surgical dressings, gowns and other items, and the providing of books, magazines and jelly to patients.

Alden B. Mills, administrator of the hospital, told of plans for

new research and convalescent buildings to be constructed soon.



MRS. LESTER G. PATEE

Pasadena Star-News
April 29, 1950

LOUISE B. HOBLIT

It would be difficult to name any other woman of Pasadena who has rendered so much valuable service to the community as Mrs. Louise B. Hoblit, who served for sixteen years on the Pasadena School Board, and has been an official in numerous other important Pasadena organizations. Mrs. Hoblit is a native of Chicago, Illinois, born November 22, 1877, the daughter of George Mason Barber and Julia Hannah Arms. In connection with the family history a point of interest is that a remote ancestor, Thomas Clark, was second mate of the Mayflower. Many distinguished professional people are numbered among his descendants. Mrs. Hoblit's father was a native of Massachusetts and the greater part of his business life was spent in Chicago, where he was a member of the Chicago Board of Trade.

Mrs. Hoblit's elementary and high school education was in the public schools of Chicago. She was graduated from Smith College in 1899, returning in 1902 as a teacher in the astronomical department.

It was in the following year that she came with her parents and sister to Pasadena. One of her first interests was the Los Angeles College Settlement, on whose board of directors she served for many years. On this board at that time was a rare group of women who had pioneered in the development of social services in Los Angeles and Southern California, and it was during this period that Mrs. Hoblit became interested in the Los Angeles Juvenile Court. She served for five years as a Los Angeles County probation officer, years rich in varied and valuable human experience with all sorts of people.

She was married in 1915 to Frederic Maltby Hoblit, who passed away in 1933. One son was born to this union, Frederic Maltby Hoblit, Jr. He is a graduate of Stanford University, took his graduate work in naval architecture at the University of Michigan, and is now practicing as a naval architect.

From the time her son entered kindergarten Mrs. Hoblit took an active interest in the schools of Pasadena. It was during her second term as president of the William McKinley Parent-Teacher Association that she was first elected in 1925 to the Pasadena Board of Education. During the four terms she served on this board her sound counsel and wise recommendations were extremely valuable to her colleagues in discharging their important functions.

Mrs. Hoblit is a member of the board of directors of the Visiting Nurses Association of Pasadena; of the Pasadena Child Guidance Clinic; is president of the Pasadena Camp Fire Girls; secretary of the Pasadena Council of Social Agencies; a member of the Woman's Civic League, the College Women's Club, the Smith College Club of Southern California, an honorary member of Omicron Chapter of Delta Kappa Gamma, and a life member of the California Congress of Parents and Teachers. She is a member of the Pasadena Presbyterian Church.



LOUISE B. HOBLIT

SCHOOL WORK WINS PRAISE

Mrs. Louies B. Hoblit's Activities Noted

High tribute is paid Mrs. Louise B. Hoblit, a member of the Pasadena Board of Education, in an article in the November issue of the American School Board Journal, a periodical of school administration.

Illustrated with a photograph of Mrs. Hoblit the article reads in full:

"Perhaps no citizen in this community of 108,000 persons has devoted himself or herself more unselfishly to public service over a long period of years than has Mrs. Louise B. Hoblit, twice president of the Pasadena Board of Education and now serving her tenth year as a member of that body.

Typical Homemaker

"Mrs. Hoblit has often been characterized as a typical American homemaker of the most conscientious type who has for her outside diversion, the devoting of an apparently unlimited amount of time to community projects.

"Since 1925, Mrs. Hoblit has been a most important member of the Pasadena Board of Education which numbers five persons. She has shown a unique and remarkable ability to weigh in the balance of a mature judgment every problem of personnel, instruction and child welfare, ever on the alert to defend the principles for which the American school was established.

"Mrs. Hoblit's earlier training for this public service work in connection with the Board of Education was acquired in the field of juvenile delinquency, when for a number of years following her graduation from Smith College, she was an attache of the Los Angeles County Probation Department.

Re-election With Men

"Mrs. Hoblit has been untiring in her effort to represent the Board of Education whenever and wherever representation was expected or needed, and during these nearly ten years there has scarcely been a function of importance in this or adjoining communities within the school district that has not noted the presence of this genial member of the board.

"She combines the sympathies of a woman with the judgment of a man to a degree that has delighted not only the administration of the schools she helps direct, but also her fellow board members all of whom are men. Year after year she is re-elected by her colleagues to carry the board responsibility in matters involving personnel, curriculum and instruction.

Has Keen Memory

"She is blessed with an almost uncanny memory and is invariably able to produce at will written evidence, in the form of long forgotten board reports to verify her knowledge of a given subject. With all this ability and despite the heavy responsibilities which she carries, Mrs. Hoblit ever remains a charming woman, extremely feminine and a devoted mother to her one son. Mrs. Hoblit was widowed a year ago, but in spite of this fact she has valiantly remained at her post and devotedly carried on her board work."

HAVING felt for many years that the home and the school and the church should do their work so well that juvenile courts would scarcely be necessary, Mrs. Louise Hoblit, president of the Pasadena Board of Education, in reviewing the progress made in education here during the 12 years she has served on the Board, is still hopeful.

Commenting upon the improvement in local schools, Mrs. Hoblit stated that 12 or 15 years ago school officials were "feeling around" in an effort to get away from the old lock-step form of education in favor of ability grouping, which was the first device used toward this end. Then they began studying more carefully the individual differences in children, and their conception of things has changed still further.

Educators have come to realize more and more the importance of the mental health, as well as the physical well-being, of the student. An emphasis heretofore unknown has been placed on the study of how children learn. Selection of teachers has been much more carefully conducted, she said.

Just home from attending the first of the Young People's Symphony Concerts sponsored by the Junior League at the Civic Auditorium, Mrs. Hoblit thought that not enough could be said in praise of such projects.

The development of the young people's appreciation of art and music in the Pasadena schools is indeed gratifying," Mrs. Hoblit remarked.

Born in Chicago, where she received her early education in the public schools, Mrs. Hoblit graduated from Smith College 37 years ago. She returned there to teach astronomy for one year and came to Pasadena with her family in the fall of 1903. She taught Sunday School for a while and engaged in other kindred activities such as work at the college settlement and with young people in general.

Then she was asked to help out for a month in the Los Angeles County Probation Office. She remained five years and loved the work, but when she was married she devoted her time to her home.

She has been active in various organizations and at present is representative of the Board of Education on the Council of Social Agencies, and is on the boards of the Visiting Nurse Association and Camp Fire Girls Council. She resides at 817 South Madison Avenue, and has one son, Frederick Maltby Hoblit, Jr., who is studying engineering at Stanford.

Mrs. Hoblit says her theory always has been that every question has two sides, and most of them have a hundred, and that, no matter how much progress is made in a community, there is always room for more. That is true, she said, in the educational field as well as in others.

Pasadena Star-News
December 5, 1936

Mrs. Hoblit Named Woman-of-the-Month

In the three years that the Council of Women's Clubs has presented woman-of-the-month awards at its monthly luncheon meetings, its members have never been stirred to a standing ovation as they were Thursday at Women's City Club, when this honor came to Mrs. Frederic (Louise) Hoblit.

MRS HOBLIT * * * served 16 years on the Pasadena Board of Education, 5 years as county probation officer for the L. A. Juvenile Court, and has given other innumerable services in fields of education and welfare since she came here in 1903, Mrs. Stanley E. Kyle, awards chairman, pointed out in making the citation.

The luncheon program featured services to children, presented by three League of Women Voters members, who

were introduced by Mrs. Wilson Hines, president.

Mrs. Vernon M. Newton, reviewed the work of the juvenile court, pointing out that the aim is not to sentence a child but to return it to normal living. She praised the County Forestry Camp services for boys who come under the court's jurisdiction.

Mrs. Theodore Combs discussed protective and preventive work with children, pointing out the need for "aggressive case work" at the family level, as against "sitting at a desk waiting for problems to come in."

* * *
MRS. JOHN ANSON, president of Rosemary Cottage, described this private service for girls, pointing out need for funds, and also the fact that such an agency can operate more independently than a public one, because it is not bound by legislation.

New officers candidates announced last month were ratified by the council membership. Mrs. E. H. Brockelmann Jr., outgoing president, presided. Mrs. Karl Freden was program chairman.

All Applications Must Be Filled Out by Applicant

Use Ink or Indelible Pencil

PLANS AND SPECIFICATIONS and
Other Data Must Also Be Filed

Fire District _____

OFFICE OF BUILDING INSPECTOR

3 Application to Alter, Repair or Demolish

Lot No. 62 (SIGN HERE) J.M. Jean Co Block _____

Second 591 Map No. 126

No. 817 St. Madeline STREET AVENUE

1. Owner's Name A.R. Bishop
2. Owner's Address 817 St. Madeline Ave
3. Architect's Name _____ Address _____
4. Contractor's Name J.M. Jean Co
5. Contractor's Address 215 Broadway Bldg.
6. Entire cost of the Proposed Improvements, \$ 1,000
7. Purpose of the Building Residence
8. Class of Building _____ No. of Stories in Height 2
9. Size of New Addition 10 X 12 Material of Foundation _____
10. Depth of Foundation _____ Size Footing _____ Size of Wall _____
11. Size of Exterior Studs X Interior Studs X
12. Size of Mud Sills X Bearing Studs X
13. Size of First Floor Joist X Second Floor Joist X
14. Ceiling Joists X Roof Rafters X
15. Specify Material of Roofing _____
16. Number and Kind of Chimneys _____ Size of Flues X

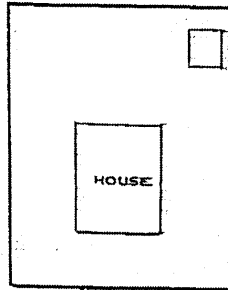
FOR CLASS "C" BUILDINGS FILL IN THE FOLLOWING:

17. Of what material will walls be constructed? _____
18. Are there any buildings within 30 feet of the new addition? _____
19. Give thickness of exterior walls:

Basement _____	1st story _____
2nd story _____	Fire Wall _____
20. Specify material of beams, girders and columns _____

STATE ON FOLLOWING LINES JUST WHAT YOU WANT TO DO:

Build sleeping porch, 3' front
more plumbing and retic and some
floor add 4' light to kitchen



PERMIT NO. 1008D Date issued _____ 1927

ZONE E

ORIGINAL

LOCATION OF JOB Perme

817 So Madison

NUMBER STREET

BUILDING ALTERATION

Permit No. 882471 Final Insp.

Department of Building, Pasadena, Calif.

LEGAL DESCRIPTION

DO NOT FILL IN FOR USE OF ASSESSOR ONLY

27-1-16-11-371

Size of Lot	Size Bldg. sq. ft.	<u>11-25-54</u>
Height, Feet	Stories	Type
		Zone <u>R7</u>

Use Res.

Side	SET BACK		Side
	Front	Rear	

Owner Name R. Stever
817 So Madison
 Street Number City

Arch. Name _____
 Street Number City

Contractor Name B. A. Gordon etc
550 E. Calaveras, Alt
 Street Number City

Contractor's License No. 89009

[Signature]
SIGNATURE OF PERMITTEE

State Clearly All Alterations to Be Made:

New Elec. Service
New Plumbing, Landry, Sink
& Toilet
TRACED BY WILCOX
Miss Fin Carpenter
all non struct.

Special Permit No. _____

S. A. Fee No. _____ Checking Fee _____

Value 1500.00 Permit Fee _____

Including labor, material, wiring, roofing, etc. Approved [Signature]

100 ADDRESS
2817 So. MADISON AVE.
 NUMBER STREET

APPLICATION FOR A
BUILDING PERMIT
 DEPARTMENT OF BUILDING, PASADENA, CALIF.

CONTRACTOR
Curran STATE LIC. NO.

MAILING ADDRESS TEL. NO.

ARCH. STATE LIC. NO.
 ENGR. MAILING ADDRESS TEL. NO.

OWNER
Richard L. STEVER TEL. NO. **MU 11422**
 MAILING ADDRESS
Same

TYPE: NEW ADD'N ALTER REPAIR DEMOLISH

FLOOR AREA (SQ. FT.) NO. OF STORIES NO. OF DWELLING UNITS

PRESENT BLDG. USE PROPOSED BLDG. USE
RES.

DESCRIBE WORK TO BE DONE
Enclosing existing open porch for family room

EXTERIOR WALL MATERIAL ROOF FRAMING MATERIAL

PARTITIONING MATERIAL ROOF COVERING MATERIAL

LOT WIDTH LOT DEPTH NO. OF EXISTING BLDGS. ON LOT

VALUATION NOTE: INCLUDE LARGE, WARE, WHIRL, PLUMB, HEAT, ETC. \$2000.
 INFORMATION PROVIDED BY ENGR. - FT. DEPT.
 LEGAL DESCRIPTION **L-1-42**

T.P. # 391

INFORMATION PROVIDED BY BLDG. SECTION

USE ZONE **R-1** FINE **TL** OVER **F** FANCY **E** TYPE **V-N**

REAR SET BACKS	FRONT	RIGHT SIDE	LEFT SIDE	REAR

APPEAR. NO.	USE PERMIT OR VARIANCE NO.	PART. SPACE FEES

PLAN CHECK FEE **4.50** PERM. PLAN. APPROVED BY **Paul [Signature]**

PERMIT FEE **18.00** APPROVED W/O PLAN. **[Signature]**

I have carefully read and understand the above specifications and that the same do not conflict with any provisions of the Laws and Ordinances governing building construction, and the conditions and other conditions herein set forth, and I agree and consent to the same as a condition of the issuance of the permit for the construction of the building described by these forms. If any other or other necessary of any building authorized by these forms, such as fire, life, and other regulations, have been issued.

Richard L. Stever
 SIGNATURE OF OWNER OR AUTHORIZED AGENT
Richard L. Stever
 PERMANENT

1

8/64

ST. PAUL M.P. PLAN CHECK VALIDATION

ST. PAUL M.P. PLAN CHECK VALIDATION
 ST. PAUL M.P. PLAN CHECK VALIDATION
 ST. PAUL M.P. PLAN CHECK VALIDATION

JOB ADDRESS

817 S. Madison STREET

APPLICATION FOR A
SWIMMING POOL PERMIT
DEPARTMENT OF BUILDING, PASADENA, CALIF.

OWNER <i>John Camarero</i>	TEL. NO. <i>943-8636</i>
MAILING ADDRESS <i>817 S. Madison, Pas</i>	STATE INC. NO. <i>8758</i>
ENGINEER <i>R. B. King</i>	STATE INC. NO. <i>446-5256</i>
MAILING ADDRESS <i>419 E. Palm St. Arcadia</i>	STATE INC. NO. <i>163866</i>
CONTRACTOR <i>Kerry & Cassie</i>	CITY BUS. LIC. NO. <i>8740</i>
MAILING ADDRESS <i>409 S. Raymond Arcadia</i>	TEL. NO. <i>446-5256</i>

POOL SIZE: *540 sq ft 12x45*

EST. CAPACITY: *27000* GALS. PRIVATE SEMI-PUBLIC

TYPE FILTER: *Pressure DE*

BACKWASH DRAINS TO: *Sept tank*

POOL HEATER: *yes*

RAMP AT DEEP END: SHALLOW END:

VALUATION (NOTE: Includes Labor, Material, Electrical, Heating, Plumbing.) *58,000*

INFORMATION PROVIDED BY ENGR. - SE. DEPT.

LOCAL DESCRIPTION:

INFORMATION PROVIDED BY BUILDING DEPT.

USE: <i>1-1</i>	VARIANCE: <input type="checkbox"/>	MODIFICATION: <input type="checkbox"/>
ZONE: <i>1-1</i>	NO.:	NO.:

REQUIRED SET BACKS	FRONT	EIGHT SIDE	LEFT SIDE	REAR
				<i>56'</i>

BUILDING AND PLUMBING FEES

PLUMBING: <i>220.00 + 45.00 Contractor</i>	APPROVED BY
PLAN CHECK: <i>38.68 + 20.00</i>	<i>[Signature]</i>
PERMIT: <i>59,508.10</i>	
TOTAL: \$138,06	

I have read and submitted the above application and have the same to be true and correct. All provisions of the Code and Ordinances covering building and structure shall be complied with, whether specified herein or not. No person shall be employed in violation of the Labor Code of the State of California.

Kerry & Cassie R. B. King
SIGNATURE OF OWNER OR AUTHORIZED AGENT

PERMANENT

3

75159 AUG 13 77 SW
 NOTE: WHEN APPLYING FOR PERMIT, THE PERMITTEE SHALL SUBMIT A PERMIT TO BE REVIEWED BY THE PERMITTING AGENCY.
 PERMITS ARE NOT VALID UNLESS THEY ARE REGISTERED WITH THE PERMITTING AGENCY.
 PERMITS ARE NOT VALID UNLESS THEY ARE REGISTERED WITH THE PERMITTING AGENCY.

No. 817 S Main St. Ave. No.
 Tract Mc 391: Blk. 12 P. 12
 Lot No. 62 Block No. (2A)

Examined by _____ Date _____

CLASS	EXTERIOR	HEATING	TRIMMINGS
Single	Bay Windows	Fire Place	Cobblestone
Double	1 sty 2 sty 3 sty	Wood, Coal, Oil	Brick, Plaster
California	Number	and Gas Furnace	Stone, Wood
Bungalow	Wall Covering:	Steam	Plain
Residence	Plaster, met. Lath	Stove	Ornamental
Flat	" Wood Lath		INSIDE FINISH
Apartment	Shakes, Rustic	PLUMBING	Plain
Out Building	Siding, Board	No. of Fixtures	Ornamental
Garage	and Batten	<u>8 1/2</u>	Stock
Shed	Corr. Iron		Special
Barn	ROOF	Good, Medium	BUILT IN FEATURES
Church	Flat, 10p	Cheap	Bullet
School	Cables, Dorners	Sewer	Patent Beds
Shp	Cut up, Ordinary	Cesspool	Refrigerator
Storage	Plain	LIGHTING	Bookcases
	Tile, Shingle	Gas, Electric	Plain
FOUNDATION	Tin, Gravel	Good	Ornamental
Stone	Composition	Medium	CONDITION
Concrete	CONSTRUCTION	Cheap	Good <u>1914</u>
Brick	Good		Medium
Wood	Medium		Poor

OCCUPANCY		BMT	1	2	3	4	5	ATTD
Owner, Rented, Vacant	Living Room							
Rent Paid \$ Per Mo.	Bed							
Basement	Bath							
<u>10 ft. x 20 ft.</u>	Kitchen							
<u>5 ft. deep Concrete</u>	Storage							
<u>1000 cu. ft. @ 10¢</u>	Store							
Lot Grade <u>+6</u>	Hardwood Floor							
	Hardwood Fin.							
	Cement Floor							
	Unfinished							

Remarks: 1600 cu. cement concrete retaining wall

OWNER: Henry W. Anderson

EACH SQUARE EQUALS 10 FEET

CLASS <u>2</u>
No. SQ. FT. <u>3674</u>
AT \$ <u>215</u>
BLDG. COST \$ <u>7899</u>
BSMT. COST \$ <u>260</u>
HEAT COST \$ <u>100</u>
TOTAL COST \$ <u>8359</u>
PERCENT DEP. <u>8734</u>
DEP. VALUE \$ <u>8977</u>
PERCENT UTILITY DEP.
PRESENT VALUE \$ <u>6800</u>

BUILDING DESCRIPTION BLANK

No. 817 SO MADISON AVE St. Ave.
 Assessment No. 4606 Map No. 126
 Description.....

Tract No. 001 As per St. L. P. 18 of Records of L. P. Co.
Lot 62

PERMIT No. 4308-B Cost \$ 2000. 8-14-64
 OWNER RICHARD L. STEVER

Basement	Bemt.	1	2	3	4	5	Alto
ft. x ft.	Living Room						
ft. deep	Bed "						
cu. ft. @	Bath "						
Sq. ft. in Drives, etc.	Kitchen						
<u>SEE OVER</u>	Storage						
<u>FDW 8243</u>	Offices						
<u>CONVERT PCH TO</u>	Store						
<u>FAMILY ROOM</u>	Marble Floor						
<u>P.N. ORIG. ASSESSED</u>	Tile Floor						
<u>AT FULL VALUE!</u>	Hardwood Floor						
	Hardwood Fin.						
	Cement Floor						
	Unfinished						

CLASS	ROOF	TRIMMINGS	BUILT IN FEATURES
Single, Double California Bungalow Residence Flat, Apartment Factory Garage Shed, Barn Church School, Office Store, Storage	Flat Hip Gables, Dormers Cut up, Ordinary Plain, Gravel Tile, Shingle Corr. Iron, Tin Composition Slate, Concrete Asbestos	Plain	Plain
FOUNDATION Stone, Brick Concrete, Wood Piers	CONSTRUCTION Good, Medium Cheap	INSIDE FINISH Plain	CONDITION Good Medium Poor
EXTERIOR Bay Windows 1 sty 2 sty 3 sty Wall Covering: Plaster, Met Lath Hollow Tile Concrete Brick Reinforced Concrete Shakes, T. & G. Siding, B & B Brick, P or C Corr. Iron Steel Terra Cotta	HEATING Fire Place Gas Furnace	BUILDING VALUES	Dep. Rate
	PLUMBING No. of Fixtures	NO. SQ. FT.	@ \$
	LIGHTING Electric Good, Medium Cheap	BLDG. COST \$	
		BSMT. COST \$	
		HEAT COST \$	
		PLMB. COST \$	
		Out-Buildings	
		Drives, Walks, etc.	

Report Dated 2/18/65 DP
 B-4 5m 12-6-68 B8

4606-3/20

YEAR DEPRECIATED	DEPRECIATION	ASSESSED VALUE
		\$

~~ENC. PCH - AREA INCLUDED IN ORIG RES.~~
ADD: $17 \times 20 = 340 \text{ HC } 20\text{\textcent} = 68.$
2 LAV @ 50. 100.
1-WE 25.
1, A/C UNIT 50.
—————
\$ 43. R