

ATTACHMENT A:

Application & Attachments



PASADENA PERMIT CENTER  
www.cityofpasadena.net/permitcenter

PLANNING DIVISION MASTER APPLICATION FORM

Project Address: 1475 Linda Ridge Road Pasadena, Ca 91103

Project Name: Historic Property Contract Application and Monument Application

Project Description: (Please describe demolitions, alterations and any new construction)  
Applying for Monument Designation and Historic Property Contract

Zoning Designation: General Plan Designation:

Valuation (Cost of Project):

APPLICANT / OWNER INFORMATION

APPLICANT NAME: Susanne Hollis

Telephone: [626] 441-0346

Address: 1475 Linda Ridge Road

Fax: [ ]

City Pasadena State: Ca Zip: 91103

Email: susanne@susannehollis.com

CONTACT PERSON: same as above

Telephone: [ ]

Address:

Fax: [ ]

City State: Zip:

Email:

PROPERTY OWNER NAME: same as above

Telephone: [ ]

Address:

Fax: [ ]

City State: Zip:

Email:

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

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

Note: Space for signature is on reverse side

MAP -- Master Application REVISED.doc1/20/11

**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:** S. Holguin Date: 5/2/2015  
DocuSigned by: 63E2C3CADBE54FC...

<p><b>For Office Use Only</b></p> <p>PLN # <u>2015-00238</u></p> <p>CASE # _____</p> <p>PRJ # _____</p> <p>DATE ACCEPTED: <u>5/18/15</u></p> <p>DATE SUBMITTALS RECEIVED: _____</p> <p>RECEIVED BY (INITIALS): <u>[Signature]</u></p> <p><b>FEES:</b></p> <p>BASE FEE: \$ _____</p> <p>3% RECORDS FEE: \$ _____</p> <p>TOTAL: \$ _____</p> <p>HISTORIC ARCH. RESEARCH REQUIRED? YES <input checked="" type="checkbox"/> NO <input type="checkbox"/></p> <p>PUBLIC ART REVIEW REQUIRED? YES <input type="checkbox"/> NO <input checked="" type="checkbox"/></p> <p>TRANSPORTATION REVIEW REQUIRED? YES <input type="checkbox"/> NO <input checked="" type="checkbox"/></p> <p>INCLUSIONARY HOUSING REQUIRED? YES <input type="checkbox"/> NO <input checked="" type="checkbox"/></p>	<p><b>REVIEW AUTHORITY:</b></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><b>TAXPAYER PROTECTION</b></p> <p><input type="checkbox"/> DISCLOSURE REQUIRED</p> <p><input checked="" type="checkbox"/> NOT REQUIRED</p>	<p><b>CEQA REVIEW:</b></p> <p><input checked="" type="checkbox"/> EXEMPTION</p> <p><input type="checkbox"/> INITIAL STUDY</p> <p><input type="checkbox"/> EIR</p> <p><b>CEQA REVIEW STATUS:</b></p> <p><input checked="" type="checkbox"/> PENDING</p> <p><input type="checkbox"/> COMPLETED</p>	<p><b>Design &amp; Historic Preservation:</b></p> <p><b>TYPE OF HISTORIC PRESERVATION REVIEW:</b></p> <p><input type="checkbox"/> CATEGORY 1 (DESIGNATED)</p> <p><input type="checkbox"/> CATEGORY 2 (ELIGIBLE)</p> <p>LANDMARK/HISTORIC DISTRICT NAME: _____</p> <p><b>TYPE OF DESIGN REVIEW:</b></p> <p><input checked="" type="checkbox"/> CONCEPT</p> <p><input type="checkbox"/> FINAL</p> <p><input type="checkbox"/> CONSOLIDATED</p> <p><input checked="" type="checkbox"/> PRELIMINARY CONSULTATION</p>
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**Note:** In addition to this application, a completed **Planning Division Master Application Form** is also required.

**PROPERTY PROPOSED FOR DESIGNATION**

1. Name of Property:	Driscoll Residence
2. Property Address:	1475 Linda Ridge Road Pasadena, Ca 91103
3. Date of Original Construction	1952
4. Original Owner	Margaret Driscoll
5. Architect / Builder:	Cliff May

**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.

The Driscoll House was constructed in 1952 by architect Cliff May. The site sits high on Linda Ridge (a private drive) with expansive views over the Rose Bowl. The site contains the main house, an attached garage, and a hobby room (separate structure). Original blueprints are available for viewing at the house and historic photographs were taken during the construction of the residence. The main house has a sprawling, roughly L-shaped plan with rooms open to the views beyond. The house has a high level of historic integrity, including original bathrooms, interior and exterior finishes, and windows/doors. The house was previously unidentified as May's work. (cont.)

**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.

<b>CRITERIA FOR DESIGNATING AN HISTORIC MONUMENT</b> (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 checked="" 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.

<b>CRITERIA FOR DESIGNATING A LANDMARK</b>	
<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 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.

## **Supplemental Information on Significance of the Driscoll House 1475 Linda Ridge Road**

### **Architect: Cliff May**

Previously uncelebrated or recognized -- an amazingly intact Cliff May house sits high on Linda Ridge. The house hugs the ground and delivers all the character-defining features of a classic Cliff May Ranch House. Designed in 1952, the house has a sprawling plan designed to orient most rooms towards the view; a decidedly indoor-outdoor feel is created by walls of sliding glass doors on the view side. The Entry hall provides a "leisurely transition to the heart of the house" with a peek out to the incredible views. (May, *Western Ranch Houses*, 146)

During a trip to the UCSB Cliff May archives historic photographs were discovered the show the home under construction.

The current owners are committed to a preservation-minded approach to this remarkably intact historic resource.

### **Source List:**

There are many books written and about Cliff May and his work. Some of the sources consulted include:

*Western Ranch Houses* by Cliff May

*Sunset Western Ranch House*

*Carefree California: Cliff May and the Romance of the Ranch House* (Rizzoli)

*Cliff May and the Modern Ranch House* by Daniel P. Gregory  
*Gregory has visited the house and his comments are included in the application materials*

UCSB Cliff May Archives

Original Blueprints available for viewing at the residence (plans are fragile and owner does not want to risk damage by repeated photo copying)

**Dan Gregory (*author of Cliff May and the Modern Ranch House*)**

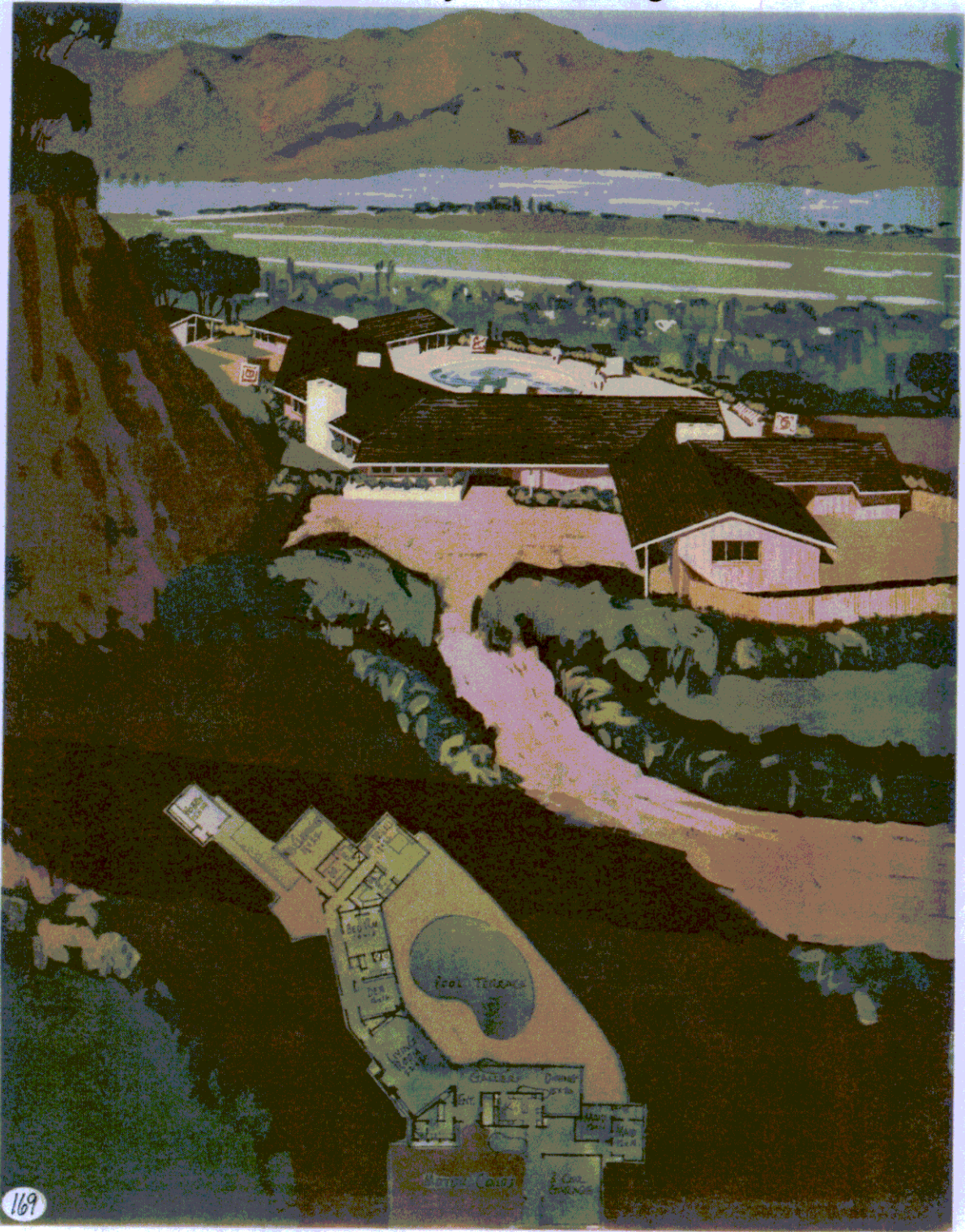
**"The Hollis house in Pasadena, designed by Cliff May, which I have toured, is a classic example of May's mid-century modern ranch house style. Cliff May, designer and co-author of *Sunset Western Ranch Houses* (Lane Publishing 1946) and *Cliff May's Western Ranch Houses* (Lane Publishing 1956) is acknowledged as the popularizer of the modern ranch house -- in both high-end custom designs and lower-cost tract ranch designs.**

**In my own *Cliff May and the Modern Ranch House* (Rizzoli 2008) I trace May's influence in promoting the ranch house as the emblem of post-war suburban development. The sprawling low-roofed Hollis house -- a custom home design -- is Cliff May at his best: rooms "training together" along a spectacular site to maximize easy indoor-outdoor living while celebrating a memorable vista across the valley. In my opinion it is an important Pasadena monument and should be preserved."**

**Cordially,**

**Dan P. Gregory, Ph.D.  
Editor-in-Chief  
Houseplans.com  
Eye on Design, Time To Build**

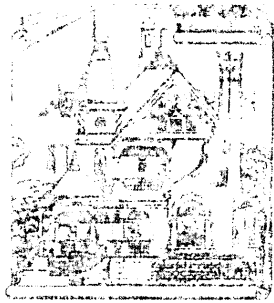
# Cliff May Rendering





Cliff May Architectural Plans Title Block

SUBJECT: JUBI RANCH HOUSE FOR MRS WALTER DRIPSCOLL PASADENA CALIF		DATE ISSUED: 5/25/57	SHEET NO. 17
TITLE: DETAILS		CHECKED BY: M.M.	DESIGNED BY: Cliff May
SCALE:		ARCHITECTURAL DESIGN FIRM No. 5701 STRUCTURAL ENGINEER LOS ANGELES	
DRAWN BY:		CLIFF MAY	



**THE BUILDING  
BIOGRAPHER  
TIM GREGORY**

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

**1475 LINDA RIDGE ROAD**

**PASADENA**

**Year Completed:** 1952

**Builder:** Richard Mather Illsley, Pasadena, the builder of a number of modernist houses in the Pasadena area. Born in Evanston, Illinois in October 1897, Mr. Illsley was the son of William Augustus Illsley, the well-known Chicago contractor who built the Wrigley Building. The younger Mr. Illsley attended Phillips Exeter Academy. After service in World War I, during which he served in both the French and American armies, Mr. Illsley graduated from Yale University in 1920. He relocated to Pasadena in 1926, where he soon became involved in the development of the Rancho San Rafael, serving as secretary of the Alta San Rafael company from 1929 to 1934.

Around 1935, Richard Illsley set himself up in business as a general contractor, with offices at 35 South Raymond Avenue. He and his wife Elizabeth (Libby) Montgomery Illsley, after living for several years at 100 North San Rafael, moved to 210 San Miguel. Over the next 32 years, Mr. Illsley was to make a name for himself for quality residential construction, most often in the contemporary mode. He retained special affinity for the Linda Vista/San Rafael area, building and living in several different homes over the years, such as 1235 and 1415 Linda Ridge. His last office location before his retirement in 1967 was 1074 South Arroyo Parkway. Richard Illsley died in Pasadena in December 1969 at the age of 72, survived by his wife and a son and daughter. A copy of his obituary is attached. Mrs. Illsley had graduated from Northwestern University and served as a teacher at the Polytechnic School in Pasadena. She survived her husband by many years, passing away in December 1995 at the age of 94.

**Architect:** The identity of the architect of this house is unknown. Many experienced and talented builders did not engage architects but did their own design work. A builder who had worked with a number of well-known architects might "borrow" stylistic elements that he fancied or felt were marketable and incorporate them into his own designs. In other instances, he might engage the

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

services of a non-professional building designer or perhaps a licensed architect who, for one reason or another, wished to remain anonymous. Some very successful builders employed architects on their staffs. Often these were designers just starting their careers who would later set up their own private practices. In fact, many important Southern California architects, such as Wallace Neff and Paul Williams, began their professional lives working for builders and real estate developers.

**First Owner:** Margaret Weyerhaeuser Driscoll, the widow of Walter Bridges Driscoll. Mrs. Driscoll was born in 1902 in Minnesota. (Walter Driscoll, whom she married in 1926, had died in 1937.) Mrs. Driscoll earned her bachelor's degree from Vassar and later was to receive four honorary doctorates from Macalester College, the College of Westminster, the College of Santa Fe, and the University of Southern California. Mrs. Driscoll was widely known for her active role in the governance of the United Presbyterian Church and of various charitable organizations. Among other positions, she served as financial chairman of Church Women United, vice-president of the United Presbyterian Foundation, and as president of the Child Welfare League. She moved to Santa Fe, New Mexico after leaving Pasadena, and was very active in cultural organizations in that city. A copy of her entry in *Who Was Who In America* is attached.

Also living in the Linda Ridge house from the mid-1950s onwards were Amy C. (Young) Driscoll (1909-1980), a native of California, and Louise M. Clevenger (1910-1976). Mrs. Clevenger was born in Iowa and died in Butte County, California.

**Cost To Build:** \$65,000—a great deal of money in post-war Southern California, when the average house and lot could be purchased for much less.

**Original Building Permit:** #3921L, issued by the City of Pasadena on May 7, 1951 for a residence and garage. The house was to encompass approximately 6,000 square feet, with 16 feet as its highest point. It was to have a concrete foundation, frame walls, a roof covered in shakes, and a brick chimney. Final inspection occurred on February 26, 1952. A copy of this permit is attached.

**Other Building Permits Found In Historical Files:** In June 1950, previous to the issuance of the building permit, another permit was issued for the construction of a concrete retaining wall at a cost of \$1,500.

Before the house was completed, a permit was issued to add a hobby room and darkroom to the building project. The cost was to be \$4,000.

In July 1954, the property was re-graded to change the existing cut from ½:1 to 1:1, and the existing fill was compacted and stabilized. Ten linear feet of reinforced concrete retaining wall were constructed in March 1956 at a cost of \$8,700. Another permit was issued in May to extend the wall at a total cost of \$9,500.

A new water heater was installed in January 1975. A \$27,000 re-roofing job occurred in October 1984.

Copies of many of these permits are attached.

**Assessor's Records:** The Pasadena City Assessor first visited the property on April 4, 1952 and recorded a newly completed single one-story residence and garage. The house had a concrete slab foundation; walls of plaster, heavy stone veneer, and board-and-batten; steel sash; detailed exterior trim; and a gabled shake roof. Heat was provided by three fireplaces and radiant heaters. There were 21 plumbing fixtures. Electrical fixtures were rated of "good" quality. Over-all construction quality was also rated "good"—the highest category available. Interior features included detailed trim, paneled walls, and insulated ceilings. There were also sprinklers on the roof.

The Assessor estimated the square footage at 5,716. The house contained four living rooms, five bedrooms, 4 ½ bathrooms, a kitchen, and a service porch. There were four tile floors.

The garage and tool room encompassed 744 square feet. The 384 square feet of the separate irregularly-shaped hobby room contained a living room and bathroom as well as a storage area and darkroom. The building had steel sash and radiant heat. The floor was red clay tile, and there were pine-paneled walls.

The property also contained 200 feet of wire fence and 85.5 feet of redwood "rustic" fence.

Copies of the Assessor's records are attached.

**Other Owners and Residents:** In March 1963, Aldus (Al) L. Hershey and his wife Ruth French Hershey purchased the property. Mr. Hershey was born in 1908 in Lancaster, Pennsylvania, and graduated in 1936 from Stanford University. He was involved in the oil and gas business. He began as an investor in the 1950s, but by the mid-1960s had hit upon the concept of forming public investment funds to finance drilling projects by major oil companies. Mr. Hershey formed his own drilling fund called Mutual Explorations Funds. In 1971 he founded the Hershey Oil Corporation and served as its chairman and chief executive officer. With its headquarters located at 101 West Walnut Street, in Pasadena, the relatively small company owned production and exploration properties in California, Texas, Louisiana, Nevada, Colorado, Utah, Montana and

Wyoming as well as in Australia and Canada. It also had large reserves of natural gas, oil, and sulphur. Always remaining independent, Hershey Oil was involved in joint ventures with such companies as Gulf, Shell, Chevron, and Esso. An article about the company, published in January 1988, is attached.

Mrs. Hershey (1915-1997) was a native of Louisiana.

**Sources:**

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.

Standard & Poor's Register of Corporations, 1991 ed.

Who Was Who In America, vol. 8

City Directories: 1951-

Pasadena Star-News: December 7 and 8, 1969; January 25, 1988

Tim Gregory  
The Building Biographer  
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e-mail: timothygregory@earthlink.net

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January 2001

**ILLSLEY**—Richard Mather Illsley passed away December 6, 1969. A resident of Pasadena since 1926, he was the son of William Augustus Illsley, well-known Chicago contractor who built the Wrigley Building. He was a graduate of Yale University, a member of Beta Theta Pi, and was a member of All Saints Episcopal Church. He is survived by his wife, Elizabeth M. Illsley; his daughter, Mrs. William F. Gleason III of New York City; his son, David Winthrop Illsley of Pasadena; five grandchildren, and his sisters, Mrs. Edwin Bonta of Montclair, New Jersey and Mrs. Durrell Tuttle of Clifton, New Jersey. Services 11 a.m. Tuesday, at All Saints Episcopal Church, 132 N. Euclid Ave., Pasadena. Memorials to a favorite charity, Turner & Stevens Co., Pasadena, directors.

Pasadena Star-News,  
December 7, 1969; p. D-12

## R. M. Illsley Final Rites Set Tuesday

Funeral services for Richard Mather Illsley, a Pasadena resident since 1926 and engaged in the building business all of his life, will be held at 11 a.m. Tuesday at the All Saints Episcopal Church, 132 N. Euclid Ave., Pasadena, of which he was a member.

Born in Evanston, Ill., he was the son of William Augustus Illsley, well-known Chicago contractor who built the Wrigley residence, now the home of the Pasadena Tournament of Roses.

Mr. Illsley went to France with the American Field Service in World War I and then joined the French army. When the U.S. entered the war he enlisted in the U.S. First Division at St. Nazaire.

He attended Phillips Exeter Academy and graduated from Yale in the "War Class" of 1920.

He is survived by his widow, Elizabeth M. Illsley; his daughter, Mrs. William C. Gleason II of New York City; his son, David Winthrop Illsley of Pasadena; five grandchildren, and two sisters, Mrs. Edwin Bonta of Montclair, N.J., and Mrs. Durrell Tuttle of Clifton, N.J.

Turner and Stevens Mortuary of Pasadena are directors in charge. Contributions may be made to friends' favorite charity.

Pasadena Star-News,  
December 8, 1969; p. 3

DRISCOLL, MARGARET WEYERHAEUSER  
(MRS. WALTER BRIDGES DRISCOLL), church and  
assn. ex. 13, Cloquet, Minn., Oct. 29, 1902; d. Rudolph  
M. and Louise B. (Lindner) Weyerhaeuser; m. Walter  
Bridges Driscoll, Nov. 27, 1926 (see p. 117); children—Walter  
John, Rudolph W. B. A., Yale Coll., 1931; L. H. D.,  
Macalester Coll., 1948; Westminster Coll., Pa., 1958; Coll.  
of Santa Fe, 1975; U. So. Calif., 1978. Past bd. mgrs.,  
treas., fin. chair, Ch. Women United, trustee emeritus  
Macalester Coll., St. Paul; former v.p. United Presbytn.  
Found., bd. dir.; past pres. Child Welfare League Am.,  
chmn. Christian Ministry in Nat. Parks, trustee, v.p.  
Opera Assn., N. Mex., Nat. Ghost Ranch Found.,  
Abiquia, N. Mex. Pres., trustee Santa Fe Opera Found.,  
trustee Sch. of Am. Research, Santa Fe; trustee emer. his.  
Presbytn. Hosp. Center, Albuquerque; Mus. of N. Mex.  
Found.; past chmn., trustee emeritus St. John's Coll.,  
Santa Fe; past mem. bd. regents N. Mex. Highlands U.,  
Las Hone, Santa Fe, NM.