



PLANNING DIVISION MASTER APPLICATION FORM

Project Address: 1587 N. LOS ROBLES AVE., PASADENA CA 91104
Project Name: Historic designation
Project Description: (Please describe demolitions, alterations and any new construction)

Zoning Designation: General Plan Designation:
Valuation (Cost of Project):

APPLICANT / OWNER INFORMATION

APPLICANT NAME: William & Mary Doran
Address: 1587 N LOS ROBLES AVE., PASADENA CA
City: PASADENA State: CA Zip: 91104

Telephone: 626 791 8322
Fax: []
Email: mcdoran@sbcglobal.net

CONTACT PERSON: William or Mary Doran
Address: Same
City: State: Zip:

Telephone: []
Fax: []
Email:

PROPERTY OWNER NAME: Same
Address:
City: State: Zip:

Telephone: []
Fax: []
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

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: _____

Mary Dorr
William Dorr

Date: 11.16.15

<p>For Office Use Only</p> <p>PLN # <u>2015-00631</u></p> <p>CASE # _____</p> <p>PRJ # _____</p> <p>DATE ACCEPTED: <u>11/17/2015</u></p> <p>DATE SUBMITTALS RECEIVED: _____</p> <p>RECEIVED BY (INITIALS): <u>JAW</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 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 type="checkbox"/> PENDING</p> <p><input checked="" type="checkbox"/> COMPLETED</p>	<p>Design & Historic Preservation:</p> <p>TYPE OF HISTORIC PRESERVATION REVIEW:</p> <p><input 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 type="checkbox"/> CONCEPT</p> <p><input type="checkbox"/> FINAL</p> <p><input type="checkbox"/> CONSOLIDATED</p> <p><input type="checkbox"/> PRELIMINARY CONSULTATION</p>
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Supplemental Application for HISTORIC DESIGNATION

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

PROPERTY PROPOSED FOR DESIGNATION

Table with 2 columns: Question number and Answer. Rows include: 1. Name of Property: The Hartford House; 2. Property Address: 1587 N. Los Robles Ave., Pasadena, CA 91104; 3. Date of Original Construction: 1912; 4. Original Owner: Alfred Hartford; 5. Architect / Builder: David Renton

DESIGNATION CATEGORY

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

[] HISTORIC MONUMENT

[x] 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.

CRAFTSMAN STYLE HOME AT 1587 N. LOS ROBLES AVE, PASADENA, CA. HOME WAS FEATURED ON PASADENA HERITAGE'S "CRAFTSMAN WEEKEND" HOME TOUR IN 2002. ATTACHED ARE HISTORICAL DOCUMENTS PROVIDED TO US BY PASADENA HERITAGE AT THAT TIME.

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.



Supplemental Application for
HISTORIC DESIGNATION

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 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.

CRITERIA FOR DESIGNATING A LANDMARK	
<input type="checkbox"/>	A. It is associated with events that have made a significant contribution to the broad <i>patterns of the history of the City, region, or State.</i>
<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.



**Supplemental Application for
HISTORIC DESIGNATION**

CRITERIA FOR DESIGNATING A HISTORIC SIGN	
<input type="checkbox"/>	A. It is exemplary of technology, craftsmanship or design of the period when it was <i>constructed, uses historic sign materials and means of illumination, and is not significantly altered from its historic period.</i> 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 <i>historical significance due to an association with a historic event, person, site, street, or structure.</i>
<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.

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LEGAL DESCRIPTION

EXHIBIT "A"

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

PARCEL 1

THAT PORTION OF BLOCK "L" OF SUBDIVISION OF LANDS BELONGING TO J. M. PAINTER AND B. F. BALL, IN THE CITY OF PASADENA, AS PER MAP RECORDED IN BOOK 4, PAGE 549, MISCELLANEOUS RECORDS OF SAID COUNTY DESCRIBED AS FOLLOWS, TO-WIT:

BEGINNING AT A POINT ON THE WEST LINE OF LOS ROBLES AVENUE 165 FEET NORTH OF THE SOUTHEAST CORNER OF BLOCK "L"; RUNNING THENCE NORTH ALONG SAID WEST LINE OF SAID AVENUE 60 FEET; THENCE WEST 236 FEET; THENCE SOUTH SIXTY FEET; THENCE EAST TWO-HUNDRED THIRTY-SIX FEET TO THE POINT OF BEGINNING, EXCEPT THE EAST 10 FEET THEREOF CONVEYED TO THE CITY OF PASADENA FOR STREET PURPOSES BY DEED RECORDED IN BOOK 3110, PAGE 6 OF DEEDS.

PARCEL 2:

THE WESTERLY 40 FEET OF THAT PORTION OF BLOCK "L" OF SUBDIVISION OF LANDS BELONGING TO J. H. PAINTER AND B. F. BALL, AS PER MAP RECORDED IN BOOK 4, PAGE 549 OF MISCELLANEOUS RECORDS OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE EAST LINE OF SAID BLOCK "L" DISTANT ONE HUNDRED (100) FEET NORTH FROM THE SOUTHEAST CORNER THEREOF; THENCE NORTH ALONG THE EAST LINE OF SAID BLOCK 65 FEET; THENCE WEST 186 FEET; THENCE SOUTH PARALLEL WITH THE EAST LINE OF SAID BLOCK 65 FEET TO THE NORTHWEST CORNER OF LAND CONVEYED BY JENNIE JUNE LINDSAY TO J. W. MEAD, BY DEED DATED MARCH 15, 1909, RECORDED IN BOOK 3649, PAGE 225 OF DEEDS; THENCE EAST ALONG THE NORTH LINE OF LAND SO CONVEYED, 186 FEET TO THE POINT OF BEGINNING.

EXCEPT THE EAST 10 FEET THEREOF CONVEYED TO THE CITY OF PASADENA, FOR WIDENING LOS ROBLES AVENUE, BY DEED RECORDED IN BOOK 3109, PAGE 261 OF DEEDS, RECORDS OF SAID COUNTY.

OWNERS/RESIDENTS OF THE HARTFORD HOUSE
1587 NORTH LOS ROBLES AVENUE

Alfred E. Hartford Grocer at 304 Franklin Ave.	1912 - 1914
William E. & Ida M. Hill Owned a dairy (Moved to 386 Elizabeth St. in 1927)	1915 - 1926
Minnie A. Simpson Nurse	1927
Vacant	1928
William E. Hill	1929
Bernard O. & Mary J McCaron.	1930 - 1937
Edward & Catherine Ely Clerk	1937
Herbert S. & Maude Smith Salesman	1938
Mrs. I.M. Hill Widow of William E.	1939 - 1943
Carl A. & Maxine Hansen Jeweler	1945 - 1990
Confirm names	1990 - 1992
William & Mary Doran	1992 - present

The Hartford House

1587 North Los Robles Ave.

Built: 1912

Designer/Builder: David Renton

ENTRY DOCENT

This remarkable home was designed and built by David M. Renton in 1912. Renton was a prolific contractor who built for such well-known architects as Reginald Johnson, Frederick Roehrig, Myron Hunt and Greene & Greene. Renton designed and built several homes in the nearby Orange Heights area from 1908 until 1915. He would build the garage first and live in it while completing the house, then sell the lot and move on to the next project.

Note the stucco piers supporting the porch roof. While Renton rarely used stucco in his designs, he included it on this home and its near-twin at 949 N. Madison. The upstairs *dormer features four casement windows which taper to a point. Under the eaves of the dormer are paired beam ends, a trademark of Renton's.*

The home has had very few owners over its 90-year history. The original owner, Alfred Hartford, lived here only two years. The Hill family, who operated a dairy, owned the home off and on from 1915 until 1943. From 1945 until 1990 Carl Hansen, a jeweler, owned this house. The current owners have lived here 10 years and are in the process of restoring the home.

The Hartford House has been deemed eligible for listing on the National Register of Historic Places and the City of Pasadena's list of Cultural Heritage Landmark structures.

Enter house

LIVING ROOM DOCENT

Tell guests to watch their step at inglenook – small step up

Originally the inglenook to your left had a banister and railing across, and a window seat on the left side which was open underneath. Note the "ghosts" of posts on the ceiling and banisters on the walls. The current owners found the original posts in basement and have plans to re-create the banister.

The mantel, surround and hearth appear to be part of a 1920s remodel. The tile does not appear to be Batchelder but rather Claycraft or California Tile Co. The rather ornate light fixtures are hard-wired through the wood mantel, very evocative of the 1920s but not of the Craftsman era.

The glass in the front door was originally plain beveled glass, but was cracked when the current owners moved in; she fabricated the stained glass rose.

The cabinets between the living and dining rooms originally featured leaded glass doors, which were found in basement by the current owners. The arched wood treatment over the cabinets is not original but may be reminiscent of what was originally at the fireplace inglenook. "Ghosts" indicate that there were posts similar to those in the inglenook above these cabinets.

The lintels over the doors and windows were cut at some point, perhaps as an attempt at "modernization." When the current owners moved in, all the wood trim had been painted. They stripped and oiled the wood downstairs and in many areas upstairs.

Go up stairs

UPSTAIRS HOST

BOY'S ROOM'

This room was originally a sleeping porch. The "train" room may have been a nursery.

GIRL'S ROOM HOST

Note how this room features the original extended lintels. The room through the doors may have been a nursery or sleeping porch.

Go down stairs and into dining room

DINING ROOM DOCENT

The glass for the light fixtures over the cabinets was fabricated by the current owner. There is evidence of a plate rail which originally went around the entire perimeter of the room. The current homeowner recently found a piece of the original wallcovering, a canvas paper-backed fabric, under a light switch plate. (Point out the lintel marked for cutting but still its original length.) The beautiful built-in buffet is original to the house.

KITCHEN

The kitchen features its original layout and cabinets. The sink counter has been modified, probably as part of the 1920s "modernization." The counter height was originally lower (point out section at California cooler) and were probably wood, as on the counters to the left. The material appears to be magnesite placed on top of the original counters (note the large space above drawers), and the height is an unusual 37-1/2 inches. There would not have been a refrigerator in 1912 but an ice box, perhaps on the porch or below the windows. The scoring of the plaster to resemble tile behind the range is an unusual 6x6 size (more typically they had "subway" tile, rectangular in shape). The stained glass windows were fabricated by the current owner.

Go back through dining room and exit through patio door

Stone	CONSTRUCTION		Good	Good
Concrete	Good	Medium	Medium	Good
Brick	Medium	Cheap	Cheap	Medium
Wood	Cheap			Poor

OCCUPANCY		BSMT	1	2	3	4
Owned	Rented	Living Room	3	2		
	Vacant	Bed		3		
Rent Paid \$	Per Mo.	Bath		1		
Basement	Concrete Walls	Kitchen				
12 ft. x 12 ft.		Storage				
5 ft. deep		Store				
720 cu. ft. @ 10¢		Hardwood Floor	3	X		
Lot Grade		Hardwood Fin.				
		Cement Floor	1			
		Unfinished				

Remarks: Auto Heater

OWNER: W. F. Miller

EACH SQUARE EQUALS 10 FEET										BLDG. VAL	
										CLASS	3
										No. SQ. FT.	21
										AT \$	14
										BLDG. COST \$	39
										BSMT. COST \$	
										HEAT COST \$	
										TOTAL COST \$	43
										PER CENT DEP.	
										DEP. VALUE \$	36
										PER CENT UTILITY DEP.	
PRESSENT VALUE \$	8										

12944-1

BLANK
 FORM NO. 1
 OF APPRAISAL - LOS ANGELES, CITY & COUNTY

12944-1
 Occupier: *Painter & Ball Trust*

Lot No. *Occupier* Block No. *3* Date *1/18*

CLASS	EXTERIOR	HEATING	TRIMMINGS
Single	Bay Windows	Fire place	Cablenone
Double	1. sty 2. sty 3. sty	Wood, Coal, Oil	Brick, Plaster
California	Number	and Gas Furnaces	Stone, Wood
Bungalow	Wall Covering	Steam	Plaster
House	Plaster, Mar. Lath	Stove	Ornamental
Flat	Wood Lath		INSIDE FINISH
Apartment	Shakes, Rustic	PLUMBING	Plaster
Out Building	Siding, Board	No. of Fixtures	Ornamental
Garage	and Battens		Stairs
Shed	Corr. Iron		Special
Barn	ROOF	Good, Medium	BUILT IN FEATURES
Church	Flat, Hip	Cheap	Buffer
School	C. G. e., Dormers	Sewer	Patent Beds
Shop	Common, Ordinary	Cesspool	Refrigerator
Storage	Plain, <i>Shed</i>	LIGHTING	Book Cases
	Tile, Shingle	Gas, Electric	Plum
	Tip, Gravel	Good	Ornamental
	Generation	Medium	CONDITION
FOUNDATION	CONSTRUCTION	Cheap	Good
Stone	Good		Medium 19/2
Concrete	Medium		Poor
Brick	Cheap		
Wood			

OCCUPANCY		RENT	1	2	3	4	5	6	7	8	9	10
Owner	Rented	Living Room		3	2							
	Vacant	Bed			3							
Rent Paid \$	Per Mo.	Bath			1							
Basement	<i>Concrete Wall</i>	Kitchen			1							
	<i>12 ft. x 12 ft.</i>	Storage										
	<i>5 ft. deep</i>	Store										
	<i>720 cu. ft. @ 10¢</i>	Hardwood Floor		3	X							
Lot Grade		Hardwood Fin.										
		Cement Floor	1									
		Unfinished										

Remarks: *Out. Heater*

OWNER: *W. F. Hill*

EACH SQUARE EQUALS 10 FEET	BDDG. VALUES
	CLASS <i>3</i>
	NO. SQ. FT. <i>2209.0</i>
	AT \$ <i>14.5</i>
	BDDG. COST \$ <i>2906</i>
	BSMT. COST \$ <i>72</i>
	HEAT COST \$ <i>124.2</i>
	TOTAL COST \$ <i>4002.2</i>
	PER CENT. DER. <i>7.6</i>
	DER. VALUES <i>2620</i>
	PER CENT. UTILITY DER.
	PRESENT VALUE \$ <i>2090</i>

LT IN TURES
 CONDITION
 Built 1945
 p. Rate. *2 1/2*
 @ \$

BUILDING DESCRIPTION BLANK

No. 1587 N. LOS ROBLES St. Ave. Map No. 311

Description W. Painter & S. P. Ball's Sub. As per Bl. 1 P. 519 of [unclear] Records of L.A. Co.

For of L

PERMIT No. 2178-J Cost \$ 1500.00 10/1/45
 OWNER C. A. HANSEN

Basement		Isml.	1	2	3	4	5	Allo
ft.x	ft.							
ft.deep								
cu.ft.@								
Sq. ft. in Drives, etc.								

72
600
3200
3800

GAR

CLASS		FINISHES	BUILT IN FEATURES	
Single, Double California Bungalow Residence	Flat Gabl		Plain	
Flat, Apartment	Cut up, Ordinary Plain, Gravel			
Factory	Tile, Shingle			
Garage	Corr. Iron, Tin Composition	INSIDE FINISH	CONDITION	
Shed, Barn	Slate, Concrete	Plain	Good	Built
Church	Asbestos		Medium	1945
School, Office			Poor	
Store, Storage			Dep. Rate <u>2 1/2</u>	
FOUNDATION	CONSTRUC-TION	BLDG. VALUES		
Stone, Brick	Good, Medium	NO. SQ. FT.	@ \$	
Concrete, Wood Piers	Cheap	BLDG. COST \$		
	HEATING	BSMT. COST \$		
	Fire Place	HEAT COST \$		
	Gas Furnace	PLB. COST \$		
EXTERIOR		Out-Buildings	<u>480</u>	
Bay Windows		Drives, Walks, etc.		
1-sty 2-sty 3-sty	PLUMBING			
Wall Covering:	No. of Fixtures			
Plaster, Met Lath				
Hollow Tile				
Concrete Brick				
Reinforced Concrete				
Shakes, T. & G.	LIGHTING			
Siding, B & B				
Brick, P or C				
Corr. Iron				
Steel	Electric			
Terra Cotta	Good, Medium			
	Cheap			

Report Dated 3-6-46
 2m 9-21-45

ORIGINAL LOCATION OF JOB
158 1/2
NUMBER STREET
Permit No. 711 SHARPS

BUILDING

Department of Building, Pasadena, Calif.

LEGAL DESCRIPTION

3
J. H. ...
Part 2
Map No. 6/11

Size of Lot: 60' x 25' 2 1/2' x 40' x 40' x 40'
Height, Feet: 10' 10' 10' 10'
Size, Side: 10' 10' 10' 10'
Stories: 1 1 1 1

Use: GARAGE
Side: Back Front Side

Owner Name: ...
Address: ...

Arch Name: ...
Address: ...

Contractor Name: ...
Address: ...

Contractor's License No.:

Special Permit No.:

- Foundation
- Exterior Walls
- Partitions
- Floors
- Roofs
- Chimney
- Staircase
- Roof Structure
- Signs
- Fences

Building Application No.:

City of Pasadena

ONE HUNDRED NORTH GARFIELD AVENUE
PASADENA, CALIFORNIA 91109



HOUSING AND COMMUNITY
DEVELOPMENT AGENCY

January 10, 1985

Mr. C.A. Hansen
1587 N. Los Robles Avenue
Pasadena, California 91104

Dear Mr. Hansen:

For the past several years the City of Pasadena has been conducting an inventory of historic houses in the City's older neighborhoods to identify the City's most significant examples of architecture, and to encourage owners of these buildings to apply for historic landmark designation.

The City staff and community volunteers undertaking the inventory have suggested that your house at 1587 N. Los Robles Avenue may qualify for designation as a Cultural Heritage Landmark of the City of Pasadena because of its outstanding historic quality. In addition, it may be eligible for the National Register of Historic Places.

Enclosed is a copy of the inventory findings on the history of your house. This information has been gained primarily from public records, newspaper accounts, and other sources listed on the form.

We are also enclosing information on the City's Cultural Heritage Landmark and National Register programs. There is no requirement to make such application, but we would be glad to assist in your efforts to have the building officially designated as a City of Pasadena landmark.

No loans or grants are currently available under these programs, but there may be building code exceptions for historic properties meeting certain conditions. There can also be tax benefits for income properties. In addition, there is the honor of having your home recognized as an official landmark of historic distinction.

We encourage you to apply for Cultural Heritage Landmark designation so that your property can be officially recognized as a significant part of Pasadena's heritage. Please call Linda Dishman of the Urban Conservation office at City Hall to begin the designation process, or if you wish further information. Her telephone number is 405-4228.

Sincerely,

TIM ANDERSEN, Chair
City of Pasadena Cultural Heritage Commission

AS:ks
LX77/65

Enclosure

N. LOS ROBLES AVENUE - CONTINUATION SHEET

S12.85

1587 North Los Robles Avenue

Legal Description: 165 ft. N. of N. line of Howard St. th. N. 60
ft. th. W. 226 ft. th. S. 60 ft. th. S. 65 ft.
Por. of Blk. L, Painter and Ball Tract

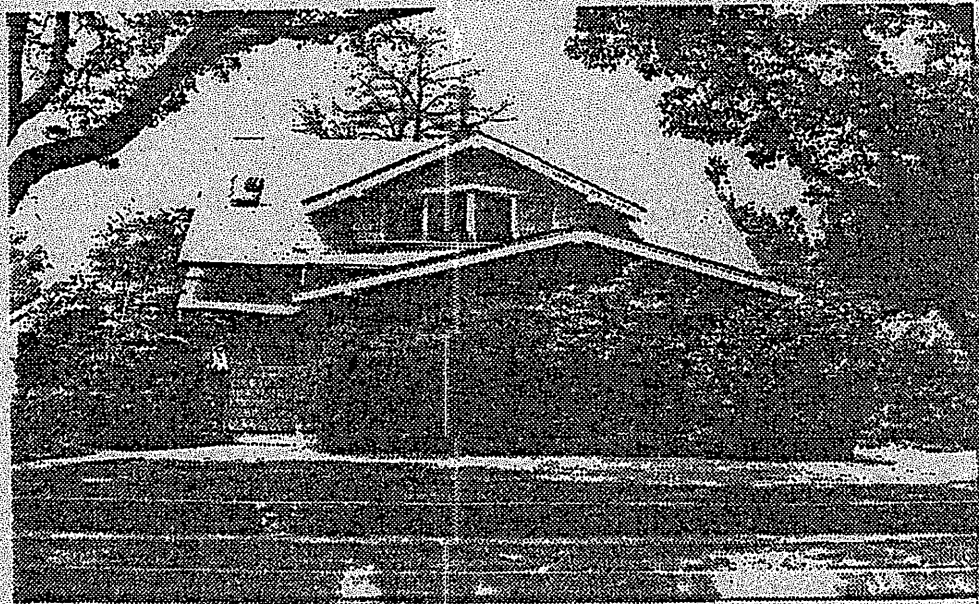
Present Owner: C. A. Hansen, 1587 N. Los Robles Ave.,
Pasadena 91104

Year Built: 1912

Builder: D. M. Renton

A side-gabled two story, evenly shingled Craftsman house, the dwelling rests on a concrete foundation and is painted an off-white color. The gabled porch is offset to the north and has wide vertical venting and wide slat railing. There are two piers clad in stucco supporting the porch roof. The oak front door has a fixed, rectangular pane. A large, picture window is north of the door. There is a gabled front-facing dormer jutting from the roof above the porch. It has a group of four casement windows which taper to a central point, and the end windows are divided into four lights. Under the eaves of the dormer are paired beam ends, a particular trademark of contractor, D. M. Renton. The dormer and gables have extended purlins. The front lawn is surrounded by a two foot high field-stone retaining wall. A concrete walk on the far south leads up to the porch and a driveway runs to the garage on the north. The side-gables have exposed beams and casement windows with wide board trim. Tall hedges shield the porch.

Local builder, D. M. Renton, built this house for Alfred Hartford who operated a grocer at 304 Franklin Avenue.



D M Kenton
Contractor

1904

1314	Mrs William Park	130 N Grand		Hse
1409	4804 W Park \$8000	218-222 Raymond		Flats
		85-87 E Wdenut		
1499	L P Pritchard	Lot 7 Regent Central Tr		Hse
1507	5-27-04 SS Vaughn	750 S. Marengo \$1700		Alter + h
1538	Mrs Josephine Van Rossen	214 N Grand	G & G	Hse
1562	L P Pritchard	782 Magnolia Ave		Hse
1575	A M Hawley	517 S. El Molino		Bar
1644	Carrie M Sadler	58 S. Lake		Hse
1696	Mrs J J Rowland			alter
1697	J E Speer	230 N Grand		Hse
1739	Mrs Franklin Goulding	755 Magnolia		Hse
1813	D M Kenton	831 Magnolia		Hse
1832	Myron Hunt	198 N Grand	Arch's house	Hse
1833	D M Kenton	112 S. Vernon		shed
2055	11-28-04 J N Wayland	171 S. Grand	\$500	Add + ab
2094	Dr W C Smith	597 Live Oaks Ave		Porch

1905

2168	J S. Richards	706 S. Marengo		Hse
2245	Prof. Geo E Hale	489 Bellefontaine		Add
2299	2-17-05 Solar Observatory	813 Santa Barbara	6000	Brk. Bld
2300	Mrs Louise T. Halsted	90 N Grand	G & G	Hse
2498	Chas A Davis	335 Palmetto Dr		Add
2642	L Serrurier	809 E Colij St.	G & G	Hse
2643	A & Ryder	428 Oakland		Gar
3013	T S Tompkins	779 S. Pasadena Ave		C Hunt + grey Hse
3048	Mary C Mallory	180 Pearl St		Add

3094	H E Bassett	175 Pearl St	Hse
3208	J H Holmes	283 S. Marengo	Porch
3230	W R Staats	55 N Grand	Tea Hse
3242	W m Renton	120-122 S. Vernon	2 Hses
3550	Frank E Corbin	80 S. Madison	alter

1906

3713	W m Parks	130 N Grand	alter
3715	Mrs A K Lambert	801 W Lake	Hse
3890	Charlotte M Tuttle	263 Marengo Pl.	Alter
3901	Miss C L De Jorrest	528 W Calij St	6,000 <u>Green + Blue</u> Hse
4124	Mrs Ida W Noxon	833 Magnolia	Porch
4375	Walstein Root	218 N Grand	Small cottage on lot 8 Pick Pl - same 100 as Bp 1538 Hse + alter
4414	C D Billheimer	325 W Walnut	Gar.
4656	H E Bassett	384 Oakland Ave	Gar.
4831	C D Billheimer	325 W. Walnut	alter

1907

5007	H Halsted	90 N Grand	G & G
5113	Mrs Anna H Ashley	Lester Ave	3. Ashley, arch Hse
5222	SH Halsted	n. 90 N Grand	G & G
5268	Pres Child Train Soc.	NE cor Wilson-Delmar	add
5394	L E Wilkie	474 S. Hudson	Hse
5555	Mrs Susie McCurdy	1072 Garfield Ave	add
5627	Mrs Eli Cope	Villa + Pasadena Ave	Hse
5674	J H Holmes	N Wilson Ave	Rep
5769 ¹⁰⁻³⁻⁰⁷	Sara B Pillsbury	67-69 W Walnut	1650 2 3rm flats
5814	Herbert S Miller	419 Maple Way	Hse
5815	A L Ryder	432 S. Los Ritoles	2 d Raehrig Hse

1908

6295	Mrs E A Pillsbury	424 S. Los Robles	Reps Brens + Dr Alter
6330	Hazard S Halsted	90 N Grand	
6419	JH McCoy Jr	373 S. Los Robles	alter
6473	JWB Nowar	766 Manzanita	add
6631	JP Nelson	1896 N Fair Oaks	Hse
6824	Mrs S F McClelland	817 N Lake	add
6825	DM Renton	949 Ruby	Hse
6990	Ed Dockey	943 Ruby	Hse
6991	Margaret Damber	935 Ruby	Hse
7054	H S Miller	445 NE Molino	Hse

1909

7054	H S Miller	445 NE Molino	Hse
7104	J A Dickey	803 E Uella St	Hse
7105	Child Train Home		Tea Hse
7347	R L Ashley	620 Prospect Sq	Gar
7494	CC Tanner	382 Centu St.	Hse
7554	Wm Rogers	736 Lincoln	Hse
7638	Mrs W H Plumber	1450 San Pasqual St.	Rep
7639	Child Train Soc	1125 Delmar St.	add
7722	W D Crocker	999 N Madison	Hse
7723	DM Renton	990 N Galena	Hse
7724	Mrs W H Plumber	1450 San Pasqual	add
7840	Misses Ranny + Armstrong	341 W Colorado	add
7888	J H Dickey	510 N Mentor Ave	add
7947	Miss Grace J Pompelly	911 Oakland Ave	Hse
7956	C B Lynet	285 W Washington	alter
8061	Mrs John Spear	230 N Grand	alter

1909 cont

8081

8138 Dr J F Rowland

45 S. Marengo

alter
BRK BRK

1910

8215 Wm R Staats

55 N Grand

alter

8613 H L Babcock

847 N Mentor X

Hse

8651

Add

8762 ER Billett

577 Jackson St. X

Hse

8763

~~\$100~~

Rep

9056 Mrs Margaret Bowen 666 W California

Hse

9058

Add

9059

Alter

9169

alter

9183

Gar

9275

alt

9276

Add

9252 D M Renton

949 N Madison

Hse

9338 Mary E Heip

589 Jackson

Hse

9339 D M Renton

959 N Madison

Hse

9340

1881 N Raymond

\$100

Rep

1911

9593 J F Davis

625 Franklin X

Hse

9701 J H Dickey

1174 N Mentor X

Hse

9753

Add

9779

Add

9858 Dr AC Fraser

567 Jackson X

Hse

1911 cont

9859	D W Dalrymple	695 Arbor	X	Hse
9860	Mary E Fouchoux	980 N Madison	✓	Hse
9861				Rep
10025	Mrs C D E Hitchcock	540 Jackson	X	Hse
10026				Gar
10137				Gar
10138	J S Treadway	1048 N Marengo		Hse
10210	D M Renton	919 N Madison		Hse
10211	D M Renton	1006 Galena		Hse
10212				Rep
10438	Claremont Dr	667 S. Lake		Hse
10439	J L Drew	1154 N Mentor		Hse
10545	B Martin	117 Beefontaine		Hse

(owner located at 1425 ...)

1912

126	James Ramsey	442 N Holliston	✓	Hse
144				Add
215				Add
226				Rep
266	Wm Loud	1188 N. Nico		Hse
279				Alt
311				Alt
320				Add
329	J H Van Sittert	769 N Marengo	X	Hse
335	D M Renton	108 S Vernon		Shed
379	Robert A Rotche	1311 N Los Robles	✓	Hse
380	Alfred E Hartford	1587 N. Los Robles	X	Hse
381				Alt

1912 cont

512	Alia, Maudot + Elton Glenn	55 N Meredith Ave	X	Hse
624	AA Jepson	355 Oakland	X	Hse
874	O M Renton	108 S. Vernon		Rep
935	Martha Lindley	1232 N Los Robles	X	Hse
1078				Alt
1079	HN Riggs	970 N Ed Molino Ave	X	Hse
1194	M Wilson Tolledd Co	98 W Walnut		Gar
1346				Gar
1392	DM Renton	495 Douglas St.	X	Hse

1913

1532	LN Bassett	485 Douglass		Hse
1724	Norman E Kay	1136 N Hill Ave		Hse
1733	Jessie S Helman	1155 N Michigan Ave	X	Hse
1734				Gar
1782	Mrs Geo H Ide	1015 Galena Ave	X	Hse
1897	WR Fogg	1254 N Hill	X	Hse
1898	A E Anderson	757 S. Euclid	X	Hse
1899	Neal Ho taking	493 Howard Pl	X	Hse
1910				Add
2050				Add
2089	Blanche M Whitmore	501 Douglass	X	Hse
2106	Mae E Aldrich	934 Denver St.	X	Hse
2191	KR Hitchcock	526-530 Thompson Dr		Hse
2192	"	532-535 "		Hse
226	JH + Wallace Woodworth	945 N Holliston		Hse
2306				Alt
2307				Add

2376	H W Reitzell	998 N Raymond	Hse
2377	Alfred E Hartford	304 Franklin	Store
2461	D H Rutan	609 S Los Robles	Hse
2462	Minnie E Marston	1270 W Hill	Hse
2463	Mable K Austin	1262 N Hill	Hse
2472	J A + Wallace S Woodworth	941 W Chester	Hse
2659			Go
2708	C F + J C Erickson	1080 N Hill	Hse
2709			Go
2713	Edmund A Lockett	1008 N Mentor	Hse
2831	J A + W S Woodworth	976 N Chester	Hse
2832	" "	985 " "	Hse
2833	D M Renton	108 S Vernon	Add
2849	Anna B Oregon	610 Prescott	Hse
2863			Alt
2940	W S Wright	830 N Orange Grove	Hse
2946			Go
2963			Alt
3053	C G McCormick	852 Oakland	A. S. Memorial Alt Hse
3089			Alt

1914

3143			Alt
3158			Go
3197			Add
3219	Emma R Leslie	507 Douglas St	Hse
3329	Verna C Ball	527 Douglas	Hse
3368	D M Renton	1038 Elizabeth	Add + go

3394			Gar
3395			Gar
3491			Gar
3530			Add
3594			Add
3641	A. Schleicher	1342 E Washington St.	Hse
3744			Alt
3752	DM Renton	1226 N Hill X	Hse
3771			Alt
3857	James E Evans	40 W Villa	Hse
3858-			
3864	DM Winter	262-272 Worcester Ave	Hses
3871	S Bland	1114 E. Mountain	Store
4140	C J Nelson	1027 Summit	Hse

Count on
Garfield
(be hand
library)

1914
cont

4317	D M Renton	118 S. Vernon Ave	add
4351	S H Ryder	near 250 Rosemont Ave	gar
4359	J V Wayland	117 S. Grand	Roof
4384	D M Renton	1168 N. Hill	Hse
4528		25 Ford Pl	alter
4562	Mrs Eva D Goss	1080 S. El Molino	Hse
4781		653 Fairfield	Por
4805			add
4840			Roof

1915

4869			Gar
5133	D M Renton	721 Curtis St.	Hse
5195	D M Renton	1176 N. Hill	Hse
5338	J B Durand	near 330 S. Grand	2 sty gar
5339		144 W. Colorado	alt gar
5487	Wm R Staats	656 Linda Vista Ave	alt
5488			pergola
5498			add gar
5646	H H Vincent	1268 N. Michigan	Hse + gr
5647	Miss A J Bonar	235-237 Worcester	Double Hse
5723			Alter
5743	H W Landreth	555 Jackson	Hse
5785		233 Worcester	Mue Hse
5846			Porch
5956	W D Rowland	404 S. Marengo	Bungalow
5957	W D Rowland	406 S. Marengo	Bungalow
5959	W D Rowland	408 S. Marengo	Bungalow

5986				Alter
6120				Alter
6233				alter
6234				alter
6235				Repair
<u>6476</u>				Alter
6495	Wm Wrigley Jr	391 S. Orange Grove		Alter
6522	Wm Wrigley Jr	488 Arbor St.		Hse
6523	Wm Wrigley Jr.	492 Arbor	Office + Chauffeur's Rm	
6616				Alter
6744	Wm R Staats	55 N. Grand		Alter
6776	Mrs A J. Landreth	1385 Hillcrest		Hse
6801- 6807	E J Adams	#1-#7 Adams Court		Bungalow Court
6808				add
6887				add
6888				repair
6909	D M Renton	near 359 S. Los Robles	more + make alter + frame res	
6959	Charles & Ross	521 N. Holliston		Hse
6967				Pool
7008				Bar
7030	Wm Wrigley Jr	470 Arbor St.	Flametea hse + pergola	
7042			porch	
7116				add
7127				add
7334				add
7335				add
7389				alter
7391				Repair
7546				Add

7562- 7570	C J Adams	# 1 - # 11 Bellevue Ct. C 440 S. Marengo	Bungalows and flat
7573	O.M. Renton	Rear 118 S. Vernon	Gar
7592			add
7593			alter
7625			alter
7653			Repair
7682			Gar
7829	Morris Nelson	1000 Glen Ave	Hse
7899			alter
7900			Gar
7919			Repair
<u>1917</u>			
8015			Gar
8016	Mrs Jhos Early	734 Oakland Ave	Hse
8061			Alter
8073		Rear 141 N. Marengo	Mve Hse
8173	Anna B Wilson	902 S. Los Robles	Mve Hse
8174	"	898 " " "	Hse
8175	"	900 " " "	Hse
8247	H H Vincent	1218 N. Michigan	Hse
8267			Alter
8311	Frank T. Morrell	466 Alpine St.	Hse
8438	Vista del Arroyo		Repair
8462	"		"
8506	Mrs Chas H Kelley	410 S. Wilson	Hse
8555			Repair

8557				Add
8652				Alter
8653				Add
8700	Neighborhood Church	Pasadena + Caly St		Alter
8713				Alter
8752				Add
8842				add
8886	R D Davis	140 S. Los Robles		Apt Hse
8942				add
8949				Alter
8954				Repair
8955	Vista del Arroyo			Repair
8956				Alter
9021				Add
9065	S. Carkeer	293-95-97 S. Euclid		2 Sty Flat Bldg
9077				alter

1918

9159				Alter
9160				alter
9206				Repair
9207				Repair
9258				Bar
9259				Add
9289	Mrs J C Fitzgerald	358 Grove St.		Pheasant Hse + cage
9327				Repair
9333				Repair
9351	D M Renton	1216 N. Hill Ave		Hse + gar
9408				alter

94184			Alter
9517			Alter
9526	Vista del Arroyo Hotel		Alter
9559			Alter
9597			Add
9611			Add
9669			Add
9679			Alter
9701			Add
9710			Alter
9735			Alter
9742			Add
9788	Penn Oil Co	645 E. Colorado	Move + alter oil station
9861			Alter
9886			Repair
9887	John Mason	350 S. Grand	Tea Hse + pergola
9890			Repair
9891			Repair
9905			Add
9916	C J Adams	181-83 E. Bellevue	Apt Hse
9956			Repair
9984			Add
9985			Alter
9990			Alter

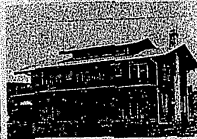
END OF INDEXES TO RECORDS



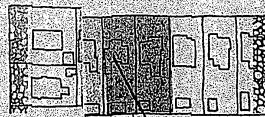
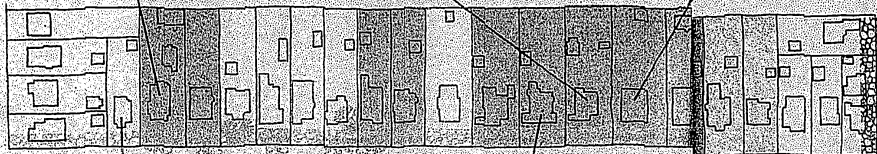
475, 1912 by Carl H. Gustafson, Arch.; fine stonework & detailing; note small window with Gothic arch panes.



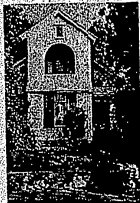
589; built 1910 by D.M. Renton; photo circa 1911; outstanding Châlet style; note porch furniture, unusual white trim.



571; built 1910 by D.M. Renton; photo circa 1911; note expansive porch-cochere/porch/pergola.



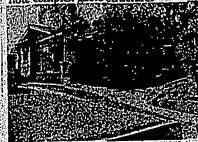
469; built c.1890; striking Shingle style Victorian; note "bellower" with curved skirt.



567; built 1911 by D.M. Renton; photo shows residence under construction; compare retaining wall to that of 545.



606; built 1910 by Bert Williams; modest example of mature Craftsman styling; note complex gable structure.



Our thanks to the Renton family for use of the historic photos.



JACKSON ST

George W. Barnhardt subdivided the north side of Jackson in 1885, but only one home was built on the land (at 545) between 1885 and 1902. The south side of Jackson lies in the Orange Heights Tract. G. F. Thompson built homes at 620 and 630, but the primary builder on the street was D. M. Renton (540, 555, 567, 577, and 589). Four local architects designed homes for clients on Jackson: C. H. Gustafson (473), Glenn Elwood Smith (493), S. Russell Johnson (525), and R. L. Perrequin (611). The street is noted for its stone retaining walls. The old wall at 545 is visibly distinct, with the latter walls using an "open" stone design or plaster veneer.

D. M. RENTON

David Malcom (D. M.) Renton's first large construction job after coming west in 1901 involved participation in the construction of Hale's Monastery, hotel, and other buildings for the Mount Wilson Toll Road Company (1904). In 1908, Renton began building homes in Orange Heights. He would build the garage first and live in it while building the home itself, then sell the lot and move to the next job. Renton apparently moved from garage to garage until 1912, when he had "accumulated enough ahead to furnish the house on Galena (now 1006 Oakland Avenue)". Ultimately he built some 3 dozen homes in Orange Heights.

In 1919, Renton was "discovered" by William Wrigley. Wrigley was so impressed with his work that he had Renton do several houses and the "Italian Garden" for his mansion. Wrigley made Renton Vice President and General Manager of the Catalina Island Companies, where Renton oversaw the development of Avalon, the roads, gas and electric plants of the Casino and Country Club, the Wrigley homes, and the Catalina Island Pottery.



999; built 1909 by D.M. Renton; massive Craftsman built on "cross" plan; retains original stained shingle finish; note porch/ pergola, rounded beam ends, mature pines.



959; built 1910 by D.M. Renton; photo circa 1911; note intricate beamwork of pergola.

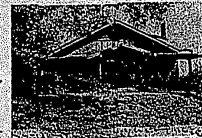


949; built 1910 by D.M. Renton; photo circa 1911; note stained glass, rare (for Renton) stucco.



1023; built 1909 by Joseph D. Lanning; note massive symmetrical design; Art deco stone wall, formal landscaping.

993; 1910 by Sylvania B. Marston, Arch.; an early Marston design; note bracketing, rafter tails, balconies.



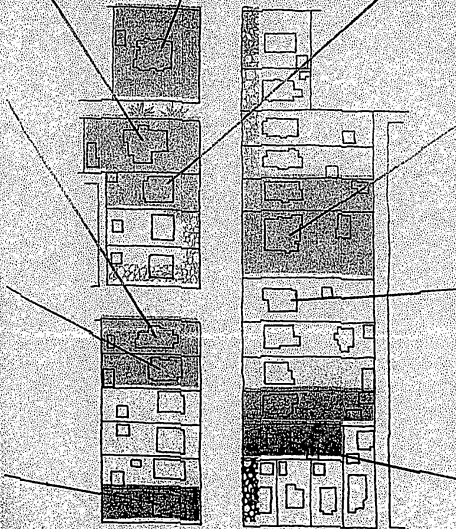
990; built 1911 by D.M. Renton; fine joinery & detailing exemplify design; note address shingle in porch gable.



968; 1909 by E.H. Frohman, Arch.; fine Craftsman with unusual treatment of dormer; focal point for east end of Herbert St.



936; built 1910 by G.E. Thompson; rare Dutch Colonial Revival design; note detailing, shingle pattern in gambrel end.



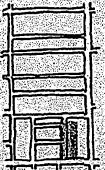
MADISON AVE

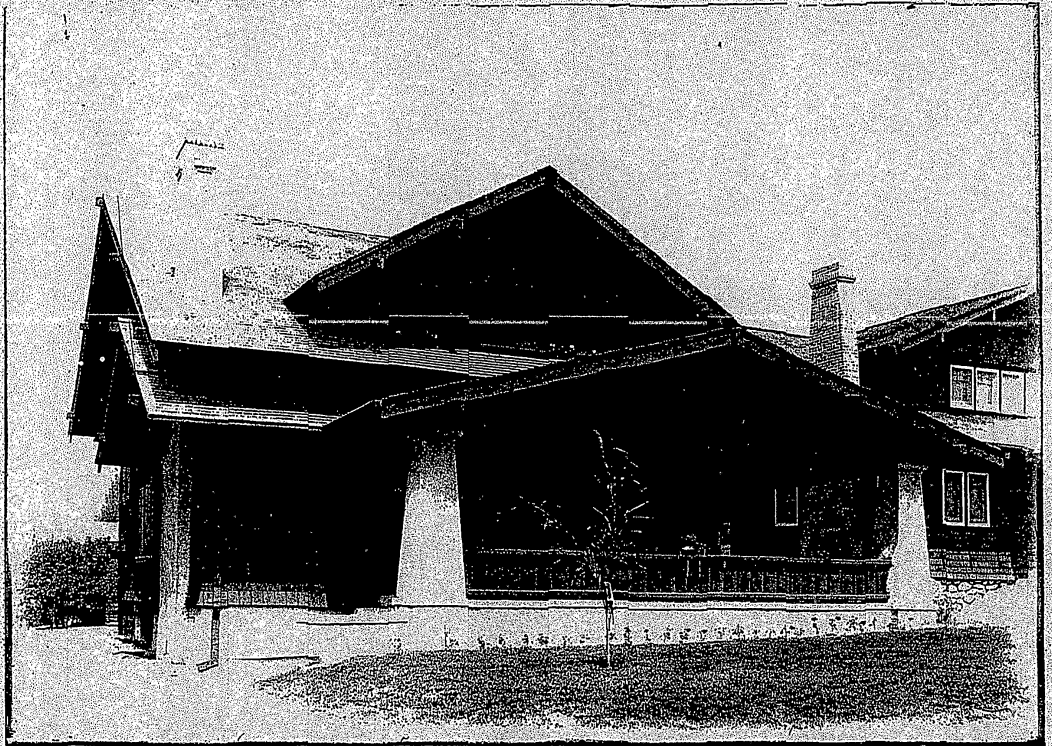
Renton apparently got his start as a developer with the house at 949 Madison. He also built the homes at 919, 959, 990, and 999. Look for the design elements he carried from house to house: extended beam ends below the gable vent, extensive beam and truss systems, and rounded beam ends. G. F. Thompson built homes at 936, 952, and 992. In 1910, Sylvania B. Marston built the home at 993 for Rev. Daniel F. Fox, preacher of the First Congregational Church. This residence is said to be the boyhood home of William Holden. Note again the open stone retaining walls and the view of the San Gabriels which provide a distinct ambiance to the street.

SYLVANIUS MARSTON

Marston was born in Oakland but grew up in Pasadena. Educated at Pomona and Cornell, he returned here to practice architecture and worked with Myron Hunt for a year before opening his own firm in 1908. His firm turned out a great number of residences, including the home at 993 N. Madison.

Marston is better known for his work in the Pasadena Civic Center area. In partnership with Garrett van Pelt and/or Edgar Maybury, Marston's firm designed the (original) Athletic Club, Grace Nicholson Building, YMCA, American Legion, Turner and Stevens Mortuary, and Post Office addition, among others.





City has links to the 'other' Wrigley Mansion

By Sid Gally Correspondent

Pictured here is the Wrigley Mansion, not the one that now houses the Tournament of Roses Association but the one built for William Wrigley Jr. that looks down on Avalon on Santa Catalina Island. There are many past connections between Altadena, Pasadena and Catalina.

The earliest are probably unknown - fishermen or ranchers most likely.

Harry Elms and Jimmy Elms of Altadena were early islanders. Their Altadena friend, Peter Gano, sold off his 200-acre Altadena vineyard and moved to Catalina to develop water supplies and to build his spectacular Lookout Cottage. It was later known as Holly Hill House when owned by the Giddings family of Altadena and Pasadena. It is one of the oldest structures on the island, and the present owners are restoring it.

Hancock Banning as a young man lived in Pasadena and ran a

livery stable.

His father, Phineus Banning, was a land and sea transportation king. Hancock and his brothers became owners of the island in 1892 and started the real tourist development.

Naturalist Charles Frederick Holder of Pasadena, the founder of the Valley Hunt Club and of the Tournament of Roses, became a publicist for the island, writing books, pamphlets and magazine articles about it. He founded the Tuna Club, an exclusive fishing club to make game fishing more sporting.

The Richardsons of Pasadena were early settlers.

Their hillside home was destroyed in a 1915 fire that burned half of the town. Many other Pasadenans began to acquire houses on the island, including Richardson descendants, the Hills,



and Pasadena developer B.O. Kendall.

In 1919, the Bannings sold the entire island to chewing gum millionaire William Wrigley Jr.

Big tourist and transportation developments started.

Wrigley was from Chicago but lived for a while in Altadena and then bought the Stimson home on Orange Grove as one of his residences.

Wrigley hired Pasadena home builder David Renton as his island general manager, and Renton built houses, utilities, tourist facilities, industries and Wrigley residences on the island. Pasadena-born Malcolm Renton succeeded his father as general manager.

The Wrigley Mansion above Avalon is now a bed and breakfast with an unparalleled view.

Sid Gally is a Pasadena Museum of History volunteer.



Photo by Sid Gally

The mansion above Avalon on Santa Catalina Island, shown here, was built for chewing-gum magnate William Wrigley Jr. Wrigley bought the entire island in 1919 and began tourist development.

See p. 9 for
notes on
Ellsworth &
Lepton
Ref 510 Palmetto

D. M. Renton
AUTOBIOGRAPHICAL NOTES

Edited and Annotated
by John Ripley

D. M. Renton
AUTOBIOGRAPHICAL NOTES

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Introduction

David Malcolm Renton (1878-1947) was an executive of the Santa Catalina Island Company from about 1920 until he retired in 1936. As General Manager of all of the company's operations, he had an enormous influence on the island and its development. Catalina Island was owned by a syndicate controlled by chewing gum millionaire William Wrigley of Chicago, and Renton was Wrigley's top man in a private kingdom rivaling William Randolph Hearst's, at least in size.

Renton, like Wrigley, was a self-made man who started with very little. He began as a carpenter; then graduated to contracting. He met Wrigley through a building job and within five years was established in Avalon as Wrigley's right-hand man. Upon retiring, Renton was able to purchase a ranch in Atascadero, where he spent most of his later years. His sons had successful careers of their own, one of them with the Santa Catalina Island Company. By almost any standards, Renton had a very successful life and career.

Sometime after his retirement, Renton produced a short set of autobiographical notes. Presumably he was writing mostly for his own family. In about 1983, the City of Pasadena received a copy of the typescript of these notes from Malcolm J. Renton, D. M. Renton's son. The notes have handwritten emendations that may be by D. M. Renton or Malcolm.

The notes put a strong emphasis on Renton's early career as a Pasadena building contractor, and it is this aspect of his life that prompted this annotated version. D. M. Renton was one of the most active and successful of the builders who made Pasadena synonymous with the bungalow and the Craftsman style. When he arrived in the city in 1902, the Pasadena interpretation of Arts and Crafts architecture was just beginning to emerge in the work of architects such as Frederick Roehrig and Greene & Greene. Renton's early contracting included work for both of these firms—particularly Greene & Greene, for whom he built at least seven homes. Like many other local contractors, he absorbed the forms and details that were making Pasadena famous as a center of West Coast architecture. By about 1909, he was producing designs of his own that blended these influences in an individual and pleasing way. The combination of his knack for designing in this mode and his commercial success resulted in a lasting positive impact on Pasadena's neighborhoods.

Renton's notes offer glimpses into an important era of Pasadena's architectural history. However, they seem to have been written assuming a knowledge of family and area to which today's readers have limited access. The annotations are intended to make the notes more meaningful to Pasadenans by fleshing out references and providing background information. The comparative lack of annotations relating to Catalina Island reflects the Pasadena perspective and the sources available to the editor.

Sources

- Anderson, Carson. "Report on Survey Findings, Ethnic History Research Project," March 1995. Prepared under contract to the City of Pasadena, this report covers an overview of the history of several racial-ethnic groups in the city. The report describes South Vernon Avenue (where Renton's mill and family residences were located) as the core neighborhood of the African-American community around the turn of the century.
- Apostol, Jane. *South Pasadena: A Centennial History*, South Pasadena Public Library, 1987. A general history; contains information on the Dobbins bikeway and on the Nazarene Church. Renton is not mentioned.
- Belloli, Jay, et al. *Myron Hunt, 1868-1952: The Search for A Regional Architecture*, Hennessey and Ingalls, Santa Monica, 1984. The list of buildings by Hunt (p. 110, compiled by Jan Furey Muntz) shows the Snow Telescope and "Monastery" on Mount Wilson as works of the firm of Hunt and Grey.
- Blair, William L. *Pasadena Community Book*, Arthur H. Cawston, Pasadena, 1943. One of a series; available at the Pasadena Public Library and the Pasadena Historical Museum. Contains a short biography of Arthur L. Ryder (p. 385).
- Gebhard, David, and Robert Winter. *Los Angeles, An Architectural Guide*, Gibbs Smith, Salt Lake City, 1994. The section on Santa Catalina Island refers directly to Renton's work. The introduction to the Pasadena sections provides an overview of the Pasadena "scene" in Renton's era.
- Los Angeles City Directories. Essentially complete collection at the Los Angeles Central Library; broken collection at the Pasadena Public Library. Primarily used here to provide information on the Milwaukee Building Company (Meyer & Holler).
- Mountain View Cemetery. Grave records on file at offices in Altadena, California. The cemetery has written records of the full names and the dates of birth and death of those buried there, including most early Pasadenans. The Renton family plot is number 782; Ryder is 588; Ellsworth 757.
- Orange Heights Tract subdivision map. Copies of the tract map (from county records) were provided by Roy Oshita, who has compiled a wealth of information on the neighborhood.
- Pasadena City Directories. A complete collection is on microfilm at the Pasadena Public Library, which also has copies for 1919 onward in open stacks. The Pasadena Historical Museum has a nearly complete set as well. The names of spouses were supplied beginning in 1915.
- Pasadena newspapers. The Pasadena Public Library has a nearly complete collection on microfilm. Many articles have been extracted and filed in the library's Pasadena biography notebooks, for which there is a card index. Articles from Fred C. Shoup's "Auld Lange Syne" series in the Star-News are indexed and filed in notebooks at the Pasadena Historical Museum. The following newspapers contained information relating to D. M. Renton: Pasadena Daily News (PDN); Pasadena Post; Pasadena Star (PS); Pasadena Star-News (PSN). Footnotes give the dates.
- Pasadena Historical Museum. The ephemera collection (box 20B) contains a small collection of papers relating to Thomas F. Ellsworth and his family.

Pasadena, City of. Records contained in the city archives, now housed in the Hale Building, include the following: building permit records; tax assessor's records; and the Meriwether Files on architects, contractors, and neighborhoods, including files on Renton, Upton, Ellsworth, and Orange Heights. The editor has an electronic list of all 1904-1918 building permits for the construction of houses, and this was used to compile a list of Renton's residential output.

Renton, D. M. Autobiographical notes, c1936 (typescript). A xerographic copy is contained in the Renton folder of the Meriwether Files in the City archives.

Renton, D. M. Residence for J. H. Woodworth and Son [1914]. Blueprints of Renton's plans for the house at 965 N. Holliston Avenue were in the possession of the owner as of 1995. The plans are complete and include foundation, floor plans, elevations, and details. The house was built by the Woodworth real estate firm and sold to David Zook; reference BP 3794A, 6/11/1914, \$4,300.

Robinson, John W. *The San Gabriels*, Golden West Books, San Marino, 1977. This general history of the San Gabriel Mountains contains chapters dealing with Mount Wilson as both a resort and an astronomy center. Renton's 1904 projects are well covered, although he is not mentioned.

Sanborn Company Fire Insurance Maps. The City of Pasadena has the 1903, 1910, and 1931 editions (with updates). The Pasadena Historical Museum has all but 1903. These detailed maps were particularly useful as sources of information on the neighborhoods now displaced by the I-210 freeway, including Renton's mill and his early homes.

Scheid, Ann. *Pasadena: Crown of the Valley*, Windsor Publications, 1986. This general overview of Pasadena's history includes a section on the "Arroyo Culture and Craftsman Pasadena" (pp. 120-123). Renton is not mentioned.

Storrer, William Allin. *The Frank Lloyd Wright Companion*, University of Chicago Press, Chicago, 1993. Contains information on Wrigley's Arizona Biltmore properties.

D. M. RENTON¹

Prince Edward Island,² of which my father, John Renton, was also a native, was my birthplace on February 8, 1878 in the city of Georgetown,³ and I was the second of a family of seven. Father was born in Georgetown of Scottish parents, who came to Canada in ____.⁴ He took as his bride in ____⁵ Catherine Nicholson,⁶ who was born at Dundas, not far away.

Father was a builder of homes and of ships, a man, moreover, that everyone looked up to in the little community where he lived. He was raised a Presbyterian and became an elder in the church. He had a strong voice, though untrained, and used his foot to beat time as he sang. The louder he sang, the harder he beat.

Father was known to be a strong man. A distinguishing, if invisible, feature of his large frame was that his ribs were connected together. When we were very small, he contracted pleural pneumonia and passed on.⁷ His remains still lie in the Georgetown cemetery.

¹ The typescript uses this title rather than DMR's full name of David Malcolm Renton. Later passages imply that he was known to business associates as "D. M." rather than David, Dave, etc. City directory listings were usually as David M. Renton. The form of address used by immediate family members is not known.

² Prince Edward Island is one of Canada's Maritime (Atlantic) Provinces, north of Nova Scotia and east of New Brunswick in the Gulf of St. Lawrence.

³ Georgetown is on the eastern shore of the island, about 30 miles east of the capital of Charlottetown.

⁴ DMR left a blank here for the date, which he never filled in.

⁵ DMR left a blank here for the date of his parents' marriage. Since John and Catherine Renton had seven children beginning in 1877, it seems likely that they were married in about 1876.

⁶ Catherine Nicholson Renton is buried in Mountain View Cemetery, Altadena. Cemetery records show her year of birth as 1847; she died February 24, 1930. Mrs. Renton was listed in Pasadena city directories of July 1906 and also September 1909 through December 1911 at 120-122 S. Vernon, the same address as William Renton (and sometimes DMR). She moved to 40 Dayton in 1913, 764 Summit in 1914, and 1241 E. Villa in 1918, the last year she was listed. She was always listed at the same address as her three daughters (Edith, Minnie, and Sadie). Probably Mrs. Renton came to California in 1906—perhaps for DMR's wedding that year—and stayed for the remainder of her life.

⁷ The birth and death dates for John Renton are unknown to the editor. However, since his wife Catherine was born in 1847, it seems likely that John was born about 1845.

His death left Father's large family of small children without support, and William,⁸ the eldest, then ⁹ years old, sailed for Boston on a ship loaded with potatoes and oats, got a job with a Mr. Temple of Reading, Massachusetts, and served under him until grown to manhood. Mr. Temple took William into his family and gave him a good bringing up. William regularly attended church and Sunday School and became very active in the Y.M.C.A. of Reading, a small New England town about 30 miles from Boston.¹⁰

I left home at the age of ¹¹ and after the fire in Windsor, Nova Scotia,¹² worked until I got enough money to pay my way from Yarmouth¹³ to Boston. I was fortunate enough to get a job with a Mr. Elliot in Lynn, Massachusetts,¹⁴ and picked up enough experience in the short time I was with him to think I was a carpenter. Later I served under Pittman-Brown¹⁵ in Salem, until I became a journeyman carpenter. Meantime, I studied at night school and took a course in Scranton Correspondence School, which gave me the start of my education.

During the winters, I worked all along the North Shore at Beverly Farms, Pride's Crossing, Magnolia and Manchester, which was the real seashore resort for Boston and New York folk.¹⁶

⁸ John William Renton is buried in Mountain View Cemetery, where records give his date of birth as 1877 and his date of death as February 2, 1912. Obituaries in the Pasadena Star (PS) and Pasadena Daily News (PDN) of 2/3/12 say he died at his home at 279 DeLacey, having lived in Pasadena for 8 years. Neither obituary mentions the cause of his death at only 35 years of age. He was first listed in Pasadena city directories in the July 1905 edition, in which he was shown as a building contractor with business and residence at 112 S. Vernon Avenue, the same address as DMR. In 1906 he was again at DMR's address, living at 120 S. Vernon, one of two small houses built in late 1905 by DMR on his mill and yard property. William was listed as a carpenter with D. M. Renton in the 1907 directory. He was listed as a carpenter in the directories of September 1908 and December 1911, both at 122 S. Vernon.

⁹ DMR left a blank here for William's age upon leaving Canada. Since William was the oldest of seven children, it seems safe to assume that he was at least 8 years old.

¹⁰ Reading is actually about 10 miles north-northwest of Boston.

¹¹ DMR left a blank here. Pending a better estimate from the family, we can probably assume that he was between 12 and 17, making the date somewhere between 1890 and 1895.

¹² Windsor is about 40 miles northwest of Halifax on the shore of the Minas Basin. Obviously a major fire occurred in Windsor, but the editor has not ascertained the date. Apparently DMR obtained work as a result of the fire, but this is not entirely clear.

¹³ Yarmouth is a seaport on the southwestern tip of Nova Scotia.

¹⁴ Lynn is about 10 miles northeast of Boston, midway between Boston and Salem.

¹⁵ An article on Ellsworth and Company in the Pasadena Evening Star of May 6, 1904, says that Putman Brown of Salem built many of the largest buildings in Salem and Essex County. DMR's typescript has Pittman rather than Putman. The context of the PES article seems to indicate that Putman Brown was the name of a person, and should not be hyphenated. More information is needed.

¹⁶ Note that DMR states that he worked on the North Shore *during the winters*. Presumably winter was the off-season for these resort areas, and construction was probably done then to avoid interfering with summer business.

Expecting to go to work on a power plant for a New York company, I went down to Hartford, Connecticut, only to find the job was delayed thirty days because of steel delivery. In those days, wages were small (I made _____¹⁷) and as I had no money to live on, I could not wait thirty days, so took a job with a Russian for a \$1.50 a day, helping to build a cigar factory.

Everyone on the job was a foreigner. No one spoke English but the boss, who could speak five languages. I worked for him about a year and he raised my wage to \$2.00 a day, offering me \$2.50 if I would stay. But malaria fever was so bad there that I was having chills every other day and the doctor advised me to leave.

Brother Will was working on a new brewery building in Providence, Rhode Island, and I thought I would get a job with him. Because I was young in years, I let my whiskers grow to give the impression of age. The boss asked me all sorts of questions about reading plans and laying out work which, when I was only asking for a first class carpenter job, seemed unnecessary, but my night training stood me in good stead and I was able to answer all the questions he asked.

I did not take the job, however, but went back to Massachusetts and returned to the North Shore.

When working on a bank building in Salem, I met Samuel Upton¹⁸ and worked with him as a journeyman. The weather was very cold and finally I told him that if I had to work at this trade and if there was any warmer place in the world, I would go there.

Upton had a friend by the name of Ellsworth,¹⁹ whose father lived in Pasadena.²⁰ We wrote him and he advised us to come.²¹

¹⁷ DMR left a blank here. Obviously, from the rest of this sentence, he was making something near \$1.50 per day.

¹⁸ Samuel Warren Upton (6/3/1874-10/13/1914 per records at Mountain View). A native of Peabody, Massachusetts (near Salem), Upton died in an auto accident near Eagle Rock (PES & PDN 10/13/14). He left a wife and 4 sons. A 1904 newspaper article (PES 5/6/04, with a portrait of Upton) said he had a "small family" at that time, so he may have been married when DMR first knew him.

¹⁹ Herbert Lee Ellsworth (10/19/1866-3/31/1963 per records at Mountain View). Biographical information is contained in PES 5/6/04 (including a portrait) and PSN 4/2/63 (obituary). Herbert Ellsworth was born in Newburyport, Massachusetts. He married Mary Elizabeth Geyer (1868-7/3/50 per Mountain View) of Gloucester in 1886. He came to Pasadena in 1887 and remained until about 1894, returning to Massachusetts. He served a five year apprenticeship with C. L. Becket, a large contracting firm. He was later with Putman Brown (contractor) of Salem, where he met Samuel Upton. Except for a few short absences, Ellsworth lived in Pasadena from 1902 until about 1953 (city directories). He died in a San Gabriel rest home at the age of 96.

²⁰ Thomas Foulds Ellsworth (11/12/1840-8/29/1911 per Mountain View). Biographical information and a copy of his birth certificate are in the Ephemera collection of the Pasadena Historical Museum (box 20B). He was born in Ipswich, Massachusetts, the son of Benjamin (a cordwainer) and Laura Titus Ellsworth. He served in the infantry during the civil war, rising through merit promotions from private to captain. He was belatedly awarded the medal of honor in 1895 for "most distinguished gallantry in action at Honey Hill, South Carolina, 11/30/64." He was an officer of the Boston Custom House from 1869 to 1895. He was first listed in the Pasadena City Directory in 1903. Initially he lived at 294 N. Orange Grove (SE corner of Mundell); he moved to 1767 San Pasqual in 1906. Besides Herbert, he apparently had two other sons with him in California: Elmer F. (10/10/1862-11/28/1915 per Mountain View) and Alfred H. (2/2/1869-12/27/1932 per Mountain View), a silversmith who worked for Clemens Friedell. His wife Harriet C. Ellsworth (11/1/1841-9/24/33 per Mountain View) lived in Pasadena until her death.

In August 1901 or 1902,²² we formed a building company. My capital was small, consisting of an overcoat, part of a sack of tools which I had carried because of my inability to pay for excess baggage, and about \$50. The name of our company was Upton, Ellsworth and Renton²³ and after we had struggled along for about six months, I decided my best bet was to dissolve partnership,²⁴ for Mr. Ellsworth,²⁵ who kept the books, was overdrawn most of the time, although he kept telling us we were way ahead, thinking he had a real balance.

I had to wait till the first of the year²⁶ for a financial settlement and in the meantime, Mrs. F. F. Rowland²⁷ made me acquainted with William Parks.²⁸

²¹ DMR's account differs somewhat from the account given by the Ellsworths in the Pasadena Evening Star of 5/6/1904. According to the newspaper article, Thomas Ellsworth moved to Pasadena "when the members of his family chose Pasadena as their permanent home," presumably meaning 1902. This seems to jibe with the initial city directory listings of 1903 for Thomas, Herbert, Alfred, and Elmer. According to the same article, Herbert Ellsworth had lived in Pasadena from 1887 to about 1894. Thus, it appears that Herbert may have been the one familiar with Pasadena and urging the move. Perhaps Thomas went out on a "scouting trip" and wrote that conditions appeared good.

²² Apparently 1902 is the correct year. The 1903 Pasadena City Directory lists Ellsworth, Upton, and Renton as the partners of Ellsworth and Company. The company was not listed in the 1901 or 1902 directories. Neither building permits nor the Builder and Contractor magazine show any Ellsworth jobs until _____ 1902.

²³ The Upton-Ellsworth-Renton partnership was actually known as Ellsworth and Company (city directories and building permit records).

²⁴ Building permit records make it clear that DMR first went into independent business as a contractor in early 1904 (see next two paragraphs). It appears that he was part of Ellsworth & Company from August 1902 until the end of 1903, which is about 16 months. His account would lead one to believe that he decided to get out of the firm by about February of 1903 (six months after August 1902), but this is too early. Apparently he decided to leave by late 1903 and had to wait until early 1904 for his settlement.

²⁵ Apparently DMR is referring to Thomas Ellsworth, who was business manager of Ellsworth and Company until he "retired" in early 1904 (PES 5/6/04).

²⁶ Apparently 1904 (see earlier note).

²⁷ Mrs. Fannie M. Rowland (1853-1936), wife of Dr. Francis F. Rowland. Dr. Rowland (1847-1922), a physician, was a prominent Pasadena citizen of his era. He played a major role in founding the Tournament of Roses (Scheid, p.81). (Reference obituaries for Dr. Rowland PSN 3/13/22 and Mrs. Rowland Pasadena Post 12/12/36.) The Rowlands built a new house at 55 S. Marengo in 1903 (BP 951, 10/1/03) that was designed by Greene and Greene and constructed by Ellsworth and Company. Presumably Mrs. Rowland met DMR during the course of this job and recommended him to William Parks. DMR handled the move of the Rowland house to its present location at 225 W. State (BP 226A, 4/22/12).

²⁸ DMR leaves this hanging as to significance. But his first house under his own name as a contractor was 130 N. Grand Avenue for William Parks (BP 1314, 2/19/04). Parks, who sometimes listed his occupation as real estate, lived there through 1911. The designer of this house is unknown. Gebhard and Winter, in *Los Angeles, An Architectural Guide* (1994) describe the house as "an awkward but fascinating example of turn-of-the-century Colonial Federal Revival."

To begin with, I built a house²⁹ and an eight-flat building³⁰ on the corner of Raymond and Walnut and was fortunate enough to make a few thousand dollars which was my first start in life. But to my surprise, when we settled up with the [Ellsworth] company, it took all I had to pay for my first experience as a partner. The other two partners continued, but at the end of the following year went broke.³¹ Meantime, I was going on working hard and making a name as a builder, a profession which I was to follow all through my life.³²

My first large job was the erection of the 60-inch Snow Telescope³³ building at Mount Wilson, the J. D. Hooker bungalow donated by Mr. Hooker, the Monastery³⁴ for housing the astronomy professors and a great many other buildings including the hotel and approximately thirty bungalows for the Mount Wilson Toll Road Company.

²⁹ Apparently the Parks house (see previous note).

³⁰ _____ N. Raymond, _____

³¹ Actually, Herbert Ellsworth and Samuel Upton continued Ellsworth and Company through 1907. DMR's time scale is off, or perhaps they went bankrupt six months later but restarted. Apparently they ended their partnership during the panic of 1907, which also almost bankrupted DMR. The later lives of the former partners can be summarized as follows:

Herbert Ellsworth was listed in the city directories of September 1909 and December 1910 as a building contractor at 449 Mundell, and he built houses at 60 and 68 Pepper in late 1909 (BP 7775 and 7839). He was absent from Pasadena directories from 1912 through 1917; he was a rancher at 44 Yale 1918-20. He lived at 245 E. Glenarm 1923-27, listing his occupation variously as real estate, building contractor, and carpenter. Absent 1928-33, he was listed at 74 Pepper from 1934 through 1951. Herbert's mother Harriet and his brother Alfred lived at 68 Pepper from 1915 through 1918, and then at 74 Pepper 1919-33. (Elmer Ellsworth died at 68 Pepper, according to his obituary in PSN 11/29/1915.) Apparently Herbert took over the Pepper Street property on the death of his mother. He died in 1963 (see earlier note).

Samuel Upton continued independently in the building business from 1908 until his death in 1914 (see earlier note). He apparently enjoyed a good reputation and he worked with noted architects such as Roehrig, Marston, Hunt & Grey, Driscoll, and Hillman. Upton and his family lived at 295 W. Green (then called Howard Street) in 1903, and DMR lived with them (city directories). Upton built a house for himself at 360 S. Lake in 1904 (BP 1461, 5/7/04). After several moves, he eventually settled at 931 N. Orange Grove from 1909 to 1914, moving to 804 N. El Molino sometime in 1914. Just before his death, he became a foreman for contractor Fred Stahlhuth. On October 13, 1914, he was accompanying Stahlhuth to the site of a large school contract that Stahlhuth had in Van Nuys. Stahlhuth's car blew a tire and Upton was thrown out, receiving a fatal blow to the head.

³² DMR built 16 houses and _____ business buildings in 1904-05. Three houses were designed by Greene and Greene and three by Hunt and Grey, including Myron Hunt's own house at 200 N. Grand. (The association with Hunt and Grey probably developed from the Mount Wilson observatory work, for which they were the architects.) It is rather amazing that Renton was able to handle so many jobs in Pasadena at that time, considering the magnitude of his Mount Wilson work. DMR apparently took pride in being a quality builder. In an interview published in the Star News' Pen Pictures of Pasadenans series (3/7/1919), DMR stated that he owed his success to having learned his trade under men who believed in doing a job right or not at all. "Such work may cost a few more dollars, but when finished you have a product of which you can be proud and a client who is satisfied and knows where to come if in the market again," he is quoted as saying.

³³ The Snow was the earliest of several solar telescopes on Mount Wilson. DMR is confused regarding the size, which was actually 24 inches at the largest mirror. 60 inches is the size of a later reflecting telescope, erected in 1908. The Snow Telescope was moved to Mount Wilson from the University of Chicago's Yerkes Observatory. The building was designed by Hunt and Grey (_____). See Robinson, pp. 41-45.

³⁴ Designed by Hunt and Grey (_____).

Lumber for the job was all packed from the new trail³⁵ up to the top of the mountain by burros and mules.³⁶ During the summer of 1904, we packed about 700,000 pounds—a lot of material to pack with forty burros and twenty mules. The work was all done on a percentage basis plus 10 per cent over and above cost.

When Professors George Ellery Hale, [George]³⁷ Richey, Ferdinand Ellerman, Walter S. Adams, _____³⁸ Reese and a great many others who made up the observatory staff went to Mount Wilson, we all stayed in the old Casino.³⁹ The first few nights, the snow blew in through the open windows and it was real winter weather although just a few miles from the orange groves—just a few miles below.

The Casino was divided into small rooms with heavy paper for partitions. The kitchen was adjacent to the lobby with its big cobblestone fireplace was enjoyed equally by the professional men and the carpenters and laborers, mingling men from every walk of life.

The professors continued to use the Casino until the Monastery was completed on a spur of the mountain overlooking a chasm thousands of feet deep. The Casino was kept thereafter for the workers of various trades.

To augment the work on the mountain top, a machine shop was built down in the valley, in Pasadena—a structure of brick with wooden roof and eight-inch cement floor to take care of all the heavy machines required for the erection of the telescope. When these were ready to move to the top, the road⁴⁰ was widened sufficiently to make room for carrying up the first sixty-inch⁴¹ mirror that was installed on Mount Wilson. It was transported on a Swedish Saucer truck, the glass being placed under a number of heavy springs to protect it from jarring.⁴² Another large truck for safety traveled behind that which bore the mirror to the Snow Telescope building where it reposes today as one of the early monuments in scientific research to Professor Hale and his staff.

It required a great deal of capital to finance the venture. Professor Hale and a few other interested capitalists were feeling the strain, and Professor Hale went back to Washington where he was successful in getting the promise of \$50,000 from the Carnegie Institute. To celebrate, on his return, he packed two cases of champagne to Mount Wilson by burro.⁴³

³⁵ This apparently was the route that eventually became the Mount Wilson Toll Road.

³⁶ John Robinson's *The San Gabriels* (p. 43) contains photographs of pack trains going to Mount Wilson during construction of the Snow Telescope and other original buildings. These probably show DMR's pack trains.

³⁷ DMR left this blank; see Robinson, p. 41.

³⁸ DMR left this blank.

³⁹ The Casino building was a log cabin about 40 × 40 feet. See Robinson, pp. 39 and 43 (photographs).

⁴⁰ Mount Wilson Toll Road.

⁴¹ Again, DMR is confused on the size. This was a 24 inch mirror (see earlier note).

⁴² Robinson (p. 43) shows photographs of the horse-drawn truck used to transport the telescope parts. According to Robinson, who drew upon Observatory archives, the truck was designed by Professor Hale.

⁴³ The facts regarding the financing of the original Mount Wilson observatory facilities differ slightly from DMR's account. According to Robinson (p. 41-45), the original grant (\$10,000) to move the Snow Telescope to Mount Wilson was made by the Carnegie Institution in April 1904, prior to start of work. The move was to be temporary; however, Dr. Hale became convinced that this was a fine site for a permanent solar observatory, and he lobbied the Carnegie Institution for more funds. The trustees approved a \$300,000 grant on December

I started the erection of forty small houses and hotel for the Mount Wilson Toll Road Company, officers and owners of which were William R. Staats, president;⁴⁴ Howard Wright, secretary; J. H. Holmes,⁴⁵ manager and treasurer.

After making the plans, I rented a mill on Terminal Island, bought all the short lumber in the yard, cut it up, numbered each piece, transported it to the top of the mountain and erected the buildings where they stand today.⁴⁶

The first hotel was completed about 1904, close to Christmas. As it was built of lumber under eight feet,⁴⁷ so cut because of the difficulty of packing it up the trail, the first heavy snow brought danger of collapse under the added weight when the sun came out and started to melt it. The snow was so deep that you could walk onto the roof from the west side, so we put men to work shoveling it off.

My first place to sleep in Pasadena was at the home of Mr. [Thomas] Ellsworth on Mundell Drive which he had purchased from Chief of Police Mundell. It was a large piece of property bounded by Walnut Street and Orange Grove Avenue.⁴⁸ Eventually it was divided into a great many lots upon which are now built many fine homes.

Mr. [Thomas] Ellsworth was a good friend of the Ryder family,⁴⁹ who then lived on Mary Street,⁵⁰ a short distance from his place. In those days I was very bashful, and he was much interested in having me meet Elizabeth Ryder.⁵¹ Down at the Ryder house, they had plenty of peaches on their trees and Mr. [Thomas] Ellsworth wanted me to go down and pick a sack, as they had invited him to help himself. But as I had never met them and knew them only through the many good things I had heard Mrs. [Harriet] Ellsworth say about them, I decided I couldn't walk in and pick their peaches, so I bought a sack and took them home.

20, 1904. DMR's account of the \$50,000 grant may pertain to an interim grant prior to the final grant, or he may be describing the final grant with an error in the amount.

⁴⁴ William R. Staats (1867-1928) was a very successful Pasadena real estate man. Besides developing Mount Wilson, he played a leading role in the development of the exclusive Oak Knoll tract. An active outdoorsman, he was an early member of the Sierra Club. His offices were in Los Angeles after 1905. (Obituary PSN 12/21/28; see also PSN 7/2/26 and 2/1/35.)

⁴⁵ DMR has "J. H. Haines," but other sources are clear that this was John H. Holmes, who was also the manager of the hugely successful Hotel Green in Pasadena (Robinson; PSN 7/7/15 and 6/16/28). This man should not be confused with Henry J. Holmes, another early Pasadena (died 1892).

⁴⁶ A photograph of the original Mount Wilson Hotel is shown in Robinson, p. 50. The building—a single-story, clapboarded, hip-roofed proto-Craftsman with stone chimneys and large verandah—burned in 1913 and was replaced by a larger one. The later hotel and the Renton bungalows have apparently all been demolished.

⁴⁷ According to Robinson (p. 42), the structural members of the Snow Telescope building were also limited to eight feet in length. Probably this was fairly standard for buildings constructed in remote locations serviced only by pack train.

⁴⁸ Addressed as 294 N. Orange Grove Avenue. Mundell Drive ran northwest from 421 W. Walnut to 300 N. Orange Grove. Mundell was eliminated when later redevelopment brought the condominiums at Walnut and Orange Grove. Probably the original Ellsworth house was the only one on the east side of Orange Grove between Walnut and Mundell when DMR arrived. (City directories and Sanborn maps.)

⁴⁹ The Ryder family was well known in early Pasadena. According to PSN 8/7/55, the first of the clan to come to Pasadena were the three Ryder brothers, who arrived in 1887: Arthur Lincoln (7/29/1864–8/11/1942 per 1943 Pasadena Community Book), Fred Lincoln (7/9/1866–1/8/1947 per Mountain View), and Thomas J. The three worked as carpenters at first; Tom continued as a contractor until he left Pasadena about 1898 (city directories). Arthur and Fred entered partnership with Ed Braley in about 1890 to sell bicycles, and the two

Elizabeth was bookkeeper for her brother, A. L. (Arthur Lincoln) Ryder, who was engaged in the bicycle business on East Colorado Street.⁵² We first met when I went in one noon to buy a bicycle. A. L. was very nice to me and made a deal. I don't recall how much I paid down; perhaps \$10, and the balance at so much per week.

I could see Elizabeth look out of the corner of her eye, for she had heard a good deal about me through the Ellsworths. About that time, Arthur introduced me; and learning that she had a very good bicycle, I invited her for a ride down the Bicycle Speedway which went as far as Raymond Hill.⁵³ That was how our courtship began.

Shortly, I bought my mill property down at 118 South Vernon Avenue among the colored people, making a small payment down.⁵⁴ On the property was an old building without any windows that had been used at one time as a tooth factory: I used the lower portion for a workshop and mill; the upper part for sleeping quarters.

brothers led the first Rose Parade in 1890 on high wheel Victorian bicycles. Fred, who does not enter DMR's story directly, retired from the bicycle business in about 1900. He was also a contractor and builder who put up a number of houses as well as the Ryder Block (65-71 N. Fair Oaks). Fred was also a pioneer of Hermosa Beach (obituary PSN 1/9/47).

The rest of the Ryder family joined the brothers in Pasadena in about 1895: parents Samuel H. and Maria C. Ryder, and three Ryder sisters—Nancy, Elizabeth, and Evelyn. All of these enter DMR's story except Evelyn, who eventually married Charles Griffin of Glendale, later a Nazarene minister in Los Angeles (PSN 8/7/55).

⁵⁰ The Ryder home (as of 1902) was addressed as 153 N. Vernon Avenue according to city directories. This was at the southwest corner of Mary Street and Vernon Avenue, with the long side of the lot extending along Mary (Sanborn maps). Mary Street ran west from 153 N. Fair Oaks to a cul-du-sac at 365 (beyond Vernon); it later disappeared as a result of the development of the I-210/710 freeways and the Parsons complex. According to city directories, the Samuel Ryder family lived at 284 Cypress when they first arrived, later living at 507 Cypress (1897) and 161 N. Vernon (1900). They lived at Vernon and Mary through 1906. (See later note for information on Vernon Avenue.)

⁵¹ Elizabeth Blaisdell Ryder (6/23/1879-9/30/1935 per Mountain View), the future Mrs. D. M. Renton. She was born in Orrington, Maine, and came to Pasadena with her parents in 1895 at the age of 16. She was listed in the Pasadena city directories of 1897 through 1905, always at her parents' address. According to her obituary (PSN 10/1/35), she attended Pasadena High School and was founder of the Pasadena State of Maine Society. She was active in the Lincoln Avenue Methodist Episcopal Church and later the First Methodist Church. She was described as "one of the most beloved women in Avalon," a founder of the first Boy Scout troop there, and past president of the women's club. The obituary stated that although the Rentons moved to Avalon in 1919, Mrs. Renton "occupied her Pasadena apartment periodically" during the three years prior to her death in order to be with her son Arthur, who was studying music in Pasadena. She died at the apartment, 361 S. Los Robles, having been confined there for several months by an unnamed illness.

⁵² Elizabeth was shown in city directories as bookkeeper for A. L. Ryder from 1900 through 1905. Arthur Ryder continued the Ryder brothers bicycle business on his own from about 1900. His shop was at 125 E. Colorado 1900-05, which is the period that DMR is describing here. In 1906 he moved to 37 S. Broadway (Arroyo Parkway) and began to sell automobiles and sporting goods in addition to bicycles. He moved to 134 E. Colorado in 1907. By 1909 he had dropped bicycles and had added an auto garage. Moving to 160 E. Colorado in late 1910, he continued to sell cars until his retirement in 1914 at the age of only 50. The 1943 Pasadena Community Book refers to him as a pioneer in the automobile sales and garage businesses in the city. Arthur lived in retirement in Pasadena until his death in 1942.

⁵³ The cycleway, built by Horace M. Dobbins, opened on New Year's Day 1900. It was an elevated wooden roadway that ran from near the Green Hotel in downtown Pasadena to Raymond Hill in South Pasadena. Dobbins never fulfilled his intention of extending the cycleway to Los Angeles via the Arroyo Seco. (Apostol pp. 45 and 109.)

⁵⁴ South Vernon Avenue was located where the stub of the Long Beach Freeway (I-710) now runs. Vernon began at 255 W. Colorado and ran south to Del Mar and north to N. Orange Grove, intersecting at 466 N.

In those days we never locked anything. We'd let the hobos sleep in the hay with the horses, but tell them not to smoke.⁵⁵

Some of the men that worked for me were stopping up with Mrs. Ryder⁵⁶ and, of course, they knew every time I went up to see Elizabeth. A good many times, Father Ryder⁵⁷ would talk all evening to me and she didn't know whether I had come to see her or Daddy. Mother Ryder (Maria Cocheran Blaisdell)⁵⁸ was a dear and always made me very much at home; and Nan,⁵⁹ Ruth's mother,⁶⁰ was always my friend. Even in comparison to the other admirers, Nan thought I was the one for Elizabeth; while Susie (A. L. Ryder's wife) thought Elizabeth should get a professional man or one with more money.

But Elizabeth had faith in me and I in her and one night I got courage to ask her. She said I would have to ask Father (Samuel Hall) Ryder. I did. He told me he didn't know anything about it; to ask Mother Ryder, which I did, and she said, "Yes." All the while, Elizabeth was playing the piano.

Orange Grove (opposite Prospect Boulevard). Renton's property was south of Green Street, between now-defunct streets named Camden and Grove (city directories). The Union Pacific Railroad tracks ran just to the east of South Vernon (between Vernon and Pasadena Avenue), so commercial and manufacturing uses were common. However, there were also many houses in that section (Sanborn maps and building permits). The neighborhood was an early area of African-American settlement in Pasadena, according to a city report compiled by Carson Anderson. Apparently minorities settled there because of low prices near the railroad combined with the proximity to the mansions of "Millionaire's Row" (South Orange Grove Avenue), where many were employed as servants in those early days of limited opportunities. As for DMR's mill property, by the late 1920s it had been incorporated into the Crown City Manufacturing Company, a large planing mill which was just north of DMR's. A huge lumber shed covered Renton's site (Sanborn maps).

⁵⁵ Since DMR's mill was directly adjacent to the Union Pacific tracks, hobos were probably not uncommon.

⁵⁶ "Stopping up with Mrs. Ryder"—apparently Mrs. Maria Ryder took in boarders.

⁵⁷ Samuel Hall Ryder (1837-1/4/1921 per Mountain View) was a house and sign painter. As mentioned earlier, he came to Pasadena in 1895 with his wife and three daughters, following his three sons. Samuel was known as "Captain Ryder" (PSN 8/7/55). He apparently retired from painting in 1914 at the age of 77 (city directories).

⁵⁸ Maria Cocheran Blaisdell Ryder (1840-1/6/1934 per Mountain View).

⁵⁹ Nancy May Ryder Billheimer (1873-7/4/1907 per Mountain View), Elizabeth's sister. She married Clark D. Billheimer (1874-1954), a salesman who had come to Pasadena in 1892 (obituary in PSN 7/30/54). It appears that the Billheimers were married about 1898 or '99, since Nancy is listed separately under her maiden name in the 1895 and 1897 directories, while Clark Billheimer is listed at the same address as Samuel Ryder in 1900 and 1903. The Billheimers moved to 512 Lincoln in 1904. In 1905, they moved to a new house constructed for them by Nancy's brother Fred Ryder at 325 W. Walnut Street (BP 2545, 4/26/05). This house was on the northeast corner of Walnut and Rosemont (Sanborn maps). Nancy died there according to her obituaries (PS and PDN 7/5/07), which do not give the reason for her early death, stating only that she "had been ill for some time." She left two children. Clark Billheimer later remarried and moved to South Pasadena, eventually becoming head of Model Grocery Company, Pasadena's most noted early market (PSN 8/7/55).

⁶⁰ Ruth Billheimer, one of Nancy's two children, was the society editor of the Pasadena Star News at the time of Clark Billheimer's death in 1954. She was the author of a PSN piece on Malcolm Renton's retirement in 1975.

We [got]⁶¹ married on the twenty-fourth of May⁶² at Nan's house (corner of Walnut and Rosemont Avenue⁶³), and all the family were present including Mother (Renton), Sadie, Minnie, Edith, Joe and Will (the latter two never married).⁶⁴ We went to Santa Barbara for our honeymoon and were gone about a week. As my bank account was not very prosperous, we came back a few days before we had planned to and I think I even had to borrow a little of her money to get back, as my money was all in my little business and I had to meet my payroll.

Our honeymoon house was at Winona and Walnut.⁶⁵ We had some furniture that I had bought including a rug, a few chairs, and Elizabeth's bedroom set that she had in her room on Mary Street.

⁶¹ DMR wrote "planned to get" married, but the remainder of the sentence is in the past tense.

⁶² 1906, according to Elizabeth's obituary (PSN 10/1/35).

⁶³ Addressed as 325 W. Walnut Street. This is where Walnut crosses the present I-210 Freeway.

⁶⁴ Sadie, Minnie, Edith, Joe, and Will were DMR's siblings; an earlier note covers Will. DMR's family followed him to Pasadena, where Catherine (Mother Renton), Sadie, Minnie, Edith, and Will were all shown as residents of 120 S. Vernon Avenue in 1906. DMR himself was also listed at the same address that year. DMR's office was addressed as 112 S. Vernon (next door) at the time, which was presumably where the yard and shop were. DMR built two five-room cottages at 120-122 S. Vernon in late 1905, listing William Renton as the owner on the building permit (3242, 10/19/05). Probably these inexpensive cottages (\$800 each) were built to house the family, so 1905 appears to be the year of their arrival. Catherine, Edith, Minnie, and Will all continued to live at 122 S. Vernon through 1912, the year of Will's death. Catherine and the three sisters lived at 40 Dayton in 1913. In 1914 (apparently), Sadie married Miles E. Nickles, who operated a restaurant at 177 N. Fair Oaks. Catherine, Edith, and Minnie then resided with the Nickles, first at 764 Summit (1914-17) and then at 1241 E. Villa (1917-18). Edith was listed in 1918 as manager of M. E. Nickles Creamery at 23 S. Raymond. All of the Renton and Nickles families (except DMR) were absent in city directories after 1918. As previously noted, Catherine Renton died in 1930. DMR's obituary (PSN 5/28/47) listed three sisters among his survivors: Mrs. Sadie Nickles of Los Angeles, Mrs. Minnie Wentworth of San Pedro, and Mrs. Edith Allen of Petaluma. Joseph Renton (June 1880-12/27/1906 per Mountain View) was never listed in Pasadena city directories, but his obituaries (PS & PDN 12/28/06) said that he died at 120 S. Vernon after living in Pasadena about a year. The reason for his death at age 26 was not given, but he was said to have come to Pasadena for his health. The obituaries stated that his mother, three sisters, and two brothers all lived in Pasadena. DMR states that he was one of seven children, but the seventh does not appear in any records thus far found. Perhaps the other sibling died at any early age.

⁶⁵ Winona and Walnut would have been about 110 W. Walnut. This area was all redeveloped in conjunction with the I-210 Freeway in the 1970s.

Before long I got a contract to build twenty or more houses at West Newport⁶⁶ around a pool. I took her along and, to keep her company while I was busy, we took Vinie (Martha[?]) Griffin (Mrs. Munger).⁶⁷ When we returned⁶⁸ to Pasadena, we moved to West Walnut (facing Rosemont Avenue) to be near Mother Ryder⁶⁹ and the following year (January 16, 1908), Malcolm was born.⁷⁰

I started to build and sell houses in the Orange Heights tract⁷¹ and was successful. We moved up to North Madison and lived in the garage until the house was finished. Then we sold the house. We kept on building and moving⁷² until I accumulated enough ahead to furnish the house on Galena [North Oakland]⁷³ where Arthur was born (June 19, 1912).⁷⁴

⁶⁶ Apparently West Newport, Rhode Island. The genesis of this contract is unknown, but it should be born in mind that DMR was familiar with New England and that many Easterners wintered in Pasadena in those days. Perhaps DMR met a wealthy Eastern capitalist and landed this job. Building permits show a long gap in DMR's residential jobs between August 1906 and March 1907, making this the probable time of the West Newport job. This is corroborated by DMR's statement that Malcolm was born the following year.

⁶⁷ Elizabeth's sister Evelyn married Charles Griffin, as mentioned in an earlier note. It seems likely that the person referred to here was a daughter of Evelyn and thus Elizabeth's niece. The parenthetical given name is provided in a handwritten correction to DMR's typescript, illegible in the copy available to the editor.

⁶⁸ 1907, based on the subsequent reference to Malcolm's birth.

⁶⁹ DMR's address is shown as 340 W. Walnut Street in the September 1908 city directory. This house faced the termination of Rosemont at Walnut (Sanborn maps). Samuel and Maria Ryder moved to 250 Rosemont in about 1907 per city directories. This was next door to (north of) 325 W. Walnut, where Clark and Nancy Billheimer (Elizabeth's sister) resided. DMR's residence was listed as 325 W. Walnut in the 1907 city directory, published in September. This seems to indicate that DMR and Elizabeth may have moved into the Billheimer household when they returned to Pasadena in about March 1907, perhaps to assist Clark Billheimer with the children during the beginning of Nancy Billheimer's fatal illness. At any rate, it appears that the Rentons were living with Clark Billheimer following Nancy's death in July. They apparently moved to 340 W. Walnut in late 1907, just in time for Malcolm's birth.

⁷⁰ Malcolm J. Renton followed in his father's footsteps as an official of the Santa Catalina Island (SCI) Company. According to a PSN article of 1975 (Pasadena Library Biography Notebooks), he graduated from Pasadena City College and then (1929) from Stanford University. He became DMR's assistant after graduation, continuing with SCI Co. after DMR retired in 1936. He was Vice-President and Secretary of SCI from about 1947 until his retirement in 1975. His retirement plans included splitting his time between his homes in Avalon and Palm Springs, and his ranch in Atascadero (which he inherited from DMR). Malcolm's son, David M. Renton II, lived in Old Greenwich, Connecticut, as of the late 1970s, and had two sons, David M. Renton III and Phillip Renton.

⁷¹ Orange Heights was subdivided in November 1905 by George F. Thompson. The tract consisted of the land bordered by East Mountain Street, North El Molino Avenue, Jackson Street, and North Los Robles Avenue. The primary interior streets are North Oakland Avenue (originally Ruby, then Galena), North Madison Avenue, Herbert Street, and Thompson Drive. The north side of Jackson was in the Barnhart Tract of 1887 but was mostly developed along with Thompson's tract, beginning in 1906. DMR apparently bought a number of lots in the Orange Heights area in about 1908 and began to build houses. A circa 1911 photograph in the City's Meriwether files (supplied by the Renton family) shows DMR standing behind a truck with a large sign reading "RENTON'S SUB DIVISION—THE GROWING NORTH EAST SECTION—HAVE YOU SEEN IT?" (This sign may refer to Orange Heights or possibly to the Nazarene University Tract.) The addresses and building permit dates for DMR's Orange Heights houses were as follows: 949 N. Oakland (10/23/08); 935 and 945 N. Oakland (12/10/08); 999 N. Madison and 990 N. Oakland (8/26/09); 577 Jackson (7/11/10); 949 N. Madison (11/23/10); 589 Jackson and 959 N. Madison (12/23/10); 567 Jackson and 990 N. Madison (6/2/11); 540 Jackson (7/22/11); 919 N. Madison and 1006 N. Oakland (9/14/11); 1015 N. Oakland (4/10/13); 528-532 Thompson (7/9/13); and 555 Jackson (8/5/15).

⁷² In this period, city directories listed DMR's addresses as follows: September 1908, 340 W. Walnut; September 1909, 122 S. Vernon; December 1910 ("1911"), no residence listed (business address only);

I also did considerable building for the Nazarenes on their tract (North Hill near Washington Street).⁷⁵ The preacher⁷⁶ was a good salesman and got me to buy thirty lots on payment.⁷⁷ Hard times hit suddenly and sixty days later they had to have their money, as the bank from which they had borrowed was pressing them. I had to borrow from the bank and take a certain amount out of my business. Elizabeth thought I was crazy when I told her about it.

The panic of 1907 was so bad that everything was tied up. I got the contract to build Arthur Ryder's house (432 S. Los Robles Avenue); and his money was tied up too.⁷⁸ The banks were issuing scrip. I had all those lots plus quite a few more with street work taxes coming due, and no business. I had a lot of lumber in the yard, but could not sell any lots, although there was some sale for houses. I built most of the houses on Jackson Street⁷⁹ and Dr. Fraser,⁸⁰ who handled the Landreth Estate,⁸¹ told me anytime I needed money for building to see him. I tried every place and came home one night very much discouraged.

December 1911 ("1912"), 875 N. Euclid; April 1913, 1006 N. Oakland. The obituaries for William Renton in February 1912 state that DMR was living at 1006 N. Oakland at the time. The lack of a residence address in the 1911 directory could be as a result of his living in temporary quarters in a garage. 875 N. Euclid was not built by DMR and was probably a rental. 1006 N. Oakland was built by DMR in late 1911 (BP 10211, 9/14/11). (Interestingly, DMR lived mostly in houses built by others, the only exceptions being 120-122 S. Vernon and 1006 N. Oakland.) All in all, it appears that DMR and his wife and small son went through a short period of moving from garage to garage, probably sometime between late 1909 and late 1911.

⁷³ 1006 N. Oakland Avenue (see previous note).

⁷⁴ Arthur Lincoln Renton died 10/30/1979 in Atascadero, where he had lived since 1955. According to his obituary (PSN 11/7/79), he was a well known tenor who appeared on radio and on the stage in concert, opera, and light opera. He grew up in Avalon and attended Pomona College. He studied voice in Pasadena with Alan Ray Carpenter in the mid-1930s before beginning his singing career. After serving with the Air Force in Europe during World War II, he studied at the Royal Conservatory of Music in Glasgow and later studied opera in Milan. After a concert tour of Western Europe, he returned to the US, singing in concert in all the western states. He operated a music store in Atascadero from about 1955 to 1965, later running a travel service there. He is buried at Mountain View Cemetery. His daughter, Elizabeth Miller, lived in Atascadero at the time of his death.

⁷⁵ Nazarene University Tract, bounded by Washington, Hill, Whitefield, and _____, was subdivided in about 1911. Only the lots on Hill were within the City of Pasadena, so City building and tax records do not cover the entire tract in DMR's period.

⁷⁶ Possibly Dr. Phineas F. Bresee, founder of the Church of the Nazarene (in 1895) and the Nazarene University. The university moved to Pasadena in 1910; later known as Pasadena College, it moved to San Diego in the 1970s. (Apostol p. 243; Scheid p. 110.)

⁷⁷ Early city tax records show DMR as owning 28 lots on North Hill Avenue from Washington Boulevard to Whitefield Road. DMR built 10 houses on Hill, selling the other lots without improvements.

⁷⁸ Arthur Ryder's house at 432 S. Los Robles Avenue was designed by noted architect Frederick L. Roehrig. It was a Craftsman chalet in the classic mode; photographs of it are preserved in the PDN Tournament of Roses edition for 1911 and in photo # H-37-15, both at the Pasadena Historical Museum. The building permit (BP 5815) was issued on 10/11/07 for a \$6,500 eight-room house with Renton as the contractor.

⁷⁹ There is some confusion regarding chronology here. DMR did not begin to build the houses on Jackson Street until 1910, so the reference seems to be out of place. Or, recollections of a later panic may be mixed in here (see later notes).

⁸⁰ Dr. Alex C. Fraser first appears in Pasadena city directories in April 1913 at 567 Jackson, the house that DMR built for him (BP 9858, 6/2/11). He listed his occupation as physician in most years. His widow, Ida, is shown at the Jackson address starting in 1919. It is possible that he wintered in Pasadena in earlier years. The editor has not yet found any records clarifying his connection with the Landreth estate. Assuming that DMR's memory is correct and that Dr. Fraser did provide the money to get DMR over the 1907 panic, then perhaps

I didn't want to tell Elizabeth I was about busted, but I did. She said, "I told you so." Next day, after thinking the whole thing over, I thought if I could borrow some more money and turn the lumber in the yard into money, that was my only chance.

I went to see Dr. Fraser and laid my cards on the table. He said I was in bad shape, and asked me how much money I would need. I thought I would ask enough, so told him "About \$50,000."

All he said was, "You don't need it all now?" And I told him, "Just so I can get it."

I started building. Labor was cheap and I had lumber in the yard. I put up some twenty-five houses⁸² and sold them as low as \$300 to \$1,000 down. This saved my life. Money got easier and I was able to get larger loans. I sold the mortgage and got my little bonus.⁸³ In six months I was all out of debt and it certainly made me feel good. The depression was over and things started to pick up.

the earlier reference to building the houses on Jackson Street arose from DMR's mental association of Fraser with Jackson Street. At any rate, nothing has turned up to date to explain DMR's connection to Fraser or the Landreth family before 1911. Another possibility is that there was another panic in 1912 and that DMR's notes have the panics mixed. His statements about owning the lots in the Nazarene University Tract tend to support this possibility, since the tract was not subdivided until 1911 and DMR built his first house there in 1912.

¹²⁵81 "Landreth Estate" apparently refers to the assets of Albert Landreth, whose widow Annie F. Landreth first appears in city directories in 1906. So far, little has been found concerning the origins of this family and its wealth. According to city directories, Mrs. Landreth lived at 357 N. Oakland (1906-08, moving to 25 Ford Place N. Oakland) by 1909. Ford Place was an enclave of the wealthy at the time. Mrs. Landreth commissioned a mansion at 1385 Hillcrest in 1916 (BP 6776A, 3/27/16) designed by Reginald D. Johnson and built by DMR, again illustrating the family's means as well as their connection with Renton. Mrs. Landreth's son Harold B. Landreth (1891-1948) lived with her during this period, according to city directories. He later became a judge of the Superior Court. His obituary (PSN 12/27/48) says that was born in Wisconsin, came to Pasadena in 1899, graduated from Pasadena High in 1908, obtained his undergraduate degree at Occidental in 1912 (where he was a football star), received his J. D. from Stanford in 1915, and practiced law in Pasadena. He was appointed to the Los Angeles Municipal Court in 1932 and the Superior Court in about 1942. All of this tends to reinforce the picture of the Landreth family as a wealthy family with connections to Pasadena prior to 1907. (A curious sidelight concerns another apparent family member, Harry W. Landreth, who seems to have come to Pasadena in 1915. DMR built a home for him at 555 Jackson (BP 5743A, 8/5/15) near Dr. Fraser's home. However, despite the family's wealth, Harry was living at the YMCA by 1918, where he lived until he disappeared from directories in 1923.)

¹²⁶82 Pasadena city building records cannot account for the 25 houses, which could have been outside of the city. In fact, city records show that DMR built no houses within the city limits from 10/11/07 (when the Arthur Ryder permit was issued) until 8/29/08, when the permit was issued for a bungalow at 1896 N. Fair Oaks. This certainly illustrates the 1907-08 depression but fails to shed light on DMR's account of his recovery. If, as speculated earlier, some of DMR's recollections pertain to a panic in 1912, then the record matches more closely. 1913 was DMR's biggest year in Pasadena by far, with 14 houses between February and August of 1913.

¹²⁷83 "My little bonus"—the meaning of this phrase is unknown. Perhaps it refers to an interest rebate for early repayment. The mortgage referred to seems to be the loan from Dr. Fraser, but this is not completely clear, either.

William Wrigley, Jr.,⁸⁴ bought the house at 391 South Orange Grove Avenue⁸⁵ in [1914]⁸⁶ and was anxious to have a Turkish bath put in his basement. The contractor that built the house⁸⁷ wanted thirty days to complete the job, but as Mr. Wrigley was only spending thirty days in California, time was important and his secretary asked me to give a figure. I sized the whole thing up and told him I would complete it in twelve days.

The secretary was a little worried, for Mr. Wrigley was a man of action and he knew twelve days meant twelve days. I got busy and made my plans and although I had to move a great lot of plumbing, put in a dressing room, rub room, steam room with steam boiler, tile walls and ceiling and rubbing slabs, I completed the job in eight days.⁸⁸

Mr. Wrigley was very much pleased and had all his friends down to show them what was accomplished in eight days.

He asked me to make up plans for a seven-room house on Arbor Street, also an office and chauffeur's quarters. I made up the plans in one day and showed him the layout next morning. He asked if it would look as well as anything on Arbor Street. I said yes and he asked me the price, and how long it would take to complete it. I told him forty-five days and did the job in forty-two. That pleased him. He liked my work and action.⁸⁹

⁸⁴ William Wrigley, Junior (1861-1932), was the self-made millionaire entrepreneur who headed the Wrigley chewing gum empire and controlled the Chicago Cubs baseball team. Wrigley was born in Ohio, but his father moved to Philadelphia and went into soap manufacturing; young William was a salesman by the age of nine. Wrigley married in 1885 and migrated to Chicago in 1891. He sold scouring powder and baking soda, using chewing gum as a premium. The gum became hugely popular, and he bought out the gum supplier in 1911, by which time his success was well established. Note that he was 50 years of age by the time that he became one of the ultra-rich. He acquired a controlling interest in the Chicago Cubs in about 1916, and he persuaded the club to move their spring training to Pasadena in 1917 (later this was changed to Catalina). He also owned the old Los Angeles Angels of the Pacific Coast League. In addition to his Pasadena mansion, Wrigley owned homes in ^{Aviation} Chicago, Lake Geneva, Wisconsin; and Phoenix. (Obituary PSN 1/26/32; PSN 1/3/63). Architectural buffs will be interested in Wrigley's connection to the Arizona Biltmore Hotel in Phoenix, a site "partially" designed by Frank Lloyd Wright. The hotel and cottages were built in 1928-29, with Albert C. McArthur the architect of record. Wright consulted on the job and supplied many ideas and details. Wrigley was one of a number of investors, but he owned the property outright by late 1929. Wrigley died at the hotel, which was near La Colina Solana (designed by Earl Heitschmidt), his Phoenix home. The hotel and surrounding estates stayed in the Wrigley family until 1973, guided by Phillip K. Wrigley, William's son (Storror, p. 226-229).

⁸⁵ G. Lawrence Stimson Company built 391 South Orange Grove for George W. Stimson, the builder's father. The permit (BP 8556) was issued in 1910; however, the house was not completed until 1914, according to information given out by docents at the Wrigley Mansion. Wrigley's widow, Ada, continued to use the house after William's death. Following a stroke, Mrs. Wrigley was in a coma at the house ^{for eleven years} from December 1947 until her death (obituary PSN 12/16/58). The Wrigleys' son Phillip donated the house to the Tournament of Roses in 1959, and it continues to serve as their headquarters as of 1995.

⁸⁶ DMR's typescript has the year as 1919, but all other records show that this was 1914 (building permits, Wrigley Mansion scripts, tax records, etc.).

⁸⁷ G. Lawrence Stimson.

⁸⁸ BP _____, _____, 1914, add Turkish bath in basement, \$ _____.

⁸⁹ These buildings on Arbor Street remain as of 1995. The house is addressed as 488 Arbor (BP 6522A, 2/1/16, 5 room house, \$3,250). The office and chauffeur's quarters building is in the rear (492 Arbor, BP 6523A, 2/1/16, 3 rooms, \$1,800). Both buildings are stucco-surfaced colonial-Craftsman bungalows. The front house was the residence of Albert I. Conrad, Wrigley's resident gardener (city directory, 1919; see later note).

My next job for Mr. Wrigley was building a two-story house and garage for his secretary, Jack Reidy, and I made record time on it.⁹⁰ Next I was to make plans for landscaping 391 South Orange Grove. When he asked me if I had ever done any work of that kind, I said yes. It seems he had had a landscape architect working on plans for months. What he wanted was an Italian garden that would cost about \$50,000.

In the morning, I brought my plan which was to run a pergola from Arbor Street, with a tea house toward the house which would connect it with 391. He liked my plan and told me to consult Albert Conrad, who was the gardener at that time.⁹¹ We moved some trees and changed the grounds to conform with the pergola. It made a pleasing piece of landscaping which was photographed by many tourists and by newspapers and magazines.⁹² Mr. Wrigley was well pleased.

In the meantime, he had bought Santa Catalina Island in 1919 from the Banning Company along with Blankenhorn and Hunter Company. David Blankenhorn,⁹³ who had sold him some bonds the year before, made the sale. He put the proposition up to Mr. Wrigley when W. W. arrived at the Santa Fe station.⁹⁴ Mr. Wrigley said, "If you sell my bonds, I'll take the one-third interest without seeing it."⁹⁵

Two weeks later, Mr. Wrigley sent Albert Conrad after me. When I went to see him, he told me he had bought Catalina and wanted me to go over with him Saturday. That was early February, 1919.

As we drew near the Island aboard the old *Hermosa*, Mr. Wrigley remarked, "I didn't know I'd bought a rock out in the ocean." We docked at the Hotel St. Catherine pier with

⁹⁰ No record has been found of the Reidy house. Likewise, no one by that name appears in Pasadena city directories of the period. Perhaps the house was in South Pasadena or Sierra Madre, which had their own directories by this time. Or, the name may be misspelled.

⁹¹ Albert I. Conrad had a career with parallels to DMR's. According to a newspaper article dealing with his retirement (PSN 6/3/50), he came to Pasadena in 1900, apparently as a child. He took up landscape gardening and was used by the Stimsons to lay out the grounds of the Stimson-built mansions on South Orange Grove. When William Wrigley asked George W. Stimson to recommend a good gardener, Conrad was named. Conrad became the resident groundskeeper when the Wrigleys went east in the summer (see earlier note). Like DMR, he followed Wrigley to Avalon, landscaping Santa Catalina Island as development went forward. He selected the site of Mount Ada (Wrigley's Avalon home, noted for its siting) and laid out the Chicago Cubs training field. He retired to Hawaii in 1950, leaving "an executive position" with the Santa Catalina Island Company, where he was "one of the key advisors of Wrigley and his top man, Renton."

⁹² The arbor and teahouse are still part of the Wrigley Mansion grounds. Landscaping permit _____

⁹³ David Ferguson Blankenhorn (1886-1969) was a noted Pasadena and Los Angeles real estate and investment broker. His father was Louis Blankenhorn, an official of the Chicago, Milwaukee and St. Paul Railroad. David was born in Pasadena and attended area schools. He founded his real estate firm in 1908 at the age of only 22 and was immediately successful. In 1914 he formed the Blankenhorn-Hunter Company with Robert E. Hunter, using offices at 130 E. Colorado. After serving in the army (stateside) during WWI, he returned to his brokerage. The Santa Catalina Island sale, which Blankenhorn made at the age of 33, was described in a 1926 newspaper article (PSN 7/28/26) as "probably the largest real estate transaction in the history of California." The selling price was about \$2,900,000 (PSN 4/13/77). By 1921 he was again operating a firm under his own name. In the late 1920s he became associated with the Santa Barbara Biltmore Hotel. Blankenhorn was regarded as "a business genius" by contemporaries.

⁹⁴ On Raymond Avenue, Pasadena.

⁹⁵ Although Wrigley was often referred to as the owner of Santa Catalina, he was in reality the controlling interest in a syndicate that included the Banning family, who were the owners up to that time.

Captain Morse on the bridge, Captain Tom Black, first officer, and a party of about 200. After we'd had lunch, Mr. Wrigley asked me to look the town over, which took me about an hour.

Avalon in those days was a comic opera town with a few crude buildings, lots of big signs and plenty of mud.

Banning and Blankenhorn, Everett Seaver and Captain Banning were partial to the Milwaukee Building Company⁹⁶ for putting up the necessary buildings and houses. But I had the Big Chief along with me. It was arranged that plans for different types of houses be drawn up and ready for consideration Wednesday morning at ten o'clock, in the company offices. I had quite a few plans and elevations made up by different artists which pleased Mr. Wrigley.⁹⁷ He went through the offices calling Captain Banning to see D. M.'s sketches.

Ten o'clock came and Meyer,⁹⁸ who was architect for the Hotel St. Catherine,⁹⁹ did not show up. Mr. Wrigley was getting out of patience. Finally he put on his hat at eleven o'clock, just as Meyer came in.

"Why Mr. Wrigley, I have some fine plans here I would like to have you look at," he said.

"Ten o'clock is ten o'clock with me," said Mr. Wrigley, and went out the door.

They finally decided on two of Meyer's plans and eighty of mine (Descanso Avenue). We started to build.¹⁰⁰ Bishop¹⁰¹ was in charge of sales and Milton Patrick was one of the one hundred percent salesmen. They sold the houses faster than we could build them and by the latter part of August, the eighty houses were completed. All but ten were sold. Only

⁹⁶ Milwaukee Building Company was one of Los Angeles's most successful designing and contracting firms of the 1900-1940 period. The company worked all across Southern California. Notable Pasadena houses by Milwaukee in the Craftsman period include the Ledyard House (1361 Ridge Way) and the Caunt House (1315 S. Oakland). The principals were Mendel Meyer (President) and Phillip W. Holler (Vice President). In the early 1920s, the firm changed its name to Meyer and Holler. They were noted for their exuberant commercial designs in the 1920s, particularly Grauman's Chinese and Egyptian theaters in Hollywood. (LA city directories; BPs; Gebhard and Winter.)

⁹⁷ Probably DMR means draftsmen or delineators in his reference to artists. Renton apparently employed an unknown number of drafting staff in his designing and contracting business in Pasadena. Existing plans for a 1914 house (965 N. Holliston, in the owner's possession) bear the initials of an unknown draftsman along with a line reading "Designed by D. M. Renton." Many of the designs from Renton's firm show common traits going back to DMR's beginnings as a contractor, implying that he developed his own early designs and maintained an active role in design in later years. Presumably he worked with his drafting staff to develop ideas for the Catalina plans.

⁹⁸ Mendel Meyer, president of the Milwaukee Building Company (misspelled as "Myer" in DMR's typescript).

⁹⁹ In Avalon (see DMR's earlier paragraph about docking at the Hotel St. Catherine pier).

¹⁰⁰ Apparently this was still early 1919, the selection process having been very rapid. According to the PSN of 3/7/1919, Renton "[will] do most of the construction work for the Santa Catalina Island Company....Mr. Wrigley has given him first chance at the island construction work. Mr. Renton operates his own mill and expects in the near future to take over two more, one at Wilmington and one at Avalon." That article added: "Fond of fishing and hunting, Mr. Renton has found little time for sport the last few years, but hopes to take a few days off and learn the island game very soon now."

¹⁰¹ No information has been found regarding Mr. Bishop.

one of the two stucco houses sold.¹⁰² The other was traded for an old kelp cutter and barge. The painters went out on a strike—then the carpenters and all the mechanics. David Blankenhorn only wanted to build forty houses, but we had the lumber piled up on the streets and I told him we would build the eighty. I only had two or three punk carpenters. I put in a cut and rip saw; made templates and by the end of thirty days we had the strike broken.

We then hired two hundred and fifty soldiers and sailors. Three days after, we had to fire one hundred and fifty and ship them back on the boat. This was a hard job and I had to be careful in case they should mob me. Anyhow, we did in the neighborhood of \$850,000 worth of all kinds of construction.

At the time, David Blankenhorn was president of the Santa Catalina Island Company and Everett Seaver was the operating manager. Everything was in awful shape. The fresh water condition was critical, and on July 4th, the town ran out of fresh water. They had to turn on the salt water in the fresh water lines, which made the Blankenhorn family and himself sick and very much disgusted with the manager. He [Blankenhorn] wired me to meet him at eight o'clock at his home in Pasadena.¹⁰³ He told me that I would have to take over the management. He told me he would not take a million dollars and have William Wrigley see the conditions.

I told him I would come over and take charge just until Mr. Wrigley came out from Chicago. When he did arrive, the very next day he went to the Santa Catalina Island Company offices in Los Angeles and made me Vice President and General Manager of all the Catalina companies, which office I have held through the years until February 11, 1936.¹⁰⁴

Mr. Wrigley was like a big brother to me and shared with me many things which he bought for himself. He told me I stood next to his family, which I considered quite a compliment.

¹⁰² This sentence is ambiguous. Does DMR mean that only 1 of the 2 houses built by Milwaukee sold? Or that 2 of his own 80 were stucco, and only 1 sold? The competitive tone of the story tends to favor the first interpretation.

¹⁰³ Assuming this was in the summer of 1919, Blankenhorn was living at 670 St. John Avenue, designed for him in 1913 by Reginald D. Johnson.

¹⁰⁴ DMR's obituary (PSN 5/28/47) confirms that he retired as Vice-President and General Manager of the Santa Catalina Island Company in 1936 at the age of 58, although he remained a director of the company until his death on May 27, 1947. His wife Elizabeth had died the year before his retirement (see earlier notes), although he does not mention it. He married Isabel Cline (10/4/1894-6/6/1967 per Mountain View) of Kenilworth, Illinois on May 29, 1937. His obituary says that he spent most of the last 8 years of his life at a ranch he purchased in Atascadero after his retirement. He had returned to Pasadena in November 1946, where he "was confined to Huntington Memorial Hospital for many weeks" due to "a heart ailment with which he was afflicted for the past six years." He was later moved to his apartment at 361 S. Los Robles, where he died. This was the same apartment in which Elizabeth had died in 1935.

During my work with him through the last years of his wonderful life, we built the Casino,¹⁰⁵ the Country Club, the William Wrigley home¹⁰⁶ and the P. K. Wrigley¹⁰⁷ residence which was our home for ten months, the D. M. Renton home (next to PKW residence) and most of the other homes in Avalon that have made it what it is.¹⁰⁸

We built the roads, the gas and electric plants, found and developed the water. We took over the rock plant from Graham Brothers at Pebble Beach and put it in the black within fifteen days. The quarry grossed three million or more.

We found clay on the island from which we made all our brick, tile and hollow tile, not to mention the pottery and we created a demand for the pottery that has advertised Catalina far more than it was given credit for.

Also we found minerals—lead, silver, zinc and copper—that made Mr. Wrigley proud and we mined \$250,000 worth of lead, silver and zinc, quitting only when the price went down where we could not make any money (the start of the depression of 1929). But the development of roads, power and light in the desolate part of the island where the mines were located helped to make Catalina what it is today.

My greatest job of all, although the saddest of my construction career, was building the memorial¹⁰⁹ for my pal, William Wrigley, Jr. I felt honored and I knew he would say, in his characteristic way, as he had so many times before, "I want my D. M. to build it. No one ties a tin can on our D. M."¹¹⁰

¹⁰⁵ Avalon Casino was built in 1928 to the designs of Walter Webber and Sumner Spaulding (Gebhard and Winter, 1994, p. 59).

¹⁰⁶ William Wrigley's home, known as Mount Ada (after his wife), was built in 1921 to DMR's designs. Gebhard and Winter (1994, p. 59) describe it as "more of a curiosity than a work of architecture...mildly Anglo-Colonial Revival....Its real plus is its wonderful orientation towards magnificent views." (Keep in mind that G & W are writing for the cognoscenti.) Albert Conrad, mentioned earlier by DMR, was the landscape architect for Mount Ada.

¹⁰⁷ Phillip K. Wrigley (1894-1977) was William's son. Phillip served in the Navy in WWI and was nominally elevated to President of Wrigley's holdings in 1923; however, he really assumed full control only after William's death. In 1974, Phillip turned over about 83% of Santa Catalina to the Catalina Island Conservancy, a non-profit foundation (obituary PSN 4/12/77; PSN 4/13/77). To date, no information has been found on his house.

¹⁰⁸ Gebhard and Winter (1994, p. 59) recommend seeing the row of Spanish Colonial Revival cottages put up by Wrigley on Fremont Street.

¹⁰⁹ Wrigley Memorial is listed by Gebhard and Winter as being built in 1924 to designs by the Chicago planning and landscape firm of Bennett, Parsons, and Frost. The 1924 date appears to be in error, since DMR's wording leaves no doubt that it was built following Wrigley's death in 1932. Also, a newspaper article written two days after Wrigley's death (PSN 1/27/32) refers to plans for a mausoleum to be built on Catalina.

¹¹⁰ Wrigley left \$10,000 to DMR in his will. His estate was valued at about \$35,000,000 (PSN 2/29/32).