

CALIFORNIA INSTITUTE OF TECHNOLOGY
REPORT OF FINDINGS
BUNGALOW COURT
294 SOUTH WILSON AVENUE PASADENA CALIFORNIA
SEPTEMBER 7, 2017



KELLY SUTHERLIN McLEOD
ARCHITECTURE, INC.

3827 Long Beach Boulevard, Long Beach, California 90807 | 562-427-6697

ATTACHMENT C

Table of Contents

Cover Letter

Executive Summary

Research Summary

Appendices

As Built Documents of Existing Bungalow Court prepared by CalTech dated 4/25/17

Context Site Plan

Existing Site Plan

Buildings 1-4 Floor Plans

Buildings 5-7 Floor Plans

Los Angeles County Assessor's Report dated 2016

Photo Documentation by KSMA from June 2017

Site and Building Exteriors

Building Interiors

Cover Letter



KELLY SUTHERLIN McLEOD
ARCHITECTURE, INC.

September 7, 2017

California Institute of Technology
C/O Teodorico L. Sierra, Assoc. DBIA
Senior Project Manager - Design and Construction California Institute of Technology
294 South Wilson Avenue
Pasadena, California 91125

Re: **Report of Findings for the existing bungalow court located at 294 South Wilson Avenue, Pasadena, California 91125**

Teo,

On May 5, 2017 the California Institute of Technology (CalTech) contracted Kelly Sutherlin McLeod Architecture, Inc. (KSMA) to prepare a **Report of Findings** for the existing bungalow court property currently located at 294 South Wilson Avenue, Pasadena, and on the CalTech campus. A preliminary draft copy of the Report of Findings, prepared by KSMA and dated July 6th, 2017, was presented on July 7th, 2017 to Kevin Johnson - the City's Design and Historic Preservation Senior planner - for review and comment.

Kelly Sutherlin McLeod Architecture, Inc. (KSMA) is pleased to submit this Report of Findings for your review and comment. It is understood that this report is not a Historic Structure Report but rather research supporting the historic significance of the bungalow court, identifying character defining features of the court and its buildings.

The KSMA Report of Findings will accompany the Certificate of Appropriateness (CofA) application package to be submitted to the City of Pasadena for the proposed relocation of the bungalow court buildings from the existing site at South Wilson, to the property located at the corner of Pasqual Street and Catalina Avenue.

Sincerely,

Kelly Sutherlin McLeod Architecture, Inc.

Kelly Sutherlin McLeod, FAIA
President

Executive Summary

Executive Summary Report of Findings

This Report of Findings presents research conducted on the historic significance of the existing bungalow court located at 294 South Wilson in the City of Pasadena, California. This bungalow court is comprised of seven buildings and all are located on parcels 42 and 43 in Vickery's Subdivision on the corner of East Del Mar Boulevard and South Wilson Avenue, and within the boundary of the California Institute of Technology (Cal Tech) campus. All buildings continue to be used for residential purposes, as originally designed. Six of the bungalow court buildings are single story a very similar building footprint and floor plan; the seventh building is two story. The original five buildings are placed in a U-shape configuration running east west, around an open green courtyard approximately 30'-7" by 88'-8" in size, with two single story buildings mirroring both lengths of the court and the one two story building terminating the long axis of the courtyard. All buildings have two entrances, each with steps from grade to a landing, and covered porches at all front entrances.

Contractor Whitescarver and Picton completed the five, 294 South Wilson Avenue buildings in 1923. In the same year, builder S. Russell Johnson completed two additional buildings located along Del Mar Boulevard and backing up to the three buildings flanking the original bungalow courtyard. Three parking structures were present on the site as early as 1931; one of these structures was replaced with the existing open carport in 1957.

This seven building bungalow court located at the 1114 South Wilson was identified in a Historic Resources Survey commissioned by Cal Tech and completed in 1987. After preparing this Report of Findings, KSMA concurs with the 1987 Survey's determination that the bungalow court, including all seven buildings, has historic significance and is eligible for listing on the National Register of Historic Places. The non-original carport and two garage structures have been determined to not have historic significance.

Character Defining Features of Courtyard Bungalow

1. Open green courtyard framed by five buildings – two single story and one two story building terminating the primary axis. Building-to-courtyard relationship is well balanced for proportion and scale.
2. Double row of three buildings along Del Mar, and backing up to three buildings flanking north edge of courtyard, is a unique feature to a bungalow court.
3. All buildings have covered entry porches in close proximity to sidewalks and walk paths, providing a residential pedestrian scale to the flanking streets and court..

Notes

1. The bungalow court is currently oriented in the east west direction. This layout appears to have been a factor of lot configuration rather than climatic concerns. The east west origination is not considered to be a Character Defining Feature.
2. An original garage building was demolished and replaced with the existing carport constructed in 1957; this carport and two existing garage structures are not considered to be Character Defining Features of Bungalow Court.

Research Summary

Research Summary

Historic Name: Wilson Court

Revised 6/15/2017

Address: 294 S Wilson Ave and 1094-1100-1104 E Del Mar, Pasadena

Property type: Bungalow court

Style: Spanish Colonial Revival

Construction date: 1923

Architect: Unknown

Builder: Whitescarver and Pitcon; S. Russell Johnson

The following documents and images provide historical context for Wilson Court. All buildings are located on parcels 42 and 43 in Vickery's Subdivision on the corner of E. Del Mar Boulevard and S. Wilson Avenue in the City of Pasadena.¹

The permit history shows that contractor **Whitescarver and Picton** completed 294 S Wilson Avenue in 1923. Builder **S. Russell Johnson** completed three additional units along Del Mar Boulevard the same year. No associated architect was found.²

Early alterations to the property were completed in 1928. A window was removed and replaced with a door and a 6'x12' porch was added to the two-story building by owner **Jacob H. Chitrin**.³

In 1957, a garage was demolished adjacent to 1094-1100-1102 Del Mar and replaced with a four-stall carport. Robert McCue was the contractor.⁴

The original windows were changed to aluminum frames, likely in the 1950s although no permit was found, before replacement in 2007 and 2015. The fenestration pattern is unaltered. Permit reads "Replace (2) windows w/ dual pane windows (same/size)."⁵

In 2006, 1102 E. Del Mar Boulevard had an address change to 1104 E. Del Mar Boulevard.⁶

Bungalow courts originated in Pasadena and 114 have been documented. Forty-three of those have historic designation. The period of significance defined by the City of Pasadena is 1909 to

¹ Los Angeles County, Office of the Assessor, <https://assessor.lacounty.gov/>. Vickery's Subdivision is sometimes spelled Vichery's Subdivision.

² City of Pasadena, Department of Planning and Development, Building records.

³ Ibid.

⁴ Ibid.

⁵ Ibid. Windows replaced with dual pane. Noted that fenestration pattern unaltered. Verify in field.

⁶ Ibid.

1942.⁷ Wilson Court was identified in a Historic Resources Survey commissioned by Cal Tech and completed in 1987. Window alterations to Wilson Court were considered reversible and it was identified as an eligible contributor to a historic district. The condition at that time was considered good and mature trees and plantings are noted.⁸

Wilson Court is a vernacular example of the Spanish Colonial Revival style, popular between 1915-1940 and commonly found in Pasadena and the Southern California region.⁹ While the bungalow court originated in the Craftsman style, it is not uncommon to see later examples in period revival styles.¹⁰

Note that the inventory form lists the builder for the entirety of Wilson Court as S. Russell Johnson, but Johnson was only the builder of the three units along Del Mar Boulevard. Whitescarver and Picton were the builders of 294 S. Wilson Avenue.¹¹ There are three properties in Pasadena constructed by Whitescarver and Picton that are designated as historic landmarks. These include bungalow courts at 533 N Lincoln Ave (1922) and 549 Lincoln Ave (1923), and a single-family residence at 1293 N Chester Ave (1923).¹² Builder S. Russell Johnson constructed a single-family residence at 525 Jackson St in Pasadena (1920) that has been landmarked. A single-family California Ranch located at 1155 Mesita Rd, Pasadena (1948) has been surveyed and has the builder listed as R. Johnson and may be the same as S. Russell Johnson. The architect was Harold Zook.

Also note that the inventory form misspells the owner's name as J.H. Clutrin. It states the Clutrins [sic] lived in the two-story unit for several years (unspecified dates) and managed the complex.¹³ The name is clearly listed on the permit for 1928 alterations to the two-story building as Jacob H. Chitrin.¹⁴ In the 1940 census, Jacob Chitrin (age 59) was living in census tract 429 with wife Tillie Chitrin (age 54), and a son, Robert Chitrin (age 24). Jacob was an immigrant from Russia, born in 1881.¹⁵

⁷ City of Pasadena, Bungalow Court Context Statement, 2011, http://www.cityofpasadena.net/Planning/Bungalow_Courts_in_Pasadena/.

⁸ City of Pasadena, Architectural and Historical Inventory, Caltech Neighborhood: Survey Area 33. 1986-87.

⁹ Virginia Savage McAlester, *A Field Guide to American Houses*, (New York: Knopf, 2015), 189.

¹⁰ City of Pasadena, Bungalow Court context statement, 2011, http://www.cityofpasadena.net/Planning/Bungalow_Courts_in_Pasadena/.

¹¹ City of Pasadena, Building Records.

¹² City of Pasadena, California Historical Resources Inventory Database (CHRID), Accessed June 13, 2017. <http://www.cityofpasadena.net/Planning/CHRID/>.

¹³ City of Pasadena, Architectural and Historical Inventory, Caltech Neighborhood: Survey Area 33. 1986-87.

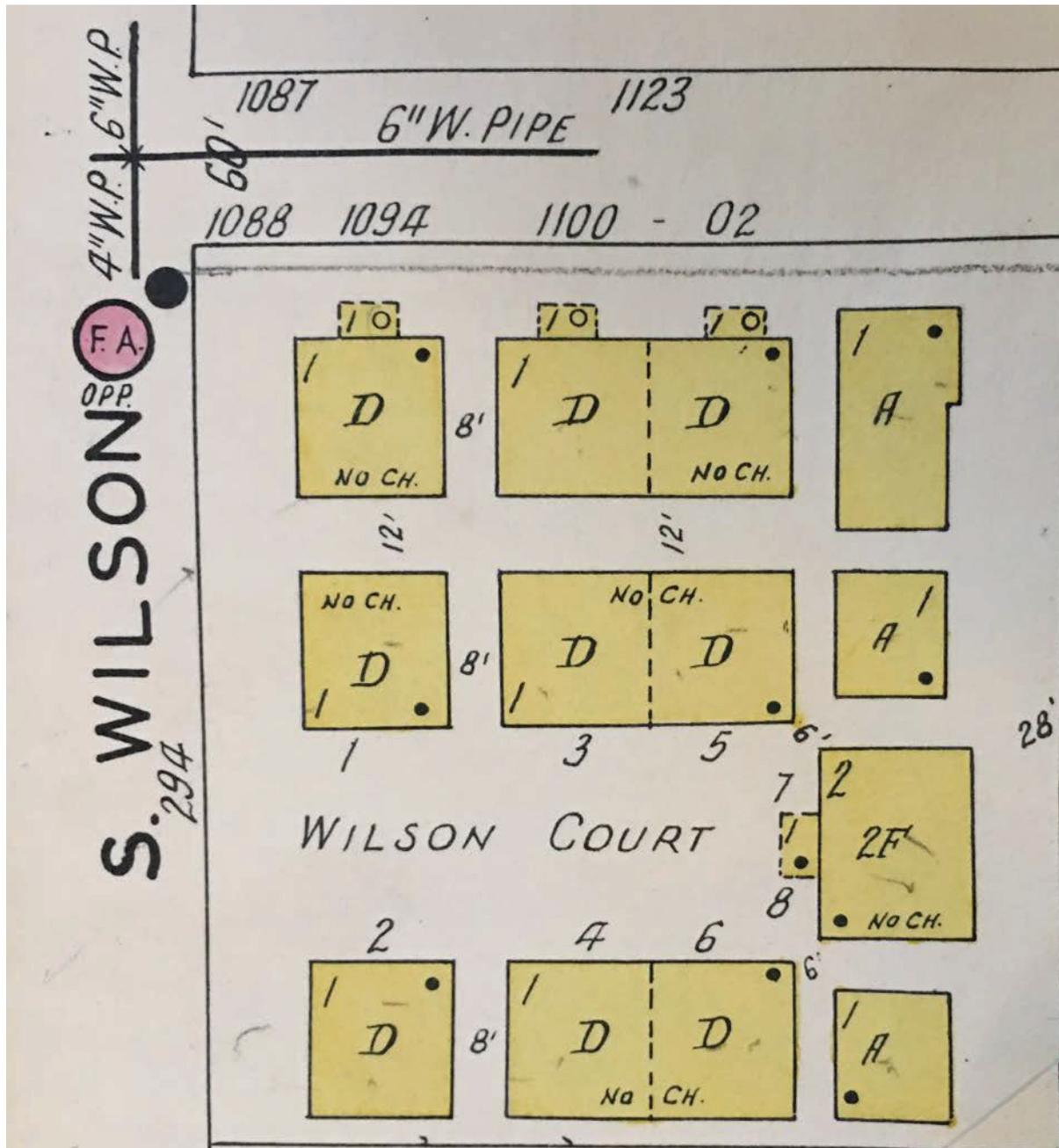
¹⁴ City of Pasadena, Department of Planning and Development, Building records.

¹⁵ United States Census Bureau, Census Data: 1940, Accessed May 31, 2017, <https://www.census.gov/>.

Other residents of the bungalow court identified by the 1987 survey include “an accountant, a couple of chauffers [sic], a decorator, clerks, a salesmanager [sic], a cable splicer, a plumber and some instructors at Caltech.¹⁶

¹⁶ City of Pasadena, Architectural and Historical Inventory, Caltech Neighborhood: Survey Area 33, 1986.

Sanborn Map (1923-56)



Historical photography

Undated

Source: Pasadena Public Library, Pasadena Digital History Collaboration



Source: UCLA Geography Department, Aerial Photography Archive
Pasadena, 1950s



Selected Permit History

(Page 2 of 112 - This print header can be changed using the print-leader HTML tag - see the viewONE HTML manual for further information)

All Applications Must Be Filled Out by Applicant

Fire District _____ PLANS AND SPECIFICATIONS
And Other Data Must Also Be Filled

OFFICE OF BUILDING INSPECTOR

2 APPLICATION FOR THE ERECTION OF FRAME BUILDING
CLASS "D"

Application is hereby made to the Building Inspector of the City of Pasadena for the approval of this detailed statement of specifications herewith submitted for the erection of the building herein described. All provisions of the building ordinance and State laws shall be complied with in the erection of said building, whether herein specified or not. It is also understood that the granting of a permit on this application does not grant any right or privilege to erect the building or structure herein described, or any portion thereof on any public street or alley or on any land or portion thereof, the title or right of possession to which is in litigation by, or is claimed by the City, County or State or on giving or granting any right or privilege to use the said structure or building for any purpose which is or may hereafter be prohibited by ordinance of the City of Pasadena.

This Structure will be located in Zone B (SIGN HERE) Whitescamm + Pierson (Applicant)
Lot No. 424 43 Block _____
Unit # 1
Map No. _____

- No. 29450 Milson SWEET AVENUE
- PURPOSE OF BUILDING See Reading Number of Rooms 4
 - OWNER'S NAME M. + Christina
 - Owner's Address 1750 1st St.
 - Architect's Name W.H. Whitescamm
 - CONTRACTOR'S NAME Whitescamm + Pierson
 - Contractor's Address 535 Lancaster Ave. #
 - ENTIRE COST OF PROPOSED BUILDING, \$ \$2200 less \$450
 - Size of Lot 130 x 140 Size of Building 12 x 24
 - Will Building be erected on front or rear of lot? Front
 - Minimum Distance from lot lines. 4 ft.
 - NUMBER OF STORIES IN HEIGHT one Height to highest point of roof 12 ft.
 - Of what material will FOUNDATION and cellar walls be built? concrete
 - GIVE depth of FOUNDATION below surface of ground 12"
 - Give dimensions of FOUNDATION and cellar wall FOOTINGS 12" x 12" x 6"
 - GIVE width of FOUNDATION and cellar wall at top same
 - NUMBER and KIND of chimneys _____ Number of flues _____
 - Number of inlets to each flue _____ Interior size of flues _____
 - Give sizes of following materials: MUDDSILLS 2 x 6 Girders and stringers 3 x 4
EXTERIOR STUDS 2 x 3 BEARING STUDS 2 x 3 Interior Studs 2 x 3
Ceiling joist 2 x 4 Roof rafters 2 x 4 FIRST FLOOR JOISTS 2 x 6
SECOND FLOOR JOIST 2 x 4 Third floor joist _____ Fourth floor joist _____
 - Specify material of roofing composition
 - Specify material of partitions Plaster
 - Specify material of floors wood
 - Specify how many thicknesses of floor one
 - Specify size of vent shafts to water closet compartments _____
 - Means of access to attic? scuttle

PERMIT NO. _____ Date issued _____ 192 _____
Application Received _____

No. of Permit 852 C 4 1-12 1923
Jenn, Cal.

TO THE BUILDING INSPECTOR:

Please inspect W.P. Wilson #1 at No. 194 Wilson #1
.....Excavation
 For Lathing
 Completed Building 7-2-15 on at o'clock
Amount covered by Permit \$
Cost of Completed Building \$
H. W. Wilson Contractor
H. Pictor

All Applications Must Be Filled Out by Applicant

Fire District No. _____ DEPARTMENT OF BUILDING
CITY OF PASADENA
PLANS AND SPECIFICATIONS and
Other Data Must Also Be Filled

3 Application to Alter, Repair or Demolish

(FOR SET BACK REQUIREMENTS SEE ORDINANCE 2613)

Lot No. So 90 ft of 421 43 Block Wickroy's Sub

No. 294 Map No. 415
San Marcellino Ave STREET AVENUE

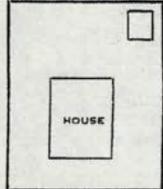
1. Owner's Name Frank N. Chittin
2. Owner's Address the same
3. Architect's Name _____ Address _____
4. Contractor's Name day work
5. Contractor's Address _____
6. Entire cost of the Proposed Improvements, \$ 50.00
7. Purpose of the Building _____
8. Class of Building Resid 6 x 12 No. of Stories in Height _____
9. Size of New Addition Material of Foundation _____
10. Depth of Foundation _____ Size Footing _____ Size of Wall _____
11. Size of Exterior Studs Interior Studs _____
12. Size of Mud Sills Bearing Studs _____
13. Size of First Floor Joist Second Floor Joist _____
14. Ceiling Joists Roof Rafters _____
15. Specify Material of Roofing _____
16. Number and Kind of Chimneys _____ Size of Flues _____

FOR CLASS "C" BUILDINGS FILL IN THE FOLLOWING:

17. Of what material will walls be constructed? _____
18. Are there any buildings within 30 feet of the new addition? _____
19. Give thickness of exterior walls:
 Basement _____ 1st story _____
 2nd story _____ Fire Wall _____
20. Specify material of beams, girders and columns _____

STATE ON FOLLOWING LINES JUST WHAT YOU WANT TO DO:

Change window bay a door
and add porch 6 x 12



It is understood and agreed by applicant that the Department of Building of the City of Pasadena, in granting the permit herein applied for or in approving of any plans and specifications submitted by applicant in connection with this application, shall be considered only as approval of the interpretation of the various requirements of the Building Code of the City of Pasadena, and said City shall in no case be liable for accidents which may result from faulty engineering or architectural designs of any building or structure erected under said permit.

Dated July 18 day of _____ 1929
Frank N. Chittin
Applicant

By B. Waag City Assessor
PERMIT NO. 8167D Date Issued JUL 18 29

ZONE _____ PERMIT NO. 8167D Date Issued _____ 1929

ORIGINAL LOCATION OF JOB *Rm*
 1094-1100-1102 E. Del Mar Street

NUMBER STREET
BUILDING ALTERATION

Permit No. *36637* Final Exp. *APR 21 1957*
 Department of Building, Pasadena, Calif.

DO NOT FILL IN—FOR USE OF ASSESSOR ONLY
Ints #2 + #3? Underpin gnd.

Map No.
 Size of Lot | Size Bldg. | sq. ft. *APR 21 1957*
 Height, Feet | Stories | Type | Zone *R4*

Use Apartment and Garage:
 SET BACK
 Side | Front | Rear | Side

Owner
 Name *City of Pasadena*
 Address *c/o Bldg. Dept. 207 City Hall*

Arch.
 Name
 Address

Contractor
 Name *owner*
 Address
 Contractor's License No.
Robert D. McCue
 State Clearly All Alterations to Be Made
*Demolish garage and replace with
 new 4 car garage - Underpin porches*

Special Permit No.

I. A. Fee No. Checking Fee
 Value *4245* Permit Fee *10.00*
 Including labor, material, wiring, heating, plumbing, etc. Approved *McCue*

Historic Resources Inventory (1987)

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

HISTORIC RESOURCES INVENTORY

Ser. No. 1109-861 533.30
HABS _____ HAER _____ NR 3 SHL _____ Loc _____
UTM: A 1137890/378200 B _____
C _____ D _____

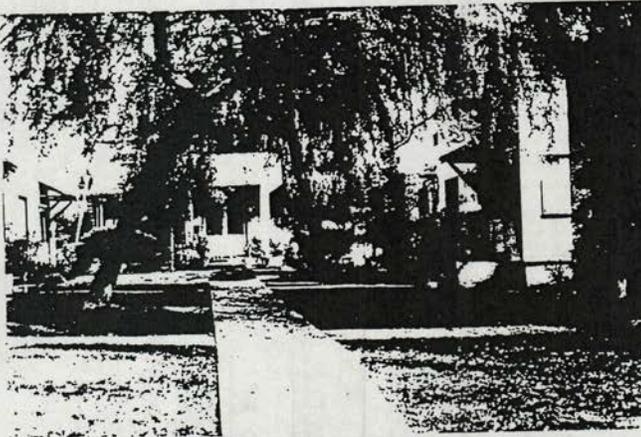
IDENTIFICATION

1. Common name: 294 S. Wilson Ave and 1092-1102 E. Del Mar Blvd.
2. Historic name: Wilson Court
3. Street or rural address: 294 S. Wilson and 1092-1102 E. Del Mar
City Pasadena Zip 91125 County Los Angeles
4. Parcel number: Vickery's Subdivision: Lots 42 and 43
5. Present Owner: California Institute of Technology Address: 1201 E. California Blvd.
City Pasadena Zip 91125 Ownership is: Public _____ Private X
6. Present Use: Multi-family residence Original use: Multi-family residence

DESCRIPTION

- 7a. Architectural style: Spanish Colonial Bungalow Court
- 7b. Briefly describe the present *physical description* of the site or structure and describe any major alterations from its original condition:

This bungalow court occupies the southeast corner of E. Del Mar Blvd. and S. Wilson Avenue, directly across the street from another Spanish Colonial bungalow court. It faces Wilson with a two-story building as a centerpiece and two rows of bungalows on the north side and one on the south side. All are stucco-clad, Spanish Colonial in style, and have flat roofs except the building in the rear center. The units which front on the sidewalk of East Del Mar all have shed-style, red-tile-clad entry porches. The semi-enclosed porches have arched doorways and window-sized openings. The multi-paned french doors have the original wooden screen doors. In these units, as well as all of the other units, aluminum windows have replaced the casement windows which were original to the court. The two duplexes that face the inner courtyard are similar in design, with shaped parapets in the center two-thirds of the front facade. A narrow tile border accents the top of the parapet. A red-tile-clad shed style portico, supported by diagonal wooden braces, shelters each set of multi-paned french-style entry doors. The buildings also have original wooden screen doors. The casement windows have also been replaced with aluminum. The duplexes on the south side of the inner court match those on the north side. The two-story building at the back is capped by a side-facing gabled roof clad in red tile. The exterior



D

8. Construction date: (cont.)
Estimated _____ Factual 1923
9. Architect Unknown
10. Builder S. Russell Johnson
11. Approx. property size (in feet)
Frontage 120' Depth 115'
or approx. acreage _____
12. Date(s) of enclosed photograph(s)
November 1986

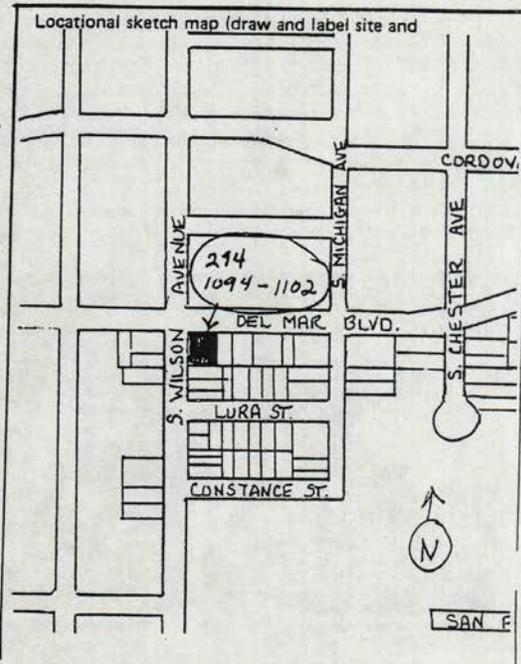
117

13. Condition: Excellent ___ Good Fair ___ Deteriorated ___ No longer in existence ___
14. Alterations: Aluminum windows
15. Surroundings: (Check more than one if necessary) Open land ___ Scattered buildings ___ Densely built-up ___
Residential Industrial ___ Commercial ___ Other: ___
16. Threats to site: None known ___ Private development Zoning ___ Vandalism ___
Public Works project ___ Other: ___
17. Is the structure: On its original site? Moved? ___ Unknown? ___
18. Related features: Mature trees and plantings

SIGNIFICANCE

19. Briefly state historical and/or architectural importance (include dates, events, and persons associated with the site.)
S. Russell Johnson, of 630 Summit Avenue, built this Spanish Colonial bungalow court in 1923 for J. H. Clutrin. The duplexes are 1056 sq. ft. each and cost \$4200 to build. The porch was added to the center of the front facade of the center two-story building in 1928. The Clutrins lived here for several years and managed the court. Some of the people who lived here include an accountant, a couple of chauffeurs, a decorator, clerks, a salesman, a cable splicer, a plumber, and some instructors at Caltech. Although the casement windows have been removed and replaced with aluminum, ~~the building contributes somewhat to the streetscape.~~ Restoring the original windows would make the courts a much stronger candidate for inclusion in a historic district. The two Spanish Colonial courts provided an entrance into the single-family neighborhoods along South Wilson below Del Mar Blvd.

20. Main theme of the historic resource: (If more than one is checked, number in order of importance.)
Architecture ___ Arts & Leisure ___
Economic/Industrial ___ Exploration/Settlement ___
Government ___ Military ___
Religion ___ Social/Education ___
21. Sources (List books, documents, surveys, personal interviews and their dates). Sanborn Maps, City Building permits, City Directories
22. Date form prepared 3/86
By (name) D. Marsh
Organization _____
Address: 321 N. Philadelphia
City Anaheim Zip 92805
Phone: 714/520-4033

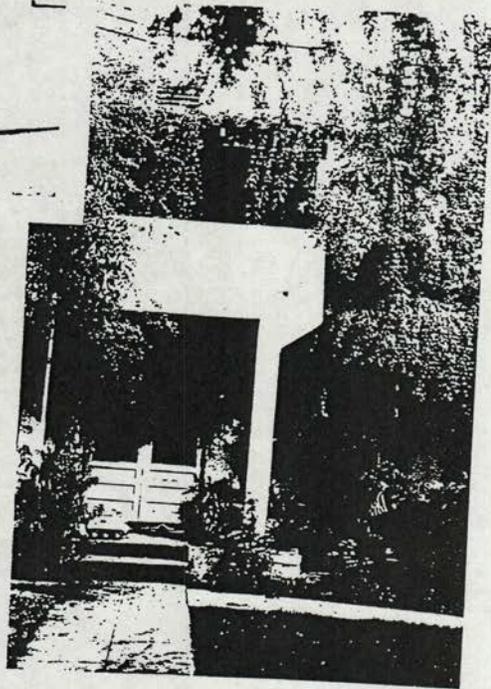


294 S. Wilson, 1092-1102 E. Del Mar Blvd. (continued)

clad in stucco and a flat-roofed portico shelters the front door. The portico, added in 1928, is supported by square stucco-clad columns. The doors are multi-paned french style and have their original screen doors. A multi-paned french door, which leads to the second story, is located near the corner of the north end of the front facade. A red-tile-clad shed-style portico, supported by diagonal wooden braces, shelters the door. The casement windows have been replaced by aluminum sliding windows. The aluminum windows detract to the general feeling and appearance of the court and detract from its historic character. However, if the originals were replaced, this group of buildings would contribute to the streetscape of S. Wilson.



294 S. Wilson and 1092-1102 E. Del Mar Blvd.



120

As-Built Documentation

Floor Plans

Buildings 1-4

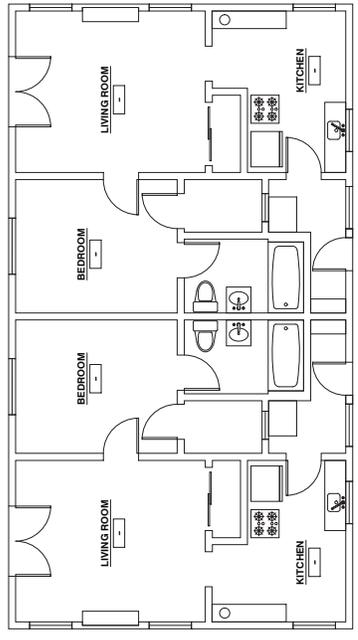


KELLY SUTHERLIN McLEOD
ARCHITECTURE, INC.
3827 Long Beach Blvd. | Long Beach, CA 90807
562.427.6697 ext 1 | 562.427.0527 fax
kmm@ksmarchitecture.com | www.ksmarchitecture.com

PROJECT	
ISSUES / SUBMITTALS	
CLIENT REVIEW	
CLIENT REVIEW	
DATE	08/20/17

07/10/2017 Preliminary City Meeting

1 Buildings 2 & 4 Floor Plans
Scale: 1/4" = 1'-0"



2 Buildings 1 & 3 Floor Plans
Scale: 1/4" = 1'-0"

