

PASADENA'S ARCHITECTURAL AND HISTORICAL INVENTORY

FIELD CHECKLIST

EXHIBIT C

NAME Riz Lawitzen
DATE 5-
TIME SPENT _____

Address ~~351~~-361 Adena Style _____ No. of stories 2

Historic and/or common name (if known) _____

Sewer extension date 351 Adena 4-24-57 Lot size: frontage 90 depth 300

Present use Residence Original use Residence

Condition: Excellent _____ Good _____ Fair _____ Deteriorated 361 - Deteriorating

Roof: Gable Hip _____ Pyramidal _____ Gambrel _____ Flat _____ Other front side irregular

Roof material: Wood shingle _____ Comp. shingle Tile _____ Comp. _____ Other _____

Siding: Shingle Clapboard Shiplap Stucco _____ Other _____

Foundation: Stone river Concrete _____ Other _____

Secondary materials: (trim, chimney, porch) plaster fascia board above first st

2nd story walls changed

Plan: Rectangular _____ "L" _____ Cross _____ "T" _____ Square _____ Other irregular

Dormers: None _____ Gable Shed _____ Other _____ Location gabled East facing off of driveway

Vents: None _____ Pattern: Lattice _____ Vert. slats _____ Horiz. slats Other _____

Porch: Extended wraparound Canes enclosed

Windows: Casement _____ Double-Hung Fixed Locations 2 - symmetrical 2nd fl

2 in gable pediment - 4 on drive side - (small window vent in side dormer)

Window trim: Flat board Molding _____ Other _____

Bays: Number _____ Curved _____ Polygonal _____ Rectangular _____ No. of stories _____ Details _____

Other noteworthy features Turned posts - front door glass paneled with transom

attractive entry 9 concrete steps curved to wooden porch

Alterations wire fence yard unpaved porch asymmetrical

Landscaping, retaining walls Round table in concrete walls

Outbuildings or related features None Several multiple units (modern) on side & rear of property

Context _____

Reason for Significance Change of zoning - multi-residential

Information obtained in the field and source _____

Additional notes: wooden - walnut

house in disrepair oak in plenum Camphor large old palm end of drive in need of care





361 ADENA
5/91

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REAL ESTATE
TRANSACTION
2/2/1887

Interest of first party in stock of Moon City Land and Water Company and all interest in mortgage, book 22, page 162.
D A Kuylen to M L Wicks: All interest in Hyde Park tract.
A K Crawford to John Malick: Lot 12, block 22, Beaudry tract No 2, \$250.
T J Flanagan to Thomas Gordon: Lots 5 and 6, block H, Flanagan's subdivision of Orange Slope tract, \$250.
W A Clinton and B P Henderson to H C Ide: Agreement as to party wall on lot on Upper Main street.
Francisco Alvarado de Pena and Juan Pena to Giacomo Tononi: 102.53 acres in Rio La Piedad, \$4250.
James C Keys to Alice B Keys: Lot 20, block 6, Huber tract, 100c.
Mrs M H Heaver to F H White: Agreement to convey lot 4, Heaver's subdivision of part of lot 6, block 23, H S, \$400.
Frank B White to Miss Minnie Barrett: Assignment of above.
Estate of Thomas M Shaw, deceased: Decree distributing undivided $\frac{1}{2}$ interest in NW $\frac{1}{4}$ of NE $\frac{1}{4}$ of section 21, township 2 S, range 12 W, undivided $\frac{1}{2}$; to Anna M Strong, formerly Shaw, as her separate property and undivided $\frac{1}{2}$; to James B Shaw.
Estate of Carey M Coover, deceased: Decree distributing 30 acres about 1 $\frac{1}{2}$ miles NW of Norwalk to Charles Coover.
A L Bush to William Crandell: Lot 10, block 23, Santa Ana, \$3.
George W Williamson to John E Hunsicker: Lot 22, block 4, Williamson tract, \$200.
Sterling C Newton to Mrs Annie C Kring: Lots 10 and 11, block B, Koster's subdivision in Orinda's addition, East Los Angeles, \$1200.
Walter Mortimer, J B Dunkelberger and Obed A Vickery to Walter S Jackson: Lot 34, Eleventh-street block, \$250.
H H White to Laura S Mattocks: 14.61 acres in lot 4, section 12, township 1 S, range 14 W, \$420.
Victor Beaudry to Elmira Hall: Lots 11, 12 and 13, block 4, Beaudry tract, \$2.
J T Handsaker, Mary E Handsaker and Elmira Hall to S M Talington: Part of lot 11, block 4, Beaudry tract, \$300.
Joseph Frederic Hook to A W Brainard, Willis U Masters and J H Outhwaite: Lot 3, Sierra Madre tract, \$20,000.
Albert W Hook to Joseph F Hook: 5 acres in lot 21, Sierra Madre tract, \$5.
Henry Whitcomb to Mrs Elizabeth Lauzon: Agreement to convey N 100 feet of lots 1 and 2, block 6, Mills' subdivision of Sabiehl tract, \$1800.
Wm B Crisp and E T Pierce to Mrs C C A Robinson: Lot 6, block 7, Olivewood, \$260.
Harvey J Harryman to Jacob Burnbaum: Lots 34, 35, 36, 37, 38, 39 and 40, block 5, Highland tract, addition No 1, \$1200.
F Beaudry to Stella Jordan: Lot 22, block 1, Washington tract, \$120.
Hancock M Johnston, Mary Eaton Johnston, Abbott Kinney and Emma Solomon to T E Rowan and George W Johnson, trustees: 100 acres in NE part of city, \$20,000.
William P Coffin and Norman B Carter to Patrick Byron: Lot 51, Nies tract, \$375.
M L Wicks and Howard W Mills to Jonas P Wanvig: Lot 144, Mills and Wicks' extension of Second street, \$1250.
San Gabriel Wine Company to Mrs E E Mulock: Lot 16, block 8, Ramona, \$225.
Same to same: Lot 13, block 8, Ramona, \$225.
Alhambra Addition Water Company to same: Agreement to supply water to lots 13 and 15, block 8, Ramona.
San Gabriel Wine Company to same: Agreement to convey lots 14, 15 and 16, block 9, and lots 7, 8, 11 and 12, block 10, Ramona, \$3025.
J C McDonald to A G Barton: Lot in block 44, San Pedro, \$200.
Jacob Kogler and Dora Kogler to Byram C Tiffany: SE $\frac{1}{4}$ of lot 4, block G, A B Chapman tract, Ro Santiago de Santa Ana, \$3000.
J F Goodenew to Mrs Maria Willhartitz: Lots 6 and 7, Central subdivision of Carr tract, \$2000.
Sarah F Swain and Milton Smith to Mrs B C Burleigh: Agreement to convey lot 2, block B, Smith and Swain's subdivision of Hawthorne tract, \$250.
C W Gregory to David Carr: Lot 14, block 1, Crescents, Canada, \$1000.
Alvan T Currier to Jonathan Duplap: 5 acres in NW $\frac{1}{4}$ section 31, township 1 S, range 13 W, \$1000.
Mary T Carling to A W Worm: Lots 5 and 6, block 118, Pomona, \$200.
Frank F Firey to E Hicklin: Lots 30 and 40, Meserve's subdivision of block 126, Pomona, \$200.
Amasa A Darling to Milton Lindley: 6 acres in NW $\frac{1}{4}$ of section 28, township 2 N, range 12 W, \$250.
William P Coffin and Norman B Carter to Verline E Farmer: Agreement to convey lots 48 and 49, Nies tract, \$470.
Henry O Lewis to H J Arford: Lot 2, L H Michener's subdivision of Summit avenue tract, \$1200.
Frank S Wallace to R B Taylor: Lot 6, Wallace Bros and Keyes subdivision of part of lot 4, block J, Ro San Pascual, \$4500.
H F Goodman and T P Lukens to First Baptist Church of Pasadena: Lot 1, block A, Leage tract, Pasadena, \$1800.
George W King and George W King, trustee, to B W Poindexter: Lots 34 and 35, block 1, Montana tract, \$250.
L W Poindexter to Miss M F Willis: Lot 34, block 1, Montana tract, \$250.
Robert S Baker and Arcadia B de Baker to Jotham Blahy and Howard W Mills: Lots 36, 37 and 48, Mills tract, \$1.
T J Flanagan to W T Lambie: 3.83 acres in Orange Slope tract, \$4620.
John B Thompson to M M Thompson, wife of John B Thompson: 7 acres in Wilmington tract, Ro Los Cerritos, 100c.
Mrs Jane Elizabeth Hopkins to J M Eldredge: Lots 12, 13, 14, 15, 16, 17, 18, 19, 20 and 21, Mary F Burton's subdivision, Pasadena, \$2000.
William Lacy to R C Dunn: Lot 25, Els Park tract, \$600.
George W Wilson and S C McLellan to W B

Bell: Agreement to convey 1.46 acres in block G, Painter and Bell tract, \$1.
B P Bell to George Williams Spawforth: 1.20 acres in block G, Painter and Bell tract, \$250.
W S Barlett to Mrs Roselle B Brown: Lot 1, block A, East side addition to Modena, \$1.
N Palmer and Mrs Jennie Norton to Board of Supervisors of Los Angeles county: Strip in lot 12, block H, Orange, for road purposes.
Noah Palmer to Bank of Orange: W 25 feet of lots 9 and 10, block H, Orange, \$220.
ATTACHEMENTS, LIBRA, ETC.
L Lichtenberger to M M Lowenthal: Lease of store, No. 5 N Main street, for 2 years.
MISCELLANEOUS.
A A McDonell to Francis E McDonell: Power of attorney.
Edward E Darling to Milton Lindley: Assignment of mortgage, book 71, page 201.
Sarah E Dyer to Elizabeth A Turner: Power of attorney.
Mary M Shaw to J J Woodworth, guardian: Assignment of mortgage, book 60, page 104.
Map of Duplap tract, in section 31, township 1 S, range 12 W, \$4.
Map of Mott tract, 147.
Map of J A Weld's subdivision of NE $\frac{1}{4}$, section 14, township 1 S, range 14 W, 14-6.
Map of Hollywood, being subdivision of E $\frac{1}{2}$ or NE $\frac{1}{2}$, and lots 1 and 2, section 10, township 1 S, range 14 W, 14-6.
Map of W V Kellen tract, being subdivision of lots 4 and 5 of F O Wilkinson's subdivision of lot 1, block 61, H S, 14-10.

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REAL ESTATE
TRANSACTION
2/13/1887

W Osterhout: Lot 5, Mullins tract, Pasadena, \$3750.
 H C Hotaling to same: Lot on S line of Colorado street, W of Fair Oaks avenue, Pasadena, \$10,000.
 Mrs Fannie C Humphreys to John L Van Every: SE 1/4 of SW 1/4 of section 22, township 1 S, range 12 W, \$4000.
 Justice H Williams and Mrs Mary C Ball to John C Winslow: 1 acre in block M, Painter & Ball addition, Pasadena, \$625.
 Thomas Wardall to Annette Nye: Lots 17, 18, 19 and 20, Wardall subdivision of lots B and C, block 2, Monrovia tract, \$700.
 Mary A Bartlett to F J Woodbury: Lot on E line of Orange Grove avenue, Pasadena, \$1000.
 L H Mechner to Henry C Lewis: 10 acres in block Q, Painter & Ball's addition to Pasadena, \$11,000.
 Milton D Painter to Henry C Lewis: 1 1/2 acres on W side of Marongo avenue, Pasadena, \$1020.
 Leslie F Gay and C E Day to Mrs Annie O Gordon, lot 14, block C, Sunset tract, \$850.
 Same to Annie O Whitnall: Lot 11, block C, Sunset tract, \$850.
 Helen M Washburn to Frederick Conant: Lot on S line of Mulberry street, Pasadena, \$2650.
 Lewis Landreth to same: Lot 3, Lewis Landreth's subdivision of part of block V, Painter & Ball's addition to Pasadena, \$1650.
 Samuel B. Kingsley to W F Bennett and J O Nichols: Agreement to convey W 10 acres of lot 34, Loop & Meserve tract, Rio San Joa, \$1200.
 George L Topliff to F R Ives: N 1/4 of NE 1/4 of fractional block 231, Pomona tract, \$2500.
 James M Voss and Josie Voss to J L Overton: S 1/4 of NE 1/4, section 6, township 1 S, range 8 W, \$2000.
 F J Hall and Sarah E Hall to Henry M Warren: Lots 23 and 24, block 107, Pomona, \$650.
 James M Davies to J J Mellus and H F Porter: Agreement to convey lot in lot 11, block 2, Davis tract, \$20, 150.
 Thomas B Brown to J J Mellus and W R Rowland: 596.425 acres second-class land in Rio Rincon de la Breca, \$23, 825.
 M L Wicks to J Frank Newman: Lot 15, block 1, Beauty tract, \$2700.
 Alfred Solano to W W Widney: Lots 20 and 30, Dana tract, \$3000.
 P M Green to F J Woodbury: Lot E, of Orange Grove avenue, Pasadena, \$700.
 J A Henderson and Wm F Marshall to Mrs Sarah H Bessonett, James Wayne and Claude T Adams: Agreement to convey lot 14, block B, Marongo tract, \$427.50.
 John Puff to Henry Hoefener: Lot 15, block 28, Feldhauser's subdivision of blocks 85 and 30, O S, \$2000.
 Charles Nohr to same: Lot 1, block 8, Fairmount tract, \$1000.
 F H Barclay to Frank Jacobson: Lot 4, Alcantara Grove tract, \$265.
 E A Pruess and John H Schumacher to J E How and J L Pavkovich: Lots 16, 17, 18, 23, 24, 25, 26, 27, 32 and 33, Monterey tract, \$1825.
 Thomas Humby Brunner to Alice Brunner: Lot 7, block 2, Bryan's subdivision of E 20 acres of lot 6, block 28, H S.
 John W Gardner to D V Waldron: Lots 22 and 20, block A, and lots 9 and 18, block B, Gardner Villa tract, \$760.
 Adam K McQuilling to Arminia Davis: Lot 5, replica of McQuilling's subdivision, Pasadena, \$1200.
 Thomas Goss, Edward Simons and Albert A Hubbard to Ephraim Douggear: 5 acres in Grogan tract, Pasadena, \$1500.
 W W Orr to Board of Supervisors of Los Angeles county: Strip in NW 1/4 of SE 1/4 section 12, township 3 --, range -- W, and strip in NE 1/4 section 1, township 3 --, range 12 W, for road purposes.
 Victor Beauty to Peter Ward and F H Powell: Lot 22, block 11, Park tract, \$900.
 G Ziegler to C S Barnett, J G Barnes and O S Barnes: Lot 9, Ziegler & Bunke's subdivision of part of lot 4, block 1, San Pascual tract, \$200.
 F N Pauly and S Jennie Pauly to Minna Jerculaw: W 10 acres of SW 1/4 of SE 1/4 section 7, township 2 S, range 13 W, \$2000.
 Freegrace L Sexton to George T Insley,

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REAL ESTATE
TRANSACTION
3/19/1887

Adam B Simons: E 1/2 of lot 24, W subdivision of Lick tract, \$2000.
 P M Green, H W Magre and H H Markham to Mattie S Hill: Lots 28 and 29, block A, Magre, Galbraith & Markham tract, Pasadena, \$1800.
 T F Inkens and CG Jones to John H Snavely: Lots 1A, 1B, 1C, 1D, 1E and 1F, G A Swartwout's subdivision, Ro San Pascual, \$1500.
 W D Vawter to Martin H Volkman: Lot J, block 17, Santa Monica, \$2000.
 James W Shanklin to Jesse Yarnoll and H T Hazard: Agreement to convey E fractional 1/4 of sections 22 and 23, and W 1/2 of sections 22 and 23, township 3 S, range 9 W, \$20,000.
 Mattie M Teel, formerly Wheatley, to W E Bloss: Lots 11 and 13, block 6, East Los Angeles, \$2000.
 Louis Phillips to Pomona Land and Water Company: Lot 7, block 23, lots 3, 4, 5 and 6, block 102, Pomona; SW 1/4 of block 196, NW 1/4 of block 197, and E 1/2 of block 212, Pomona tract, \$2371.
 William H Griffin to Adam Vogt: Agreement to convey lot 7, Hoover tract, \$2300.
 T J Siggenwalt to Ella Williams: Lot 8, E Turner's subdivision or part of San Pascual tract, \$2000.
 William Converse to William G Pollock: Lot 8, Skilken's subdivision of lot 2 and N 1/2 of lot 3, block 1, San Pascual tract, \$1800.
 Fremont Smith to M H Merriman: Assignment of agreement to convey lot 4, block M, of the Mott tract, \$2500.
 John E Murray to H G Harper: Lot 9, block 25, Huber tract, \$10,000.
 Mattie A Avery Mason to Maria A Weeks: NW 1/4 of NW 1/4 of SE 1/4, section 20, township 3, range 12 W, \$2250.
 Frank E Downs to W E Parker: Agreement to convey 10 acres in or adjoining SE 1/4 of SW 1/4, section 3, township 1 S, range 10 W, \$1400.
 William Boerlote to Bertha Schreck: Lot 20, Workman & Hellman subdivision of lot 7, block 72, H S, \$3000.
 N P Campbell to Juan Garibaldi: Lot corner High and Buena Vista street.
 T E Rowan and George W Johnston, trustees, to J W Baldridge: Lots 1, 2, 3, 4, 21, 22, 23 and 24, block N, Elk Hills tract, \$1400.
 Los Angeles Improvement Company to Emma Grubitz: Block 3, Los Angeles Improvement Company's subdivision of lot 8, block 20, H S, \$1775.
 Henry C Lewis to Simcoo Chapman: 10 acres in block Q, Painter & Bull's addition, Pasadena, \$15,000.
 S F R & Co, D O Mills and Gerrit L Lansing, trustees, to J De Barth Shorb: SW 1/4 of SW 1/4 of section 11, N 1/2 of NW 1/4, and E 1/2 of SE 1/4, section 15, township 1 S, range 12 W, \$1500.
 W F Edgar, Catherine L Edgar, W R Rowland and Manuella Rowland: Mutual agreement as to dedication of land for public use on Washington street.
 M L Wieka to Charles J Fox: Lot 4, block B, Johnston tract, \$2500.
 A G Cook to Philip D Armour: Lot 14, block L, Mott tract, \$7000.
 Almida M Smith to William S Hutchinson: Lots 21 and 22, Bays subdivision of part of lot 1, block 17, H S, \$2300.
 Thomas Lloyd to John Hanna: Lot 20 feet wide on W side of Buena Vista street, \$1250.
 Samuel Stratton to Thomas H Hayes: N 2 acres of S 7 acres of lot 8, block K, San Pascual tract, \$1100.
 Smith W Osterhout and William Barnhart to Edwin L Farris: Agreement to convey lot 8, subdivision of lot 1, block H, San Pascual tract, \$7200.
 A W Wakely to Exchange Block Company: Agreement to convey lot 1, O'Hara's subdivision of part of lot 12, block B, San Pascual tract, \$2600.
 A M Wright to same: Agreement to convey lots 31, 34, 35 and 36, Williams's Home tract, Pasadena, \$4000.
 Edwin L Brown to Sarah F Binckly: N 10.50 acres of lot 4, subdivision of lot 47, Watts's subdivision, Ro San Rafael, \$1575.
 B C Lattin, Ivar A Weid, O G Weyse, Charles B Patterson, Mary Lohat, Emanuel Pfeiffer, Irby Barrow, H T Hazard, F Lathring, Louis Gottschalk, V A Pennat, C R Patterson, Ivar A Weid & Co., E P Rasmussen, John D Bosch, Ferdinand Lichner, Bernard Duin, Christian Duin, Joe Rayer & Co, M W Dodd, Jr., Ashton Fry, A W Hale, William Beccomyer, Albert Ostloff, P C Stoll and W S Fenno to James McLoughlin: Agreement to convey lands and rights of way W of city.
 Howard W Mills and M L Wieka to Ralph Rogers: Lots 27 and 29 and E 1/2 of lot 40, W subdivision of Lick tract, \$3900.
 James Smith to J W Hughes: Part of lots 34, 35 and 36, Division B, James Smith's tract, Pasadena, \$2248.
 J D Pyke to J Otto Koepfli: W 1/2 of lot 48, W subdivision of Lick tract, \$2300.
 Jacob G Irms to F S Hillari: Lot 13, Watts's subdivision, Ro San Rafael, \$2700.
 E W Reid to Mrs Jode Maupin: Lots 25, 26, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50 and 51, and strip 30 feet wide along N side of above lots, Iteld's addition to city, \$8000.
 R M Widney to Hiram Simsabaugh, A M Hough, C MacLay, W W Widney, D O Millmore and R M Widney, trustees of University of Southern California: Interest of \$100,000 in purchase price of Ro Ex-Mission de San Fernando.
 G Bernero and Rose Bernero to Domenice Andriani: Lot 7, block 21, Park tract, \$1000.
 Stephen C Hubbell to M Hagan: E 20 acres of lot 8, block 25, H S, \$14,500.

SUMMARY

Number of transfers in above list	27
Total amount of consideration	\$154,853
Number of transfers under \$1000 each	15
Total amount of consideration	\$7,843
Transfers for nominal consideration	23
Aggregate of the day's transfers	\$162,711

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TRANSACTION
3/24/1887

specified below. Those below \$1000 are summarized at the end of the list.]
Sarah A Weinsgarth to John Ellis, George D Patton and Charles C Patton: Undivided $\frac{1}{2}$ interest in tract on S side of Mountain avenue, in S O G Association lands, Rio San Pascual, \$500.
Henry Turner to Jeremiah Clay: Property described in book 104, page 154, of deeds, 1881. P T Dury to Walter Henry Wren: Lot 12, Yawter's subdivision of blocks 6, 7, 8, 9, 10, 11, 12 and 13, Lucas tract, \$1000.
H F Stone, C N Frazier and Milton Frazier to Henry C Lewis: Lots 11, 12 and 13, block C, and S 12 $\frac{1}{2}$ feet of lots 2, 3 and 4, block C, Oge and Bond's subdivision, Rio Santiago de Santa Ana, \$500.
Florida L Jones to Harry H Carney: Lot 7, Byrns O and Mary E Clark's subdivision, Pasadena, \$100.
W B Lawson to John B Tarrant and B G Thurman: Lot 3, block B, A B Chapman tract, Rio Santiago de Santa Ana, \$900.
Ferdia M Stowell to L H Green: Lot D, block 2, Monrovia tract, \$500.
O B Hopperstead to J W Robinson: Lots 5 and 6, block 3 $\frac{1}{2}$, O S, 3400.
Thomas Canavan to Alfred Todhunter: S $\frac{1}{4}$ of SE $\frac{1}{4}$ of section 19, township 3 S, range 11 W, \$500.
Pascal Ballade and Juan Itzaiga to Jean Ombaldeguy: Lots 11, 12 and 13, block A, Regina tract, \$1000.
J M Guina to J Otto Koepfli: Agreement to convey lot 23, Mills subdivision of west part of Lick tract, \$500.
S D Bryant and R L Bryant to S W Osterhout: 11 acres in Grogan tract, Pasadena, \$400.
A E Foster and B F Maxon to Lauren F Lewis: Agreement to convey NE 10 acres of 70.18 acres conveyed by Silas Hitchey, December 2, 1884, \$1510.
Charles Haskell to Farmers' Union, a corporation: Assignment of agreement to convey block M, Painter & Balls' addition to Pasadena.
Charles Haskell and Sadie Haskell to same: Lot 17, block 4, Brooklyn tract, \$100.
W L Carter and C H Frost to S H Doolittle: Agreement to convey lot 9, subdivision of lot 1, block H, San Pascual tract, \$4500.
Estate and guardianship of Donald C Howitt, a minor: Order confirming sale of property described, 11 acres in Rancho San José to James M Fryer.
Alhambra Addition Water Company to Frederick F Duell: Agreement to supply water to lot 11, range 12, Alhambra addition tract.
Miss S Francis Crandall to Mrs Mary J Hathaway: Lots 15, 16, 17, 18, 19, 21 and 23, block B, Los Angeles Improvement Company's subdivision of part of lots 4 and 5, block 39, H S, \$1400.
Edward Records to R Verch: Lot 18, subdivision of lot 4, block 1, H S, \$1500.
J E Fulton to R C Flournoy: Lot 5, Feldauser's subdivision of block 85, O S, \$250.
Jos H Marshall to Ezra I Tolle: Lot 21, block 1, Yarnell's subdivision of NE part of lot 4, block 38, H S, \$300.
Andrew Lord to Elizabeth Holmes: Agreement to convey lot 17, Snyder & Wado's subdivision of N $\frac{1}{2}$ of Friend tract, \$450.
H L Flushto Mrs Esther C Shugr: lot 5, block 3, Los Angeles Homestead tract, \$700.
E F Spence to W H Fletcher, F E Twombly and F L Randall: Agreement to convey lot A, block 17, addition No 2 to Monrovia tract, \$225.50.
H D Bacon to J D Bethune and Harry O Stephens: Lot 18, block B, Marengo tract, \$925.
J D Bethune to R M Russell, Ernest A Cox and M C Brandt: Undivided $\frac{1}{2}$ interest in lot 18, block B, Marengo tract, \$500.
Ellen Louise Baxter and Edwin Baxter to Emily Verch: Lots 19 and 20, L N Breed's subdivision of lot 1, Matthews & Fickett tract, \$100.
Sarah W Coombs and Ennis Coombs to Henry C Douglas and Jennie P Douglas: Lot 13, block 16, East Los Angeles, \$200.
Clarence J Richards to C L Fisher: Lot 46, subdivision of lot 4, block 1, H S, \$1300.
Southern Pacific Railroad Company, D O Mills and Gorrit L Lanning, trustees, to Jennie L Wicks: Fractional section 31, township 7 N, range 13 W, \$1507.
A Moss Merwin to M S Daniels: Lot on W line of Fair Oaks avenue, Pasadena, \$1650.
Mrs S Scott to William H Bonnell: Agreement to convey vineyard lot A2, Anaheim, \$3150.
Same to same: Agreement to convey lot 44, Anaheim extension, \$3850.
A O Porter to Marius S Daniels: Lot 16, A O Porter's subdivision of part of Porter & Green tract, Pasadena, \$2175.
E C Webster to James Barker: Part of lot 18, Washburn's subdivision of lot 4, division C, Berry & Elliott tract, Pasadena, \$6000.
C H Dunsmoor to W A Dunbar and O J Muchmore: Agreement to convey part of lot 10, block D, San Pascual tract, \$5000.
Mrs Lizzie Wallace and James L Wallace to O A Wheeler: Lots 18, 19, 20 and 23, block 2, Bennett tract, \$1600.
Raymond Holmes and Solina E Holmes to F L Goldworthy: Assignment of agreement to convey from John Dietrich and Sophia A Dietrich, dated December 4, 1886.
Evan Harro to Hiram McComas: 60 acres in SE $\frac{1}{4}$ of section 18, township 1 N, range 9 W, \$1750.
E F Spence, J F Crank and John D Bicknell to J M Studebaker: Lot B, block 13, Monrovia tract, \$1825.
John M Thomas to same: Lot A, block 13, Monrovia tract, \$500.
Martha F Waring to A B Bronson: Lot 7, block B, Beaches' subdivision of lots 4, 5 and 7, Griffin's addition, East Los Angeles, \$2000.
Orlando Salathiel Winstanley to John Murphy: Lot F, block 12, Santa Monica, \$1700.
Joseph Wallace to Samuel Bundy and L A Evans: Lot 7, Legge tract, Pasadena, \$5000.
Margaret A Hillard and F S Hillard to May Stanley Senter and Adelaide C Stanley: Agreement to convey lot 23, Rio La Calada, lots 1

Real Estate Transaction 1 -- No Title
Los Angeles Times (1886-Current File); Oct 8, 1901; ProQuest Historical Newspapers Los Angeles Times (1881 - 1976)
pg. 5

HENRY
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REAL
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TRANSACTION
10/8/01

REAL ESTATE TRANSFERS.

MONDAY, Oct. 7, 1901.

P E Hartz and R C Hartz to Bryner C Kroyer, lots 2 and 2, block 11, Long Beach, 222.

Brewster C Kearns and Blanche H Keenan to James M. Hill, lots 2 and 2, block 11, Long Beach, 222.

Jacob E. Decker and Nettie P. Decker to Alfred H. Pilkington and Margaret J. Pilkington, part section 11, T & H, block 11, Long Beach, 222.

Title Guarantee and Trust Company to Mary Abner and W. J. Abner, reconveyance of trust property.

J. P. Tauschill to Gerrie Williams, lot 11, block 11, Sunset tract, 222.

N. P. Albritton and Hannah Albritton to Henry C. Lewis, lots 2 and 2, block 11, Long Beach, 222.

H. P. Parkison and L. E. Parkison to Samuel Waller, lot 2, block 11, Long Beach, 222.

Mrs. Mary Fogarty to Louis Scherk, lot 4, block 11 of Puller tract, 222.

Title Insurance and Trust Company to Malcolm Williams and Eva Williams, reconveyance of trust property.

State to Frank L. Palmer and H. H. Nesbit, certificate of redemption for lot 1, block 11, Palomares tract, 222.

A. Terry to Theo Martine, undivided one-eighth interest in Woman's Dream mining claim, 222.

Hannah A. Baldwin and Osgood M. Baldwin to Alfred J. Collins, lot 1, block 1, New Main and Wilmington-avenue tract, 222.

George Claybrook and Beatrice Claybrook to E. J. Vawter, lot 2, Park Villa tract, 222.

T. W. Melanson to August P. Taylor, lots 1 and 1, part of lot 1, Marquis & Dimmock subdivisions, 222.

Mrs. Minnie A. Fetterman and I. L. Fetterman to George W. Fetterman, lot 2, Whitcomb's subdivision, 222.

Lena E. Hixson to Conrad Smith, part lots 20 and 21, Eliza Wilson's subdivision, 222.

Everett W. Martin to U. W. Brown, part lot 11, Garden, 222.

Watson Boyer to Sam Wozna, lot 11, block 1, Strain & Lewis subdivision, 222.

Frank A. Gibson and Mary S. Gibson to Joseph D. Hays, lots 1 and 2, block 1, Hoveland tract, 222.

In the matter of estate of William F. Edgar, deceased, order confirming sale to L. J. H. Hastings, lots 21 and 22, Southern District Agricultural Park tract, 222.

Mrs. Thelma Hopkins to R. E. Danson, part lot 1, block 1, Garden, 222.

D. M. Outright to C. J. Wood, lot 1, block 1, Kuruk & Voss subdivision, 222.

State by John H. Glen, Tax Collector of Los Angeles county, to Charles Meagher, lot 11, block 1, Broadway, 222.

State by same to same, lot 14, block 1, McCoy's Addition to Broadway, 222.

State by John H. Glen, Tax Collector of Los Angeles county, to Charles Meagher, lot 14, block 1, Broadway, 222.

Mary Weber and John Weber to Ella L. Lewis, part lot 20 of Kennedy tract addition, 222.

Thomas S. Wadsworth and Mary A. Wadsworth to Ella Walker, lot 1 of Kirk's subdivision, 222.

F. H. Yunker, M. M. Yunker, Joseph Moore, Kate Moore, M. M. Thomson, M. E. Thomson, John Doe, Richard B. B. by C. A. Thomas, commissioner, to R. H. Thomson, lot 1, block 11, Rivera, 222.

R. H. Thomson and M. E. Thomson to Alva Curtis Bryan and Cecelia Stewart Bryan, lot 1, block 11, Rivera, 222.

Mrs. Louisa R. Carr and David Carr to D. D. Ryan, lot 20, Goldsworthy Ninth-street tract, 222.

U. E. Nide vs L. E. Sherwood, First National Bank of Monrovia et al, decree quieting title in plaintiff to lots 1, 1 and 1, block 1, B & O subdivision, 222.

W. M. Brooks and Adelle S. Brooks to H. S. West, lot 11, block 1, Bentley & Crippen's subdivision, 222.

Mary J. Marlow and Morney A. Marlow to Mrs. Lulu M. Calvia, lot 11, block 11, Electric Highway Improvement Association, 222.

Charles H. Ketchum to George H. Peck, Jr., block 11, 20 and 21, Park, 222.

N. K. Carterline to W. M. Carterline, lot 1, Kib-street tract, 222.

Williams C. Hartman to Louis Olvera, lot 11, block 1, Ocean tract, 222.

Hannah M. Baber and John T. Jones et al, by Edward W. Foxey commissioner, to Hannah A. Baldwin, lot 1, block 1, Wright's subdivision, and parts of lots 1 and 1, block 11, Huber tract, 222.

F. A. Meagher and Nettie Meagher to J. E. Millard, lots 17 and 11, block 11, Lela's subdivision, 222.

George S. Patton, Ruth W. Patton and Ann's Wilson to the Oak Grove Improvement Company, beginning at northwest corner of Morris & Celia, thence south 11 deg 11 min east 11.75 chains, etc., 222.

Ruth W. Patton, George S. Patton and Annie Wilson to the Oak Grove Improvement Company, beginning at southwest corner of tract

Frederick J. Glasing and Mary E. Glasing to George M. Cate, lot 1, block 11, Alameda (Dun) subdivision, 222.

Mary Jane Wilcox, formerly Mary Jane Lynch; Mrs. Fannie Craig, formerly Fannie Lynch; William Craig, Aurora Hunt, formerly Aurora Lynch; William J. Lynch and Louisa Lynch; Almer E. Stanhope, surviving husband of Alida Stanhope, formerly Alida Lynch; Annie K. Sampson to Jane Lynch, beginning at west side of May street, northern corner of lot formerly of Martha V. Main, thence north 20 deg 15 min 30 sec east, etc.; lot on north side of seventh street, 20 feet west of Lewis street; block 11, lot 1, block 11, Harwood's survey; Morris Rosenbaum and Alida M. Rosenbaum to Marie D. Merrill, block 1, Highland Park tract, 222.

Merchants Beach Land and Water Company to Helen M. Woodruff, lot 4, block 11, Harwood's block, 222.

Beats of James Herald, deceased, decree of distribution to Pearl M. Hyde, Maude Herald and Ruby Herald, lots 10 to 20, superclass's subdivisions of block 11, San Pedro.

M. W. Stanton and W. H. May, trustees, to Nettie Kameron thirty reconveyance of trust property.

John Nelson Marsh and Mary Olive Marsh to Thomas Wall, lots 4, 5 and 6, block 11, Long Beach, 222.

Edmund Marston Koberhart to Frank Reboitt, part lot 11, Harwood & Baldwin's subdivision; lot on west side Pearl street, adjoining block formerly of James T. Ward, 222.

John D. Swift to Harry J. Marsh, lot 1, block 1, Harwood tract, 222.

Successor voluntary association to Frederick H. Kinsler, lot 11, section 1, Mesadale Cemetery, 222.

Same to same, agreement to care for same, 222.

Mrs. Lilla E. Shamma and O. B. Shamma to Harry Livingston and Carrie Harrington, lot 14, block 1, twenty fourth street tract, 222.

Ray T. Oak to Joseph H. Spruce, part block 11, Oak's survey, 222.

J. J. Donahoe and Mary H. Donahoe to John W. Ray, lot 21, block 1, Elliott's Ninth-street tract, 222.

Benjamin Guirado and Leo Guirado to Alfred Solano, lots 1 and 1, Dewey's Coast From addition, 222.

H. M. Coney and C. L. Coney to James Oakley, part lot 11 and all lots 10, 10 and 10, Wilson tract, 222.

Oscar U. Durst and Mary H. Durst to D. F. Lewis, agreement to convey lot 4, block 1, Berkeley tract, 222.

Mrs. Della Butler to A. L. King, lot 1, block 1, The Palace, 222.

Franklin Geddes and Mary Geddes to Henry C. Dwyer, part block 11, Jodde's subdivision, 222.

Oliver M. Moore to Ella L. Duty, lot 4, Wilson & Lyman's Fourth-street subdivision, 222.

State to George P. Dwyer, patent for part see 11, 11 11.

Thomas Davidson to Helen F. Wilson, lot 1, block 1, Garden tract, 222.

Thomas Davidson to Helen F. Wilson, beginning at point distant 12.25-3 chains west of station on patent survey, thence west 7.25-3 chains, etc., 222.

Mrs. Ella J. Hunter, for Ella J. Hall, to Nathan Hastings and Sarah F. Hastings, part of lot 1, W. & Harwood tract, 222.

Charles J. Gray to Clarence W. Stevens, lot 111 of West End Terrace tract, 222.

Volunteer Water to Mrs. Martha Armstrong, lot 1, block 11, O'Brien's subdivision, 222.

Park Nursery Company to Isabelle F. Withcomb, part lots 1 and 1, Mrs. C. S. Martin's subdivision, 222.

Sumner Hayward to John B. Yeakum, lot 1, block 1, Vignor tract, 222.

Matilda Ribble and P. J. Ribble to Bertha Steen, part lots 11, 11, 11 and 11, block 11, Long Beach, 222.

Nettie E. O'Connell to Emma C. Saunders, lots 11 and 11, block 1, Comart Park tract, 222.

Catherine L. Emery to James D. Behrman and Mary I. Behrman, lot 1, subdivisions of part Edgar's subdivision, 222.

Stephan S. Ham to Oliver M. Turner, lot 10, block 11, Fairmount tract, 222.

Lola C. Abbott and Clyde M. Abbott to Arthur J. Garfield, part lot 1, Dover tract, 222.

John F. Toulson and Anna E. Toulson to Mrs. Catharine T. Thompson, lot 1, block 1, Vignor tract, 222.

Constance Connell and Mary Connell to Paul Richard Behrman, lot 1, Hough & Dellman's reprint, 222.

Paul Richard Behrman, known as Dellman, and Alice Dellmann to Los Angeles Investment and Trust Company, lots 1 and 1, Hough & Dellman's reprint, 222.

Ella Walker to Ray Williams, part see 4, 6 N 11 W; lot 11, block 11, Craven's Canada; lots 1 and 1, block 1, Sheehy's subdivision, 222.

Charles S. Hoover to Ben White, part see 2, 2 N 11 W, 222.

Mary C. Hill to Adolphus W. Williams, part lot 11, Rancho La Canada, 222.

Hannah A. Baldwin and O. M. Baldwin to

Marguerite J. Elman, lot 11, block 1, Wright's subdivision, 222.

Peter Rosenbaum to Mary S. Lettwich, lot 11, town of Inglewood, 222.

In the matter of the estate of Joseph C. Hill, deceased, decree assigning to Emma A. Hill, lots 11 and 11, Cable Road tract; part of division 11 of San Gabriel Orange Grove Association tract.

J. C. Zahn to Francis Zahn, part lots 10 and 10, block 1, West tract, 222.

E. H. Carter to Maude L. von Frating, Pomey mining claim.

Total, 222.

PASADENA: *Its Early Years*

Los Angeles, a city at least twelve times larger in population than Pasadena, filed five hundred forty-nine subdivision maps in the years 1886-1887. Pasadena in the same period recorded four hundred thirty-three maps. Of course the area included Altadena to the north and Lamanda Park on the east, both of which were outside of Pasadena proper but were close enough to be considered part of it in those expanding times. As real estate activity gathered momentum, the attention of all Southern California became focused on Pasadena. What was happening in the little village was incredible. In the middle of 1886 the *Riverside Echo* noted with astonishment, "Lots one mile from the center of town in Pasadena are selling at \$1,000 to \$1,500. Ye gods and little fishes!" A year later the lots might well have sold at three times those figures. There appeared to be no ceiling.

Almost everyone was speculating in land and "making money hand-over-fist." The local paper entered into the spirit wholeheartedly. Very early in the first year of the boom a visitor to Pasadena inadvertently sent an undershirt to a laundry with one thousand dollars sewn in the lining. The *Union* drew a moral from this. "Put your money to soak in real estate rather than in a Chinese wash-house." People didn't need encouragement, they were already putting their money in real estate. News that a lucky man bought a lot for three hundred dollars on Fair Oaks Avenue and in two years sold it for ten thousand five hundred dollars was good to hear. Most transactions were made in shorter periods of time. It was not uncommon for a person to purchase property and sell it at a substantial increase the same day. Stories of quick profits made fine copy for newspapers everywhere and people reading of the wild speculations would sometimes visit Pasadena to see at first hand the madness only to find themselves joining in.

It was not long before some ingenious men developed a rather novel method of real estate trading. H. W. Magee has explained how speculation was brought to perfection:

The real estate speculators, during the rapid rise in values and prices, after having mapped and priced their subdivisions, would call in their price lists put out the previous day and would double the prices previously fixed. This was a very shrewd move and highly successful.

Illustrative of this plan, a syndicate was formed (purely speculative) to purchase and sell lands. It would buy ten acres of land, and before noon on the day of the purchase, it would produce a map showing the lots and the prices fixed. This map would be passed into the hands of agents, and by evening of the same day all the lots would be marked as sold. Then the new purchasers, if not too many, would be called into a meeting with the first owners, and induced to surrender their purchase contracts and join with the original owners in raising prices one hundred percent or more; new maps the next day would be handed out and the lands sold again at the advanced prices.

In some cases, in less than sixty days, prices were advanced more than five hundred percent over the values first fixed.

NINE

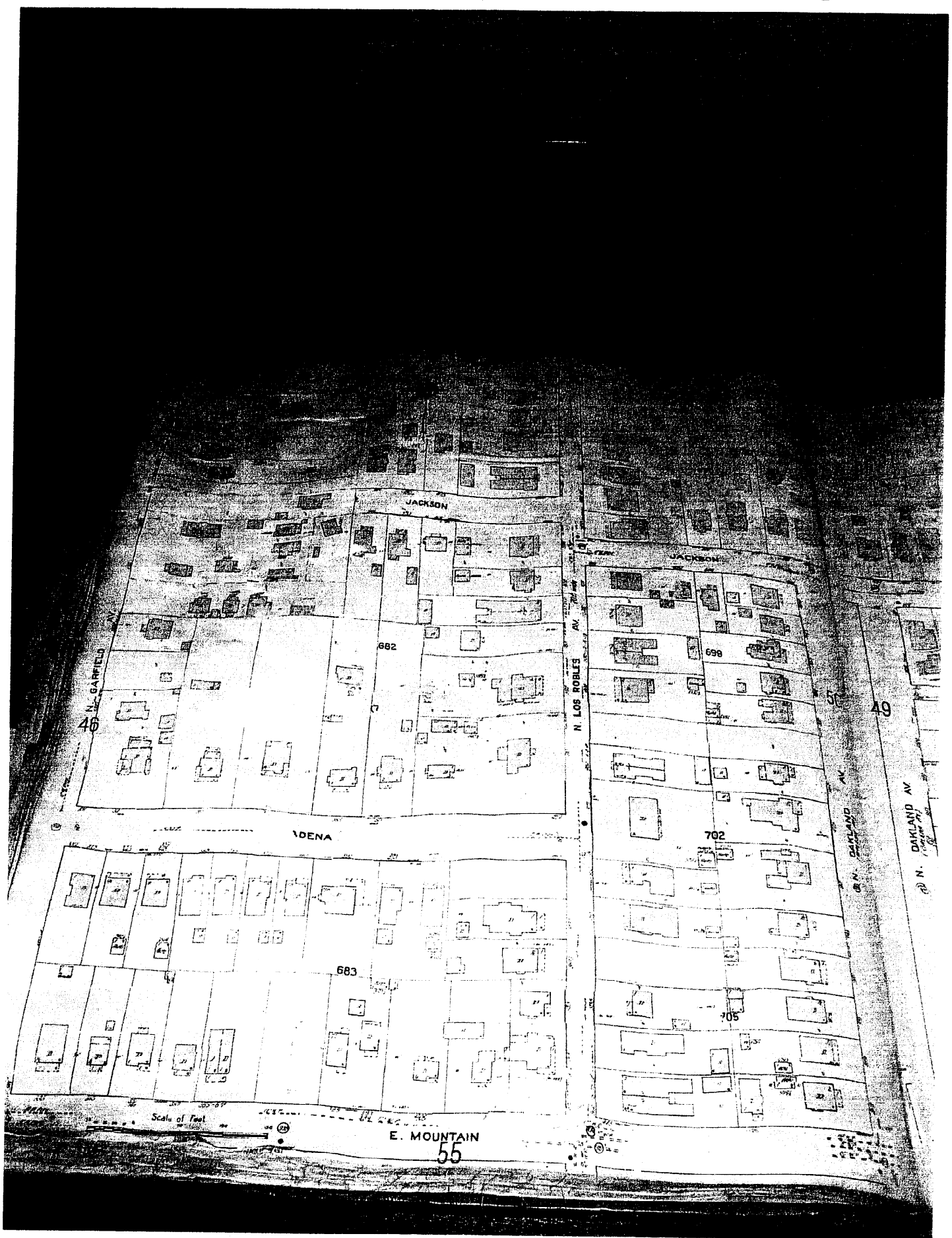
A TENDENCY TOWARD
INSOLVENCY

1888-1890

IT IS DIFFICULT to place the exact date when the great real estate boom collapsed since contemporary accounts refused to acknowledge for some time after the bottom fell out of the market that anything serious was wrong. The national economy was still in an active and prosperous state, and the trouble stemming from the unprecedented speculative frenzy was confined to Southern California. Property sales did not stop abruptly on a given date, although by March of 1888 prices had fallen to a very low level. During the spring and summer numerous sales were made by owners who, feeling that the bottom was yet to be reached, tried to salvage at least part of their investment. The sellers' assumptions were correct and they helped depress the market even farther in their anxiety to unload. Subdivision advertisements disappeared from the local and Los Angeles newspapers and the frequent mention of dull times was usually softened with forecasts of better days ahead. In Pasadena perhaps the first printed indication that all was not well appeared in the *Valley Union* on February 7, 1888. The article stated in part:

The Recorder's Court [Police Court] has been crowded with attachment cases of late, there having been a tendency toward insolvency or to avoid creditors on the part of several firms.

Construction activity in the last few months of 1887 slowed down. Most of the buildings started prior to the collapse were completed. An anxious eye was kept on the progress of construction, and any cessation of work from whatever cause was looked into immediately. Naturally, at first a feeling of great uneasiness prevailed but this gave way, at least in some quarters, to an undertone of genuine relief that the speculative mania was over. The group of men who were, no doubt, the happiest over the change in the trend were the bankers. The leaders in this field had been preaching, mostly to deaf ears, about the evils of real estate gambling for a long time. While in handling their personal affairs they did not always follow their own advice, as a group they ran their banks in an admirable fashion considering the difficult times. H. W. Magee, president of the San Gabriel Valley Bank, said in his memoirs:



A. B. CALDWELL.

This splendid business house is on Fair Oaks avenue, where a full stock of Gents' Ready Made Clothing is kept on hand, from a cheap business suit to the most elegant fall dress outfit. The styles and prices are such as to defy competition, and it will be labor lost to search in Los Angeles or even San Francisco for better bargains or better goods than can be had here. In addition to the Clothing department, Mr. Caldwell has a Hat department and a Furnishing Goods department, both of which are kept full of the best quality of goods. Don't fail to call on Mr. Caldwell. See advertisement.

HENRY CORDAY.

The Merchant Tailor of Pasadena, offers his services and his fine stock of cloths for suits of all kinds to the gentlemen of the town, and guarantees a good fit and good workmanship. His place is Ward block, Colorado street.

PETLIBONE & STEWART.

House, Sign, Carriage and Ornamental Painters, Graining, Glazing, Kalsomining and Paperhanging. Pianos and Organs and other furniture repolished. Everything undertaken by the firm will be well done. Their motto is "We Try to Please." Shop on Union street, near Fair Oaks avenue. See advertisement.

W. R. LOUGHERY.

Manufacturer and dealer in Harness, Horse-collars, Blankets, Whips, Curry Combs, and all manner of Horse Furnishing Goods. Repairing promptly and neatly done at the harness factory, Colorado street. See advertisement.

R. K. JAMES.

Any one desiring the luxury of having a tooth extracted scientifically, or of providing himself with a new set of teeth at a really reasonable price should call on Dr. James. His office is on Colorado street, between Maringo avenue and Railroad.

LOUIS CALGARI.

For good fitting garments gentlemen may with confidence call upon Mr. Calgari, the fashionable tailor of Pasadena. His place is at Mullens' block, Fair Oaks avenue.

MRS. G. WILLIAM WHITE.

Gentlemen, and ladies too, just love to patronize this splendid Photograph Gallery. The proprietor, Mrs. White, has a pleasant word for all her patrons, and it is wonderful to notice the happy look that beams forth from the likenesses of gentlemen taken in this establishment. Fair Oaks avenue.

"THE POPULAR" HATTERS, SCHIECK & FRIEDRICH, Proprietors, No. 17 North Spring Street.

THE TIMES-MIRROR COMPANY, The Leading Printing Establishment of Southern California.

THE TIMES-MIRROR Co., Printing and Binding House.

FRANK H. ANGELL, HOUSE PAINTING AND PAPER HANGING, NO. 146 SOUTH SPRING STREET.

Los Angeles, South, Frost, House, and blk, Fair, Ave, Under, Linda, Fair, General, Ave, Ave, Colo, outh of, angeles.

welcome to our landmark celebration.

THE ADENA MANSION

A celebration of this old beauty.



What is in this brochure?

- ◆ Welcome
- ◆ The Adena Mansion
- ◆ Some tidbits about Adena Street
- ◆ The cast of characters

The Adena Street members of the Garfield Heights Association welcome you to the Garfield Heights Home Tour. The entire association is especially proud of this community and cherishes the historic significance of many of the dwellings located within and near our geographical area. We hope that you too will enjoy the hidden beauty that is to be found here.

Garfield Heights' Grand Lady- The Adena Mansion

The Adena Mansion is the oldest home in the Garfield Heights area. She stands tall and proud looming silently above the intersection of Adena Street and Garfield Avenue. Built in the late 1880's, the mansion has been a source of pride for the community for many years. Of course, school age children have thrilled themselves with stories of the house being haunted. They can still be seen standing outside its gates staring up the driveway waiting for the slightest reason to go scurrying up the street giggling and gasping for breath. There is something ample material for our imaginations that provides ample material for our imaginations when young. However, what the children found to be daunting, the adults discovered to be enchanting. Over the years there have been many owners, but the longest resident, (known affectionately as Mrs. Jennings) sold the home last August. After having lived in the dwelling since 1960, she moved away in order to be near her family.

While new owner Camilla Carr has opened her beloved residence to the public on a grand scale, Mrs. Jennings would give a tour to anyone interested in seeing the Victorian-era mansion. Neighbors loved having the opportunity to view the "Grand Lady" from the inside.

Records vary with respect to the actual date of when the home was built, ranging between 1886 - 1889. Eugene Getschell, an early Pasadena architect, designed the home for Henry and Anna Lewis. Mr. Lewis was a retired farmer from Iowa. They had four children and lived in the home until 1894. The old mansion has always had a retaining wall surrounding the property. Early pictures show that the wall was originally constructed of the stone (most likely the local Arroyo rock used widely throughout Pasadena).

The house has six fireplaces, however, it wasn't until craftsman Steve Copper began restoration on the home that the sixth fireplace was discovered. Up until that time it had remained hidden behind a wall. The large porches were designed for lounging not to mention providing a wonderful place for the family to sit and enjoy the view. Of course, this was long before the planting of trees and before they reached maturity. On rare occasions it was possible to catch a glimpse of the ocean from the tower. The porches on the second and third floors provided the early residents with plenty of fresh air, as well as views of the mountains and the valley.

The Adena Mansion sits on a parcel of land that is part of Block R of the Painter and Ball Tract. In July of 1887 Dr. R. K. James created a subdivision bearing his name which included both sides of Adena Street. The street was so named after Dr. James' wife. It is interesting to note the existence of an ancient tribe of North American Indians also known as the Adenas. They lived in what is now known as southern Ohio, Indiana, Kentucky, West Virginia, and possibly Pennsylvania. We do not know whether Mrs. James' was named after the Adena Indians and only mention the ancient tribe in passing.

The same Henry B. Williams
 was our name as attorney in fact
 I have interests at my hand and applied my
 deed of my office in the City of County of San Diego
 and years in the Certificate first above
 (Donald's deed) ^{by} Mr. Donald, January 21st
 1901

A full true and correct copy of original recorded
 deed of Grantee Feb 27-1901 at 2 min. tract 100m
 P. D. 13th County Records, by A. B. ...
 1473-139 ¹³³

This subdivision made by Twenty seventh
 in the year of our Lord, one thousand nine hundred
 between ... (a ...)
 San Diego County
 M. D. ...

These documents put my hand and affidavit
to rest this day and year in this certificate first above written.
H. M. Gray Notary Public in and for the
Los Angeles State of California

and correct copies original recorded at request of Gracie
at 38 min past 9. A.M.

Donald Leonard Gray 554 1/2
2670 538 Deputy

Indenture made the 7th day of June in the year of our Lord one
and six Between Jay A. Williams of Oregon Oregon and
I mean the party of the first part and Sarah A. Jones of San Francisco
the party of the second part.

Witness my hand and seal this 7th day of June 1906

...of the County of Los Angeles State of California and particularly described as follows:

The East ninety (90) feet of Lot number (19) of Dr R K James subdivision of the South East quarter of the South half of Block "R" of Painter to Ball's Addition to Paradise in the County of Los Angeles State of California as per map recorded in Book 19 page 77 Miscellaneous Records of said County described as follows:

Beginning at the South East corner of said Lot number (19) thence west along the South line thence ninety feet to a point thence north parallel with the West line of said Lot three hundred (300) feet to a point in the West line of said Lot thence East ninety (90) feet along said North line to the North East corner of said Lot thence South along the East line of said Lot three hundred feet (300) to the place of beginning Together with all and singular the tenements hereditaments and appurtenances thereto belonging or in anywise appertaining and the revenues and profits, remainder and remainders, rents issues and profits thereof.

To have and to hold, all and singular the said premises together with the appurtenances unto the said party of the second part and to her heirs and assigns forever -

Subject to the assessment for street work standing against the property which she assumes and agrees to pay.

In Witness whereof the said party of the first part has hereunto set her hand and seal the day and year in this indenture first above written signed sealed and delivered in the presence of Loyal W Williams (prob) state of Arizona

County of Yavapai ¹⁰⁰ On this 7th day of June in the year of our Lord one thousand nine hundred and six before me S L Summers a Notary Public in and for said County of Yavapai State of California residing therein duly commissioned and sworn personally appeared Loyal W Williams known to me to be the person described in and whose name is subscribed to the foregoing instrument and he acknowledged to me that he executed the same.

In Witness whereof I have hereunto set my hand and affixed my official seal the day and year in this indenture first above written

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EXHIBIT 15

at the same price. This concession, however, was afterward extended to others, and under it lands were bought the same year at the same price by David Townsend, 30 acres; John Lowe, 20 acres; A. Ninde, 20 acres; P. G. Wooster, 10 acres.

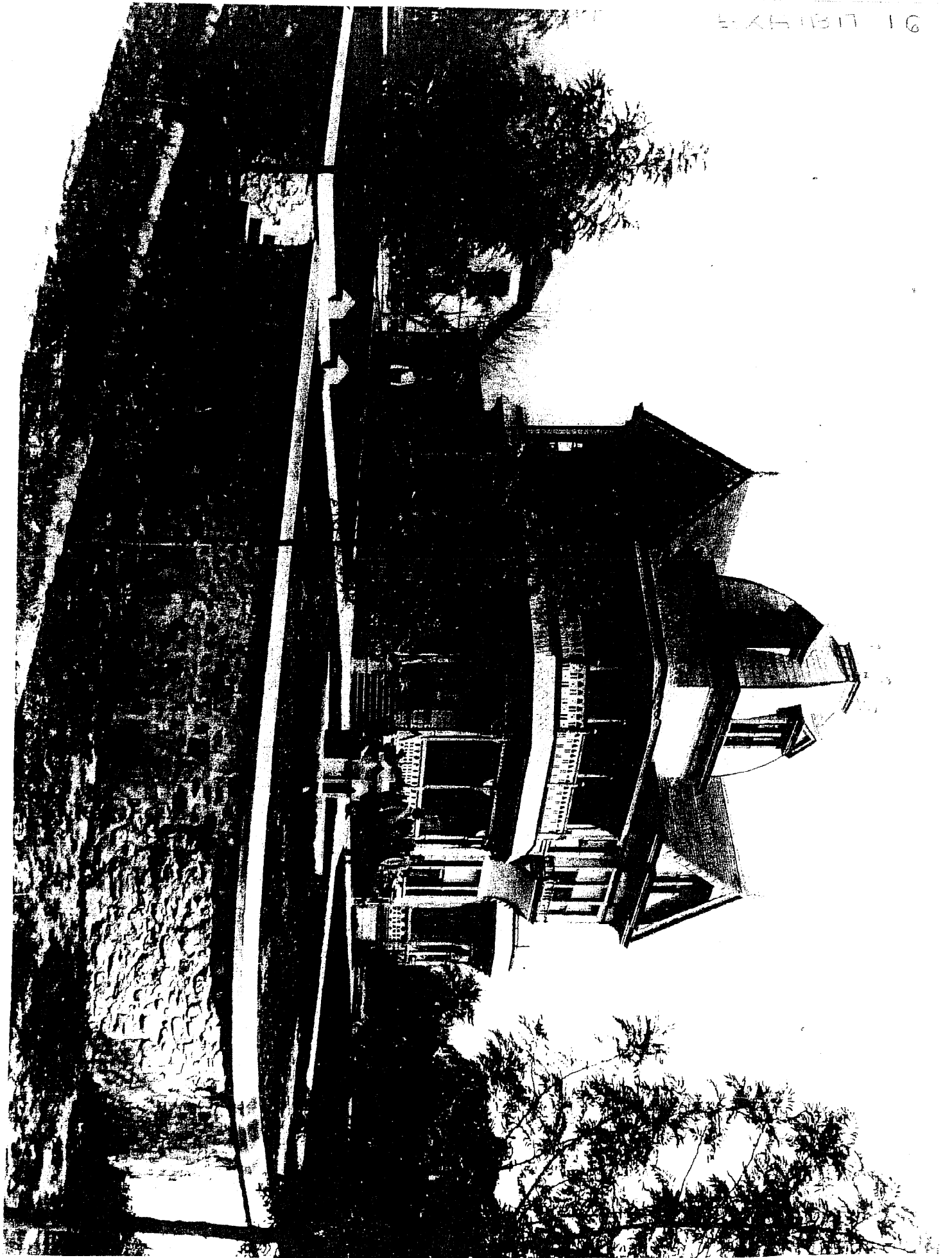
Thomas Banbury gives a little different version of the matter from the Hollingsworth people. He says the low price of the lands sold in 1876 was conditioned on their "making up a pot," as Mr. Wilson expressed it, a 200 acres; and that the total sales that year, including his first 10 taken in December, 1875, amounted to 210 acres—so Mr. Wilson was satisfied, as the "full pot" had been made up.

These purchases, and the occupancy and improvements which were forward in rapid succession, had now given the "east side colony" as it was called, a good start; and the price of Company lands, with water, was thereafter held at \$75, \$80 and \$100 per acre.

The work of getting a water supply down to these lots now had to be pushed as rapidly as possible. The original ditch was enlarged and extended down to Reservoir No. 1, and finally cemented from Devil's Gate to the reservoir. Of course all this took time; and for several months the "east sides" had no water supply but what flowed in a plow-furrow ditch from the reservoir site down through the body of land they had chosen. Then the gophers would often push fresh loose dirt into the stream and muddy it or make their holes where the water would all run into them and disappear leaving none for the new comers above ground; and occasionally hogs were found wallowing in the ditch where it crossed the old ranch lands up near the Arroyo. These were some of the tribulations of pioneer life in Pasadena. It was the daily business of the settlers to go with their canteens, buckets, barrels, tubs, etc., to the ditch and secure a supply of water for the day, or longer. Dr. Allen tells that, having no horse, he had to roll his water barrel back and forth by hand, a distance of half a mile from house to ditch.

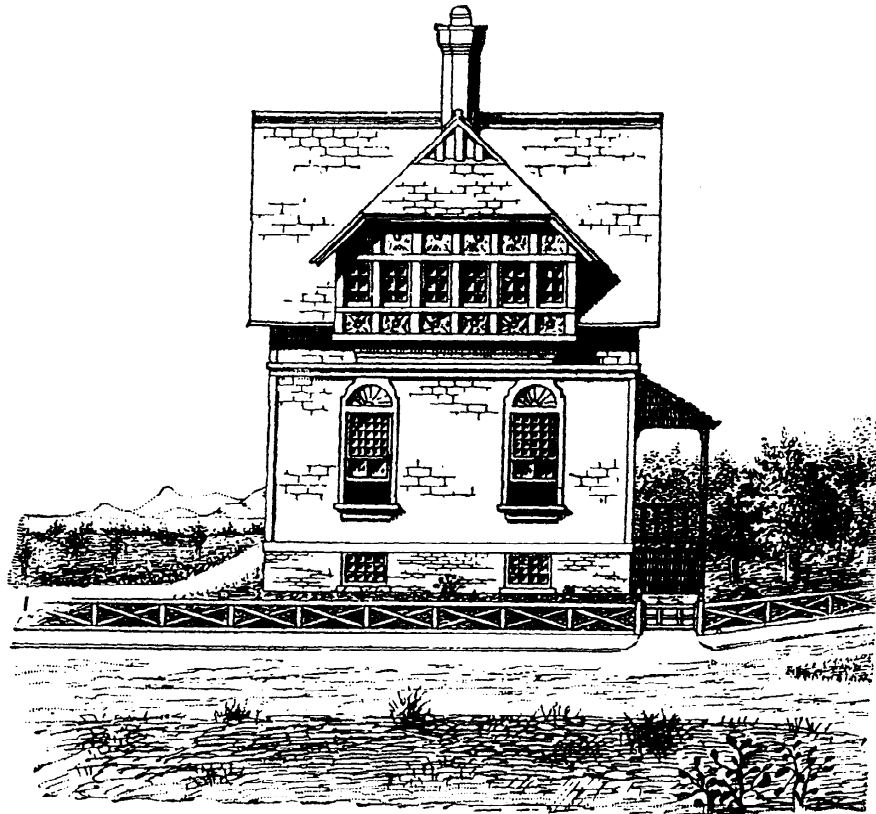
The construction and cementing of the permanent main ditch was done by Thomas Banbury under contract, superintended by Hon. J. De Barth Shorb, who relates with much satisfaction that two distinguished U. S. army engineers, Gen. B. S. Alexander and Col. Geo. H. Mendel, estimated that it would cost at least \$5 per running foot, but he built it at a cost a little under \$2.75 per running foot. The cement or lime for this job was dug out of the hillside at Lincoln Park by Thomas Banbury, and burned there, where the Mission Fathers had done the same thing as early as 1780-81. In constructing this cement ditch there was a certain point where a pike or causeway had to be made some distance across a depression in the land. Mr. Shorb and his engineer, named E. T. Wright, had set the stakes for this, and A. O. Bristol had charge of a gang of Chinamen doing the grade work. One day John W. Wilson reported to his uncle B. D. Wilson down at his Lake Vineyard home, that there was something not right about that ditch

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DESIGN III.

COSTING \$1,000.



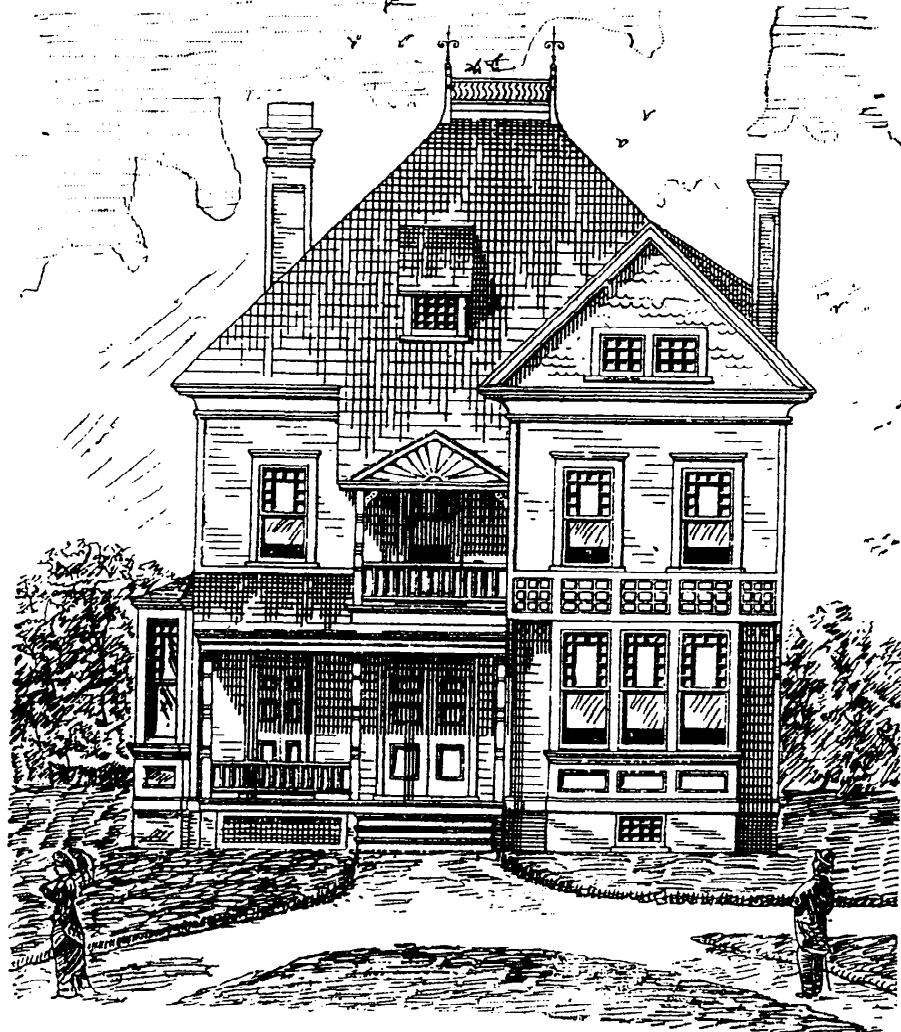
FRONT ELEVATION.

PEEKSKILL.

THIS is a one and a half story cottage of six rooms designed for a corner plot. It has plain outlines with the addition of a projecting or overhanging front pediment, and shingled sides; altogether giving an appearance in harmony with rural surroundings. The hall is entered from a porch at the side, and adjoins the parlor and living room. The bed room has an outlook to the front. The stairs in the hall lead to the second story, where there are three chambers. A cellar under the whole with stairs under the main flight from the kitchen provides ample space for fuel, stores, etc. The estimate on opposite page indicates the general character of the building. Observe that the timber is thoroughly seasoned and inclosed with sheathing and paper, and then shingled, so that the sides have three coverings, insuring protection from both outward cold in winter and heat in summer. A liberal amount is allowed for painting, which for good effects should not in any case be slighted.

DESIGN XVI.

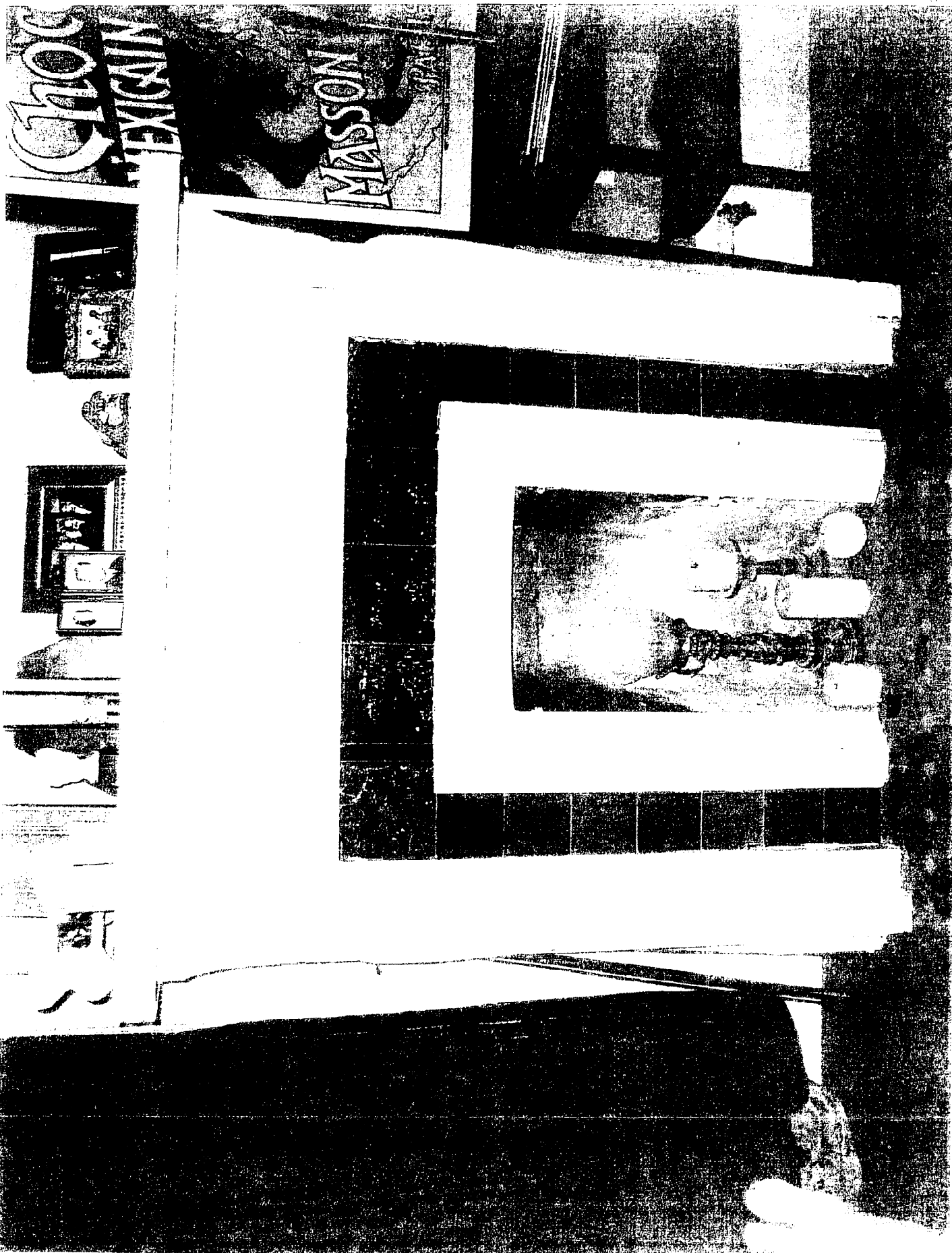
COSTING \$3,500.

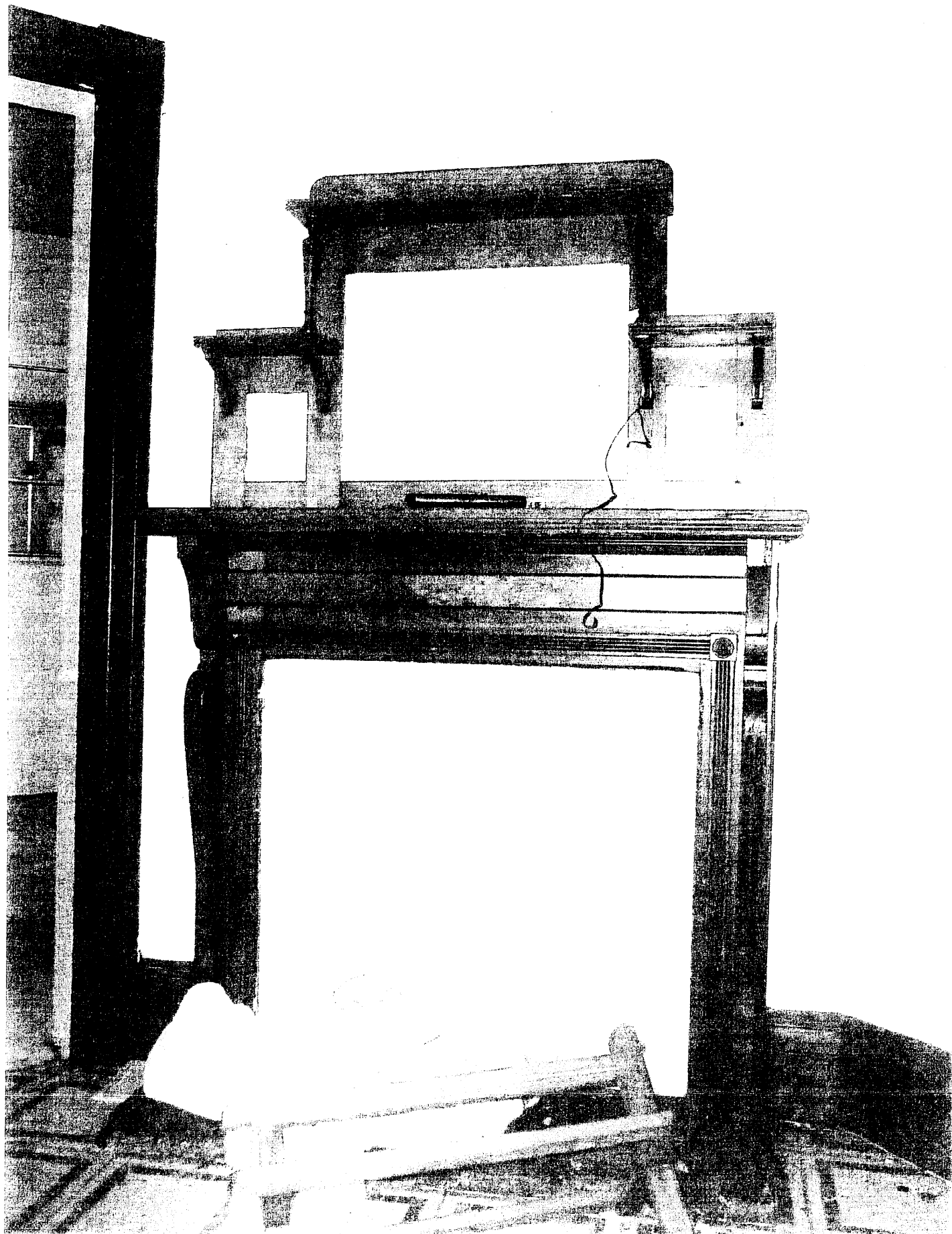


FRONT ELEVATION.

PASSAIC.

THIS cottage was designed for the residence of a physician, and will interest any persons having professional or official callings requiring an office in their dwellings, where business callers shall not feel that they are intruding on the privacy of the household. There are two entrances from the front veranda. The one with double doors leading to the main hall, and through it to the principal rooms of the house. The single front door opens to the office, which is divided midway of its length and a large bay window added, making a pleasant study and consultation room of the rear portion. The floor plans show clearly the arrangement and dimensions of the several parts. For family use there is a parlor, dining room, and kitchen in the first story. Four bed chambers and a bathroom in the second story. In addition to these there is an attic





- **Mansard/Second Empire: 1855-1880.** A popular Victorian style with a distinctive double sloped roof with many dormers. Usually a slate-sided house, of an imposing style, the Mansard house is immediately recognizable by the roof style. It has windows that are high and narrow.
- **Queen Anne: 1875-1910** Also includes the Queen Anne Revival, and Queen Anne Eastlake styles. This is the quintessential "Victorian" house. This is the most elaborate of any Victorian style, with gingerbread work and elaborate woodwork both outside and inside. It is nonsymmetrical, loaded with gables, dormers, chimneys, towers, etc.
- **Carpenter Gothic : 1875-1910.** These houses were reconized because of the distinctive sawn ornamentation. Sawn ornament was possible because of the relatively new invention of the coping saw. This is an elaborate decorative technique, with gothic tones. It is the style called Gingerbread.
- **Stick/Eastlake: 1860-1890.** Also called Eastern Stitck Style, or High Victorian Eastlake. This is almost carpenter gothic, but with more elaborate carving.
- **Shingle-Style: 1880-1910** The Shingle-Style is the last and probably least eclectic of the styles. The fabulous gingerbread is gone, and the early 20th century style is beginning to emerge.
- **Romanesque 1880-1900.** Also called Romanesque Revival, Richardson Romanesque
- **Renaissance – also called Renaissance Revival, Romano-Tuscan mode, Northern Italian, or Italian Renaissance, French Renaissance, and Second Renaissance Revival.**

Late 19th/20th Century Revival

- **Beaux Arts 1885-1930.** Also called Beaux Arts Classicism
- **Colonial Revival: 1890-1930** Also called Georgian Revival. A revival of the Colonial, or Empire styles with new building techniques.
- **Classical Revival – also called Neo-Classicism**
- **Tudor Revival – also called Jacobean Revival**
- **Late Gothic Revival – also called Collegiate Gothic, for it's popularity on University and College campuses.**
- **Mission/Spanish – also called Spanish Revival, Mediterranean**
- **Italian Renaissance**
- **French Renaissance**
- **Pueblo**

Late 19th/20th Century American Movement

- **Prairie Schoole – also called Sullivanesque**
- **Commercial Style**
- **Chicago**
- **Skyscrapers**
- **Bungalow/Craftsman – also called Western Stick.**

All comments to phouka@frij.com
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