

ATTACHMENT C

Nomination of Lewis Cottage as a Pasadena Historic Landmark



HENRY C. LEWIS
... the original owner.



361 Adena Street

Owned by Anna & Henry Lewis,
Prominent North Pasadena
Founding Family

"I love my people No matter how dirty or poor a person is there is always some good if you can only love it into life."



Mrs. Anna M. Luckey,
Closely identified with charity work of Pasadena for eleven years, whose dismissal from the working force of the Pasadena Charity League has created a veritable storm of disapproval.



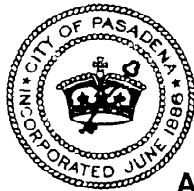
MRS. ANNE B. LUCKEY

Whose stories are loved
by children.

--Anna M. Luckey,
1860-1949

Beloved Advocate for the Poor, Founder
Scripps Home & Childrens Author

Lewis Cottage Resident, 1900



**CITY OF PASADENA
HISTORIC PRESERVATION COMMISSION**

**APPLICATION TO DESIGNATE A HISTORIC RESOURCE AS
A HISTORIC MONUMENT OR LANDMARK**

§17.52.050 of the Pasadena Municipal Code sets forth a procedure for designating any historic resource in the City as a historic monument or landmark. 1) The process begins with 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. 3) The Historic Preservation Commission determines if the historic resource meets the criteria for designation as a historic monument or landmark. If the 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 deny the request for designation.

PART I. PROPERTY PROPOSED FOR DESIGNATION

1. Name of Property:	THE LEWIS COTTAGE	
2. Property Address:	30 ADENA ST	
3. Date of Original Construction	c. 1887	
4. Architect / Builder:	Unknown	
5. Present Owner: (Name)	RITZ TOWNHOMES LLC	
(Address)	17843 COLUMB RD CITY OF INDUSTRY	
(State/ZIP)	CA 92817-1729	
(Phone/FAX)		
(E-mail)		

PART II. APPLICANT

Applicants (if not property owner)	CHRIS MULLEN & KAREN BATEMAN	
(Address)	341 ADENA ST / 1054 GARFIELD AVE PASADENA 91104 / PASADENA 91104	
(State/ZIP)	626.797.2280 / 626.524.6231 626.523.1542	
(Phone/FAX)	LAURA KAUFMAN, CONSULTANT 626.356.8058	
(E-mail)		

Date 7/20/05

Signature:

PLN 2005-00411

Date received: 8.4.05

Planner: EFS

PART III: TYPE OF DESIGNATION

PROPERTY TO BE DESIGNATED AS A:

HISTORIC MONUMENT <input type="checkbox"/>	LANDMARK <input checked="" type="checkbox"/>
<i>A historic monument means any historic resource that is significant at a regional, state or national level, and is an exemplary representation of a particular type of historic resource.</i>	<i>A landmark means any historic resource that is significant at a local level, and is an exemplary representation of a particular type of historic resource.</i>

PART IV: 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 on the site). A map may be used for the description. Please also submit recent photographs. Use continuation sheet if necessary.

Refer to continuation sheet, site plan and recent photographs.

COTTAGE - 361 (AKA 351) ADENA STREET
ASSESSOR'S ID # 5729-033-005
DR RK JAMES SUB 90 FT W LOT 19

PART V: 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 historic resource.

Refer to bibliography, historical photographs, chronology, and other supporting information. PLEASE SEE REPORT & EXHIBITS

CRITERIA FOR DESIGNATION

CRITERIA FOR DESIGNATING A HISTORIC MONUMENT

<input type="checkbox"/>	1. 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"/>	2. It is associated with the lives of persons who are significant in the history of the region, state or nation.
<input type="checkbox"/>	3. 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"/>	4. It has yielded, or may be likely to yield, information important in prehistory or history of the region, state or nation.

A historic monument designation may include significant public or semi-public interior spaces and features.

CRITERIA FOR DESIGNATING A HISTORIC LANDMARK

<input type="checkbox"/>	1. It is associated with events that have made a significant contribution to the broad patterns of the history of the city.
<input checked="" type="checkbox"/>	2. It is associated with the lives of persons who are significant in the history of the city.
<input checked="" type="checkbox"/>	3. It embodies the distinctive characteristics of a locally significant historic resource property type, architectural style, period, or method of construction, or that represents the work of an architect, designer, engineer, or builder who is locally significant, or that possesses high artistic values that are locally significant.
<input type="checkbox"/>	4. It has yielded, or may be likely to yield, information important locally in prehistory or history.

NOMINATION OF LEWIS COTTAGE AS A PASADENA HISTORIC LANDMARK

**Researched by Karen Bateman and Laura Kaufman
Written by Laura Kaufman**

This document, with attached exhibits, nominates the Lewis Cottage, 361(aka 351) Adena St., as a Pasadena Historic Landmark.

TWO CRITERIA QUALIFY THE LEWIS COTTAGE FOR LANDMARK STATUS

1. Criteria Number Two: The structure is “associated with the lives of persons who are significant in the history of the city.” Henry and Anna Lewis, the first owners of the Lewis Cottage and her companion, Mansion Adena (aka Lewis House), were wealthy land speculators and a prominent founding family of North Pasadena (**Exhibit 9, Los Angeles Times, Henry Lewis real estate transactions, 1887, 1901**). Anna M. Luckey, who resided in the Cottage, was a beloved advocate for the poor who was instrumental in founding both the city’s first welfare agency and the Scripps Home for the Aged, the area’s first permanent retirement home.

2. Criteria Number Three: Lewis Cottage also embodies “the distinctive characteristics of a locally significant historic resource property type, architectural style, period or method of construction, or that represent the work of an architect, designer, engineer or builder who is locally significant or that possess high artistic values that are locally significant.”

The Cottage is a “good example of a vernacular turn-of-the-century home”-- significant as a representative of pre-annexation architecture, according to its 1991 Inventory. (**Exhibit 1, Historic Resources Inventory, 361 Adena St., Lewis Cottage**)

Historic Resource Survey Singles Out Lewis Cottage for Recognition

And of the 32 residences constructed prior to the annexation of the Survey Area to the city of Pasadena in 1904, “Among the most significant and intact of these structures are (sic) 361 Adena, a 1 ½ story vernacular residence built circa 1895.” (**Exhibit 2, City of Pasadena Survey Area 26, Garfield Heights , p.15**).

A photograph, taken more than a century past, depicts Lewis Cottage’s first owner, Henry C. Lewis, a retired farmer and real estate speculator from Iowa, posing in front of Mansion Adena, with the estate buildings in the background. The estate included Lewis Cottage, a kitchen house and a carriage house (**Exhibit 11, Sanborn Map, 1900**) An Arroyo stone retaining wall wraps around the Mansion and Cottage properties (**Exhibit 3, Historic Photo, Henry C. Lewis and Mansion Adena; Exhibit 4, 1888 Los Angeles City Directory Listing, Henry Lewis, real estate**), which stand on a knoll above street level, setting them apart from their neighbors.

A stone-edged stairway leading to the Cottage is described as an “attractive entry with nine cement steps curved to a wooden porch.” Because this Arroyo stone stairway and wall surrounding the property are an important part of its historic fabric, we also include it as part of this Historic Landmark application. **(Exhibit 5, Historic Resources Inventory, 341 Adena Street, Mansion Adena; Exhibit 6, Field Checklist, 361 Adena, 5-28-85; Exhibit 7, Photo of Lewis Cottage and Arroyo Stone-rimmed Steps; Exhibit 8, Photo of Cottage and driveway; Exhibit 16, Historic Photo, Mansion Adena and Arroyo Stone Wall).**

CRITERIA NUMBER TWO: CHAIN OF TITLE PROVES THE COTTAGE AND MANSION WERE OWNED BY PROMINENT NORTH PASADENA FOUNDERS

Dr. R. K. Janes, a Colorado Boulevard dentist and real estate speculator, was the first owner of Lots 18 and 19 on Adena Street, the Adena estate property, which included the Cottage. Janes hawked his dental services for “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.” **(Exhibit 12, Los Angeles County Directory, R. K. Janes listing)** The lots formed part of Block R of the Painter-Ball Tract **(Exhibit 13, Garfield Heights Home Tour brochure)** that he had purchased from B. F. Ball, one among a group of prominent Quakers from Iowa who founded North Pasadena. In 1888, Janes sold Lot 19 as well as Lot 18 to Quakers Henry C. Lewis and Anna Lewis for the sum of \$5,300 in gold, according to the Deed of Title, recorded December 28, 1888. **(Exhibit 14, Deeds of Title and Parcel Map Lots 18 and 19; see End Note 2).**

That \$5,300 pricetag indicates that the Lewises weren’t paying for vacant property — since in the late 1880s, Pasadena land was priced at about \$100 per acre and the two parcels total about one acre. **(Exhibit 15, History of Pasadena, by Hiram Reid, Pasadena History Co. Publishers, 1895, land prices).** And an 1885 publication, “Victorian Dwellings for Village & Country,” by S. B. Reed, reprinted by Dover Publications, Inc., indicates similar structures to Adena and her Cottage, cost \$3,500 and \$1,000, respectively, which would bring the \$5, 300 purchase price in line with the land, plus new construction. **(Exhibit 17, Victorian Dwellings for Village & Country, by S. B. Reed, reprinted by Dover Publications, Inc., 1885)** Therefore, we conclude the Cottage and Mansion already had been built by the time the Lewises purchased the lots in 1888 -- seven years prior to the 1895 date estimated in the Cottage’s Inventory **(Exhibit 1)**

Indeed, the photograph of Lewis taken in the late 1880s **(Exhibit 3)** features a partial view of the Cottage in the background. No building permits are available to confirm the exact construction date, since the Cottage and Mansion were erected before the 1904 annexation of the area by the city of Pasadena.

Another indication that the Cottage and Mansion existed prior to the Lewises’ ownership is that the deed refers to the transfer of the property, “together with all and singular tenement hereditaments and appurtenance thereinto belonging,” meaning previous dwellings. **(Exhibit 14)**

Yet an additional clue that the Cottage was built prior to 1895 is that it, and the Mansion, possess mantels of Eastlake design, 1860-1890, with sidepieces resembling corbels. (**Exhibit 18, Photos Mansion Adena and Cottage Mantels; Exhibit 19, Architectural Styles website**) The Cottage mantel features an over-mantel with shelves (**Exhibit 18**), which is a scaled down version of Mansion Adena's mantel (**Exhibit 18; Exhibit 20, Historic Photo, Mansion Adena Interior**). Both homes also possess similar brass Eastlake hardware. (**Exhibits 21, Photos, Eastlake Hardware, Mansion Adena and Lewis Cottage**).

LEWIS COTTAGE OWNED BY NORTH PASADENA FOUNDER

Born near Cincinnati in 1830, Henry C. Lewis was reared in Indiana and was trained as a carpenter, a profession he practiced for several years before engaging in farming and the shipping of horses, according to Gregory McReynolds, an historian specializing in Pasadena Quaker families, who gleaned this information from an 1880 publication entitled "Polk County History." Lewis had three children with his first wife, Jane Hill of Parke County, Indiana and she died in 1864. Two years later he married Anna Thornton and she bore him four children. (**Exhibit 22, Lewis Family Tree, compiled by Gregory McReynolds**)

Once in Pasadena, Lewis became an avid real estate speculator — not only in Pasadena, but in Santa Ana and by century's turn in Long Beach -- according to various transactions listed in the Los Angeles Times (**Exhibits 9**). For example, on Feb. 13, 1887, Lewis bought 10 acres in Block Q, Painter & Ball's addition to Pasadena from L. H. Michener for \$17,800. He sold it at a loss the next month for \$15,300. On Feb. 2, 1887 he sold a property in L. H. Michener's subdivision on Summit Avenue to H. J. Axford for \$1,200. And in March 1887, he purchased three lots in Santa Ana for \$9,000.

Lewis may have gambled on land sales but he encouraged sobriety in other matters, offering Quakerly support to the city's anti-liquor ordinance, signing a \$25 indemnity pledge note toward an 1887 state Supreme Court case which successfully drove saloons from Pasadena's borders, making it the first California city to go dry (**Exhibit 23, History of Pasadena, by Hiram Reid, Pasadena History Co. Publishers, 1895, Lewis' contribution to Pasadena's Anti-Saloon Ordinance Court Case, pgs 251-252**).

And in 1901 Henry Lewis quitclaimed the Cottage to A. B. Albriktson, (**Exhibit 14, Deeds of Title, Lewis: Albriktson, Campbell, Williams, Dorr. Parcel map Lots 18 & 19, see End Note 2, Cottage's subsequent owners**) for \$2,000 in American gold and a few months later purchased two lots in Long Beach from Albriktson and his wife, Hannah, for \$4,100 (**Exhibit 9**).

ANNA LUCKEY GRACES COTTAGE — AND PASADENA'S POOR, WORKING MOTHERS, AND SENIOR CITIZENS WITH HER WORK

While the Cottage's first owner was a wealthy real estate speculator, the Cottage also housed a social service pioneer whose work benefited the least fortunate and visible in the community. Anne B. Luckey, who resided at the Cottage in 1900 (**Exhibit 24, Pasadena City Directory listings, 1893, 1900**) was a beloved advocate for the poor, who was instrumental in founding both the city's first welfare department in 1917 and the Scripps Home for the Aged (now called the Scripps Home), the first permanent retirement residence in Pasadena/Altadena, about five years earlier. (**Exhibit 25, Pasadena Post, 9/20/34, Anne B. Luckey profile**). She also helped found Pasadena's first Day Nursery for children of working mothers (**Exhibit 26, Los Angeles Times, April 4, 1911; Exhibit 27, A Pasadena Chronology, 1769-1977, compiled by Joyce Pinney, 1978, Pasadena Public Library, Pasadena Day Nursery Opens in December 1910 for Children of Working Mothers**)

And after she was fired as second-in-command of the private Pasadena Charitable League, a public outcry forced city officials to make it a city department and install Luckey as manager. (**See below for full story**).

According to a September 20, 1934 article in the Pasadena Post, Luckey's "work here in social service is well known to old residents. She helped found the old Emergency League (in 1903 (**Exhibit 25**) which flourished for years without city or county aid," the Post article states.

"Finally, through her efforts, the city charter was changed allowing an annual subscription of \$10,000 in municipal funds. Later the organization merged with the Associated Charities and Mrs. Luckey was asked to give the new body a name. She called it the Pasadena Welfare Bureau." Mrs. Luckey became the manager of that agency in 1917 (**See Exhibit 35, Pasadena City Directory, 1917-18 listing, Anna M. Luckey, manager, Pasadena Welfare Bureau**).

Luckey's Firing and Rise to the Top

Our story begins in July 1915, when the Charitable League's Board of Trustees voted to dismiss Luckey, its field secretary, and Lata Sewell, its visiting nurse, according to the Los Angeles Times (**Exhibit 28, Los Angeles Times, July 18, 1915**). The cause for the firings was friction with their boss, a Miss Thyrza Barton, the League's general secretary, whom Board President Russell described as a "wealthy girl." Following an investigation of Barton, the board "did not find one thing that she (Barton) had done that we disapproved of," Russell said.

Apparently it was a case of the Board siding with one of their own class, for the article later describes the Board members as "among the most prominent people of Pasadena," including Arthur L. Hamilton, a former city commissioner and superintendent of schools (**Exhibit 29, Historic Pasadena, by Ann Scheid, Arthur L. Hamilton citation**), Leo G. MacLaughlin, who owned a real estate, insurance and investment company, then-Assistant Postmaster Henry Ramel, (**Exhibits 30, Pasadena City Directory 1915-16, Leo MacLaughlin ad and Henry Ramel listing**), and two physicians (**Exhibit 28**).

“Friends of the two women who were dismissed voiced their disapproval of the action of the board very strongly yesterday and did not hesitate to say that they would demand an investigation,” the Times stated. Luckey, who had organized the Emergency League of Pasadena in 1903, and was its general secretary for a decade until its consolidation with the Pasadena Charitable League in 1913, “was deeply grieved at the action of the board and expressed her surprise that she should be so summarily dismissed,” the article states.

“I love my people,” Luckey told the Times, “and it was impossible for me to conduct the work along the lines laid out by Miss Barton. No matter how dirty or poor a person is there is always some good if you can only love it into life.” Luckey, pointing out Barton’s privileged status, noted “it is probably difficult for her to believe that people are ever really starving. I have seen grown men come from her office sobbing like babies.”

The wealthy Miss Barton had been installed as chief of the League in April 1914 and apparently had succeeded in using her personal appeal to win the board’s support. “She is a very charming young woman,” Board President Russell told the Times, “and when we heard the stories of her being inhuman to the poor we could not believe them and so we have quietly investigated and we have found not one thing to her discredit.”

He said the Board very reluctantly fired Luckey and its visiting nurse “as the members knew how dearly both women were loved by the poor and needy,” the article states.

Storm of Disapproval Follows Dismissal

Five days later, on July 23, 1915, the L.A. Times ran another story on the controversy, with a photo of Luckey, framed by an Art Nouveau flourish that seems to give her angel wings. The photo caption notes she was “closely identified with charity work of Pasadena for eleven years, whose dismissal from the working force of the Pasadena Charity League has created a veritable storm of disapproval.” (**Exhibit 31, Los Angeles Times, July 23, 1915**) The tempest that had been brewing for months “has apparently gathered again with greater force than ever.” Outrage over the firings grew until the City Commission’s chair announced he had drafted a city ordinance which would place charity work under the supervision of the city.

The firings had been the hot topic at local clubs and organizations “and on every side protests have been pouring in to the Trustees,” the Times states. Petitions were being circulated and “a number of property owners have publically protested against the removal of the two women, claiming that since the League depended partly on taxpayer support,” taxpayers should have a voice in the selection of those who dispense the funds, the article states.

“Both Mrs. Luckey and Miss Sewell are very popular women and have a host of friends,” the article states.

City Forced to Act on Behalf of Luckey

That support grew so that on a Sunday two weeks hence, within a few hours “hundreds of signatures” had been gathered on petitions circulated at a local churches demanding that Luckey receive a position with the new Municipal Charitable League. (**Exhibit 32, Los Angeles Times, Aug. 9, 1915**) (The petitions had been drawn up by Judge Robert McDonald in his office). By October 8, with the city divided into two factions over the firings, the City Commission had taken charge of the Pasadena Charitable League. (**Exhibit 33, Los Angeles Times, Oct. 8, 1915**).

And on June 30, 1916, the Pasadena Department of Relief and Social Services was established by Ordinance No. 1683, which included the Welfare Board, according to A Pasadena Chronology, compiled by Joyce Pinney. (**Exhibit 34, A Pasadena Chronology, compiled by Joyce Pinney, 1978, Pasadena Public Library publisher, Pasadena Welfare Board created**) The following year, Luckey was listed as manager of the Pasadena Welfare Bureau in the City Directory. (**Exhibit 35, 1917-18 Pasadena City Directory listing, Anna M. Luckey, manager, Pasadena Welfare Bureau**)

SCRIPPS HOME WAS LUCKY’S INSPIRATION

In addition to working mothers and the poor, Luckey also championed older residents. According to the Pasadena Post, it was at Luckey’s request “the late William A. Scripps made possible the Scripps Home” for senior citizens (**Exhibit 25**).

The League had been providing care for a group of elderly people in a rented building known as “The Home for Aged Women.” (**Exhibit 36, Altadena’s Golden Years, by Robert Peterson, 1976**) At a 1911 meeting of the Emergency League, William A Scripps, scion of a newspaper and printing family, was made aware of the need for a more permanent facility for the aged (**Exhibit 37, Pasadena Area History, James W. Anderson Editor and Publisher, p90**).

Scripps had just purchased Professor T.S.C. Lowe’s house at the corner of Santa Clara Avenue and Calaveras Street and he offered to provide a home on his property. He bought an additional eight acres and built on a wing. The benefactor spent about \$50,000 on the project and then presented it to Pasadena as “The William A. Scripps Home for Aged People.” General contributions permitted the home’s enlargement and the construction of an infirmary and hospital to be built on the grounds. But since the Scripps family did not actually endow the home, the Board of Directors called it “The Pasadena Home for the Aged,” the book states.

“They decided to accept his gift as it was ideal for that purpose,” according to Altadena’s Golden Years. (**Exhibit 36**). The property was deeded to the “William A. Scripps Home for Aged People” in accordance with its charter issued in 1913. Although the original Victorian structure since was moved to the site of the Waldorf School on Mariposa Street, the 160 residents of the Home, reserved for those of low to moderate means, delight in the current facility’s antique-filled corridors.

Today, the Scripps family is known more for its philanthropy than the chain of newspapers where it made its fortune. (one of which employed this author) (**Exhibit 38, Altadena: Between Wilderness and City, by Michelle Zack, Altadena Historical Society, Publisher**) Luckey's contribution to the Scripps legacy continues to provide a haven for local residents and is considered among the finest retirement homes in the area.

LUCKEY'S ACT II: WRITING

Luckey also became a writer later in life (**Exhibit 25**) and penned stories for children in a serial entitled "Child's Garden," (possibly called Child Garden) about her grandson's adventures. Her daughter, Gertrude Appleton Luckey, followed in her path, writing articles on houses for magazines including Sunset and House Beautiful. (**Exhibits 39, California Death Index, Luckey family; Sunset Magazine, April 1919 and July 1917; and Readers Guide to Periodical Literature, 1915-18, 1919-21**)

For these reasons, Lewis Cottage meets Criteria Number Two: "It is associated with the lives of persons who are significant in the history of the city."

CRITERIA NUMBER THREE: EMBODIES THE DISTINCTIVE CHARACTERISTICS OF A LOCALLY SIGNIFICANT HISTORIC RESOURCE PROPERTY TYPE

Lewis Cottage also meets Criteria Number Three: It embodies "the distinctive characteristics of a locally significant historic resource property type, architectural style, period or method of construction, or that represents the work of an architect, designer, engineer or builder who is locally significant or that possesses high artistic values that are locally significant."

A NINETEENTH CENTURY GEM PRESERVED

Lewis Cottage, as one of three nineteenth century homes on the 300 block, is "significant as a representative of construction prior to annexation of the area," according to her Historic Resources Inventory. (**Exhibit 1**). The third house is located at 390 Adena, across the street (**Exhibit 40, Historic Resources Inventory, 390 Adena**).

The seven-room Cottage is described as being massed in plan with a side gable that is three bays wide. The front porch contains the home's most decorative features: turned posts and a decorative wood bannister which wraps around the side of the house.

Arroyo stone forms its foundation and edges the curved cement steps leading from the retaining wall to the house. Clapboard, with cornerboards and random shingling, covers the Cottage exterior. The porch has a partially hipped roof and a central entrance. A large transom graces the half-glass front door and the side windows also contain transoms. There is a small square vent above the pair of double hung windows on the second floor and the roof's plain bargeboards are carved at the foot of the gable.

The Cottage interior exhibits Eastlake styling by its spindle shelved over-mantel fireplace in the parlor and the brass embossed hardware on the parlor's pocket door — hardware that closely resembles that of Mansion Adena's. (Exhibits 19, 20, 21; see End Note 4). The large transom windows all possess their original mechanisms. Her interior fluted trim moldings and bull's-eye medallions remain in their original unpainted state and represent late 1880s Victorian styling — also matching those of Mansion Adena. (Exhibit 41, Photos, Interior Doorway Bull's-eye Moldings, Mansion Adena and Lewis Cottage)

CONCLUSION

Built by a wealthy land speculator as a companion to Mansion Adena, Lewis Cottage sheltered a social service pioneer and beloved advocate for the poor. With its pristine Eastlake style, the Cottage has endured the birth of two centuries to triumph as one of the most significant and intact area houses. We urge the city to preserve this architectural treasure by naming Lewis Cottage a Pasadena Historic Landmark.###

End Notes

1. The Lewises real estate transactions listed in the Los Angeles Times include the Feb. 7, 1887 sale from Henry Lewis to H. J. Axford of Lot 2, L. H. Michener's subdivision on Summit Avenue tract for \$1,200; the Feb. 13, 1887 sale of 10 acres in Block Q, Painter & Ball's addition to Pasadena from L.H. Michener to Henry Lewis for \$17,800; and its subsequent sale for \$15,300 on March 19, and Lewis' purchase from Milton D. Painter of 1 1/4 acres on the west side of Marengo Avenue for \$1,030.
2. On March 6, 1902, the Cottage was conveyed from N.P. and Hannah Albriktson to Mary L. Campbell and Ella J. Campbell of Los Angeles for \$3,000; and on November 13, 1903 from the Campbells to Loyal W. Williams for \$2,500. On June 7, 1906, Williams, of Seligman Arizona sold the Cottage to Sarah Dorr, of San Francisco, for \$3,000. Dorr owned it until the 1960s.
3. The Emergency League was formed in 1903, according to Jan Beltran, assistant to Scripps Home Executive Director Jim Graunke.
4. For further information on the Mansion Adena estate, see Historic Landmark Application for 341 Adena St.

Lewis Cottage Exhibits

1. Historic Resources Inventory, 361 Adena Street, Lewis Cottage
2. City of Pasadena Survey Area No. 26, Garfield Heights, p. 15
3. Historic Photo, Henry C. Lewis & Mansion Adena
4. 1888 Los Angeles City Directory listings, Henry Lewis, real estate
5. Historic Resources Inventory, 341 Adena Street, Mansion Adena
6. Field Checklist, 361 Adena, 5-28-85
7. Photo of Lewis Cottage and Arroyo Stone-Rimmed Stairway
8. Photo of Cottage and driveway
9. Los Angeles Times, Henry Lewis real estate transactions, 1887, 1901
10. Pasadena: Its Early Years, by Henry Markham Page, Lorrin L. Morrison Printing and Publishing, real estate boom and bust, pgs 72,107
11. Sanborn Map, 1900
12. Los Angeles County Directory, R.K. Janes listing, The Times-Mirror Co., Printing and Binding House.
13. Garfield Heights Home Tour Brochure
14. Deeds of Title, Lewis: Albrikton, Campbell, Williams, Dorr. Parcel map lots 18 &19. See End Note 2.
15. History of Pasadena, by Hiram Reed, Pasadena History Co., Publishers, 1895, land prices
16. Historic Photo, Mansion Adena and Arroyo Stone Wall
17. Victorian Dwellings for Village & Country, by S. B. Reed, Reprinted by Dover Publications, Inc., 1885.
18. Photos, Mansion Adena Mantel Corbel, Cottage Mantel Corbel
19. Architectural Styles website

20. Historic Photo, Mansion Adena Interior
21. Eastlake Hardware Photos, Mansion Adena and Lewis Cottage
22. Lewis Family Tree, compiled by Gregory McReynolds
23. History of Pasadena, by Hiram Reed, Pasadena History Co. Publishers, 1895, Lewis' contribution to Pasadena's Anti-Saloon Ordinance Court Case, pgs. 251-252
24. Pasadena City Directory Listings, 1893, 1900, Anne B. Luckey
25. Pasadena Post, 9/20/34, Anne B. Luckey profile
26. Los Angeles Times, April 4, 1911, Luckey one of incorporators of first Day Nursery.
27. A Pasadena Chronology, 1769-1977, compiled by Joyce Pinney, 1978 Pasadena Public Library, Pasadena Day Nursery Opens in December 1910 for Children of Working Mothers.
28. Los Angeles Times, July 18, 1915, Luckey dismissed from the Pasadena Charitable League.
29. Historic Pasadena, by Ann Scheid, Arthur L. Hamilton, citation, p74.
30. Pasadena City Directory, 1915-16, Leo MacLaughlin ad, Henry Ramel listing.
31. Los Angeles Times, July 23, 1915, Luckey Firing Controversy Grows
32. Los Angeles Times, Aug. 9, 1915, Petitions Circulated On Behalf of Luckey
33. Los Angeles Times, Oct. 8, 1915, City takes Charge of Pasadena Charitable League
34. Pasadena Chronology, 1769-1977, compiled by Joyce Pinney, 1978, Pasadena Public Library, Pasadena Welfare Board created June 30, 1916.
35. Pasadena City Directory, 1917-18, listing, Anna M. Luckey, manager, Pasadena Welfare Bureau
36. Altadena's Golden Years, by Robert Peterson, 1976, Emergency League caring for elderly women in a rented building.
37. Pasadena Area History, James W. Anderson, Editor and Publisher, Williams Scripps made aware of need for permanent facility for aged, p90
38. Altadena: Between Wilderness and City, by Michelle Zack, Altadena Historical Society,

Publisher.

39. Sunset Magazine, April 1919 & July 1917, articles written by Gertrude Appleton Luckey; California Death Index, Luckey family; Readers Guide to Periodical Literature, 1915-18, 1919-21.

40. Historic Resources Inventory, 390 Adena Street.

41. Photos, Interior Doorway Bull's-Eye Moldings, Mansion Adena and Lewis Cottage

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DEPARTMENT OF PARKS AND RECREATION
OFFICE OF HISTORIC PRESERVATION

EXHIBIT 1

HISTORIC RESOURCES INVENTORY

IDENTIFICATION AND LOCATION

1. Historic Name NONE

Ser. No. 1109 - AD - 361
National Register status 5D2
Local designation _____

*2. Common or current name NONE

*3. Number & street 361 Adena Cross-corridor _____
City Pasadena Vicinity only _____ Zip 91104 County Los Angeles
4. UTM zone 11 A 394840/3781300 B 394840/3780440 C 394420/3780440 D 394420/3781300
5. Quad map No. 1102 Parcel No. 5729-033-005 Other _____

DESCRIPTION

6. Property category Building If district, number of documented resources N/A

*7. Briefly describe the present physical appearance of the property, including condition, boundaries, related features, surroundings, and (if appropriate) architectural style.

The house at 361 Adena Street is a one and one-half story, turn-of-the-century vernacular; it is massed in plan with a side gable which is three bays wide. The front porch contains the home's most decorative features: turned posts and a decorative wood bannister which wraps around the side of the house. The foundation is Arroyo stone. The exterior is finished in two types of wood: clapboard with cornerboards and random shingles. The porch has a partially hipped roof and a central entrance. The half glass front door has a large transom, as do the side windows. Located unequal distances from the door, the closer window is a large, fixed light; the other has four fixed lights. At the second floor, a pair of double-hung windows interrupts the stringcourse. There is a small, square vent above the pair of windows. The roof's plain bargeboards are carved at the foot of the gable. The pitched roof is covered in composition shingles.



8. Planning Agency
City of Pasadena/Urban Conservation

9. Owner & address
Tapan & Dulali Sin
1162 Chisholm Trail
Diamond Bar, CA 91765

9A. Original owner
Unknown

10. Type of ownership Private

11. Present use Comm/Residential

12. Zoning RM32

13. Threats Inaprop. /Rehab.

A 94296-0001

*Complete these items for historic preservation compliance projects under Section 106 (36CFR800). All items must be completed for historical resources survey information.

HISTORICAL INFORMATION

- *14. Construction date(s) 1895 A Original location Same Date moved _____
- 15. Alterations & date Rebuild second floor after fire 1966
- j. Architect Unknown Builder Unknown
- 17. Historic attributes (with number from list) 02 -- Residence

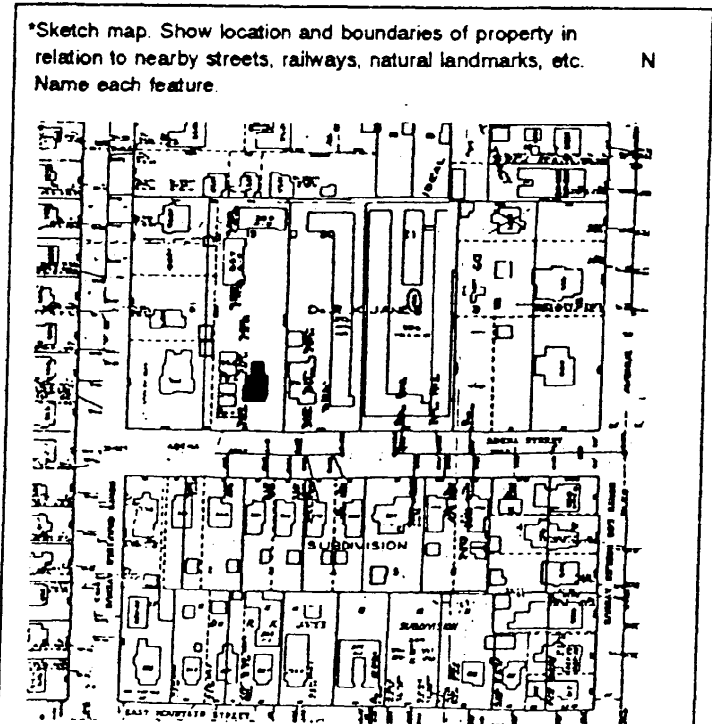
SIGNIFICANCE AND EVALUATION

- 18. Context for evaluation: Theme Resdntl Architecture Area Garfield Heights, Pasadena
 Period 1885-1935 Property type Residence Context formally developed? Yes
- *19. Briefly discuss the property's importance within the context. Use historical and architectural analysis as appropriate. Compare with similar properties.

This one and one-half story residence is a good example of vernacular turn-of-the-century homes, of which there are approximately 20 other structures in the survey area built between 1890 and 1910. This house is one of three structures in the 300 block of Adena which was constructed before 1900, hence its style differs from the majority of structures on the block. The construction date is estimated to be 1895 by tax assessor records. Since its construction predates annexation of the area by the City of Pasadena in 1904, no original building records are available. The earliest record of the property is the 1906-07 Assessors Field Book which assesses the seven room house owned by L.W. Williams at a value of \$750. The subsequent owner was Sara H. Dorr who owned the property from 1906 until at least 1966. Several other structures on the property include two duplexes and two residences built between 1952 and 1954. Modifications to the residence include the rebuilding of the second floor after a fire in 1966. The house remains a good example of its type. As one of three nineteenth century homes on the block, it is significant as a representative of construction prior to annexation of the area. For further information and analysis, see the historic context statement for Area 26.

- 20. Sources BDB 14368; 1990 Tax Assess; AFB 1906-07 v5 p153; AFB 1907-08 v5 p156; Tax Assess 1910-19 v6 p336; CD 1919-35; Zn map 12

- 21. Applicable National Register criteria _____
- 22. Other recognition _____
 State Landmark No. (if applicable) _____
- 23. Evaluator Christy J. McAvoy
 Date of evaluation 1991
- 24. Survey type Comprehensive
- 25. Survey name Garfield Heights, Pasadena Survey
Area 26
- *26. Year form prepared 1991
 By (name) Historic Resources Group for
 Organization Pasadena/Urban Cnsrvtn
 Address 100 N. Garfield
 City & Zip Pasadena 91109
 Phone (818) 405-4228
 Historic Resources Group 1991



The primary development and subdivision patterns, physical characteristics, periods of significance, property types, and persons associated with the development of the area are discussed in the brief context statement for the area (see Section IV below).

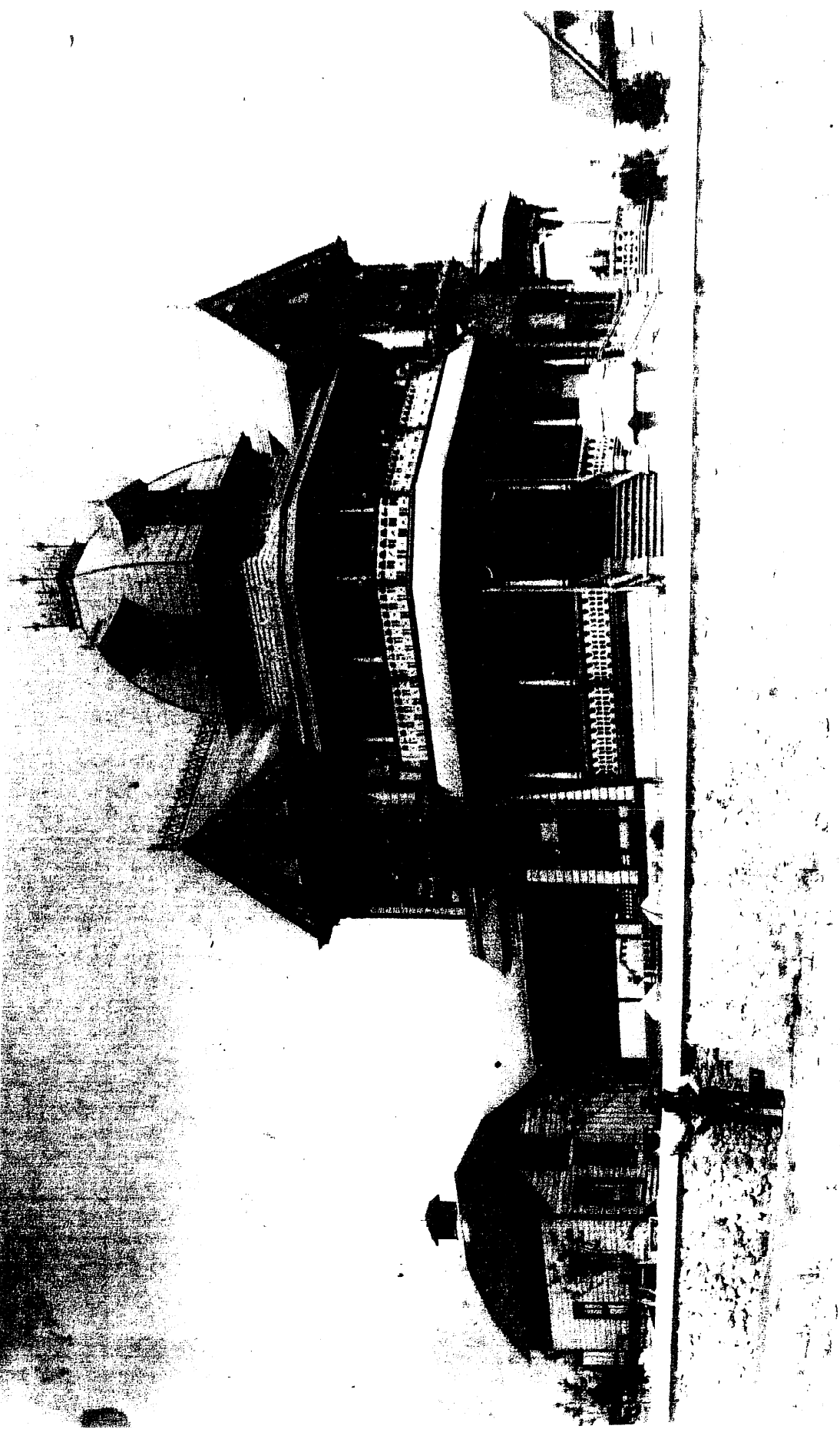
Briefly, the survey found that the majority of structures included in the survey were constructed prior to World War I from 1885 to 1918. This period of development is the first period of significance for the neighborhood. Thirty-two residences were constructed in the survey area prior to annexation of the neighborhood to the City of Pasadena in 1904. These structures range in type from simple one story massed plan vernacular cottages to elegant Victorian mansions. Among the most significant and intact of these structures are:

- . 361 Adena, a one and one-half story vernacular residence built circa 1895.
- . 289 East Douglas, the most intact of the simple one story turn-of-the-century vernacular cottages in the area.
- . 1207 North Marengo, a two story turn-of-the-century vernacular massed plan residence designed by local architect W.B. Edwards in 1904.
- . 1253 North Marengo, a one story turn-of-the-century vernacular cottage constructed around 1885. It is possibly the oldest surviving structure in the survey area and remains relatively intact.

After annexation, the neighborhood was developed with primarily Craftsman residences and bungalows, an architectural style and property type which are of tremendous significance to the City of Pasadena. The building period from 1905 through 1918 contains several notable examples of this style and this type of construction, including:

- . North Garfield contains a number of particularly noteworthy examples of this style and type. Among them are: 935, 981, 989, 1008, 1087, 1110, 1120, and 1141.
- . a cluster on North Marengo at 918, 934, 943, 944, 950, 969, 984, and 990. Other worthy of note examples of the type on Marengo include the one story Craftsman bungalow at 1000, and the residences at 1045, 1048, 1054, 1063, 1071, 1171, 1230.

local historic district, overlay zone, or preservation area, under an ordinance that has not yet been written or a procedure that has not yet been implemented." See Appendix 1 of the Instructions, attached hereto as Appendix C.



1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41 42 43 44 45 46 47 48 49 50 51 52 53 54 55 56 57 58 59 60 61 62 63 64 65 66 67 68 69 70 71 72 73 74 75 76 77 78 79 80 81 82 83 84 85 86 87 88 89 90 91 92 93 94 95 96 97 98 99 100

GRANDALL & CO.
135 West First St.

EXHIBIT 4

MICROFILM

WALNUT. CHERRY. SPANISH CEDAR:

JOHN WIGMORE & CO.
13-15 SOUTH LOS ANGELES

1888 LOS ANGELES CITY DIRECTORY
PASADENA [L] DIRECTORY.

959

IMPERIAL FIRE INSURANCE CO., of London. Assets, \$9,858,479. Agents: ROBINSON & FAIRCCHILD, Los Angeles; ISAAC SPRINGER, Pasadena

- Lawton William, carpenter, res 58 South Vernon Av
- Learned Charles H., res N s Locust bet North Mentor and Brown Avs
- Leavens Daniel W., res 42 South Los Robles Av
- Leavens George F., window shades, 42 South Los Robles Av
- Leavens Walter C., res 42 South Los Robles Av
- Leavitt George E., carpenter, res W s Adella Av bet Pearl and Villa
- Lee Alfred C., carpenter, res N s Mercer Av nr Mountain Av
- Lee Allen T., carpenter, E s Galena Av nr Villa
- Lee Bernard, laborer, res 9 Central
- LEE BROTHERS (Charles H. and David) proprietors Acme Hotel, SW cor South Fair Oaks Av and Dayton
- Lee Charles C., carpenter, res S s Peoria nr Old Fair Oaks Av
- Lee Charles H. (Lee Bros.) res Acme Hotel
- Lee Cornelius M., cabinetmaker, res N s Mercer Av nr Mountain Av
- Lee David (Lee Bros.) res Acme Hotel
- Lee Joseph E., teamster, res N s Ashtabula bet North Los Robles and North Moline Avs
- Lee William C., res W s Cypress Av nr Mountain Av
- Leech O., tailor, res 9 North Euclid Av
- Leithead John W., bookkeeper Union Publishing Co., res E s South Mentor Av nr East Colorado
- Leithead Newton, clerk Henry Ridgway, res E s South Mentor Av nr East Colorado
- Leithead Robert, superintendent Park Nursery, res E s South Mentor Av nr East Colorado
- Leithead Robert B. (Wood & Leithead) res East Colorado nr Moline Av
- Leithead William, clerk Wood & Leithead, res E s South Mentor Av nr East Colorado
- Lemon Anna E. Miss, teacher, res 116 East Colorado
- Leslie James M., blindmaker Holland Manufacturing Co., res NW cor North Vernon Av and Mary
- Leuer John, laborer, res S s Mercer Av nr Mountain Av
- Lewis Albert W., carpenter, res N E cor Cypress and Mountain Avs
- Lewis Francisco N., student, res NE cor Garfield Av and Adena
- Lewis Frederick E., carpenter, res NE cor Cypress and Mountain Avs
- Lewis Harry J., res N s Yale bet Yolo and North Fair Oaks Av
- Lewis Henry C., real estate, res NE cor Garfield Av and Adena
- Lewis J. H., teacher drawing, 24 East Colorado, res Sierra Madre
- Lewis Joseph A., plasterer, res W s Cypress Av nr Mountain Av
- Lewis Marvin C.; real estate, res N s Yale bet Yolo and North Fair Oaks Avs
- Lewis Vernon, operator Sunset Telephone-Telegraph Co., res W s Cypress Av nr Mountain Av
- Lowman C. William, laborer, res W s Lawrence Av nr Mountain
- Lewman Hiram A., carpenter, res W s Lawrence Av nr Mountain
- Libbey Mell S., carpenter, res NW cor Maple and Elm Av
- LIBRARY HALL, 10 Dayton
- LIBRARY PUBLIC, 10 Dayton
- Lightfoot George, treasurer South Pasadena Hotel Co., res SW cor Fair Oaks Av and Oxley, South Pasadena
- Lincoln David, plasterer, res New Richmond
- Lincoln Loyal T., clerk Post Office, res 143 North Fair Oaks Av

PACIFIC BANK (R. H. McDONALD, President. FRANK V. McDONALD, Cashier.) Buys and Sells Bills of Exchange

th Pasadena
Oaks Av
y, res W s
g.) Wotkyns
Cirkwood Av
kwood Av
ster, res 50

W cor South
ngo Av bet
70
lid Av
Grove

th Madison
Kansas and
ess
ary
s Kensington

Fair Oaks Av
olorado
adena Av and
adena Av and
adena Av and
adena Av and
ge Grove and

th Fair Oaks

66 MARKET STREET,
San Francisco.

OFFICE OF HISTORIC PRESERVATION
 HISTORIC RESOURCES INVENTORY

EXHIBIT 5
 1062

IDENTIFICATION AND LOCATION

1. Historic Name NONE
- *2. Common or current name Adena Mansion, Lewis House
- *3. Number & street 341 Adena Cross-corridor _____
 City Pasadena Vicinity only _____ Zip 91104 County Los Angeles
4. UTM zone 11 A 394840/3781300 B 394840/3780440 C _____ D 394420/3781300
5. Quad map No. 1102 Parcel No. 5729-033-004 Other _____

Ser.No. 1109 - AD - 341
 National Register status 3S
 Local designation _____

DESCRIPTION

6. Property category Building If district, number of documented resources N/A
- *7. Briefly describe the present physical appearance of the property, including condition, boundaries, related features, surroundings, and (if appropriate) architectural style.

The ornate Queen Anne is two and one-half stories with an L-shaped porch wrapping around the first and second floors. The main roof is an intersecting L-shaped gable, with a front facing two and one-half story bay. A square tower with a curved Mansard roof rises from the porch, with pairs of narrow, Queen Anne sash windows and pediments above. The porch is supported by turned posts with a spindle frieze, above which there is a diamond shingled Mansard roof with a shorter, similarly ornamented porch above with a pierced frieze. The house is clad in drop siding with corner boards. The ornate doors and windows have corner blocks. A pair of small windows set on the corner of the porch has a sharply peaked lintel. The double front door has a transom. The gabled side bay has windows set at a forty-five degree angle on either side; the center pair on the second floor project from the main facade. The ornate cornice has carved brackets, pendants, dentils and modillions among its many decorative features. The recessed main gable has coupled narrow windows set on rounded shingles, with carved barge boards a crowning starburst with a hanging pendant.



8. Planning Agency City of Pasadena/Urban Conservation
9. Owner & address
Ruth E. Jennings
341 Adena St.
Pasadena, CA 91104
- 9A. Original owner
Henry C. & Anna Lewis
10. Type of ownership Private
11. Present use Residential
12. Zoning RM32
13. Threats Inaprop. /Rehab.
- 94296-0001

*Complete these items for historic preservation compliance projects under Section 106 (36CFR800). All items must be completed for historical resources survey information.

HISTORICAL INFORMATION

1. Construction date(s) 1889 A Original location Same Date moved _____
5. Alterations & date Upstairs addition 1915
- Architect Eugene Getschell (att.) Builder Eugene Getschell (att.)
7. Historic attributes (with number from list) 02 -- Residence

EXHIBIT 5
2 of 2

GNIFICANCE AND EVALUATION

8. Context for evaluation: Theme Resdntl Architecture Area Garfield Heights, Pasadena
 Period 1885-1935 Property type Residence Context formally developed? Yes

9. Briefly discuss the property's importance within the context. Use historical and architectural analysis as appropriate. Compare with similar properties.
 This residence is an excellent example of the Queen Anne, of which there are approximately 10 other structures in the survey area built prior to 1900. This house was constructed earlier than the other buildings in the 300 block of Adena, hence its stylistic differences. It stands on a knoll above street level, further setting it apart from its neighbors. Since its construction predates annexation of the area by the City of Pasadena, no original building records are available. The house was first owned by Henry C. Lewis, who purchased the land in December 1888 from B.F. Ball and Dr. R.K. Janes, developers who subdivided the surrounding ten acres. Lewis, a retired Iowa farmer, and his wife Anna had the two story ten room house built soon after buying the property, probably in 1889. The residence has been attributed to Eugene Getschall. The attribution is based on its close similarity to a house built in 1886 for Mary and Isaac Banta at 408 North Fair Oaks. (That house, also attributed to Getschall, was demolished in the 1950s.) Subsequent owners of 341 Adena included Lodema S. Hurlbut from 1894 to 1906, Kate W. Murphy from 1906 to 1920, August M. and Catherine DuPont from 1920 to 1924, Eugenie I. Morse from 1924 to 1928, and Robert and Elsie Burns from 1929 to 1930. The house has been used many times as a movie location beginning as early as the 1920s. An excellent example of its architectural style, this property may be eligible for listing in the National Register of Historic Places. For further information and analysis, see the historic context statement for Area 26.

1. Sources BDB 14367; 1990 Tax Assess; AFB 1906-07 v5 p153; Tax Assess 1910-30 v6 p336; CD 1897-1930; PU 7/30/1887 p5; PSN 5/14/29 p17; PSN 3/2/27 p1; CH 10/27/76; ;Zn map 12

1. Applicable National Register criteria _____
2. Other recognition _____
 State Landmark No. (if applicable) _____
3. Evaluator Christy J. McAvoy
 Date of evaluation 1991
4. Survey type Comprehensive
5. Survey name Garfield Heights, Pasadena Survey
Area 26
6. Year form prepared 1991
 By (name) Historic Resources Group for
 Organization Pasadena/Urban Cnsrvtn
 Address 100 N. Garfield
 City & Zip Pasadena 91109
 Phone (818) 405-4228
 Historic Resources Group 1991

