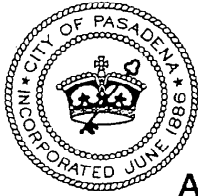


ATTACHMENT B



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:	
2. Property Address:	1059 N. Hill
3. Date of Original Construction	1912
4. Architect / Builder:	William Edwin Allen
5. Present Owner: (Name)	Jeanne Pursel
(Address)	1059 N. Hill Ave
(State/ZIP)	Pasadena CA 91106
(Phone/FAX)	626 796-9903 626 482-9409 cell
(E-mail)	jpursel@gusd.net

PART II. APPLICANT

Applicant: (if not property owner)	
(Address)	
(State/ZIP)	
(Phone/FAX)	
(E-mail)	

Date 1-27-10

Signature

Date received: 1.27.10

Planner: EFS

PLN2010-00035

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.

see attached description + photos

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.

PART VI: LEGAL DESCRIPTION.

Attach a copy of the most recent recorded legal description for the property. This can usually be found in the deed for the property or other documents received when the property was purchased. This can also be obtained by the Title Company.

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 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, <u>architectural style</u> , <u>period</u> , or <u>method of construction</u> , or that <u>represents the work of an architect, designer, engineer, or builder who is locally significant</u> , or that possesses <u>high artistic values</u> that are locally significant.
<input type="checkbox"/>	4. It has yielded, or may be likely to yield, information important locally in prehistory or history.

Supplemental Information

The house located at 1059 North Hill Avenue should be recognized as a local landmark. The architect/builder William Edwin Allen of Allen-Knight architects, Allen Building Company, and Reeves & Baille designed it. While Allen is not one of the most well known architects, his work was featured in Gustav Stickley's magazine, *The Craftsman*. Additionally, the home is an exemplary example of a Japo-Swiss "airplane" bungalow.

Allen referred to himself as an "architectural designer". The building biographer, Tim Gregory was not able to find documentation showing that William Edwin Allen had a degree in architecture. However, Allen had in-depth knowledge of the lumber business and served as one of the principals in the Reeves & Baille architectural firm. He ran this firm independently for at least a year. William Edwin Allen had several titles; he was a contractor, a designer, and the principal of Allen Building Company (sometimes known as Allen-Knight). Allen's formal training may have been incomplete, but he was a talented designer/architect who was able to create a sense of harmony between a dwelling and its natural surrounding. Apparently many people designed bungalows in the early 1900s without having architectural degrees. In *American Bungalow*, Robert Winter and Alexander Vertikoff write,

"Who were the real designers of the small houses in the bungalow books? ... More often they were boys in the office, and frequently they were well-known architects who had already designed and built bungalows that were illustrated". p. 29

They go on to say,

"The great majority of bungalows however, came from people who were never identified in print. Developers and construction firms often hired young architects who had not yet established practices of their own." p.24

While some might question William Edwin Allen's credentials, Gustav Stickley did not. Allen's work was impressive enough to be included in the August 1914 edition of *The Craftsman* magazine. Stickley dedicated three pages to a home that Allen designed; the home was called "The Picnic House". The article highlights the unique design and the way that Allen was able to create a sense of harmony between the house and nature.

“This particular Picnic House has much to commend it to the attention of prospective home-makers anxious to incorporate outdoor sleeping rooms in their building plans in a practical inexpensive way, while adding to the attractiveness of the house, to its convenience and its comfort. That these sleeping rooms were placed where the greatest seclusion could be obtained and in a manner that brought about a pleasantly original construction of the living room, are two great advantages”. Stickley (ed.), 1914 p.560

The home is located at 4224 Glenalbyn in Highland Park and is designated as a Los Angeles Cultural-Historical Monument. (Please see Xerox copies)

The house at 1059 N. Hill is known as a Japo-Swiss “airplane” bungalow. William Edwin Allen was able to successfully blend the Swiss Chalet style with Japanese influences such as the exposed rafters, low pitch roof, and lots of woodwork around the porch. The “airplane” bungalow is sometimes called a 1½ story home. This option allowed for additional bedrooms/sleeping porches without requiring more land. Paul Duchscherer and Douglas Keister say,

“The airplane bungalow is named for the cockpit feature of an attic room projecting above the wings of its roof, reflecting a popular fascination with the concept of air travel. The plan often accommodates access to its upper level by means of an enclosed staircase between the dining room and an adjacent bedroom.” p. 24

In 1912, The Allen Company published a book entitled, Allen Bungalows. The home at 1059 N. Hill is featured in this book. Plan #341 shows the illustration and floor plan. Fortunately, the floor plan is unchanged and remains as designed in 1912. There has been an outdoor porch addition in the backyard. A copy of this book is in the Pasadena Central Library, in the historical section. The book requires an appointment to be shown, and only library personnel can touch it (Please see photos.)

Gustav Stickley’s magazine, *The Craftsman*, has been credited with spreading the popularity of the bungalow. As Winter writes,

“One important reason for the bungalow’s popularity was that it was promoted by a volume of literature, one of the most widely read was Gustav Stickley’s *The Craftsman* magazine.” p.27

Southern California, specifically Pasadena, soon became a popular destination for folks who were migrating west. Many of these people were seeking the American dream; others were interested in escaping the cold, in hopes of better health. In *The Bungalow American Arts & Crafts Home*, Paul Duchscherer and Douglas Keister argue that *The Craftsman* magazine can be credited with making California a popular destination.

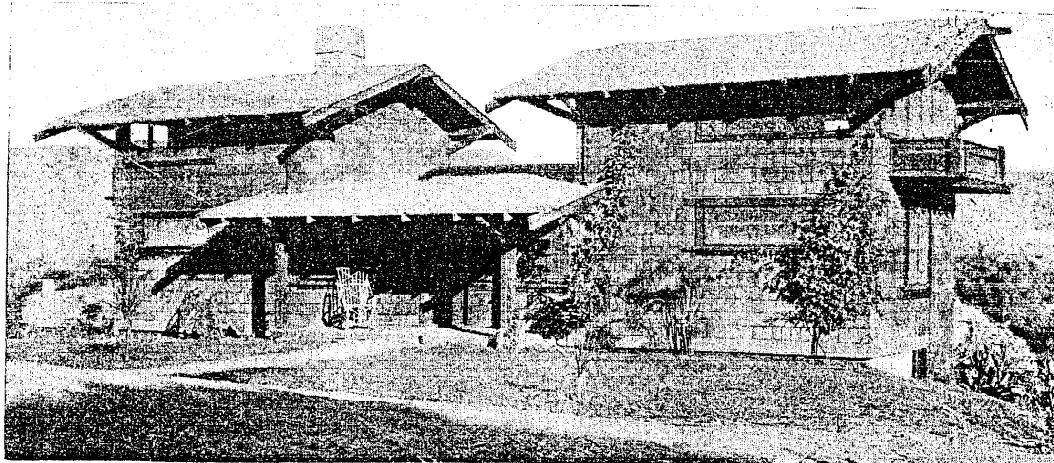
“The periodical showcased the work of many architects working in the Arts & Crafts mode around the country, including Greene & Greene and others in California, which in turn promoted that state as an ideal place to embrace the desirable combination of indoor/outdoor living that its mild climate made possible.” p.8

Stickley paints an ideal picture of Southern California when he writes,

“California is full of people who have fled from the strain of cities, seeking health. Little homes are built where simple living is possible, in the folds of the wild-sage hills, in bay-scented canyons, among the balsam pines of the higher altitudes.” p. 560

The home at 1059 N. Hill is a simple house whose designer may have helped to lure bungalow lovers to Pasadena. The home provides a wonderful example of the blending of the Swiss and Japanese characteristics of the Arts & Crafts era. Additionally, it is a quality representation of the “airplane” style, which is less common than the traditional single story bungalow. I urge you to come see the house in person so that you too can be impressed by its natural beauty. You will feel and see its historical significance!

THE PICNIC HOUSE



THE PICNIC HOUSE

WHEN the men and women who closed the doors of their bleak New England houses rebelling at the severity of a climate that imprisoned them and banished their gardens for the greater part of the year, moved Westward following their desire for freedom, and reached California, they found a climatic welcome exceeding their expectations. They hopefully penetrated the canyons and climbed the hilltops of that hospitable land, their air-tight New England homes exchanged for the airiest structures they could stimulate the architects to build. Their bedrooms, whose every crack was once fairly caulked in an endeavor to shut out every breath of air, are now little more than a roof upheld by four corner posts.

Their ways of getting the Western house plans adjusted to their universal demand for an outdoor sleeping room are various indeed. Architects and owners plan almost invariably for an especial privacy for the outdoor sleeping room. A house designed by W. E. Allen for Mrs. W. W. Wiles of Los Angeles presents one successful solution of the problem of obtaining a quiet seclusion for the porch bedroom. Two bedrooms have been included in the plan, that are as retired, as separated from the rest of the house as though perched upon a mountain top.

They call the little place a "Picnic House," for no other name seemed to fit it so well. A picnic is a day out of doors; a day when there is no household drudgery, when meals are eaten under trees instead

PICNIC HOUSE IN CALIFORNIA SHOWING SLEEPING PORCHES ON UPPER FLOOR.

of roofs. The name is therefore entirely appropriate, for every day there is spent out of doors, meals are served on the green-roofed pergola room and household drudgery is unknown, for everything has been planned for economy of effort.

The outside walls of this simple little six-room house are of 1 x 12 rough boards covered with split redwood shakes, which without the application of paint, stain or oil soon have the appearance of being old and weathered. The roof is of white malthoid with the edges heavily rolled. The eaves have an extension of four feet and are heavily bracketed after the fashion of the Swiss chalet. In the center of the front wall is a small brick-floored entrance porch, roofed and partly recessed. The wide front door, which is of a single slab of redwood, opens into the living room.

The living room has been treated in an original way. On either side of the wide front door are open stairways leading to the upper sleeping room, one of which is on the western and the other the eastern end of the house. The first landing of the stairs is open; the next has a low railing with simple newel, the upper part is enclosed by a lowered width of ceiling. The ceiling, then, of both ends of the 29 x 16 room is lowered for a width of four feet to an eight foot level and beamed with 2 x 8 timber set 18 inches apart. These lowered portions of the room to a height of five feet are faced with 1 x 12 rough boards with three inch battens, paneled above the plate rail with strips of natural tan Chinese tea matting.

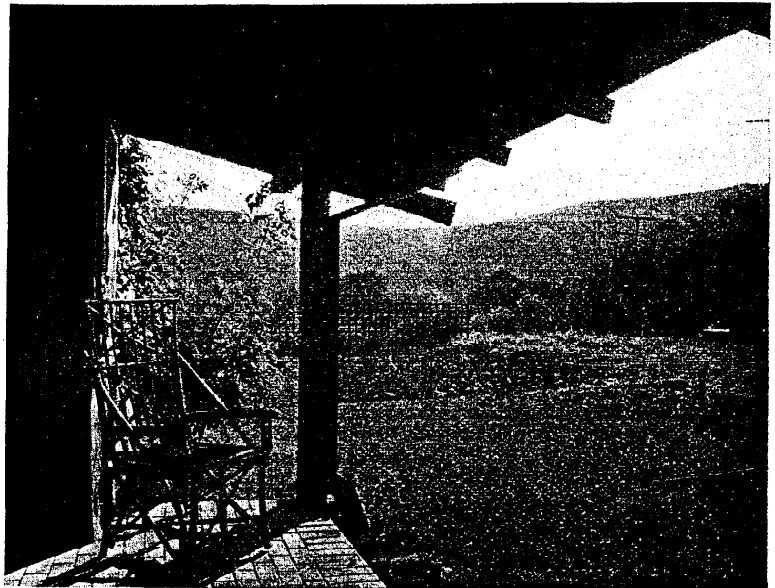
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LIVING

THE PICNIC HOUSE

The central part of the ceiling peaks with the roof lines and is finished with 1 x 6 rough boards laid on 2 x 4 rafters, all exposed and stained a rich brown. A dull red brick fireplace at one end of the room extends clear to the ceiling. This large central room is living room, music room, library and on rainy days a dining room. There is a built-in buffet-cupboard near the door into the kitchen, which projects a little into the main room. The corner formed by the extended

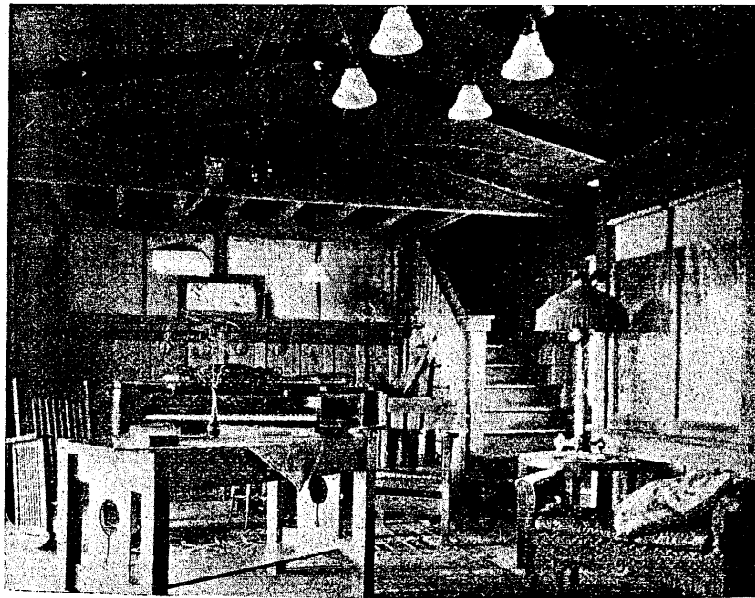


ENTRANCE PORCH OF PICNIC HOUSE, WITH VIEW OF GARDEN.

cupboard has been utilized for a seat seven feet long by two feet wide. Upholstered and cushioned in harmonious colors it adds to the room an atmosphere of comfort. Floors throughout the house are of six inch tongue-and-groove Oregon pine, stained and oiled. Bath and kitchen are finished in white enamel.

In the bedroom at the left of the entrance is a charming little brick fireplace. This

room is finished by battening the inside of the exterior walls—a popular, inexpensive and quite satisfactory way of finishing California cottages. Between the board walls and the shingles is a thickness of heavy tar building paper, through which wind and cold cannot penetrate. A plate rail runs around this room, above which is the frieze of Chinese tea matting. The ceilings are beamed.



LIVING ROOM, MUSIC ROOM AND LIBRARY COMBINED IN THE PICNIC HOUSE.

The outdoor bedrooms, 12 x 16 each, have roomy clothes closets and large sawed openings instead of windows on three sides. These screen windows, fitted with heavy curtains which can be lowered during storms, permit of fine extended views down into the canyon below. One of them opens onto a balcony, where one can sit to enjoy a sun bath, or spread the bedding for an airing.

The closed-in kitchen, 10 x 10, is extended by a screen porch, 10 x 6, where vegetables are kept, tubs for washing are placed

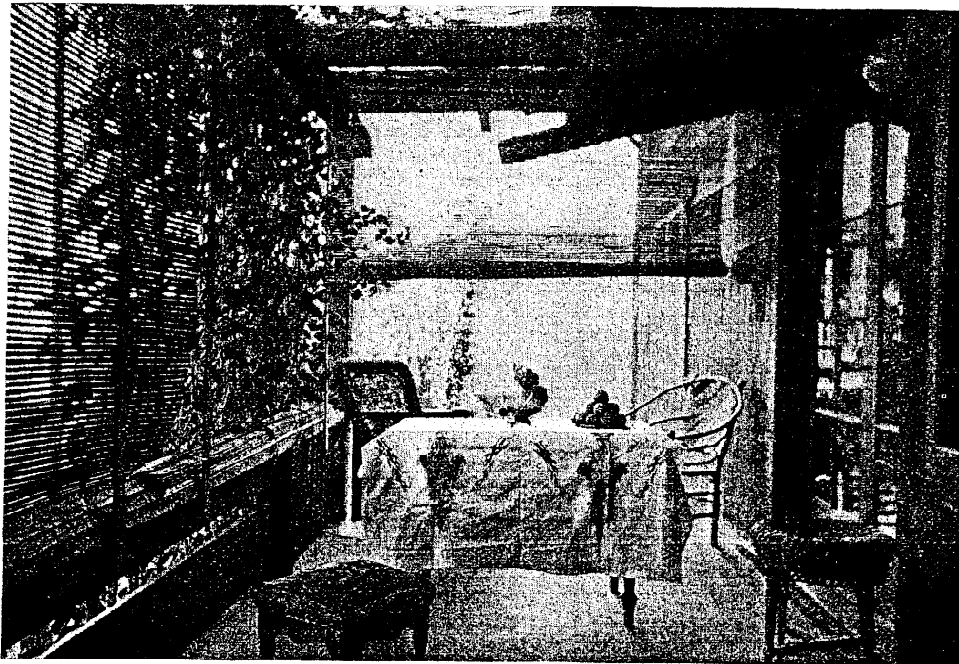
By John R. ...
 Beyond the ...

THE PICNIC HOUSE

and goods delivered. A door opens from the kitchen onto the pergola porch. Its outer walls are growing vines and Japanese slat curtains, which are easily adjusted to suit position of sun, slant of rain or strength of wind. A lovely dining room, where sunlight filters through fragrant grape-vines instead of being barred away by thick walls! Glass doors opening from the central living room unite it with the pergola dining room instead of shutting it out as wooden doors would do. Summer or winter that open room looks like a picture upon the walls of the living room.

cheer away gloom than any orchestra of men. The secret nest among the vines becomes the children's most cherished possession, teaching them things never possible to be learned in schools.

California is full of people who have fled from the strain of cities, seeking health. Little homes are built where simple living is possible, in the folds of the wild-sage hills, in bay-tree scented canyons, among the balsam pines of the higher altitudes. Hardly one of the subtle diseases which somehow steals unawares upon the dweller of cities but is put to rout by an outdoor



A REAL LIVING PORCH, BREAKFAST ROOM AND RESTING SPOT FOR THE PICNIC HOUSE.

Blue sky, drifting rain, and green vines paint their varying pictures across the open space of that glass doorway.

This pergola porch has the picturesque quality of an old Roman banqueting hall, with friezes of purple grapes and green leaves against the deep cerulean sky by day, and stars for tapers by night. Each meal served upon that porch has the cheerful festive spirit about it that is so conducive to good health, good spirits and a continual, quiet joy of life. Physicians constantly suggest outdoor living for both nervous and unhappy people. They know there is something wholesome in it, something remedial, that the outdoor air is a better elixir than any they can brew and seal in a bottle, that the exultant song of a bird will do more to

life. "Picnic houses," comfortable and homey, cleared of all the encumbering non-essentials of life, are better physicians than any fashionable "springs" of foreign lands.

This particular "Picnic House" has much to commend it to the attention of prospective home-makers anxious to incorporate outdoor sleeping rooms in their building plans in a practical inexpensive way, while adding to the attractiveness of the house, to its convenience and its comfort. That these sleeping rooms were placed where the greatest seclusion could be obtained and in a manner that brought about a pleasantly original construction of the living room, are two great advantages.

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THE MAGIC CITY OF THE PACIFIC: ARCHITECTS, PAINTERS AND SCULPTORS OFFER THEIR BEST TO THE PANAMA-PACIFIC EXPOSITION: BY JULES GUÉRIN



YEAR ago, in San Francisco, I stood upon Presidio's grassy heights at the edge of the Golden Gate. On my right was the great phoenix-city, in all her resurrected loveliness; before me lay the calm waters of the Bay—blue as the Mediterranean with the reflected color of a warm southern sky. But something held my eyes that day with an interest even more keen and more absorbing than the wonder of city or sky or sea. And that was the strip of brown, marshy lowland lying at my feet.

It was anything but beautiful—merely a stretch of dark, barren mud flats lying between the blue water and the sloping hill. Yet it held a peculiar interest. From where I stood, I could see the signs of human activity—newly made sea-walls and breakwaters, workmen with pumps and pile-drivers and wagon loads of earth and stone. The long-neglected mud was no longer to be useless; man was here—wresting his own from Nature, transforming the waste and watery places into solid land!

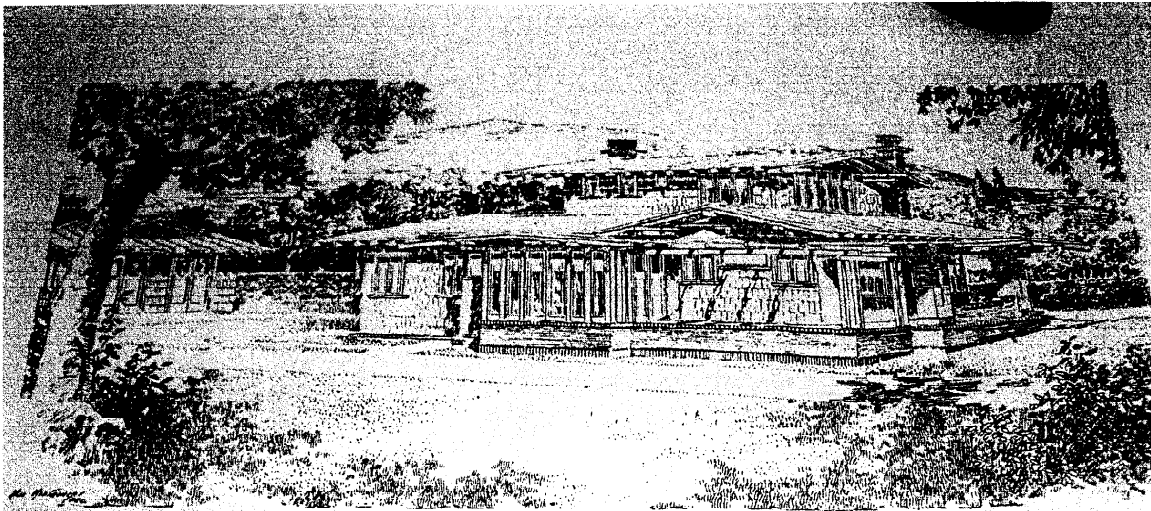
And as I watched those busy, bare-armed laborers, I had a vision—a dream of the beauty for which they were slowly laying the foundation stone. . . .

The brown marsh had vanished, the workmen were gone, and in their place arose what seemed a fairy city—a meeting place of the nations such as no country had ever known before—a thing of sunlight and color and joy. And as I looked upon it, I knew that it was the architecture of the New World, conceived by men of ideals and imagination, built by eager hands, adorned with the work of artists and sculptors, and filled with specimens of the finest craftsmanship of many lands.

As I looked down, the city of my dreams grew clearer, and shaped itself into more definite form. I saw the red tile roofs of vast buildings, the climbing towers, the huge domes of green and gold that glittered in the strong California sunlight. I beheld the great tri-



View from the south

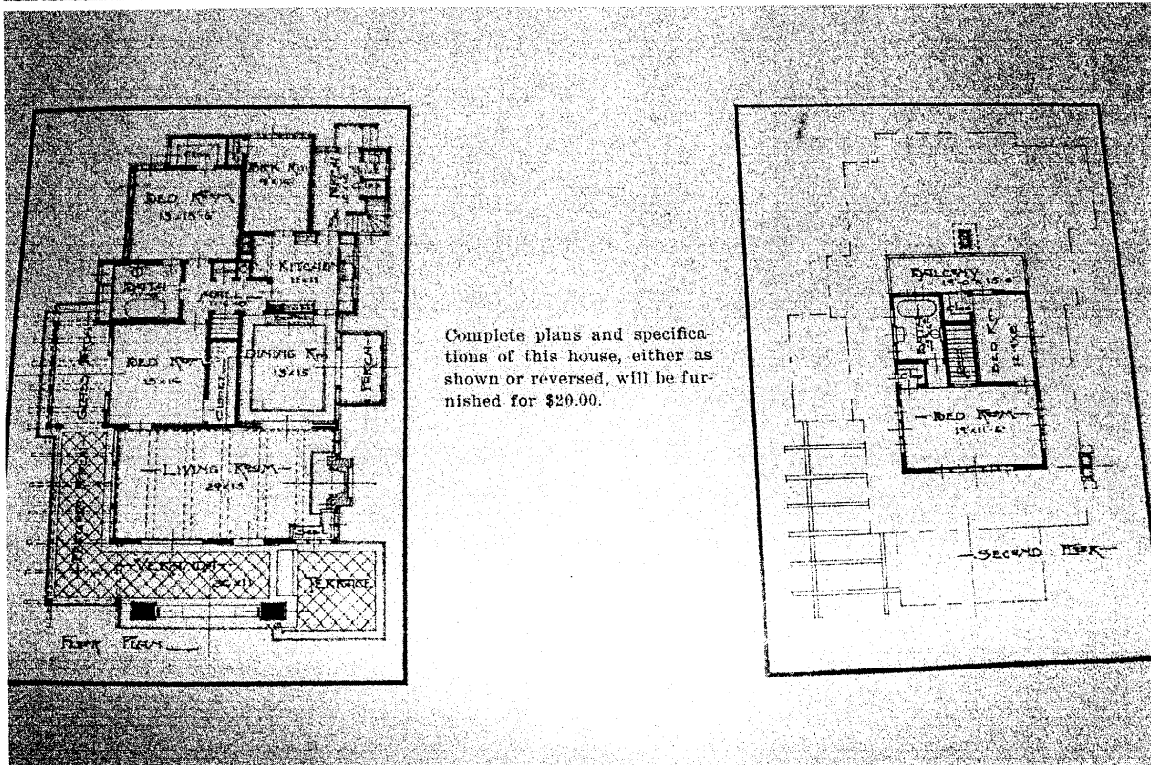


No. 341. Here is one of those one and one-half story Swiss bungalows now so popular in Southern California. For a suburban home with large grounds this type of home cannot be improved upon.

The foundation is of concrete, the porch buttresses and chimneys have blue brick facing, the exterior is of split shakes and a composition roofing is used on the roof.

Approximate cost \$4000.

1059 N. Hill - floor plan has not been changed



Complete plans and specifications of this house, either as shown or reversed, will be furnished for \$20.00.

Pasadena Public Library
Pasadena
Centennial Room

Allen-Knight

"ALLEN BUNGALOWS"

FOURTH EDITION

THE contents of this book, compiled at the request of W. E. Allen, show a pleasing variety of plans for BUNGALOWS. It will be of great interest to every person who has a small lot, a city lot, a city lot, and well-situated house.

LOS ANGELES, CALIFORNIA, 1912

Printed by W. E. Allen
2122 Olive St., Los Angeles

W. E. ALLEN

PHONE F 1307

F. L. KNIGHT

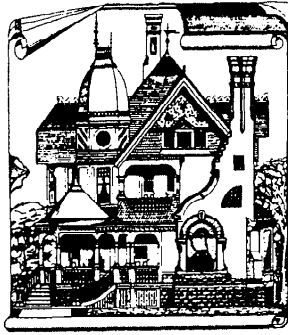
Allen-Knight Construction Co.

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We Guarantee Material and Workmanship
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LOS ANGELES



**THE BUILDING
BIOGRAPHER
TIM GREGORY**

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

1059 NORTH HILL AVENUE

PASADENA

Style: Craftsman

Year of Completion: 1912

Original Building Permit: #119A, issued by the City of Pasadena on March 27, 1912 for a 1 ½-story, 11-room residence. A copy of this permit is not available; in those days, permits were entered into a ledger and not issued as separate documents.

Cost to Build: \$5,000—a typical cost for a house of this size at the time.

Architect: William Edwin Allen of Long Beach. Please see the attached biographical material.

Builder: Frederick E. Partridge, Pasadena. Mr. Partridge was born in New York in 1876 and had worked as a carpenter in Mechanicsville. When he built the house on North Hill, he had only recently arrived in Pasadena as a young widower with three children. Before leaving the area around 1950, he had lived at 635 Santa Barbara Street and 1994 Paloma Street.

First Owner: W. P. Smith, who apparently built the house on speculation and never lived in it. No information could be found about Mr. or Ms. Smith—there are a number of people named Smith with the initials W. P. listed in the 1911 and 1912 Pasadena and Los Angeles directories.

Other Building Permits: A permit was issued in June 1913 for the construction of a garage at a cost of \$80. The owner was to act as her own contractor.

Work on the garage roof occurred in September 1940.

In January 1958, a cement-slab patio with steps attached to the house was to be constructed at a cost of \$1,000. Other work to be accomplished included the addition of a plastic roof, installation of a sliding door, and window replacement. J. A. Montgomery of Monrovia was the contractor.

Tel: (626) 792-7465 ❖ Fax: (626) 793-5219
E-mail: timgregory@sbcglobal.net

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

The kitchen was modernized with a new sink, disposal, and dishwasher in September 1959.

A new composition roof was installed in August 1983 for \$5,000.

In July 1997, 140 linear feet of 6-foot-tall wood fencing and 60 linear feet of 4-foot-tall wood fencing were constructed on the north side of the property at a cost of \$2,800. The electrical service was upgraded at the same time.

An earthquake-damaged masonry chimney was rebuilt in September 1997. Chimney Jack of Los Angeles was the contractor for this \$3,000 project.

A new rock roof, using Class A materials, was installed in December 1999 for \$3,800.

An after-the-fact permit for a second-floor bathroom was issued in October 2009. The cost was estimated at \$5,000.

Copies of some of these permits are attached.

Assessor's Records: The Pasadena City Assessor first visited the property, probably in the year 1915, and recorded a single two-story residence with a concrete foundation, walls of shakes, a gabled composition roof, and ornamental stone trim. Heat was provided by two fireplaces and a coal-fired gas furnace. There were nine plumbing fixtures. Interior finishes were "stock" and "plain." A buffet and bookcases, described as both "plain" and "ornamental," were built-in.

The Assessor estimated the square footage at 2,879. He commented that there were large plate-glass windows in the living room. At the rear of the property was an eighteen-foot-square garage with cement floor, walls of shakes, and a composition roof. The house had a twenty-foot-square basement that was five feet deep.

The Los Angeles County Assessor currently estimates the square footage of the house at 2,429. Copies of the City Assessor's building records are attached.

(Note: The Pasadena City Assessor's Office ceased operations in 1974. Their square footage totals often differed from those of the Los Angeles County Assessor's Office, since they frequently included garages, terraces, patios, etc. in their computation. It is advisable to rely on the County Assessor's square footage figures since they are more up-to-date and consistent.)

Other Owners and Residents: As soon as the house was finished, the property was sold to Della Lusk. She shared the house with her husband Lewis Lusk, a real estate broker, and their daughter Pearl.

Hawley, King & Company gained title in 1916. During this period, the residents were Harold R. and Opal C. Schaupp. Mr. Schaupp was a grain grower with Germain Seed & Plant.

In 1921, Edward M. Sherman, a physician, became the owner. He shared the house with his wife Mary and their son Loren A. Sherman. Mrs. Sherman became sole owner in 1933 following her husband's death. At that time she lived in the house with Mrs. Charlotte Wheelock.

Title passed to Albert E. and Mary Frances Chisholm in 1938. Mr. Chisholm was in the sprinkler business. Living with Mr. and Mrs. Chisholm was their son Thomas who was manager of the Pasadena Nursery. By the mid-1940s, Lee E. and Marion L. Walking also lived on the property. Mr. Walking worked as a welder.

By 1951, the sole residents of the property were William D. and Lydia E. Urschal. Mr. Urschal was a teacher at Eagle Rock High School. Also living in the home was Emma L. Urschal, a nurse at St. Luke Hospital.

Lloyd A. and Jeannette J. Kell gained title around 1961. Mr. Kell was the proprietor of Lloyd's Floor Service which he operated out of his home.

In July 1975, William (Bill) D. and Victoria A. Bromley became the owners.

Title passed to Runar H. Ohls, et. al., in April 1986.

Abdul and Sharon Rizk purchased the property in May 1997.

Notes: The March 30, 1912 issue of the *Southwest Contractor and Manufacturer*, a weekly journal of the construction trade, announced the impending construction of the house. It was described as a "two-story chalet style residence, 38 by 68 feet; shakes exterior, Silveroid roof, pine and oak floors, blue brick porch and chimney, tile mantel, [and] two bathrooms." A copy of this article is attached.

Significance: This house is potentially eligible for listing on a local inventory of significant properties due to its association with a known designer, its good state of preservation, and its contribution to the architectural and historical context of the North Hill Avenue neighborhood.

Sources:

Los Angeles Public Library
City of Pasadena, Planning and Development Department (Design & Historic
Preservation Section)
Pasadena Public Library
Pasadena Museum of History (Research Library and Archives)

Gebhard, David and Robert Winter. *An Architectural Guidebook to Los Angeles*.
Salt Lake City, Gibbs-Smith, 2003.

McAlester, Virginia and Lee. *A Field Guide to American Houses*.
New York, Knopf, 1984.

Southwest Contractor and Manufacturer: March 30, 1912

City Directories: 1912-

Internet Resources, including California Index, California Death Index,
Gale Biography Master Index, Ancestry.com, and Historic *Los Angeles Times*
Database.

Tim Gregory
The Building Biographer
400 East California Blvd., #3
Pasadena, CA 91106-3763
Phone: 626-792-7465; Fax: 626-793-5219
e-mail: timgregory@sbcglobal.net

Copyright
December 2009

RESIDENCE—F. E. Partridge, 417 N. Madison Ave., has the contract to erect a 2-story Swiss chalet style residence, 38x68 ft., at 1059 N. Hill Ave. for W. P. Smith; shakes exterior, Silveroid roof, O. P. and oak floors, blue brick porch and chimney, tile mantel, two bathrooms; plans by the Allen Building Co., Los Angeles; \$5000.

Southwest Contractor and Manufacturer
March 30, 1912; p. 20

WILLIAM EDWIN ALLEN

Architect/Builder

Remembered for his considerable output of Craftsman-style houses, William Edwin Allen was born in Illinois on June 30, 1876. He grew up in Centralia and Peoria, where his father James was a lumber dealer. William also participated in the lumber business until his father retired around 1907 and the family moved to Long Beach.

William Allen set himself up in business as a “house carpenter” and “contractor.” In 1908, he became one of the principals of Reeves & Baille, architects, of Los Angeles. The firm had originated in Peoria, so it appears Mr. Allen was already familiar with it. Two South Pasadena buildings known to have been designed by Reeves & Baille were 1024 Mission Street, a 1907 brick store, and 1039 Stratford, a bungalow built in 1908. When William H. Reeves left the partnership to return to Peoria in 1909, Mr. Allen kept the firm running for another year. At that point, he set himself up in business as an architectural designer, although there is no documentation that he ever had formal architectural training. A year later, in 1911, he appeared in Los Angeles directories as a contractor and, in 1912, as principal of the Allen Building Company. For a time, the firm was known as Allen-Knight.

The Allen company built a number of Craftsman-style houses in Los Angeles, Hollywood, Long Beach, and in outlying suburbs. In 1912, the firm published a book entitled *Allen Bungalows*. The *Los Angeles Times* reported on at least three single-family residences and one apartment house that the company constructed in Alhambra and Los Angeles in 1911 and 1912, but no later citations to the firm in the *Times* could be found.

Judging from building permit records, Mr. Allen designed many of his projects, but also supplied plans to other builders as well. An example is the Smith house at 1059 North Hill Avenue in Pasadena, built by Frederick Partridge. Another of Mr. Allen’s designs, published in *The Craftsman* magazine in 1914, was the “picnic house” located at 4224 Glenalbyn in Highland Park. It is now a Los Angeles Cultural-Historical Monument. Other of his designs appeared on postcards attesting to the good life to be had in Southern California.

Census data of 1920 and 1930 show Mr. Allen continuing to live in Long Beach and identifying himself as a “building contractor.” By that time, he was evidently specializing in the construction of commercial buildings.

Mr. Allen had married the former Ona Bragg (1879-1945), also an Illinois native, around 1903. They would have three daughters. He died on December 6, 1944 at the age of 68. No obituary could be found for him in the *Los Angeles Times*.

(Note: William Edwin Allen should not be confused with another architect named William E. Allen (1901-1986), who was born in Russia and based in Los Angeles.)

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December 2009

ORIGINAL

LOCATION OF JOB ER

1059 N. Hill

NUMBER

STREET

BUILDING ALTERATION

Permit No. 1115N Final 1115N 7 653

Department of Building, Pasadena, Calif.

DO NOT FILL IN—FOR USE OF ASSESSOR ONLY

1-7-58
1059 N. Hill

Map No.

Size of Lot

Size Bldg.

sq. ft.

Height, Feet

Stories

Type

Zone

R-1

Use Patio on residence

SET BACK

Side

Front

Rear

Side

12'

35'

Owner

Name Wm D. Ureshel

Address 1059 N. Hill

Arch.

Name _____

Address _____

Contractor

Name J. A. Montgomery

Address 325 Joella St. No.

Contractor's License No. 156993

J. A. Montgomery
SIGNATURE OF PERMITTEE

State Clearly All Alterations to Be Made

Concrete Slab for
Patio & Steps Attached
to house Fiberglass
Roof & Sliding Door
Replacing window

APPROVED WITHOUT PLANS

Special Permit No. _____

R. A. Fee No. _____

Checking Fee _____

Value 1000.00

Permit Fee 6.00

Including labor, material,
wiring, heating, plumbing, etc.

Approved [Signature]

1958

CITY OF PASADENA
Permit Center

175 N. Garfield Ave. Pasadena, CA 91109-7215 (626) 744-4200

Permit #: BLD2009-00863

BUILDING PERMIT

* Issued Date: 10 / 15 / 09

* (See Permit Expiration Warning Below)

Job Address : 1059 N HILL AVE SFR

Parcel No : 5741-010-008

Project Name:

Description of Work: AFTER THE FACT PERMIT FOR BATHROOM ON 2ND FLOOR

Applicant: SHARON RIZK
1059 N HILL PASADENA CA 91106

Phone: 626-674-4599

Owner: ABDUL RIZK
1059 N HILL AVE PASADENA, CA 91104

Phone: 626-674-4599

BUILDING DATA

Current Valuation : \$5,000.00 Remodel RES HAB Sq Ft.
Original Valuation : \$5,000.00

New Units : Demo Units :

PLAN REVIEW FEES

PERMIT FEES

Current Planning Plan Check	\$17.00	CA Bldg Standards Fee	\$1.00
Design & Historic Plan Check	\$5.00	Construction Tax	\$96.00
Building Plan Check	\$182.00	Building Permit Fee	\$135.00
Plan Review Fees Subtotal:	\$204.00	SMIP- Residential	\$0.50
		Permit Fees Subtotal:	\$232.50

Total Calculated Fees: \$436.50

Waived Fees Subtotal: \$0.00

Total Fees : \$436.50

The job address for this permit is located in a residential zone. Per Ordinance 6774, Section D, permits for work in residential zones shall be completed within a maximum of 18 months from date of issuance, unless approval is obtained for an extension. When a permit in a residential zone expires, the permittee shall follow the requirements set forth in Ordinance 6774, Section D.

PERMIT EXPIRATION*

EVERY PERMIT ISSUED SHALL REMAIN VALID UNLESS THE WORK ON THE SITE AUTHORIZED BY SUCH PERMIT IS COMMENCED WITHIN 180 DAYS AFTER ITS ISSUANCE, OR IF THE WORK AUTHORIZED ON THE SITE BY SUCH PERMIT IS SUSPENDED OR ABANDONED FOR A PERIOD OF 180 DAYS AFTER THE TIME THE WORK IS COMMENCED. THE BUILDING OFFICIAL IS AUTHORIZED TO GRANT, IN WRITING, ONE OR MORE EXTENSIONS OF TIME, FOR PERIODS NOT MORE THAN 180 DAYS EACH. THE EXTENSION SHALL BE REQUESTED IN WRITING AND JUSTIFIABLE CAUSE DEMONSTRATED. (C.D.C. SECTION 105.6)

PERMITS FOR WORK IN RESIDENTIAL ZONES SHALL BE COMPLETED WITHIN A MAXIMUM OF 18 MONTHS FROM DATE OF ISSUANCE UNLESS APPROVAL IS OBTAINED FOR AN EXTENSION. WHEN A PERMIT IN A RESIDENTIAL ZONE EXPIRES, THE PERMITTEE SHALL FOLLOW THE REQUIREMENTS AS SET FORTH IN ORDINANCE 6774, SECTION D. WORK MAY NOT CONTINUE OR RESUME FOR A PERIOD OF NOT LESS THAN 1 YEAR AT WHICH TIME A NEW PERMIT AND FEES MAY BE APPLIED FOR.

CONSTRUCTION HOURS

IF THIS PROJECT IS NOT ON WITHIN 500 FEET OF A RESIDENTIAL DISTRICT, CONSTRUCTION WORK AND THE OPERATION OF CONSTRUCTION EQUIPMENT SHALL TAKE PLACE ONLY DURING THE FOLLOWING HOURS (SEE ORDINANCE 6863 AMENDING MUNICIPAL CODE P.M.C. § 96.110)

MONDAY THRU FRIDAY: 7:00 A.M. - 7:00 P.M. SATURDAY: 8:00 A.M. - 7:00 P.M. SUNDAY & HOLIDAYS: NOT PERMITTED

USE OF STREET OR SIDEWALK

IF THE PUBLIC RIGHT-OF-WAY WILL BE OCCUPIED FOR THIS PROJECT, A PERMIT IS REQUIRED BY THE PUBLIC WORKS DEPARTMENT. CALL (626) 744-4195 (P.M.C. 12-12.065)

UTILITY SERVICE CUTS IN PUBLIC STREETS

PLEASE BE INFORMED THAT THE CITY OF PASADENA HAS A MORATORIUM ON EXCAVATIONS IN RECENTLY PAVED STREETS. THE DEPARTMENT OF PUBLIC WORKS WILL ALLOW CUTTING OF A MORATORIUM STREET ONLY FOR REPAIRS OR NEW INSTALLATIONS WHERE NO OTHER SERVICE OPTIONS EXIST. ALTERNATIVE UTILITY CONNECTION OPTIONS MUST BE CONSIDERED. THE PERMITTEE WILL BE REQUIRED TO EXTENSIVELY REPAIR THE STREET IF NO ALTERNATIVES EXIST.

PLEASE CHECK THE "STREET EXCAVATION MORATORIUM AND FUTURE IMPROVEMENTS MAP - 2007" TO DETERMINE IF YOUR LOCATION IS AFFECTED. IF YOU HAVE ANY QUESTIONS REGARDING THIS POLICY, CONTACT THE DEPARTMENT OF PUBLIC WORKS PERMIT COUNTER AT (626) 744-4195.

Tract 161445
 Lot No. 7 Block 2
 Examined by _____

CLASS	EXTERIOR	HEATING	FOUNDATIONS
Single ✓	Bay Windows	Fire place ✓	Brick ✓
Double ✓	1sty 2 sty 3 sty	Wood, Coal, Oil	Stone ✓
California ✓	Number	and Gas Furnace	Plaster ✓
Bungalow ✓	Wall Covering:	Steam	Ornamental
Residence ✓	Plaster, Mar. Lath	Stove	INSIDE FINISH
Flat	" Wood Lath		Plain ✓
Apartment	Shakes, Rustic		Ornamental ✓
Out Building	Siding, Board	PLUMBING	Special ✓
Garage	and Batten	No. of fixtures	
Shed	Corr. Iron	9	
Barn	ROOF	Good, Medium	BUILT IN FEATURES
Church	Flat, Hip	Cheap	Buff ✓
School	Gables, Dormers	Sewer ✓	Patent Beds
Shop	Cheap, Ordinary	Cesspool	Refrigerator
Storage	Plain		Bookcases
	Tile, Shingle	LIGHTING	Plain ✓
	Tin, Gravel	Gas, Electric	Ornamental ✓
	Composition ✓	Good	CONDITION
FOUNDATION	CONSTRUCTION	Good	Good
Stone	Good	Medium ✓	Medium 1914
Concrete ✓	Medium ✓	Cheap	Poor
Brick	Cheap		
Wood			

OCCUPANCY	Living Room	BEDRM 1	2	3	4	5	ATTIC
Owner, Rented, Vacant							
Rent Paid \$ Per Mo.	Bed					4	1/2
Basement Concrete	Bath						
20 ft x 20 ft	Kitchen						
5 ft deep	Storage						
cu. ft. @	Store						
Lot Grade	Hardwood Floor						
	Hardwood Fin.						
	Cement Floor	1					
	Unfinished						

Remarks: See above
 OWNER: Wella Lusk

EACH SQUARE EQUALS 10 FEET

CLASS	NO. SQ. FT.	AT \$	BLDG. COST \$	BSMT. COST \$	HEAT. COST \$	TOTAL COST \$	PER CENT BLDG.	PER CENT UTILITY DEPT.	PRESENT VALUE \$
	2879	165	4750	2000	150	5267	97/145	2.1	478
									785

PACIFIC COAST SALESBOOK CO. - LOS ANGELES, CALIF.

RESEARCH FORM

Researcher _____

Address _____

Phone No. _____

Date _____

Address 1059 N. Hill Style _____ Annex Date _____

Lot Size _____ (frontage) x _____ (depth) Sewer EX Date 9-30-12-

STEP 4: Map No. 355 Assess. No. _____

Legal Description:

Lot 7 Tract # 1945

Assessor's BDB: Date _____ Class Single 2stg Foundation concrete

Exterior shingles Roof beam shingle

Construc. ins Trimmings Br w/wood plan Condition good Est. Date 1914

Outbuildings? _____ Owner Della Smith

STEP 5:

Building Permit No. 119A Date 5-27-12 Description 2stg 11 room frame w/ Cost 5000

Architect Allen + Knight Address _____

Contractor J E Partridge Address 417 N. Madison

Orig. Owner W P Smith Address 417 N. Madison

Historical Sources (Xerox, underline, identify and attach) Reid _____ Wood _____

Carew (Vol. No.) _____ Chapin _____ Other _____

Comm. Books 1935 _____ 1943 _____ 1947 _____ 1951 _____ 1955 _____

Sanborn Maps 1887-1890 _____ 1894 _____ 1907 _____ 1928 _____ 1958 _____

Present Owner Bronley, William + Victoria Map Book _____ Page _____ Parcel _____

Address _____

ADDITIONAL BDB'S, BP'S, OWNERS (note sources)

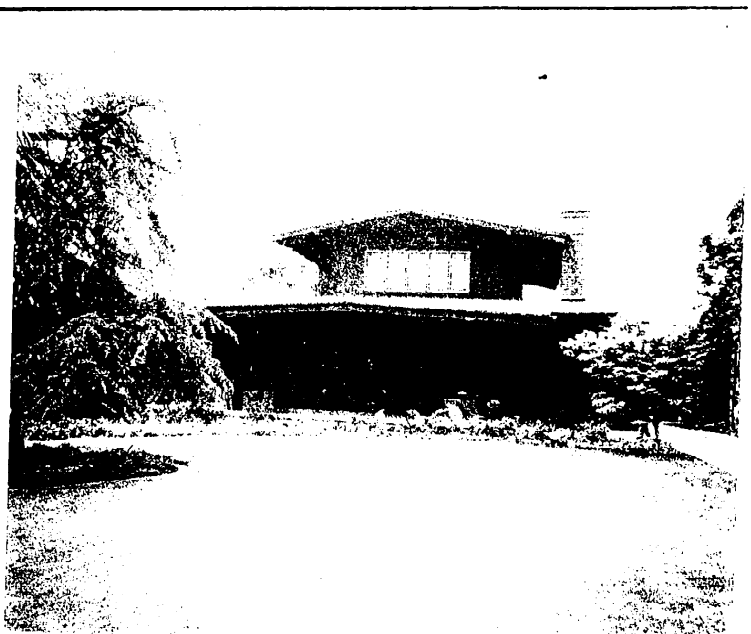
ADDITIONAL NOTES

Owned 7 yrs + 9 months
completing roofing + termite
work on lawn

1919C1 - Schamps NR

Allen + Knight: No ref Pac CD 1911
1912, 1913-4

114 Star News Director:
Lewis Lusk # 1059 N. Hill



RESEARCH FORM

Area _____

Researcher John and Donna Ripley
Address 1080 N. Chester Av.
Pasadena, CA 91104
Phone No. _____
Date _____

Address 1059 N. Hill Style _____ Annex Date _____

Lot Size 75 (frontage) x 200 (depth) Sewer EX Date PL & EX 9-30-12

STEP 4: Map No. 355 Assess. No. 15268

Legal Description:

Lot 7 Tr 1945

Assessor's BDB: Date ND Class Sing res Foundation conc

Exterior shakes Roof 6 gab, pln, Comp

Construc. med Trimmings stone, wd, pl Condition ad Est. Date 14

Outbuildings? Gar 18x18 Owner Della Lusk

STEP 5:

Building Permit No. 119 Date 3-27-12 Description 2 sty 11 rm res Cost 5000

Architect Allen & Knight Address _____

Contractor F. E. Partridge Address 417 N. Madison

Orig. Owner W. P. Smith Address 417 N. Madison

Historical Sources (Xerox, underline, identify and attach) Reid _____ Wood _____

Carew (Vol. No.) _____ Chapin _____ Other _____

Comm. Books 1935 _____ 1943 _____ 1947 _____ 1951 _____ 1955 _____

Sanborn Maps 1887-1890 _____ 1894 _____ 1907 _____ 1928 _____ 1958 _____

Present Owner _____ Map Book _____ Page _____ Parcel _____

Address _____

ADDITIONAL BDB'S, BP'S, OWNERS (note sources)

ADDITIONAL NOTES magazine NP

2119A garage \$80
Della Lusk, owner & contr.
Co-24-13

SW Contractor 3/30/12
"F. E. Partridge, 417 N. Madison Ave.,
has the contract to erect a 2
story Swiss Chalet style res,
38 x 68 ft, at 1059 N. Hill Ave
for W. P. Smith; shakes exterior,
Silveroid roof, O. P. and oak
floors, blue brick porch and
chimney, tile mantel, 2 bath-
rooms; plans by Allen Bldg
Co., Los Angeles; \$5000."

Bibliography

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Winter, Robert. *The California Bungalow*. Santa Monica. Hennessey and Ingalls, 1980.

Winter, Robert and Vertikoff, Alexander. *American Bungalow Style*. New York. Simon & Schuster.1996.