

**ATTACHMENT A**  
**DESIGNATION REPORT: 1621 N. LOS ROBLES AVENUE**

**DETAILED DESCRIPTION**

**1. Introduction**

The main residence at 1621 North Los Robles Avenue is an intact, locally significant example of a transitional Arts and Crafts period house from 1907 with Gothic Revival features. It is listed in the City's 1998 historic resources survey of the Arts and Crafts period as having individual significance.

**2. Property Data**

- Addresses: (Pasadena, CA 91104)
  - 1621 N. Los Robles Avenue (main house)
  - 399 Elizabeth Street (bungalow & garage)
  - 1633 N. Los Robles Avenue (ballroom)
- Location: Northwest corner of Los Robles Avenue and Elizabeth Street
- Date of Construction: 1907 (main house), 1915 (bungalow), 1925 (ballroom), documented by building permit
- Original Architect/Designer: Christian M. Hansen (main house), Hans W. Larsen (bungalow and ballroom)
- Original Contractor: Christian M. Hansen (main house), Hans W. Larsen (bungalow and ballroom)
- Original / Present Use: Two detached units and ballroom / Three detached units (LA County record)
- Original/Present Owner: Thomas J. Stocks/Aurore B. Wright
- Property Size: 24,298 square feet
- Building Size: 2,030 (main house), 1,432 (bungalow), 1,087 (ballroom)

**3. Architectural Description**

The Site

The site, a 24,298 square foot corner lot, is at the northwest corner of Los Robles Avenue and Elizabeth Street. The 1907 main house, located in the southeast portion of the lot, is set back approximately 40 feet from the front property line and 30 feet from the side property line. The 1915 bungalow is in the southwest portion of the lot, at the east side of the only existing driveway on the property, which leads to a detached two-car garage in the northwest corner. The 1925 ballroom building is in the northwest portion of the lot, directly northwest of the main house. Between the main house, bungalow, and ballroom is an above-ground concrete swimming pool, equipment house, and detached covered patio. The remainder of the site is landscaped; arroyo-stone and concrete retaining walls support the elevated site along its perimeter.

The Main House

Built in 1907, the two-story, 2,030 square-foot house is rectangular in plan with an Arroyo-stone foundation, walls of clapboard and shingles, and a second story

that is comprised of a side-gabled roof with front-facing dormers. The arroyo-stone foundation is evident around the entire perimeter of the house and rises about two feet to form the walls of the front porch. A wide, flared siding board forms the transition between the foundation and the clapboard siding above. Wall areas above the main roof are clad in shingles of varying width. The front porch, inset at the southeast corner of the house, has a projecting curved bay with a curved roof that extends east toward Los Robles Avenue and a pergola (partially enclosed later by roofing and glass on two sides) that extends south toward Elizabeth Street. It is accessed by concrete steps flanked by Arroyo-stone wing walls. Two plain stucco chimneys, not expressed in the exterior wall, extend through the roof near the north elevation. Roof gutter drainpipes on three elevations (most notably the center of the front elevation) have decorative brackets. Pairs and groups of windows have a horizontal emphasis. The most distinctive double-hung windows have an upper sash that includes two Gothic-arched panes contained within a semicircular arched frame. Other upper sash and casement designs have four vertical panes with truncated lozenge or diamond panes. The gabled roof has boxed eaves with returns and an arch at each gable.

#### The Bungalow

Built in 1915, the one-story, 1,432 square foot bungalow is rectangular in plan and has a concrete foundation, shallowly sloped front gabled roof and front porch with exposed beams, battered plaster porch piers and chimney, and groupings of wood fixed and casement windows. The house is clad in wood shingles above and clapboard siding with alternating wide and narrow weathering below. The multi-light wood front door appears to be original. The bungalow is a contributing building.

#### The Ballroom

Built in 1925, the one-story, 1,087 square foot ballroom building is L-shaped in plan and has a concrete foundation, gabled tile roof, a flat semicircular front porch roof supported by two pairs of columns, and inswing casement and double-hung windows. The ballroom is a contributing building.

#### Garage & Site Features

A detached two-car garage is behind the bungalow in the northwest corner of the lot. It has one of its original sliding doors and gable vent features that match the bungalow. Like the bungalow, it is a contributing building.

An above-ground concrete swimming pool, built in 1930, is between the main house and the bungalow. It is currently enclosed by a fence. A tile-roofed equipment house is adjacent to the west side of the swimming pool. A detached roofed patio structure is between the swimming pool and the main house. A small concrete pond is north of the main house and east of the ballroom. These structures are not contributing.

A short Arroyo-stone retaining wall is adjacent to the sidewalk at Los Robles Avenue and a portion of Elizabeth Street. A concrete retaining wall continues along Elizabeth Street. A parallel short concrete retaining wall is set back from the arroyo stone wall at the portion of the property overlooking the intersection. The Arroyo-stone retaining wall appears to have been built concurrently with the main house and is a contributing feature.

#### Documented Changes to the Property

A notable early alteration to the main house was the replacement of the original front living room window grouping (three windows, the center window having two Gothic arched panes within a semicircular arched frame) with a new grouping of three windows (a large fixed single-light window flanked by two transomed casement windows). The original window configuration is shown in several c. 1912 photographs. This original window grouping appears to have been salvaged from the front elevation and is now installed on the street-facing south elevation of an early one-story addition to the south side of the house (still extant) which did not appear in the original building footprint but occurred before 1930 (shown in the 1930 Sanborn map). At an unknown date, the front porch pergola was partially enclosed with a roof and glass on two sides. A small, more recent gable-roofed addition with shingle siding and aluminum windows was also made to the rear elevation at the second story.

#### Current Conditions, Use, and Proposed Plans

Some minor deterioration of the exterior of the main house including eave damage is apparent. The ballroom and swimming pool equipment building also have minor deterioration (peeling paint). The bungalow and garage are currently in excellent condition and won a 2011 Preservation Award for the owner's efforts to rehabilitate the house after years of neglect. The main house, bungalow, and ballroom are used as three separate residential units. The swimming pool, pool equipment building, and detached roofed patio structure may be demolished in the future. The property owner has submitted an application to enter into a historic property contract (Mills Act) and intends to make repairs to rehabilitate the main house.

### **4. Historic Overview**

#### Arts & Crafts Period

The Arts & Crafts movement began in England around the year 1860 as a response to industrialization and mass production of goods. Its focus was one of promoting manual craftsmanship rather than machine production, which was believed to result in a harmonious society where producers and consumers could take pride in their work and, thereby, enhance their lives. Works were simple and designed to show evidence of construction methods. William Morris is widely cited as being the movement's primary proponent in England, with his Red House being one of the earliest pieces of English Arts & Crafts architecture. The movement included many other forms of craft including printmaking, decorative objects, wallpaper, textiles, furniture and stained glass.

In America, Elbert Hubbard and Gustav Stickley, who both organized Arts & Crafts guilds, were the movement's primary proponents. Stickley's magazine *The Craftsman* was influential in spreading the ideals of the movement throughout the country. The American Arts & Crafts architectural movement was centered in three primary locations: Oak Park, Illinois; Berkeley and Pasadena, each drawing on local materials. In Pasadena, the primary architectural tenet of the movement was to enhance the connection between house and landscape. This was achieved through large roofed front porches, use of wood exterior cladding materials and other locally available materials such as stones from the Arroyo Seco, elimination of ornament, and planning of the house around natural features of the site (contours, trees, etc.). Architectural details were frequently handcrafted by local artisans.

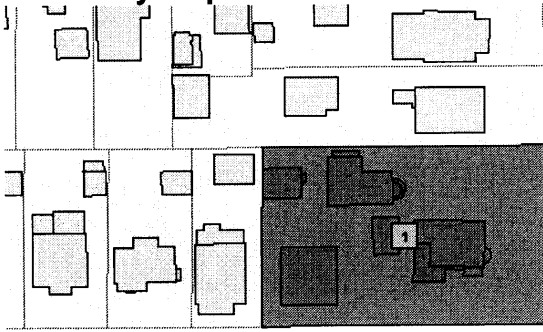
### Gothic Revival Architecture

The Gothic Revival style was most popular during the mid-19<sup>th</sup>-century as part of the Romantic Movement and a fascination in literature and the arts with the medieval period. In the 1830s, architects, first in England and then in the U.S., produced ecclesiastical and residential works adapted from European architecture from the late 12<sup>th</sup> century to the 15th century. "Carpenter's Gothic" cottages, many designed by Alexander Jackson Davis and published in pattern books, popularized the style in the United States. Four major examples of residential Gothic Revival in the United States are: Roseland Cottage (1846) in Woodstock, Connecticut, a two-story wood house with steeply-pitched dormers, board-and-batten siding, and Gothic-arched windows; Staunton Hill in Virginia (Charlotte County, 1848); and Lyndhurst (Tarrytown, New York, 1838). Two notable Gothic-Revival dwellings in Pasadena are a house at 714 N. Mentor Avenue (1888) in Bungalow Heaven and Fletcher's Castle, a castellated Gothic Revival villa at 275 Robincroft Drive (1903).

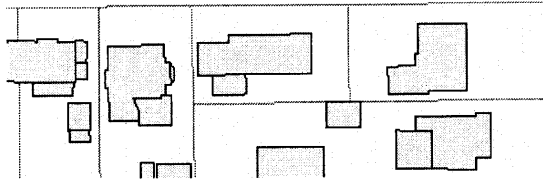
### Christian M. Hansen

Christian Martin Hansen, born in August 1863 in Germany, emigrated to the United States with his wife Alma in 1890. By 1893, they lived in Pasadena where he began working as a carpenter. By 1910 he was a well-recognized house builder with an office at 16 South Raymond Avenue. Between 1904 and 1917, he built 37 houses in Pasadena, mostly in the Craftsman style. He was known to work with Reginald Johnson, Joseph J. Blick, Frohman & Martin, and Charles and Henry Greene, though most of his houses have no attributed architect—he designed these himself based on pattern books and magazines.

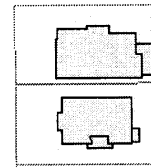
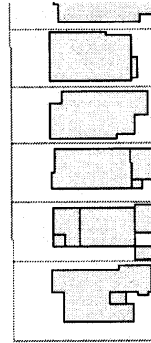
### 5. Vicinity Map



ELIZABETH ST



N LOS ROBLES AVE





PLANNING DIVISION MASTER APPLICATION FORM

Project Address: 1621 N. LOS ROBLES AVE. PASADENA CA 91104

Project Name: APPLICATION FOR LANDMARK STATUS

Project Description: (Please describe demolitions, alterations and any new construction) APPLICATION FOR LANDMARK STATUS

Zoning Designation: RS-6 General Plan Designation:

Valuation (Cost of Project): 0

APPLICANT / OWNER INFORMATION

APPLICANT NAME: AURORE BURWIGHT

Telephone: 323 683 3460

Address: 1621 N. LOS ROBLES AVE.

Fax: 804 242 7033

City PASADENA State: CA Zip: 91104

Email: blossomwright@gmail.com

CONTACT PERSON: SEE ABOVE

Telephone: [ ]

Address:

Fax: [ ]

City State Zip:

Email:

PROPERTY OWNER NAME: WILLIAM S JORTON & AURORE BURWIGHT Telephone: 323 683 3460

Address: 1621 N. LOS ROBLES AVE.

Fax: 804 242 7033

City PASADENA State: CA Zip: 91104

Email: blossomwright@gmail.com

TYPE OF PLANNING REVIEW AND APPROVALS REQUIRED (Mark clearly the type of approval(s) required):

Table with 3 columns of planning review types: ADJUSTMENT PERMIT, AFFORDABLE HOUSING CONCESSION OR WAIVER, CERTIFICATE OF APPROPRIATENESS, etc. Includes a checkmark for HISTORIC DESIGNATION.

Note: Space for signature is on reverse side

**INDEMNIFICATION**

Applicant agrees to defend, indemnify, and hold harmless the City and its officers, contractors, consultants, employees, and commission members (collectively, "City") from any and all liability, loss, suits, claims, damages, costs, judgments and expenses (including attorney's fees and costs of litigation), including any appeals thereto (collectively, "proceeding") brought against the City with regard to any approvals issued in connection with the application(s) by the City, including any action taken pursuant to the California Environmental Quality Act. If Applicant is required to defend the City in connection with such proceeding, the City shall have and retain the right to approve counsel to so defend the City; and all significant decisions concerning the manner in which the defense is conducted; and any and all settlements, which approval shall not be unreasonably withheld. The City shall also have and retain the right to not participate in the defense, except that the City agrees to reasonably cooperate with Applicant in the defense of the proceeding. If the City's Attorney's Office participates in the defense, all City Attorney fees and costs shall be paid by Applicant. Further, Applicant agrees to defend, indemnify and hold harmless the City from and for all costs and fees incurred in additional investigation or study of, or for supplementing, revising, or amending, any document if made necessary by said proceeding.

**CERTIFICATION:**

I hereby certify that I am the applicant or designated agent named herein and that I am familiar with the rules and regulations with respect to preparing and filing this petition for discretionary action, and that the statements and answers contained herein and the information attached are in all respects true and accurate to the best of my knowledge and belief.

SIGNATURE OF APPLICANT OR AGENT: Aaron B Wright Date: 4/28/11

<p><b>For Office Use Only</b></p> <p>PLN # <u>2011-00175</u></p> <p>CASE # _____</p> <p>PRJ # _____</p> <p>DATE ACCEPTED: _____</p> <p>DATE SUBMITTALS RECEIVED: <u>5/2/11</u></p> <p>RECEIVED BY (INITIALS): <u>VSC</u></p> <p>FEES:</p> <p>BASE FEE: \$ _____</p> <p>3% RECORDS FEE: \$ _____</p> <p>TOTAL: \$ _____</p> <p>HISTORIC ARCH. RESEARCH REQUIRED? YES <input checked="" type="checkbox"/> NO <input checked="" type="checkbox"/></p> <p>PUBLIC ART REVIEW REQUIRED? YES <input checked="" type="checkbox"/> NO <input checked="" type="checkbox"/></p> <p>TRANSPORTATION REVIEW REQUIRED? YES <input checked="" type="checkbox"/> NO <input checked="" type="checkbox"/></p> <p>INCLUSIONARY HOUSING REQUIRED? YES <input checked="" type="checkbox"/> NO <input checked="" type="checkbox"/></p>	<p><b>REVIEW AUTHORITY:</b></p> <p><input type="checkbox"/> STAFF</p> <p><input type="checkbox"/> HEARING OFFICER</p> <p><input type="checkbox"/> PLANNING COMMISSION/BZA</p> <p><input type="checkbox"/> DESIGN COMMISSION</p> <p><input checked="" type="checkbox"/> HISTORIC PRESERVATION COMMISSION</p> <p><input type="checkbox"/> CITY COUNCIL</p> <p><b>TAXPAYER PROTECTION</b></p> <p><input type="checkbox"/> DISCLOSURE REQUIRED</p> <p><input checked="" type="checkbox"/> NOT REQUIRED</p>	<p><b>CEQA REVIEW:</b></p> <p><input checked="" type="checkbox"/> EXEMPTION</p> <p><input type="checkbox"/> INITIAL STUDY</p> <p><input type="checkbox"/> EIR</p> <p><b>CEQA REVIEW STATUS:</b></p> <p><input checked="" type="checkbox"/> PENDING</p> <p><input checked="" type="checkbox"/> COMPLETED</p>	<p><b>Design &amp; Historic Preservation:</b></p> <p><b>TYPE OF HISTORIC PRESERVATION REVIEW:</b></p> <p><input type="checkbox"/> CATEGORY 1 (DESIGNATED)</p> <p><input checked="" type="checkbox"/> CATEGORY 2 (ELIGIBLE)</p> <p>LANDMARK/HISTORIC DISTRICT NAME: _____</p> <p><b>TYPE OF DESIGN REVIEW:</b></p> <p><input type="checkbox"/> CONCEPT</p> <p><input type="checkbox"/> FINAL</p> <p><input type="checkbox"/> CONSOLIDATED</p> <p><input type="checkbox"/> PRELIMINARY CONSULTATION</p>
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**Supplemental Application for  
HISTORIC DESIGNATION**

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

**PROPERTY PROPOSED FOR DESIGNATION**

1. Name of Property:	The Stocks Estate
2. Property Address:	1621 N. Los Robles Ave. Pasadena, CA 91104
3. Date of Original Construction	1907 (Main House) 1915 (Bungalow) 1925 (Ballroom)
4. Original Owner	Thomas J. Stocks
5. Architect / Builder:	Builders: Christian M. Hansen & Hans W. Larsen /Architect unk, poss. Stocks?

**DESIGNATION CATEGORY**

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

HISTORIC MONUMENT

LANDMARK

HISTORIC SIGN

LANDMARK TREE

**BRIEF DESCRIPTION OF PROPERTY**

Briefly describe the property proposed for designation, indicating whether the entire site or a portion of the site is the subject of the nomination (e.g., how many buildings or objects on the site are included in the nomination) or if the nomination is for an object, sign or tree. A map may be used for the description. Please also submit recent and, if available, historical photographs. Use additional sheets if necessary.

We are the first owners outside of the Stocks family, which was had owned the property since 1896.  
The main house (built 1907) is 1 1/2 story Arts & Crafts. The second house (built 1915) is a Craftsman Bungalow and 2 Car Garage. The third house (built 1925) was built in the Italian Revival style as a ballroom for entertaining. All buildings are in their original condition with very minimal alterations. The main house was built by Christian Hansen, who also built for Greene & Greene. The bungalow and ballroom were built by Hans Larsen, also a known Pasadena builder. There is also a 1930 swimming pool and koi pond. Please see attached history on the property.

**SUPPLEMENTAL INFORMATION ON SIGNIFICANCE OF PROPERTY**

With this application, please attach information that will assist staff with the preparation of a designation report. Books, photographs, articles, and other archival information will all be useful to document the significance of the nominated resource.

Refer to bibliography, historical photographs, chronology, and other supporting information.





**LEGAL DESCRIPTION**

Attach a copy of the most recently recorded legal description for the property (usually in the deed for the property or other documents when the property was purchased—also available from a title company).

**CRITERIA FOR DESIGNATION**

Check the box under the category checked on first page that corresponds to the criterion under which you are nominating the property, object, sign or tree for designation. Multiple boxes may be checked if applicable.

<b>CRITERIA FOR DESIGNATING AN HISTORIC MONUMENT (May include significant public or semi-public interior spaces and features)</b>	
<input type="checkbox"/>	A. It is associated with events that have made a significant contribution to the broad patterns of the history of the region, state or nation.
<input type="checkbox"/>	B. It is associated with the lives of persons who are significant in the history of the region, state or nation.
<input type="checkbox"/>	C. It is exceptional in the embodiment of the distinctive characteristics of a historic resource property type, period, architectural style or method of construction, or that is an exceptional representation of the work of an architect, designer, engineer, or builder whose work is significant to the region, state or nation, or that possesses high artistic values that are of regional, state-wide or national significance.
<input type="checkbox"/>	D. It has yielded, or may be likely to yield, information important in prehistory or history of the region, state or nation.

<b>CRITERIA FOR DESIGNATING A LANDMARK</b>	
<input type="checkbox"/>	A. It is associated with events that have made a significant contribution to the broad patterns of the history of the City, region, or State.
<input type="checkbox"/>	B. It is associated with the lives of persons who are significant in the history of the City, region, or State.
<input checked="" type="checkbox"/>	C. It embodies the distinctive characteristics of a type, architectural style, period, or method of construction, or represents the work of an architect, designer, engineer, or builder whose work is of significance to the City or, to the region or possesses artistic values of significance to the City or to the region.
<input type="checkbox"/>	D. It has yielded, or may be likely to yield, information important locally in prehistory or history.

# City of Pasadena

ONE HUNDRED NORTH GARFIELD AVENUE  
PASADENA, CALIFORNIA 91109



HOUSING AND COMMUNITY  
DEVELOPMENT AGENCY

January 10, 1985

Mr. Stanley Stocks  
1621 N. Los Robles Avenue  
Pasadena, California 91104

Dear Mr. Stocks:

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

The City staff and community volunteers undertaking the inventory have suggested that your house at 1621 N. Los Robles Avenue may qualify for designation as a Cultural Heritage Landmark of the City of Pasadena because of its outstanding historic quality. In addition, it may be eligible for the National Register of Historic Places.

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

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

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

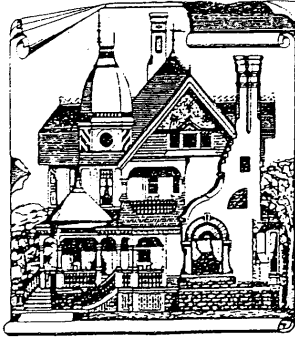
We encourage you to apply for Cultural Heritage Landmark designation so that your property can be officially recognized as a significant part of Pasadena's heritage. Please call Linda Dishman of the Urban Conservation office at City Hall to begin the designation process, or if you wish further information.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

Sincerely,

TIM ANDERSEN, Chair  
City of Pasadena Cultural Heritage Commission

AS:ks  
LX77/65

Enclosure



**THE BUILDING  
BIOGRAPHER  
TIM GREGORY**

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

**1621/1633 NORTH LOS ROBLES AVENUE**

**PASADENA**

**Styles:** 1621: Arts & Crafts (a more decorative, European-based interpretation of the Craftsman style)

1633: Italian Revival

**Years of Completion:** 1621: 1907

1633: 1925

**Original Building Permits:** Permit #5137 was issued by the City of Pasadena on March 18, 1907 for a one and one-half story, seven-room bungalow. The cost was estimated at \$3,650—a fairly large amount for a new house at the time. A copy of this permit is not attached; in those days, permits were entered into a ledger and not issued as separate documents.

Permit #316D was issued in September 1925 for a one-story, three-room private-use recreation and music structure, to measure twenty by thirty feet with a maximum height of seventeen feet. It was to have a concrete foundation, wood-frame walls, a tile roof, and hardwood floors. The cost was to be \$2,500. A copy of this permit is attached. An accompanying electrical permit indicated the building contained a front porch, music room or library, recreation hall, kitchenette, closet, and toilet.

**Builders:** 1621: Christian (Chris) M. Hansen, Pasadena, a well-respected contractor who had worked with Charles and Henry Greene.

1633: Hans W. Larsen, Pasadena, who had built 399 Elizabeth Street for the same owners in 1915.

Please see the attached biographical material on both builders.

**Architects:** No architects have been identified for these two structures. They may have been designed by the builders with input from the owners and from popular magazines and pattern

Tel: (626) 792-7465 ❖ Fax: (626) 793-5219

E-mail: [timgregory@sbcglobal.net](mailto:timgregory@sbcglobal.net)

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

books available at the time. Builders who had worked with local architects often moved on to design and build their own houses, basing their plans on experience.

**Owners:** The original owner was Thomas J. Stocks, a merchant and banker, who shared the house with his wife Nina Estelle Stocks, her father Benjamin Fortney, and a housekeeper.

Mr. Stocks was born in Ohio on March 27, 1865. While living in the East, he worked as a clothing merchant. After moving to Pasadena around 1905, he continued in the dry-goods retail trade but also helped organize Pasadena's National Bank of Commerce, serving as both its cashier and as a member of the board of directors. Mr. Stocks, who specialized in loans and investments, maintained his own office at 32 North Marengo Avenue, Room 209. He also was a sixty-year member of the Masons. He is said to have been blind for the last ten years of his life. Mr. and Mrs. Stocks doubtless were active in cultural pursuits, having built what they called "the hall" adjacent to their home in 1925.

Mrs. Stocks, like her husband, was a native of Ohio, born in Warren on May 27, 1869. Married around 1893, they were both active members of the Pasadena Presbyterian Church. They evidently had no surviving children. Mr. Stocks died on August 5, 1949 at the age of 84. Mrs. Stocks passed away on August 2, 1961, having reached the age of 92. Both of their obituaries from the *Pasadena Star-News* are attached. Also attached are several articles that mention Mr. Stocks, including one describing his successful dousing of a fire at a neighbor's home in 1911. Photographs from the Stocks family collection are also appended to this report.

After the death of Mrs. Stocks, her great-nephew Stanley F. Stocks and his wife Gloria D. Stocks became the owners of the property. Stanley Stocks was employed as a body mechanic, first at Service Chevrolet (1355 East Colorado) and later at Clay Chevrolet (2070 East Colorado). Gloria Stocks has been the sole owner since October 1989.

The Stocks family has owned the property, which now includes 399 Elizabeth Street, for over 100 years!

**Other Building Permits:** A permit was issued in May 1930 for the construction of a 12-by-24-foot swimming pool on the property. Hans W. Larsen of Pasadena, who had built both 399 Elizabeth and 1633 North Los Robles, was called back to be the contractor for this job, valued at \$1,000. Another permit was issued the following July to make a \$450 addition to the pool. Copies of these permits are attached.

A re-wiring job occurred in August 1930. Work on the roof was completed in March 1931.

In January 2002, the City investigated a carport built without a permit. A pool enclosure was investigated in November 2008.

**Assessor's Records:** The Pasadena City Assessor first visited the property on November 18, probably in the year 1915, and recorded a single 1 ½-story bungalow and garage. The house had a rubble-stone foundation, shakes-covered walls, a cut-up shingled roof with five gables, and cobblestone, brick, and plain wood trim. Heat was provided by a wood-fired furnace. There were nine "good"-quality plumbing fixtures. Electrical fixtures were also rated "good." Interior finishes were described as "stock" and "plain." A buffet was built-in. Over-all construction quality of the house was rated "good"—the highest category available on the Assessor's form.

The Assessor estimated the square footage at 2,200. On the first floor were three living rooms (one was probably a dining room) and a kitchen. The second floor contained three bedrooms and one bathroom. The house had a total of three hardwood floors. There was also a rubble-walled basement that measured approximately eight by twelve feet and was five feet deep. The Assessor also noted about 250 linear feet of 2-foot "rubble" curbing on the property.

The Assessor returned on December 29, 1925 to record the completion of the accessory building. It was described as a single "bungalow" with a concrete foundation, plaster walls, and a tile roof with four gables. Heat was provided by a fireplace and a floor furnace. There were four plumbing fixtures. Interior finishes were described as both "plain" and "special."

The Assessor estimated the square footage at 1,171. The building contained two living rooms. There were two hardwood floors, and one room had hardwood finish.

Copies of the City Assessor's building records are attached. The Los Angeles County Assessor currently estimates the square footage of the house (1621) at 2,030 and of the accessory building (1633) at 1,087.

(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.)

**Notes:** The Stocks house was included in the City of Pasadena's historical resources inventory of the North Los Robles Avenue neighborhood. A copy of the entry, including a physical description, is attached. The evaluator said that "this house is one of the most distinctive of the early homes seen on North Los Robles Avenue." Also attached is the listing of the Stocks house found in the 1970s City publication entitled *Treasures on Your Block: The Monk Hill Neighborhood*.

A copy of a photograph of the house, taken by the City in March 1987, can also be found among the attached pages.

**Significance:** In 1985, the City of Pasadena's Cultural Heritage Commission notified the owners that the Stocks house might be eligible for local Cultural Heritage Landmark status and for listing on the National Register of Historic Places. A copy of the Commission's letter is attached.

**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.

City Directories: 1907-

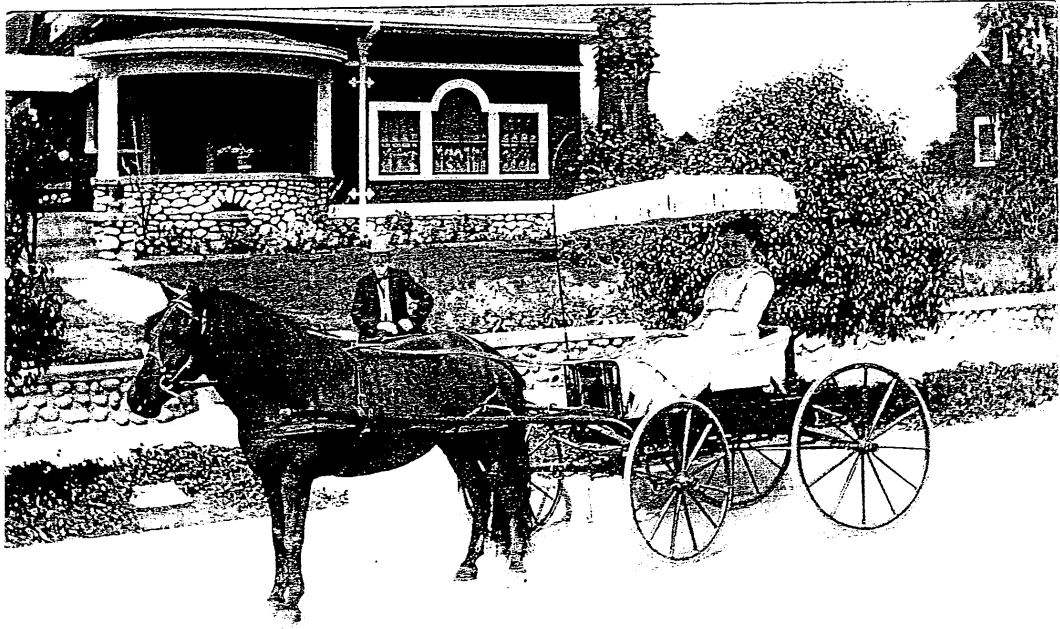
*Pasadena News*: August 21, 1911

*Pasadena Star-News*: August 7, 1949; March 10, 1953; August 3, 1961

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

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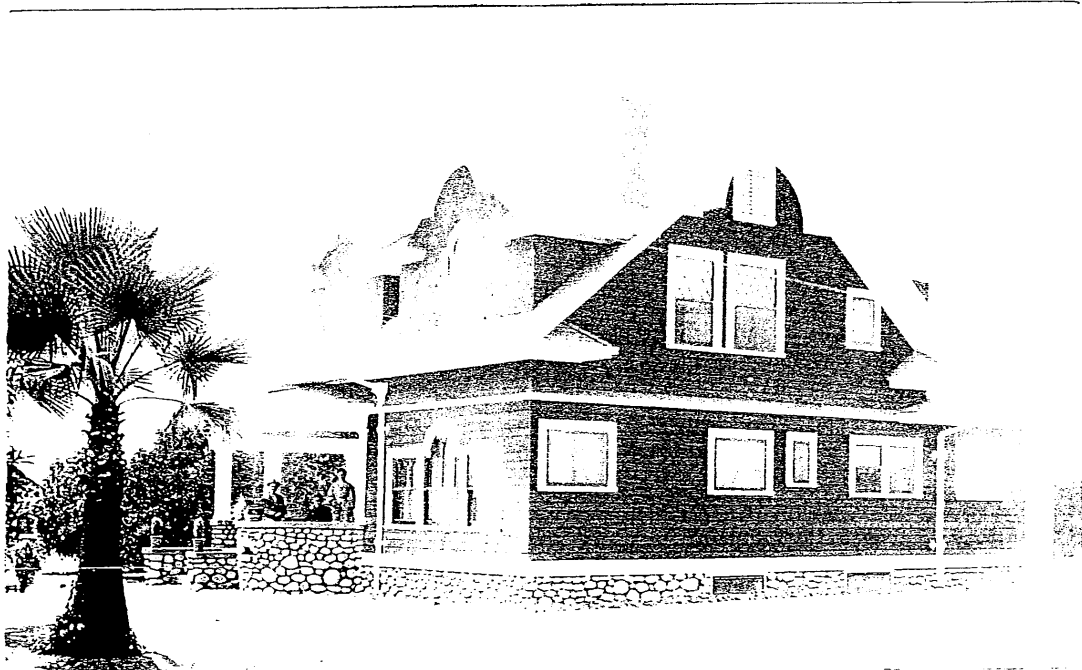
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Dated 4/17/12

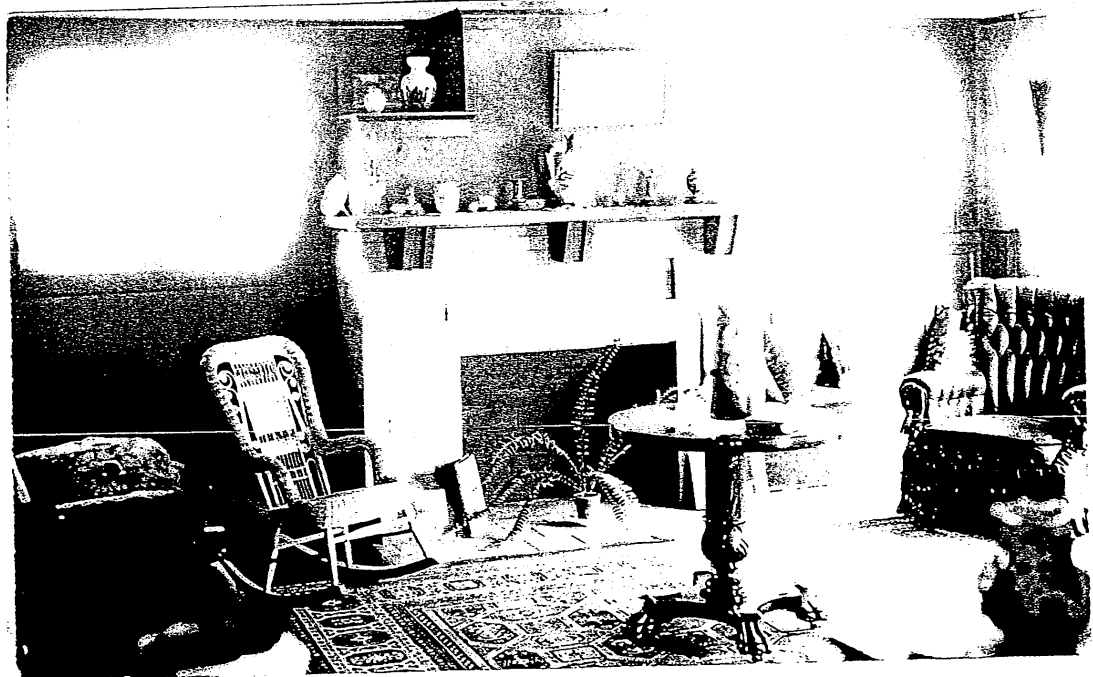






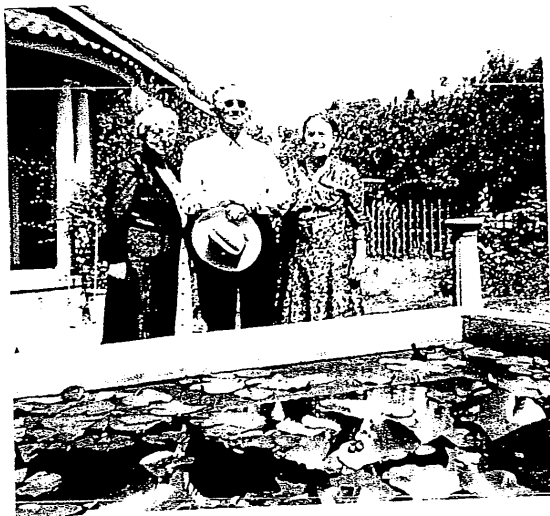


ca. 1912

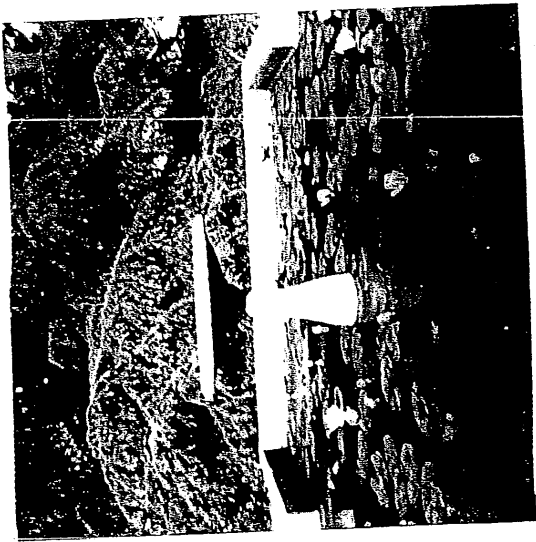
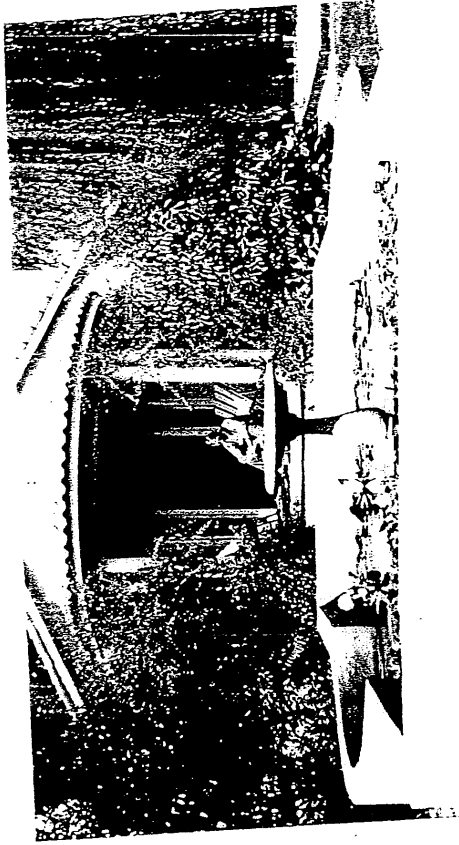
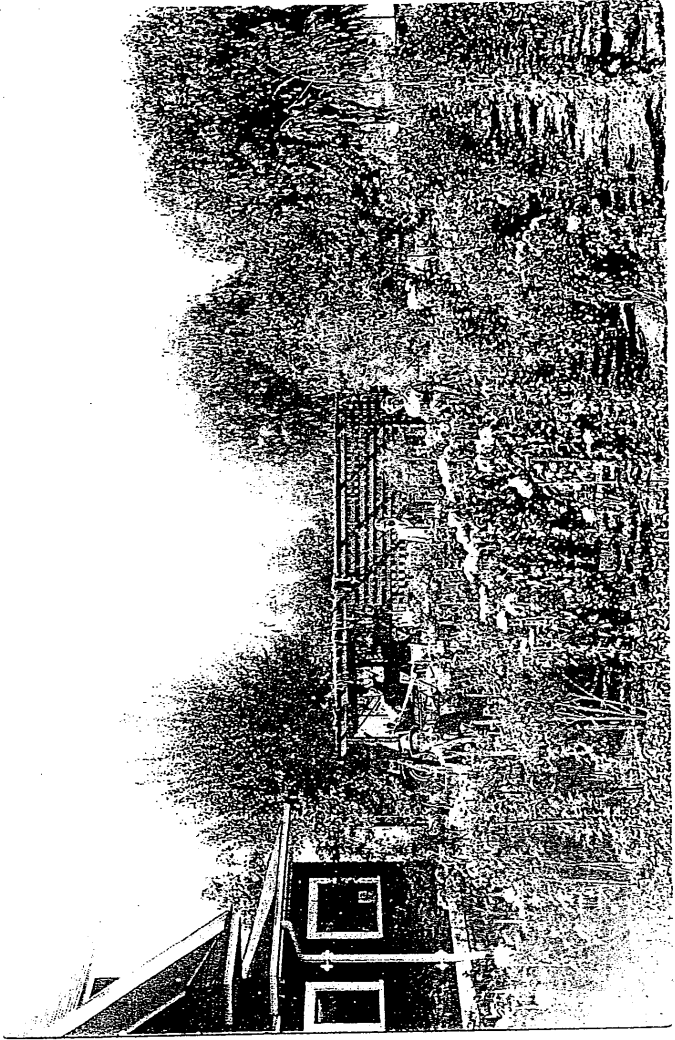




Mr. Stocks  
5/30/49



Mr. and Mrs Stocks (right)  
Mrs. Chaffee (left)  
5/30/49



Dated 9/21/30

N. LOS ROBLES AVENUE - CONTINUATION SHEET

S12.88 1621 North Los Robles Avenue

Legal Description: Lot beg. 300 ft. N. of Dakota St. th. 115 ft.  
N. on W. side of Los Robles by 294 ft. deep,  
Por. of Bl. L, Painter and Ball Tract

Present Owner: Stanley Stocks, 1621 N. Los Robles Avenue,  
Pasadena, 91104

Year Built: 1907

Builder: C. M. Hansen

This is one and one-half story, early transitional style residence which combines elements of the Craftsman and Colonial Revival styles. The house has two distinctive front-facing dormers with arched designs in the bargeboards, and gable returns. The house has a side-facing gable plan with the porch at the south corner. The half-porch, offset to the south side, features a conical roof with an adjoining shed roof. The Craftsman character is created by the arroyo stone porch walls and foundation. The porch wall curves below with the conical roof. The side-facing gables with gable returns and the porch posts with their formal order suggest the Colonial Revival style. The two front-facing dormers are distinctive with the one on the north larger than the one on the south. A window which is Gothically inspired is at the north dormer while two small casement windows are on the south dormer. North of the porch is a triple window with a large central, fixed pane and flanking casements with small transoms. The house is clad in narrow overlap at the first floor and shingles at the second. A tall Washington plum rests in the middle of the grass lawn, and hedges border the south side of the property.

Built for T. J. Stock, this house is one of the most distinctive of the early homes seen on N. Los Robles Avenue.

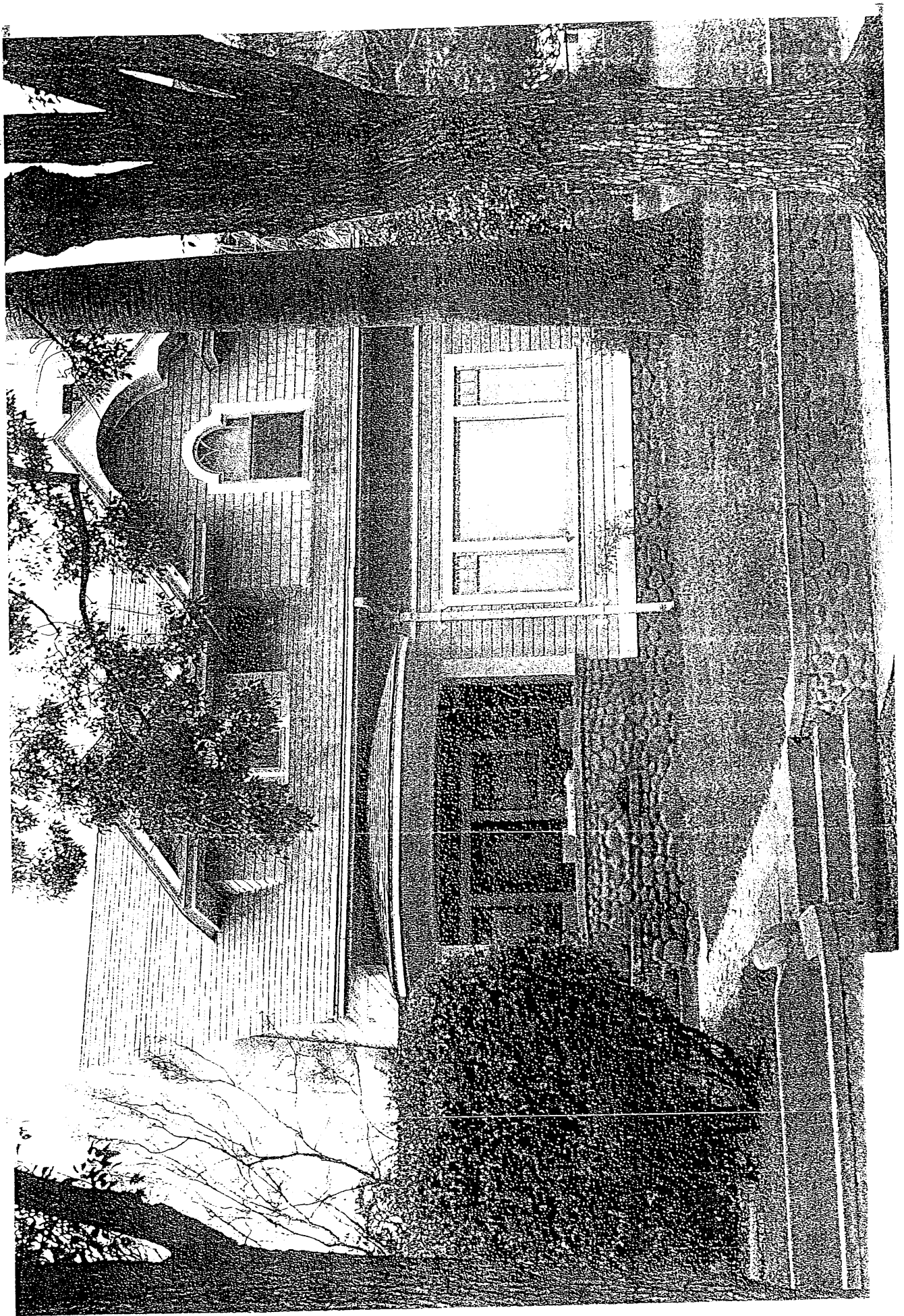


11. T.J. STOCK HOUSE  
1621 North Los Robles

One of the most distinctive homes on North Los Robles, this one-and-a-half-story house was built during the transition between two popular styles, and combines elements of both. While the arroyo stone porch walls suggest the Craftsman influence, the side-facing gables and porch posts reflect the Colonial Revival style.



From: Treasures on Your Block:  
Monk Hill  
(ca. 1980)



FROM CITY FILES  
Taken 1987



## CHRIS M. HANSEN

### Builder

Remembered as one of Pasadena's earliest and most talented house-builders, Christian (known professionally as Chris) Martin Hansen was born in Germany in August 1863 of a Danish father and German mother. He married his wife Alma in 1884. In 1890, they emigrated to the United States, but evidently never became citizens. After residing for a short time in New York, by 1893, Mr. and Mrs. Hansen were living in Pasadena at 634 North Mentor Avenue with Mr. Hansen's mother Christina. Both women worked as laundresses while Mr. Hansen began his career as a carpenter. Mr. and Mrs. Hansen would have at least five children: Theodore (born 1884), Elsa (born 1885), Arthur (born 1888), Arnold (born 1890), and Alma (born ca. 1903).

By 1910, Mr. Hansen was a recognized house-builder with an office at 16 South Raymond Avenue. By then, the family had moved to 236 Franklin (now South Oak Knoll) Avenue. Both Theodore and Arthur became apprentice carpenters, helping their father on his projects. Between 1914 and 1917, Christian and Theodore entered into a formal partnership, their firm known as C. M. Hansen & Son. The senior Mr. Hansen had retired by the early 1930s. Mrs. Hansen, also a German native, died in 1932 at the age of 68. Christian passed away at the age of 72 in December 1936 on the morning preceding the funeral of his 53-year-old son Theodore. Attached are Chris Hansen's obituary from the *Pasadena Star-News* and a caricature found in a Pasadena cartoon book from about 1910.

Chris Hansen was a very prolific builder, constructing 37 houses in Pasadena between 1904 and 1917 alone. Although he worked with a number of the city's most significant Craftsman-era architects, such as Reginald Johnson, Joseph J. Blick, Frohman & Martin, and Charles and Henry Greene, the vast majority of his residences have no attributed architect, meaning that Mr. Hansen probably designed them himself or based his plans on those found in magazines or pattern-books that were very popular at the time. Almost all of his houses during this period were in the Craftsman style, although a few were Colonial Revivals. Most often they were one- or one-and-a-half stories.

Unfortunately, much of Mr. Hansen's work has disappeared over the years, due to redevelopment and freeway construction. Josephine Van Rossem, an early real estate investor, was one of his most loyal clients, but all the houses he designed and/or built for her (including a Greene and Greene at 223 North Orange Grove) have been destroyed. Some of his still-extant houses include:

- Aurand residence (1905)-725 Santa Barbara Street
- Fyfe residence (1906)-725 East Howard Street
- Pickering residence (1906)-837 North Mentor Avenue
- Metcalf residence (1906)-525 East California Blvd.
- Blankenhorn residence #1 (1906)-488 Del Rosa Drive
- Stocks residence (1907)-1621 North Los Robles Avenue
- Elliott residence (1907)-975 North Oakland Avenue



Blankenhorn residence #2 (1908)—667 West California Blvd.  
Van Horne residence (1909)—605 Mar Vista Avenue  
White residence (1910)—824 South Euclid Avenue  
Busch residence (1910)—3740 Canyon Crest, Altadena (Known as “Boulder Crest,” much of it  
burned in 1935.)  
Three residences on South El Molino Avenue for Briggs C. Keck,, all designed by Reginald D.  
Johnson: 770 and 822 (both 1915) and 836 (1916)  
Knight residence (1917)—445 South Euclid Avenue (Frohman & Martin, architects)

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January 2009



CHRISTIAN M. HANSEN

No source  
(ca. 1910)

## HANS W. LARSEN

### Builder

Hans W. Larsen was a native of Denmark, born on December 19, 1867. (The family name appears to have been Swenson at that time.) He first appeared in Pasadena directories in 1904 when he lived at 488 Lincoln Avenue. Around 1916, his occupation was identified as “carpenter” and he lived with his wife Lucinda at 1235 Stevenson (later Mar Vista) Avenue. In the early 1920s, they moved to 1895 Las Lunas Street, where Mr. Larsen stayed for the remainder of his life. By 1929, directories were identifying his wife as Martha J. Larsen.

By 1924, Mr. Larsen was referred to as a “building contractor,” but until his retirement in the late 1940s, some annual directories still called him a “carpenter.” He was evidently active in the First Methodist Church of Pasadena. Mr. Larsen died on March 8, 1953 at the age of 85, survived by his widow and son Lee. His obituary from the *Pasadena Star-News* is attached.

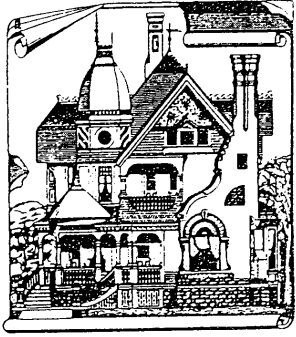
Among the houses built (and probably designed) by Mr. Larsen during the Craftsman era in Pasadena and that are still standing:

891 North Garfield Avenue (designed for himself in 1907)  
1115 East Claremont Street (also designed for himself, in 1914)  
1119 North Catalina Avenue (William Rose house–1914; now altered)  
393 and 399 Elizabeth Street (built by Larsen but designed by owner Thomas J. Stocks–1915; now altered)  
1647 North Los Robles Avenue (again, built for Stocks–1915; now altered)  
890 North Mentor Avenue (Mary Kehew house–1916)  
1735 North El Molino Avenue (S. B. Palmer house–1916)  
1227 Mar Vista Avenue (which Larsen built for himself–1917; now altered)

Later houses include the Charles T. Miller residence at 1681 Loma Vista Street (1922) and a house Mr. Larsen built on speculation at 772 North Raymond Avenue (1923). He also built a music/recreation structure for Thomas J. Stocks at 1633 North Los Robles Avenue in 1925.

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**399 ELIZABETH STREET**

**PASADENA**

**Style:** Craftsman

**Year of Completion:** 1915

**Original Building Permit:** #5407A, issued by the City of Pasadena on May 15, 1915 for a one-story, five-room dwelling and garage. The house, to measure approximately 28 by 36 feet with a maximum height of 12 feet, would have a cement foundation, wood-frame walls, and a reinforced gravel roof.

A copy of this permit is attached.

**Cost to Build:** \$1,200—a typical cost for a small bungalow in Pasadena at the time.

**Builder:** Hans W. Larsen, Pasadena. Please see the attached information.

**Architect:** No architect has been identified for this structure. It may have been designed by the builder with input from the owner and from popular magazines and pattern books available at the time. Builders who had worked with local architects often moved on to design and build their own houses, basing their plans on experience.

**Owners:** Thomas J. Stocks, the owner of 1621 North Los Robles Avenue, was the original owner. The property has been in the possession of the same family ever since. Please refer to the report on 1621 for more information on Mr. Stocks. In 1925, Mr. Larsen built the music room/recreation hall structure at 1633 North Los Robles for Mr. Stocks.

Mr. Stocks evidently intended the house to serve as a source of income. It was rented out to numerous tenants over the years. Frances L. Chaffee (the widow of Gibson A. Chaffee) appears to have been one of the longest-term residents, having occupied the house from at least 1949 to 1961.

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**Other Building Permits:** This house has evidently remained virtually unaltered since it was first built. A floor heater was installed at an unknown early date. A new furnace was installed in October 1950. Several re-roofing jobs also occurred, the earliest in September 1938.

**Assessor's Records:** The Pasadena City Assessor first visited the property on November 18, probably in the year 1915, and recorded a single bungalow and garage. The house had a concrete foundation, a composition roof, and plain plaster and wood trim. There were six plumbing fixtures. Interior finishes were described as "plain" and "stock." The house featured a fireplace, an "ornamental" buffet, and bookcases.

The Assessor estimated the square footage at 1,192. The house contained two living rooms (one was probably a dining room), two bedrooms, one bathroom, and a kitchen. There were two hardwood floors. The house also had a concrete-walled basement that measured eight feet square and was almost four feet deep. The garage, measuring approximately eighteen by nineteen feet, had a cement floor, shakes siding, and a composition roof.

The Los Angeles County Assessor currently estimates the square footage of the house at 1,432. 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.)

**Notes:** Attached is the listing of the house found in the 1970s City publication entitled *Treasures on Your Block: The Monk Hill Neighborhood*. It is described as "an excellent example of the typical American dream house of that decade."

**Significance:** This house is potentially eligible for listing on a local inventory of significant structures due to its fine design, good state of preservation, and its contribution to the architectural and historical context of its 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.

City Directories: 1915-

*Pasadena Star-News*: March 10, 1953

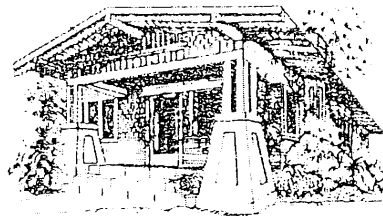
Internet Resources, including California Index, California Death Index,  
Gale Biography Master Index, Ancestry.com, and Historic *Los Angeles Times*  
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13. HOUSE, 1914  
399 East Elizabeth Street

Typical features, including the low-pitched, overhanging roof, tapered porch piers, and decorative use of wood, characterize this 1914 bungalow. The door and windows are joined by a common lintel, once again reflecting the importance of wood as a part of the Craftsman ethic. The house is an excellent example of the typical American dream house of that decade.



From: Treasures On Your Block:  
Monk Hill  
(ca. 1980)