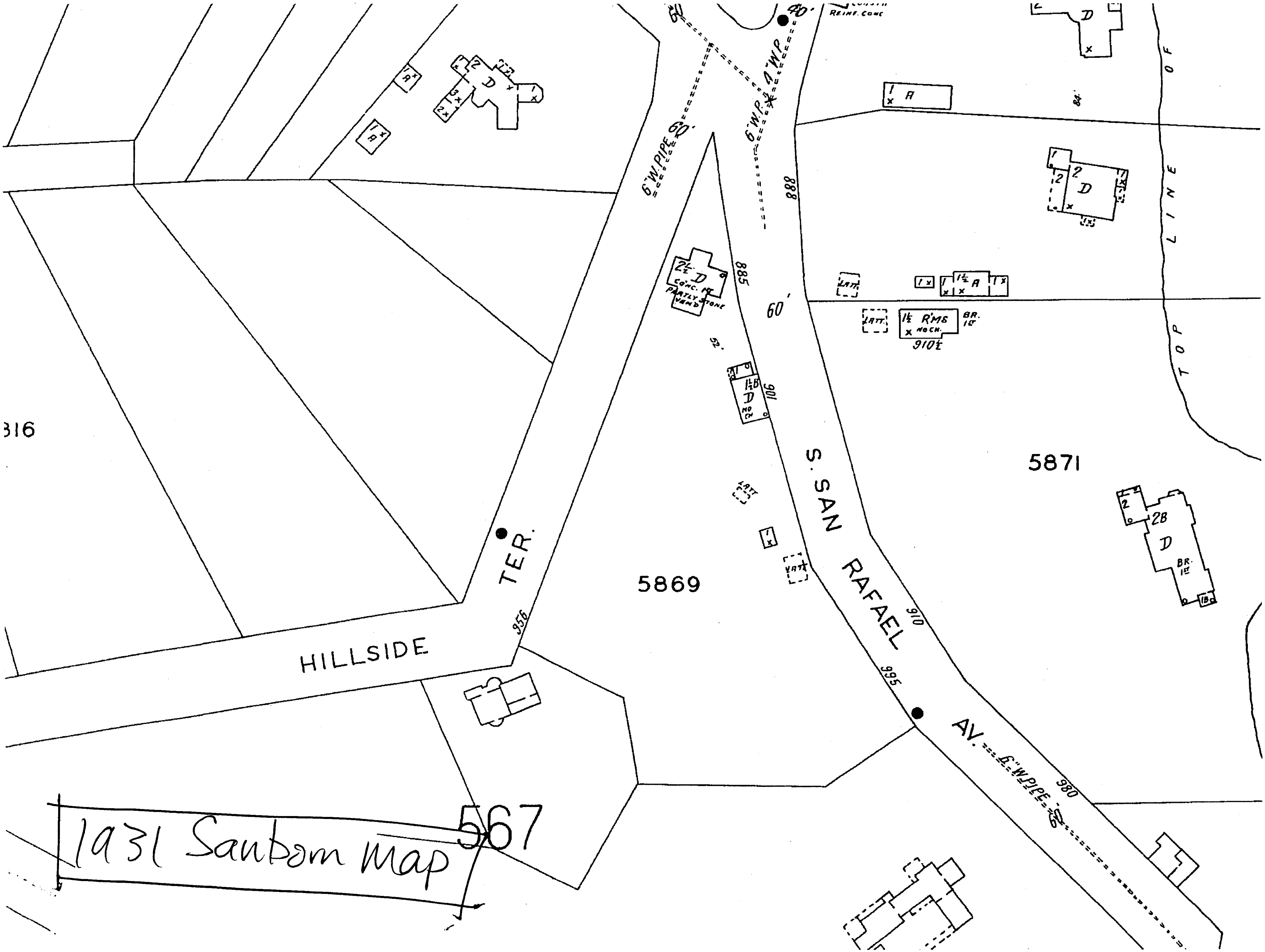
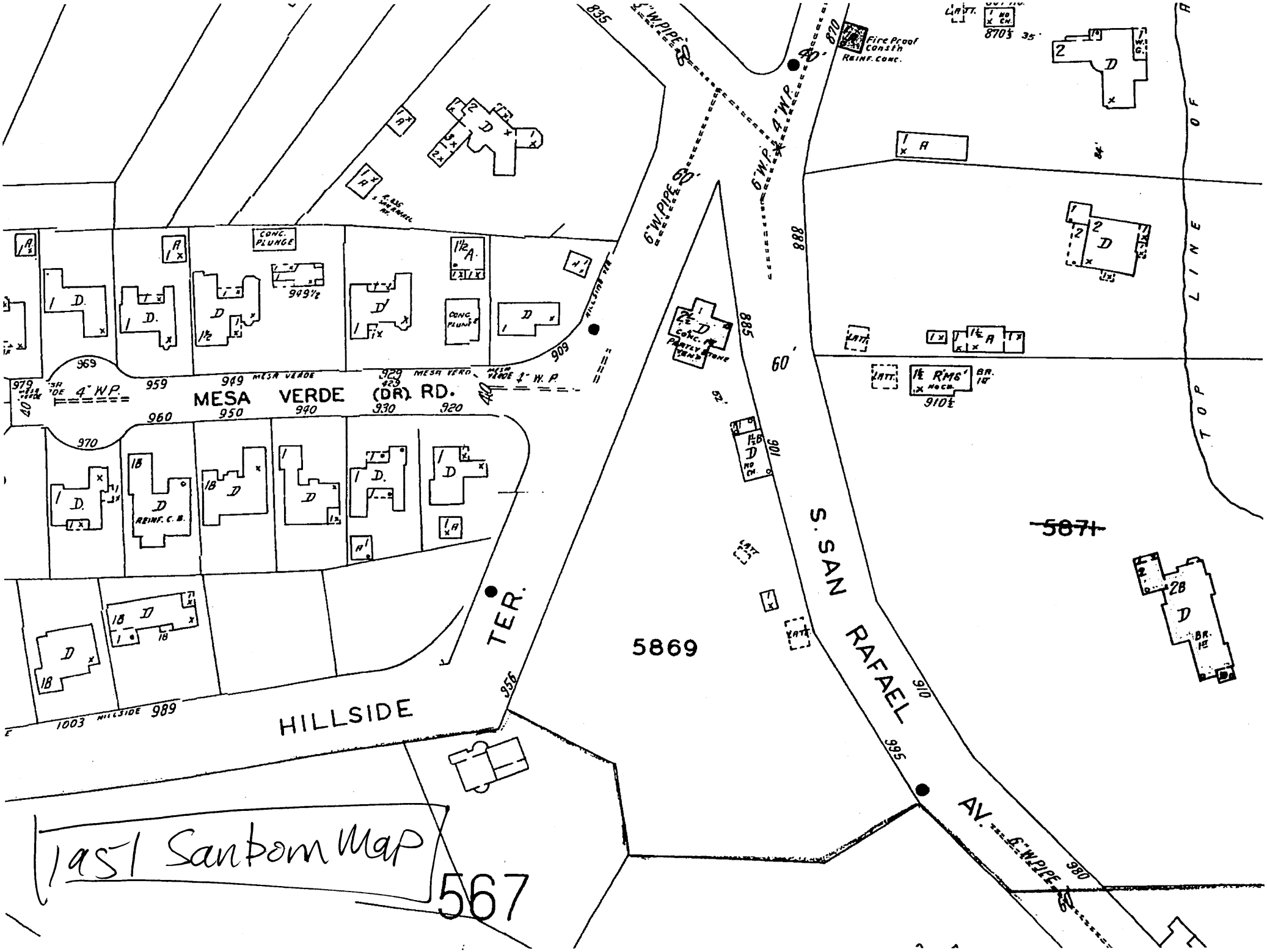
ATTACHMENT B:

Historical Documentation


TOP OF LINE
5871
5869
S. SAN RAFAEL AV.
HILLSIDE TER.
6" W. PIPE
60'
888
885
901
910
910½
995
980
956
316
567
1931 Sanborn Map



1951 Sanborn Map

567

KENCOTT MANOR

A History

901 SOUTH SAN RAFAEL AVENUE
PASADENA, CALIFORNIA

THE OWNERS

In 1922 Kenyon Llewellyn Reynolds and his wife Hazel Patricia (Pfitzer) Reynolds purchased all of Lot 1 of Tract 61 from Clifford W. Barnes who had owned the property since 1915. Lot 1 was irregularly sized, but ran for 570 feet along San Rafael Avenue and 459 feet along Hillside Terrace. After holding on to the vacant property for about five years while continuing to live at 794 Arroyo Drive, Mr. and Mrs. Reynolds in 1927 commissioned the local architect David A. Ogilvie to design a new home for them in the English Revival style for which Mr. Ogilvie was gaining notoriety. (A small improvement of some kind that already existed on the property was demolished.) The long-time Pasadena contractor Peter Hall was awarded the construction contract for this $52,200 project. (The cost would have been considered astronomical in 1927 when the average house and lot could have been purchased for around $3,500.) Katharine Bashford, the well-known landscape designer, was retained to plan the extensive gardens that were to surround the Reynolds' home. The property was given the address of 885 South San Rafael Avenue.

Kenyon L. Reynolds was born in 1892 in Lansing, Michigan, the youngest of seven children of Mr. and Mrs. Henry Graham Reynolds. The Reynolds family moved to Pasadena when Kenyon was only one year old. Henry Reynolds was a prominent figure in the early history of Pasadena, serving as one of the first Councilmen and maintaining an active membership in both the Valley Hunt Club and the Twilight Club. Mr. Reynolds, senior, was also the Senior Warden of All Saints Episcopal Church at the time of his death in 1918.

Kenyon Reynolds graduated from Pasadena High School in 1909 and attended Cornell for two years before transferring to the University of California, Berkeley. He was an active member of the Sigma Phi fraternity at both campuses. He married his wife, who was also a University of California graduate, in 1915. They had no children.

Soon after leaving college, Mr. Reynolds took a job with the Brea Gasoline Company in Brea, California. The business grew rapidly, and Mr. Reynolds became one of a group who formed a number of other companies devoted to converting gas into gasoline. He built one of the first gasoline cracking plants in California. His last position was as Vice-President and General Manager of the Los Angeles-based Pacific Gasoline Company which was sold to the Standard Oil Company in 1926. At that point, Mr. Reynolds decided to retire at the ripe old age of 34! His free time was occupied with tending the magnificent flower gardens that soon surrounded his new home. (Mr. Reynolds served as president of the Pasadena Garden Club for a number of years and also was a founder of the Pasadena Flower Show Association which at one time presented yearly floral exhibitions in Brookside Park.) He specialized in daffodils of all varieties, propagating them from seed. Like his father before him, Mr. Reynolds was also very active in civic affairs. He served for a number of years on the

advisory board of the Pasadena Branch of the Catholic Welfare Bureau of the Los Angeles Archdiocese. He also belonged to the California Club of Los Angeles. Beginning in 1935, Mr. Reynolds was a member of the Board of Directors of the Community Chest of Pasadena and in 1937 was made chairman of the Advance Gifts Section. During World War II he was appointed Director of the Natural Gas and Natural Gasoline Division of District 5 of the Petroleum Administration for War, which had its headquarters in Los Angeles. This position meant he was the U.S. Government's West Coast petroleum coordinator.

After Mrs. Reynolds' death in 1945, Mr. Reynolds sold his San Rafael Avenue home and donated much of his wealth to the Roman Catholic Church. He then entered the Benedictine order of the priesthood. He was ordained as a priest in 1951, taking the name of Father Bede Reynolds. He thereafter taught theology and English at Westminster Abbey, outside Vancouver, Canada. He also wrote several books, including his autobiography Rebel From Riches. Mr. Reynolds died in Canada in December 1989 at the age of 97 with no immediate survivors. Please see the attached information on Mr. Reynolds on pages 13 and 14.

James Lyndon Beebe, an attorney, and his wife Sarah Ruth (Hershey) Beebe purchased the property in May 1946. Mr. Beebe was born in Udall, Kansas, in November 1889, the son of James Warren and Ella P. (DeWeese) Beebe. He received his early education in the public schools of Udall, and then went on to Fairmount College in Wichita, Kansas (now the University of Wichita), where he received a B.A. degree in 1917. After service as a 2nd Lieutenant in the Air Service Signal Corps during World War I, Mr. Beebe married and entered the Harvard University Law School from which he received a LL.B. degree in 1922. He then moved to California and was admitted to the State Bar in 1923. He found work immediately as a representative attorney with the famous Los Angeles law firm of O'Melveny, Millikin, Tuller & MacNeil. He became a partner in the firm (which later changed its name to O'Melveny & Myers) in 1927. Mr. Beebe was a director of the Los Angeles Chamber of Commerce, organizing and participating in many committees and serving as its president in 1940. He also served as Chairman of the financial section of the Mayor's Charter Revision Committee. Mr. Beebe was also a Director of the Union Bank and Trust Company of Los Angeles. He pursued active memberships in the California Club, the Bankers Club of America, the Los Angeles Athletic Club, the Harvard Club of Los Angeles, and the San Gabriel Country Club. In Pasadena, he served on the advisory board of the Parker School and was a member of the Pasadena Badminton Club. Mr. Beebe was also a Mason and belonged to the American Legion. In 1939 he was made a Knight of the First Class of the Royal Norwegian Order of St. Olav by King Haakon VII. One of the Beebes' two sons, James L. Beebe, Jr., lived in the guest-house on the property which then had the address of 901 South San Rafael Avenue. Please see the attached biographical summaries for James Beebe, Sr., on pages 15 and 16.

Francis J. and Kathleen T. Finucane purchased the property in November 1951 from Mr. and Mrs. Beebe who had moved to San Marino. Mr. Finucane was an attorney. In March 1966, V. Rollins and Victoria R. Andrew took possession. Mr. Andrew was listed in directories as a "security officer". By 1969, his wife lived in the house alone and was involved with a business called Rollins Andrew, Ltd. Andrew Vollero, Jr., a management consultant, and his wife Alberta B. Vollero purchased the property in May 1972. They sold in December 1977 to Gerald L. Parsky. In August 1989 his wife Robin M. Parsky was put on title with him.

William and Kim Wardlaw purchased the property in 1990. They undertook an extensive interior updating of the main house, including the bathrooms and kitchen. Former maid's quarters were converted into a family room.

In 2000, Kent and Nicole Sokolow became the owners. Mr. Sokolow was the owner of the Colonial Honda auto dealership in Glendale and was also the proprietor of the D'Lights antique firm. Soon after they moved into the house, the Sokolows changed the address of the main house to 901 South San Rafael Avenue.

THE ARCHITECT

David Annan Ogilvie was born in St. Andrews, Scotland, on August 8, 1885, the son of William and Euphemia (Annan) Ogilvie. A product of the Scottish educational system, David Ogilvie attended Madras College in St. Andrews where he took special continuation classes in the arts and crafts. After a five-year architectural apprenticeship, Ogilvie served for the next 2 ½ years as a draftsman and surveyor with James Gillespie & Scott of St. Andrews. During this time he served with the 6th Volunteer Battalion of the Royal Highlanders.

Around 1915, Ogilvie emigrated to the United States, where he found work with Putnam & Cox, Architects, of Boston. After two years with that firm, Ogilvie moved to British Columbia where he worked with H. G. Griffith of Vancouver. During World War I he served as a civilian at North Island. About 1918, he relocated to the Los Angeles area and, in February of that year, married Frances McKee of Los Angeles. They were to have one son, David A., Jr. Within less than a year, the Ogilvies moved back to Boston, where David again worked with Putnam & Cox, this time for three years. Sometime around 1922, the family returned to Southern California where they were to remain the rest of Ogilvie's life. Mrs. Ogilvie died several years later.

Ogilvie spent the next 5 ½ years working for Reginald Johnson, one of Pasadena's most renowned and talented architects. He spent a number of months in 1923 supervising Johnson's projects in Chicago. Johnson was well-known for taking new

architects "under his wing" and preparing them for independent practice. And, indeed, Ogilvie did set up his own office in 1928, after marrying his second wife, the former Elvera Marie Anderson of Portland, Oregon. The Ogilvies lived in Altadena in a self-designed house (1928) at what is now 1060 Marcheta Street. His offices were at 100 East Colorado Street in Pasadena. The Ogilvies later moved, within Altadena, to 320 East Mariposa Street. (The second Mrs. Ogilvie became a popular teacher at Arroyo Seco School in Pasadena and was 91 years old upon her death in February 1989.)

Although he worked in various styles, such as Spanish, French, and Italian, Ogilvie is best known for his successful essays in English domestic and religious type architecture. His British heritage no doubt inspired his creativity in this area. In 1926 the house he designed for J. H. Kelleher at 2000 Ashbourne Drive in South Pasadena won a prize in the National Brick House competition, sponsored by the New York Architectural Forum. Ogilvie also received a Certificate of Honor from the Southern California chapter of the American Institute of Architects in 1927. The Pan-American Exposition in Buenos Aires accorded him an honorable mention.

Ogilvie was active both in professional organizations and in his community. He was a member of the Architects Association of Southern California and served as a member of the executive committee of the Altadena Citizens Association. He was a Republican, a Mason, and a member of the Scotch Presbyterian Church. (In later life, he joined the Church of Religious Science.) He also belonged to the Pasadena Golf Club, the Cauldron Singers, the Pasadena Civic Music Association, and the Pasadena Athletic Club. Besides music and golf, he also enjoyed gardening.

David Ogilvie died on September 18, 1954 at the age of 69 after a few years of semi-retirement. A copy of his obituary is attached on page 17.

In addition to those already mentioned above, the following are among David Ogilvie's most admired works (all in Pasadena unless indicated otherwise):

Cochrane Armour estate--285 Linda Vista Avenue
(now 950 Holly Vista--1924)
Eliel house--Berkeley, CA (1925)
Colborn house--860 North Chester Avenue (1925)
Knight house--200 La Vereda Road (1926)
Landreth house--309 Wigmore Drive (1926)
Remodeling of the Pasadena Golf Club (now the Altadena Town & Country Club--1927)
Owesley house--560 Rosemont Avenue (1927)
Smith & Sons office building--northwest corner Green and Madison (1928)
Milk house--2340 Allview Terrace, Los Angeles (1928)

Movins house--353 Patrician Way (1928)
Grandin house--530 Prospect Blvd. (1928)
Smith house--181 La Vereda Road (1929)
Rounds house--780 Chaucer, San Marino (1929)
Mills house--1074 Prospect Blvd. (1929)
Church of the New Jerusalem--5th & Westmoreland, Los Angeles (1931)
1317 Boston Street, Altadena (1932)
Booth house--1030 San Pasqual Street (1932)
1869 Midlothian, Altadena (1934)
Scofield house--315 Bellefontaine Street (1934)
Matthews house--1440 Circle Drive, San Marino (1934)
3276 Rubio Canyon, Altadena (1935)
763 New York Drive, Altadena (1936)
Mosser house--1240 Elizabeth Street (1936)
First Evangelical Lutheran Church--808 North Los Robles Avenue (in association with Frederick Kennedy, Jr.--1937)
1007 Marcheta, Altadena (1939)
Goss house--265 Linda Vista Avenue (1941)

THE BUILDER

Peter Hall was born in Stockholm in 1867 and was brought to the United States at the age of four. He came to Pasadena with his mother and two brothers in 1886. For six years he was active in gold mining in Alaska, and in fact kept a financial interest in mines until his death. Eventually, Hall became a self-taught craftsman who gained a reputation as the best stair builder on the Pacific Coast. He went into the contracting and building business for himself and was joined by his brother John who ran the carpentry mill. By 1895, local directories listed him as a "cabinetmaker".

Peter Hall met Charles and Henry Greene in 1906 and was to become virtually their personal contractor and their most significant associate. The Halls and Greenes were said to have worked together most harmoniously. Some of the most well-known Greene works such as the Gamble House and the Blacker House definitely owe some of their magnificence to the work of Peter Hall.

It is interesting to note that, although Hall was incredibly skilled in erecting buildings in all styles (everything from Swiss Chalet to Japanese), his carpentry always retained the basic elements of Swedish joinery.

Some have claimed that the Greenes set Peter Hall up in business and trained his craftsmen to meet their demands. Records show, however, that he was working with other architects before 1906. The Bragg House, as well as scores of other houses in the

Pasadena vicinity and in the Holmby Hills area of Los Angeles, are evidence that Peter Hall did fine work outside the Greenes' control as well. (In fact, the Hall Manufacturing Company had been established by 1911.)

Peter Hall resided with his wife Lida at 769 North Marengo Avenue in Pasadena. He was very active in fraternal orders, being a member of the Shriners, the Elks, the Masons, and the Knights Templar. Hall also served as a Pasadena City director in the early 1930s. In 1937 he associated with his son Robert in the firm of Peter Hall & Son. Hall died suddenly at the age of 71 in Pasadena in 1939, having just completed the construction of three homes and in the middle of planning another. A copy of his obituary can be found on page 18.

THE LANDSCAPE ARCHITECT

Miss Katharine Bashford was a notable landscape architect in Southern California, having established her office in Pasadena in 1923. Landscape design was a field dominated by women during Southern California's "golden age of architecture." Miss Bashford, Florence Yoch, Lucile Council and others, mostly based in Pasadena, experimented with ways to combine Mediterranean, English, and traditional American garden concepts into something that was unique to Southern California but that would blend with a new type of revival architecture.

Miss Bashford traveled widely in Spain and Italy in order to gather ideas. "Our gardens may borrow inspiration from the old world," she said, "but should be adapted to our climate, mode of living and particular needs." She was particularly associated with architects Wallace Neff, Reginald Johnson, and Roland Coate. Some of her work includes the Bourne House on Lombardy Road and the Bush House on Hillcrest (both in Pasadena), the Gate House in Carpinteria, the Miller House in Berkeley Square, and the Sterry House on South Rossmore in Los Angeles.

THE ARCHITECTURAL STYLE

(Note: Much of the following discussion is based on text found in A Field Guide to American Houses cited in the Sources section.)

English Period Revival, often referred to as Tudor Revival, was a dominant style of domestic building used for a large proportion of early 20th-century suburban houses throughout the United States. It was particularly fashionable during the 1920s and early '30s when only the Colonial Revival rivaled it in popularity as a vernacular style.

The popular name "tudor" is historically imprecise, since relatively few examples closely mimic the architectural characteristics of Tudor (early 16th-century) England. Instead, the style is loosely based on a variety of late Medieval English prototypes, ranging from the thatch-roof folk cottages to grand manor houses. These traditions are freely mixed in their American eclectic expressions but are united by an emphasis on steeply pitched, front-facing gables which, although absent on many English prototypes, are almost universally present as a dominant facade element in Tudor Revival houses. About half have ornamental false half-timbering, a characteristic they share with some examples of the earlier Stick and Queen Anne styles, which also drew heavily on Medieval English precedent. Unlike these styles, which were usually executed with wooden (board or shingle) wall cladding, most Tudor Revival houses have stucco, masonry, or masonry-veneered walls.

The earliest American houses in the style date from the late 19th century. These tended to be architect-designed landmarks which, like the first American Queen Anne houses built twenty years earlier, rather closely copied English models. Many were patterned after late Medieval buildings with Renaissance detailing that were popular during the reigns of Elizabeth I and James I, the Elizabethan and Jacobean eras of English history.

In the United States, the uncommon landmarks of the early Tudor Revival style were joined in the decades from 1900 to 1920 by less pretentious houses which superimposed steep gables, half-timbering, or other typical detailing upon otherwise symmetrical facades (most commonly with full front gables). These modest early examples, unlike most Tudor Revival houses, tend to have walls clad with weatherboard, shingles or stucco (applied over wooden lath), thus avoiding the expense of solid masonry construction. Still relatively uncommon before World War I, the style expanded explosively in popularity during the 1920s and '30s as masonry veneering techniques allowed even the most modest examples to mimic closely the brick and stone exteriors seen on English prototypes. They show endless variations in overall shape and roof form and are most conveniently subdivided on the basis of their dominant facade materials (brick, stone, stucco, or wood). Tudor Revival quickly faded from fashion in the late 1930s, but became popular in somewhat modified form during the new period revivalism that began in the 1970s and '80s.

Houses with brick-clad walls, of which the Reynolds house is a good example, represent the most common of all the subtypes of Tudor Revival. Walls of solid brick masonry were sometimes used on landmark examples early in the 20th century, but brick became the preferred wall finish for even the most modest Tudor cottages after masonry veneering became widespread in the 1920s. Brick first-story walls are commonly contrasted with stone, stucco, or wood claddings on principal gables or upper stories. False half-timbering occurs on about half the houses in this style, with infilling of stucco or brick between the timbers and, quite often, elaborate decorative patterns in the arrangement of timbers or brick.

THE HOUSE AND PROPERTY IN THE PUBLIC RECORD

The City of Pasadena issued building permit #6676D on November 29, 1927 for a three-story, ten-room residence and garage. The house was to measure 50 by 50 feet and was to be 35 feet at its highest point. It was to have a concrete foundation, concrete girders and joists, a shingled roof, two chimneys with a total of seven flues, and concrete and wood floors. A copy of this permit is attached on page 19.

On November 19, 1929, just two years after the original permit was issued, the Reynolds received permit #3868D for a major alteration which called for a remodeling of the basement to provide a laundry, converting the original garage into a dining room, adding a kitchen, enlarging a bedroom, and building a new chimney to replace the old one. This work was to cost $12,600. The architect was John Byers of Santa Monica, a designer who later became well-known in Southern California for his interpretation of adobe architecture. F. H. Ruppel was the builder. A copy of this permit is attached on page 20.

A 12 by 20 foot shed was also built in November 1929 to cost $100. On December 24, 1930, permit #6857 allowed for the construction of garden walls, 3.5 feet high, at a cost of $400. The supervising contractor was Katharine Bashford. On December 16, 1935 a garden shelter to cost $200 was permitted. It was to be 180 square feet and had brick walls, a brick floor and a composition tile roof.

Another major remodeling was permitted on April 15, 1940. A 20 by 16 foot addition was made to the garage which involved an additional bedroom on the upper floor that connected to the existing living quarters. David Ogilvie was again the architect. The cost was $1,500.

Permit #1189N, issued June 25, 1956, allowed a swimming pool to be built. It was irregular in shape, but largely measured 40 by 20 feet. It was to cost $3,000. Also in the mid-1950s a block wall was permitted, to cost $500. The furnace was replaced in 1957, and again in 1973, together with the addition of air-conditioning.

On December 20, 1972, a $500 conversion of the attic to storage space was permitted. This involved the cutting in of a window and the installation of a floor. Non-structural fire damage to the chauffeur's quarters was repaired in August 1977 for $2,000.

In January 1983 a 6 by 8 foot spa was constructed for $9,000. Then, in March, $16,000 was the estimate to build partitions to create a sauna, bathroom, and wet bar within the existing structure. An interior remodeling was permitted in January 1985, but it is unclear whether it took place. Another interior remodeling, this time to cost $25,000, was permitted in January 1986.

The Pasadena City Assessor first visited the site on October 2, 1928 and found a newly-constructed residence with concrete foundation, stone exterior, gabled slate roof, and plain trim. Construction was rated "good"--the highest rating available. There were five fireplaces, nineteen plumbing fixtures, and a built-in refrigerator. Interior finishes were described as "special." The house had 4,841 square feet. The basement floor contained one living room, two bedrooms, one bathroom, one kitchen, and three hardwood floors. On the first floor were three living rooms, one bedroom, one bathroom, and three hardwood floors, while the second floor contained two bedrooms, two bathrooms, one storeroom, and two hardwood floors.

On the same day, the Assessor also described a garage of 1,564 square feet. Chauffeur's quarters were included which contained two bedrooms, one kitchen, and one bathroom. The building had six plumbing fixtures.

Please see copies of the Assessor's records attached, beginning on page 21.

THE WORLD AND COMMUNITY IN 1928

One year before the onset of the Depression, the United States and the world at large continued to bask in an era of unprecedented prosperity. As a symbol of technological progress, the Graf Zeppelin stopped at Lakehurst, New Jersey on its way around the world with 20 passengers and a crew of 38. The first all-talking picture, "Lights of New York", opened at the Strand Theater in New York. However, not all the news was good in 1928. Trotsky and his associates were exiled from Russia and a hurricane swept through the West Indies and Florida, killing up to 3,500 people.

In California, Clement C. Young, a Republican, was Governor. At that time, the state's population was only about 5,000,000. Tragedy also hit the state when the St. Francis Dam, forty miles north of Los Angeles, collapsed on March 13, destroying 700 houses and claiming 450 lives.

Pasadena had just about completed its transition from a resort town to a city in its own right with a population of 74,000. It is said that during the 1920s Pasadena had the highest per capita income of any city in the nation. In 1928 the much-revered Dr. John A. Sexson became the Superintendent of Schools, and Pasadena Junior College was established. The Huntington Library and Art Gallery opened to the public for the first time in January. The Board of Directors of the Metropolitan Water District was organized, choosing Pasadena as its first meeting place. The City's Department of Health was formed as was the Pasadena Health School. The open south end of the Rose Bowl was filled in to make room for 19,000 additional seats.

THE SIGNIFICANCE OF THE PROPERTY

This property is eligible for listing on the California Register of Historical Resources due to its fine design, good state of preservation and its contribution to the historical and architectural context of the San Rafael Avenue neighborhood.

NOTES

Upon its completion, the Reynolds house was featured in a richly illustrated article in Architectural Digest which included reproductions of the floor-plans. This article is reproduced beginning on page 25.

The house was also featured in an advertisement for the Heinz Roofing Tile Company in the February 1929 issue of the California Arts & Architecture magazine. This has been reproduced on page 30.

Real estate advertisements for the property from the 1950s and the 1990s can be found beginning on page 31.

Evidently, Kenyon Reynolds had planned to build a home on the property several years before he actually built. Permit #9126B was issued on August 17, 1922 for a one-story residence to measure 36 by 33 feet. It was to have a chimney and a shake roof and cost $3,600. John Byers was to have been both architect and contractor. As far as can be ascertained, these plans were never acted on.

SOURCES CONSULTED

Los Angeles County Assessor (Pasadena regional office and Los Angeles archives)
Los Angeles Public Library
City of Pasadena, Planning Dept., Design & Historic Preservation Section (Archives)
Pasadena Public Library (Centennial Room)
Pasadena Historical Museum (Library & Archives)

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California Arts & Architecture: February 1929
Los Angeles Times: December 31, 1989
Pasadena Evening Post: September 18, 1939
Pasadena Star-News: September 20, 1954; February 9, 1989; March 28, 1999

Tim Gregory
The Building Biographer
400 East California Blvd., #3
Pasadena, CA 91106
Phone/Fax: 626-792-7465
e-mail: timothygregory@earthlink.net

The Roof

Criteria 3 for the designation of a monument specifies that the property 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."

In addition to being an excellent example of the work of architect Peter Ogilvie, builder Peter Hall, and landscape architect Katherine Bashford, Kencott manor boasts an intact roof of significant 1920s-era Heinz Slab Shingle Roof material. This roof, in the context of Kencott manor, is significant to the region because it is an excellent intact representation of material use that was highly utilized in the region during the building's period of construction, but that has since faded. While many of Ogilvie's buildings in the region survive, Kencott is the only one found thus far that still has the slab clay tile roof intact. The property presents a chance for scholars and historians to experience the original intent and authentic material application of a roof-type that was popular during the historic period.

The Heinz Roofing Tile Co. felt so strongly that Kencott represented their product to its fullest potential that they used the property as a prime example of their work in published advertisements of the day. "Right from the day they are made, Heinz Plymouth Tile have the rare warmth of color and the rich beauty in texture that are centuries old. It is this outstanding quality of beautiful age that has placed Heinz Plymouth Tile in a class by itself. No other tile has ever offered the architect so genuine an opportunity to achieve the fullest expression of Old English architecture." (California Arts and Architecture Ad, 1929)

The Heinz Roofing Tile Company, founded in 1912, is perhaps one of the more intriguing tile companies with any remaining legacy of historical significance. From the time the first Heinz tiles were produced, to present day salvage and restorations involving this tile, a shroud of mystery surrounds the styles, patterns and origin of the types of products which the Heinz Tile Company produced." (Hobson, pg. 33)

Originally, the company produced roofing tiles only, but then expanded their business to include cladding tile and coping tiles. The dormers of Kencott are clad in Heinz material.

Vincent Hobson's book entitled "Historic and Obsolete Roofing Tile" provides an in-depth history of clay tile roof material and the Heinz Roofing Company. The book also includes a discussion of Heinz competitors, such as the Ludowici and Gladding McBean companies. Select excerpts of the book have been included for additional information.

HISTORIC AND OBSOLETE ROOFING TILE

Preserving the history of roofing tiles.

A comprehensive reference manual of the most commonly found old and obsolete roofing tiles and accessories.

By Vincent H. Hobson
In Association with Melvin Mann

Remai Publishing Company, Inc.
Evergreen, Colorado USA

4.
HEINZ

The Heinz Roofing Tile Company, founded in 1912, is perhaps one of the more intriguing tile companies with any remaining legacy of historical significance. From the time the first Heinz tiles were produced, to present day salvage and restorations involving this tile, a shroud of mystery surrounds the styles, patterns and origin of the types of products which the Heinz Roofing Tile Company produced. Initially, the plant produced only roofing tiles. However, with the expansion of various architectural designs and concepts, other products such as terra cotta floor tile, cladding tile and coping tiles became available on a limited scale. Other roofing tile companies, recognizing the rapid growth of the Denver, Colorado region, had been shipping their products into the market for several years. Seeing the demand greater than the supply, and the budding interest in permanent and fireproof roofing material, George P. Heinz caught a tremendous interest in the manufacturing of clay products and began producing them with what has been termed "brilliant commercial success."

George P. Heinz, the original founder of The Heinz Roofing Tile Company, was born in LaSalle, Illinois, in 1872. When he was almost twenty years old, Heinz took up residency in Chicago. Heinz's employment while in Chicago remains unknown. However, his knowledge and interest in roofing tiles was quite advanced. This has led to the assumption that he may have had some relationship with the Ludowici Roof Tile Company or some other roof tile concern.

On April 8, 1901, George Heinz filed an application with the United States Patent Office, hoping to secure a patent for a particular type of roofing tile. The patent was granted on December 10, 1901. The tile for which Heinz received his patent was never produced-- at least there is no evidence of production. But the fact that he had a patent for a roofing tile gave him a basis for his ideas and a reason to pursue his own intentions.

At age twenty one he married Mary Ginty, a native of Michigan, and in 1901, the two moved to Denver, Colorado. George Heinz and his wife had lived in Colorado for almost two years when he became listed as the manufacturing agent for the Ludowici Roof Tile Company. Ludowici was one of the largest manufacturers of clay roofing tile and products of this time period, and had already begun westward expansion. Denver was obviously a prime location for a sales office. Heinz operated solely as their agent, sharing an office at 522 in the Colorado Building in Denver with the Builder's Supply Company, and he shipped in the Ludowici tile from their eastern manufacturing facilities. In 1905 Ludowici set up a formal office in Denver, separating from the Builder's Supply Company, and Heinz was promoted to the position of resident manager.

As resident manager for Ludowici, Heinz seemed

to be expanding his own agenda. Obviously intrigued with the concept of fireproof material, and enterprising enough to see the window of opportunity, he began implementing his ideas. On March 6, 1908, Heinz associated himself with two other Colorado residents, E.R. Cope and P.F. Conway. Together they invested $25,000.00 and incorporated a business under the name and style of The Heinz Fireproofing Company, to manufacture and deal in fireproofing lines of material of all kinds, primarily gypsum products. Heinz remained the manager for Ludowici Celadon Company, known also as the Ludowici Roofing Tile Company. The Heinz Fireproofing Company operated until 1910 at which time all records ended. During it's brief existence there was never recorded any corporate reports or records other than the original Articles of Incorporation.

In 1911, Heinz left the Ludowici Celadon Company. He aggressively pursued his own goals and gained control of the Builder's Supply Company. He set up the George P. Heinz & Co., which became the successor to the Builder's Supply Company, and moved all offices to 724 Colorado Building. At the time, the Colorado Building was one of the most available locations for this type of venture. Ludowici Celadon moved their offices out to a location in north Denver. With all ties with Ludowici severed, Heinz continued to move forward.

Heinz moved his new company to 215 Chamber of Commerce Building. Ironically, once Heinz moved from the Colorado Building, Ludowici moved their operations back into it. From the records, it appeared that there could have been some conflict between the two companies, and with the way Heinz was structuring his holdings, and the nature of the same, it could obviously have been a very tenable situation.

On October 9, 1912, Heinz again associated himself with two other businessmen. Once more, with an investment of $25,000.00, George P. Heinz, W.H.

Block No. 99 Addition Platted Flat Iron Bldg 2nd Filing

By Whom Platted A. Lots

Grantor No.	Description	Grantee No.	GRANTEE	Record Book	Record Page	Date of Filing month	Date of Filing day	Date of Filing year	Kind of Instrument	Remarks
	Pt W of 3rd Ave Prod	1	The Heinz Roofing Tile Co.	2310		11	12	1912		
	Pt S of 38th Ave Prod	2	The Metcalf Chemical Mfg. Co.	1498		12	27	1907		
2	Pt N of 3rd Ave Prod	3	The General Chemical Co	2847	415	12	10	1919	W	
1	Pt N of 3rd Ave Prod	4	The Colorado & Southern Railway Co	3077	384	1	11	1921		
1	Pt N of 3rd Ave	5	G. O. Phillips & K. R.	6852	494	12	7	1944	N	1412-440 7/8/45 Q. from Zaiman to same
	Produced	6	Berglund & A. B. Ballah Jr (Denver Wood Products Co)							
3	Pt S of 3rd Ave	7	Allied Chemical & Dye Corporation	2341	95	1	28	1948		merger also articles of Incorporation 78846
	Prod	8								
5	Und 1/3 Pt N of 3rd Ave Produced	9	G. O. Phillips & K. R.	6412	440	7	8	1948	Q	
		10	Berglund							
5	Und 1/6 Same Land	11	H. R. Berglund	6597	83	9	12	1949	N	
11	That pt of Blk	12	Denver Wood Products	6636	21	11	23	1949	N	
	No of Proposed	13	Company							
	extension of 3rd	14								
	Ave	15								
		16								
		17								
		18								
		19								

The original recording information on the land purchased by Heinz for his production plant.

Gorich and E.J. Dykes incorporated The Heinz Roofing Tile Company. This time, however, Heinz expanded greatly on his concept. According to the original Articles of Incorporation, the purpose of this firm was for the purchasing of clay, ownership and development of clay pits and mines, and the manufacture, distribution and sale of terra cotta roofing and floor tiles. Under these articles, authorization was also granted to the incorporators to buy and sell real estate, all kinds of building material, and to engage in any kind of activity which would be proper to the business.

It became quite apparent what Heinz's intentions were. He had gained the knowledge necessary through his prior association with Ludowici to implement in full force and direction his dream of owning a tile manufacturing plant. Wasting no time, he sought out land suitable for his operations. On November 12, 1912, only twenty four days after incorporating The Heinz Roofing Tile Company, he purchased a tract of land located at the SE 1/4 of the NW 1/4 of Section 9, Township 4 in Colorado. The land had been owned by the Western Chemical Manufacturing Company and offered a prime location on the lowlands of the South Platte River. It carried the physical address of 1925 W. 3rd Avenue and Umatilla Street, located in what was known as Fletcher's West Side Subdivision. Construction of the Heinz tile plant began almost immediately and when production actually began, Ludowici closed down its Denver office. Heinz seemed to have sole control of the Denver tile market.

But in 1919 there was a shake-up of authority within the company. N.L. Heinz of LaSalle, Illinois, became Vice President and a woman by the name of Miss K.V. Brynart became the Secretary and Treasurer. Her only place of residence was listed as the Ellsworth Hotel, Denver, Colorado. In 1920, the structure of the organization changed again, only this time it appeared as though Heinz had taken over all control. George Heinz remained President and became Treasurer, N.L. Heinz remained Vice President, and Mazie F. Heinz, another relative, became the Secretary.

As the building boom began to intensify, competi-

A. H. GUNNING
President

C. A. GUNNING
Secy & Treas.

Drain Tile
Stiff Mud Brick
Le-Tex Face Brick
Le-Tex Tile

The Longmont Brick & Tile Company

Hollow Brick
Hollow Building Tile
Silo Tile

LONGMONT, COLORADO

Jan 6, 1925

Robt K. Fuller
Wyoming Bldg.,
Denver, Colo.

Dear Sir:-

Mr. Bisshop chairman of Trustees of Elks called me last evening that he had secured few roof tile from truck going through Longmont and made arrangement for Mr. Anderson who was foreman under Shohlom to fix the roof, so if you will get in touch with the roofing people and save them trip to Longmont.

Yours truly,

A letter refecting the need to obtain tiles for a repair. It is assumed that the tile being referenced originated at the Heinz factory. (Courtesy of Ken Fuller)

tion began to pop up. On November 30, 1920, the Western Concrete Products Company was incorporated for the purpose of making concrete roofing tiles. This adventure was capitalized with $500,000.00 and became a serious threat to the clay products which Heinz produced. Heinz expanded into brick production and sales. In 1922, the Western Concrete Products Company was taken over and reorganized by a group of Denver businessmen. This reorganization represented an additional investment of $150,000.00 and boosted annual sales to over $100,000.00. The seriousness of the business became ever so apparent.

By the end of February, 1925, it appeared as though Heinz was disassociating himself with his company. The exact circumstances remain unknown, but by this time, he was no longer an officer of The Heinz Roofing Tile Company. Fred R. Schmidt had assumed the position of President, Raymond Solis as Vice President and Adolph Kunsmiller as Secretary.

On January 14, 1927, a new tile venture sprang up, with the intention of expansion. Known as the Colorado Roofing Tile Company, its officers were now the same as those running the Heinz company and in early 1927 The Heinz Roofing Tile Company and the Western Concrete Products Company were merged. At the time of the merger, Fred R. Schmidt was also the Treasurer of the Western Concrete Products Company. The Colorado Roofing Tile Company now included the newly merged companies, yet marketing continued under the Heinz name. Heinz remained the President of the George P. Heinz & Company concern and all offices were moved to the Heinz factory location.

In 1927, The Heinz Roofing Tile Company employed 40 persons and had an estimated weekly payroll of $1,500.00. They had five fully operational kilns for the firing of their clay products and during full production consumed 24 tons of clay daily, providing a blatant example of the size of their operations. Most of the clay used in the Heinz production line came from local clay pits, close to Denver, presumably from the clay beds in the Golden and Morrison, Colorado areas. Due to their colorful and favorable reputation in the industry and their rapid growth potential, the Heinz concern was deemed one of the more important industrial activities in the city. They concentrated their main trade practices in the Rocky Mountain Region, however, their products were marketed all over the United States and Canada. Heinz roofing tiles have been found in Arkansas, California, Colorado, Connecticut, Florida, Illinois, Iowa, Michigan, Massachusetts, Minnesota, Montana, Nebraska, New Mexico, New Jersey, New York, Oregon, South Dakota, Texas, Utah, Washington and Wyoming. His products are certain to exist in many others. Roof tile from the Heinz plant have also been located in different areas of Canada. It has never been ascertained whether or not more than one manufacturing plant ever existed, but it remains evident that the largest concentration of their product is in Denver, Colorado.

In 1928, George Heinz's daughter, Margaret E., married George B. Sears of Denver. Shortly after their marriage, they moved into the house directly next door to her father. It is believed that it was around this time that George Heinz's health began to fail him. Heinz stepped away from George P. Heinz & Company and Robert E. Welter took over as Vice President, moving their offices from the Heinz factory building to 812 12th Street, Denver, Colorado.

While in his late 50's, and in deteriorating health, Heinz continued to travel extensively, accompanied only by his nurse. In late 1932, during a stopover in New York while returning from a Canadian business trip, Mr. Heinz died suddenly. Prior to his death, Heinz was in very good grace and association with the local architects of the time due to his keen artistic sense and architectural creativity. It has been told that each year there was a gathering of local architects at Joe Buckman's place in North Turkey Creek Canyon and Heinz attended these gatherings with-

out fail from 1922-1928. It was here that he was unofficially acknowledged as an honorary member of the American Institute of Architects. He was a member of the "Artist's Club," and though he was never nominated for the Board of Directors at the Denver Art Museum, he did serve as a trustee from October 26th, 1925 until November, 1931.

On February 5, 1933, just four months after George Heinz died, a spectacular fire destroyed the offices and much of the equipment of The Heinz Roofing Tile Company. The fire was coined a "mystery blaze" and with it went most of the story of the Heinz tile. Shortly after the fire, George Sears, Heinz's son in law, took over as President of George P. Heinz & Company and continued to operate it until 1955. This is where all records of this concern end.

Mary G. Heinz, George's wife, continued to reside in their north Denver home until the time of her death in October, 1941. At this time, George Sears moved into their home on north Ivanhoe Street, and ironically, his old house still has the original slab shingle roof that his own company had produced. The ridge tiles which exist are unique to the Heinz product line

We, the undersigned, H. M. Eschenburg, President, and Angeline D. Schmidt, Secretary, of The Heinz Roofing Tile Company, a corporation formed under the laws of the State of Colorado, do hereby give notice that at a meeting of the stockholders of said corporation duly called for the purpose of considering the propriety of dissolving said corporation and held at 947 Equitable Building, in the City and County of Denver, State of Colorado, on the 27th day of February, 1946, pursuant to Waiver of Notice given by all the stockholders thereof, the stockholders by vote of more than two-thirds of the entire capital stock of said corporation ordered said corporation to be dissolved.

We further certify that all debts owing by said corporation have been fully paid.

IN WITNESS WHEREOF, we have made and signed this notice of dissolution and affixed thereto the seal of said corporation this 27th day of February, 1946.

H. M. Eschenburg
President

ATTEST:

Angeline D. Schmidt
Secretary

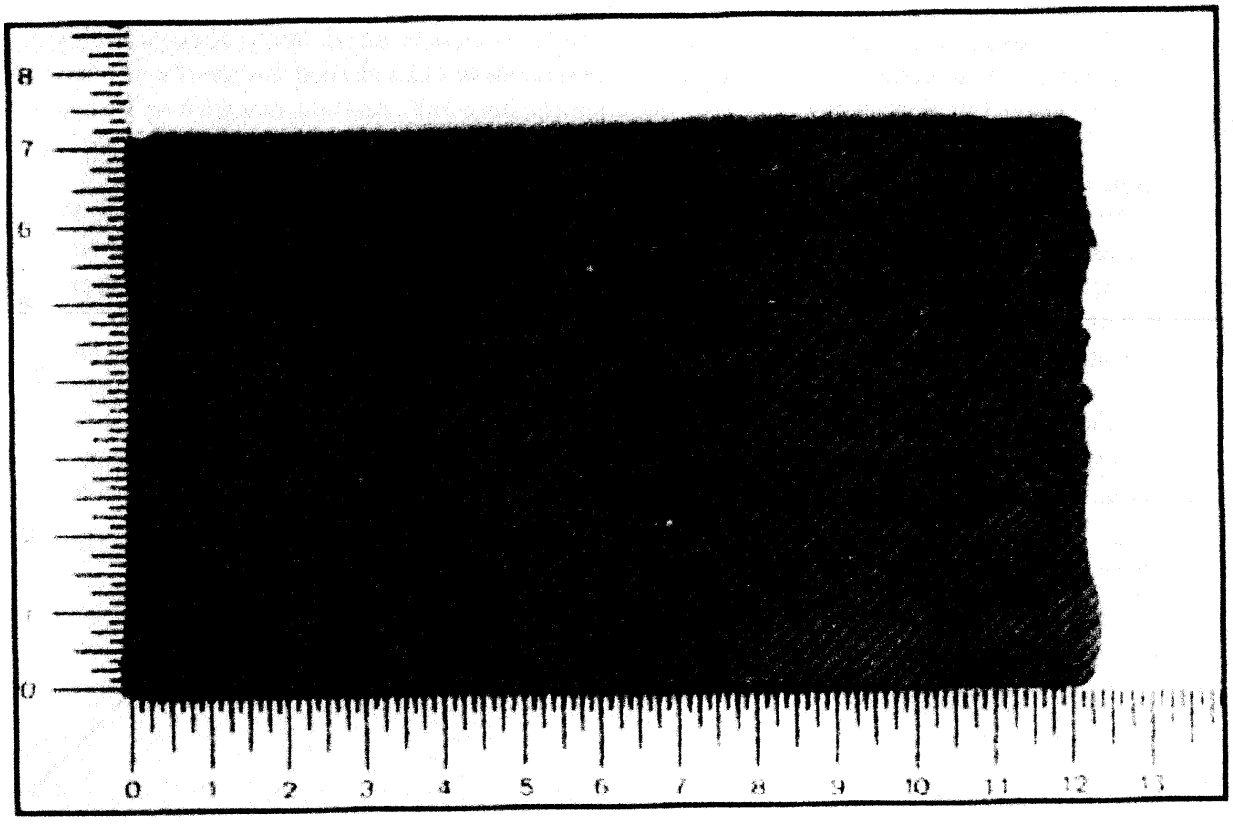
The Heinz Roofing Tile Company's official notification and filing of their dissolution as a Colorado corporation.

and are inticately fashioned by hand. One can assume that these tiles were a specially made product for his home. This tile is one of the most common still found today, and perhaps the most appealing.

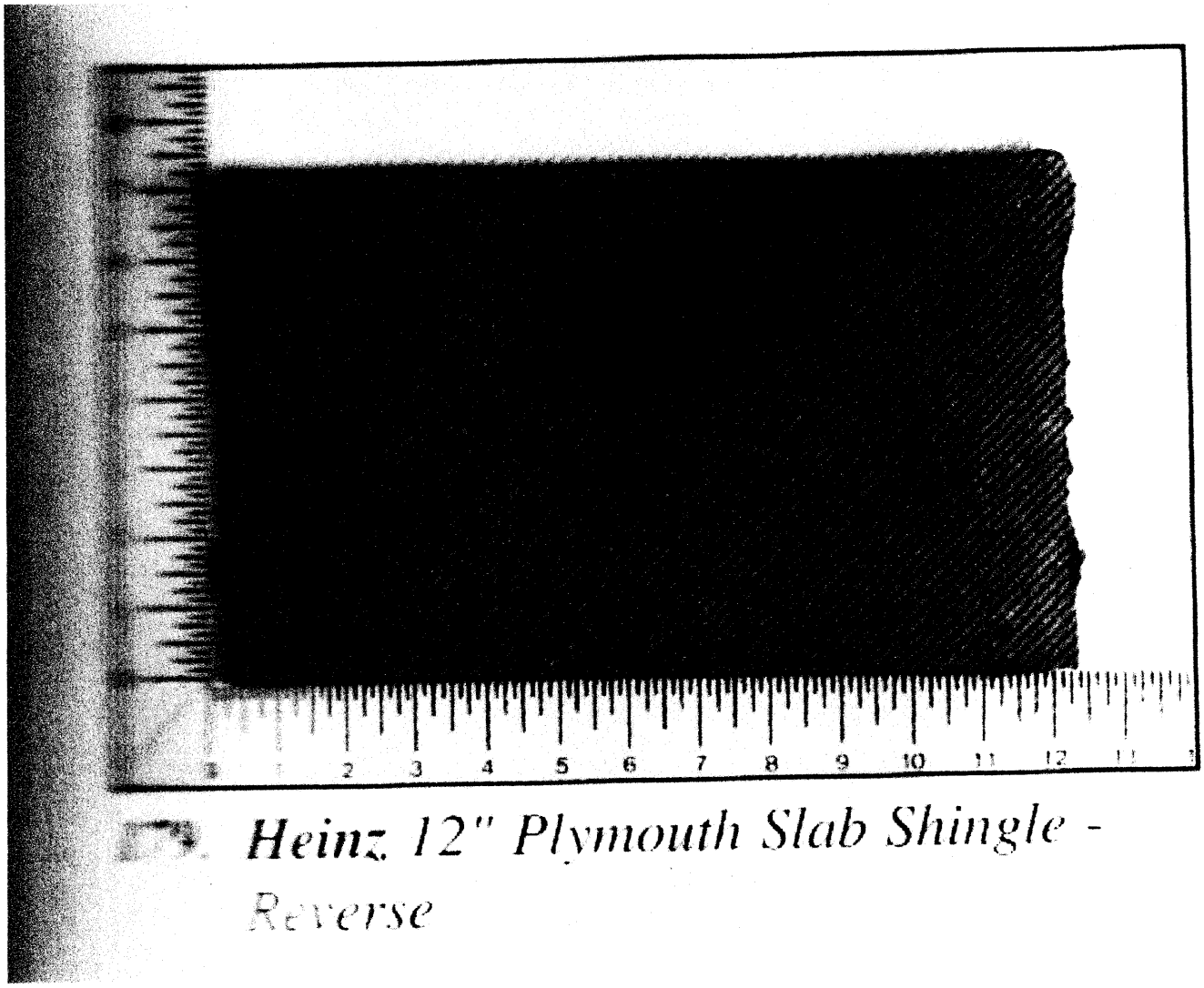
On February 27th, 1946, The Heinz Roofing Tile Company closed its doors. Then President H.M. Eschenburg and Secretary Angeline D. Schmidt, filed dissolution papers with the Secretary of State. Mr. Eschenburg had been with the company for at least twenty one years, having been the general manager in 1925. When the business closed it was a solvent company and had paid all of its debts.

Some hint of Heinz's marketing and production ideas can be gained by comparing the styles of the Heinz Tile collection with those of the Ludowici collection. Vast similarities exist in both of the two tiles and both tile manufacturers were in high production during the same period of time. It had been reported that George P. Heinz travelled to Italy and brought back his color and texture studies of various Renaissance roofing tiles. However, it should not be discounted that Heinz had a close operating association with Ludowici, possibly providing him with color and texture studies of a local nature. It should also be realized that even though Heinz procurred a patent for one type of tile the only tiles he ever produced are those patterns and styles which resemble the tiles that Ludowici, Mound City, and the Detroit Tile Company produced. Because Ludowici-Celadon is the oldest of the companies and their success was obvious it may have been a motivator for Heinz to produce the styles which he did. Some of his patterns are so close in manufacturing design with those of the Ludowici tiles that both are often found mixed into the same roof. And both tiles are found in relative proximity to each other geographically.

The Heinz legacy continues today to survive. We have been witness to a steep rise in historic roof restoration and the number of Heinz roofs being preserved, rather than replaced, is presently on the rise. The need for the reproduction of these tiles has been demonstrated and monument companies such as Ludowici-Celadon and Gladding, McBean & Co., both of which are still producing today, remain instrumental in the preservation of a past competitor.



*178. **Heinz** 12" Plymouth Slab Shingle* *



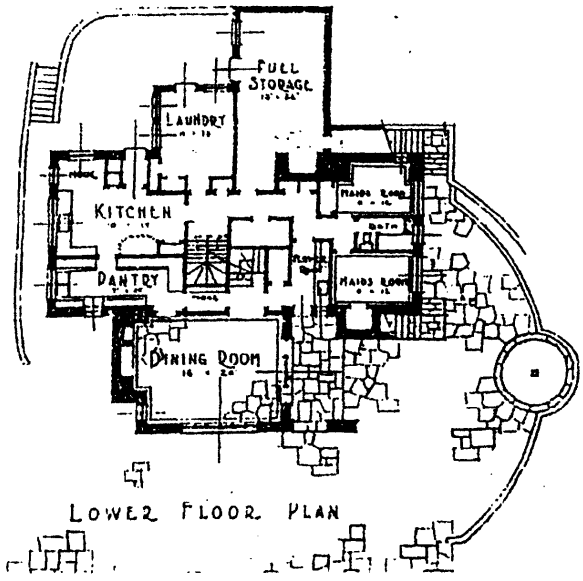
Heinz 12" Plymouth Slab Shingle - Reverse

Photo, E

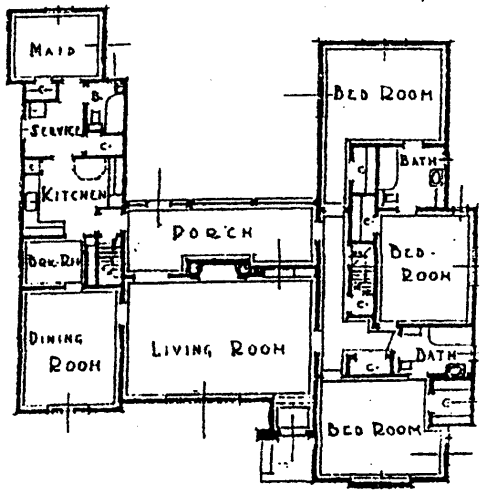
West Elevation
Residence of Mr. and Mrs. Kenyon Reynolds, Pasadena—David A. Ogilvie, Architect

Brick for Chimneys: Simons Brick Company
Exterior, GUNITE Veneer: L. A. Cement Gun Company
Hope Steel Casements: Hope's Windows, Inc.
Lighting Fixtures: Roberts Manufacturing Company
Linotile and Linoleum: Van Fleet-Freear Company
Plumbing Fixtures: Crane Company
Ruud Water Heater: Otto Neisser, Distributor
Watson Screens: C. A. Naismith

Architectural Digest,
Vol. 7, No. 2, 19



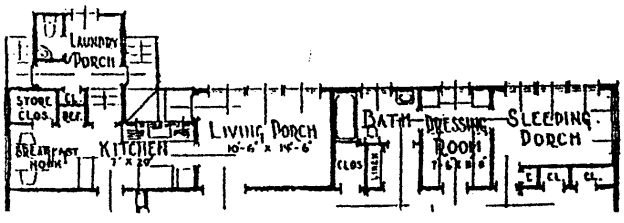
LOWER FLOOR PLAN



FIRST FLOOR PLAN

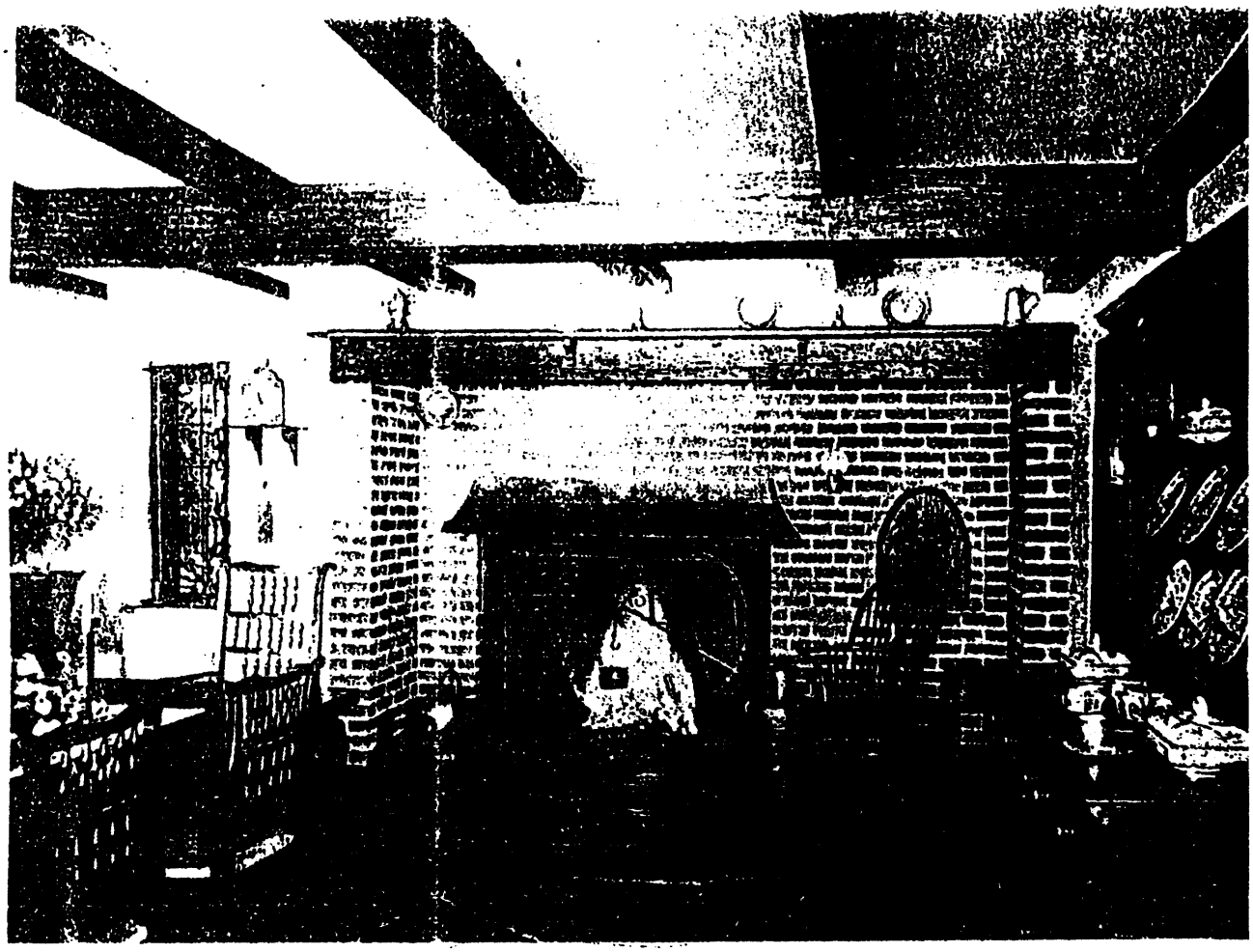
East Elevation Photo, Berné

Residence of Mr. and Mrs. Kenyon Reynolds, Pasadena—David A. Ogilvie, Architect



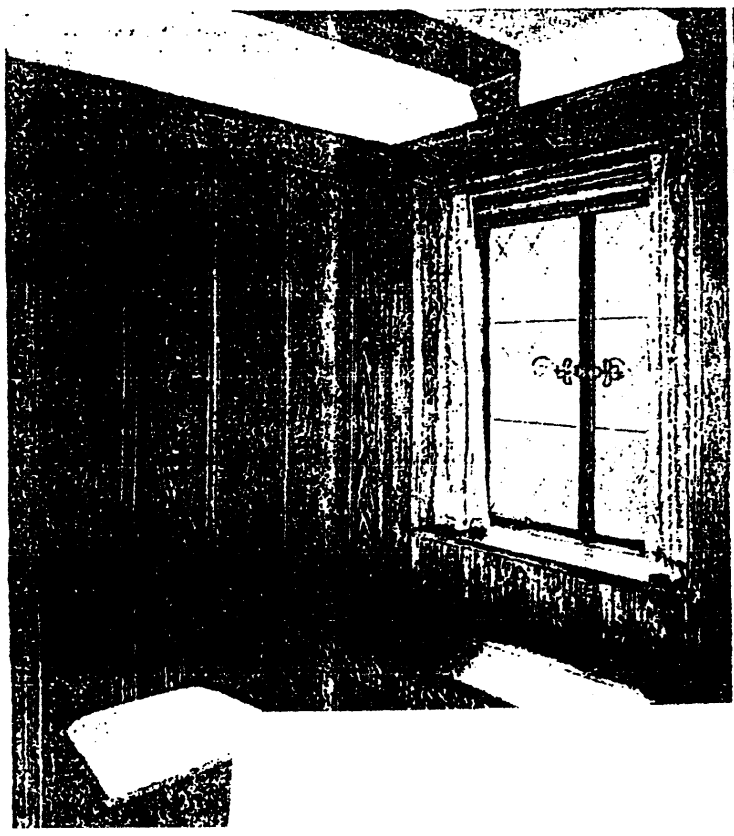
Library Photo, Bernè

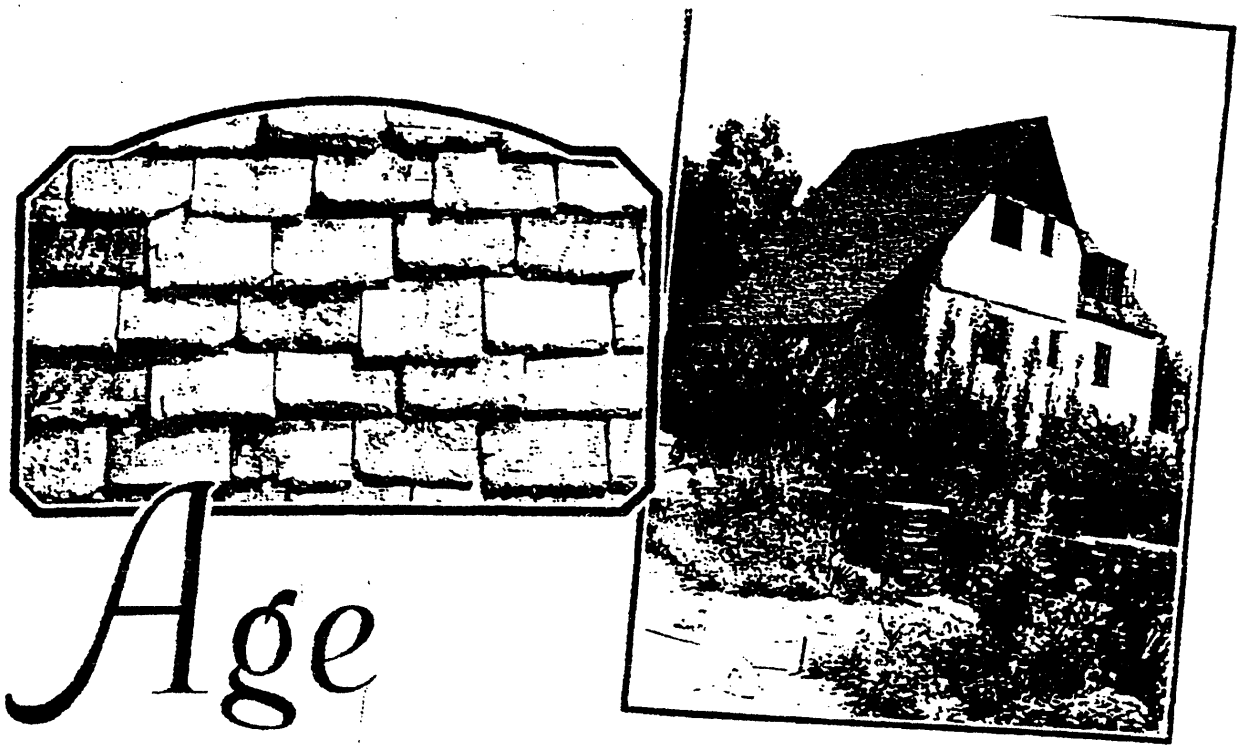
Residence of Mr. and Mrs. Kenyon Reynolds, Pasadena—David A. Ogilvie, Architect



Dining Room

Dining Room Photo, Bernè





Age

Beautiful Age in the mellow color and hand-wrought texture of this

Tile Roof

RIGHT from the day they are made, HEINZ PLYMOUTH TILE have the rare warmth of color and the rich beauty in texture of tile that are centuries old.

It is this outstanding quality of beautiful age that has placed HEINZ PLYMOUTH TILE in a class by itself. No other tile has ever offered the architect so genuine an opportunity to achieve the fullest expression of Old English architecture.

Each PLYMOUTH TILE is moulded by hand into a faithful reproduction of the tiles which are to be found on the time-weathered roofs of Old England. Butts and edges are rough-cut and irregular. Surface textures are hand-washed and sanded. Countless varieties of delicate color tones are as softly blended as though washed by years of gentle rains. Shades of dusky purples, faint lilacs, rare old burgundy, browns, the moss greens, straw yellows and salmon reds are all present in a roof of these tile. Or, if it is preferred, any colors may be selected to carry out the particular tonal scheme which the architect feels to be best suited to the needs of his individual design.

So widely varied are the effects which it is possible to obtain with HEINZ PLYMOUTH TILE, that only by seeing a roof complete, can you appreciate the full extent of their inimitable aged beauty. We will be glad to arrange for you to see such a roof, or we will send full-sized samples for your personal inspection.

The photographs above show Heinz Plymouth Tile as used on the Pasadena Home of Kenyon L. Reynolds. David A. Ogilvie, Architect.

HEINZ
ROOFING TILE CO

DENVER, COLORADO 1659 COUNCIL ST., LOS ANGELES, CALIF. 101 PARK AVE., NEW YORK