

# ATTACHMENT A

Valid 22 Dr. Pl.

Tract *Sub 7th*

Lot No. *11-40-12* Block No. *93-1*

Examined by *[Signature]* Date *[Blank]*

CLASS	EXTERIOR	HEATING	TRIMMINGS
Single	Bay Windows	Fire place	Cobblestone
Double	1 sty 2 sty 3 sty	Wood, Coal, Oil	Brick, Plaster
California	Number	and Gas Furnace	Stone, Wood
Bungalow	Wall Covering:	Steam	Plain
Residence	Plaster, Met. Lath	Stove	Ornamental
Flat	" Wood Lath		
Apartment	Shakes, Rustic		
Out Building	Siding, Board	<b>PLUMBING</b>	<b>INSIDE FINISH</b>
Garage	and Batten	No. of Fixtures	Plaster
Shed	Corr. Iron	<i>5</i>	Ornamental
Barn			Stock
Church	<b>ROOF</b>	Good, Medium	Special
School	Flat, Lath	Cheap	
Shop	Cables, Dampers	Sewer	<b>BUILT IN FEATURES</b>
Storage	Cut up, Ordinary	Cesspool	Bullet
	Plain		Patent Beams
	Tile, Shingle		Refrigerator
	Tin, Gravel	<b>LIGHTING</b>	Bookcase
	Composition	Gas, Electric	Plain
<b>FOUNDATION</b>	<b>CONSTRUCTION</b>	Good	Ornamental
Stone	Good	Medium	<b>CONDITION</b>
Concrete	Medium	Cheap	Medium
Brick	Cheap		Poor
Wood			

OCCUPANCY	BSMT	1	2	3	4	5	ATTIC
Owner, Rented, Vacant							
Rent Paid \$ <i>20</i> Per Mo.							
Basement <i>Basement</i>							
<i>10</i> ft. x <i>12</i> ft.							
<i>5</i> ft. deep							
<i>600</i> cu. ft. @ <i>44</i>							
Lot Grade <i>+0</i>							
Living Room							
Bed							
Bath							
Kitchen							
Storage							
Store							
Hardwood Floor							
Hardwood Fin.							
Cement Floor							
Unfinished							

Remarks: \_\_\_\_\_

OWNER: *Mary E. Miles*

EACH SQUARE EQUALS 10 FEET

CLASS	BLDG. VALUES
CLASS <i>3</i>	
No. SQ. FT. <i>1020</i>	
AT \$ <i>135</i>	
BLDG. COST \$ <i>1377</i>	
BSMT. COST \$ <i>24</i>	
HEAT COST \$	
TOTAL COST \$ <i>1401</i>	
PER CENT DEP.	
DEP. VALUE \$	
PER CENT UTILITY DEP.	
PRESENT VALUE \$	

PACIFIC COAST SALESBOOK CO., LOS ANGELES, CAL.

# BUILDING DESCRIPTION BLANK

Map No. 95 324-6 S. Euclid

Tract M.H. Weight's Sub.

REGISTERED

Lot No. 94 150 ft of 14

Block No. \_\_\_\_\_

Examined by \_\_\_\_\_ Date \_\_\_\_\_

CLASS	EXTERIOR	HEATING	TRIMMINGS
Single	Bay Windows	Fire Place	Cobblestone
Double	1 sty 2 sty 3 sty	Wood, Coal, Oil	Brick, Plaster
California	Number	and Gas Furnace	Stone, Wood
Bungalow	Wall Covering:	Steam	Plain
Residence	Plaster, Met Lath	Stove	Ornamental
Flat	Wood Lath		
Apartment	Shakes, Rustic		
Factory	Siding, B & B	PLUMBING	INSIDE FINISH
Garage	Brick, P or C	No. of Fixtures	Plain
Shed	Corr. Iron		Ornamental
Barn			Stock
Church	ROOF		Special
School	Flat Hip		
Store	Gables, Dormers	Good, Medium	BUILT IN
Storage	Cup up, Ordinary	Cheap	FEATURES
	Plain, Gravel	Sewer	Buffet
	Tile, Shingle	Cesspool	Patent Beds
	Corr. Iron		Refrigerator
	Composition	LIGHTING	Bookcases
		Gas, Electric	Plain
FOUNDATION	CONSTRUC-	Good	Ornamental
Stone	TION	Medium	CONDITION
Concrete	Good	Cheap	Good
Brick	Medium		Medium
Wood	Cheap		Poor
			1919

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

Remarks: B.P. Gar. \$75 R

OWNER Mary E. Mills

BLDG. VALUES	
CLASS	
NO. CU. FT.	
NO. SQ. FT.	
AT \$	
BLDG. COST \$	72 <sup>00</sup>
BSMT COST \$	
HEAT COST \$	
TOTAL COST \$	
PER CENT DEP.	
PER CENT UTILITY DEP.	
DEP. VALUE \$	60
ASSESSED VALUE \$	

3280

**BUILDING DESCRIPTION BLANK**

No. 324 S EUCLID AVE St. Ave.  
 Assessment No. 3280 Map No. 93  
 Description.....

N 78.25 ft of LOT 14 (exc.st)  
 of:  
M H WEIGHTS SUB

Garage built 1919

PERMIT No. \_\_\_\_\_ Cast \$ \_\_\_\_\_  
 OWNER MARY E MILES

Basement - <u>DUG OUT</u>	Bsmt.	1	2	3	4	5	Attic
<u>10 ft. x 12 ft.</u>	Living Room	<u>3</u>					
<u>5 ft. deep</u>	Bed "	<u>2</u>					
<u>120 cu. ft. @ 20¢</u>	Bath "	<u>1</u>					
Sq. ft. in Drives, etc.	Kitchen	<u>1</u>					
	Storage						
	Offices						
	Store						
	Marble Floor						
	Tile Floor						
	Hardwood Floor						
	Hardwood Fin.	<u>X</u>					
	Cement Floor						
	Unfinished	<u>X</u>					

**RES. & GAR**

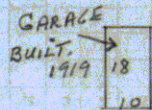
New Slip - 1962

CLASS	ROOF	TRIMMINGS	BUILT IN FEATURES
Single, Double California Bungalow Residence Flat, Apartment Factory Garage Shed, Barn Church School, Office Store, Storage	Flat Hip Gables, Dormers Cut up, Ordinary Plain, Gravel Tile, Shingle Corr. Iron, Tin Composition Slate, Concrete Asbestos	Plain	Plain
FOUNDATION	CONSTRUCTION	INSIDE FINISH	CONDITION
Stone, Brick Concrete, Wood Piers	Good, Medium Cheap	Plain	Good - Medium Poor
EXTERIOR	HEATING	BUILDING VALUES	
Bay Windows 1-sty 2 sty 3 sty Wall Covering: Plaster, Met Lath Hollow Tile Concrete Brick Reinforced Con- crete Shakes, T. & G. Siding, B & B Brick, P or C Corr. Iron Steel Terra Cotta	Fire Place Gas Furnace	NO. SQ. FT.	@ \$ <u>1.35</u>
	<u>5 STOVES</u>	<u>1020</u>	<u>7</u>
	PLUMBING	BLDG. COST \$	<u>1377</u>
	No. of Fixtures	BSMT. COST \$	<u>24</u>
	<u>5</u>	HEAT COST \$	<u>50</u>
	LIGHTING	PLMB. COST \$	
	Electric Good, Medium Cheap	Out-Buildings	<u>90</u>
		Drives, Walks, etc.	<u>7541</u>
OFFICE <u>DUPLICATE</u>			
Report Dated <u>6-4-62 DM</u>			

*Refigured*

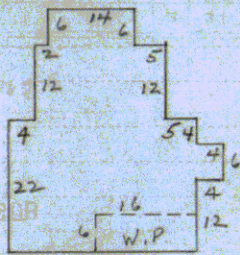
YEAR DEPRECIATED	DEPRECIATION	ASSESSED VALUE
1914	72 x 51750	40
50	1401 x 30	420
1919	72 x 77254	50
61	1201 x 41333	580
62	1541 x 41333	640
70	1541 x 41333	650.00
72	Round Off	600

GAR. C 504  
10 x 18 = 180



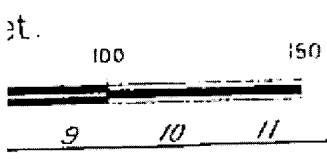
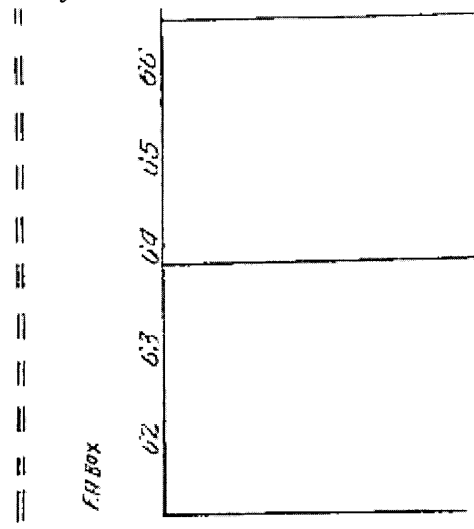
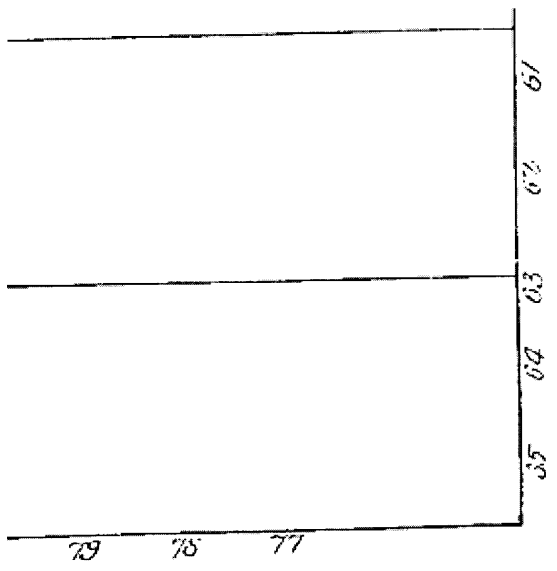
RESERVA WIPES

- 12 x 30 = 360
- 6 x 34 = 204
- 4 x 30 = 120
- 12 x 21 = 252
- 6 x 14 = 84

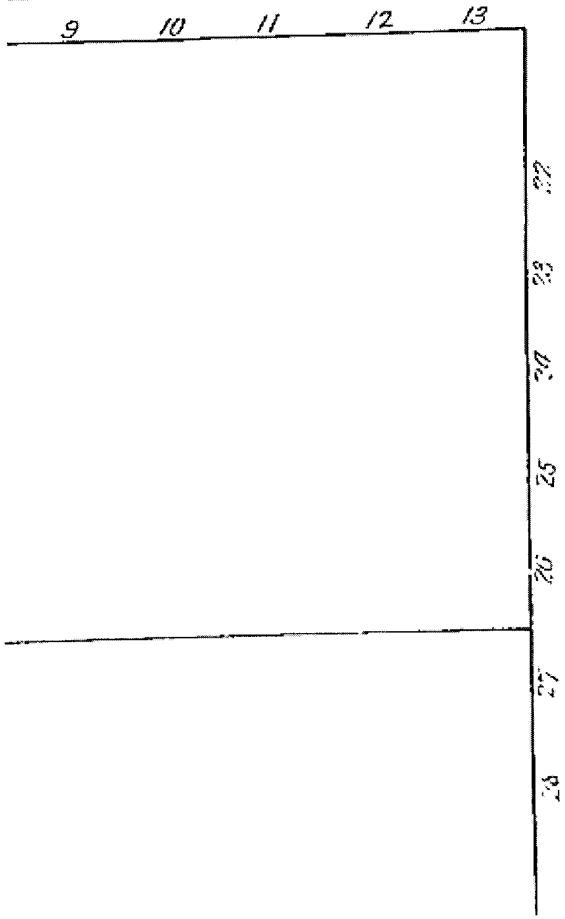


1020  
18 x 52 = 936

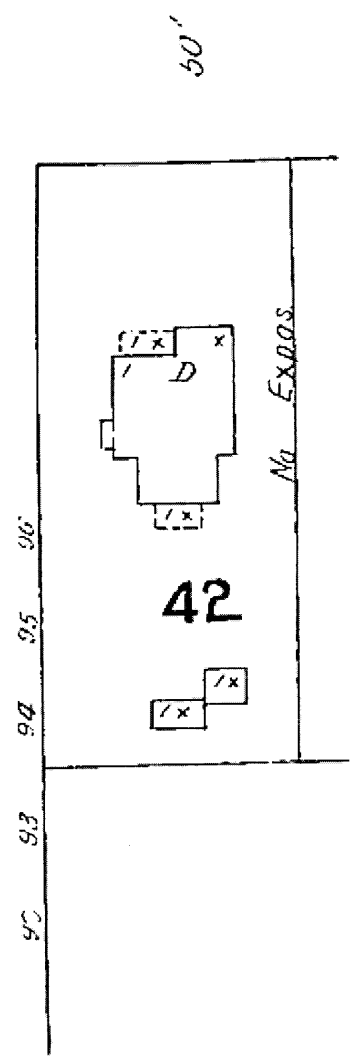
# 1894 Sanborn map



812

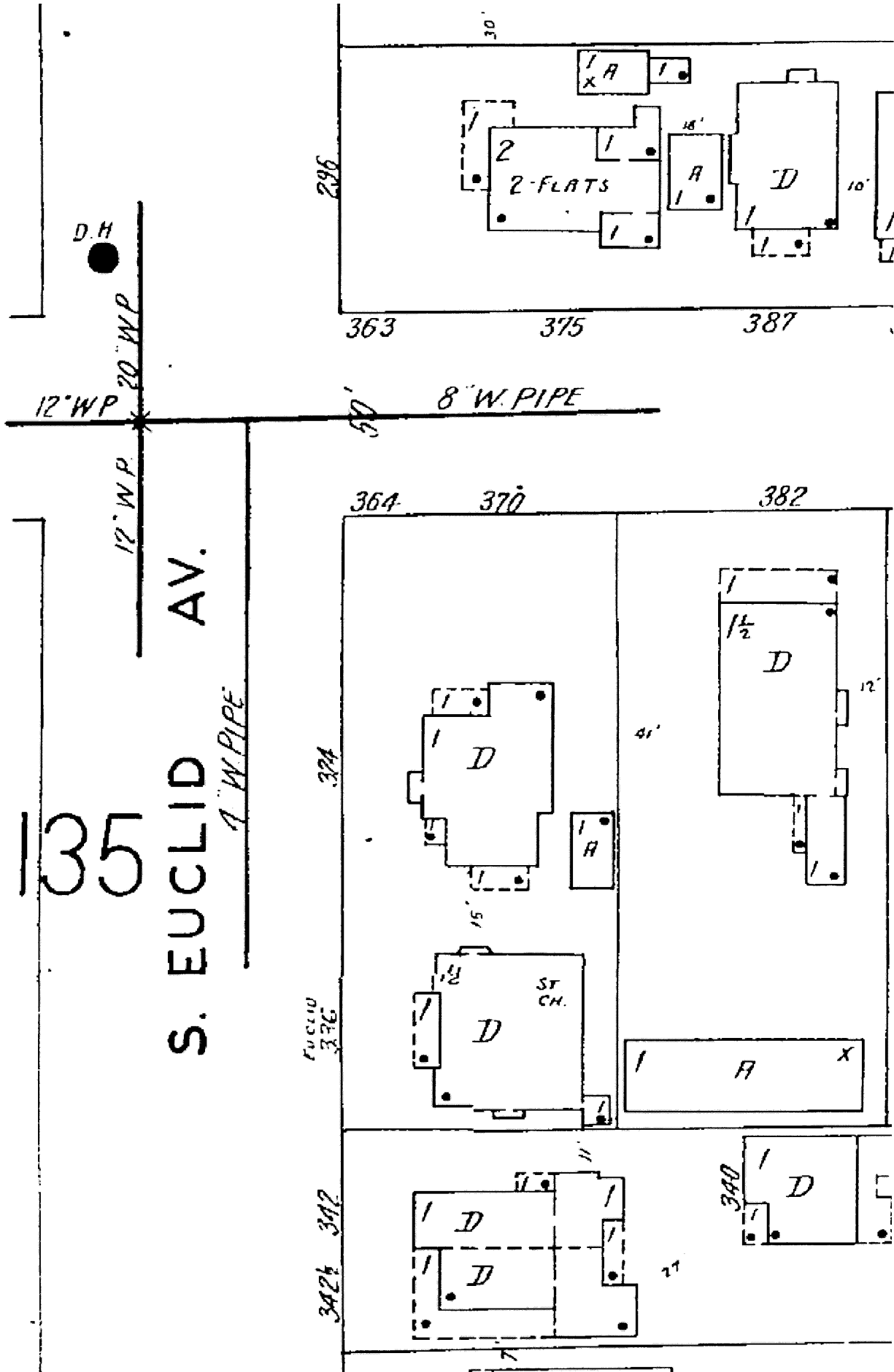


70'











**WORKER'S COMPENSATION DECLARATION**

I hereby affirm that I have a certificate of consent to self insure, or a certificate of Workers' Compensation Insurance, or a certified copy thereof (Sec. 3800, Lab. C.)

- Policy No. \_\_\_\_\_ Company \_\_\_\_\_  
 Certified copy is hereby furnished.  
 Certified copy is filed with the city building inspection department.

Date \_\_\_\_\_ Applicant \_\_\_\_\_

**CERTIFICATE OF EXEMPTION FROM WORKERS' COMPENSATION INSURANCE**

(This section need not be completed if the permit is for one hundred dollars (\$100) or less.) I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to Worker's Compensation Laws.

Date \_\_\_\_\_ Applicant \_\_\_\_\_

**NOTICE TO APPLICANT:** If, after making this Certificate of Exemption, you should become subject to the Workers' Compensation provisions of the Labor Code, you must forthwith comply with such provisions or this permit shall be deemed revoked.

**LICENSED CONTRACTORS DECLARATION**

I hereby affirm that I am licensed under provisions of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code, and my license is in full force and effect.

License Number \_\_\_\_\_ Lic. Class \_\_\_\_\_  
 Contractor \_\_\_\_\_ Date \_\_\_\_\_

- I am exempt from the licensing requirements as I am a licensed architect or a registered professional engineer acting in my professional capacity (Section 7051, Business and Professions Code).

Lic. or Reg. No. \_\_\_\_\_ Date \_\_\_\_\_

**OWNER-BUILDER DECLARATION**

I hereby affirm that I am exempt from the Contractor's License Law for the following reason: (Sec. 7011.5) Business and Professions Code: Any city or county which requires a permit to construct, alter, improve, demolish, or repair any structure, prior to its issuance, also requires the applicant for such permit to file a signed statement that he is licensed pursuant to the provisions of the Contractor's License Law (Chapter 9) (commencing with Section 7000) of Division 3 of the Business and Professions Code, or that he is exempt therefrom and the basis for the alleged exemption. Any violation of Section 7031.3 by any applicant for a permit subjects the applicant to a civil penalty of not more than five hundred dollars (\$500);

I, as owner of the property, or my employees with wages as their sole compensation, will do the work, and the structure is not intended or offered for sale (Sec. 7044) Business and Professions Code: The Contractor's License Law does not apply to an owner of property who builds or improves thereon, and who does such work himself or through his own employees, provided that such improvements are not intended or offered for sale. If, however, the building or improvement is sold within one year of completion, the owner-builder will have the burden of proving that he did not build or improve for the purpose of sale.

I, as owner of the property, am exclusively contracting with licensed contractors to construct the project (Sec. 7044) Business and Professions Code: The Contractor's License Law does not apply to an owner of property who builds or improves thereon, and who contracts for such projects with a contractor(s) licensed pursuant to the Contractor's License Law.

I am exempt under Sec. \_\_\_\_\_ B & P.C. for this reason: \_\_\_\_\_  
 Date \_\_\_\_\_ Owner \_\_\_\_\_

**CONSTRUCTION LENDING AGENCY**

I hereby affirm that there is a construction lending agency for the performance of the work for which this permit is issued (Sec. 3097, Civ. C.).

Lender's Name \_\_\_\_\_  
 Lender's Address \_\_\_\_\_

I certify that I have read this application and state that the above information is correct. I agree to comply with all city ordinances and State laws relating to building construction, and hereby authorize representatives of this city to enter upon the above-mentioned property for inspection purposes.

Signature of Applicant or Agent \_\_\_\_\_

12/19/93  
 Date

JOB ADDRESS 324 S EUCLID AV		RECEIPT NO. 0079200	DATE 12/09/93	PROJECT 00140856
USE OF PERMIT CONST GARAGE		Yr BIt 1890		
OWNER CRENSHAW LORRAINE JOHN		TRACT NAME M H WEIGHT'S SUB OF THE S 1/2		
ADDRESS 324 S EUCLID AV		MAP	LOT #	ZONE R05
CITY PASADENA	STATE CA	ZIP CODE 91101	PHONE 818-564-1415	FSB S-1 S-2 RSB MOD CENS. TR 463
APPLICANT CRENSHAW LORRAINE JOHN		REACTIVATE PE Per \$131.58		
CONTRACTOR CRENSHAW LORRAINE				
ADDRESS 324 S EUCLID AV				
CITY PASADENA	STATE CA	ZIP CODE 91101	PHONE 818-564-1415	
LICENSES				
ARCHITECT/ENGINEER				
ADDRESS				
CITY	STATE	ZIP CODE	PHONE	COUNTER APP. PAID BY CHECK FEES: \$131.58

REACTIVATE PERMIT		TOTAL FEE	131.58
1 BUILDING		Permit Fee	108.12
1 INSPECTION		Processing Fee	23.46
			108.12

ORIGINAL



PLANNING DIVISION MASTER APPLICATION FORM

Project Address: 324 SOUTH EUCLID PASADENA, 91101

Project Name: THE DEJA ALLEN HOUSE

Project Description: (Please describe demolitions, alterations and any new construction)

Zoning Designation: CD7 General Plan Designation:

Valuation (Cost of Project):

APPLICANT / OWNER INFORMATION

APPLICANT NAME: SUE GALLISON

Address: 324 S. EUCLID

City PAS State CA Zip: 91101

CONTACT PERSON: SUE GALLISON

Address: SAME

City State Zip:

PROPERTY OWNER NAME: SUE + CHRIS GALLISON

Address: 2777 PORTER AVE

City ALTADENA State CA Zip: 91001

Telephone: (626) 796-5915

Fax: [ ]

Email:

Telephone: [ ]

Fax: [ ]

Email:

Telephone: [ ]

Fax: [ ]

Email: lee@gallisondesign.com

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

Table with 3 columns of planning review options: 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

MAP -- Master Application REVISED.doc1/20/11

**THE  
DELIA ALLEN  
HOUSE**

**A History**

**324 SOUTH EUCLID AVENUE**

**PASADENA**

## THE OWNERS

In 1885 Mrs. Delia A. Allen purchased the north 150 feet of Lot 14 of M. H. Weight's Subdivision at the southeast corner of Euclid Avenue and Center Street. (Euclid, in fact, was not named until the following year; Center Street was re-named Del Mar Street in the early 1920s.) In June 1886 she contracted with C. H. Manker to build a cottage in the then-popular Eastlake style. No information could be found on Mrs. Allen in local archives and libraries, although she may have been connected with the William Allen family whose Sphinx Ranch encompassed 502 acres in northeastern Altadena.

Mrs. Allen died around 1900 and left her property to three relatives: A. L., C. V., and C. B. Allen. Around 1902, George E. Miles, a carpenter, and his wife Mary E. Miles were the new owners. Living with them were their two daughters, Viola and Roberta. During their residency the City gave their property the address of 370 East Center Street. It changed to 324 South Euclid around 1920.

In 1911 the Miles family moved into a new Craftsman-style house that Mr. Miles had built for them on the south end of their property. Its address was (and still is) 336 South Euclid Avenue. Mr. Miles died around 1915, but his wife lived on in their house until her death in 1932. After moving from the Allen house, the Miles continued to own it and rented it out. Their tenants included: Ada L. Lapham (before 1920); Mrs. May O. Burger, a clerk at the Municipal Light Department (1921-1928); Cornelius S. and Jennie Lotridge (1929-1930); and Ruth J. Maloy (1931-1935).

In 1933, H. L. and Roberta M. Dorn purchased the two houses and continued renting out 324. Ms. Maloy continued as a tenant until 1935. In 1936 Francis Marmaduke Straith-Miller, a laborer, and his wife Elizabeth V. Straith-Miller became the renters. Living with them were their two daughters Nadine, a telephone operator with the Community Chest, and Patricia, a saleswoman. F. Marmaduke Straith-Miller, as he was known, was evidently very interested in acting. He was a member of the original board of directors of "The Foothill Players" of Altadena, a precursor of the still-flourishing Theatre Americana. The troupe put on performances throughout the state during the late 1920s and early 1930s.

The Straith-Millers were able to purchase the property in March 1945. At that time, the Miles house at 336 was subdivided off, leaving the lot at 324 measuring 53 by 78 feet. In the late 1950s, Del Mar Street was widened from its former two-lane width and designated as a boulevard. The property lost ten feet from its front yard at that time.

In July 1958, Hazel W. Messer purchased the property. Ms. Messer was an interior decorator who worked out of her home. She lived there into the 1990s.

## **THE BUILDER**

C. H. Manker lived with his wife at 118 North Little Avenue, which is now known as Arroyo Parkway, two blocks above Colorado. Living with them was F. H. Manker who directories indicate was a decorator. Mr. Manker was a carpenter. There were a number of skilled carpenters in the Pasadena area who later became full-fledged building contractors. Although not trained designers, they were highly talented and experienced in incorporating clients' needs and ideas into their plans.

## **THE ARCHITECT**

Since the builder was a carpenter and there were few professional architects in Los Angeles County in those early days, it is probable the plans were purchased from a pattern-book company which often furnished all the plans and sometimes all the materials needed for construction. Depending on the whims and skills of the persons doing the building and the availability of local building materials, creative detailing would often be added to these houses, giving them a certain degree of uniqueness.

## **THE ARCHITECTURAL STYLE**

The long reign of Britain's Queen Victoria lasted from 1837 to 1901 and, in the most precise sense, this span of years makes up the Victorian era. In American architecture, however, it is those styles that were popular during the last decades of her reign--from about 1860 to 1900--that are generally referred to as "Victorian". During this period, rapid industrialization and the growth of railroads led to dramatic changes in American house design and construction. The balloon frame, made up of light, two-inch boards held together by wire nails, was rapidly replacing heavy-timber framing as the standard building technique. This, in turn, freed houses from their traditional box-like shapes by greatly simplifying the construction of corners, wall extensions, overhangs, and irregular ground plans. In addition, growing industrialization permitted many complex house components--doors, windows, roofing, siding, and decorative detailing--to be mass-produced in large factories and shipped throughout the country at relatively low cost on the expanding railway network. Victorian styles clearly reflect these changes through their extravagant use of complex shapes and elaborate detailing, features hitherto restricted to expensive, landmark houses.

Most Victorian styles are loosely based on Medieval prototypes. Multi-textured or multi-colored walls, strongly asymmetrical facades, and steeply pitched roofs are common features. Little attempt is made, however, at historically precise detailing. Instead, stylistic details are freely adapted from both Medieval and classical precedents. These exuberant mixtures of detailing, superimposed on generally Medieval forms, mean that

most Victorian styles tend to overlap each other without the clear-cut stylistic distinctions that separate the Greek, Gothic, and Italianate modes of the preceding Romantic era. This architectural experimentation continued beyond Victorian times to reach a climax in the early decades of the 20<sup>th</sup> century when the first truly modern styles--Craftsman and Prairie--rose to popularity.

A second trend that was to end the Victorian era turned toward more precise copies of earlier styles, especially those of Colonial America. This movement began with the Centennial celebrations of 1876 and picked up momentum through the 1880s and 90s to become dominant in the 20<sup>th</sup> century. Its influence is evident in the borrowed Georgian and Adam details seen in many late Victorian houses built in the Shingle and Queen Anne styles.

The Queen Anne substyle of the Victorian style has certain identifying features, such as a steeply pitched roof of irregular shape, usually with a dominant front-facing gable; patterned shingles shaped into varying designs, or differing patterns of brick-work; cutaway bay windows, towers, recesses, projections and other devices used to provide random changes in the continuity of the wall planes; and an asymmetrical facade with partial or full-width porch, usually one story high and extended along one or both side walls.

Queen Anne architecture is also often associated with elaborate detailing, commonly referred to as "gingerbread." Spindework ornamentation most commonly occurred in porch balustrades or as a frieze suspended from the porch ceiling. It is also used in gables and under the wall overhangs left by cutaway bay windows. Lacy, decorative spandrels, knob-like beadwork and turned porch supports are also common ornamental elements in this subtype. However, door and window surrounds tend to be simple in Queen Anne houses. Window sashes usually have only a single pane of glass, although a frequent elaboration has a single large pane surrounded by additional small square panes on one or more sides. Front doors commonly have delicate incised decorative detailing and a single large pane of glass set into the upper portion. Gables are commonly decorated with patterned shingles, and sometimes an elaborate piece of solid or cut-out wood is placed at the apex.

Queen Anne was the dominant style of domestic building during the Victorian period. It was spread throughout the country by pattern books and the first architectural magazine, *The American Architect and Building News*. The expanding railroad network also helped popularize the style by making pre-cut architectural details conveniently available through much of the nation. It persisted with decreasing popularity through the first decade of the 20<sup>th</sup> century. In the heavily populated northeastern states the style is somewhat less common than elsewhere. There, except for resort areas, it is usually more restrained in decorative detailing and is more often executed in masonry. Moving southward and westward, the style increases steadily in dominance and ebullience. California and the

resurgent, cotton-rich states of the New South have some of the most fanciful examples.

The Queen Anne style was named and popularized by a group of 19<sup>th</sup>-century English architects led by Richard Norman Shaw. The name is rather inappropriate, for the historical precedents used by Shaw and his followers had little to do with Queen Anne or the formal Renaissance architecture that was dominant during her reign (1702-14). Instead, they borrowed most heavily from late Medieval models of the preceding Elizabethan and Jacobean eras. The half-timbered and patterned masonry American subtypes are most closely related to the work of Shaw and his colleagues in England.

About half of Queen Anne houses have a more delicate, restrained decoration characteristic of the Eastlake substyle. The "wedding cake" effect of elaborate gingerbread detailing typical of the Queen Anne is much more subdued and the vertical aspects of the design are often accentuated. The Eastlake substyle is named after Charles Eastlake, an English furniture designer who advocated somewhat similar design elements. However, it is considered to be totally indigenous to America.

Note: Much of the previous discussion is based on material found in A Field Guide To American Houses by Virginia and Lee McAlester.

The Delia Allen house is a 1 ½ story Victorian cottage featuring an abundance of Eastlake details. It is designed in an "L" plan with the front porch set between the front-facing gable and the body of the house. The porch has a series of chamfered posts with brackets having a pierced floral design. A series of brick steps set at an angle to the porch leads up to the porch's wooden floor, and original door with transom above. The front-facing gable (on Del Mar) has patterned fish-scale shingles with the bottom portion having cutaway corners. The apex of the gable has a pierced sunburst design within a truss pattern, with a scalloped bottom edge. Above the bottom story, at the corners, are decorative brackets with a similar pierced sunburst design. The ground floor has narrow, double-hung windows with wide board trim. The side facade (on Euclid) has a squared bay with small brackets, narrow windows and unusually decorative molding in a pattern of arrows and dots. There is a small back entry which features a simple Stick Style porch canopy. The house has small gabled dormers on the east and west sides, highly decorated with brackets and molding. The main portion of the house has wide ship-lap siding with vertical moldings at the corners.

### **THE HOUSE AND PROPERTY IN THE PUBLIC RECORD**

This house was built before the City of Pasadena had organized a building-permit system. However, its construction was announced in the Pasadena Valley Union newspaper of June 25, 1886. It was described as a 1 ½ story cottage, 30 by 44 feet, with eight rooms not including bath, pantry, halls, closets, cellar and verandahs. There was also to be a

fireplace. The house was to cost \$1,800, a higher than average figure in those days. A copy of the news item can be found on page 9.

Building permits on file for this property include: a garage permitted in 1919; two re-roofings, one in the early 1920s and another in 1935; a water-heater replacement in 1965; and installation of a new 46,000-BTU floor furnace in 1973.

In 1990, electrical systems in the house were upgraded and air-conditioning was added. A new garage was constructed in 1994 and the house was bolted to its foundation. That same year interior alterations were made involving the stairway, a relocation of bathrooms and the kitchen and a change in interior partitions. Also in 1994, a wooden fence, 3.5 feet high, was built along the front and along six feet of the side of the property. In February 1995 the City's zoning authorities approved the conversion of the house to office use.

The oldest report in the City Assessor's file dates only from 1962. The Assessor recorded a single residence and garage with stone foundation, walls of wood siding, and a shingled roof. Heating was provided by a fireplace and individual room stoves. There were five plumbing fixtures. The Assessor estimated the square footage at 1,020 which included three living rooms, two bedrooms, a bathroom, a kitchen, and an unfinished basement. There were hardwood floors throughout.

A copy of the Assessor's record is attached on pages 10 and 11.

## **THE STATE AND COMMUNITY IN 1886**

George Stoneman, a Democrat, had been governor of California since 1883. (He was to be replaced by Washington Bartlett, also a Democrat, in 1887 who died after only nine months in office.) The railroad was the center of attention in the state in 1886, as the Santa Fe Railway had been completed into Los Angeles only a year before. In February the first trainload of oranges left for the East from L.A., and the great citrus era was underway in the Southland.

1886 was a very significant year in Pasadena, for it was in June that the citizens of the city voted to incorporate and elected their first mayor and board of trustees. The boundaries of the new city were the Arroyo Seco on the west, Mentor Avenue on the east, Columbia Street on the south, and Mountain Street on the north. A court system was set up, and the positions of policeman, city recorder and public health officer were established. The city built its first gas plant, having incorporated the Pasadena Gas and Electric Company, and established its first baseball team. Los Robles, El Molino, Lake, Euclid and Raymond streets were named. The Pasadena Street Railroad opened its first horsecar line. 1886 also saw the first Roman Catholic service to be said in Pasadena, the organization of both the Pasadena National Bank and the San Gabriel Valley Bank and the establishment of the



local YMCA. Also in 1886, the first Raymond Hotel was dedicated, ushering in the "great resort era" in Pasadena's history. Of local interest, Sierra Madre was founded in July 1886.

### **THE SIGNIFICANCE OF THE PROPERTY**

In a survey report written in 1983, the City of Pasadena found this property to be an exceptionally fine example of mid-1880s Victorian/Eastlake architecture. While it is a smaller cottage, it features a wealth of detail not normally found on buildings of this size. The delicate floral pattern of the porch brackets and the sunburst design in the front gable are two of the outstanding elements of this house. Details are not exclusively kept to the front, but include a side bay window with decorative wood molding and dormers with pierced bargeboards. The Delia Allen house stands as a rare example of the Eastlake style cottage, and is one of the best intact examples in this section of Pasadena. As such, it no doubt qualifies as a Structure of Merit. It may also be eligible for the National Register of Historic Places.

## SELECTED LIST OF SOURCES CONSULTED

City of Pasadena, Planning Dept., Design & Historic Preservation Section  
(Archives)

Los Angeles County Assessor (Pasadena Regional Office and Los Angeles  
archives)

Los Angeles Public Library

Pasadena Public Library (Centennial Room)

Pasadena Historical Museum (Library & Archives)

Gebhard, David and Robert Winter. Los Angeles: An Architectural Guide.  
Salt Lake City, Gibbs-Smith, 1994.

Ives, Sarah Noble. Altadena. Pasadena, Star-News Publishing Co., 1938.

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

Phillips, Steven J. Old-House Dictionary: An Illustrated Guide To American  
Domestic Architecture (1600-1940). Lakewood, CO, American Source  
Books, 1989.

Pinney, Joyce.Y. A Pasadena Chronology 1769-1977: Remembering  
When--Where. Pasadena, Pasadena Public Library, 1978.

City Directories: 1895-

Pasadena Valley Union: June 25, 1886.

Tim Gregory  
The Building Biographer  
P.O. Box 186  
Altadena, CA 91003-0186  
818-403-0437  
e-mail: [timgregory@msn.com](mailto:timgregory@msn.com)

December 1997

HISTORIC RESOURCES INVENTORY

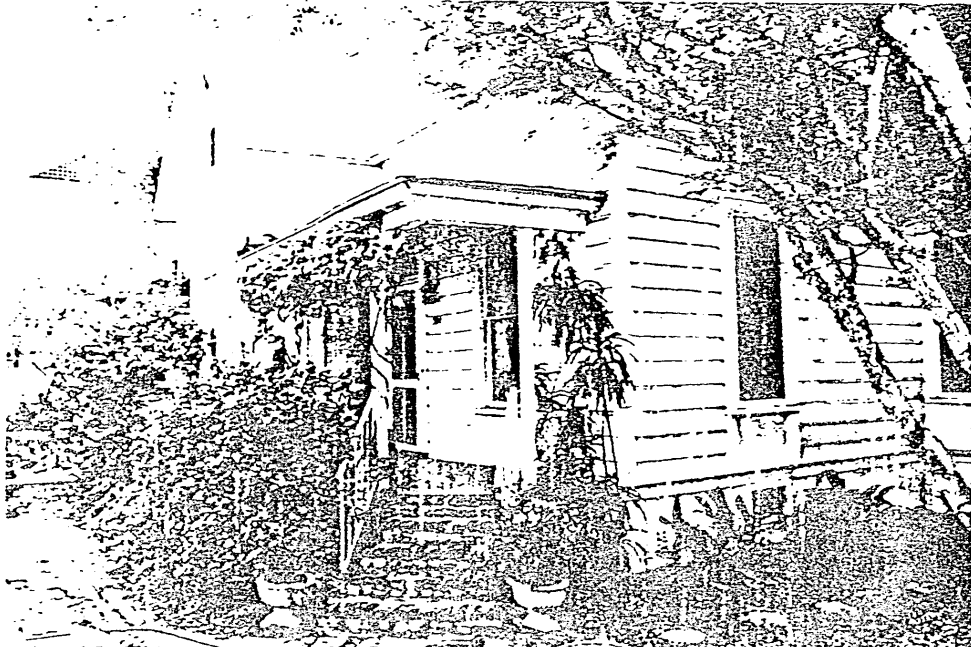
IDENTIFICATION

- 1. Common name: 324 S. Euclid Ave.
- 2. Historic name: Allen (Delia) House
- 3. Street or rural address: 324 S. Euclid Ave.  
City Pasadena Zip 91101 County Los Angeles
- 4. Parcel number: N. 68 ft. of Lot 14, M.W. Weight's Sub.
- 5. Present Owner: Hazel Messer Address: 324 S. Euclid Ave.  
City Pasadena Zip 91101 Ownership is: Public \_\_\_\_\_ Private X
- 6. Present Use: Residence Original use: Residence

DESCRIPTION

- 7a. Architectural style: Victorian
- 7b. Briefly describe the present *physical description* of the site or structure and describe any major alterations from its original condition:

A one and a half story, Victorian cottage which features an abundance of Eastlake details. The house is designed in an "L" plan with the front porch set between the front-facing gable and the body of the house. The porch has a series of chamfered posts with brackets having a pierced floral design. A series of brick steps set at an angle to the porch, lead up to the porch's wooden floor, and original door with transom above. The front-facing gable (on Del Mar) has patterned fish-scale shingles with the bottom portion of the building having cut-off corners. The ground floor has three narrow, double-hung windows with wide board trim. The upper story window is highlighted with decorative wood trim. The apex of the gable has a pierced sunburst design with a scalloped bottom edge. Above the bottom story, at the corners are decorative brackets with a similar pierced sunburst design. The side facade, (on Euclid) has a squared bay with small brackets, narrow windows and decorative molding in the shape of arrows and dots. There is a small back entry which features a Stick Style porch canopy. The house has small gabled domers on the east and west sides, highly decorated with brackets and molding. The house has wide shiplap siding with vertical



- 8. (See continuation Sheet)  
Construction date: 1886  
Estimated \_\_\_\_\_ Factual X
- 9. Architect \_\_\_\_\_
- 10. Builder Unknown
- 11. Approx. property size (in feet)  
Frontage 53 Depth 68  
or approx. acreage \_\_\_\_\_
- 12. Date(s) of enclosed photograph(s)  
3/82

13. Condition: Excellent  Good \_\_\_\_\_ Fair \_\_\_\_\_ Deteriorated \_\_\_\_\_ No longer in existence \_\_\_\_\_
14. Alterations: None Apparent
15. Surroundings: (Check more than one if necessary) Open land \_\_\_\_\_ Scattered buildings \_\_\_\_\_ Densely built-up   
Residential  Industrial \_\_\_\_\_ Commercial \_\_\_\_\_ Other: \_\_\_\_\_
16. Threats to site: None known \_\_\_\_\_ Private development  Zoning  Vandalism \_\_\_\_\_  
Public Works project \_\_\_\_\_ Other: \_\_\_\_\_
17. Is the structure: On its original site?  Moved? \_\_\_\_\_ Unknown? \_\_\_\_\_
18. Related features: Garage

**SIGNIFICANCE**

19. Briefly state historical and/or architectural importance (include dates, events, and persons associated with the site.)

This is an exceptionally fine example of mid-1880's Victorian-Eastlake architecture. While it is a smaller cottage, it features a wealth of detail not normally found on buildings of this size. The delicate floral pattern of the porch brackets and the sunburst design in the front gable are two of the outstanding elements of this house. Details are not exclusively kept to the front but include a side bay window with decorative wood molding and dormers with pierced bargeboards. Built in 1886 at a cost of \$1800, this house was owned by Mrs. Delia Allen. In 1902, this was the home of George Miles. The house stands as a rare example of the Eastlake style cottage, and is one of the best intact examples in this section of the city.

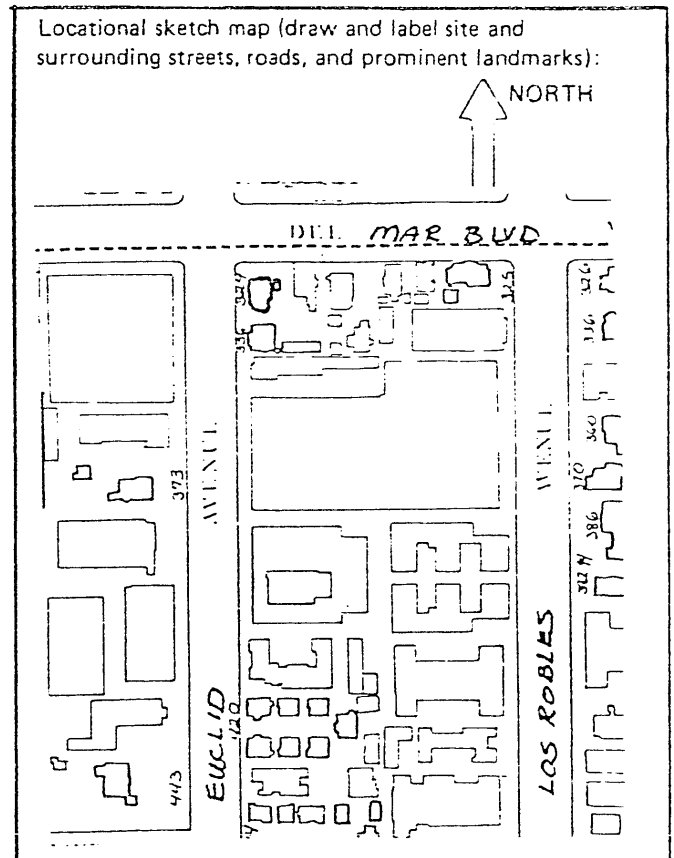
20. Main theme of the historic resource: (If more than one is checked, number in order of importance.)  
 Architecture  Arts & Leisure \_\_\_\_\_  
 Economic/Industrial \_\_\_\_\_ Exploration/Settlement \_\_\_\_\_  
 Government \_\_\_\_\_ Military \_\_\_\_\_  
 Religion \_\_\_\_\_ Social/Education \_\_\_\_\_

21. Sources (List books, documents, surveys, personal interviews and their dates).

City of Pasadena: Assessment Records,  
Pasadena and Vally Union, 6-25-86

22. Date form prepared 4/83  
 By (name) N. Impastato, D. Miller  
 Organization Urban Conservation  
 Address: Pasadena City Hall  
 City Pasadena Zip 91109  
 Phone: (213) 577-4206

*Alan Clark*



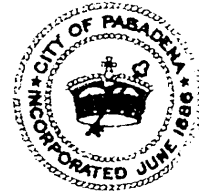
324 So. Euclid Avenue  
Continuation Sheet

7b. (Description) boards hiding the foundation. Tall shrubs obscure the house from the street.

# City of Pasadena

ONE HUNDRED NORTH GARFIELD AVENUE

PASADENA, CALIFORNIA 91109



HOUSING AND COMMUNITY  
DEVELOPMENT AGENCY

April 30, 1986

Ms. Hazel Messer  
324 S. Euclid Avenue  
Pasadena, California 91101

Dear Ms. Messer:

The City of Pasadena is conducting an inventory of historic houses in the city to identify Pasadena's most significant examples of architecture, and to encourage owners to apply for designation as City of Pasadena Cultural Heritage Landmark.

The City staff and community volunteers undertaking the inventory have suggested that your house at 324 South Euclid Avenue may qualify for designation as a City landmark because of its outstanding architectural quality.

Enclosed is a copy of the inventory findings on the history of your house. This information has been gained from public records, newspaper accounts and other sources listed on the form. We are also enclosing information on the City's Cultural Heritage Landmark program.

While there is no requirement to make an application for landmark designation, I encourage you to apply 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,

A handwritten signature in cursive script that reads "Robert Winter".

ROBERT WINTER, Chairman  
City of Pasadena  
Cultural Heritage Commission

RW:sd  
LX 69C/48

Enclosures