

Architectural Description

The Hulett C. Merritt Mansion was originally constructed as a single-family residence, located on what became known as "Millionaire's Row" along Orange Grove Avenue in the City of Pasadena. It became part of the campus of the former Ambassador College in 1956. The former Ambassador College campus is bounded on the west by South Orange Grove Boulevard, on the north by West Green Street, on the east by South St. John Avenue, and on the south by West Del Mar Boulevard. The Merritt Mansion sits atop a sloping parcel in the northwest portion of the campus, which is currently undergoing redevelopment. The house is flanked to the west by a construction site and a remnant of the property's historic sunken garden; to the north by temporary parking lots; and to the east by a terraced lawn. The historic parcel is organized along a central east-west axis. It is surrounded on the north and west by a low screen wall of cast concrete balustrades punctuated by piers topped with cast concrete urns or metal lanterns. Decorative metal gates centered in the east wall open to an oblong entrance court with a central pool spanned by a wood bridge. Multiple flights of concrete steps, framed by shaped hedges and Italian cypress, lead from the entrance court, up the terraced lawn, to the Merritt Mansion. The lowest flight is flanked by large concrete *parastèdes* with built-in benches and urns. The upper flight terminates in a wide concrete terrace in front of the Mansion. Just below the upper terrace is an elliptical motor court, paved in decomposed granite, accessed by tall metal gates opening off of what was historically Olcott Place (now vacated).

The Merritt Mansion is designed in the Beaux Arts style. It is two stories in height over a raised basement and has an irregular plan consisting of the original symmetrical, double cruciform plan with an asymmetrical addition at the south and southwest. The hipped roof has wide, bracketed eaves and is clad in clay barrel tiles. Below the eaves is a continuous cast stone entablature with a dentil cornice and a decorative frieze with festoon garlands and fretwork grills. There are multiple interior plastered chimneys. The exterior walls are finished in cement plaster. The central portions of the primary (east) and secondary (west) façades are symmetrically composed, with the main block flanked by projecting full-height bays. There is an original one-story wing to the north and a two-story, Mid-century Modern addition to the south. The primary entrance is symmetrically located on the east façade and consists of a wood and glass door flanked by sidelights with decorative metal grilles. The door and sidelights are framed by engaged Ionic columns and rectangular piers supporting a balcony with *rinçeaux* panels, scrolled brackets, and a balustrade. The entrance is accessed by a terrace with balustrade, and marble steps with plastered *parastèdes* and scrolls. Fenestration consists primarily of single light, wood sash windows, fixed, casement, and double hung, some with transom lights. Some windows are grouped in tripartite compositions. First story windows have molded plaster architraves and cornices, and projecting subsills. Second story windows have flat plaster surrounds and bracketed plant shelves. The west façade has a two-story, semicircular Doric portico with a divided flight staircase leading to a second story balcony.

The interior of the Merritt Mansion has been altered; however, it does retain the general configuration, twin wood staircases, and some examples of wood paneling and trim, decorative painting, paneled wood doors, and metal door hardware. The basement retains its "New England Kitchen" with hand-hewn ceiling beams, tiled inglenook and brick fireplace; the adjacent indoor swimming pool with ceramic tile deck and walls; and the billiard room with paneled wainscot, beamed ceiling, tiled inglenook, and wood fireplace mantel with copper hood.

Alterations

The Hulett C. Merritt Mansion and property have undergone several alterations since the property was incorporated into the campus of Ambassador College in 1956:

- A fire sprinkler system was installed in 1958.
- The Mansion's kitchen and pantry were converted to a home economics laboratory in 1959.
- The swimming pool dressing rooms were remodeled in 1961.
- In 1962 the one story loggia at the south façade was demolished and replaced with a two story addition that wraps a portion of the west façade.
- Two adjacent streets, Olcott Place to the north and Terrace Drive to the east, were vacated and incorporated into the campus in 1963.
- By 1964 the original one story, semicircular Ionic portico and flanking pergolas on the west façade, visible in archival photographs, had been replaced with a continuous second story balcony.
- The west balcony was replaced in 1967 by a two story, semicircular Ionic portico and staircase designed by Peter J. Holdstock.
- In 1967 the gardens were remodeled by well-known landscape architects Eckbo, Dean, Austin, & Williams, who added a reflecting pool and sculpture to the sunken garden and an "oriental" influenced hardwood bridge over the pool in the east entrance court.
- At an unknown date a flat-roofed pavilion was added to the roof terrace; by the mid-1970s this pavilion and the terrace balustrades had been removed, and a clay tile roof had been constructed over the terrace.

Character-defining Features

Every historic building is unique, with its own identity and its own distinctive character. Character-defining features are those visual aspects and physical features or elements that give the building its character and that should be preserved to the maximum extent possible. Character-defining features can identify the building as an example of a specific building type, usually related to the building's function; they can exemplify the use of specific materials or methods of construction, or embody an historical period or architectural style; and they can convey the sense of time and place in buildings associated with significant events or people. A building's character-defining features can include its setting and site; shape and massing; roof and related features, such as chimneys or skylights; projections, such as balconies or porches; recesses or voids, such as galleries or arcades; windows and doors and their openings; materials, with their distinguishing textures, finishes, colors and craftsmanship; and interior features, materials, finishes, spaces and spatial relationships.

Character-defining features are those constructed during the property's period of significance that contribute to the integrity of the property. In general, retaining character-defining features retains the integrity of an historic property; i.e., contributes to retaining the property's eligibility as an historic resource. Removal or alteration of one feature does not necessarily change the eligibility of an historic resource. Significant impacts on an historic resource result from major change or many incremental changes over time.

Character-defining features of the Hulett C. Merritt Mansion include:

- Site and landscape features, including the concrete balustrade/screen wall and metal gates, entrance court and pool, terraced east lawn and steps, motor court, and sunken west garden;
- Prominent location atop a sloping site;
- Marble entrance steps and terrace;
- Double cruciform plan;
- Two story massing over raised basement, with one story north wing;
- Symmetrical composition (original building);
- Hipped roof with clay barrel tiles, bracketed eaves, and plastered chimneys;
- Cast stone entablature with dentil cornice and decorative frieze;
- Cement plaster veneer at exterior walls;
- Central doorway with sidelights and decorative metal grilles, framed by attached Ionic columns and square piers supporting a bracketed balcony and balustrade
- Wood sash fixed, casement, and double hung windows with transom lights, molded plaster architraves, cornices, projecting subsills, flat plaster surrounds and bracketed plant shelves;
- Interior configuration and spatial relationships;
- Surviving interior finishes including hardwood flooring, paneling and wainscoting, plaster walls and ceilings, wood ceiling beams, tiled fireplaces, paneled wood doors, metal door hardware, and wood staircases;
- "New England Kitchen" with hand-hewn ceiling beams, tiled inglenook and brick fireplace;
- Basement swimming pool with ceramic tile deck and walls;
- Billiard room with paneled wainscot, beamed ceiling, tiled inglenook, and wood fireplace mantel with copper hood.

Evaluation of Integrity

Despite alterations to the property, the Hulett C. Merritt Mansion is able to convey its historic significance, and retains most of the aspects of historic integrity:¹

- **Location:** The Merritt Mansion remains on its original site and therefore retains integrity of location.
- **Design:** The Merritt Mansion retains a majority of the exterior character-defining features of its original Beaux Arts design, including its double cruciform plan, two story massing over raised

¹ When considering applications to designate a historic monument, landmark, historic sign, landmark tree or landmark district, the Historic Preservation Commission shall apply the criteria... according to applicable National Register of Historic Places Bulletins for evaluating historic properties, including the seven aspects of integrity: location, design, setting, materials, workmanship, feeling and association (National Register of Historic Places Bulletin #15: "How to Apply the National Register Criteria for Evaluation").

basement, hipped roof with bracketed eaves, cast stone entablature and other classical details, symmetrical composition, and wood sash windows. Although there have been some alterations, including a two story addition to the south and west and a large semicircular portico with staircase, the building retains sufficient integrity to convey its Beaux Arts design.

- **Setting:** The setting of the Merritt Mansion has been altered by the property's incorporation into the Ambassador College campus, the vacation and elimination of Olcott Place and Terrace Drive, the construction of adjacent campus buildings, and the current redevelopment of the campus. Although the property retains some important features, including the terraced west lawn, entrance court and pool, motor court, and sunken garden, it no longer retains integrity of setting.
- **Materials:** The Merritt Mansion retains a majority of its original exterior materials including its clay tile roofing, cement plaster wall finish, cast stone entablature and classical detailing, and wood sash windows. It also retains some interior materials including hardwood flooring, paneling, and wainscoting, plaster walls and ceilings, and tiled fireplaces. It retains integrity of materials.
- **Workmanship:** The Merritt Mansion retains a majority of the exterior materials and features, and some interior materials and features that reflect the craftsmanship of early 20th century Beaux Arts design and construction. It retains integrity of workmanship.
- **Feeling:** The Merritt Mansion retains integrity of location, design, materials, and workmanship and therefore continues to express the aesthetic of Beaux Arts architecture. It reflects the feeling of a prominent early 20th-century residence constructed along Orange Grove Avenue. It therefore retains integrity of feeling.
- **Association:** The Merritt Mansion retains integrity of location, design, materials, workmanship, and feeling and therefore continues to convey its Beaux Arts design and its association with prominent Pasadena tycoon Hulett C. Merritt. It therefore retains integrity of association.

Statement of Significance

The Hulett C. Merritt Mansion meets the following criterion for designation as a City of Pasadena Landmark:

- It is associated with the lives of persons who are significant in the history of the City, region, or State; and
- 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.

The Hulett C. Merritt Mansion is eligible for listing as a City of Pasadena Landmark for its association with Hulett C. Merritt, a steel and railroad tycoon and a prominent early citizen of Pasadena. The period of significance is 1912, reflecting the date that construction was completed and Merritt moved into the house, until 1956, when Merritt died and the estate and grounds were sold to the Worldwide Church of God. It is significant as an excellent example of Beaux Arts architecture in Pasadena, and as

a prominent example of the residential work of architect William F. Thompson. The period of significance is 1912, reflecting the date the house was completed.

Hulett C. Merritt

Hulett Clinton Merritt (1872-1956) was born in Duluth, Minnesota, the son of Lewis J. and Eunice Annette Merritt.² In 1874, Merritt and his family moved to a farm in Atchison County, Missouri, where he attended rural Missouri schools.³ They moved back to Duluth in 1884, and Merritt began high school, graduating in 1888 at the age of sixteen. He began working as a secretary for one of his uncles, but sustained heavy injuries when he fell from a bicycle soon thereafter.⁴ As he recuperated in the hospital, he studied strategic realty and bought and sold lots in Duluth. When he was released from the hospital eight months after his fall, Merritt had earned several thousand dollars from his initial real estate ventures.⁵

In 1889, Merritt and his father formed a real estate investment and banking firm, L.J. Merritt & Son.⁶ Three years later, the firm had become the largest investment house in the upper Midwest.⁷ Alongside his father and uncles, Merritt developed Lake Superior Consolidated Mines. They leased out the Missabe iron mine to Henry W. Oliver, a Pittsburgh steel magnate, and the Carnegie Steel Co. Together, Oliver and Carnegie Steel, on a royalty of 65 cents per ton of iron ore, paid Merritt & Son several hundred thousand dollars per year for the use of the mine.⁸ Merritt and his father then branched out into steamboats, banks, town sites, general stores, and railroads, financing the construction of the Duluth, Missabe and Northern Railway. At the age of 21, as soon as he was legally able, Merritt became a director of the railway. In 1901, Merritt sold his interests in the mines and railroads to U.S. Steel, becoming a multi-millionaire at the age of 29. He remained one of U.S. Steel's largest stockholders until his death.

In 1897, Merritt's parents moved to Pasadena, and Merritt visited them often. In 1900, Merritt acquired seventy percent of the stock of the U.S. Gas and Power Corporation, and installed the gas and electric systems in seventeen beach cities from Santa Barbara to San Diego.⁹ In 1903, he sold his interest in the company to Southern California Edison. Merritt and his brother, Napoleon, formed the Spring Street Construction Company in Los Angeles, through which they built the Merritt Building, which stands on the corner of Eighth and Broadway in downtown Los Angeles.¹⁰ Additionally, Merritt, along with Henry E. Huntington and other investors, had a part in the development of the West Adams Heights subdivision, which was at that time the most exclusive residential neighborhood in Los Angeles.¹¹

Around the turn of the twentieth century, South Orange Grove Boulevard in Pasadena was being developed with large mansions as some of America's wealthiest industrialists moved west. The collection of wealth in this area of the city earned Orange Grove the nickname "Millionaire's Row." In December 1903, Merritt purchased 2.5 acres of property on South Orange Grove Boulevard from

² "Hulett C. Merritt," *Press Reference Library, Western Edition Notables of the West*, Volume I (Los Angeles: International News Service, 1913), 451.

³ "Hulett Clinton Merritt," *Successful American*, May 1902, 276.

⁴ "Worth Thirty Million," *Fort Wayne Daily News*, February 13, 1911.

⁵ "Worth Thirty Million."

⁶ "Hulett C. Merritt," *Press Reference Library*.

⁷ Lauren Weiss Bricker, Ph.D. and Janet Teamen, M.A., "Ambassador Hall (Ambassador College)," State of California Department of Parks and Recreation Form 523, October 1996.

⁸ "Hulett C. Merritt," *Press Reference Library*.

⁹ "Hulett C. Merritt," *Press Reference Library*; "Secure Control of Electric Company," *Oakland Tribune*, January 16, 1902.

¹⁰ Bricker and Teamen, "Ambassador Hall (Ambassador College)."

¹¹ "Hulett C. Merritt," *Press Reference Library*.

George R. Kernaghan, Pasadena's former City Auditor,¹² and in 1905 construction on his residence began. Architect William F. Thompson designed the two story, sixteen room residence with full basement, and Spring Street Construction Company served as the builders. The property included an elaborate Italian garden. By 1911, Merritt had purchased the land adjoining his property, increasing his land holdings on South Orange Grove to eleven acres. The Merritt family moved into their completed residence, "Villa Merritt-Olivier," in 1912.¹³

Known in Pasadena for his extensive art collection, Merritt was also the owner of the first domestic-made car in Pasadena and one of the founders of the Pasadena Automobile Club (the first on the west coast), as well as the owner of Tagus Ranch in Tulare County, California, one of the state's largest fruit ranches. Merritt served as president, vice president, or a member of the board for over one hundred businesses or associations after moving to California, and maintained offices in Pasadena, Duluth, and New York. According to the *Pasadena Community Book*, Merritt was the first man in the world to lay a 110-pound steel railroad rail, the first to set the first record of laying a mile of tracks a day, installed the first air brakes on freight cars, and was the first to dispatch trains by telephone.¹⁴ Merritt was also the subject of a number of lawsuits. His most infamous brush with the law came at the end of World War I, when he was accused of hoarding 500 pounds of sugar in violation of the Lever Act. He was convicted by two federal courts, but appealed to the U.S. Supreme Court, which declared part of the Lever Act unconstitutional and reversed Merritt's conviction.¹⁵ Merritt died in January 1956 at age 83.¹⁶

Beaux Arts Architecture

Beaux Arts (or Beaux Arts Classicism) appeared in Los Angeles beginning in the late 1890s. This style is one of many based on the principals of the Parisian architecture school L'École des Beaux Arts, established in late 18th century France as the successor to the royal academies of painting, sculpture, and architecture. L'École des Beaux Arts dominated all discussion of architecture during the 19th century, guiding the design and placement of major public buildings throughout Paris. The Beaux Arts style became popular in the United States as a result of its prominence at several expositions, including the Columbian Exposition in Chicago (1893), and later the Panama-Pacific International Exposition in San Francisco (1915). The popularity of the Beaux Arts approach to architecture in the United States at this time was also characteristic of the fact that architecture was becoming increasingly professional and specialized. American architectural schools modeled themselves after the traditional educational methods of their European counterparts, just as Americans used their wealth to construct European style buildings.

With its grandiose treatment of classic architectural forms, the Beaux Arts style was viewed as an ideal expression of both wealth and civic pride. Buildings of the style are both formal and monumental, with abundant and opulent decorative details.¹⁷ In the days before the United States' federal government instituted income tax, large fortunes were proudly displayed in increasingly ornate and expensive houses, and privately-owned Beaux Arts mansions delivered a message of personal wealth.

¹² "Former Auditor Kernaghan Sells his Fine Home Site," *Pasadena Daily News*, December 22, 1903. Merritt also bought Tagus Ranch in Tulare County, California, one of the largest fruit ranches in the country, in the same year.

¹³ Bricker and Tearmen, "Ambassador Hall (Ambassador College)," Merritt also bought a nearby home, converted it into his Pasadena office, and added an art gallery to house his extensive art collection.

¹⁴ Hulett Clinton Merritt, *Pasadena Community Book: Biographical*, (Pasadena, California: Arthur H. Cawston, 1955), 219-229.

¹⁵ Bricker and Tearmen, "Ambassador Hall (Ambassador College)."

¹⁶ "Hulett Merritt, Pasadena Financier, Dies at 83," *Los Angeles Times*, January 15, 1956. Merritt died at his Montecito, CA, vacation estate, Far Afield, located at 670 Hot Springs Road, Montecito, California. It was designed for James Canby by George Washington Smith in 1922.

¹⁷ Pennsylvania Historical and Museum Commission, "Beaux Arts Style 1885-1930," Pennsylvania Architectural Field Guide, <http://www.phmc.state.pa.us/portal/communities/architecture/styles/beaux-arts.html>, accessed December 2015.

Homes in the Beaux Arts style were typically architect-designed, built principally in prosperous urban centers where turn-of-the-20th-century wealth congregated. Most domestic examples were built before 1915, but the style persisted until the economic depression of the 1930s.¹⁸

Character-defining features of Beaux Arts architecture include:

- Symmetrical articulation
- Flat or low-pitched roof
- Wall surfaces with decorative garlands, floral patterns, or cartouches dripping with sculptural ornament
- Facades with quoins, pilasters, or columns (usually paired with Ionic or Corinthian capitals)
- Coupled columns
- Large and grandiose compositions
- Projecting facades or pavilions
- Monumental (sometimes multiple) runs of steps approaching a building's entrance
- Axial floor plans that establish vistas through different spaces
- Windows framed by freestanding columns, balustraded sills, and pedimented entablatures on top
- Pronounced cornices and enriched entablatures topped by a tall parapet, balustrade, or attic story

William F. Thompson

William Fullerton Thompson (1859-1948) was born in Prairie Du Chien, Wisconsin. He and his family moved to St. Paul, Minnesota by 1870. In 1881, he married Jessie Edith Murray. Thompson and his wife and children moved to Los Angeles, California, in 1905, where he practiced architecture until 1922. Thompson may have moved to the area "specifically to serve as the Merritt family architect," as he designed four mansions for the Merritt family on or around South Orange Grove Boulevard.¹⁹ Other prominent Pasadena commissions include houses at 969 S. Madison Avenue and 989 S. El Molino Avenue. Thompson died in Los Angeles in 1948, at the age of 88.²⁰

Conclusion

The Hulett C. Merritt Mansion is significant for its association with steel and railway tycoon and prominent early Pasadena citizen Hulett Clinton Merritt; as an excellent example of Beaux Arts residential architecture in Southern California; and as an excellent example of the work of architect William F. Thompson. Hulett Merritt was a significant figure in the early 20th century steel and railroad industry, and was an active Pasadena citizen, co-founding the Pasadena Auto Club and constructing a mansion and grounds on South Orange Grove Boulevard. The Merritt Mansion is intricately tied to Merritt's life and career. He had the Mansion built for himself and his family in 1912, and owned it until his death. Following Merritt's death in 1956, the Merritt Mansion and grounds were sold to the Worldwide Church of God, which used it as part of the Ambassador College campus. It retains significant character-defining features of its original design on the interior and exterior, including important landscape features.

¹⁸ Virginia Savage McAlester, *A Field Guide to American Houses* (New York: Alfred A. Knopf, 2014), 478.

¹⁹ Cynthia J. Kurtz, Pasadena City Manager, City of Pasadena City Council Agenda Report, "Designation of 969 South Madison Avenue as a Landmark," November 20, 2006.

²⁰ William F. Thompson biographic information largely derived from Ancestry.com.

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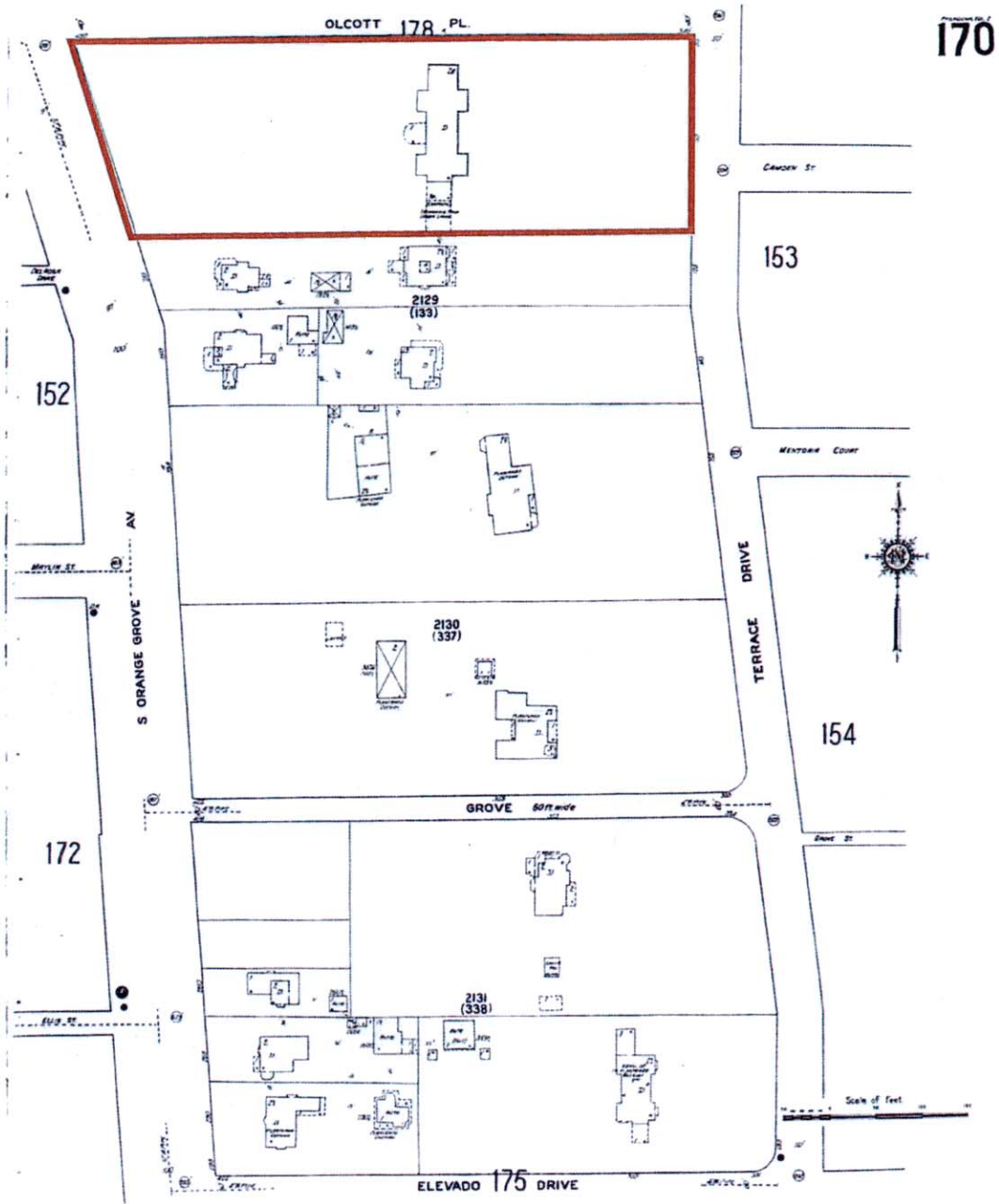
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PERMIT HISTORY

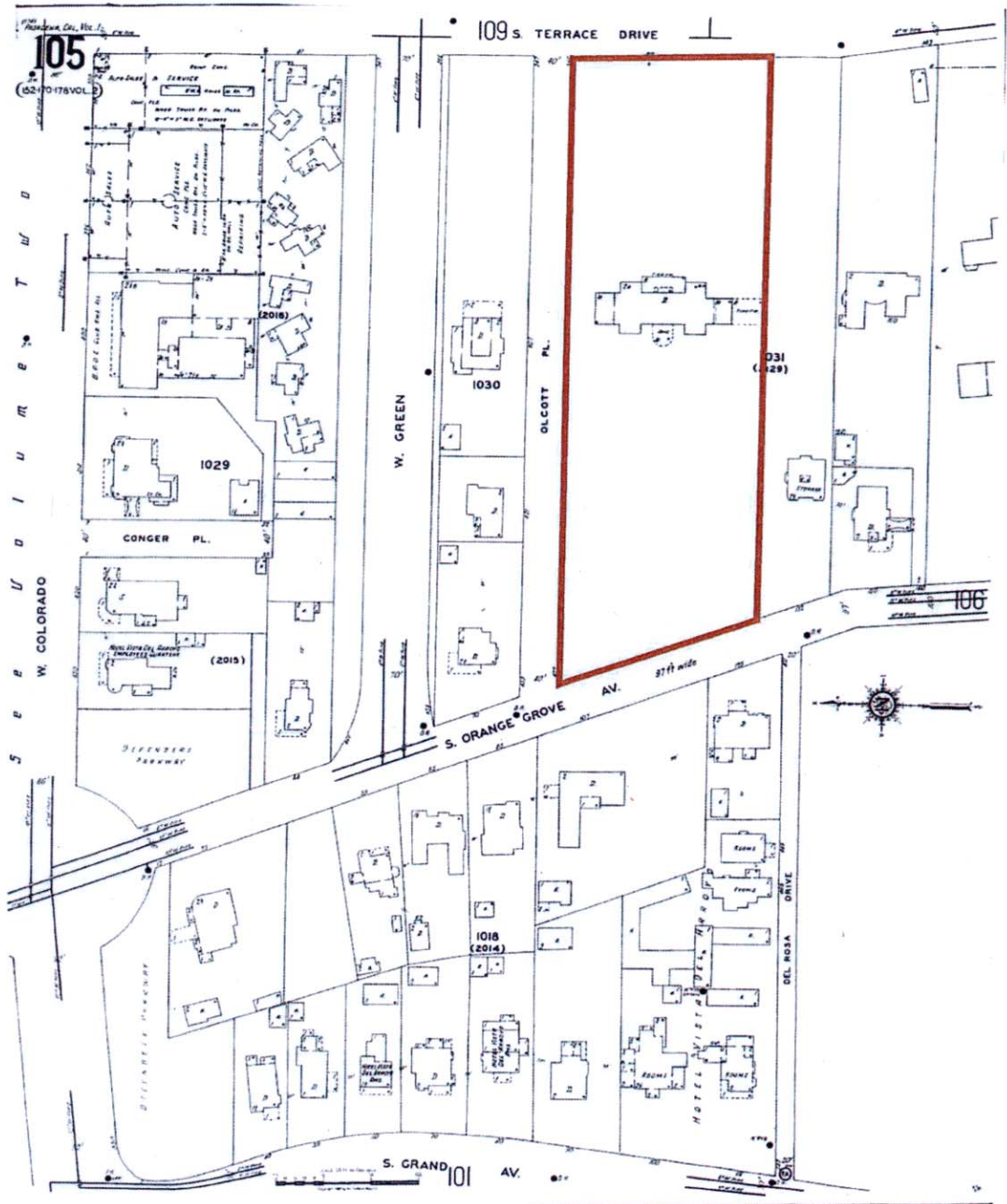
| Date | Owner | Permit Number | Description |
|------------|--|---------------|--|
| 1905 | Pacific States Corp. | | Single residence with full basement and plunge pool, concrete foundation, plaster and brick wall cladding, tile/shingle or composition roof, good construction, fire place and steam heating, built-in buffet, refrigerator, bookcases, and interior ornamentation |
| 4/4/1928 | Hulett C. Merritt, Sr. | | New stone and joists |
| 4/21/1928 | Hulett C. Merritt | 2148-K | Erect elevator shaft in building. |
| 8/9/1928 | H. C. Merritt | 40237 | Plumbing |
| 7/18/1929 | Pacific States Corporation/Hulett C. Merritt | 802-E | Repairing damage to houses & garage caused by termites |
| 8/19/1929 | H.C. Merritt | 99102 | Gas piping |
| 1929 | R.C. Merritt | | Temporary grand stand, 18 seats |
| 1930 | R.C. Merritt | | Temporary grand stand, 18 seats |
| 12/2/1931 | R.C. Merritt | 4631? | Temporary grand stand, 18 seats |
| 3/8/1932 | H.C. Merritt. | F-1073 | Termite repair in basement |
| 1932 | R.C. Merritt | | Temporary grand stand, 18 seats |
| 9/13/1933 | Hulett C. Merritt | 288-H | Roof repair |
| 9/26/1933 | H. Merritt. | 453-H | Roof repair |
| 1934 | R.C. Merritt | | Temporary grand stand, 18 seats |
| 11/19/1936 | R.C. Merritt | 4120-G | Temporary grand stand, 18 seats |
| 1938 | R.C. Merritt | | Temporary grand stand, 18 seats |
| 1939 | R.C. Merritt | | Temporary grand stand, 18 seats |
| 1940 | R.C. Merritt | | Temporary grand stand, 18 seats |
| 1941 | R.C. Merritt | | Temporary grand stand, 18 seats |
| 10/11/1944 | Hulett C. Merritt | 94251 | Apply John M. Asbestos roof – all sheets solid mopped between layers with J.M. bonded asphalt. |
| 1946 | R.C. Merritt | | Temporary grand stand, 80 seats, not to be sold |
| 1947 | R.C. Merritt | | Temporary grand stand, 80 seats, not to be sold |
| 1948 | R.C. Merritt | | Temporary grand stand, 80 seats, not to be sold |
| 6/15/1949 | Hulett C. Merritt | 6577-? | Add 2 sun porches to existing front porch |
| 1949 | R.C. Merritt | | Temporary grand stand, 80 seats, not to be sold |
| 1950 | R.C. Merritt | | Temporary grand stand, 80 seats, not to be sold |
| 1955 | Ambassador College | | Temporary grand stand, 80 seats, not to be sold |
| 1956 | Ambassador College | | Temporary grand stand, 80 seats, not to be sold |
| 10/21/1957 | Ambassador College | 5238-N | Install automatic fire sprinklers throughout building. |
| 12/23/1957 | Ambassador College | 578671 | Temporary grand stand, 100 seats supplemental not to be sold |
| 1957 | Ambassador College | | Temporary grand stand, 80 seats, not to be sold |
| 1/5/1958 | Ambassador College | 9180-N | Supplementary work on Home Economics Wing. Install cabinets, plumbing and plastering. |
| 6/13/1958 | Ambassador College. | 7334-N | Make necessary alterations to obtain use of building and remodel kitchen area into Home Economics cooking and [illegible] Building to be used [illegible] |
| 1/9/1959 | Ambassador College | 9180-N | Convert existing kitchen and pantry to home economics lab. |
| 8/23/1960 | Ambassador College | 4147-0 | Repartition and remodel swimming pool women's dressing room and convert one storage room into men's dressing room |
| 5/24/1962 | Ambassador College | 9268-0 | Adding 16 sprinkler heads to an addition to existing classroom building |
| 5/24/1962 | Ambassador College | 9288-0 | Add on two classrooms south end of Ambassador Hall, includes one stairway (Architect Norman B. Entwistle) |

| | | | |
|-----------|--------------------|--------|--|
| 7/28/1962 | Ambassador College | | Add heating and air conditioning to Hulett C. Merritt Terrace Class Rooms |
| 8/10/1962 | Ambassador College | 4951-0 | Install porch roof on south addition |
| 6/12/1967 | Ambassador College | 207006 | Porch & roof addition |
| 7/6/1967 | Ambassador College | 9120?? | New reflecting pool, stairs, & walls |
| 9/12/1967 | Ambassador College | 1500?? | Remodel existing fire sprinkler system |
| 10/9/1967 | Ambassador College | | Installation of junior fire sprinkling system |
| 9/2/1971 | Ambassador College | 500?? | Remove non-bearing partition - second floor south wing (library room) |

HISTORIC MAPS



Sanborn Fire Insurance Map of Pasadena, 1910



Sanborn Fire Insurance Map of Pasadena, 1931

HISTORIC POSTCARDS AND PHOTOGRAPHS



Figure 1: East façade, drawn facing west, n.d. Image courtesy of Pasadena Museum of History Archives.



Figure 2: East façade, view facing west, n.d. Image courtesy of Pasadena Digital History Collection.



Figure 3: East façade, view looking west, 1976. Image courtesy of Los Angeles Public Library Photo Collection.



Figure 4: West façade and gardens, view facing northeast, n.d. Image courtesy of Los Angeles Public Library Photo Collection.



Figure 5: South façade, view facing northwest, n.d. Image courtesy of Pasadena Museum of History Archives.

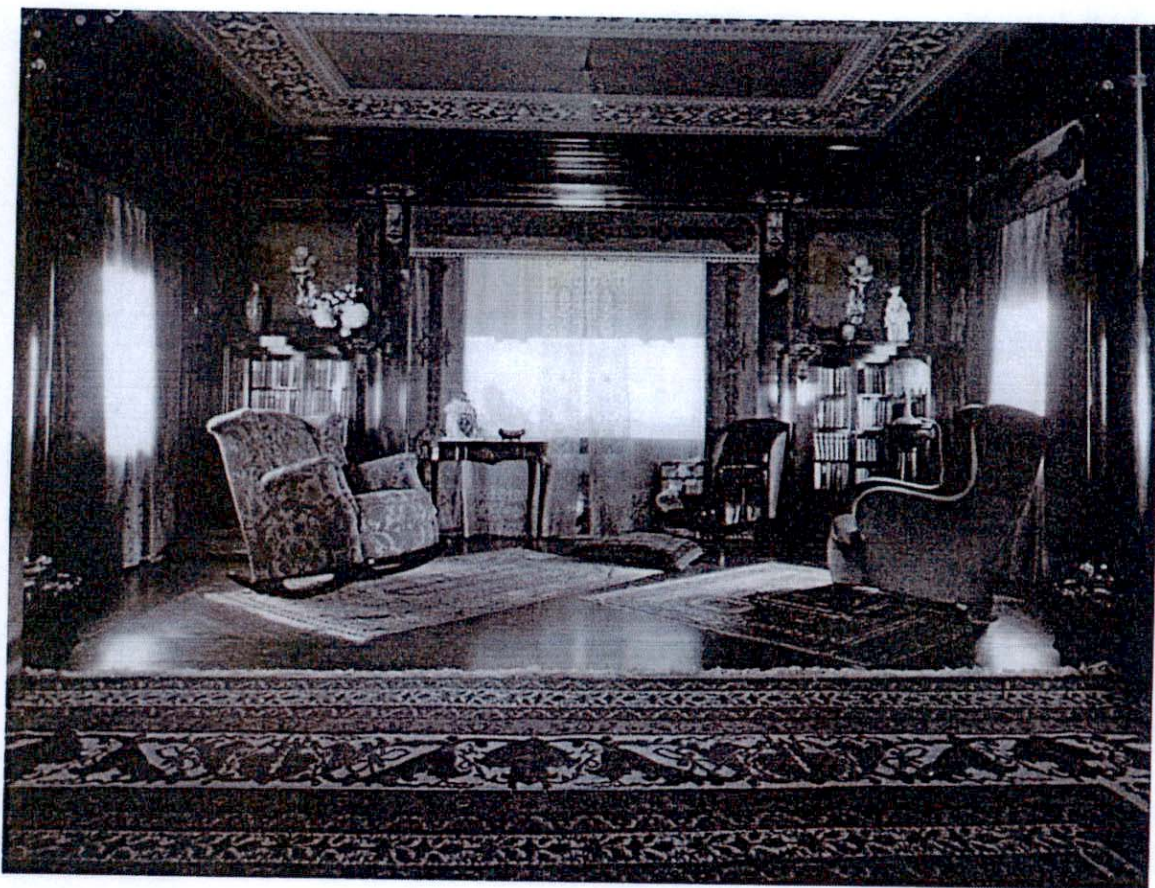


Figure 6: Living room, n.d. Image courtesy of Los Angeles Public Library Photo Collection.



Figure 7: Parlor and music room, n.d. Image courtesy of Pasadena Museum of History Archives.

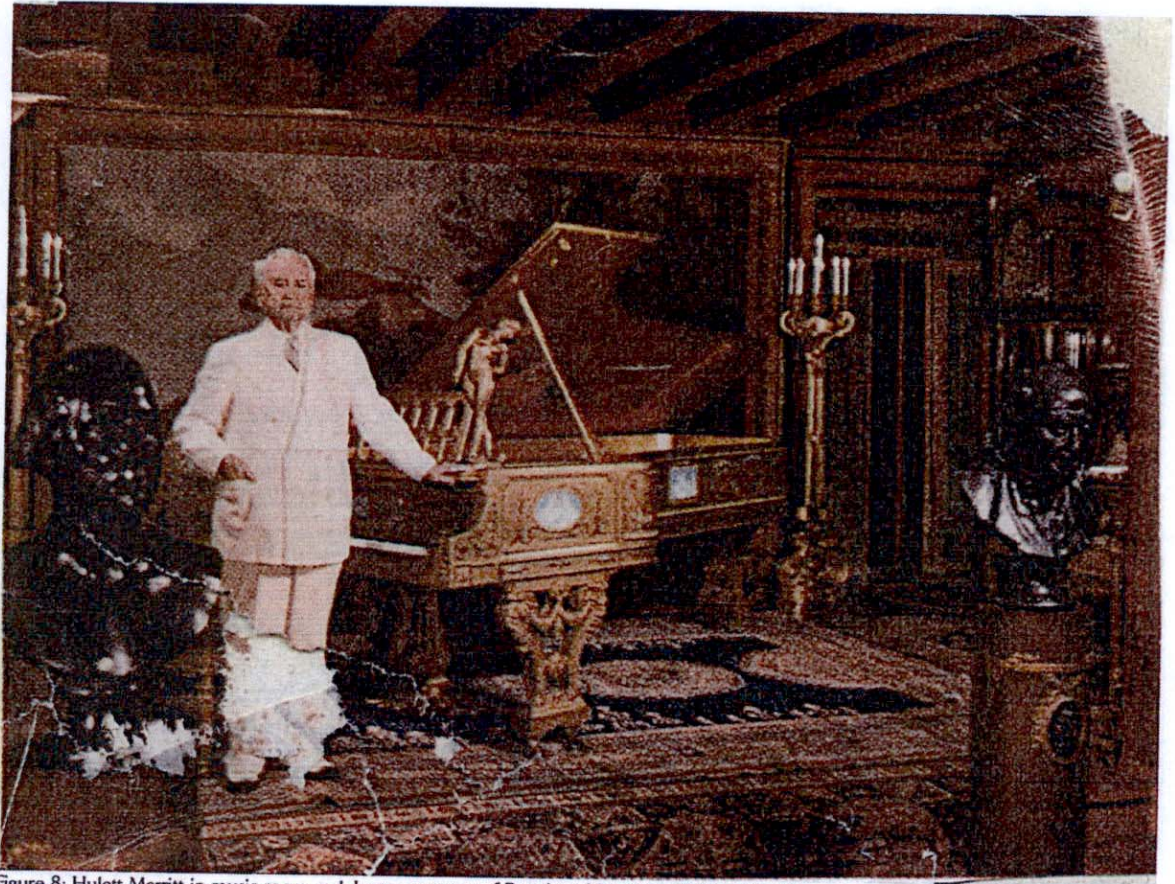


Figure 8: Hulett Merritt in music room, n.d. Image courtesy of Pasadena Museum of History Archives.



Figure 9: Study, n.d. Image courtesy of Los Angeles Public Library Photo Collection.



Figure 10: Bedroom with view into bathroom, n.d. Image courtesy of Los Angeles Public Library Photo Collection.



Figure 11: Bathroom, n.d. Image courtesy of Pasadena Museum of History Archives.

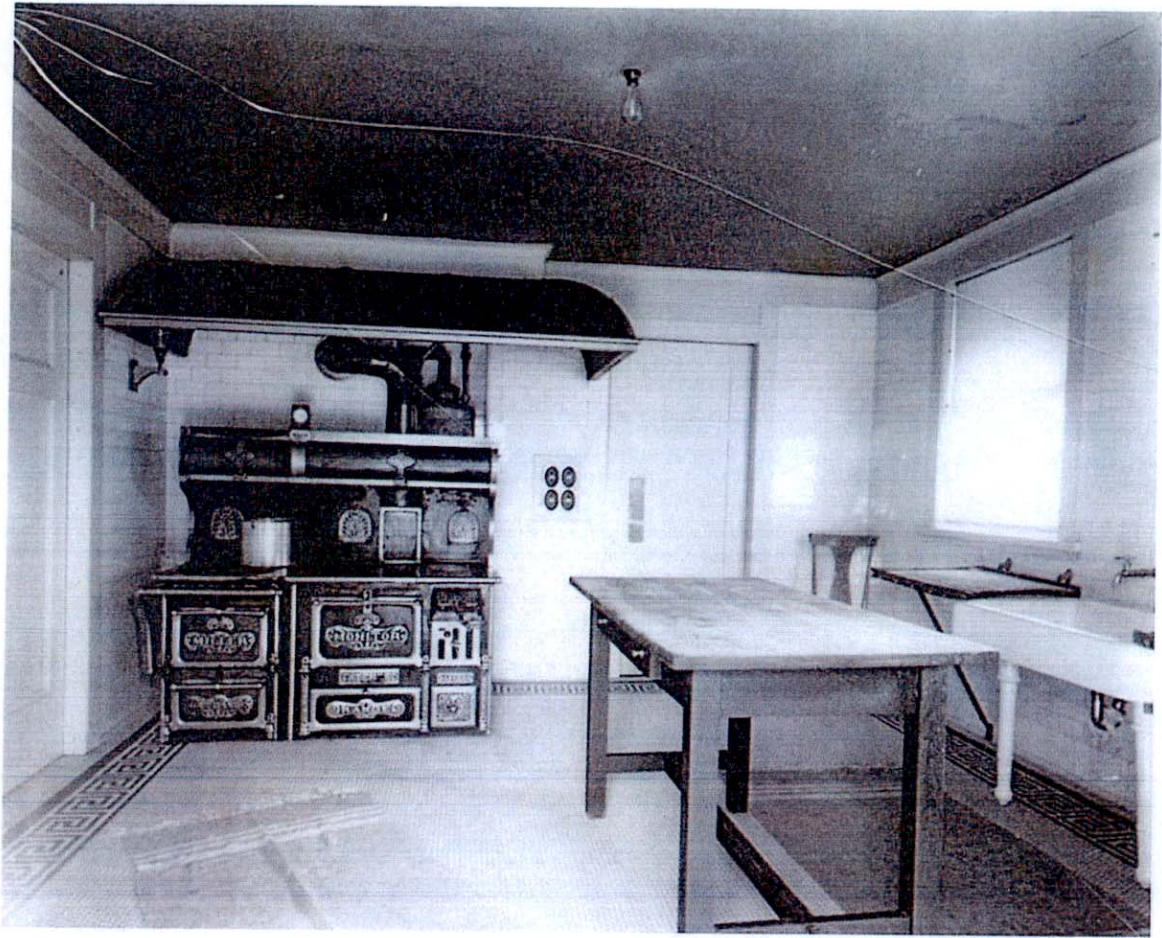


Figure 12: Kitchen, n.d. Image courtesy of Los Angeles Public Library Photo Collection.



Figure 13: Butler's pantry, n.d. Image courtesy of Pasadena Museum of History Archives.

LEGAL DESCRIPTION

Real property in the City of Pasadena, County of Los Angeles, State of California, described as follows:

PARCEL A: (APN: A Portion of 5713-012-027)

PARCEL 2 AS SHOWN ON LOT LINE ADJUSTMENT RECORDED APRIL 3, 2015 AS INSTRUMENT NO. 20150369755 OF OFFICIAL RECORDS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THAT PORTION OF LOTS 2 AND 5 OF TRACT NO. 63103, IN THE CITY OF PASADENA, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 1369, PAGES 35 THROUGH 52, INCLUSIVE, OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT POINT "A", AS ESTABLISHED IN PARCEL 1 OF THE LOT LINE ADJUSTMENT RECORDED APRIL 3, 2015 AS INSTRUMENT NO. 20150369755 OF OFFICIAL RECORDS; THENCE SOUTH 89°26'16" WEST, 352.70 FEET; THENCE SOUTH 00°33'44" EAST, 81.45 FEET; THENCE NORTH 89°26'16" EAST, 11.94 FEET TO A NON-TANGENT CURVE CONCAVE EASTERLY HAVING A RADIUS OF 33.65 FEET, A RADIAL LINE TO SAID POINT BEARS NORTH 44°53'07" WEST; THENCE SOUTHEASTERLY ALONG SAID CURVE, A LENGTH OF 67.81 FEET THROUGH A CENTRAL ANGLE OF 15°28'08"; THENCE SOUTH 00°33'44" EAST 50.27 FEET; THENCE NORTH 89°26'16" EAST, 5.12 FEET; THENCE SOUTH 00°33'44" EAST, 99.79 FEET TO THE SOUTHWEST CORNER OF SAID LOT 2, SAID POINT HEREAFTER REFERRED TO AS POINT "B"; THENCE NORTH 89°29'07" EAST, 96.12 FEET; THENCE NORTH 00°05'06" WEST, 79.42 FEET; THENCE NORTH 89°21'33" EAST, 225.92 FEET; THENCE NORTH 00°32'45" WEST, 207.51 FEET TO THE POINT OF BEGINNING.

PARCEL B:

A RECIPROCAL ACCESS EASEMENT OVER THOSE AREAS SET OUT ON THE MAP OF TRACT NO. 63103.