



### PLANNING DIVISION MASTER APPLICATION FORM

Project Address: 139 S. Los Robles  
 Project Name: The Livingstone  
 Project Description: (Please describe demolitions, alterations and any new construction) Historic designation of actual bldg. vs. the sign on the roof which has already been done.  
 Zoning Designation: \_\_\_\_\_ General Plan Designation: \_\_\_\_\_  
 Valuation (Cost of Project): \_\_\_\_\_

#### APPLICANT / OWNER INFORMATION

APPLICANT NAME: Carole Lipman  
 Address: 139 S. Los Robles #308  
 City Pasadena State: CA Zip: 91101  
 CONTACT PERSON: HOA Board Member: Teresa Boyle  
 Address: 139 S. Los Robles #302  
 City Pasadena State: CA Zip: 91101  
 PROPERTY OWNER NAME: Same as above  
 Address: \_\_\_\_\_  
 City \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

Telephone: (424) 247.3107  
 Fax: [ ] \_\_\_\_\_  
 Email: carolesuelipman@gmail.com  
 Telephone: (626) 825-9959  
 Fax: [ ] \_\_\_\_\_  
 Email: tabstax@yahoo.com  
 Telephone: [ ] \_\_\_\_\_  
 Fax: [ ] \_\_\_\_\_  
 Email: \_\_\_\_\_

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

- |                                                                  |                                                                                             |                                                                                  |
|------------------------------------------------------------------|---------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------|
| <input type="checkbox"/> ADJUSTMENT PERMIT                       | <input type="checkbox"/> HEIGHT AVERAGING                                                   | <input type="checkbox"/> PREDEVELOPMENT PLAN REVIEW                              |
| <input type="checkbox"/> AFFORDABLE HOUSING CONCESSION OR WAIVER | <input type="checkbox"/> HILLSIDE DEVELOPMENT PERMIT                                        | <input type="checkbox"/> RELIEF FROM THE REPLACEMENT BUILDING PERMIT REQUIREMENT |
| <input type="checkbox"/> CERTIFICATE OF APPROPRIATENESS          | <input checked="" type="checkbox"/> HISTORIC DESIGNATION (MONUMENT, LANDMARK, TREE OR SIGN) | <input type="checkbox"/> SIGN EXCEPTION                                          |
| <input type="checkbox"/> CERTIFICATE OF EXCEPTION                | <input type="checkbox"/> HISTORICAL RESEARCH/EVALUATION                                     | <input type="checkbox"/> TENTATIVE PARCEL/TRACT MAP                              |
| <input type="checkbox"/> CHANGES TO APPROVED PROJECT             | <input type="checkbox"/> LANDMARK TREE PRUNING                                              | <input type="checkbox"/> TEMP. CONDITIONAL USE PERMIT                            |
| <input type="checkbox"/> CONDITIONAL USE PERMIT                  | <input type="checkbox"/> MASTER DEVELOPMENT PLAN                                            | <input type="checkbox"/> TREE PROTECTION PLAN REVIEW                             |
| <input type="checkbox"/> DESIGN REVIEW                           | <input type="checkbox"/> MASTER SIGN PLAN                                                   | <input type="checkbox"/> TREE REMOVAL                                            |
| <input type="checkbox"/> DEVELOPMENT AGREEMENT                   | <input type="checkbox"/> MINOR CONDITIONAL USE PERMIT                                       | <input type="checkbox"/> VARIANCE                                                |
| <input type="checkbox"/> EXPRESSIVE USE PERMIT                   | <input type="checkbox"/> MINOR VARIANCE                                                     | <input type="checkbox"/> VARIANCE FOR HISTORIC RESOURCES                         |
| <input type="checkbox"/> FLOOR AREA RATIO (FAR) INCREASE         | <input type="checkbox"/> PLANNED DEVELOPMENT ZONE                                           | <input type="checkbox"/> ZONE CHANGE (MAP AMENDMENT)                             |
| <input type="checkbox"/> GENERAL PLAN AMENDMENT                  | <input type="checkbox"/> PRELIMINARY PLAN CHECK                                             | OTHER: _____                                                                     |

Note: Space for signature is on reverse side

**INDEMNIFICATION**

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

**CERTIFICATION:**

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

**SIGNATURE OF APPLICANT OR AGENT:**

*Carole S. Lipman*  
*Feresia A. Boyle*

Date: 8/28/2017  
8/31/2017

<p><b>For Office Use Only</b></p> <p>PLN # <u>2017-00424</u></p> <p>CASE # _____</p> <p>PRJ # _____</p> <p>DATE ACCEPTED: <u>8/9/17</u></p> <p>DATE SUBMITTALS RECEIVED: _____</p> <p>RECEIVED BY (INITIALS): <u>[Signature]</u></p> <p>FEES:</p> <p>BASE FEE: \$ _____</p> <p>3% RECORDS FEE: \$ _____</p> <p>TOTAL: \$ _____</p> <p>HISTORIC ARCH. RESEARCH REQUIRED? YES NO</p> <p>PUBLIC ART REVIEW REQUIRED? YES NO</p> <p>TRANSPORTATION REVIEW REQUIRED? YES NO</p> <p>INCLUSIONARY HOUSING REQUIRED? YES NO</p>	<p><b>REVIEW AUTHORITY:</b></p> <p><input type="checkbox"/> STAFF</p> <p><input type="checkbox"/> HEARING OFFICER</p> <p><input type="checkbox"/> PLANNING COMMISSION/BZA</p> <p><input type="checkbox"/> DESIGN COMMISSION</p> <p><input type="checkbox"/> HISTORIC PRESERVATION COMMISSION</p> <p><input checked="" type="checkbox"/> CITY COUNCIL</p> <p><b>TAXPAYER PROTECTION</b></p> <p><input type="checkbox"/> DISCLOSURE REQUIRED</p> <p><input checked="" type="checkbox"/> NOT REQUIRED</p>	<p><b>CEQA REVIEW:</b></p> <p><input checked="" type="checkbox"/> EXEMPTION</p> <p><input type="checkbox"/> INITIAL STUDY</p> <p><input type="checkbox"/> EIR</p> <p><b>CEQA REVIEW STATUS:</b></p> <p><input type="checkbox"/> PENDING</p> <p><input checked="" type="checkbox"/> COMPLETED</p>	<p><b>Design &amp; Historic Preservation:</b></p> <p><b>TYPE OF HISTORIC PRESERVATION REVIEW:</b></p> <p><input type="checkbox"/> CATEGORY 1 (DESIGNATED)</p> <p><input type="checkbox"/> CATEGORY 2 (ELIGIBLE)</p> <p><b>LANDMARK/HISTORIC DISTRICT NAME:</b></p> <p>_____</p> <p><b>TYPE OF DESIGN REVIEW:</b></p> <p><input type="checkbox"/> CONCEPT</p> <p><input type="checkbox"/> FINAL</p> <p><input type="checkbox"/> CONSOLIDATED</p> <p><input type="checkbox"/> PRELIMINARY CONSULTATION</p>
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Supplemental Application for  
**HISTORIC DESIGNATION**

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

**PROPERTY PROPOSED FOR DESIGNATION**

1. Name of Property:	The livingstone
2. Property Address:	139 S. Los Robles
3. Date of Original Construction	1926
4. Original Owner	Woody Woodworth
5. Architect / Builder:	same

**DESIGNATION CATEGORY**

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

HISTORIC MONUMENT

LANDMARK

HISTORIC SIGN

LANDMARK TREE

**BRIEF DESCRIPTION OF PROPERTY**

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

The whole building was the location of an affordable, colorful hotel which ran from 1926 - 2006. Due to it's proximity to downtown Pasadena, it's likely some notable people as well as performers at the nearby playhouse passed through. From 1968 to 2006 it was home to a beloved Japanese restaurant named Miyako, which drew people to Pasadena. In 2006 the property was restored + converted to condominiums, retaining it's vintage exterior.

**SUPPLEMENTAL INFORMATION ON SIGNIFICANCE OF PROPERTY**

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

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



**LEGAL DESCRIPTION**

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

**CRITERIA FOR DESIGNATION**

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

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

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



*\* sign already designated*

<b>CRITERIA FOR DESIGNATING A HISTORIC SIGN</b>	
<input type="checkbox"/>	A. It is exemplary of technology, craftsmanship or design of the period when it was constructed, uses historic sign materials and means of illumination, and is not significantly altered from its historic period. Historic sign materials shall include metal or wood facings, or paint directly on the façade of a building. Historic means of illumination shall include incandescent light fixtures or neon tubing on the exterior of the sign. If the sign has been altered, it must be restorable to its historic function and appearance.
<input type="checkbox"/>	B. It is integrated with the architecture of the building.
<input type="checkbox"/>	C. It demonstrates extraordinary aesthetic quality, creativity, or innovation.

<b>CRITERIA FOR DESIGNATING A LANDMARK TREE</b>	
<input type="checkbox"/>	A. It is one of the largest or oldest trees of the species located in the City.
<input type="checkbox"/>	B. It has historical significance due to an association with a historic event, person, site, street, or structure.
<input type="checkbox"/>	C. It is a defining landmark or significant outstanding feature of a neighborhood.

**DESIGNATION PROCESS** (INFORMATION ONLY; NO ACTION REQUIRED)

§17.62.050 Pasadena Municipal Code:

1. A preliminary evaluation by staff to determine if the nominated property meets the applicable criteria and is eligible for designation.
2. If staff determines that the nominated property is eligible for designation, the nomination is scheduled for a public hearing before the Historic Preservation Commission. If not, the applicant may appeal the determination of ineligibility to the Historic Preservation Commission or it may be called for review by the Historic Preservation Commission or City Council.
3. If the Historic Preservation Commission finds that the nominated resource qualifies for designation, it forwards a recommendation on the designation to the City Council.
4. At a noticed public hearing, the Council then determines whether to approve or disapprove the application.

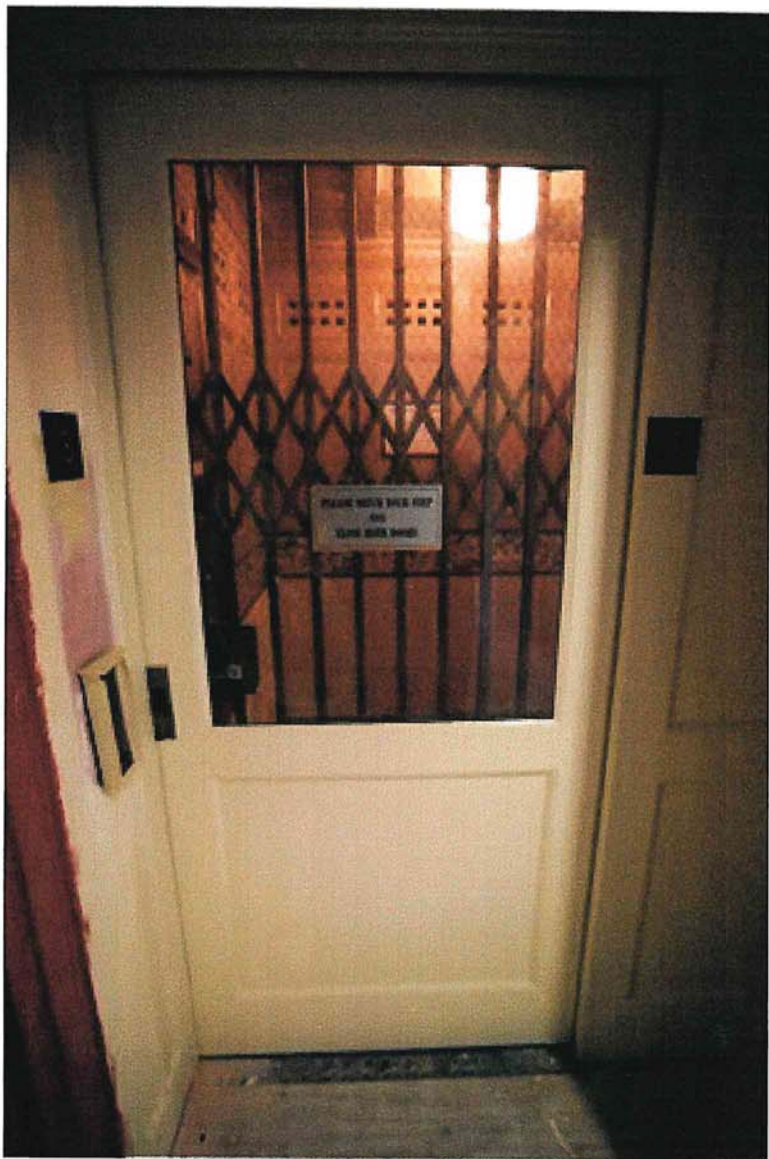


*Historic original sign - already legally designated*

HOTEL LIVINGSTONE



139 S. Los Robles, Built in 1926.



Vintage original working elevator from 1926.

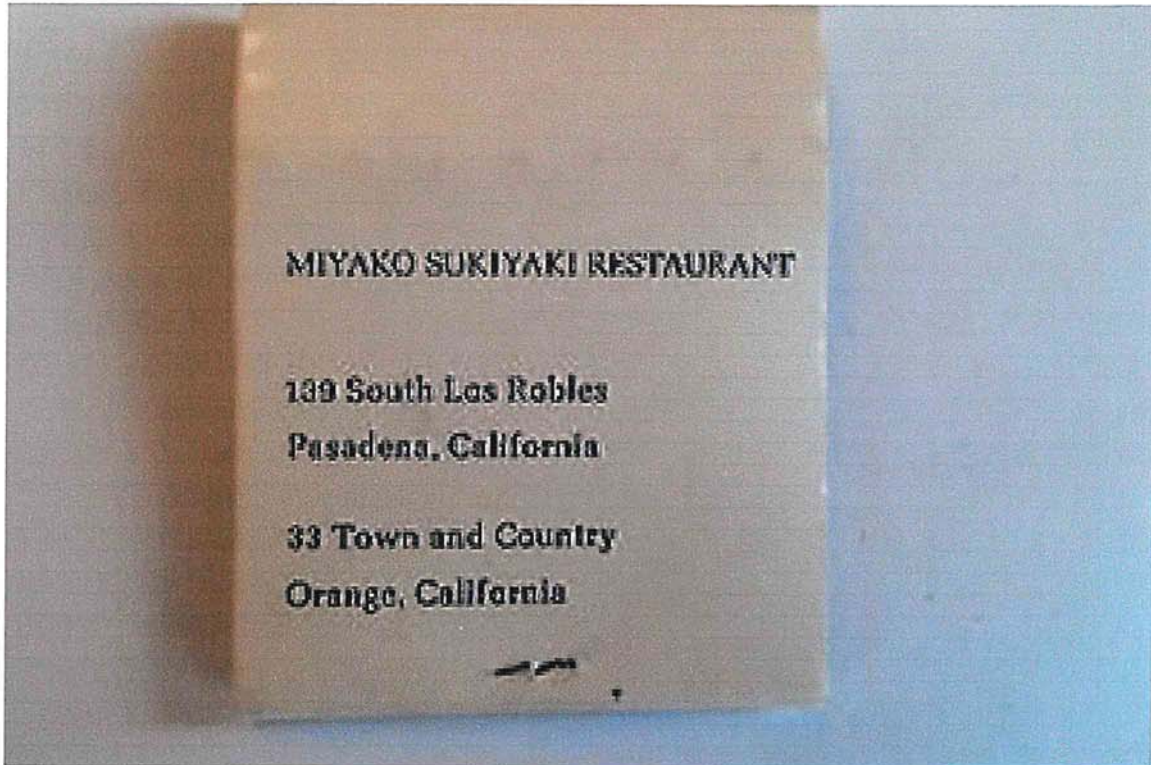


Popular restaurant located in the basement of the Livingstone for 38 years.



1968 - 2006

*vintage matchbook for Miyako's. 1968 - 2006*



Social page blurb from 1968.

WHERE TO DINE IN PASADENA PAGE C-8 PASADENA, CALIF., SUNDAY,  
MARCH 24,1968

*Night by Day OLE! FOR JAPANESE CUISINE--The general manager and hostesses at Panchitos award- winning Mexican Restaurant in San Gabriel were the recent guests at Robert Kawashima's famous Miyako Japanese Restaurant in Pasadena. This was the first time the lovely senoritas had eaten Japanese cuisine. They were so pleased with their gourmet dishes and service that they invited the management to be their guests for a Mexican gourmet dinner at Panchitos.*

*Pictured from left are Virginia Mandeville, Mary Alcaraz, Haruko Buchmjeller, Christina Lopez, Robert Kawashima, Virginia Flores and Mrs. Nishikawa.*

From the Independent Star News page 38.

\*\*\* There is a photo online but you have to be a subscriber.

Link to the article (which has a lot of misspellings!)

Obituary for owner of Miyako & important Pasadena resident who was involved with the Rosebowl Parade.

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**Robert "Bob" Kawashima**

KAWASHIMA-Robert "Bob" (79) Passed away on January 7, 2005. A WWII veteran. Beloved husband of Tamiko Kawashima; father of Diane (Timm Morris) Kawashima and Dale (Deborah) Kawashima; grandfather of David and Daniel Kawashima; brother of Mar y (Jake) Matsumoto; brother-in-law of Tsumuo "Ted" Kawashima, Lillian and Kyoko Kawashima and Yoshiye (Tom) Mori; cousin of Ed (Tama) Koda of So. Dos Palos, CA; and many nieces, nephews and other relatives. Public viewing and funeral services will both be held on Wednesday, January 19, at the First Presbyterian Church of Altadena, 2775 Lincoln Avenue, Altadena, CA. Public viewing will be from 10 to 11 A.M. and the funeral service at 11 A.M. under the direction Kubota Nikkci Mortuary. (213) 749-1449. The family requests that flowers be omitted.

**Published in Pasadena Star-News on Jan. 14, 2005**

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# TELLS HISTORY SPANISH TYPE HOUSES ARE COMPLETED

## OF BUILDERS EXCHANGE

Secretary Tells Why This Local Organization Is Brought to Fore

### PAIDRE STYLE WORK IN LIVING ROOMS

Officers and Directors of Exchange for Coming Year Are Given

A desire to make possible the highest standards of business policies in building circles, and to make it possible for public and private interests to carry out, through the exchange, both large and small building projects with mutual benefit and satisfaction, was one of the chief reasons for the organization of the Builders' Exchange, states Secretary Frank L. Ebbels.

"Prior to the organization of the Builders' Exchange, there was no organization in Pasadena which represented the building industry. The result is not based entirely on the community and the response of the men of the city who were engaged in the building industry rather fall well, that the industry needed an organization or some kind of organization," said Mr. Ebbels.

"Therefore, from the very start, the exchange was a success, because it had a long felt need. By the organization of a Builders' Exchange, not only was a medium set up for the interchange of ideas among the engaged in the building industry, but headquarters were established where citizens and the public in general of Pasadena and our visitors could everywhere could come for valuable advice and information concerning building where they would be assured of a square deal."

**History of Body**  
The Builders' Exchange of Pasadena was first established about the first of July, 1925, when a conference of contractors and subcontractors met together and discussed the need of organization. Builders' Exchange in Pasadena. From the start, the idea was well

# Twin to Stanley Apartments to Be Erected

## On South Los Robles Avenue in Near Future



**IMPROVEMENT WILL COST \$150,000**  
In an Effort to Meet the Demand for Apartments Such as These of the Stanley at 149 South Los Robles Avenue, an Exact Duplicate of the Building Will Be Erected Immediately

Excavating for the new Livingstone Apartment House, which is to be constructed at 145 South Los Robles avenue, at approximately next week, according to Myron Hunt, architect. The structure is expected to be completed and ready for occupancy by December 1. This structure will be a twin to the Stanley Apartments, 149 South Los Robles avenue, three stories in height, with a frontage of 100 feet. There will be 60 rooms, exclusive of kitchens and baths. The exterior of the new Livingstone will be of brick, and the interior arrangement will correspond to that of the Stanley and will be connected with the building, so that suites may be arranged more readily. Miss E. Nelson, president of the Livingstone Apartment Company, Los Robles avenue, stated that there was a great demand for quarters in the Stanley last winter than could be met, hence the determination to build another place just like it. The two houses are named after the famous English explorers. The Livingstone will have a commodious dining room, which will seem to the public, and the new building will have two dining rooms, one of which will be for the express use of guests of the two apartment houses. The tables will be served from one large kitchen.

# COMPLETE NEW BUILDER SEES BATH HOUSE LUMBER COST RISE SOON

## AT BEACH

Pierpont Bay Edifice Is Ready for Diversion of Visitors

# PATTERNED AFTER EASTERN BUILDING

Large Open Air Plunge Is to Be Built, Also Block of Stores

Time to Start

Assessing that a family will eventually dwell in its home for a period of twenty years, then the question of how many other houses are being built does not enter into the question of when to start the home, Mr. Gregg said. If building houses are right and the family wants a lot or has sufficient cash to arrange financing, the time is opportune to start building.

Today, prices for houses are lower than before the war, and the lowest ever existing when the purchasing power of the dollar today is compared with that of previous years, he emphasized. Twenty five years ago, \$1,500 would build a very good five-room home, minus such modern equipment as electric lights, gas furnaces, Tiffany walls, hardwood floors and other things that add to the conveniences of the new-day American home. But bear in mind that \$1,500 then was equal in buying power to \$100 today.

# CONFERENCE OF TAXPAYERS IS ANNOUNCED

Dr. Milbank Johnson Calls Those Interested to Annual Meeting

# WANT EFFICIENCY IN EXPENDITURES

Los Angeles Gathering to Hear Authorities on Taxation

Dr. Milbank Johnson, 609 Brough drive, chairman of the board of directors of the California Taxpayers' Association and president of the Western States Taxpayers' Conference, is making plans for the fourth annual meeting of the latter body, to be held in the music room of the Biltmore Hotel, Los Angeles, October 11, 12 and 13. Invitations are now being mailed to leaders in the movement to attend the meeting.

The purpose of the Western States Taxpayers' Conference is to encourage co-operation among the people of the states bordering on the Pacific, besides those of Utah, Nevada, Arizona, New Mexico, Colorado, Idaho and Wyoming, in the furtherance of their mutual efforts to establish the greatest possible economy consistent with efficiency in the expenditure of public money.

# Topics Discussed

- 1—The principal subjects to be presented by outstanding taxation and municipal authorities, and discussed by the conference, will be:
  - 1—The relationship of federal, state and local taxation.
  - 2—History and purpose of Western States Taxpayers' Conference.
  - 3—States rights reports.
  - 4—The relationship between fixed charges, initiative and local government, and administrative costs of government.
  - 5—Increasing educational returns and reducing taxes through economy in school administration.
  - 6—The necessity of bookkeeping governmental expenditures.
  - 8—Costs and methods of financing.



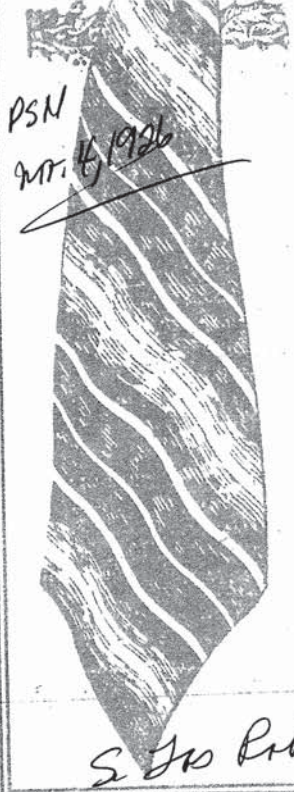
the First Methodist Church, will be the speaker. He will report his experiences in his "Round the World" trip. President Fred Ball will preside.

### STANLEY TEA ROOM TO OPEN NEXT WEEK

### New 'Livingston' Unit Will Not Be Built Until Spring

The new tea room will be opened in the Stanley Annex next week, it was announced today by the Stanley Apartment Association. The tea room is opened to accommodate many patrons during the winter season when the main dining room is able to accommodate only the houseguests.

Through illness of the architect and an unusually early season this year, the twin unit of The Livingston will not be constructed until spring. With the increased space, special attention will be given to special luncheons and dinner parties.



PSM  
Mr. 15/1926

S. J. P. Robles

## YOU WILL LIKE OUR COMPLETE SERVICE

Keep you well dressed from crown of your head to the soles of your feet.

Suit, Hat, Overcoat, Shirt, Sweater, or Underwear . . . these may be selected right here under one roof at our usual moderate prices.

### Suits and Overcoats \$25 to \$45

### POLITAN'S SHOP



## Are You

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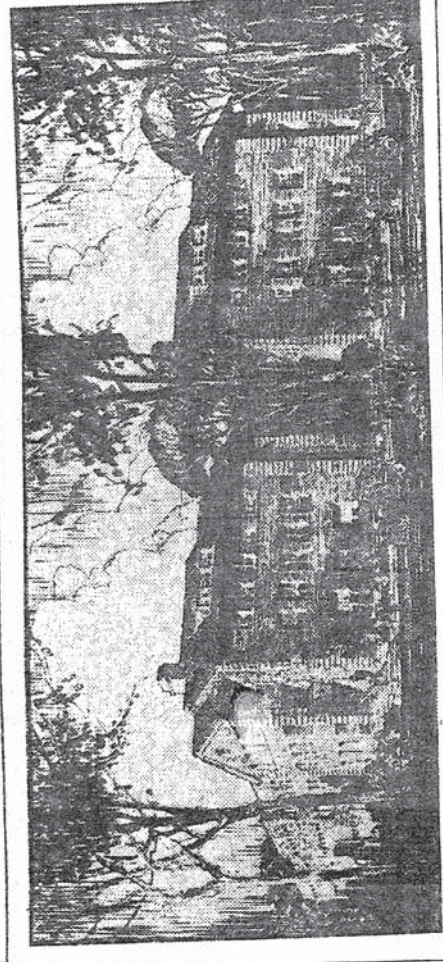
You too, may  
make your

# ALTY DEALS E HANDLED Y CONCERN

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being that by Karl C. von  
Mr. von Platen has pur-  
from the Huntington Land  
governmet Company a build-  
e of two acres, more or less,  
-lando road, facing Avondale  
south.  
e lot is perhaps the choicest  
that property recently offered  
e public by the Huntington  
and is the first lot to be  
by them out of this tract."  
he William Wilson Company  
joys a most extensive view,  
of the mountains and to the  
and is dotted with oak trees.  
nd Mrs. von Platen have al-  
planned a beautiful residence  
his lot and expect to start  
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rs. Maud R. Drummond has  
ased the former residence of  
r Richards at Beacon street.  
property will be remembered  
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r, Sr., father of John B. Mil-  
if the Southern California Ed-  
Company. The house is being  
ly remodelled by Mrs. Drum-  
who was largely induced to  
ase the property by reason  
e attractive planning and gar-  
which is also being redesigned  
lands-caped.  
rs. Kate Fowler Merle-Smith  
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iam S. McCay.  
he total consideration of these  
is said to be in the neighbor-  
of \$80,000.

## Construction Work Completed On Apartment House Adjoining Similar Building On South Los Robles



**STANLEY AND LIVINGSTONE APARTMENTS**  
At 135 and 149 South Los Robles; Livingstone Apartments, Situated North of Noted Stanley Structure,  
Have Been Constructed by J. H. Woodworth & Son

Announcement is made today of the completion of the Livingstone Apartment House, a structure that forms a sister building with the Stanley Apartment House, at 149 South Los Robles avenue, with which it is linked. The new apartment building is situated at 135 South Los Robles and combines with the Stanley to constitute one of the largest and most modern apartment structures in the city. Designed by Myron Hunt and his associate, H. C. Chambers, the building consists of three stories and a basement, containing approximately seventy rooms and embodying all the latest characteristics of an up-to-date apartment house. The contract for the work was carried out by J. H. Woodworth & Son, the finished building ranking among the notable projects handled by this well known realty organization. Miss Elaine Neilsen and associates, who successfully operated the Stanley apart-

### STATE VEGETABLES FIND EAST MARKET

Chicago Buying Largely From This Section  
Southern California fruits and vegetables have found a valuable market in Chicago. This has been

growing in volume until today there is a steady stream of trains from this section to that metropolis of the Middle West, according to Frank V. Stump, editor of the Southern California Business, the official publication of the Los Angeles Chamber of Commerce. Instead of drawing her supply of garden and field products wholly from the territory immediately surrounding her, Chicago now looks to the Pacific Coast for a large part of her supplies. Last year

to guarantee quietness. A roof garden is a feature. Outside porches have been installed in many of the apartments, which are tastefully furnished. The structure has a frontage of 60 feet on Los Robles, the situation of the two apartment houses being a feature in their favor; they are close to downtown facilities and are yet in a secluded street. In general aspects, the new apartment house is similar to the Stanley. Between the two buildings a connecting patio furnishes a pleasing characteristic. Basement accommodations include a handsome dining room, private dining-room, parlor and other accommodations essential to the operation of the apartment. Work on the property began in April of this year and the new apartment will be ready to meet the winter demands of arriving visitors, declares the Woodworth announcement.

that State received nearly 30,000 carloads of fruits and vegetables from California. Of this number 17,900 cars were unloaded and consumed in that city. This draft on California for supplies is not along any single line, but comprises forty-two different commodities, thus emphasizing California's diversity of production. Leading Fruits Among the leaders that Chicago draws from the "Golden State" are grapes and lettuce. The latter is known to contain great quantities of vitamins, and the supply of this desirable element is great. Last year Chicago consumed more than seven carloads of California lettuce.

# SEES REGION'S PROSPERITY ENHANCED

Tire Plant Construction Now Aiding Montebello  
RAMIFICATIONS OF PROJECT GREAT  
Upbuilding of District Follows New Programs

Few people in Southern California are aware of the real prosperity being created before their very eyes, declares Charles M. Hamilton, sales manager for J. B. Ramsom Corporation, following a trip through the great Goodrich tire plant adjoining Montebello park. "We are making our own prosperity right here at home," said Mr. Hamilton, "and it is the solid, enduring kind of prosperity that endures through trying periods. One visit to this huge Goodrich plant will convince the most skeptical.

Wide Ramifications "Here is an enormous industrial plant which, in addition to the jobs it provides for its construction men now and will for its employees later, is contributing a generous measure of prosperity to many massive steel structural work fabricated by Marshall-McClintock; a fifteen-ton traveling crane by Liebert Iron Works; hundreds of thousands of bricks, tons of rock and sand, seemingly endless procession of trucks loaded with lumber—all from local concerns. In every corner of this vast structure is evidence of prosperity that has come and is going into the pockets of Southern Californians.

HOW TO RELIEVE  
FROM LOS ANGELES: To Glendale along Colorado Street to Chery Chase Drive; thence to Main Trade Office of Berkshire and Chery Chase.

# CITY

But why limit you not choose between metropolis and the of the country. The

# Flim

"A Bit of Near  
Here... only 30 minute  
tropolis... are quarter-ac  
that will surprise you.

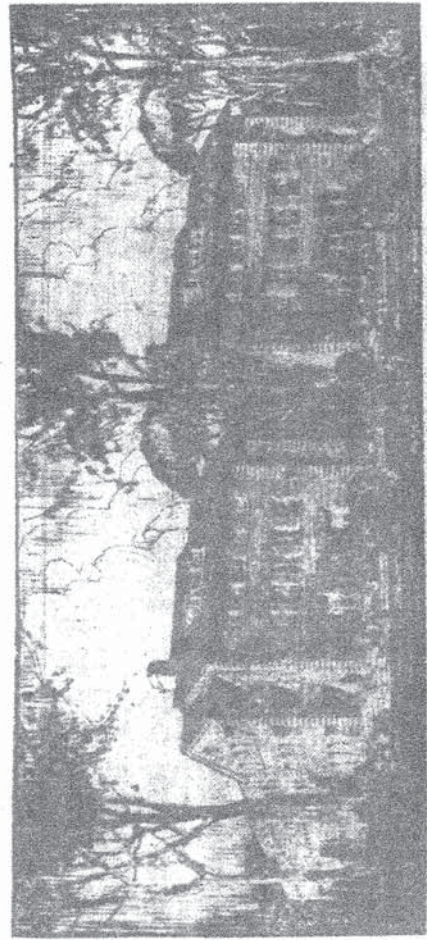
Here you can build a pr  
of changing valves or sl  
Here you can bring up  
tion of life at its best,  
ful... as the background  
Your childre

HOW TO RELIEVE  
FROM LOS ANGELES: To Glendale along Colorado Street to Chery Chase Drive; thence to Main Trade Office of Berkshire and Chery Chase.

# FLINTRIDGE

Berkshire and Chevy Chase

# Construction Work Commences On Apartment House Adjoining Similar Building On South Los Robles



**STANLEY AND LIVINGSTONE APARTMENTS**  
149 South Los Robles Avenue; Ground Being Cleared For Construction of New Livingstone Apartment House, Which Will Link With Popular Stanley Building

Ground is being cleared today for the construction of the Livingstone Apartment House, sister structure to the Stanley Apartment House, located at 149 South Los Robles avenue. To be situated immediately north of the Stanley structure, with which building it will be linked, the new apartment house will consist of three stories and a basement, will contain approximately sixty rooms and a dozen kitchens, and will cost in the neighborhood of \$100,000, according to announcements made today by J. H. Woodworth & Son, which organization is arranging the financing and will do the constructing of the building.

Designed by Myron Hunt and his associate, H. C. Chambers, the building will be of brick, Class C, and will have all modern apartment house installations incorporated. The sixty rooms will be so arranged to conform to the requirements of tenants, hotel accommodations being furnished in the interior arrangement as well as apartments to meet family needs.

The structure will have a frontage of 62 feet on Los Robles and in its general aspects will parallel the Stanley, which has grown to be one of the important apartment houses in the city. On the first floor, an

attractive hallway and lobby will feature the entrance, a handsome fireplace making the lobby distinctive. On the top floor, a large sun room, opening to the roof, will be one of the pictorial adjuncts of the building, according to officers of the Woodworth concern. Between the two buildings, a patio will furnish a pleasing picture. Basement accommodations will include a hand-some dining-room, private dining-room, parlor, storage room, kitchen and other accommodations.

The Stanley and Livingstone apartment houses will be under the management at present controlling the Stanley. Miss Elme Neilsen, manager of the Stanley Apartment House, declares that the success of the Stanley has been responsible for the development of the Livingstone. There has been such a demand for apartments during the present season, that the need for enlarged quarters has been forced upon the management, she declares, reporting that the new apartment house will be conducted with the same high standard of refinement and comfort which has characterized operations in the Stanley.

With the new venture, Miss Neilsen plans securing the services of

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of J. Haavind, Chicago, who he had long and exceptional experience in hotel work in the East. Superintendence of both houses will come under his direction.

To be handsomely furnished and decorated, the new building will be with the Stanley in style and character and will enable the local apartment house company to enhance their service to this community. Reservations for the Stanley for next winter require construction of a new apartment to care for the next season's trade, and Miss Neilsen believes that the new house will enable the local organization to make further progress in the successful project here. The home like atmosphere which the Stanley house has acquired will be developed at the Livingstone, she says, drawing attention to the attractive rooms and refined characteristics of the Stanley.

This apartment building is one of a series of important building projects which J. H. Woodworth & Son are handling at the present time. The company is busily engaged on projects in Pasadena, Los Angeles, San Marino, and in the Southland generally, many large building contracts being in the hands.

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