



PLANNING DIVISION MASTER APPLICATION FORM

Project Address: 464 E. Walnut StreetProject Name: First Congregational Church of PasadenaProject Description: (Please describe demolitions, alterations and any new construction) Historic Landmark DesignationZoning Designation: CD-3 (Walnut Housing)

General Plan Designation: _____

Valuation (Cost of Project): _____

APPLICANT / OWNER INFORMATION

APPLICANT NAME: Rick Moses, RM/dAddress: 811 W. 7th Street, 12th FloorCity Los Angeles State: CA Zip: 90017CONTACT PERSON: Mary Ringhoff, Architectural Resources GroupAddress: 8 Mills Place, Suite 300City Pasadena State: CA Zip: 91105PROPERTY OWNER NAME: Zadena, LLCAddress: 811 W. 7th Street, 12th FloorCity Los Angeles State: CA Zip: 90017Telephone: [] (310) 430-1593

Fax: [] _____

Email: rick@rickmosesdevelopment.comTelephone: [] (626) 583-1401Fax: [] (626) 583-1414Email: m.ringhoff@arg-la.comTelephone: [] (310) 430-1593

Fax: [] _____

Email: rick@rickmosesdevelopment.com

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

ADJUSTMENT PERMIT

HEIGHT AVERAGING

PREDEVELOPMENT PLAN REVIEW

AFFORDABLE HOUSING
CONCESSION OR WAIVER

HILLSIDE DEVELOPMENT PERMIT

RELIEF FROM THE REPLACEMENT
BUILDING PERMIT REQUIREMENTCERTIFICATE OF
APPROPRIATENESSHISTORIC DESIGNATION
(MONUMENT, LANDMARK, TREE OR
SIGN)

SIGN EXCEPTION

CERTIFICATE OF EXCEPTION

HISTORICAL RESEARCH/EVALUATION

TENTATIVE PARCEL/TRACT MAP

CHANGES TO APPROVED
PROJECT

LANDMARK TREE PRUNING

TEMP. CONDITIONAL USE PERMIT

CONDITIONAL USE PERMIT

MASTER DEVELOPMENT PLAN

TREE PROTECTION PLAN REVIEW

DESIGN REVIEW

MASTER SIGN PLAN

TREE REMOVAL

DEVELOPMENT AGREEMENT

MINOR CONDITIONAL USE PERMIT

VARIANCE

EXPRESSIVE USE PERMIT

MINOR VARIANCE

VARIANCE FOR HISTORIC
RESOURCESFLOOR AREA RATIO (FAR)
INCREASE

PLANNED DEVELOPMENT ZONE

ZONE CHANGE (MAP AMENDMENT)

GENERAL PLAN AMENDMENT

PRELIMINARY PLAN CHECK

OTHER: _____

Note: Space for signature is on reverse side

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

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: _____

Date: _____

4/27/2018

For Office Use Only		Design & Historic Preservation:	
PLN # <u>2018-00263</u>	REVIEW AUTHORITY: <input checked="" type="checkbox"/> STAFF	CEQA REVIEW: <input checked="" type="checkbox"/> EXEMPTION	TYPE OF HISTORIC PRESERVATION REVIEW: <input type="checkbox"/> CATEGORY 1 (DESIGNATED) <input type="checkbox"/> CATEGORY 2 (ELIGIBLE)
CASE # _____	<input type="checkbox"/> HEARING OFFICER	<input type="checkbox"/> INITIAL STUDY	LANDMARK/HISTORIC DISTRICT NAME: _____
PRJ # _____	<input type="checkbox"/> PLANNING COMMISSION/BZA	<input type="checkbox"/> EIR	TYPE OF DESIGN REVIEW: <input type="checkbox"/> CONCEPT <input type="checkbox"/> FINAL <input type="checkbox"/> CONSOLIDATED <input checked="" type="checkbox"/> PRELIMINARY CONSULTATION
DATE ACCEPTED: <u>5/8/18</u>	<input type="checkbox"/> DESIGN COMMISSION	CEQA REVIEW STATUS: <input type="checkbox"/> PENDING <input checked="" type="checkbox"/> COMPLETED	
DATE SUBMITTALS RECEIVED: _____	<input checked="" type="checkbox"/> HISTORIC PRESERVATION COMMISSION		
RECEIVED BY (INITIALS): <u>[Signature]</u>	<input checked="" type="checkbox"/> CITY COUNCIL		
FEES: BASE FEE: \$ _____	TAXPAYER PROTECTION <input type="checkbox"/> DISCLOSURE REQUIRED <input checked="" type="checkbox"/> NOT REQUIRED		
3% RECORDS FEE: \$ _____			
TOTAL: \$ _____			
HISTORIC ARCH. RESEARCH REQUIRED? YES NO			
PUBLIC ART REVIEW REQUIRED? YES NO			
TRANSPORTATION REVIEW REQUIRED? YES NO			
INCLUSIONARY HOUSING REQUIRED? YES NO			



**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:	First Congregational Church of Pasadena
2. Property Address:	464 East Walnut Street, Pasadena, CA 91101
3. Date of Original Construction	1928
4. Original Owner	First Congregational Church of Pasadena
5. Architect / Builder:	Leon Caryl Brockway and H.M. Patterson/William T. Loesch and Son

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.

Please see attached sheets.

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.



PASADENA PERMIT CENTER

www.cityofpasadena.net/permitcenter

Supplemental Application for HISTORIC DESIGNATION

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.

CRITERIA FOR DESIGNATING AN HISTORIC MONUMENT (May include significant public or semi-public interior spaces and features)	
<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.

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



PASADENA PERMIT CENTER

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Supplemental Application for HISTORIC DESIGNATION

CRITERIA FOR DESIGNATING A HISTORIC SIGN

<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.

CRITERIA FOR DESIGNATING A LANDMARK TREE

<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.



FIRST CONGREGATIONAL CHURCH OF PASADENA HISTORIC LANDMARK NOMINATION CONTINUATION SHEET

Legal Description

APN: 5723-016-033

The First Congregational Church of Pasadena property comprises multiple lots and portions of lots in the W.J. Pierce and San Pasqual Tracts in the City of Pasadena, County of Los Angeles, State of California, as per maps recorded in Book 3, page 20 of Maps and Book 3, page 315 of Miscellaneous Records, in the Office of the County Recorder of Said County. Please refer to the legal description in **Attachment C** (excerpt from Grant Deed, February 2018) for details.

Physical Description

General Setting

The First Congregational Church of Pasadena is located at the southeast corner of East Walnut Street and North Los Robles Avenue in central Pasadena. This area has a regular street grid and is relatively flat. It is one block west of Pasadena's Civic Center, and it is largely developed with commercial and institutional properties, including the Fuller Theological Seminary campus, a large hotel, a gas station, offices, and retail properties with surface parking lots. The First Congregational Church occupies the majority of a large (1.11 acre), irregularly shaped lot which includes two surface parking lots (one east of the building and a larger one south of it). The parking lots are bounded by a low concrete block perimeter wall. The church is shallowly set back from the sidewalks at Walnut and Los Robles with lawn, foundation plantings, and immature trees. A small, modern, freestanding wood sign off the northwest corner of the building bears identifiers and contact information for the church and congregation.

Building Exterior

The First Congregational Church is a large (81,931 square feet) ecclesiastical building designed in the Gothic Revival style and constructed between 1927 and 1928. It is three stories in height, not including its basement and mezzanine, with irregular massing and an irregular plan with a large, open, interior light well at the center. The building sits on a concrete foundation and is constructed primarily of reinforced, poured-in-place concrete, with masonry and wood-framed partition walls and a wood truss roof structure. Its cladding is painted, board-formed concrete, with cast stone details. The building has a cross-gable and flat roof, with flat, stepped, and crenellated parapets and composition shingle and rolled asphalt roofing. Portions of the flat roof are covered with loose gravel atop the rolled asphalt. The building features highly articulated, Gothic Revival-style decorative elements, including the tower and turrets; pointed arch window and door openings with elaborate tracery; a large rose window; windows with diamond pane leading and both stained and clear glazing; engaged buttresses with flared bases, gabled caps, and pinnacles; and crenellation.



Given its prominent corner location, the building features two highly ornamented primary (north and west) façades. The south and east façades are secondary and have very minimal ornamentation. Exterior doors are wood paneled or slab, in varying sizes and configurations, depending on location. Windows, located within recessed openings, include wood fixed and casement with clear or stained glass and diamond pane leading (primary façades), and grouped steel fixed, casement, awning, and hopper with divided lights and wire glass (secondary façades). A distinctive square tower at the building's northwest corner contains the two primary entries to the sanctuary, both elaborately detailed. Secondary public entrances with similar decorative detailing are present at the west and north façades. Arched wing walls at the southwest and northeast corners contain entrances to stairs leading to basement-level entries.

West Façade

The building's west façade features three distinct sections, described here from north to south. The northmost section is the tall square tower, which rises above the three-story height of the rest of the building. It has a flat roof topped by a tall, decorative cast stone railing/parapet with squared columns and finials. The tower has a corbeled cornice; simple crockets; stacked, engaged buttresses with gabled caps; coursework; and castellations. It features paired vents in long, pointed arch openings with decorative surrounds and tracery. Below the vents are paired, fixed wood windows with stained glass and diamond pane leading recessed in long, pointed arch openings with decorative surrounds and tracery featuring a quatrefoil design. The bottom portion of the tower contains an entry accessed by concrete steps that are bounded by cheek walls. The entry is recessed within a decorative, pointed arch opening containing double wood paneled doors surmounted by elaborately detailed stained glass transoms. The transoms are set in cast stone tracery with an arch and quatrefoil motif. A row of wood panels and a sign panel with metal lettering reading "FIRST CONGREGATIONAL CHURCH" are present between the doors and the transom. The entry is flanked by decorative metal light fixtures, and a marble cornerstone reading "A.D. 1927" is present to the north.

The middle section has a front-gabled roof with a parapet with a simple cornice and a finial at the gable peak. This section is dominated by a large rose window with stained glass, elaborate tracery, and a decorative surround flanked by paired, engaged buttresses capped with pinnacles. Two small wood casement windows with stained glass and diamond pane leading sit at the bottom of the surround. The first story of this section contains paired and grouped stained glass windows (fixed and casement) with diamond pane leading and tracery. A basement window opening with paired wood single-light casements is also visible; it is shaded by a ca. 1960 metal awning.

The southmost section of the façade has a side-gabled roof with a parapet and simple cornice. A projecting entry volume rises above the cornice; it has a flat roof with a parapet wall featuring square columns, decorative cast stone panels, and finials. Engaged buttresses with gabled caps terminate in projecting pinnacles. This entry is similar to the one at the tower, with concrete steps and a pointed arch opening containing double wood paneled doors, a decorative surround, a stained glass transom with diamond pane leading and tracery (in a fixed wood sash, rather than cast stone), and metal light fixtures. The entry volume also contains wood casement windows with stained glass and diamond pane leading.

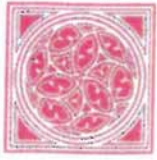


The remainder of the section, south of the entry volume, features double-height window bays with pointed arch openings separated by engaged buttresses. Each of the window bays contains two pairs of fixed, stained glass windows with tracery (window pairs arranged vertically). Windows retain pointed arch openings with decorative surrounds. The lower windows' glazing has irregular leading and represents a 1964 remodel, while the upper windows are original (diamond pane leading). At the base of the building, a low concrete wall shields basement-level windows (paired wood single-light casements) that open onto a shared well. (One set of windows is shaded by a ca. 1960 metal awning.) At the south end of the building's west façade, a wing wall with an arched opening and square column with a gabled cap leads to stairs down to basement entries at the south façade. The wing wall has a modern double wrought iron gate.

North Façade

Like the west façade, the north façade features three distinct sections. They are described here from west to east. The westmost section is the tower, which is identical to that described at the west façade (including its entry), above. The middle section has a side-gabled roof with a parapet and simple cornice. A projecting entry volume is present at the west end of the middle section; it has a flat roof with a crenellated parapet wall, a stringcourse, and fixed stained glass windows with diamond pane leading and tracery. The entry here is a pointed arch opening with double wood paneled doors (pointed arch in shape, with no transom or steps as seen elsewhere). East of this entry volume, the middle section contains double-height window bays and engaged buttresses as seen on the west façade. These bays are topped by a shallow pent roof with a simple cornice. Above this roofline is a clerestory level containing a row of smaller, fixed stained glass windows with diamond pane leading and tracery, topped by the main side-gabled roof. At the east end of the north façade's middle section, a concrete stairway leads down to a large basement-level well fronting multiple French door entries to the Mayflower Hall. Concrete flying buttress-like beams span the well, connecting to a concrete retaining wall, and a wrought iron railing surrounds the stair and well.

The eastmost section of the façade projects beyond the middle section. It has a flat roof with a stepped parapet clad with decorative cast stone panels. Engaged buttresses with gabled caps terminate in projecting pinnacles, and a stringcourse is present. A projecting front-gabled entry portico with a simple cornice, short engaged buttresses with gabled caps, and pointed arch openings leads to an entry similar to those in the tower. Two sets of wood paneled doors are topped by a clear, glass, fixed wood transom with diamond pane leading and tracery. The floor is scored concrete, and a decorative metal light pendant hangs from the ceiling. Above the portico, the section contains paired (and one single) wood casement windows with clear glass and diamond pane leading, some topped by transoms. The first story also contains a projecting canted bay with windows of the same type, topped by a bay roof with crenellation detail. At the east end of the building's north façade, a wing wall like that at the west façade is present. (It also leads to basement entries, but lacks an entry gate.)



East Façade

The east façade has three similar flat-roofed sections, all devoid of ornamentation, except for a simple stringcourse. The sections are separated by two recessed areas with exterior steel stairways leading to single or double, partially glazed, wood paneled doors. Most windows are grouped steel fixed and casements with divided lights; some at the first story are shaded by ca. 1960 metal awnings, and some awning and hopper type windows are also present. A few windows at the north end of the façade are paired wood casements with diamond pane leading and transoms. One window replacement is visible: a fixed or sliding sash of unknown material with an air conditioning unit in its bottom portion. All windows are in recessed openings with no surrounds. Several vertical pipes and one large duct are affixed to the façade. At the basement level, multiple windows of the usual type open onto a large shared well enclosed by a chain link fence; concrete flying buttress-like beams (shorter and less decorative than those at the north façade) span the gap between the building and the concrete walkway east of it. At the first story, a concrete ramp and steps with metal pipe railings lead to double metal doors (replacements) with a metal awning.

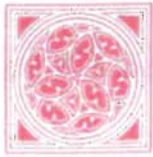
South Façade

The west portion of the south façade has a gabled roof with a parapet and simple cornice, and a vent in a pointed arch opening in the gable end. This portion of the façade has engaged buttresses with gabled caps and a small, projecting, shed-roofed bay with a corbeled cornice detail. A concrete wall with square columns with gabled caps fronts this part of the façade, protecting the stairway to basement-level entries. The central and east portion of the south façade has a flat roof and is similar to the east façade in terms of its window types, relative lack of ornamentation, and presence of an exterior steel stairway leading to double, wood, partially glazed doors at the upper stories. The façade also has engaged buttresses and two canted window bays with crenellation at their roofs. The easternmost portion of the south façade has a stepped parapet, two recessed utility areas with a shared lintel, and a large blank expanse of wall with two small window openings containing paired steel casements with divided lights.

Alterations

The First Congregational Church has experienced some exterior alterations since its original construction in 1927-1928.¹ The original slate roofing material at the gabled roofs was replaced with asbestos shingle in 1959 and again with composition shingle in 1992. Some first-story windows at the west façade (at the Pilgrim Chapel) were replaced in 1964. A concrete ramp was added to the building's east (rear) façade, double metal doors replaced original doors at the ramp's entry point, and a third-story window was replaced at this façade at an unknown date. A few metal window and door awnings have been added. Appropriate exterior repairs have also taken place, including post-earthquake repair to the tower's

¹ Alterations have been determined to the extent possible based upon available documentation, including the original 1927 building plans, city permits, Sanborn maps, and historic photographs, as well as visual observation. See Attachment B for details on all documented alterations noted in this section, including source citations.



parapet in 1990 and replacement of a water-damaged cornice at the building's southwest corner in 2004.

Site alterations include expansion of the property to encompass surface parking lots to the south and east sometime after 1951, construction of low concrete block perimeter walls at the parking lots in 1961, addition of wrought iron gates at exterior basement entrances in 2015, and addition of a freestanding wood sign adjacent to the building's northwest corner at an unknown date.

A detailed development chronology listing known dates of specific alteration events is attached as Attachment B.

Statement of Significance

Previous Evaluations

The First Congregational Church has been determined eligible for City designation as a local landmark.² In a 2000 recording by Leslie Heumann of PCR, it was assigned the California Resource Status Code 5S2 (individual property that is eligible for local listing or designation).³ The California Historic Resources Inventory lists the property with the status code 7R (identified in reconnaissance level survey: not evaluated); this listing is presumed to be out of date.⁴

Summary of Significance

The First Congregational Church at 464 E. Walnut Street meets the following criterion for designation as a Pasadena Landmark:

- *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 (Criterion C).*

The property satisfies Criterion C as an excellent example of the Gothic Revival style as applied to an ecclesiastical building. It embodies the distinctive characteristics of Gothic Revival architecture, is an expressive and well-articulated example of the style, and possesses artistic values of significance to the City. One of its designers, H.M. Patterson, was a master architect who specialized in ecclesiastical

² City of Pasadena, "California Historical Resources Inventory Database: Resource Summary," http://pasadena.cwebtools.com/search.cfm?res_id=5876&display=resource, accessed March 28, 2018.

³ Leslie Heumann, DPR523 form for 464 East Walnut Street (prepared by PCR for the City of Pasadena, August 30, 2000).

⁴ California Historic Resources Inventory, Los Angeles County, 2010, 686.



architecture and influenced the design of church buildings in the locality and the region during the first quarter of the 20th century.

Early Religious Organizations in Pasadena

Founded in 1874, Pasadena saw its first major period of growth during the Southern California boom of the 1880s. The 1869 completion of the transcontinental railroad and the subsequent spread of rail networks throughout the West over the next 20 years brought hordes of visitors and new residents to the Los Angeles area. The famous 1880s fare war between the Southern Pacific and Atchison, Topeka, & Santa Fe Railroads led to a boom in land speculation and a population influx throughout the region. Incorporated in 1886, the fast-growing Pasadena acquired a particular reputation as a scenic destination with a healthful climate and attracted wealthy Easterners who built grand new homes there in which to spend their winters. New permanent residents of all economic classes also flocked to the city, and developers subdivided and built at a rapid pace to accommodate the burgeoning population. The boom reached "a fever pitch of speculation in Pasadena, stimulating the growth of the city far beyond the wildest dreams of the early settlers."⁵

Social and religious institutions quickly sprang up to serve the needs of Pasadena's residents and played a strong role in building community as well as providing opportunities for worship. The vast majority were Christian churches of various denominations. The city's first church, the First Presbyterian Church on California Street, was established within two years of the city's founding.⁶ The congregation included Methodists and Congregationalists until they split off to establish their own churches (including the First Congregational Church in 1887). Other churches quickly followed First Presbyterian, serving as crucial social centers. By 1888, Pasadena had at least 12 churches, including a Universalist Church, a Catholic Church, and a Baptist Church that featured German language services, along with multiple other Protestant denominations.⁷ By the turn of the 20th century, Pasadena was said to have one church for every 1,000 residents.⁸ The abundance of congregations contributed to Pasadena's carefully honed image as a respectable community where saloons were outlawed. As touted in a 1917 city history, Pasadena's many religious organizations "have made this city almost a City of Churches, with its prospering religious bodies and graceful buildings to house them."⁹

Southern California saw a second economic and population boom in the 1920s, leading to even greater residential, commercial, industrial, and institutional growth. One result in Pasadena was an increase in church membership; many congregations found themselves outgrowing their turn-of-the-century

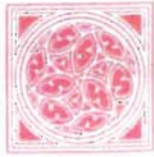
⁵ Ann Scheid Lund, *Historic Pasadena: An Illustrated History* (San Antonio, TX: Historical Publishing Network, 1999), 31.

⁶ Pamela O'Connor and City of Pasadena Planning Division, Urban Conservation Section, "Architectural/Historical Development of the City of Pasadena: Historic Context/Property Type Report" (submitted to the California State Office of Historic Preservation, January 13, 1993), 29.

⁷ "Pasadena Was a City of Churches from Start." *Pasadena Star-News*, August 10, 2014.

⁸ Ibid.

⁹ J.W. Wood, *Pasadena, California, Historical and Personal* (Pasadena: published by the author, 1917), 313.



buildings and looking to expand. Flush with funding, they built a number of monumental places of worship. These new places of worship were often designed by prominent local and regional architects like Johnson, Kaufmann & Coate, Reginald Johnson, Bennett & Haskell, Marston & Maybury, Garrett Van Pelt, and Henry M. Patterson.¹⁰ Pasadena's 1920s churches were typically designed in highly articulated Period Revival styles, including Gothic Revival, Spanish Colonial Revival, and Italian Renaissance Revival, and often featured locally produced artwork like Batchelder tile and Judson Studios stained glass windows.

Church membership (and member donations) dropped during the Great Depression, and some of Pasadena's congregations found themselves in buildings much larger than they needed. Some also found themselves in debt, struggling to pay off the extravagant construction projects of the 1920s. Congregants adapted in various ways: by joining forces with each other, moving into smaller buildings, and relying even more heavily on donors than they previously had. Most of Pasadena's struggling churches were able to survive through the 1940s and saw a quick recovery during the post-World War II boom, which brought renewed development and a new population influx to Southern California. During the postwar period, existing congregations grew in size. Some happily re-filled their 1920s buildings with new members, while others outgrew their places of worship and opted to construct new churches in Modern styles. Others, including the First Congregational Church, never saw a return to their 1920s congregation size.

First Congregational Church of Pasadena

In 1885, a group of Congregational members of the Pasadena Presbyterian church decided to form a Congregational church and established the First Congregational Church of Pasadena in December of that year. The congregation held services in the chapel of Sierra Madre College for the first two years.¹¹ In 1887, church members saw completion of their first building at the corner of Pasadena and California. Designed by architect B.H. Brown, it could seat 700 people and cost \$23,967 to build.¹² The First Congregational Church found itself in debt after the area's real estate speculation boom busted in the late 1880s, but survived and managed to establish a mission school on Fair Oaks Boulevard for Pasadena's Chinese American population in 1888.¹³

In 1902, about two-thirds of the church's congregation decided to move, constructing a new building at the corner of Marengo and Green. The remaining one-third remained, becoming the West Side Congregational Church and later forming an interdenominational church with the Unitarians.¹⁴ The First Congregational Church grew rapidly over the next 20 years, encouraged by the long-term pastorate of

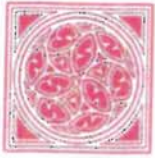
¹⁰ Teresa Grimes and Mary Jo Winder, "Residential Period Revival Architecture and Development in Pasadena from 1915-1942" (prepared for the City of Pasadena, Planning & Development Department, August 2004).

¹¹ *Kept By Grace*, 4.

¹² *Ibid.*, 5-7.

¹³ *Ibid.*, 10.

¹⁴ Neighborhood Unitarian Universalist Church, "History," <https://neighborhooduui.org/about/history/>, accessed March 2018.



Dr. Daniel Fox, and joined with Pasadena's three other Congregational churches in 1909 to establish a Japanese Congregational Church (which lasted until the Japanese American internment of 1942).¹⁵ The First Congregational Church witnessed an increase in its Armenian American membership during this time as well. It had a connection to the local Armenian American population as early as the 1890s, with "a long-standing religious denominational tie between the relatively affluent native white membership of the Congregational Church and the so-called 'Assyrian' Armenians whose families originated in the Diarbekim and Harpoot region of Turkey."¹⁶ This association strengthened during the first decades of the 20th century. Armenians arriving in Southern California after escaping genocide and World War I found a new haven in Pasadena, and many joined the First Congregational Church.

By 1923, the First Congregational Church had over 1,200 members and was in need of a larger building.¹⁷ The congregation decided to purchase a large lot at the corner of Walnut and Los Robles from a church member and hired architects Leon Caryl Brockway and Henry Martin Patterson to design the new church. A 1980s history of the church described the congregation's thought process:

Prior to 1927 some members of First Congregational Church optimistically promoted a new building which would be representative of their goals for their children, themselves and the place where they lived. Above all, the church must be central in their lives and in community. A prominent corner was located close to the handsome new civic center in the very heart of this beautiful city which saw itself as a hub of culture, near Los Angeles but not of it, and as a highly desirable residence for the well-to-do. Other mainline Protestant churches would be our near neighbors; if all was not right in God's world, at least we were going to experience it in good company!

The choice of site determined the foremost symbol of this church—centrality.

Like our neighbors we thought it should look like a church—some place where we had worshiped before—with a tower and bells, stained glass windows and dim religious lights. Eschewing the spare meeting houses of our New England heritage, like our neighbors we elected Gothic, reminiscent of churches in the British Isles and Northern Europe which had been home to the forebearers of most of the congregation. Generous donors aimed for a mini-cathedral, unwittingly providing in our day for the seat of the bishop!¹⁸

Ground was broken in spring 1927, and a cornerstone was laid on September 25. The building was completed and ready for full use on Easter Sunday 1928.¹⁹ In addition to a main sanctuary and a chapel for worship services, the church included a gymnasium, classrooms, a library, a skating rink, stages, and

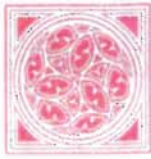
¹⁵ Ibid., 17.

¹⁶ City of Pasadena, "Ethnic History Research Project, Pasadena, California: Report of Survey Findings," 1995, 57-58.

¹⁷ *Kept by Grace*, 19.

¹⁸ *Kept by Grace*, 83-84.

¹⁹ Ibid., 20.



a space for musical appearances, all in the goal of helping children “find friends and develop Christian values.”²⁰ Pastor Fox proclaimed, “The church in its beauty and in its adaptation to our needs far exceeds the dearest dreams of any of us.”²¹ As a tribute to Congregationalism’s New England Puritan roots, major spaces within the church bore names like Pilgrim, Mayflower, John Alden, and Winthrop.

The congregation found the church perfect for its large size and community as well as spiritual needs, but experienced its membership decline during the 1930s and 1940s. Upkeep of the building became a financial challenge that would dog members for the next 90 years. In 1942, the congregation remodeled the chancel area of the sanctuary to facilitate “having a service that was less personality-centered. With a divided chancel choirs face each other rather than the congregation and are part of the pageantry taking place in the long nave.”²² By 1961, when members voted to join the United Church of Christ, the active congregation had dwindled to under 500 people.²³ In 1973, the congregation received a boost when the Bethel United Church of Christ joined, and through the 1970s and 1980s, the church opened its doors to new uses by missionary and nonprofit groups.²⁴ These occupations continued through the 2010s, joined by a number of small congregations who used various rooms as worship and meeting spaces. The First Congregational Church of Pasadena retained ownership of its Gothic Revival building until early 2018, when it sold the building and planned to move to a new, smaller facility.

Design and Construction

Gothic Revival Architecture²⁵

The Gothic Revival style was one of a number of popular Period Revival styles that saw widespread use in Southern California during the first half of the 20th century. It was one of the earliest Period Revival styles, first appearing in institutional architecture in the United States in the early 19th century and continuing through the 1940s. The picturesque style conveyed the tradition and continuity of Old World architecture, and was particularly popular in the designs of churches and schools. The Gothic Revival style was not widely used in Southern California until after World War I, at which point it became one of the most popular styles for ecclesiastical architecture across the region. Notable Gothic Revival churches were constructed by master architects along the major commercial corridors of Los Angeles, Hollywood, Pasadena, and other cities.

²⁰ Ibid., 84.

²¹ Ibid., 21.

²² Ibid., 84-85.

²³ Ibid., 39-40.

²⁴ Ibid., 46.

²⁵ Adapted from City of Los Angeles, Department of City Planning, “Architecture and Engineering: Period Revival, 1919-1950,” *SurveyLA: Los Angeles Historic Resources Survey Project, Los Angeles Citywide Historic Context Statement* (prepared by GPA Consulting for City of Los Angeles, January 2016), 24-27.



In Southern California, this late adaptation of the Gothic Revival Style tended to be simpler in massing and ornament than earlier interpretations across the United States. Silhouettes were more compact, with abstracted references to buttresses hugging close to façades, though verticality was still emphasized. Construction was typically masonry or concrete (often scored and painted to resemble stone), and detailed cast stone or terra cotta ornamentation included pointed arched window and door surrounds and intricate tracery. The Gothic Revival style remained popular in the region until World War II, when it was surpassed by the simplicity of modernism and fell out of fashion.

Character-defining features include:

- Vertical emphasis
- Concrete, masonry, or wood construction
- Steeply pitched front or cross gable roof with towers, turrets, pinnacles, spires, and finials
- Corbeled or crenellated gable ends and decorative details
- Buttresses on side elevations, usually engaged
- Windows and doors set in pointed arched openings
- Leaded and/or stained glass windows, sometimes with tracery (churches often have rose, lancet, and clerestory windows)

Architects and Builder

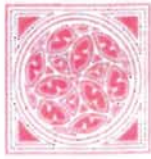
The First Congregational Church was designed by architects Leon Caryl Brockway and H.M. Patterson and constructed by builder William T. Loesch and Son.

Leon Caryl Brockway

Born in Vermont in 1877, Leon Caryl Brockway moved to Pasadena sometime before 1900 and lived at 306 N. Raymond Avenue (demolished), which he probably also designed.²⁶ The minimal information that could be found on Brockway's body of work indicates that he worked almost exclusively in Pasadena, mostly designing single-family residences in Period Revival styles during the 1920s. He also designed a crematorium, a wing of an elementary school, an addition to the Pilgrim Congregational Church Parish House (1924), and several low-scale commercial block designs, including his earliest known work: the Crown Building at 32-38 N. Marengo Avenue (constructed 1907 and remodeled by Brockway in 1928).²⁷ Brockway does not seem to have been particularly prolific or influential within Pasadena or the larger region. His best-known work by far is the First Congregational Church, designed in collaboration with H.M. Patterson.

²⁶ Pasadena Digital History Collaboration, <http://collection.pasadenadigitalhistory.com>, accessed April 2018.

²⁷ Pacific Coast Architecture Database, "Leon Caryl Brockway," <http://pcad.lib.washington.edu/person/1348/>, accessed April 2018; Pasadena Digital History Collaboration, <http://collection.pasadenadigitalhistory.com>, accessed April 2018.



H.M. (Henry Martin) Patterson

Henry Martin Patterson, who went by H.M. Patterson professionally, was born in Ohio to Scottish-born parents in 1856. He became a carpenter and worked at that trade until 1881, when he moved to the booming copper mining town of Butte, Montana. There, Patterson opened an architectural practice and soon became the preeminent designer of residential, commercial, and institutional properties in Butte and neighboring Anaconda (most of which are now part of the Butte-Anaconda National Historic Landmark). Most of his commercial designs were substantial blocks in a vernacular idiom, but he incorporated Queen Anne, Romanesque Revival, Renaissance Revival, Neoclassical, and Gothic Revival elements into some of the designs.²⁸ He also employed these styles in his more highly articulated residential and institutional designs, including those for the William A. Clark Mansion (1888), Curtis Music Hall (1892), the First Presbyterian Church (1896), the Deer Lodge County Courthouse in Anaconda (1899), and many more.

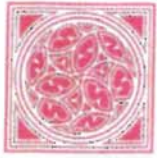
Sometime between 1902 and 1905, Patterson and his family moved to Los Angeles, where he again established his own practice and rose to prominence as a prolific architect. Patterson designed a number of commercial and residential buildings, including locally designated resources like the Fessenden House at 1051 N. Avenue 64 (1905, contributor to the Highland Park-Garvanza Historic Preservation Overlay Zone), the Merrill House at 815 Elyria Drive (1908, Los Angeles Historic-Cultural Monument #483) and Pasadena's landmark Washington Theater (1924, in association with Clarence L. Jay). However, the architect was best known for his ecclesiastical designs for a variety of congregations across the region. According to one source, he designed "literally dozens of Presbyterian churches from Lomita to Hemet."²⁹ Patterson was an American Institute of Architects (AIA) member from 1911 until his death in 1928, and he was president of the AIA's Southern California chapter.³⁰

Working mostly in the Gothic Revival style (with other Period Revival examples including Neoclassical, Romanesque Revival, and Spanish Colonial Revival), Patterson completed well-known buildings like Grand View Presbyterian Church (Los Angeles, 1904, contributor to the Adams-Normandie HPOZ), Santa Ana's United Presbyterian Church (1911, Santa Ana Landmark #14), Glendora Methodist Episcopal Church (1913), the First Congregational Church of Long Beach (1914, a Long Beach landmark), the First Presbyterian Church of Monrovia (1920), the Japanese Union Church (1923, Los Angeles HCM #312), and the Vermont Avenue Presbyterian Church (now the African American Unity Center) (Los Angeles,

²⁸ Butte-Anaconda Historic District National Register Nomination Update, January 2006.

²⁹ Steve Vaught, "Paradise Leased: Blessed Buildings – Hollywood's Historic First Presbyterian Church," <https://paradisleased.wordpress.com/2012/05/20/blessed-buildings-hollywoods-historic-first-presbyterian-church/>, accessed April 2018.

³⁰ AIA, "AIA Historical Directory of American Architects," <http://public.aia.org/sites/hdoaa/wiki/Wiki%20Pages/ahd1034194.aspx>, accessed April 2018; "Paradise Leased: Blessed Buildings – Hollywood's Historic First Presbyterian Church."



1924).³¹ Some of his largest and most acclaimed church designs were those for the First Presbyterian Church of Hollywood (1924) and Immanuel Presbyterian Church (1928, in association with C.F. Skilling, Los Angeles HCM #743). Hollywood's Presbyterian church, said to be "the largest of that denomination in the world,"³² is a monumental Gothic Revival edifice which, like Pasadena's First Congregational Church, served a variety of social functions beyond worship—Patterson's design included offices, a cafeteria, study and lecture rooms, and Sunday School classrooms.³³ The Immanuel Presbyterian Church, situated on booming Wilshire Boulevard, is one of the most expressive Gothic Revival buildings in Southern California.

Patterson's Gothic Revival design for Pasadena's First Congregational Church, completed in association with local architect Leon Caryl Brockway, rivals those of his other known buildings. With its abundant space for social and recreational uses, it is also one of his largest church designs, reflecting both the economic and spiritual optimism of 1920s congregations in Southern California and the centrality of religious institutions in the social and community life of Pasadena. Patterson died in 1928, the same year the Pasadena church was completed.

William T. Loesch and Son

William T. Loesch was born in New York in 1874 and appears to have moved to Pasadena sometime in the first decade of the 20th century. The minimal information found on his projects indicates Loesch worked mostly in Pasadena, constructing a mortuary, single- and multi-family residences, and at least three local schools: Washington Junior High in 1925, James A. Garfield Elementary in 1934 (demolished), and Thomas Jefferson Elementary in 1936 (largely demolished). He worked with architect Leon Caryl Brockway on several residential projects, indicating the two had a professional relationship beyond their work on the First Congregational Church. Loesch does not seem to have been a particularly prolific or influential builder. His son, Russell M. Loesch, worked with his father starting in the late 1920s and went on to his own career as a Pasadena builder.

Period of Significance

The First Congregational Church's period of significance is 1928, corresponding with the date it was completed.

³¹ "Paradise Leased: Blessed Buildings – Hollywood's Historic First Presbyterian Church"; Michael Locke, Flickr Album "Henry M. Patterson, Architect," https://www.flickr.com/photos/michael_locke/sets/72157663191132446/, accessed April 2018.

³² David Gebhard and Robert Winter, *An Architectural Guidebook to Los Angeles* (Salt Lake City: Gibbs Smith, 2003), 173.

³³ "Paradise Leased: Blessed Buildings – Hollywood's Historic First Presbyterian Church."



Integrity

Integrity is the ability of a property to convey its significance, and is defined by the National Park Service (NPS) as the “authenticity of a property’s historic identity, evidenced by the survival of physical characteristics that existed during the property’s prehistoric or historic period.”³⁴ The NPS identifies seven aspects of integrity: location, design, setting, materials, workmanship, feeling, and association.

Despite alterations to the First Congregational Church over time, the property retains all seven aspects of historic integrity. It retains its ability to convey its significance as an excellent example of Gothic Revival ecclesiastical architecture and as an excellent representation of the work of H.M. Patterson, a significant Southern California architect who designed numerous noted ecclesiastical buildings throughout the region.

- Location: The building remains on its original site and therefore retains integrity of location.
- Design: The original form, plan, massing, and configuration of the building remain intact, with no additions or major alterations. The building retains the character-defining features of the Gothic Revival style, including vertical emphasis; concrete construction; gabled roofs with a tower, turrets, pinnacles, and crenellation; engaged buttresses; pointed arch window and door openings; leaded glass windows with elaborate tracery; and cast stone details and decorative surrounds. The building’s design intent is still clearly discernable, and for this reason, it retains integrity of design.
- Setting: When the First Congregational Church was constructed, its surroundings included a mix of institutional, residential, and commercial properties dominated by the 1920s Civic Center complex. Nearby properties included a church (All Saints), a school, the University Club of Pasadena, single- and multi-family residences, service stations, and the large Hotel Maryland complex. Some of these historic buildings are present today, notably in the Fuller Theological Seminary campus south and east of the subject property, but most of the properties on Walnut Street in this area are of later construction, and others have been replaced with surface parking lots. On Los Robles Avenue, the church’s setting has been greatly affected by the 1990 construction of the Plaza Las Fuentes complex, with its 12-story hotel (now a Westin), east of City Hall. As a result, the building’s integrity of setting has been compromised.
- Materials: The subject property retains nearly all of its original exterior materials, including board-formed concrete cladding; wood leaded glass windows; steel divided light windows; paneled wood doors; cast stone ornamental details; metal wall-mounted signage; and decorative metal light fixtures. It also retains many original interior materials, including concrete and plaster walls and ceilings; concrete and wood flooring; plaster, brick, and tile fireplaces; wood doors;

³⁴ U.S. Department of the Interior, *National Register Bulletin 16A: How to Complete the National Register Registration Form* (Washington D.C.: National Park Service, 1997), 4.



wood casework and built-ins; and ornamental details of wood, cast stone, plaster, and stained glass. Thus, it retains integrity of materials.

- **Workmanship:** The church retains the majority of its exterior and interior materials and features, which reflect the craftsmanship of Gothic Revival ecclesiastical design and construction during the 1920s. Distinguishing characteristics like leaded glass windows, elaborate tracery, decorative wood roof trusses, and elaborate metal light fixtures help provide the building with its architectural character and express the skill underpinning its design and construction. As a result, the building retains integrity of workmanship.
- **Feeling:** The subject property retains integrity of location, design, materials, and workmanship. As it retains its essential character-defining features and appearance from its historic period, it continues to express its Gothic Revival ecclesiastical design aesthetic. Therefore, the building retains integrity of feeling.
- **Association:** The subject property retains integrity of location, design, materials, workmanship, and feeling. As a result, it continues to convey its association with 1920s ecclesiastical design and with historic patterns of development in Pasadena during this time. As it retains the distinctive look, feel, and appearance of Period Revival churches from its era, and remains clearly identifiable as such, it retains integrity of association.

Character-Defining Features

A character-defining feature is an aspect of a building's design, construction, or detail that is representative of its significant function, type, or architectural style. Character-defining elements may include the overall shape of the building, its materials, craftsmanship, and decorative details and features, as well as the various aspects of the building's site and environment.

The following are identified as character-defining features of the First Congregational Church of Pasadena:

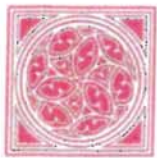
- Prominent location at the corner of E. Walnut Street and N. Los Robles Avenue
- Shallow setback from the public right-of-way
- Asymmetrical, vertical massing and irregular plan with central court/light well
- Square corner tower with ornate cast stone decorative elements, extending beyond the three-story height of the rest of the building
- Projecting entry volumes
- Cross-gabled and flat rooflines with parapets, crenellated details, cornice molding, and other ornament
- Board-formed concrete exterior walls
- Engaged buttresses with flared bases, gabled caps, and pinnacles
- Cast stone decorative elements including tracery, corbels, coursework, crockets, pinnacles, and decorative door and window surrounds



- Pointed arch window and door openings
- Wood and cast stone windows with diamond pane leading at primary façades
- Multi-light steel windows at secondary facades
- Canted window bays with crenellation at rooflines
- Double wood paneled doors (most with transoms)
- Arched wing walls marking stairways down to basement-level entries (south and east façades)
- Wall-mounted metal signage above two primary entry doors (in corner tower)
- Decorative metal wall-mounted light fixtures

Conclusion

In summary, the First Congregational Church of Pasadena appears eligible as a Pasadena Landmark under Criterion C as an excellent example of Gothic Revival architecture as applied to an ecclesiastical building, and as an embodiment of the work of master architect H.M. Patterson. Its period of significance is 1928, representing the year in which it was completed. The building retains sufficient integrity to convey its significant architectural qualities.



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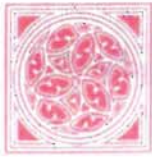
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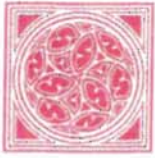
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Architectural
Resources Group

Attachments

- A. Location Map
- B. Parcel Map
- C. Legal Description from Grant Deed, February 2018
- D. Development Chronology
- E. Original Drawings (1927)
- F. Historic Photographs
- G. Sanborn Fire Insurance Maps (1931, 1951)
- H. DPR Form from Previous Survey (2000)
- I. Current photographs (ARG, April 2018)

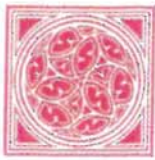


Architectural
Resources Group

Attachment A. Location Map

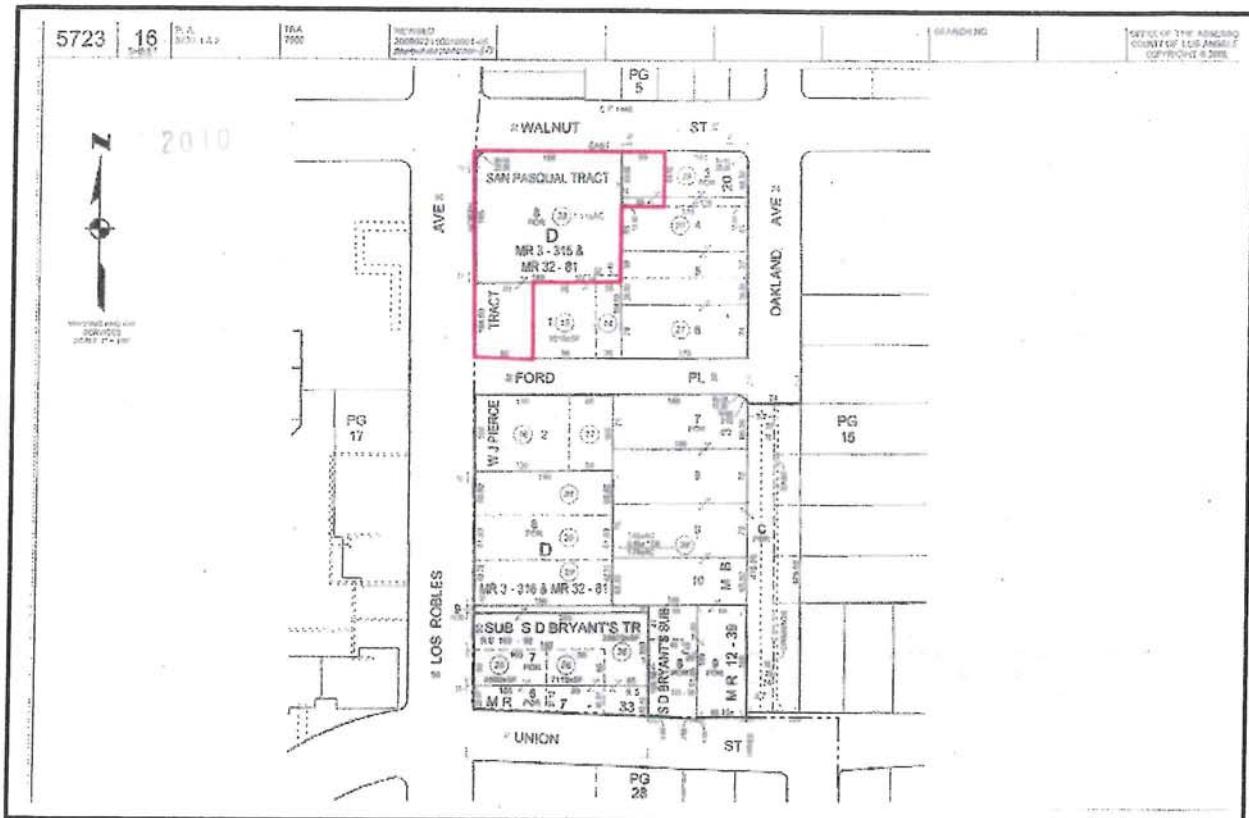


First Congregational Church of Pasadena (464 E. Walnut St.) Location Map. Base image: Google Maps.



Architectural
Resources Group

Attachment B. Parcel Map



First Congregational Church of Pasadena (464 E. Walnut St.) Parcel, on County of Los Angeles Assessor Tract Map.



Architectural
Resources Group

Attachment C. Legal Description from Grant Deed, February 2018

<p><small>First American Title Insurance Company National Commercial Services 777 S. Figueroa Street, 4th Floor Los Angeles, CA 90017 File No: NCS-877863</small></p> <p>RECORDING REQUESTED BY: First American Title Insurance Company National Commercial Services</p> <p>MAIL TAX STATEMENT AND WHEN RECORDED MAIL DOCUMENT TO: Zadena, LLC 9815 National Blvd. Los Angeles, CA 90034</p>	<div style="border: 2px solid black; padding: 5px; transform: rotate(-2deg);"> <p>COPY of Document Recorded 20180154998 2/15/18 Has not been compared with original. Original will be returned when processing has been completed. LOS ANGELES COUNTY REGISTRAR - RECORDER</p> </div> <p style="text-align: center; font-size: small;">Space Above This Line for Recorder's Use Only</p>
<p>A.P.N.: 5723-016-033 File No.: NCS-877863-LA2 (PC)</p> <p style="text-align: center;">GRANT DEED</p> <p>The Undersigned Grantor(s) Declare(s), DOOMMENTARY TRANSFER TAX \$9,350.00, CITY TRANSFER TAX \$0.00, <input checked="" type="checkbox"/> computed on the consideration or full value of property conveyed, OR <input type="checkbox"/> computed on the consideration or full value less value of liens and/or encumbrances remaining at time of sale, <input type="checkbox"/> unincorporated area, <input checked="" type="checkbox"/> City of Pasadena, and</p> <p><small>EXEMPT FROM BUILDING HOMES AND JOBS ACTS FEE PER GOVERNMENT CODE 22388.1(a)(2)</small></p> <p>FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, First Congregational Church of Pasadena, a California religious corporation who acquired Title to Parcel 1 as First Congregational Church of Pasadena and First Congregational Church of Pasadena, a Religious corporation, as to Parcels 2 and 3</p> <p>hereby GRANTS to Zadena, LLC, a Delaware limited liability company</p> <p>the following described property in the City of Pasadena, County of Los Angeles, State of California:</p> <p>PARCEL NO. 1:</p> <p>THE WEST 59 FEET OF LOT 3 AND THE WEST 59 FEET OF THE NORTH 12 1/2 FEET OF LOT 4 OF W. J. PIERCE TRACT, IN THE CITY OF PASADENA, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 3, PAGE 20 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.</p> <p>PARCEL NO. 2:</p> <p>THE WEST 80 FEET OF LOT 1 OF THE W.J. FIERCE TRACT, IN THE CITY OF PASADENA, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 3, PAGE 20 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.</p> <p>PARCEL NO. 3:</p> <p>THAT PORTION OF LOT 8 IN BLOCK "D" OF THE SAN PASQUAL TRACT, IN THE CITY OF PASADENA, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 3, PAGE 315 OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:</p> <p style="text-align: center; margin-top: 20px;">Mail Tax Statements To: SAME AS ABOVE</p>	



Grant Deed - continued

Date: 02/08/2018

BEGINNING AT THE INTERSECTION OF THE SOUTHERLY LINE OF WALNUT STREET WITH THE EASTERLY LINE OF LOS ROBLES AVENUE, AS SAID STREETS EXISTED IN DECEMBER 1904; THENCE EAST ALONG THE SOUTH LINE OF WALNUT STREET, 149 FEET; THENCE SOUTHERLY PARALLEL WITH THE EAST LINE OF LOS ROBLES AVENUE 190 FEET; THENCE WEST PARALLEL WITH THE SOUTH LINE OF WALNUT STREET 149 FEET TO THE SAID EAST LINE OF LOS ROBLES AVENUE; THENCE NORTHERLY ALONG SAID LINE 190 FEET TO THE POINT OF BEGINNING.

ALSO THAT PORTION OF SAID LOT 8 DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE SOUTH LINE OF WALNUT STREET DISTANT THEREON 149 FEET EAST OF ITS INTERSECTION WITH THE EAST LINE OF LOS ROBLES AVENUE, SAID STREET LINES ARE SHOWN ON THE MAP OF W.J. PIERCE TRACT, RECORDED IN BOOK 3 PAGE 20 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY; THENCE EAST ALONG SAID SOUTH LINE OF WALNUT STREET, 52 FEET TO THE NORTHWEST CORNER OF LOT 3, OF SAID W.J. PIERCE TRACT; THENCE SOUTH ALONG THE WEST LINE OF LOTS 3, 4, AND 5 OF SAID TRACT, 190 FEET TO THE NORTHEAST CORNER OF LOT 1 THEREOF; THENCE WEST ALONG THE NORTH LINE OF SAID LOT 1, 52 FEET TO A POINT ON SAID LINE DISTANT 149 FEET EAST FROM SAID EAST LINE OF LOS ROBLES AVENUE; THENCE NORTH 190 FEET TO THE BEGINNING.

EXCEPTING THE SOUTH 10 FEET THEREOF.



Attachment D. Development Chronology

- 1927-1928** Construction of the three-story subject building is completed. Architects: Leon Caryl Brockway & H.M. Patterson. Builder: William T. Loesch and Son. The church was designed in the Gothic Revival style as a place of worship and community center.¹
- 1929 ca.** Partition wall added across corridor to separate recreation hall.²
- 1942** Interior remodeling of chancel area of sanctuary.³
- 1945-2018** Balcony and projection room at west end of Mayflower Social Hall enclosed with partition walls, new finishes, and steel windows; window glazing painted later in this period.⁴
- 1951** Grille work in sanctuary is completed.⁵
- 1951** Classrooms on second floor at the rear of the building are converted to a custodian's apartment. The apartment occupies a 42' x 25' space and comprises a living room, two bedrooms, a bathroom and a kitchen.⁶
- 1951-1961** Church property expands to include surface parking lots to south and east of building.⁷
- 1952** General repairs to slate roof are completed.⁸
- 1955** Interior partitions are installed in the toddler's room of the nursery.⁹
- 1959** Slate roof material on gabled roofs replaced with asbestos shingles.¹⁰

¹ California Historical Resources Inventory Database,

http://pasadena.cfwebtools.com/search.cfm?res_id=5876&display=resource.

² City of Pasadena, Building Permit 9782, unspecified 1920s date presumed to be 1928 or 1929.

³ Randi Walker, *Kept By Grace: A Centennial History of First Congregational Church of Pasadena* (Pasadena: Hope Publishing House, 1986), 79-80.

⁴ Open balcony and projection room are present in original drawings and visible in a 1945 photo of a parish dinner at the social hall (Pasadena Public Library); no documentation could be found for enclosure/alteration dates beyond that.

⁵ City of Pasadena, Building Permit, September 13, 1951.

⁶ City of Pasadena, Building Permit, May 1951; City of Pasadena, Building Permit No. 3454 L, March 15, 1951.

⁷ Sanborn Insurance Company, "Pasadena, California," Volume 2 Sheet 226 (1931 and 1951).

⁸ City of Pasadena, Building Permit No. C-1189, April 22, 1952.

⁹ City of Pasadena, Building Permit No. 8718M, August 31, 1955.

¹⁰ City of Pasadena, Building Permit No. 740SN, January 22, 1959.



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- 1960** An interior alteration to the church Sunday school rooms is completed, work includes remodeling the kitchenette and toilets.¹¹
- 1961** A two-foot tall concrete block wall is constructed along perimeter of the parking lot on Los Robles south of the church building.¹²
- 1964** The Pilgrim Chapel is remodeled, work includes a new platform, new wall paneling and redecorating.¹³
- 1965** An air conditioning equipment room and platform are constructed.¹⁴
- 1966** An 82' drywall partition with four doors is constructed in the Sunday school portion of the building.¹⁵
- 1979** Foundation correction on gymnasium walls is completed.¹⁶
- 1989** Damaged materials on the north slope of sanctuary roof is replaced using matching Hallmark fiberglass shingles.¹⁷
- 1989** A removable wall is constructed with 2x4 framing members and plywood in the theater. The wall is bolted to the floor.¹⁸
- 1990** Earthquake damage on the sanctuary tower parapet is repaired by Slater Waterproofing Inc. Cast stone is repaired or replaced in-kind and new anchor bolts are fastened to the concrete.¹⁹
- 1992** Existing roof materials are replaced with composition Genstar products on the pitched portion and Mansville roofing products are used for the flat sections. The permit notes that this is not a seismic upgrade.²⁰

¹¹ City of Pasadena, Building Permit No. 4087-CO, August 15, 1960.

¹² City of Pasadena, Building Permit No. 5753-0, March 24, 1961.

¹³ City of Pasadena, Building Permit, July 3, 1964; *Kept by Grace*, 81.

¹⁴ City of Pasadena, Building Permit, March 25, 1965.

¹⁵ City of Pasadena, Building Permit, June 10, 1966.

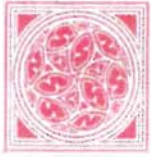
¹⁶ City of Pasadena, Building Permit No. 93452, September 2, 1979.

¹⁷ City of Pasadena, Building Permit No. 00128207.

¹⁸ City of Pasadena, Building Permit No. 00130280, May 18, 1989.

¹⁹ City of Pasadena, Building Permit No. 136342, May 15, 1990.

²⁰ City of Pasadena, Building Permit No. 00147961, July 28, 1992.



- 2004** The existing cornice at the southwest corner of the building is removed and replaced due to extensive water damage. The new replacement is made of architectural foam and cut to match the existing cornice contour.²¹
- 2006** The joist on third floor is replaced due to fire damage and electrical repairs are completed.²²
- 2014** Remodel of parlor kitchen and third floor Alden Hall.²³
- 2015** Remodel of first floor parlors, first floor nursery, manager's office; installation of wrought iron gates at gym east and west entries; replacement of ridge beam roof cap.²⁴
- 2016** Remodel of first floor youth lounge.²⁵

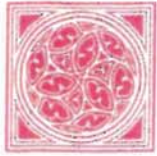
²¹ City of Pasadena, Building Permit No. BLD2004-01503, November 4, 2004.

²² City of Pasadena, Building Permit No. BLD2006-00963, August 24, 2006.

²³ Hillman Consulting, Property Condition Assessment: 464 East Walnut Street, Pasadena, CA (prepared for Cal Coast Companies, LLC), January 12, 2018, 5.

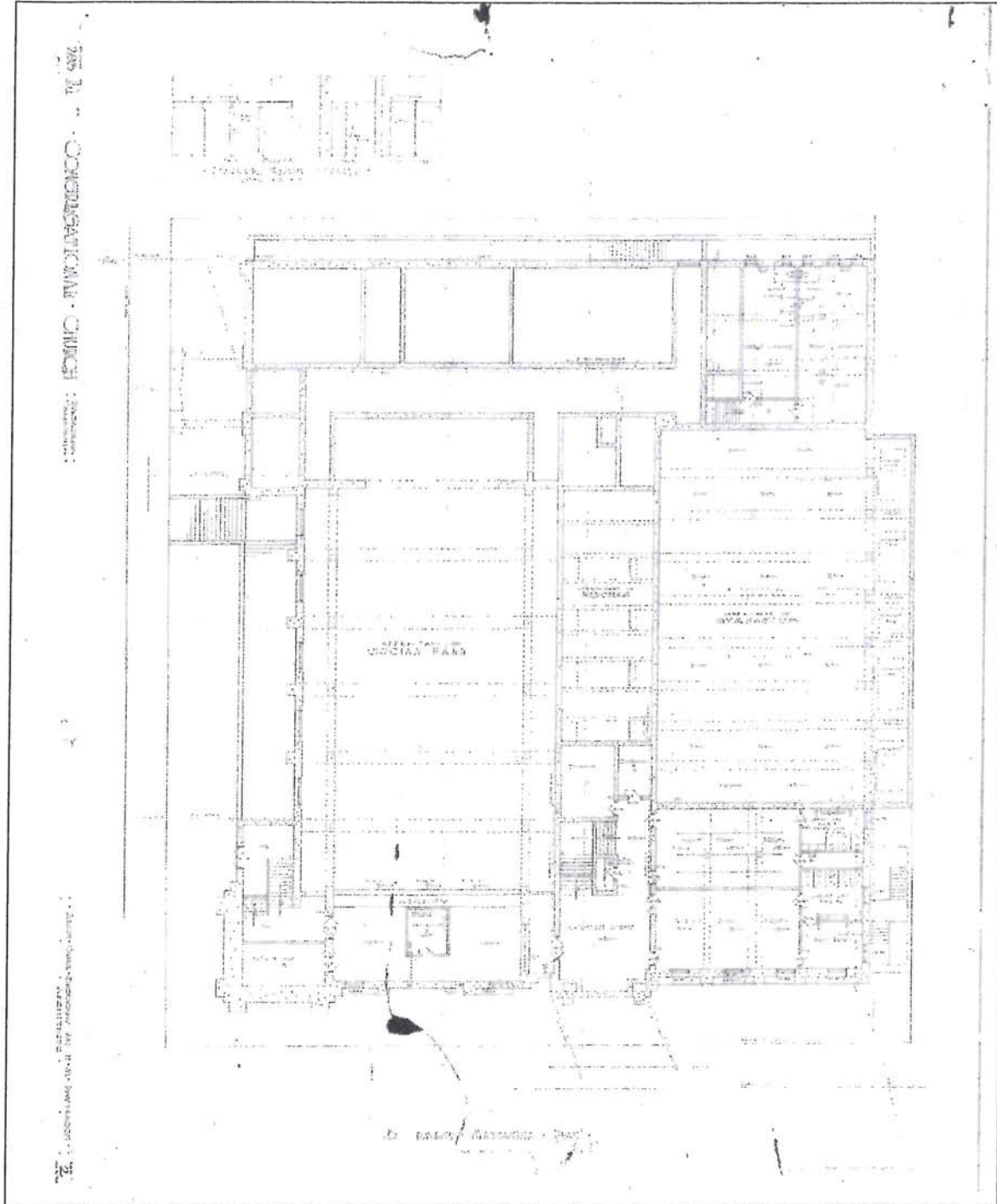
²⁴ Ibid.

²⁵ Ibid.



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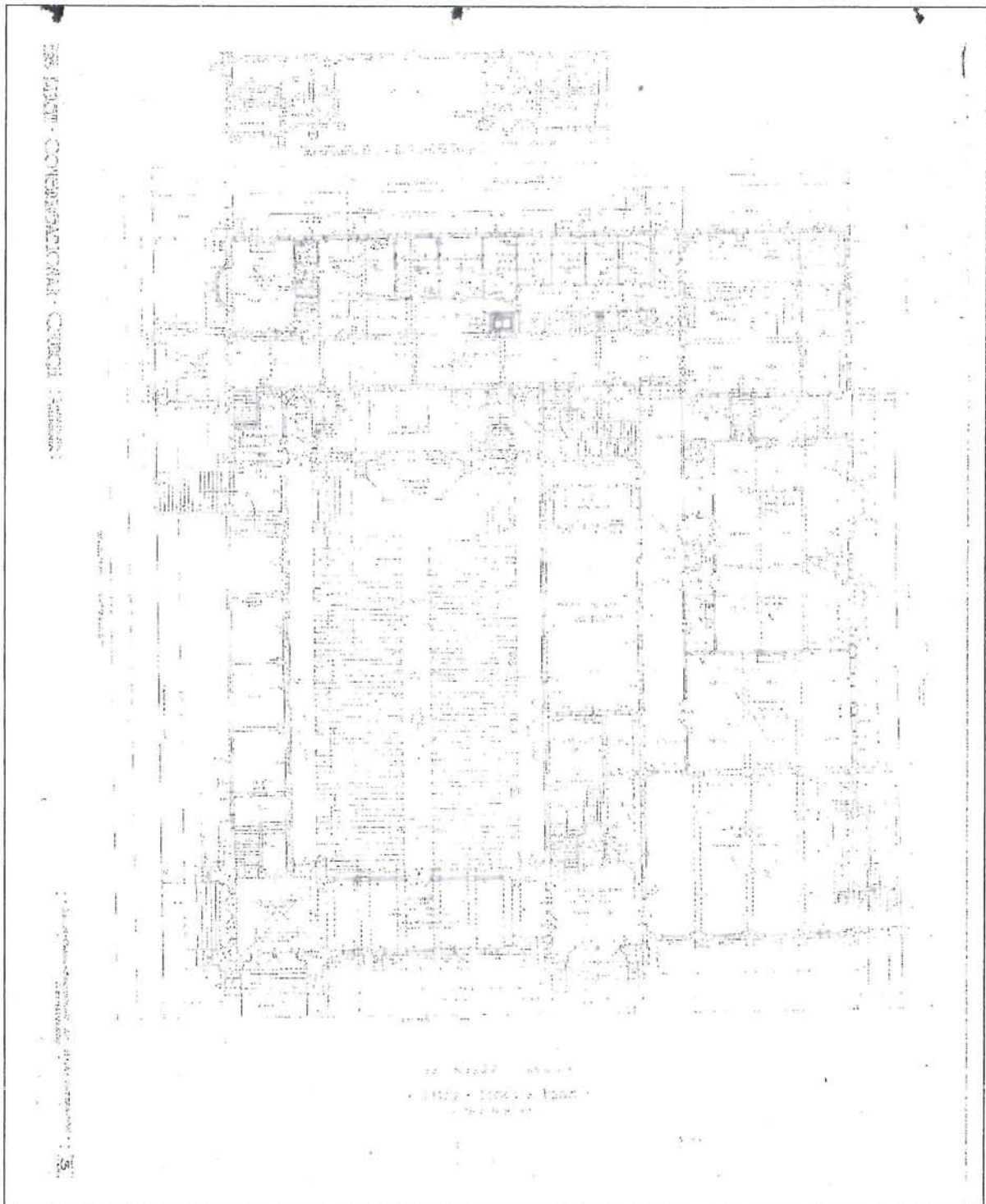
Attachment E. Original Drawings (1927)



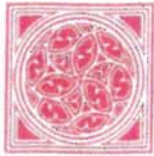
Basement and Mezzanine. Top of page is east.



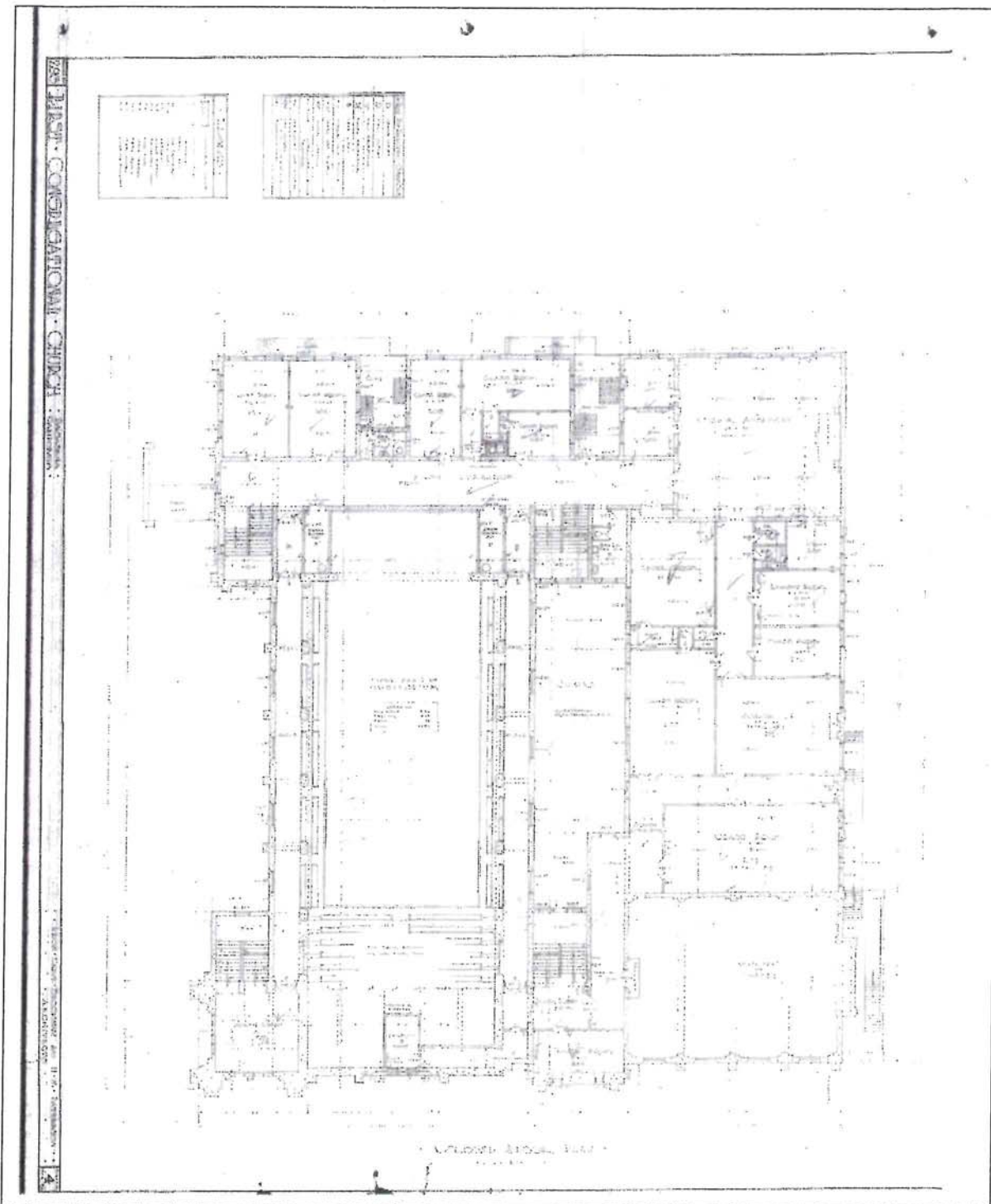
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First Floor. Top of page is east.



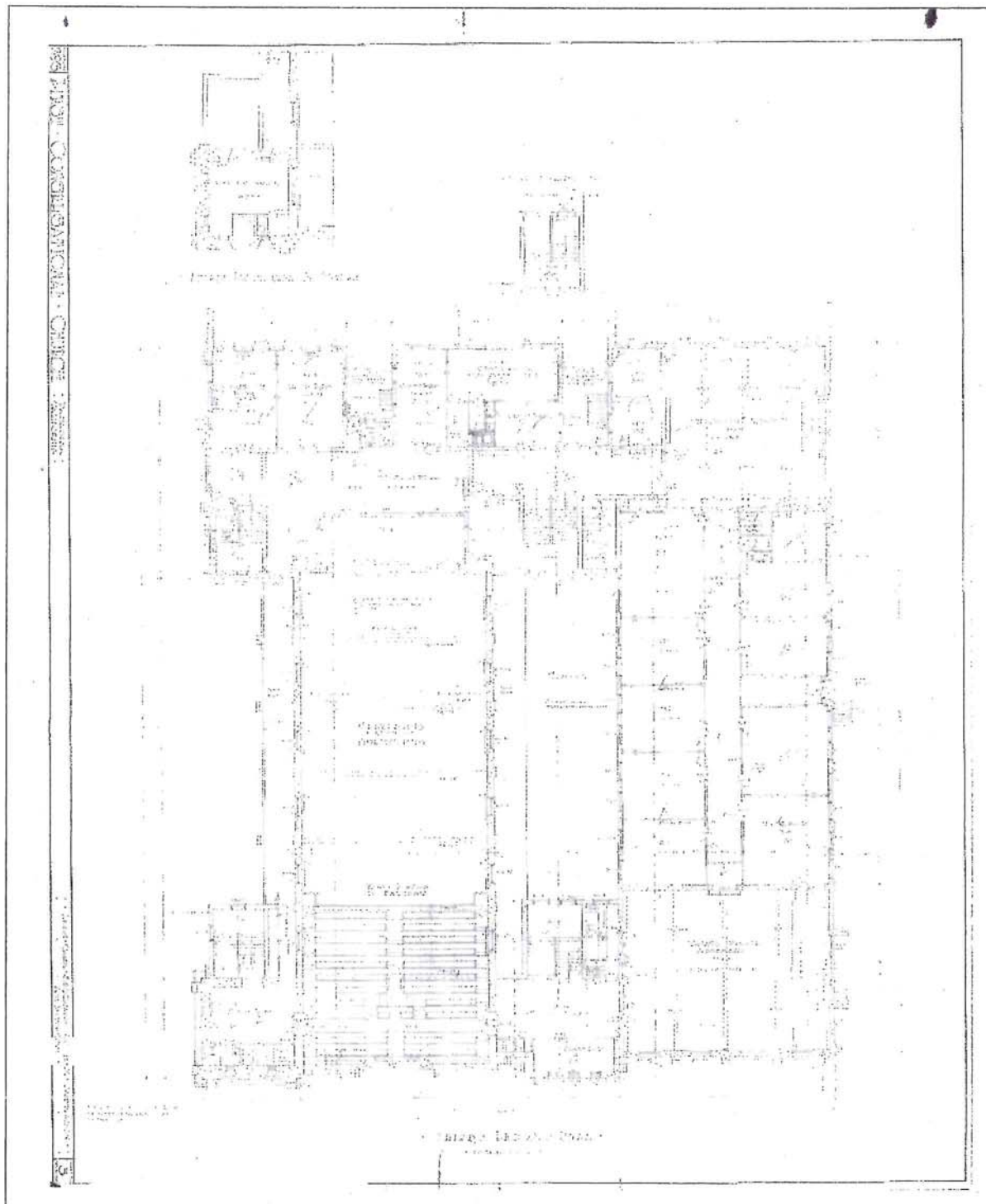
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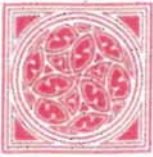
Second Floor. Top of page is east.



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Third Floor. Top of page is east.



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Attachment F. Historic Photographs



Construction in progress, 1927. Pasadena Public Library.



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View to southeast, 1979. Pasadena Public Library.



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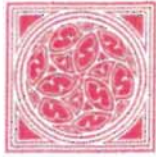
Secondary entrance at west façade, view to east, 1979. Pasadena Public Library.



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View to south, 1980. Pasadena Public Library.



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Main entrance on north façade, view to south, 1980. Pasadena Public Library.



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Portico on north façade, view to southeast, 1980. Pasadena Public Library.



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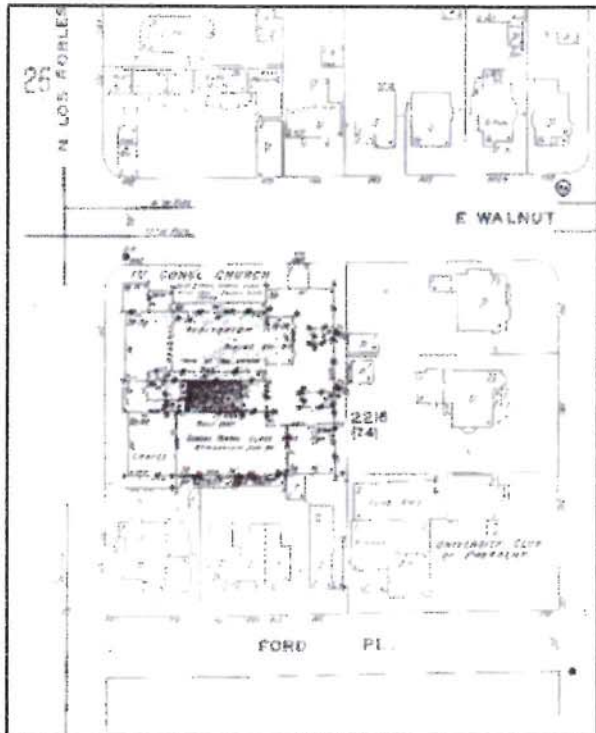


Portion of north façade, view to south, 1980. Pasadena Public Library.

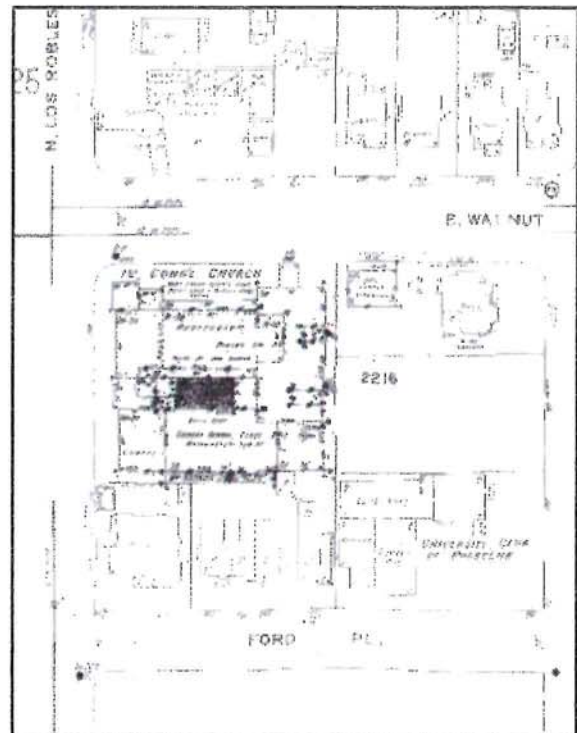


Architectural
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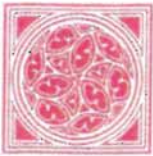
Attachment G. Sanborn Fire Insurance Maps



Sanborn Map, 1931.



Sanborn Map, 1951.



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Attachment H. DPR Form, 2000

State of California -- The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET

Primary #
HRI # 1109-0326-0000
Trinomial
NRHP Status Code 552

Page 1 of 1

Resource Name or #: First Congregational Church

☐ Continuation ☒ Update

P2. Location: 464 East Walnut Street

B10. Significance:

The First Congregational Church is eligible for designation under Criterion 3 as a local landmark for its architectural design representing Gothic Revival style.

Year of Construction: 1927

Architect: Leon Caryl Brockway and H. M. Patterson

Builder: William T. Loesch and Son

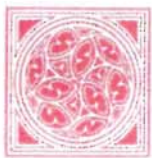
P5b. Description/Date of Photo: View of the north elevation/January 7, 1999



P8. Recorded by: Leslie Heumann, PCR, 233 Wilshire Blvd., Suite 130, Santa Monica, CA 90401

P9. Date Recorded: August 30, 2000

DPR 523L 11/951 PCR



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Attachment I. Current Photographs (ARG, April 2018)



Primary (north and west) façades, view to southeast. ARG, 2018.



West façade, view to northeast. ARG, 2018.



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North façade, view to southeast. ARG, 2018.



North portion of west façade showing details, view to east. ARG, 2018.



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South portion of west façade showing details, view to east. ARG, 2018.



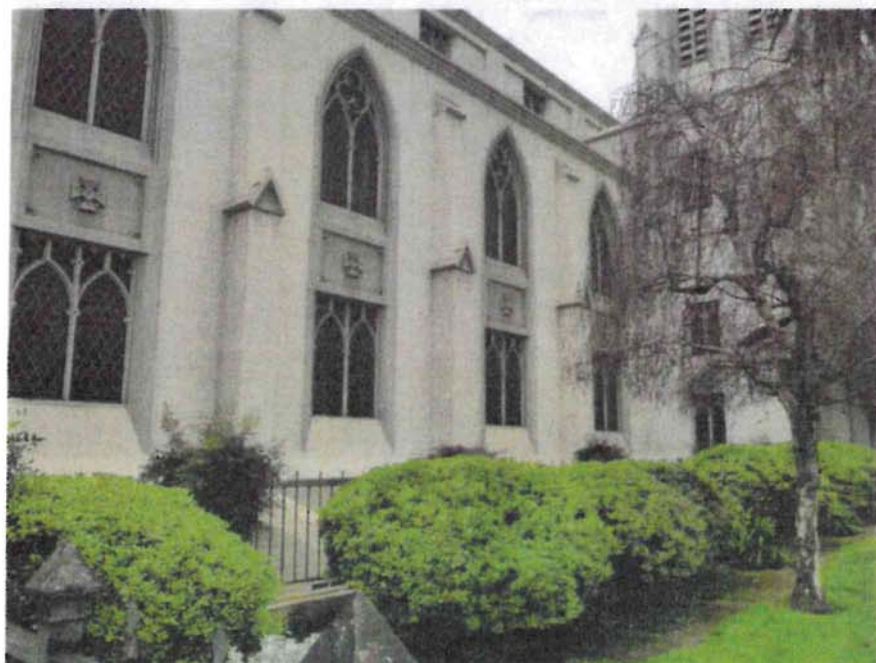
West portion of north façade showing details, view to south. ARG, 2018.



Architectural
Resources Group



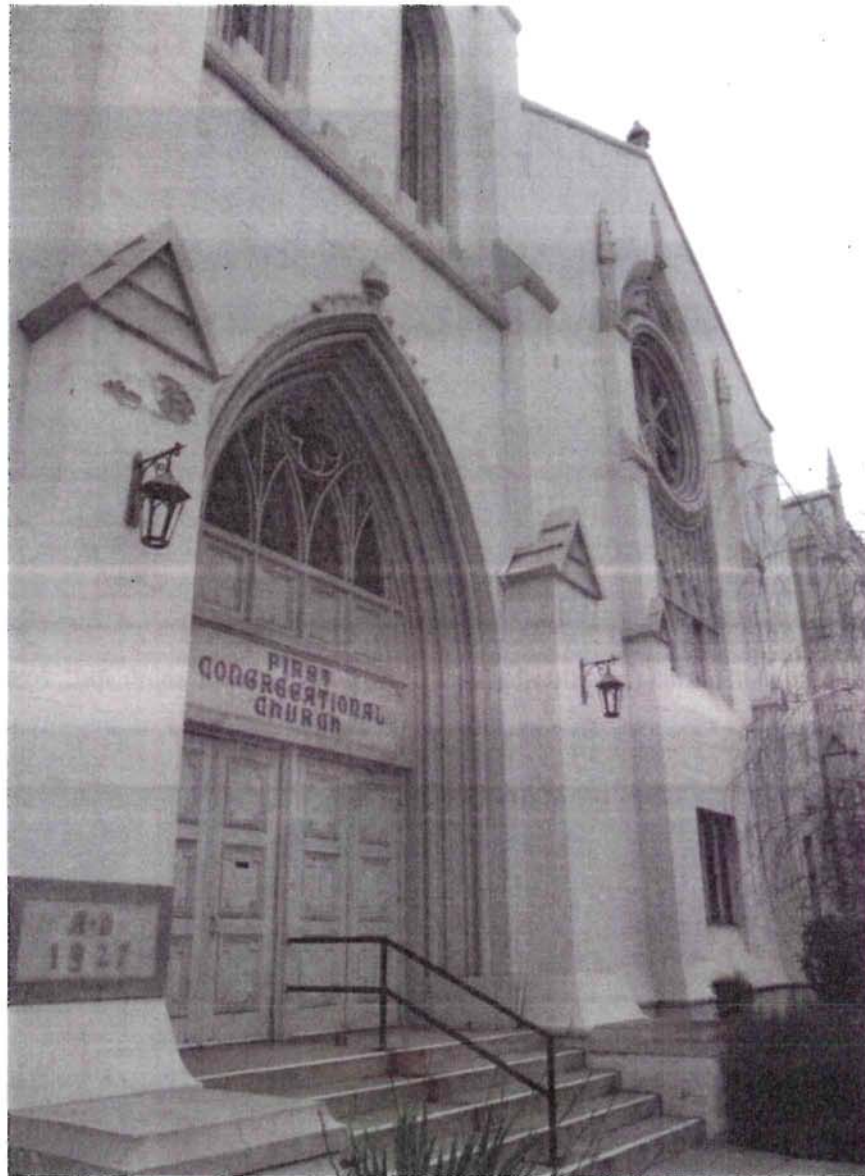
East portion of north façade showing details and portico, view to south. ARG, 2018.



Sanctuary windows at north façade, view to southwest. ARG, 2018.



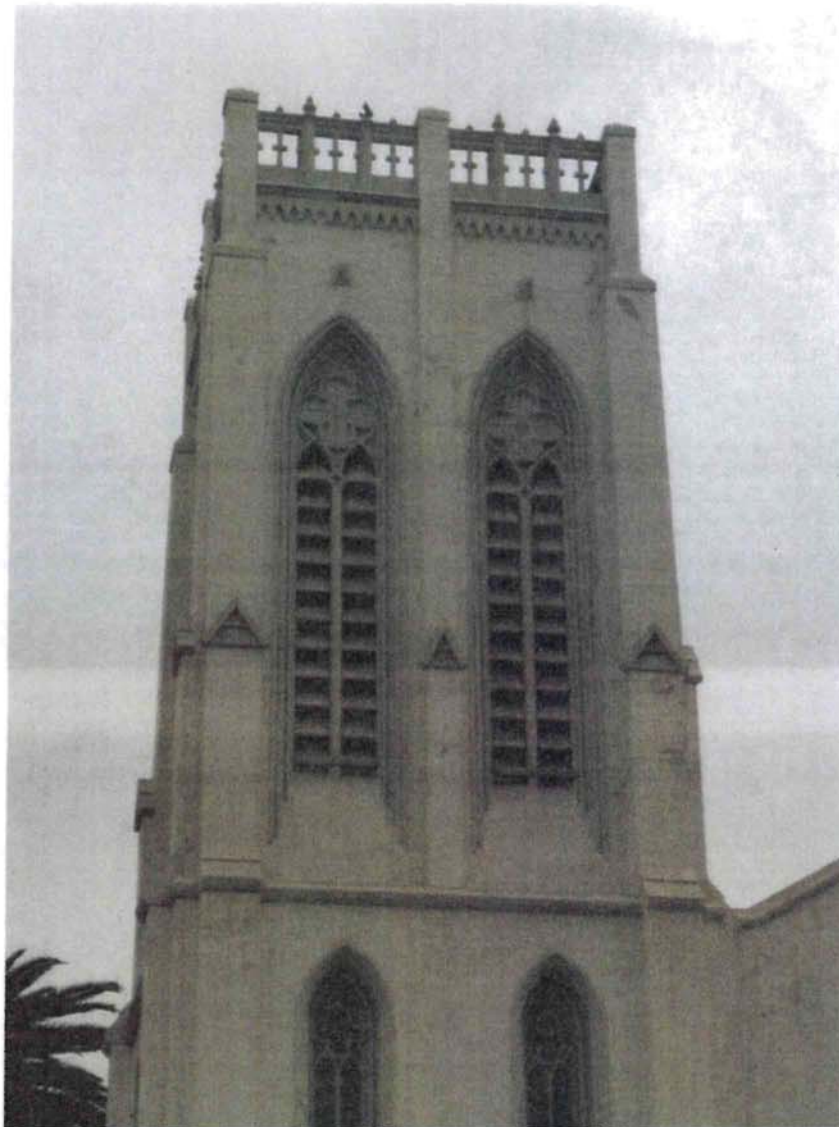
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West main entry, view to southeast. ARG, 2018.



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Top of tower, view to east. ARG, 2018.



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South façade, view to northeast. ARG, 2018.



East façade, view to southwest. ARG, 2018.