



**THE BUILDING  
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**989 SOUTH EL MOLINO AVENUE**

**PASADENA**

**Style:** Craftsman

**Year of Completion:** 1908

**Original Building Permit:** #6701, issued by the City of Pasadena on September 19, 1908 for a two-story, ten-room residence and garage.

A copy of this permit is not available. In those days permits were entered into a ledger and not issued as separate documents.

**Cost to Build:** \$7,000—a fairly large sum for a house of this size at the time.

**Architect:** William F. Thompson. Please see the attached biography on page 9

**Builder:** Samuel W. Upton. Please see page 10 for details on his life and career.

**First Owner:** Albert A. French, who probably built this house on speculation since he never lived in it. By 1911, he resided close-by at 1000 South Madison Avenue. The son of H. C. French, a wealthy resident of the Oak Knoll section of Pasadena who was listed in the Social Register, Albert became well-known in the building trades. He was affiliated for a time with the builder of this house, Samuel Upton. Later he became a partner in a firm known as Associated Home Builders. Mr. French purchased the vacant parcel from John Wadsworth.

**Other Building Permits:** A sleeping-porch at the rear of the second floor was to be converted into two bathrooms and a small sun-porch in March 1935. Also, an addition was to be made to the garage. The cost was estimated at \$1,200.

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**ATTACHMENT B**

The furnace was replaced in 1935.

Electrical work occurred in January 1937.

Sliding glass doors were installed in the west wall of the living room in November 1957 at a cost of \$500.

A swimming pool was constructed in the back yard in June 1959, to cost \$2,800. Pools by Phil was the contractor.

The house was re-roofed with Class A Timberline GAF shingles in July 1989 at a cost of \$6,000.

New water service was provided in November 2010.

In January 2020, subpanels and old fixtures were to be replaced and two four-ton heat pumps installed.

(Note: Permits for very minor alterations, such as water heater replacement, are not included. Also not included are permits missing from the file or whose microfilmed or digital copies are indecipherable and not otherwise recorded or described in Assessor's records.)

**Assessor's Records:** The Pasadena City Assessor visited the property, probably around 1914, and recorded a 1 ½-story single residence and garage. The house had a brick foundation, shakes-covered walls, bay windows, a composition roof with four gables, and plain wood trim. Heat was provided by two fireplaces and a gas furnace. There were ten (later increased to sixteen) plumbing fixtures. Interior finishes were described as "plain" and "stock."

The Assessor estimated the square footage at 4,129. On the first floor were four living rooms (one was probably a dining room), one bedroom, one bathroom, and a kitchen. The second floor contained three bedrooms and three bathrooms. There was also a brick basement that measured approximately nine by fifteen feet and was six feet deep. The detached garage, measuring eighteen feet square, had a cement floor, shakes-covered walls, and a composition roof. The property also had 700 linear feet of cobblestone-brick wall and 160 square feet of cement driveway.

The Assessor also noted a 12-by-32-foot brick-floored pergola supported by 8-foot posts of blue-brick connected by low walls.

The Assessor returned on June 22, 1935 to note the completion of alterations to the second floor as well as general repairs.

On December 7, 1959, the Assessor recorded a newly-completed 9-by-16-foot, 18,000-gallon-capacity swimming pool that varied in depth from 3 to 6 feet.

The Los Angeles County Assessor currently estimates the square footage of the house at 3,511 with five bedrooms and three bathrooms.

Copies of the City Assessor's building records are attached on pages 13 through 17.

(Note: The Pasadena City Assessor's Office ceased operations in 1974. Their square footage totals often differed from those of the Los Angeles County Assessor's Office, since they frequently included garages, terraces, patios, etc. in their computation. It is advisable to rely on the County Assessor's square footage figures since they are more up-to-date and consistent.)

**Other Owners and Residents:** The first owner of the property to live in the house was Mrs. Otilie R. Hatterman (1853-1926), a native of Germany who came to the United States in 1860. She was the widow of Frederick William Hatterman, a druggist who was also a German native. They lived in Chicago until Mr. Hatterman's death in 1893. Mrs. Hatterman then moved to Pasadena. She shared the El Molino house with a live-in Irish-born servant. Mrs. Hatterman died in Chicago at age 73.

In 1927 the property was rented to Charles G. Ricklefs and his wife Minnie Recklefs.

Eugene V. and Margaret Dailey became the owners in 1928. Mr. Dailey was a wholesale plumbing supply salesman.

In 1930, Frederick J. and Mary B. Carr were granted title. Mr. Carr, a Wisconsin native, received his education at Harvard. After moving to Pasadena, he became a partner in Reagan, Morris & Carr, an investment securities firm. Mr. Carr was also one of the founders of Atlas Federal Savings and Loan Association. He was active in many civic organizations. His obituary from the *Pasadena Star-News* is attached on page 8.

William C. Burton purchased the property in 1935. He rented the house to William G. and Charlotte W. King. In 1938, Mr. Burton and his wife Mary C. Burton moved into the house. Mr. Burton was the proprietor of a restaurant located at 1772 East Colorado Street. Following Mr. Burton's death in 1946, his widow continued to live alone in the house for the next twelve years.

In 1958, James R. and Wendy Miller became the residents. Mr. Miller was a department manager and the news director at Caltech.

In June 1959, the new owner was Charlotte Jane Piper (1924-2010), the widow of John M. Piper, a salesman. After over fifty years of Piper family ownership, John P. Mangione, et. al., gained title in May 2012. However, ownership was transferred to Meagan A. Piper in December 2019.

Ms. Piper granted the property to the T. and J. Barrera 2011 Trust later that month.

**Notes:** The September 19, 1908 issue of the *Pasadena Daily News* published a lengthy article about the construction of the residence. The "attractive house" would contain ten rooms. The article continued:

[The house] will be an adaptation of the Swiss style of architecture, the exterior being covered with shakes and being relieved by much open timber work. There will be a garage in the rear, and to the north side of the lot, which faces east, there is to be a space enclosed by a brick wall for a pool and garden. The gateway

will be covered by a pergola. The lot itself is to be enclosed by a fence of clinker brick. There is to be a large porch at the front of the house with a terrace on the south side. The entrance is into a reception room at the right of which is the living room...Near the stairway is the entrance to a breakfast room. Oak floors will be used on the first floor and maple floors upstairs.

In the living room there will be beam ceilings with panel wainscoting. There will be a tile mantel in this room. In the dining room south of the hall there will also be a fireplace and panel wainscoting will be used.

Back of the dining room through a pass pantry is the kitchen, and to the right of this, with a north exposure, the breakfast room. In the rear is a maid's room and bath, and a screen porch. Provision for furnace heat is made in the basement.

The house is two stories in height with the exception of the portion included in the living room, which is by itself. In the rear of this room is another covered porch.

Upstairs there is a large room at the front of the house with an alcove and a fireplace and connected with a bath and shower. There is a balcony at the front. At the other side of the hall are two bedrooms which open onto a rear balcony.

A copy of this article can be found on page 6.

The *Los Angeles Times* on February 27, 1927 featured a photograph of Mrs. Hatterman's trellis. The article is reproduced on page 7. The photograph is on the upper left.

Part of a 1997 Pasadena Heritage walking tour script is attached on pages 11 and 12. It discusses the Madison Heights neighborhood and the exterior of the house.

**Significance:** The City of Pasadena has determined that the French house is a contributor to a potential Madison Heights Landmark District. A copy of the City's recording document is attached on pages 18 and 19s. E.

**Sources:**

Los Angeles County Assessor  
 Los Angeles Public Library  
 City of Pasadena, Planning and Development Department (Design & Historic  
 Preservation Section)  
 Pasadena Public Library  
 Pasadena Museum of History (Research Library and Archives)

Gebhard, David and Robert Winter. *An Architectural Guidebook to Los Angeles*, 6<sup>th</sup> ed.  
 Santa Monica, Angel City Press, 2018.

McAlester, Virginia Savage. *A Field Guide to American Houses*. 2<sup>nd</sup> ed.  
 New York, Knopf, 2013.

City Directories: 1908-

*Los Angeles Times*: February 27, 1927

*Pasadena Daily News*: September 19, 1908

*Pasadena Star-News*: December 3, 1947

Internet Resources, including California Index, California Death Index,  
 Gale Biography Master Index, Ancestry.com, and Historic *Los Angeles Times*  
 Database.

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 by Tim Gregory

## ANOTHER HOME AT OAK KNOLL

Attractive Residence Is Being  
Built for A. A. French,  
Costing \$8,000

Oak Knoll is to have another attractive home added to its number, a house being now in course of construction for A. A. French, son of H. C. French, of Oak Knoll. It is being built on El Molino avenue near Alpine street by S. W. Upton and will cost complete about \$8,000. It is proposed to bring the house to completion, the plan being to finish it by January 1.

The house will contain an garage and will be in adaptation of the Swedish style of architecture, the exterior being covered with shingles and being relieved by much open timber work. There will be a garage in the rear and on the north side of the lot, which faces east, there is to be a space enclosed by a brick wall for a pool and garden. The gateway will be covered by a pergola. The lot itself is to be enclosed by a fence of checker block.

There is to be a large porch at the front of the house with a terrace on the south side. The entrance is into a reception hall at the right of which is the living room and at the left the the rear. Near the stairway is the the rear. Near the stairway is the entrance to a breakfast room. Oak floors will be used on the first floor and maple floors upstairs.

In the living room there will be beam ceilings with painted wainscoting. There will be a tile mantel in this room. In the dining room south of the hall there will also be a fireplace and painted wainscoting will be used.

Back of the dining room through a pass pantry is the kitchen, and to the right of this, with a north exposure, the breakfast room. In the rear is a man's room and bath, and a screen porch. Provision for furnace heat is made in the basement.

The house is two stories in height with the exception of the portion included in the living room, which is by itself. In the rear of this room is another covered porch.

Upstairs there is a large room at the front of the house with an alcove and a fireplace and connected with a bath and shower. There is a balcony at the front. At the other side of the hall are two bed rooms which open onto a rear balcony.

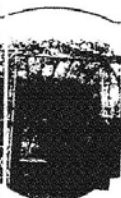
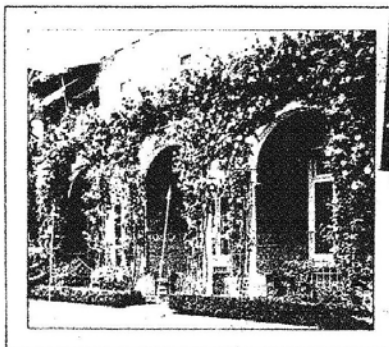
Details of the contract for the residence are as follows:

A. A. French, owner; Wm. F. Thompson, architect; S. W. Upton, contractor; all labor and material for the erection of a two-story seven-room frame residence on lot 4, Madison avenue Heights on El Molino ave. near Alpine st., Pasadena. Limit, December 30, 1908. Amount, \$6500. Payments, \$800 garage, done and foundation of house finished; \$800 second story ceiling joists and \$800 roof on exterior walls on and building ready for finishing; \$600 first story ready for painting; \$912.50 completed and accepted; \$1637.50 in 35 days after bond to owner, \$1637.50; architect, \$250; Upton and W. S. Windham, \$2000; Upton, \$1100.

The Trellis and the Rose  
Duncan, Frances  
Los Angeles Times (1923-1993); Feb 27, 1927; ProQuest Historical Newspapers: Los Angeles Times  
pg. 12

# The Trellis and the Rose

By Frances Duncan



An easily constructed arbor and trellis enclosed in rose vines.

Very decorative effects are provided by the skilful use of the simple ladder trellis, which provides a support for the roses which cover it.

LIKE Tennyson's brook, gardening in Southern California goes on forever; none the less, March is the "last call" for planting field-grown roses. Thanks to the foresight of the Southland nurseryman, they may be had later in gallon containers and planted safely therefrom, but naturally at increased expense. Canny gardeners, if their new roses are not already in, make haste to plant them now.

In this climate, as in that of Florida, wonderful things may be done with climbing roses. There is no part-time beauty, as in the East where rose plants spend a goodly part of the year in straw jackets and burlap mufflers; here the foliage remains green to considerable degree the year around, and some blossoms are rarely absent, so that, as a decorative vine the rose has high value. The poorest, and most uncultivated house, if graced by a rose's joyous luxuriance, loses its ugliness and takes on beauty. If one would like to buy a new house and cannot, his cue is to plant roses. If his new house looks harsh and bare, again he may plant roses.

Here are a few details concerning the use of climbing roses, which at this time may not come amiss.

A climbing rose is much happier grown on a trellis than on a wire netting; the latter is sure to sag as the vines grow heavier; also, since the habit of the rose is not especially graceful, its beauty being in its foliage and flowers, a neatly-made, well-proportioned trellis, is in itself decorative. By the aid of the trellis the climbing may be guided, so that the rose goes exactly where it will be most appreciated. It is pleasanter to have roses under one's window, so that their fragrance comes into the house, than to have them, uncommended, die on the roof of the house.

The simplest form of trellis, one which it would seem anyone could make, is the "ladder trellis." This consists of uprights, perhaps 2x4, set a foot apart, and cross-pieces of lighter wood nailed across at one-foot intervals, each projecting about an inch beyond the uprights. The trellis space is measured, allowance made for depth of planting, the trellis is nailed together, painted, and then set up.

In the photograph of the very lovely placing of climbing roses shown above, at a Pasadena residence, the canny amateur will notice that instead of the roses being allowed to climb to the roof, a horizontal trellis, crossing the top of the upright "ladder trellises," induces the roses to grow along under the second-story windows, thus making not only a beautiful effect from the outside, but giving a most lovely vision of

roses when one looks out from the upper windows.

A very simple form of garden arch may be made by planting two ladder trellises, one on each side of a path, and then arching the top by use of a connecting "ladder trellis, made of wood sufficiently thin to bend easily (1 1/2 x 1/2 inches).

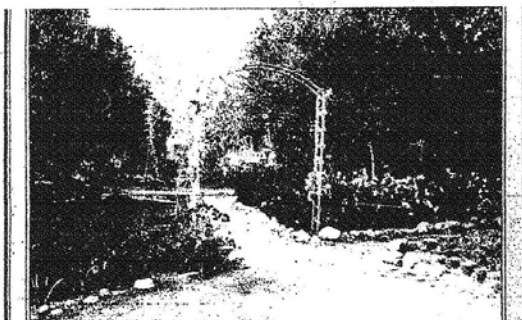
A Claremont professor arched his arbor with roses, and the structure is simple, not at all difficult for amateur skill to compass, and the effect is delightful. From the photograph shown above at the right, the construction may be seen. A slightly ornate ladder trellis placed at the entrance of his arbor-like structure gives it more grace and emphasis, for the roses will spread out to a more impressive breadth.

The gateway of the Hatternas garden at Pasadena, shown below, adds grace for the climbing rose; without it the planting about the gate would be a trifle stiff, owing to the straight lines of the gate-structure; the perpendicular of the cypress behind it, but with the roses it is charming.

There are many other lovely uses for climbing roses, trained over a garden gate, or along fences. It would be pleasant to see the yellow Bankia occasionally grown along the boundary of an orange grove, with perhaps olive trees above it. Cecile Brunner, Lady Banksia, and Cherokee are notable tree-climbers. Cecile Brunner is especially lovely in this situation, if not subjected to excessive pruning. From high overhead it throws out long sprays covered with its little pink flowers, giving an effect of delightful tropical luxuriance.

Also, since the rose can defend itself, one is surprised that climbing roses aren't oftener seen on the wire fences which guard school playgrounds. Climbing roses grown on pillars would be a notable addition to the effect of a school garden, and would take little space. Children adore architectural effects—arches they can walk through—a pleached alley one could hide in. Suppose a small-dial of juvenile workmanship were given a stately setting, somewhat after the seventeenth century manner, with pillars of roses set in octagonal formation, the sundial in the center. A school garden is formal of necessity, and we might as well give it the adornments proper to its kind.

As to what roses, there are the older sorts of tried excellence and every year come new ones. A trusty nurseryman selects of the novelties those he considers best adapted to California soil and climate, and stresses these. Among the many new roses there is not so much difference in point of excellence—it is rather a matter of individual taste.



A garden arch of amateur construction—simple and effective.

## Frederick Carr, Retired Banker, Passes at 78

Frederick J. Carr, retired Pasadena banker and community leader, died yesterday at his home, 370 Arroyo Terrace, after a prolonged illness. He was 78 years of age.

Mr. Carr was one of the founders and first president of Atlas Federal Savings and Loan Association of Pasadena and for many years was a member of the investment firm of Reagan, Morris and Carr, Ltd.

Before coming to Pasadena 19 years ago Mr. Carr was a banker in Wisconsin. He was president of the Wisconsin Bankers Association and for 12 years was executive vice-president of the American Bankers Association. He was also president of the First National Bank of Hudson, Wis.

### Active in Civic Affairs

Mr. Carr retained an active interest in business and community affairs after his retirement and at the time of his death was serving as treasurer of the Harvard Club of Southern California, a director of the Metropolitan Trust Company of California, member of the University Shrine and Valley Hunt Clubs and member of the Pasadena Presbyterian Church.

Formerly he was active in the Tournament of Roses Association and of the Associates group of the California Institute of Technology.

Mr. Carr was a native of New Lisbon, Wis., and was educated at the Phillips Exeter Academy, N. H. and was a member of the graduating class of Harvard in 1893.

He is survived by a son, Frederick Carr, Jr., of Arcadia; a daughter, Mrs. Mary Carr Scales of Pasadena, and a sister, Mrs. Mabel Warren of Sacramento.

### Services Tomorrow

Funeral services will be held tomorrow at 11 a. m. from the chapel of Turner and Stevens. Dr. Eugene Carson Blake will officiate.

Pallbearers will be Bruce V. Reagan, Leonard Diether, C. Elmer Anderson, George S. Campbell, Harold P. Huls, Paul Mattoon. Honorary pallbearers will be John A. Reagan, Dr. John A. Sexson, C. W. Norris, Bertram Lamphier, Ned Harriman, Philip Dean, Charles Voorhis, H. I. Stuart and Torrey Everett.



## WILLIAM F. THOMPSON

### Architect

Little is known about the early life and training of William Fullerton Thompson, an architect renowned for his design skills in many early styles. Mr. Thompson was born on June 13, 1859 in Prairie de Chien, Wisconsin where his father was employed as a railway agent. By 1880, William was advertising his services as an architect in the city directory of St. Paul, Minnesota. Since he would only have been 21 years old at the time, he probably did not have academic training in the field but may have apprenticed as a draftsman or designer in a professional office, as did many early architects. In 1881, Mr. Thompson married the former Jessie E. Murrey (1863-1944). They would have three daughters.

The Thompson family moved to Southern California in 1905 which coincided with Mr. Thompson's design and construction of four mansions for the Merritt family, fellow residents of Minnesota and the founders of U.S. Steel, near South Orange Grove Avenue. Mr. Thompson may well have moved to the area specifically to serve as the Merritt family architect. All four of the Merritt homes were built between 1905 and 1909. As completion of these mansions drew near, Mr. Thompson accepted two additional commissions in Pasadena. By 1914, he had established his own office in downtown Los Angeles.

The Thompson family lived in the then-fashionable Westlake area. They may have encountered financial trouble as early as 1920, however, when the census of that year revealed that Mr. and Mrs. Thompson were proprietors of a rooming house, although he was still identified as an architect. By 1930, he appears to have given up architecture and was working as a real estate salesman. He died at age 88 on January 15, 1948. Only a brief death notice was published in the *Los Angeles Times*.

William Thompson exhibited great architectural skill in all the projects he undertook. His flexibility in style is evident in the Merritt mansions which ranged from classic Italian to rustic Craftsman. Mr. Thompson's designs actively attempted to integrate the interior of the home with the beauty of the area's natural surroundings. His designs often included pergolas, verandas with exterior fireplaces, sleeping porches and roof gardens--what we would call a "total design concept" today. The idea of creating exterior elements which invited outdoor entertainment or living characterized his work and no doubt appealed to his clients, many of whom had lived in the cold regions of the east.

The few houses by Thompson that still remain in the Pasadena area include:

The Merritt mansions:

100 South Orange Grove (1905)

359 West Del Mar (1905)

989 South El Molino (1908)

969 South Madison (1909)

1615 Camden Parkway, South Pasadena (1911)

## **S. W. UPTON**

### **Builder**

Samuel Warren Upton was born in Peabody, Massachusetts in 1874 and began his construction apprenticeship in Salem. In 1902, he and his colleagues Thomas Ellsworth and D. M. Renton moved to Pasadena where they could work in construction the year around. By 1903 they had all become partners in the building firm of Ellsworth and Company. After one year, Mr. Renton left to form his own company. He became a prolific local builder in his own right and was responsible for much residential building in north Pasadena.

The Upton/Ellsworth partnership dissolved in the financial panic of 1907 (so the house at 989 South El Molino may be one of the first that Mr. Upton built under his own name). He apparently enjoyed a good reputation and worked with noted architects. Around 1910, Mr. Upton formed a partnership with Albert French, the first owner of 989 South El Molino. Their firm was known as the Upton & French Company. The remainder of Mr. Upton's career was very brief, however. In 1914, on his way to a school-construction job in Eagle Rock where he was acting as foreman, he was killed in an auto accident. Samuel Upton was forty years old.

## **FROM A 1997 PASADENA HERITAGE WALKING TOUR SCRIPT:**

**The Neighborhood:** This property was originally part of the Rancho San Pasqual. The early history of Pasadena is concerned mainly with two large tracts of land in the Rancho--the Indiana Colony west of Fair Oaks Avenue and Don Benito Wilson's Lake Vineyard Ranch, east from Fair Oaks to about Wilson Avenue. After the apparent success of the Indiana Colony in 1874, Wilson decided to subdivide his ranch in 1876. He laid out the streets, one of which he named El Molino for the mill of the San Gabriel Mission. The City of Pasadena was incorporated in 1886, but this area on the eastern border remained largely undeveloped.

The Madison Avenue Heights tract, as it was originally called, was not surveyed into lots until 1905. By 1907, although 63 lots had been sold, only one house had been built. So when this house was built in 1908, there was still a lot of open land around it. It was between about 1910 and 1916 that the neighborhood really became built-up. There are a few later homes but the majority of building took place in a relatively short period of time. In a number of cases, several homes were built by the same owner or same firm. These were generally family homes of professional people. Interestingly, a number of the architects and contractors who worked in this neighborhood also lived here, at least for a period of time. The neighborhood is full of wonderful examples of the works of master architects. For example, the house to the south is by Myron Hunt and the one to the north is an exquisite Japanese-influenced creation by Greene and Greene.

One of the most eye-catching features of the Madison Heights neighborhood is, of course, the lovely parkway trees, mostly camphors, that arch over the streets. This is a favorite location for shooting films and commercials. "Father of the Bride" was filmed just a few houses north of here a few years ago as was the commercial for the electric car where household appliances were shown moving out of the houses and into the street.

At one time all the houses in the neighborhood had stones at the foot of their driveways inscribed with the house number. The stone for this house survives, but it has been moved up next to the front path.

**The Exterior:** This house has a very pleasing shape with everything very evenly spaced. Although the style of the house is basically Swiss in influence, its shape is one we associate more often with Spanish Revival, where the living room occupies its own single-story wing with a chimney at its outermost end. The height of the chimney here is quite amazing. Notice how the roof's ridge-line tips up slightly at the ends. The roof is actually double-gabled, but the gable behind the front one is almost invisible except where it peeks out on the north end. Long shakes are used on the walls and they are not of uniform width. (The word "shake" is used for a piece of siding or roofing that has been hand-split, whereas a "shingle" refers to a machine-cut piece.) The green color is typical of the natural colors Craftsman designers preferred for their buildings--which could range through all shades of brown, green, russet, and even orange. Walls were often stained, rather than painted.

The band of windows in the living room wing with the continuous sill is a typical Craftsman feature, as the designers attempted to bring the outside in. There is another band of windows to

the south of the front door looking out to the porch. Many of the windows in the house feature leaded glass done with admirable workmanship. The front door and its hardware is quite massive--typical again of Craftsman design--but its severity is relieved by a single pane of glass. It is placed off-center from the central porch stairway in the architect's attempt to introduce a bit of unpredictability and informality into his plan. The terrace above the front porch is rather unusual, especially how it is reached through a central glass door within a bay.

Of special note is the use of clinker brick in everything from the posts at the sidewalk, to the porch and the chimneys. This was brick that in earlier times would have been thrown away by the kilns as being "over-cooked". But its charred and melted appearance appealed to the Craftsman architects who favored a rustic, dark and aged look to their houses. The two brick columns and two pilasters against the house which support the porch roof at its four corners extend up to become baluster posts for the terrace above. You can see how the ends of the support-beam above the porch slice right through the brick columns. The beam is actually made up of three separate pieces of wood that are connected at each end by scarf-joints.

DESCRIPTION BLANK 127 FORM No. 1  
 COUNTY BUREAU OF APPRAISAL—LOS ANGELES, CITY & COUNTY

No. 989 S. Belmont St. Ave  
 Dr. Pl.  
 Tract Madison Ave. Apts. Bldg. P. S. P. Tr.  
 Lot No. 6 Block No. (2A)

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

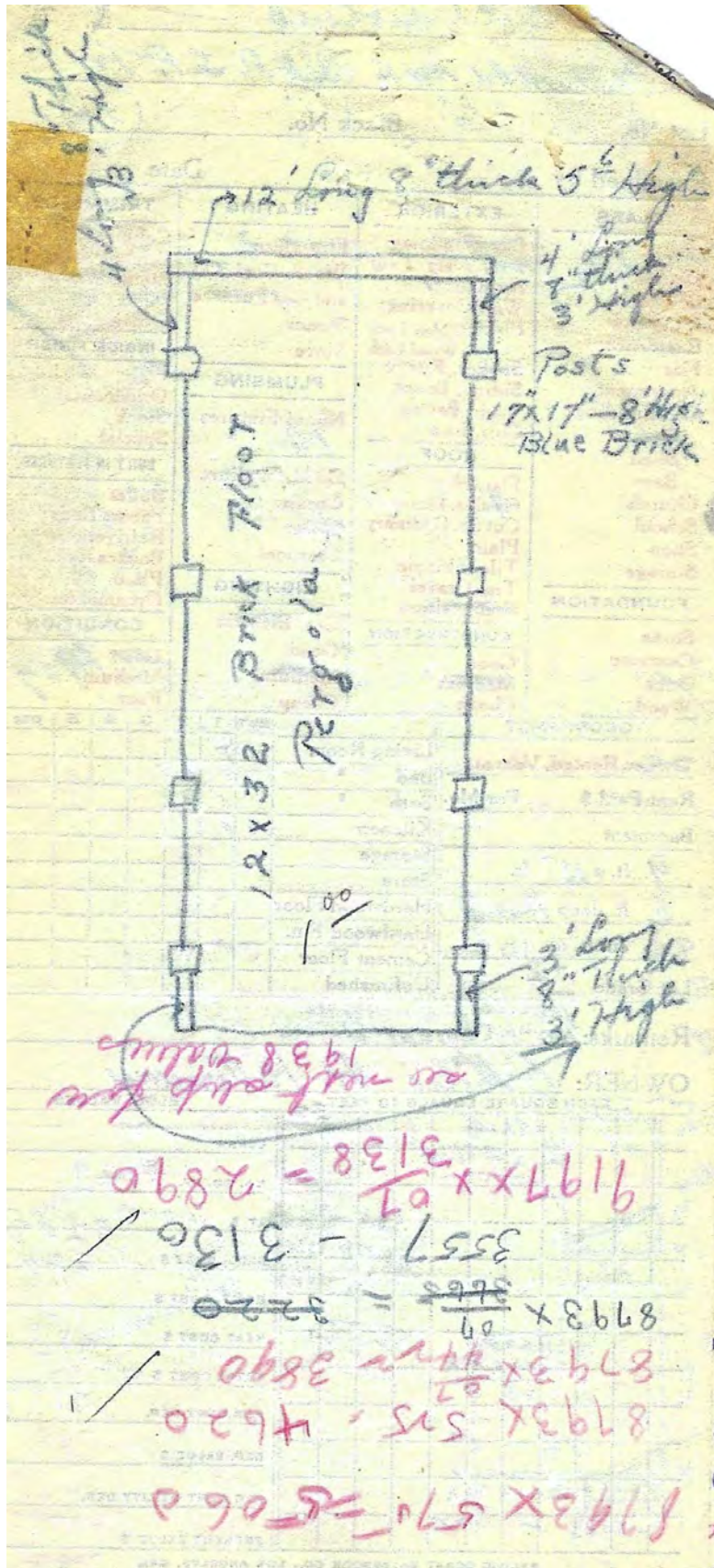
| CLASS        | EXTERIOR           | HEATING         | TRIMMINGS         |
|--------------|--------------------|-----------------|-------------------|
| Single 1 1/2 | Bay Windows        | Fire place      | Cobblestone       |
| Double       | 1 sty 2 sty 3 sty  | Wood, Coal, Oil | Brick, Plaster    |
| California   | Number             | and Gas Furnace | Stone, Wood       |
| Highway      | Wall Covering:     | Steam           | Plain             |
| Residence    | Plaster, Met. Lath | Stove           | Ornamental        |
| Flat         | Shakes, Rustic     |                 | INSIDE FINISH     |
| Apartment    | Siding, Board      | PLUMBING        | Plain             |
| Out Building | and Batten         | No. of Fixtures | Ornamental        |
| Garage       | Corr. Iron         | 10 16           | Stock             |
| Shed         | ROOF               |                 | Special           |
| Barn         | Flat, Hip          | Good, Medium    | BUILT IN FEATURES |
| Church       | Shakes, Dormers    | Cheap           | Buffet            |
| School       | Cut up, Ordinary   | Sewer           | Patent Beds       |
| Shop         | Plain              | Cesspool        | Refrigerator      |
| Storage      | Tile, Shingle      | LIGHTING        | Bookcases         |
| FOUNDATION   | Tin, Gravel        | Gas, Electric   | Plain             |
| Stone        | Composition        | Good            | Ornamental        |
| Concrete     | CONSTRUCTION       | Medium          | CONDITION         |
| Brick        | Good               | Cheap           | Good              |
| Wood         | Medium             |                 | Medium            |
|              | Cheap              |                 | Poor              |

| OCCUPANCY             |                | BSMT | 1 | 2 | 3 | 4 | 5 | ATTIC |
|-----------------------|----------------|------|---|---|---|---|---|-------|
| Owner, Rented, Vacant | Living Room    |      |   |   |   |   |   |       |
| Rent Paid \$ Per Mo.  | Bed            |      |   |   |   |   |   |       |
| Basement              | Bath           |      |   |   |   |   |   |       |
| 9 ft. x 15 ft.        | Kitchen        |      |   |   |   |   |   |       |
| 6 ft. deep            | Storage        |      |   |   |   |   |   |       |
| 8 10 cu. ft. @ 10¢    | Store          |      |   |   |   |   |   |       |
| Lot Grade +2          | Hardwood Floor |      |   |   |   |   |   |       |
|                       | Hardwood Fin.  |      |   |   |   |   |   |       |
|                       | Cement Floor   |      |   |   |   |   |   |       |
|                       | Unfinished     |      |   |   |   |   |   |       |

Remarks: 700 units in South Wall  
160 sq. Cement Deck

OWNER: Othello R. Hatterman

| EACH SQUARE EQUALS 10 FEET |  | BLDG. VALUES          |             |
|----------------------------|--|-----------------------|-------------|
|                            |  | CLASS                 | <u>Y</u>    |
|                            |  | No. SQ. FT.           | <u>4129</u> |
|                            |  | LOT \$                | <u>200</u>  |
|                            |  | BLDG. COST \$         | <u>8258</u> |
|                            |  | BSMT. COST \$         | <u>324</u>  |
|                            |  | HEAT COST \$          | <u>81</u>   |
|                            |  | TOTAL COST \$         | <u>156</u>  |
|                            |  | PER CENT DEP.         | <u>384</u>  |
|                            |  | DEP. VALUE \$         | <u>9197</u> |
|                            |  | PER CENT UTILITY DEP. |             |
|                            |  | PRESENT VALUE \$      |             |



DESCRIPTION BLANK

5 E. I. Molina St. Ave. Map No. 127

Madison Hts

PERMIT No. 631.F. Cost \$ 1200

OWNER W. C. Benton

| Basement       | Bsmt. | 1 | 2 | 3 | 4 | 5 | Alto |
|----------------|-------|---|---|---|---|---|------|
| Living Room    |       |   |   |   |   |   |      |
| Bed            |       |   |   |   |   |   |      |
| Bath           |       |   |   |   |   |   |      |
| Kitchen        |       |   |   |   |   |   |      |
| Storage        |       |   |   |   |   |   |      |
| Offices        |       |   |   |   |   |   |      |
| Store          |       |   |   |   |   |   |      |
| Marble Floor   |       |   |   |   |   |   |      |
| Tile Floor     |       |   |   |   |   |   |      |
| Hardwood Floor |       |   |   |   |   |   |      |
| Hardwood Fin.  |       |   |   |   |   |   |      |
| Cement Floor   |       |   |   |   |   |   |      |
| Unfinished     |       |   |   |   |   |   |      |

Attch to Gar.  
 Alt 51. Pch into  
 2 Bth Rms. + Sun Pch.  
 Repairs

| CLASS  | ROOF   | TRIMMINGS  | BUILT IN FEATURES   |
|--|--|--|---|
| Single, Double<br>California<br>Bungalow<br>Residence<br>Flat, Apartment<br>Factory<br>Garage<br>Shed, Barn<br>Church<br>School, Office<br>Store, Storage  | Flat Hip<br>Gables, Dormers<br>Cut up, Ordinary<br>Plain, Gravel<br>Tile, Shingle<br>Corr. Iron, Tin<br>Composition<br>Slate, Concrete<br>Asbestos | Tile, Marble<br>Cobblestone<br>Brick, Plaster<br>Stone, Wood<br>Plain, Concrete<br>Ornamental<br>Terra, Cotta                                | Desk, Buffet<br>Patent Beds<br>Refrigerator<br>Bookcases<br>Plain<br>Ornamental<br>Elevator |
| <b>FOUNDATION</b>  | <b>CONSTRUCTION</b>  | <b>INSIDE FINISH</b>   | <b>CONDITION</b>  |
| Stone, Brick<br>Concrete, Wood<br>Piers  | Good, Medium<br>Cheap  | Plain, Ornmtl.<br>Stock, Special<br>Plaster<br>Plaster Board<br>B. & B., T. & G.   | Good<br>Medium<br>Poor  |
| <b>EXTERIOR</b>  | <b>HEATING</b>   | <b>BLDG. VALUES</b>  |   |
| Bay Windows<br>1 sty 2 sty 3 sty<br>Wall Covering:<br>Plaster, Met Lath<br>Hollow Tile<br>Concrete Brick<br>Reinforced Concrete<br>Shakes, T. & G.<br>Siding, B & B<br>Brick, P or C<br>Corr. Iron<br>Steel<br>Terra Cotta | Fire Place<br>Gas Furnace<br>Steam<br>Stove<br>False Mantel<br>Floor Furnace<br>Gas Radlators  | NO. CU. FT.<br>No. SQ. FT.<br>AT \$<br>BLDG. COST \$<br>BSMT COST \$<br>HEAT COST \$<br>PLB. COST \$<br>Out-Buildings<br>Drives, Walks, etc. | Dep. Rate.....  |
|  | <b>PLUMBING</b>  |  |   |
|  | No. of Fixtures  |  |   |
|  | Automatic<br>Storage<br>Good, Medium<br>Cheap,<br>Cesspool; Sewer  |  |   |
|  | <b>LIGHTING</b>  |  |   |
|  | Electric<br>Good, Medium<br>Cheap  |  |   |
| Report Dated 6-22-35   | Assessed Value \$  |  |   |

4685  
**BUILDING DESCRIPTION BLANK**

No. 989 SO EL MOLINO AVE St. Ave.

Assessment No. 4685 Map No. 127

Description.....

MADIS AVE. LIGHTS

Lot 6

PERMIT No. 707-0 Cost \$ 2800.00 6-25-59.

OWNER MR & MRS JOHN PIPER

| Basement                             | Bsmt.          | 1 | 2 | 3 | 4 | 5 | Atto |
|--------------------------------------|----------------|---|---|---|---|---|------|
| ft. x ft.                            | Living Room    |   |   |   |   |   |      |
| ft. deep                             | Bed "          |   |   |   |   |   |      |
| cu. ft. @                            | Bath "         |   |   |   |   |   |      |
| Sq. ft. in Drives, etc.              | Kitchen        |   |   |   |   |   |      |
| <u>832 ft<sup>2</sup> @ 16" = 83</u> | Storage        |   |   |   |   |   |      |
| <u>3'-6" DEPTH!</u>                  | Offices        |   |   |   |   |   |      |
| <u>SWIM POOL</u>                     | Store          |   |   |   |   |   |      |
| <u>(18000 gals)</u>                  | Marble Floor   |   |   |   |   |   |      |
| <u>Pool by Phil</u>                  | Tile Floor     |   |   |   |   |   |      |
|                                      | Hardwood Floor |   |   |   |   |   |      |
|                                      | Hardwood Fin.  |   |   |   |   |   |      |
|                                      | Cement Floor   |   |   |   |   |   |      |
|                                      | Unfinished     |   |   |   |   |   |      |

| CLASS  | ROOF   | TRIMMINGS                     | BUILT IN FEATURES                   |
|--|--|-------------------------------|-------------------------------------|
| Single, Double California Bungalow Residence Flat, Apartment Factory Garage Shed, Barn Church School, Office Store, Storage  | Flat Hip Gables, Dormers Cut up, Ordinary Plain, Gravel Tile, Shingle Corr. Iron, Tin Composition Slate, Concrete Asbestos | Plain                         | Plain                               |
| <b>FOUNDATION</b>  | <b>CONSTRUCTION</b>  | <b>INSIDE FINISH</b>          | <b>CONDITION</b>                    |
| Stone, Brick Concrete, Wood Piers  | Good, Medium Cheap   | Plain                         | Good - Built 1959<br>Medium<br>Poor |
| <b>EXTERIOR</b>  | <b>HEATING</b>   | <b>BUILDING VALUES</b>        | Dep. Rate <u>2%</u>                 |
| Bay Windows 1 sty 2 sty 3 sty Wall Covering: Plaster, Met Lath Hollow Tile Concrete Brick Reinforced Concrete Shakes, T. & G. Siding, B & B Brick, P or C Corr. Iron Steel Terra Cotta | Fire Place Gas Furnace   | NO. SQ. FT. @ \$              |                                     |
|  | <b>PLUMBING</b>  | <u>2448 Cuft @ 20¢</u>        |                                     |
|  | No. of Fixtures  | BLDG. COST \$ <u>489</u>      |                                     |
|  | <b>LIGHTING</b>  | BSMT. COST \$                 |                                     |
|  | Electric Good, Medium Cheap  | HEAT COST \$                  |                                     |
|  |  | PLMB. COST \$                 |                                     |
|  |  | Out-Buildings                 |                                     |
|  |  | Drives, Walks, etc. <u>83</u> |                                     |
|  |  | <u>572</u>                    |                                     |

Report Dated 12-7-59 JGT D.M  
2m 9-4-58 B8



13 1/4%

| YEAR DEPRECIATED | DEPRECIATION            | ASSESSED VALUE |
|------------------|-------------------------|----------------|
| 59               | 572 X 170               | \$ 970         |
| <del>61</del>    | <del>572 X 167150</del> | <del>960</del> |
| 61               | 572 X 167025            | 960            |
| <del>62</del>    | <del>572 X 164100</del> | <del>940</del> |
| 70               | 572 X 167025            | 950 RD         |
| 72               | Round Off               | 900            |

DEPTH: 3' TO 6'

POOL  
 $16 \times 34 \times 4.6 = 2448 \text{ cuft}$

HOUSE LINE

Address: 989 S EL MOLINO AVE

APN: 5721-013-004

This property has been determined eligible for designation as a contributing structure to an eligible landmark district. \*

RESOURCE OVERVIEW

|   |  |  |
|---|--|--|
| <b>Address:</b> 989 S EL MOLINO AVE                           |  | <b>State:</b> CA                                   |
| <b>City:</b> Pasadena   |  | <b>County:</b> Los Angeles                         |
| <b>Zip Code:</b> 91106  |  |  |
| <b>County Code:</b>   |  |  |
| <b>Historic Name:</b>   |  | <b>Common Name:</b>                                |
| <b>APN:</b> 5721-013-004                                      |  | <b>Zoning:</b> RS6                                 |
| <b>Building Sq. Ft:</b>                                       |  | <b>Site Size (Acres):</b> 12660.000                |
| <b>Year Built:</b> 1907 Documented                            |  | <b>District:</b> Madison Heights Landmark District |
| <b>District:</b> Madison Heights Landmark District (surveyed) |  | <b>Property Status:</b> Surveyed                   |

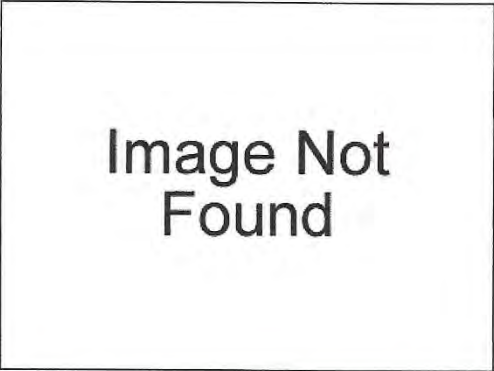
Resource Description:

|                         |                                   |
|-------------------------|-----------------------------------|
| <b>Roof Form:</b> GABLE | <b>Roof Material:</b> GRAVEL\ROCK |
|-------------------------|-----------------------------------|

Legal Description:

RESOURCE DETAILS

**Primary Architectural Style:**  
**Secondary Architectural Style:**  
**Architect:**  
**Builder:**  
**Contractor:**  
**Context:**  
**Original Owner:**  
**Original Use:**  
**Original Location:**  
**Demolished:** no  
**Notes:**  
**Moved:** no  
**Date Moved:** n/a  
**Designation Date:** n/a



\* This is a simplified statement of the property's status. Please review the NRHP Status Code field on the search screen for official, adopted status language.

State of California - The Resource Agency  
 DEPARTMENT OF PARKS AND RECREATION  
**PRIMARY RECORD**

Survey #:  
DOE #:

Primary #:  
HRI #:  
Trinomial:  
NRHP Status Code: 5D2  
Other Listings:  
Review Code: Reviewer:  
Date: -/-/

\*Resource Name or #: \_\_\_\_\_

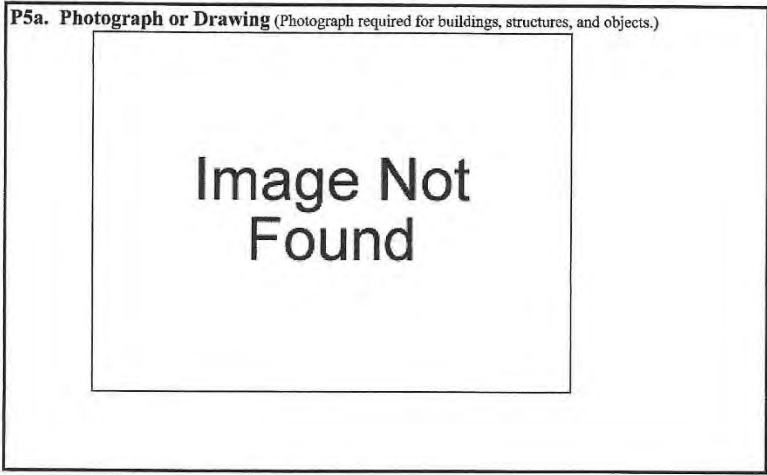
P1. Other Identifier: \_\_\_\_\_

\*P2. Location:  not for publication  unrestricted \*a. County Los Angeles  
 and (P2c, P2e, and P2b or P2d. Attach a Location Map as Necessary)  
 b. USGS 7.5' Quad: \_\_\_\_\_ YEAR: \_\_\_\_\_ T \_\_\_\_\_ ; R \_\_\_\_\_ ; \_\_\_\_\_ of \_\_\_\_\_ of Sec \_\_\_\_\_ ; \_\_\_\_\_ B.M.  
 c. Address: 989 S EL MOLINO AVE City: Pasadena State: CA Zip Code: 91106  
 d. UTM: (Give more than one for large and/or linear resources) Zone: \_\_\_\_\_ ; \_\_\_\_\_ mE/ \_\_\_\_\_ mN  
 e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate)

\*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)  
See Continuation Sheet

\*P3b. Resource Attributes: (List attributes and codes) \_\_\_\_\_

\*P4. Resources Present:  Building  Structure  Object  Site  District  Element of a District  Other



P5b. Description of Photo:

\*P6. Date Constructed/Age and Source:  
 Historic  PreHistoric  
 Both  Neither  
 Year Built: 1907 - Documented

\*P7. Owner and Address:  
 Name: \_\_\_\_\_  
 Address: \_\_\_\_\_  
 \_\_\_\_\_

\*P8. Recorded By:

\*P9. Date Recorded: -/-/

\*P10. Survey Type:  
 Survey Title:

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.")

\*Attachments:

|   |  |  |  |
|---|--|--|--|
| <input checked="" type="checkbox"/> NONE                        | <input type="checkbox"/> Location Map          | <input type="checkbox"/> Sketch Map      | <input type="checkbox"/> Continuation Sheet    |
| <input type="checkbox"/> Building, Structure, and Object Record | <input type="checkbox"/> Archaeological Record | <input type="checkbox"/> District Record | <input type="checkbox"/> Linear Feature Record |
| <input type="checkbox"/> Milling Station Record                 | <input type="checkbox"/> Rock Art Record       | <input type="checkbox"/> Artifact Record | <input type="checkbox"/> Photograph Record     |

Other: \_\_\_\_\_

## BRIEF DESCRIPTION OF PROPERTY

The Otilie Hatterman House is a Craftsman style residence constructed in 1908 and designed by noted architect, William F. Thompson and built by Samuel W. Upton (biographies attached). The property proposed for designation includes a main house, detached garage, and extant hardscape elements (pergola, brick walls, and wooden gates). This equates to two (2) buildings and attached brick structures (wall and pergola).

There are many sources that discuss the importance of the Arts and Crafts architectural legacy in Southern California. The Hatterman House is an archetypal one-and-one-half story Arts and Crafts period residence designed in the Craftsman style with an L-shaped plan, low-pitched side-gabled roof of multiple planes with deep overhanging eaves, exposed roof rafters, piers of brick continuing to ground level without break at level of porch floor, front porch, and an exterior clad with irregular width wood shingles/shake. The home features many hallmark characteristics of the style, including: multi-level low-pitched and gabled roofs, bands of leaded glass casement windows, covered porches and balconies, wood elements, decorative iron sconces, and overall celebration of natural materials (wood and brick).<sup>1</sup>

The property is located on South El Molino Ave. in the Madison Heights neighborhood of Pasadena and sits comfortably amidst exemplary Arts and Crafts period residences on a tree-lined street. A short set of brick stairs at the sidewalk connect to the front walkway, which leads to the front porch. The front porch is an important and robust character-defining feature; the porch occupies the bulk of the front elevation with a second story and balcony above, the short leg of the “L” of the building’s plan stretches in a single-story to the north – given its own architectural importance by a band of leaded glass casement windows and a clinker brick chimney at the end. The porch’s features include hefty brick piers that are connected to a low wall on the first story and then extend up through the roof line to form the corners of the balcony above; the balcony above has a wide wood slat balustrade as connection between the brick piers. The property is entered through a wide paneled oak door with three vertical recessed panels and a horizontal glass lite at the top.

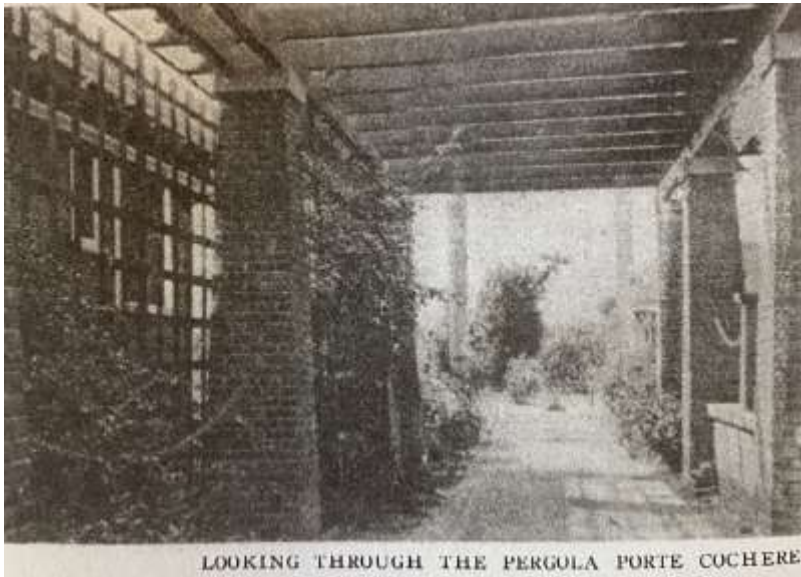
The residence’s L-shaped plan is executed so that the bulk of the building extends back from the southern front porch portion and then the single-story wing extends lightly to the north. The crook of this L is separated from the rest of the lot as a designed landscape area that is defined by brick walls, a pergola structure, and a pool sheltered by the brick enclosure. Measuring approximately 3,511 square-feet (according to the LA County Assessor), the home’s interior contains many original

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<sup>1</sup> Discussion of style characteristics utilized: McAlester, Virginia, A. Lee McAlester, Lauren Jarrett, and Juan Rodriguez-Araiz. *A Field Guide to American Houses: The Definitive Guide to Identifying and Understanding America’s Domestic Architecture*. Revised and Expanded edition/second edition. New York: Alfred A. Knopf, 2013.

features including: extensive use of natural wood structure and detailing, wood beamed ceilings, wood paneled walls, built-ins with leaded glass doors, original light fixtures, and window/door hardware.

The site currently measures 12,569 square-feet (according to LA County Assessor) and accommodates the main house, garage, and designed landscape features made of brick and wood. A photograph of a pergola feature, similar to the one found at 989 S. El Molino, is featured in Gustav Stickley's "The Craftsman".



**Figure 1 - Image reprinted in *Craftsman Bungalows: 59 Homes from "The Craftsman"* – utilized for the purposes of illustration in this report and not to be reproduced without permission**

### *Integrity*

National Register Bulletin #15 provides professional guidance on the evaluation of a property's historic integrity. In definition: "Integrity is the ability of a property to convey its significance." There are many schools of thought as to how alterations impact integrity and the degree to which a building must remain unaltered in order to preserve its integrity.

"The evaluation of integrity is sometimes a subjective judgment, but it must always be grounded in an understanding of a property's physical features and how they relate to its significance. Historic properties either retain historic integrity (that is, convey their significance) or they do not." (Bulletin 15, pg.44)

There are seven aspects of integrity that are evaluated in order to come to a conclusion about a property's ability to convey its significance. Property's that retain integrity typically possess most of the aspects of integrity. "Determining *which* of these aspects are most important to a particular property requires knowing why, where, and when the property is significant." (Bulletin 15, pg. 44)

The seven aspects of integrity (with notation of whether or not they are retained at 989 S. El Molino) are:

- Location - yes
- Design - yes
- Setting - yes
- Materials - yes
- Workmanship - yes
- Feeling - yes
- Association – yes

### *Integrity Discussion*

Some aspects of the site and house have changed over time, but the nature of these alterations has not damaged the historic integrity of the property. For example: In March 1935 a sleeping porch was reportedly converted into two bathrooms and a small sun porch and an addition was made to the garage; these alterations are considered early alterations and may have gained significance in their own right and do not detract from the overall ability for the Hatterman House to convey its significance. There is an alteration that was done in 1957 (sliding glass doors added to the Living Room) that is an obvious later alteration and is somewhat distracting. However, this alteration is easily reversible and is not on a primary elevation.

*Integrity Conclusion:* The Hatterman House retains historic integrity.

Site Plan and Photographs: A site plan, floor plans, and recent photographs have been included to supplement the property description.

### SUPPLEMENTAL INFORMATION

Significance: 989 S. El Molino is significant under criterion C. in that “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.” (City Landmark Application)

The Hatterman House embodies the distinctive characteristics of the one-and-one-half story Arts and Crafts period residential style as articulated in Pasadena between 1895 - 1918. It is additionally significant as an exceptional representation of the work of William F. Thompson, who is recognized as a master designer and has constructed other important Pasadena buildings. The Hatterman House embodies the distinctive characteristics of the Craftsman style as executed in the Arts and Crafts period and is locally significant to the City of Pasadena. (City Context Statement – Residential Architecture of Pasadena, Ca 1895-1918: The Influence of the Arts and Crafts Movement). The City’s context statement provides substantial background on the Arts and Crafts movement in Pasadena and the place of residential buildings within this context.

**E. Statement of Historic Context**

**Single-Family Residential Architecture of the Arts and Crafts Period in Pasadena, 1895-1918**

Originating in England during the second half of the nineteenth century, the Arts and Crafts movement was born out of a reaction to the deleterious effects of industrialization on the quality of manufactured goods and the separation of the worker from his product. Pasadena was one of three American centers of the Arts and Crafts movement that emerged at the turn of the century. During the period 1895-1918, the city excelled in both the quality and quantity of its Arts and Crafts residential architecture, which included both single family dwellings and bungalow courts. As the bungalow court has been the subject of a previous National Register of Historic Places nomination in Pasadena, this multiple property listing focuses on the single family house exclusively.

The property type associated with this nomination is "Arts and Crafts Period Single-Family Residences in Pasadena," and includes two subtypes: the one- or one-and-one-half-story bungalow and the two-story Arts and Crafts period house. Eligible properties may qualify for listing in the National Register under Criterion C, at the local level of significance, individually or as contributors to historic districts. Individual examples illustrate the high quality, range of styles, and distinctive characteristics of Pasadena's Arts and Crafts period residential architecture. They attest to the influence of the Arts and Crafts movement on the local architects, designers, builders and craftspeople working in Pasadena. Properties which lack individual distinction may qualify as contributors to historic districts. There are a number of potential historic districts in the city comprising neighborhoods which are visually coherent. Districts may include Arts and Crafts bungalows only or examples of both the bungalow and the two-story Arts and Crafts period house.

**Figure 2 - Pasadena Historic Context Statement Excerpt, Section E page 1**

Building biographer, Tim Gregory, has provided biographies of both the architect and the builder of this residence and primary source material that additionally support its historical importance.

Bibliography and other supplemental information: A bibliography, historical photographs, and other supporting information have been attached as a supplement to this application.

**LEGAL DESCRIPTION**

(see Exhibit [A](#) from Grant Deed)

## SOURCES (MLA 8<sup>th</sup> Edition)

Bosley, Edward R., et al., editors. *Greene & Greene*. Repr, Phaidon, 2007.

Building Age Publishing Corporation, editor. *Beautiful Bungalows of the Twenties*. Dover Publications, 2003.

McAlester, Virginia, et al. *A Field Guide to American Houses: The Definitive Guide to Identifying and Understanding America's Domestic Architecture*. Revised and Expanded edition/second edition, Alfred A. Knopf, 2013.

Stickley, Gustav, editor. *Craftsman Bungalows: 59 Homes from the Craftsman*. Dover Publications, 1988.

United States, editor. *The Preservation of Historic Architecture: The U.S. Government's Official Guidelines for Preserving Historic Homes*. Nachdr., Lyons Press, 2004.

U.S. Department of the Interior – National Park Service – Cultural Resources. *National Register Bulletin 15*. U.S. Department of the Interior, 1990; revised 1991, 1995, 1997. Revised for Internet 1995.

Winter, Robert. *The California Bungalow*. Hennessey & Ingalls, 1980.

## Sources collected by Tim Gregory:

Los Angeles County Assessor

Los Angeles Public Library

City of Pasadena, Planning and Development Department (Design & Historic Preservation Section) Pasadena Public Library

Pasadena Museum of History (Research Library and Archives)

Gebhard, David and Robert Winter. *An Architectural Guidebook to Los Angeles*, 6<sup>th</sup> ed. Santa Monica, Angel City Press, 2018.

McAlester, Virginia Savage. *A Field Guide to American Houses*. 2<sup>nd</sup> ed. New York, Knopf, 2013.

City Directories: 1908-

Los Angeles Times: February 27, 1927 Pasadena Daily News: September 19, 1908

Pasadena Star-News: December 3, 1947

Internet Resources, including California Index, California Death Index, Gale Biography Master Index, Ancestry.com, and Historic Los Angeles Times Database.





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

**PROPERTY PROPOSED FOR DESIGNATION**

|                                  |  |
|----------------------------------|--|
| 1. Name of Property:             |  |
| 2. Property Address:             |  |
| 3. Date of Original Construction |  |
| 4. Original Owner                |  |
| 5. Architect / Builder:          |  |

**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.

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**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<br/>(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 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 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.   |



**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.



## PASADENA PERMIT CENTER

www.cityofpasadena.net/permitcenter

# PLANNING DIVISION MASTER APPLICATION FORM

**Project Address:** 989 S. El Molino Ave. Pasadena, Ca 91106

**Project Name:** Landmark Designation and Historic Property Contract Application

**Project Description:** (Please describe demolitions, alterations and any new construction) \_\_\_\_\_  
Applications submitted for landmark designation and historic property contract for 989 S. El Molino Ave.

**Zoning Designation:** \_\_\_\_\_ **General Plan Designation:** \_\_\_\_\_

**Valuation (Cost of Project):** \_\_\_\_\_

### APPLICANT / OWNER INFORMATION

**APPLICANT NAME:** Thomas Paul Barrera

Address: 2322 E. 2nd St.

City Long Beach State: Ca Zip: 90803

**CONTACT PERSON:** Thomas Paul Barrera

Address: 2322 E. 2nd St.

City Long Beach State: Ca Zip: 90803

**PROPERTY OWNER NAME:** Thomas and Joan Barrera

Address: 2322 E. 2nd St.

City Long Beach State: Ca Zip: 90803

Telephone: [562] 480-1851

Fax: [ ] \_\_\_\_\_

Email: thomas.barrera@gmail.com

Telephone: [562] 480-1851

Fax: [ ] \_\_\_\_\_

Email: thomas.barrera@gmail.com

Telephone: [562] 480-1851

Fax: [ ] \_\_\_\_\_

Email: thomas.barrera@gmail.com

### 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

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:** DocuSigned by: Thomas Paul Barrera  
C7D81F8B15E2424 DocuSigned by: Jean Fujita Barrera  
F8A56C1E71D446 Date: 5/18/2020

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