

# **ATTACHMENT C**

164 CHESTNUT STREET  
HISTORIC RESOURCE EVALUATION  
PASADENA, CALIFORNIA  
[18213]

Prepared for  
CITY OF PASADENA, PLANNING & COMMUNITY  
DEVELOPMENT DEPARTMENT, PLANNING DIVISION



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## I. INTRODUCTION

This Historic Resource Evaluation has been prepared at the request of the City of Pasadena Planning & Community Development Department (City) for 164 Chestnut Street (APN 5723-002-047) in Pasadena, California (**Figure 1**). The property is at the northern end of downtown Pasadena, often referred to as Old Pasadena, and just east of the 210 and 710 Freeway interchange. It is within the Central District Specific Plan area, which was not surveyed in 2010 under the Late 19<sup>th</sup> and Early 20<sup>th</sup> Century Development and Architecture in Pasadena historic context statement. However, City staff conducted a preliminary historic resource evaluation for the property in August 2017, which found the 1904 residence at the subject property to be a notable example of American Foursquare architecture eligible for local listing. The current property owner is proposing to relocate the residence and is seeking a full evaluation to confirm if it is significant for this architecture and to determine if the property has additional significance associated with important events or individuals that may be affected by relocation.

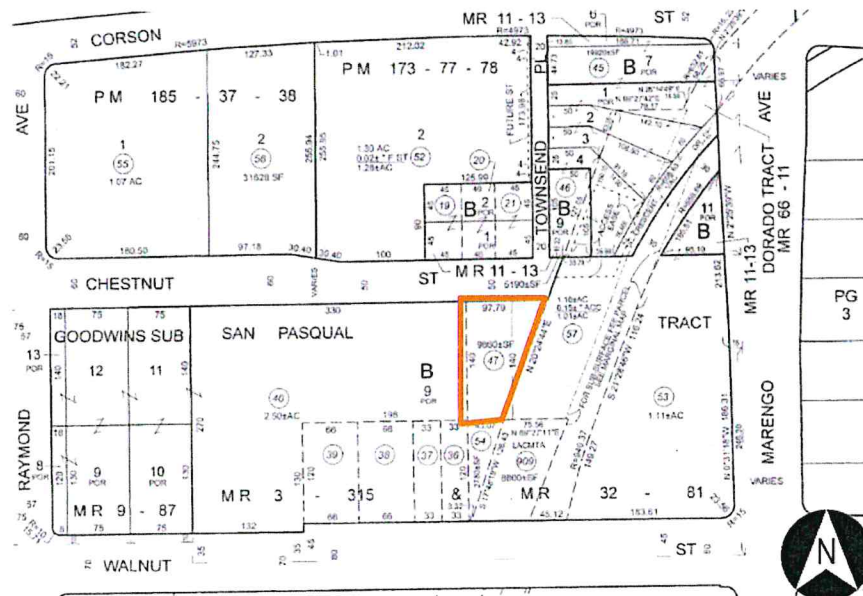


Figure 1. 164 Chestnut Street, parcel outlined in orange.  
Source: Los Angeles County Assessor, edited by Page & Turnbull, 2018.

## METHODOLOGY

This report provides an examination of the current historic status for 164 Chestnut Street as well as a building description, historic context, and site history. The report also includes an evaluation of the property's eligibility for individual listing in the National Register of Historic Place (National Register), California Register of Historical Resources (California Register), and as a Pasadena landmark or monument.

Page & Turnbull prepared this report using research collected at various local repositories, including the Los Angeles County Assessor's Office, Pasadena Digital History Collaboration, and the Los Angeles Public Library, as well as various online sources such as Proquest Historic Newspaper, Newspaperarchive.com, and Ancestry.com. Building permits as well as additional



documentation for the property, such as inspection reports and previous surveys kept on file at the City, were collected. The City also provided the 2017 preliminary historic resource evaluation.

Page & Turnbull conducted a site visit on October 2, 2018. All photographs in the report were taken by Page & Turnbull at the site visit unless otherwise noted.

## SUMMARY OF FINDINGS

Constructed in 1904 as an American Foursquare-style single-family residence, the building at 164 Chestnut Street does not meet any criteria for individual listing in the National Register, California Register, or as a contributor to an eligible or existing historic district. It is not individually significant in the development of Pasadena or associated with other significant events or important persons. However, 164 Chestnut appears to be individually eligible for local listing as a Pasadena landmark under Criterion C as a notable example of the American Foursquare style.

The building is a highly intact example of the American Foursquare style common in Pasadena between 1883 and 1904, with Victorian and Craftsman elements. It exhibits the key character-defining features of the style, such as an overall box-shaped form, low-pitched hipped roof, clapboard exterior, central dormer, large porch, and double-hung wood windows. Craftsman-style influences are integrated with its exposed rafter tails while Queen Anne influences can be seen with the two-story projecting bay at the front façade topped by a front-facing gabled roof with wood shingle in the gable peak. Although the front façade is asymmetrical, the projecting bay and extended porch create a balanced composition. No original architect was identified, though the original builder was W.C. Bund; additional information about Bund was not found.

While the building became a lodging or rooming house as early as the 1910s, it has not been substantially altered. Most changes are at the rear of the building, including a small sunroom addition and likely a later chimney. Some interior re-configuration has occurred, but the building retains its original footprint, including a two-story side porch, its roof form, and much of its cladding and fenestration materials. It has integrity of location, design, materials, workmanship, feeling, and association. The period of significance is 1904 based on the year it was originally constructed.

## II. EXISTING HISTORIC STATUS

The following section examines the national, state, and local historical ratings currently assigned to the building at 164 Chestnut Street.

### NATIONAL REGISTER OF HISTORIC PLACES

The National Register of Historic Places (National Register) is the nation's most comprehensive inventory of historic resources. The National Register is administered by the National Park Service and includes buildings, structures, sites, objects, and districts that possess historic, architectural, engineering, archaeological, or cultural significance at the national, state, or local level.

164 Chestnut Street does not appear to be listed in the National Register of Historic Places.

### CALIFORNIA REGISTER OF HISTORICAL RESOURCES

The California Register of Historical Resources (California Register) is an inventory of significant architectural, archaeological, and historical resources in the State of California. Resources can be listed in the California Register through a number of methods. State Historical Landmarks and National Register-listed properties are automatically listed in the California Register. Properties can also be nominated to the California Register by local governments, private organizations, or citizens. The evaluative criteria used by the California Register for determining eligibility are closely based on those developed by the National Park Service for the National Register of Historic Places.

164 Chestnut Street does not appear to be listed in the California Register of Historical Resources.

### CITY OF PASADENA

The City of Pasadena first adopted a Historic Preservation Ordinance in 1969. The current Historic Preservation Ordinance (Municipal Code Chapter 17.62) was most recently updated in September 2009. The intent of the ordinance is to identify, raise public awareness for, and foster individual historic resources and districts through specified designation criteria, designation procedures, and review procedures. Pasadena designates individual landmarks as well as historic districts. It also has historic monuments, which have the same designation criteria as landmarks except that they must be significant regionally, statewide, or nationally, rather than simply being locally significant.<sup>1</sup>

164 Chestnut Street is not currently listed as a Pasadena landmark or monument, nor in a locally designated historic district.

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<sup>1</sup> "Chapter 17.62 – Historic Preservation," *Pasadena Code of Ordinances*, updated September 2018, accessed October 11, 2018, [https://library.municode.com/ca/pasadena/codes/code\\_of\\_ordinances?nodeId=TIT17\\_ZONING\\_CODE\\_ART6LAUSDEPEP\\_R\\_CH17.62HIPR](https://library.municode.com/ca/pasadena/codes/code_of_ordinances?nodeId=TIT17_ZONING_CODE_ART6LAUSDEPEP_R_CH17.62HIPR); "Historic Preservation Brochure," *City of Pasadena*, accessed October 11, 2018, <https://ww5.cityofpasadena.net/planning/wp-content/uploads/sites/56/2017/09/Historic-Preservation-Brochure.pdf>.

## CALIFORNIA HISTORICAL RESOURCE STATUS CODE

Properties listed or under review by the State of California Office of Historic Preservation are assigned a California Historical Resource Status Code (Status Code) of "1" to "7" to establish their historical significance in relation to the National Register of Historic Places (National Register or NR) or California Register of Historical Resources (California Register or CR). Properties with a Status Code of "1" or "2" are either eligible for listing in the California Register or the National Register, or are already listed in one or both of the registers. Properties assigned Status Codes of "3" or "4" appear to be eligible for listing in either register, but normally require more research to support this rating. Properties assigned a Status Code of "5" have typically been determined to be locally significant or to have contextual importance. Properties with a Status Code of "6" are not eligible for listing in either register. Finally, a Status Code of "7" means that the resource has not been evaluated for the National Register or the California Register, or needs reevaluation.

As of 2010, 164 Chestnut Street is listed in the California Historic Resources Information System (CHRIS) database with a 1D status code from 1983 and 2D status code from 1980 surveys. Though these status codes typically mean the property is a contributor to a district or multiple resource property listed in the National Register (1D) and in the California Register (2D), these status codes appear to be outdated or in error. The property is not within the boundaries of the Old Pasadena Historic District, which was listed in the National Register in 1983, nor does the City of Pasadena have any records of the property within a National Register or California Register-listed historic district.

## RELEVANT PASADENA SURVEYS AND EVALUATIONS

As part of the City's preservation program, the Cultural Heritage Program conducted the first Architectural and Historical Inventory in February 1979. The subject property was identified in survey area six as a contributor to the St. Andrew's District Residential Grouping. The survey form stated:

With few exceptions, all of the residences in this small secluded district, in the shadow of St. Andrew's Church, were built between 1888 and 1905. Unity of age is reinforced by unity of site; Chestnut, Raymond, and Summit, although within view of the Civic Center, are cut off from the mainstream of center city life by the railroad tracts, and from the rest of the city by the newer 201 freeway and commercial zoning of the perimeter streets (Marengo, Walnut, and Fair Oaks)...

Although somewhat isolated from the surrounding areas, this district has historically functioned as a community focused [sic] on a dominant institution: the Universalist Church in 1886, then Throop Institute (the forerunner of Caltech) in 1892, and since 1929, St. Andrew's Roman Catholic Church. As an intact residential area spanning the years 1890 to 1905, the district has served a heterogeneous population, from the noted Pasadena



architect Leon Brockway, who made his home at 306 N. Raymond, to the carpenter M.L. Kennedy at 305 N. Summit, who most likely built his house by hand...<sup>2</sup>

For the Central District Specific Plan effort in 2004, in which the subject property is location, a limited historic survey was conducted. According to the survey form from the 2004 Central District Specific Plan survey availability through the City's California Historic Resources Inventory Database (CHRID) database, 164 Chestnut Street was given a status code of 6L, meaning it was determined ineligible for local listing or designation through local government review process, but may warrant special consideration in local planning.

In 2009-2010, the City completed a historic context statement for Late 19<sup>th</sup> and Early 20<sup>th</sup> Century Development and Architecture in Pasadena and conducted a citywide survey using the context and its registration requirements. However, because the subject property is within the Central District Specific Plan area, it was not re-surveyed.

In 2017, City staff conducted a preliminary historic resource evaluation for 164 Chestnut using the registration requirements in the Late 19<sup>th</sup> and Early 20<sup>th</sup> Century Development and Architecture in Pasadena historic context statement and found the property a notable example of American Foursquare architecture eligible for local listing. Based on City staff's assessment, the property was assigned a status code of 5S2, meaning it is individually eligible for local listing or designation.<sup>3</sup>

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<sup>2</sup> *City of Pasadena's Architectural and Historical Inventory*, Prepared for City of Pasadena Cultural Heritage Program, February 1979, 3.

<sup>3</sup> City of Pasadena Design and Historic Preservation Section, *164 Chestnut St. Preliminary Historic Resource Evaluation*, prepared for Mike Balian, August 21, 2017.

### III. PROPERTY DESCRIPTION

164 Chestnut Street is located south of the 210 Freeway, north of Walnut Street and between Fair Oaks Avenue to the west and Marengo Avenue to the east (**Figure 2**). To the southwest is Pasadena City Hall and the surrounding civic center area. Nearby to the south of Walnut Street is the Pasadena Memorial Park and Metro Gold Line train station with abutting large-scale apartments. Further south is Colorado Boulevard, along which is the core commercial corridor of Old Pasadena.

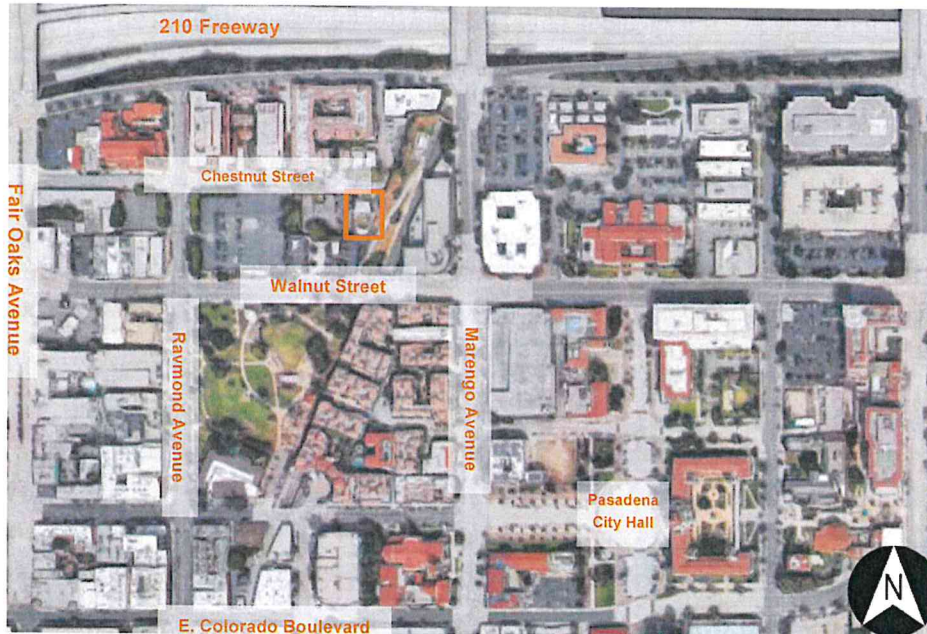


Figure 2. Outlined in orange is 164 Chestnut Street.  
Source: Google Maps, 2018. Edited by Page & Turnbull.



Figure 3. Aerial image of 164 Chestnut Street, looking north, with the main residence shaded and the lot in dashed outline. Source: Google Maps, 2018, edited by Page & Turnbull.

The subject property is a trapezoid shaped parcel on the south side of Chestnut Street between Raymond Avenue to the west and an alley called Townsend Place to the east, which dead ends just north of the property (**Figure 3**). The parcel is immediately adjacent to the Metro Gold Line



tracks that runs diagonally in a trench through this part of Pasadena. The lot is approximately 98 feet wide on Chestnut Street, 43 feet wide at the southern, narrow end of the lot, and 140 feet deep. The lot contains the main building and a garage with an attached carport at the rear. The parcel is generally flat, though the buildings are sited a few feet above the sidewalk and accessed by steps and a sloped driveway.

## EXTERIOR

The main building at 164 Chestnut Street is a two-story, American Foursquare-style house with multiple hipped roofs and a front gable at the primary (north) facade (**Figure 4**). It is of wood-framed construction and set on a raised cobblestone foundation. The building is asymmetrical and has a T-shaped plan with projections toward the rear of the east and west facades. A deep extended porch, also with a hipped roof, is found partially along the front façade. The main roof has shallow overhanging eaves and exposed rafters with notched and curved ends.

The roof is clad in asphalt shingles with a shed dormer slightly off centered on the roof at the front façade. The building is clad with clapboard siding and with wood shingles in the gable peak of the front-facing gable. Fenestration primarily consists of double-hung wood windows with ogee lugs, attached wood-framed screens, and simple wood surrounds.



Figure 4. The front (north) façade of 164 Chestnut Street, looking southwest.

### Primary (North) Façade

The primary (north) façade of 164 Chestnut Street faces north onto Chestnut Street. The façade is asymmetrical with a three-sided projecting bay at the east end below the front-facing gable (**Figure 5**). A continuous wood fascia is below the roofline across the façade, which acts as the header for the second-story windows. A similar wood band is at the top of the first-story windows on the projecting bay, above which the clapboard siding flares slightly. Balancing the projecting bay at the west two-thirds of the façade is an extended, partial-width porch supported by square tapered wood columns with molded caps. Wood stairs set within two brick piers leads to the porch and front door, which is recessed in the porch.



Figure 5. Front (north) façade of 164 Chestnut Street with hipped roof, two-story bay topped with gabled roof, and partial-width porch. View looking south.

Three double-hung wood windows are evenly spaced along the first and second stories of the projecting bay (**Figure 6**). A pair of double-hung wood windows are recessed inside the porch with a thicker upper surround (**Figure 7**). Four unevenly spaced double-hung wood windows are located at the second story to the east of the bay; none of the windows aligns at the east two-thirds of the façade. At the center of the gable peak above the bay is a small, square-shaped fixed window set within a thick wood surround that has an additional angled molding at the top. On the main roof, the shed dormer has a vent on the north façade and is clad with clapboard siding at the east and west side; it also has simple wood pieces that mimic exposed rafter at the north end.





Figure 6: Typical double-hung wood windows with wood board or fascia as header.



Figure 7: Typical double-hung wood windows with wood screens at the porch.

The front porch is topped with a shallow hipped roof with an overhang that extends over the porch columns. A narrow fascia and wood beadboard soffit are at the overhang. The outer and inner faces of the low porch walls also have clapboard siding and are topped with a wood sill (**Figure 8**). The porch ceiling is lower than the overhang, framed by wood beams supported by the porch columns, and finished with wood beadboard. A single non-original glass globe light fixture is found in the porch ceiling in front of the front door (**Figure 9**). The porch floor is composed of wood boards.

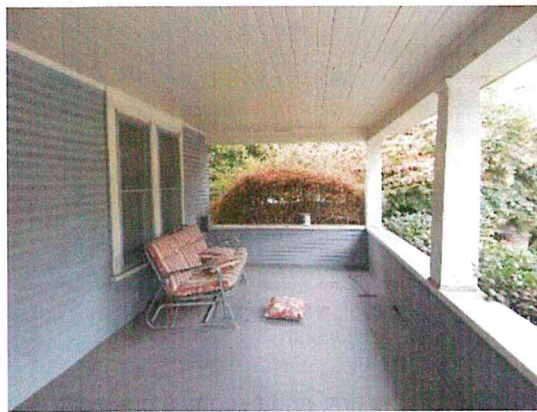


Figure 8: Partial-width porch with bead-board ceiling, wood columns, and clapboard siding. View looking west.



Figure 9: Front door recessed beneath porch Light fixture at porch ceiling. View looking south.

Centered on the overall front façade but located at the western end of the front porch, is the front door. It is a wood-paneled door with a fixed glass window at the center with a small decorative ledge. The door is framed with a wood surround on all three sides that has angled molding at the top and is covered by a non-original screen door.

### East façade

The east façade faces the asphalt driveway that extends from Chestnut Street at the front of the lot to a carport at the rear (**Figure 10**). This façade is asymmetrical with a projecting section at the south end. While the first story of the projecting section has angled corners, the second story has a square, box-like shape with its corners extending beyond the first-story angled bay (**Figure 11**). The wood fascia below the roofline and the wood board above the first-story windows at the north façade's projecting bay continue along the east façade. The cobblestone foundation is visible along this façade.

At the first story, two double-hung wood windows are behind overgrown hedges. The three-sided projecting bay has a double-hung wood window at the north face and non-original wood door leading from the kitchen at the south face; no openings are in the center portion of the bay. At the second story, a pair of smaller, double-hung wood windows are at the north end. An off-centered double hung wood window is found at the east face of the projecting section's second story and a similar window at the north face.



Figure 10: East façade of 164 Chestnut Street along driveway. View facing southwest.



Figure 11: Projecting bay at east facade with clipped corners, looking southwest

### South Façade

The south façade is found at the rear of the building and faces the rear yard (**Figure 12**). The façade is asymmetrical with a non-original, brick chimney to the east of center. A one-story sunroom addition from 1925, later converted into a laundry room, is at the west end. The wood fascia below the roofline and the wood board above the first-story windows continue along the south façade; a narrower board wraps around the addition's three sides. The cobblestone foundation is visible except at the addition.





Figure 12: South (rear) facade of 164 Chestnut Street. View facing north.

The addition has a hipped roof with exposed rafters and is clad in the same clapboard siding as on the main building (**Figure 13**). It has an off-centered wood panel door with screened opening at the south façade; the door is accessed by a set of wood steps with one hand rail. A narrow, rectangular, fixed window directly abuts the door to the left (west) side. A pair of wood casement windows are found on the east façade of the addition, and no openings are on the west façade. A hatch leading to the foundation crawl space is to the east of the addition.



Figure 13: Sunroom addition and enclosed porch at the second-story. Looking north.



Figure 14: Living room entrance, kitchen entrance, and rebuilt chimney. Looking northeast.

Two additional doors are on the remaining part of the south façade's first story (**Figure 14**). One is toward the center of the façade with a wood slab door and wide wood surrounds accessed by a set of wooden stairs with a wooden railing on both sides of the steps. A small non-original metal



awning is above this door. At the right (east) end in the angled corner is a narrow, partially glazed and paneled wood door, also with wide wood surrounds and accessed by a similar set of wood steps and railing.

The first story has three groups of windows. At the west end, between the addition and the center door and above the crawlspace hatch, are three double-hung wood windows within one surround. Flanking the non-original brick chimney are two double-hung windows as well as two smaller fixed windows. A pair of smaller double-hung wood windows is located toward the east end directly to the west of the corner door. The second story of the south façade features two pairs of double-hung windows toward the center of the façade and a pair of smaller double-hung windows at the east end, though none of the windows align with those on the first story. At the west end are two pairs of wood bi-fold windows that are part of an enclosed porch that wraps around to the west façade.

The attached brick chimney has a wide base and narrows at the two fixed windows. It extends through the eaves of the roof and appears to have been added at a later date than the original construction. A partial brick chimney is visible toward the center of the roof, which may indicate an original interior fireplace and chimney. A dormer vent with louvered slats is situated nearby.

### West Façade

The west façade faces a narrow side yard that is enclosed by a vinyl-covered, chain-link fence. As with the east façade, the west façade has two sections, though the two façades are not direct mirrors. A two-story enclosed porch with an internal set of stairs composes the majority of the west façade. It is set back from the front (north) (**Figure 15 and Figure 16**). The wood fascia below the roofline and the wood board above the first-story windows continue along the west façade.



Figure 15: Partial west façade with the projecting, enclosed porch. View looking southeast.



Figure 16: West façade and enclosed porch, as seen from the rear. View facing northeast.

The north section of the west façade, adjacent to the front porch, has one pair of double-hung wood windows at the first story, and a pair of smaller double-hung windows at the second story. At the north façade of the projecting enclosed porch are a non-original paneled door accessed by wood steps at the first story and a single double-hung window at the second story (**Figure 17**). The first story of the enclosed porch's west façade has four pairs of wood casement windows at the north end and one pair of double-hung wood windows at the south end. The second story has one double-hung window at the north end and four pairs of wood casement windows at the south end that wrap around to the rear façade.



Figure 17: Non-original paneled door at the first north façade of the enclosed porch. View looking south.



Figure 18: Interior of two-story enclosed porch. View facing south.

The interior of the enclosed porch shows the main house is clad with clapboard siding similar to the exterior. The walls of the enclosed porch are unfinished wood framing and boards. The porch has wood boards at the second story (**Figure 18**).

## GARAGE

The garage is at the property's southwest corner (**Figure 19**). It is a one-story, wood-framed building, approximately 22 feet by 20 feet, with a flat roof and overhangs. A covered roof supported by metal posts extends over a concrete pad to the east to create a carport. The walls of the garage are composed of wood sheathing with battens between the boards. A single, lift-up garage door is at the east façade with a fixed, divided-light wood window centered in the door (**Figure 20**). A wood sliding door is at the north façade toward the west end. The west and south façades of the garage were not accessible.

The interior of the garage is unfinished with exposed framing. It has been used most recently as storage space.





Figure 19: Wood-framed garage that now serves as storage and attached carport. Looking south.



Figure 20: East façade of garage with lift-up door below attached carport. Looking southwest.

## SITE

The lot is deep with a large front yard, rear yard, and side yard along the east façade while the side yard along the west façade is narrow. Low concrete site walls at the front property line are bisected by a set of concrete steps and path that lead to the porch steps, the driveway, and to the west side yard (**Figure 21**). The low walls with score lines act as retaining walls to create a slightly raised platform on which the house and front yard sit. The areas between the site walls and path are filled with grass. A similar raised, grass-covered platform, also partially surrounded by the low site wall, is to the east of the asphalt driveway (**Figure 22**).



Figure 21: Large front yard with concrete site walls.  
View looking southeast.



Figure 22: East side of property with partial low concrete site wall and chain-link fence against the railroad right-of-way. View looking south.

At the perimeter of the house are planting beds edged with a brick-color scalloped border along the front façade and east façade. Large, overgrown hedges are in the planting beds, as well as at the west side yard particularly at the front.

The driveway runs along the houses east façade before turning west in the rear yard to access the garage and covered carport. The property's east edge is adjacent to the Metro Gold Line right-of-way and is secured by a chain-link fence.



Figure 23: Rear yard, looking east to Gold Line tracks and back of building on Marengo Avenue.



Figure 24: Concrete paving along remainder of rear yard and lawn area. Looking west.

The rear yard is mostly composed of grass surrounded by a concrete walking path (**Figure 23**). The concrete path continues into the side yard along the west façade as well as along the rear façade connecting with the driveway, and ending with the concrete underneath the carport (**Figure 24**). Few plantings are in the rear yard, which is primarily grass that has not been maintained. The south property line was not accessible during the site visit.

## SURROUNDING NEIGHBORHOOD

The immediate area surrounding 164 Chestnut Street the property is a mix of institutional, commercial, and residential uses (**Figure 25**). Directly adjacent to the east of the property is the Metro Gold Line tracks, which are sunken in a trench (**Figure 26**). On the other side of the tracks is the rear of a large office building known as Walnut Plaza that was built in 1984.



Figure 25. Aerial image of 164 Chestnut Street with the main residence shaded and the lot in dashed outline. Source: Google Maps, 2018, edited by Page & Turnbull.





Figure 26: 164 Chestnut Street in the left background, with adjacent Metro Gold Line tracks as seen from Walnut St. View looking northwest.



Figure 27: St. Andrew Pastoral Center at 140 Chestnut, adjacent (west) of the subject property. View looking southwest.

West of the subject property is the St. Andrew Pastoral Center. Built in 1954, the pastoral center was designed by A.C. Martin at a different location and moved to 140 Chestnut Street in 1968 for use as the San Pasqual Convent (**Figure 27**). It is a one- and two-story, brick-clad building separated from 164 Chestnut Street by a large service yard and setback garages. On the west side of the pastoral center is its playground and surface parking lot that extends to the southeast corner of Raymond Avenue and Chestnut Street

On the northern side of Chestnut Street, directly across the street from the subject property, are three small-scale residential properties (**Figure 28**). At the east corner at Townsend Place is a 1956 two-story, Modern apartment building at 165 Chestnut Street. At 161 Chestnut Street is a two-story, Colonial Revival house constructed in 1905, which has been converted into multi-family units. A single-story cottage dating from 1901 is located at 155 Chestnut Street.



Figure 28. Small-scale residential properties on the north side of Chestnut Street, across from 164 Chestnut Street. View looking north, from right (east) to left (west): 165 Chestnut, 161 Chestnut, and 155 Chestnut Street.

The remainder of the block is composed of large-scale developments with a large, four-story apartment complex dating from 2002 at 141 Chestnut Street. The International Union of Operating



Engineers building, a three-story, brick-clad, office building constructed in 1988, is at the northeast corner of Raymond Avenue and Chestnut Street (**Figure 29**). At the northwest corner of the same intersection is the 1927 Romanesque St. Andrew Church with its distinctive bell tower.



Figure 29. The International Union of Operating Engineers building, with St. Andrew's Church bell tower in the background, at the corner of Raymond Avenue and Chestnut Street, looking northwest.

## IV. HISTORIC CONTEXT

### PASADENA HISTORY

Located in the western end of the San Gabriel Valley and northeast of downtown Los Angeles, Pasadena is one of many cities composing Los Angeles County. Natural features such as the San Gabriel Mountains to the north and the Arroyo Seco (“dry stream” in Spanish) running north-south dominate the landscape. Prior to its establishment, the area was part of the San Gabriel Mission, which was established in 1771 by Spanish missionaries. After Mexico won its independence from Spain in 1821, the area came under Mexican government rule like the rest of California. Following the secularization of the missions in 1833, the Mexican government began granting land as ranchos to those that had served the government as soldiers. Three ranchos became present-day Pasadena: Ranchos San Pasqual, Santa Anita, and San Raphael.<sup>4</sup>

The modern history of Pasadena begins with the acquisition of Rancho San Pasqual by Dr. John Griffin and Judge Benjamin Wilson in 1859, after California became part of the United States and gained statehood. Griffin and Wilson subsequently subdivided and sold the lots during the 1860s and 1870s, where a handful of houses were built. With the land remaining, Griffin sold his portion stretching from east of Fair Oaks Avenue to the Arroyo Seco at the west, to the San Gabriel Orange Grove Association (SGOGA) in 1874. SGOGA sold 27 tracts within the first few weeks of incorporation, and on April 22, 1875, the new settlement was named “Pasadena.”



Figure 30: Fair Oaks avenue looking north from Colorado, 1884. Source: Pasadena Digital History Collaboration

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<sup>4</sup> Much of Pasadena’s historic context is summarized from National Register of Historic Places, Late 19<sup>th</sup> and Early 20<sup>th</sup> Century Development and Architecture in Pasadena, Pasadena, Los Angeles County, California, National Register # 64501116, E-1 to E-6, unless otherwise noted.



The subdivision established Fair Oaks Avenue and Orange Grove Avenue (now Boulevard) as the main north-south streets, and Colorado Street and California Street (now both boulevards) as the east-west corridors. The intersection of where Orange Grove Boulevard crosses California Boulevard serving as the original center of the town. Within a year, about 40 houses had been constructed and a handful of businesses and several churches were interspersed near the center of the town in what is the southwestern portion of Pasadena today.

In 1877, Wilson, who held the remaining Rancho San Pasqual land east of Fair Oaks Avenue, subdivided his land and named it the Lake Vineyard and Water Company (LVLWC). The creation of the LVLWC tract shifted the center of Pasadena from Orange Grove Boulevard slightly east to Fair Oaks Avenue and California Boulevard. The SGOGA tract and the LVLWC tract composed what became the core of Pasadena. Slightly to the north at Colorado Boulevard and Fair Oaks Avenue was the beginnings of downtown Pasadena (Old Pasadena) with an 1876 store and other developments (**Figure 30**).

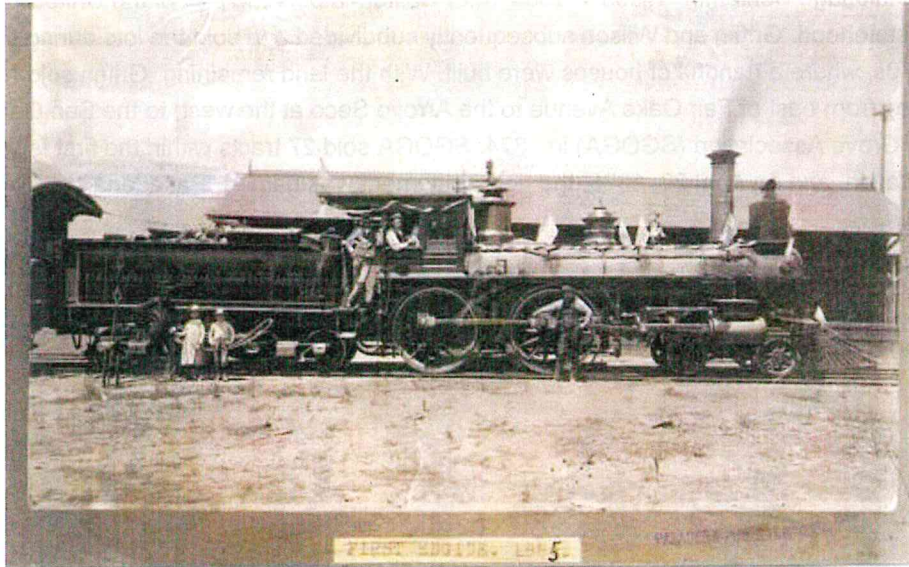


Figure 31: First engine to pull railroad into Pasadena, September 16, 1885. Source: Pasadena Digital History Collaboration

In 1880, Pasadena was a primarily agricultural town with approximately 400 residents that worked in the surrounding ranches, farms, and orchards. With the arrival of railroads, Pasadena, like much of Southern California, transformed. In 1885, the San Gabriel Valley Railroad Company established a rail line between Los Angeles and Pasadena, running alongside Raymond Avenue near areas with development (**Figure 31**). That same year, the line was sold to another company that became a subsidiary of the Atchison, Topeka and Santa Fe Railroad, which connected a route from Los Angeles to Chicago through Pasadena. Pasadena's addition to the transcontinental route and the ensuing rate war between the Santa Fe and Southern Pacific railroads brought thousands of visitors to the area. Pasadena grew into a vacation and resort town, especially for wealthy families seeking to escape the harsh East Coast and Midwest winters. Several resort hotels were constructed, including the Sierra Madre Villa, Lake Vineyard House, Arroyo Vista Hotel, the

Raymond, and the Green Hotel (now Castle Green), built in 1887 at Raymond Avenue and Green Street and was later expanded in 1894.

From 1886 to 1888, Pasadena's population increased from 2,000 to 12,000. On June 19, 1886, Pasadena was officially incorporated. With the ability to travel to Pasadena at extremely cheap rates, abundant land, and the romanticizing of Southern California as the new paradise in the west, Pasadena experienced rapid population and economic growth with the peak of its real estate boom lasting from 1886 to 1895. The commercial development oriented around a tourist economy led to the land value increasing between Colorado Boulevard, Raymond Avenue, Green Street, and Fair Oaks, making the area prime for development. Larger scale brick, commercial buildings began to replace simple, wood frame structures in the area surrounding where Fair Oaks Avenue and Colorado Boulevard. Soon, commercial buildings with predominantly Victorian elements were found along Colorado Boulevard (**Figure 32**). Industry and commerce were localized in this area of the city, as were housing for the working class employed at the hotels and resorts.



Figure 32: Colorado Street, ca. 1886-1896. Source: Pasadena Digital History Collaboration

By the mid-1890s, there was a shift from tourists staying in hotels in Pasadena for the winter to building their own winter homes. These well-to-do tourists and the merchants who served them began building large mansions. By the turn of the twentieth century, a collection of grand homes known as "Millionaires' Row" was formed on South Orange Grove Boulevard that replaced the modest homes of early Pasadena settlers. Pasadena continued to see the development of substantial homes by the wealthy during the 1910s and into the 1920s. This development occurred along streets such as South Grand Avenue in the overall southern and western portion of Pasadena.



By 1904, the area north of the city's original boundaries was annexed and residential development for the working and middle class began.<sup>5</sup> These individuals rejected the elaborate Victorian-style homes and instead preferred the ideals emerging from the Arts and Crafts movement. Stemming from the philosophies of Gustav Stickley and the idea of connecting nature with design and the return to simple, honest materials, the Arts and Crafts movement had a profound influence on the styles of residential properties in Pasadena. They embraced the Southern California landscape and thus the Craftsman bungalow, a vernacular expression of the Arts and Crafts ethos, emerged as a popular building typology for the working class.<sup>6</sup>

A second wave of residential development occurred after World War I in existing annexed tracts as well as newly annexed lands areas west, northeast, and east of the original city boundaries. These tracts included San Rafael Heights, Linda Vista, Annandale, and Pasadena Heights. By 1929, almost all of what is Pasadena today had been annexed except the region northeast of the city. By 1930, Pasadena's experienced another population boom with numbers jumping from 45,000 to 76,000. With the influence of the Arts and Crafts style essentially coming to an end during this time, residential development in the 1920s and into the early 1940s consisted of mostly Period Revival styles. The wealthy continued to commission noted architects to design their homes and buildings while the middle and working class often turned to pattern books and magazines.<sup>7</sup>

Going hand in hand with the residential development that occurred due to population and economic growth were several civic improvements.<sup>8</sup> Spanish and Mission Revival architecture in particular gained traction at this time influenced by the 1915 San Diego Panama-California Exposition.<sup>9</sup> The city built a new city hall in 1927 that combined Spanish Colonial and Mediterranean Revival styles (**Figure 33**). City hall anchored a new civic center inspired by the City Beautiful Movement and incorporating a Beaux Arts plan, which was located at the eastern edge of the city's business district to separate it from the commercial corridor of Old Pasadena. Additional civic developments that occurred during this time was the public library, also completed in 1927, and the civic auditorium in 1932.<sup>10</sup>

The Great Depression in the 1930s devastated Pasadena's tourism industry causing most of its once renowned hotels to be closed, re-used, or demolished by 1939. However, federal funding through the Works Progress Administration (WPA) facilitated the construction of public buildings during this time such as schools and post offices.<sup>11</sup> Given the prominence of the automobile and rapid growth occurring not just in Pasadena but throughout Southern California, the first freeway on the West Coast, the Arroyo Seco Parkway, opened in 1940. This created a direct route from

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<sup>5</sup> National Register of Historic Places. The Residential Architecture of Pasadena, CA: 1895-1918: The Influence of the Arts and Crafts Movement, Los Angeles County, California, National Register # 64500742, E-2.

<sup>6</sup> Historic Resources Group and Pasadena Heritage, *Cultural Resources of the Recent Past Historic Context Report*, prepared for the City of Pasadena, October 2007, 17.

<sup>7</sup> 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, 9-10.

<sup>8</sup> *Ibid.*, 7.

<sup>9</sup> Historic Resources Group and Pasadena Heritage, *Cultural Resources of the Recent Past*, 20-21.

<sup>10</sup> *Ibid.*, 21 and Grimes and Winder, *Residential Period Revival Architecture and Development in Pasadena from 1915-1942*, 7.

<sup>11</sup> Historic Resources Group and Pasadena Heritage, *Cultural Resources of the Recent Past*, 22.



downtown Los Angeles to Pasadena, which changed Pasadena's image from an inaccessible, outlying city to one within commuting distance, spurring additional development (**Figure 34**).<sup>12</sup>



Figure 33: Pasadena City Hall, photographed in 1937. Source: Pasadena Digital History Collaboration

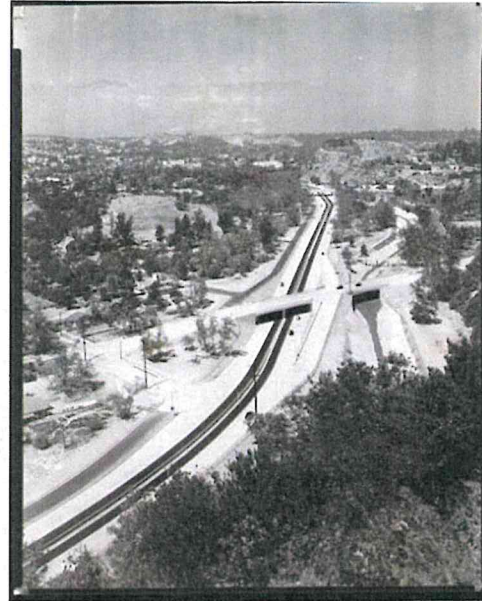


Figure 34: Newly opened section of the Arroyo Seco Parkway between Los Angeles and Pasadena, July 1940. Source: Pasadena Digital History Collaboration

### Postwar Pasadena

As the region's postwar suburbanization boom drew people away from the historic city centers, Pasadena's downtown faced the same downturn experienced by other cities. During the 1960s, many companies and manufacturers moved out of Pasadena due to limited space restricting them from expanding their businesses.<sup>13</sup> Referred to as an "industrial exodus" these companies found new homes in places such as Monrovia, Santa Ana, and Fullerton.<sup>14</sup> A redevelopment agency was formed after the Chamber of Commerce commissioned an economic survey of the city in 1959. The agency's goal was to attract new industries to Pasadena, particularly those that were non-polluting and would not encroach on the residential neighborhoods.<sup>15</sup>

During the remainder of the 1960s and into the 1970s, large-scale freeway development also occurred in Pasadena. Construction of the 210 Freeway began in 1958 with the section going from Foothill Boulevard to Canada Avenue in Pasadena open by 1966. The section of the 134 Freeway (Ventura Freeway) east of the 101 Freeway (Hollywood Freeway) to its terminus in Pasadena where it connects with the 210 Freeway was completed by 1971. The development of these major freeways disrupted and demolished many neighborhoods, including several that were ethnically

<sup>12</sup> Ibid., 37.

<sup>13</sup> Historic Resources Group and Pasadena Heritage, *Cultural Resources of the Recent Past*, 38.

<sup>14</sup> Patrick Conyers, and Cedar Phillips, *Pasadena, 1940-2008* (Charleston, SC: Arcadia Publishing, 2009), 49.

<sup>15</sup> Historic Resources Group and Pasadena Heritage, *Cultural Resources of the Recent Past*, 38.

mixed.<sup>16</sup> The Wynona-Cypress neighborhood had many Latino, African-American, and Japanese residents that were relocated during the construction of the 210 Freeway.



Figure 35: Commercial properties along Fair Oaks Avenue in the process of rehabilitation, ca. 1980.  
Source: OldPasadena.org

Following the arrival of the freeways in Pasadena and urban renewal efforts, Pasadena began viewing its architectural heritage in a different light during the 1970s and 1980s.<sup>17</sup> Pasadena's historic preservation movement traces back to 1969 when the city adopted its first ordinance to protect historic resources.<sup>18</sup> During the 1970s, the city began to survey its historic properties, primarily focusing on the original downtown core, which was continuing its decline and many stores were falling into disrepair (**Figure 35**). In 1977, Pasadena Heritage was officially formed as a non-profit advocacy group composed of local residents dedicated to protecting the city's historic resources. Pasadena Heritage led the city's movement to use preservation for economic revitalization with the listing of the Old Pasadena Historic District to the National Register of Historic Places in 1983. With this landmark district, the city had a framework to transform Old Pasadena into a lively commercial district once again.<sup>19</sup>

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<sup>16</sup> Conyers and Phillips, *Pasadena, 1940-2008*, 49.

<sup>17</sup> Ann Scheid, *Downtown Pasadena's Early Architecture* (Charleston, SC: Arcadia, 2006), 8.

<sup>18</sup> "Historic Preservation Brochure," *City of Pasadena*, accessed October 11, 2018, <https://ww5.cityofpasadena.net/planning/wp-content/uploads/sites/56/2017/09/Historic-Preservation-Brochure.pdf>.

<sup>19</sup> Ann Scheid, *Downtown Pasadena's Early Architecture* (Charleston, SC: Arcadia, 2006), 8.



## AMERICAN FOURSQUARE STYLE

The Late 19<sup>th</sup> and Early 20<sup>th</sup> Century Development and Architecture in Pasadena historic context statement discusses the American Foursquare style as:

The American Foursquare house developed in the 1890s as primarily a vernacular style promoted by builders' magazines and pattern books such as Radford American Houses and Shoppell's Modern House. The "foursquare" part of the name comes from the style's box-like floor plan, which is typically divided into four parts. Likewise, its front elevation could also be divided into four nearly equal parts. American Foursquare houses usually had low-pitched, hipped roofs with center dormers and full-width front porches. In contrast to the ornate and picturesque styles of the time, such as Queen Anne, the American Foursquare was a modern style of straightforward volumes... Foursquares are sometimes referred to as Prairie Boxes. Because it was affordable and simple to build, the American Foursquare remained popular for decades, especially with the middle class.<sup>20</sup>



Figure 36: Example of high-style American Foursquare in Pasadena. Source: City of Pasadena California Historical Resources Inventory Database.



Figure 37: Typical vernacular American Foursquare-style house in Pasadena. Source: City of Pasadena California Historical Resources Inventory Database.

Several variants of larger, high-style American Foursquare houses are seen in Pasadena, as are more modest examples from pattern books. The key character-defining features typically seen with the style in Pasadena are two-stories; simple rectangular building forms; clapboard exteriors, sometimes stuccoed or shingled; low-pitched hipped roofs; large, centrally located hipped dormers; substantial front porches; and double-hung sash windows.<sup>21</sup> These elements typically compose a symmetrical front façade, although asymmetrical facades are not uncommon.<sup>22</sup> The period of significance from the context statement appears to be 1883 to 1904.

<sup>20</sup> National Register, Late 19<sup>th</sup> and Early 20<sup>th</sup> Century Development and Architecture in Pasadena, E-15.

<sup>21</sup> Ibid., F-25.

<sup>22</sup> "American Foursquare Style Guide," in *Long Beach Historic District Design Guidelines*, prepared by the City of Long Beach, accessed October 12, 2018, 5, <http://www.lbds.info/civica/filebank/blobdload.asp?BlobID=6917>.





description and related map suggest the lot was reduced at the west by 50 feet. A separate line in the map book shows California Bank sold the 50 feet by 140 feet lot to John Allin in 1903.

The 1903 Sanborn Fire Insurance Map shows the full, 175 feet-wide trapezoidal lot with no subdivision for the west 50 feet of the lot and only a small one-story dwelling at the southwest corner of the undivided lot (**Figure 39**).

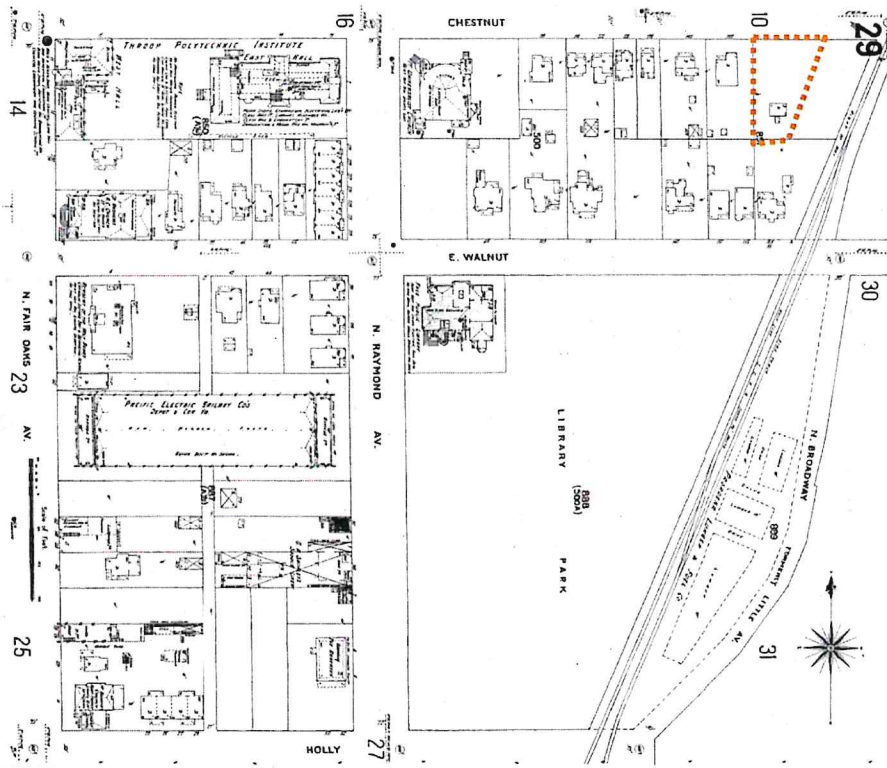


Figure 39: 1903 Sanborn Map showing the approximate outline of the subject parcel (dashed line) within the larger, historically trapezoidal parcel at the top right. The extant house has not been constructed at this time. Source: Los Angeles Sanborn Map, edited by Page & Turnbull.

During this time, the surrounding neighborhood and area was a mix of residential, institutional, and industrial development. The south side of Chestnut Street to the west of the property had already been developed with several one-story, single-family houses. There were additional, larger houses along the northern side of Walnut Street on the same block and a series of rowhouses at the northwest corner of Raymond Avenue and Walnut Street. The north side of Chestnut Street was also mostly developed with one- and two-story houses and a tenement.

Several religious properties were nearby, including the Universalist Church just down the block at the southeast corner of Chestnut Street and Raymond Avenue. St. Andrew's Roman Catholic Church was located one block west at the northeast corner of Fair Oaks and Raymond Avenue. A third church, the First Baptist Church, was located at the northeast corner of Fair Oaks and Holly Street. Notably, the Throop Polytechnic Institute, the precursor to Caltech, had its campus at the southwest corner of Raymond and Chestnut.

To the southeast and southwest were industrial and commercial activities. The Pacific Electric Railway Company Depot was located on the west side of Raymond Avenue and just south of Walnut Street. Just south of the depot was a saddle livery, marble yard, and stone polishing. To the southeast on the other side of the Southern California Railroad tracks were several lumber yards part of the Pasadena Lumber & Fuel Company. A large portion of land one block to the south was set aside for Library Park. The Free Public Library had already been built at the northwest corner of this lot.

No original building permit was located but according to the 1979 City of Pasadena Architectural and Historical Inventory, which had reviewed the original permit, 164 Chestnut Street was built in 1904 with W.C. Bund as the builder and Elias Smith as the owner.<sup>24</sup> However, the 1900-1909 accessor map book shows Elias Smith acquired the 50-foot wide property from John Allin in 1906. Smith also acquired the adjacent trapezoidal lot to the east in 1905, bringing ownership of the two lots back together. The difference in dates between when Smith constructed the building and when he acquired the lot may be due to a delay in recording the deed. No additional information was found on the builder.

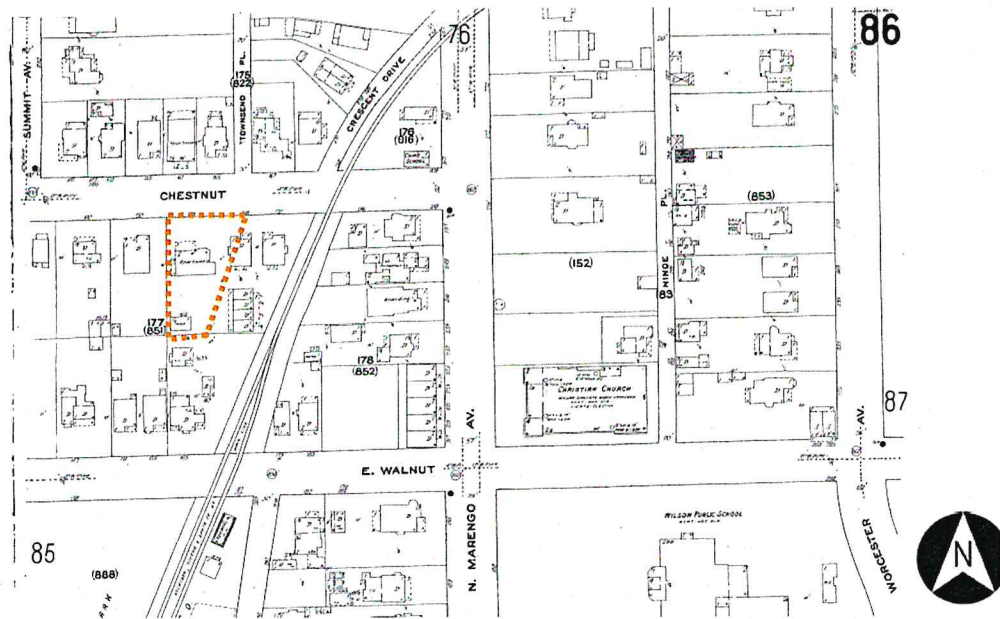


Figure 40: 1910 Sanborn Map with subject parcel outlined. The extant house at 164 Chestnut Street is built by this time, along with 166 Chestnut, 168 Chestnut, and 172 Chestnut Street on the adjacent parcel. Source: Los Angeles Sanborn Map, edited by Page & Turnbull.

The 1910 Sanborn Fire Insurance Map shows a two-story dwelling with the same footprint as the current house, including a porch along the north (front) façade and a two-story porch along the west façade (Figure 40). The subject property is labeled as apartments. A one-and-a-half story shed is also shown to the rear of the subject property and listed as 166 Chestnut. The one-story

<sup>24</sup> City of Pasadena's Architectural and Historical Inventory, 3. The survey states the original date of construction is based on a factual building permit #1571. The original permit was not available for review.



dwelling seen on the 1903 Sanborn Fire Insurance Map appears to have been demolished by 1910.

The adjacent lot to the east, also owned by Smith, had been developed as well. Two one-story dwellings are shown at the northeast portion of the lot and labeled as 168 Chestnut and 172 Chestnut respectively. Behind them were four rowhouses to the rear. These buildings are no longer extant, and no building permit files were found at the City of Pasadena for these addresses. The Sanborn map continues to show one large lot, rather than the lot split seen in the accessor's map book.

The 1905 Pasadena City Directory lists Elias Smith and his daughter, Carrie Smith, residing at 164 Chestnut Street. According to the 1909-1917 assessor map book, Elias Smith's properties transferred to Carrie Smith in 1912 just prior to his death in 1913. Subsequent city directories and the 1920 and 1930 census records list Carrie Smith, who had been married and widowed by then and was also known as Carrie Paulson, as living at 164 Chestnut Street. Carrie Paulson's occupation was listed as keeper of a lodging house in the 1920 census, likely referring to the use of 164 Chestnut Street. The directories since 1912 also listed other individuals as renters at 164 Chestnut, and the 1920 and 1930 census noted tenants at the property, including a Korean couple in the rear unit in 1930.<sup>25</sup>



Figure 41: 1931 Sanborn Map. Subject parcel outlined. Shed noted as 166 Chestnut to rear of subject property appears to be no longer extant. One-and-a-half story dwelling shown in same location as shed as 164 1/2 Chestnut. Source: Los Angeles Sanborn Map, edited by Page & Turnbull.

<sup>25</sup>1920 and 1930 U.S. Census, Los Angeles County, California for 164 Chestnut Street, Pasadena, digital image, through Ancestry.com.

According to building permits, a small addition was constructed in the 1920s. The 1931 Sanborn Fire Insurance Map shows a porch at the rear (south) side of the building and notes the main building as a lodging house (Figure 41). The map also shows one-and-a-half story dwelling at the same location and with the same footprint as the shed noted as 166 Chestnut in the 1910 Sanborn Map. The dwelling is listed as 164 ½ Chestnut. No permits or other records have been found to indicate whether the shed was converted to a dwelling, or a similar-size building as constructed at the same location. The building configuration on the adjacent parcel did not change.

In 1940, ownership of both properties changed to John E. Hisey, who worked for a real estate company.<sup>26</sup> They changed hands again to an executor in 1941, likely following Carrie (Smith) Paulson's death in 1941. Shortly after, Emma Bradshaw became the owner both parcels in 1942. According to city directories from 1940 to 1947, 164 Chestnut Street was Bradshaw's primary residence. During Bradshaw's ownership, she is listed as the only resident of the property and no additional tenants are listed in the available electronic city directories. However, her occupation is noted as a home keeper and apartment manager in the 1942 and 1943 city directories, likely meaning that 164 Chestnut was still a lodging house.

In 1953, Emma Bradshaw sold the two parcels separately to two different individuals: the 50-foot wide western (subject) parcel changed hands to Gerald F. Johnson on November 3, 1953 while the larger 126.25-foot wide adjacent, east parcel went to Wendell Schell on December 1, 1953 (Figure 42).<sup>27</sup>

TO WHOM ASSESSED DESCRIPTION	EXCEPTION OR LOT	TWP. R. 10 E. OR DIVISION	RANGE 10 N. OR PAR. 16	CODE	TAX SALE
BRADSHAW, EMMA A. <sup>11-30-53</sup> SAN PASQUAL TRACT LOT COM ON S LINE OF CHESTNUT ST E 330 FT FROM N E COR OF LOT 11 GOODWINS SUB TH E 50 FT WITH A UNIFORM DEPTH OF 140 FT S PART OF					750.00 43.58
BRADSHAW, EMMA A. <sup>12-1-53</sup> SAN PASQUAL TRACT LOT COM ON S LINE OF CHESTNUT ST E 360 FT FROM N E COR OF LOT 11 GOODWINS SUB TH E 126.25 FT TH SW ON NW LINE OF A T AND S F BY R W 150 MORE OR LESS FT TH W 66 MORE OR LESS FT TH N 140 FT TO BEG PART OF					1410 5
HOPPING, FRED S. & ANNA S. SAN PASQUAL TRACT LOT COM AT INTERSECTION OF N W LINE OF A T AND S F BY R W WITH N LINE OF WALNUT ST TH W 64 MORE OR LESS FT TH N 130 FT TH S W ON SD MORE OR LESS FT TH S W ON SD N W LINE 139.29 MORE OR LESS FT TO BEG PART OF					

Figure 42: The assessor's map book shows transfer of subject parcel from Emma Bradshaw to Gerald Johnson in 1953 and adjacent parcel from Bradshaw to Wendell Schell. Source: Los Angeles County Assessor Map Book, 1952-1956, edited by Page & Turnbull.

<sup>26</sup> Los Angeles County Assessor, Map Book 50, 1940-1946, 34.

<sup>27</sup> Los Angeles County Assessor, Map Book 50, 1952-1956, 34.



Gerald's wife, Maxine Johnson appears on early building permit records dating from 1953 as the owner as well. Gerald worked as a construction foreman while Maxine's occupation is unknown. Beginning in 1953, the couple began converting the property into apartment units. A building permit shows conversion of bathrooms and bedrooms into kitchens and the addition of a bathroom on the second floor.<sup>28</sup>

According to city directories from 1953 to 1967, the Johnsons did not live onsite but at 655 N. Los Robles Avenue in Pasadena while they owned the subject property. By 1968, the one-and-a half story dwelling at the southwest corner of the lot marked as 164 ½ Chestnut was no longer seen on the Sanborn map (**Figure 43**). A new garage was constructed in the same location in 1976 and a carport was added to the garage in 1988.<sup>29</sup>



Figure 43: 1968 Sanborn Map. Subject parcel outlined. Convent moved to 150 Chestnut by this time. Source: Los Angeles Sanborn Map, edited by Page & Turnbull.

The area around 164 Chestnut Street started to change in the 1960s. The adjacent single-family houses to the west were replaced by the San Pasqual Convent (now St. Andrew Pastoral Center) in 1968, when the brick-clad building was moved to 140 Chestnut Street from 333 Raymond Avenue. The 1968 Sanborn map also shows some of the properties to the east of the railroad line had been cleared of buildings as a result of Pasadena's redevelopment efforts in downtown.

By 1972, the historic aerial show even more dramatic changes to the surrounding area (**Figure 44**). Not only had the construction of the 210 Freeway started, resulting in the demolition of the residential neighborhood to the north, the railroad right-of-way expanded to take most of the adjacent property. The photograph shows the buildings at 168 Chestnut, 172 Chestnut, 172 ½ Chestnut were all demolished by 1972 and the size of the current subject parcel was created.

<sup>28</sup> Permit #3201M, December 1, 1953, City of Pasadena;

<sup>29</sup> Permit #65139, May 11, 1976, City of Pasadena; Permit #BU120123, April 22, 1988, City of Pasadena.

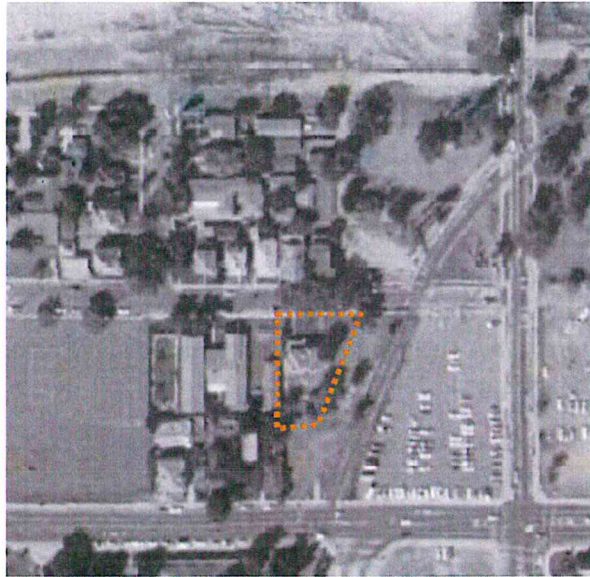


Figure 44: 1972 historic aerial showing the construction of the 210 freeway to the north and the expansion of the railroad right-of-way resulting in the demolition of 168, 172, and 172 ½ Chestnut. Subject parcel outlined. Source: Historic Aerials by NETR Online, edited by Page & Turnbull.

When the property was surveyed in 1978 by the City of Pasadena for the Cultural Heritage Program's Architectural and Historical Inventory, it had its current configuration. The building had composite roof shingles in an overlapping pattern (**Figure 45, Figure 46**). The Johnsons continued to own the property, even after Gerald Johnson's death in 1999. It appears Maxine Johnson was the sole property owner until at least 2012.



Figure 45: Front facade of 164 Chestnut, 1978.  
Source: City of Pasadena.



Figure 46: Detailed view of front facade of 164 Chestnut, 1978. Source: City of Pasadena.

### Construction Chronology

Permits and inspection records were collected from the City of Pasadena's database at the city's Permit Center. Most permits reflected interior alterations and site improvements, including several electrical and plumbing permits. The major alteration permits are listed below.



Date	Scope of Work	Permit	Owner
192x (full date not legible)	Extend rear screen porch 5x9 ft.	#5860	Owner: Carrie Smith Paulson
1925-03-03	Construct 5x10 sunporch by side bedroom.	#8898	Owner: Not legible
1933-05-18	Window repairs (location of windows not stated)	#4554F(?)	Owner: Carrie Paulson
1933-09-28	Reroof south and east roof with composition shingles	Not legible	Owner: Carrie Smith Paulson
1934-09-22	Interior plaster with lath and brown	Not legible	Owner: Carrie Paulson
1953-12-01	Convert closet into bathroom, bedroom into kitchen, and add bath upstairs	#3201M	Owner: G. Johnson
1976-05-11	Construct new 22x20 two car garage at rear of lot.	#65139	Owner: Gerald F. Johnson
1988-04-22	Construct carport attached to existing garage (20' 16'8")	#BU120123	Owner: Maxine Johnson *Note: this permit is listed in the city's database but no document for the permit was attached.

No original building permit was on file but according to the 1979 City of Pasadena Architectural and Historical Inventory, 164 Chestnut was originally built in 1904.<sup>30</sup> The earliest permit on file was issued in the 1920s. One permit, where the date is not legible, is to extend the rear screen porch by five feet by nine feet. A similar permit to construct a five-foot by 10-foot sunporch was issued in 1925. Only one addition is visible at the rear of the building, approximately five feet by 10 feet, but it is not clear if another addition was constructed.

In 1933, the south and east roof were reroofed with composition shingles. Interior alterations completed under the Johnson's ownership to create apartment units with kitchens and bathrooms. In 1953, a closet was converted into a bathroom, a bedroom was converted into a kitchen, and a bathroom was added at the second story.

By 1968, the one-and-a-half story dwelling shown in the 1931 Sanborn map at the rear of the property had been demolished. In 1976, the Johnsons constructed a new two car garage at approximately the same location. A carport was added to the garage in 1988.

At some point after 1978, the main building was reroofed again it currently has different asphalt shingles than the overlapping shingles seen in the 1978 photographs.

<sup>30</sup> City of Pasadena's Architectural and Historical Inventory, 3.  
The survey states the original construction date is based on factual building permit #1571.

Undated alterations include the chimney at the center of the rear façade, which does not appear original given its location between windows and the manner in which it extends through the roof eaves (**Figure 12**). There are brick remnants at the center of the roof that likely are the remains of the original chimney. The two entrances at the rear (south) façade, one leading to the living room and the other to the kitchen, appear to be non-original entrances added at unknown dates.

## OWNERSHIP AND OCCUPANT HISTORY

The ownership records were found from the Los Angeles County Assessor's historic map books from 1900 through 1962; research into deed transfers was not conducted. The City of Pasadena's inspection records and building permits helped to establish ownership throughout the 1970s to approximately 2012. City directories and census records provided supplemental evidence of ownership as well as occupant history. The ownership history is listed below.

Date	Owner	Notes
1905-1912	Elias Smith	Physician, owned several parcels surrounding the subject property including the adjacent lot to the west. Resided at 164 Chestnut Street.
1912-1940	Carrie Smith, later Carrie Paulson	Daughter of Elias Smith. Occupation unknown with the exception of being listed as a lodging house keeper in the 1920 census, likely of 164 Chestnut Street. Resided at the property.
1940-1941	John E. Hurley	Vice-president of B.O. Kendall Co., real estate company.
1941-1942	Executor	Unclear if John Hurley was an executor for Carrie Smith Paulson, who passed away in 1942.
1942-1953	Emma Bradshaw	Home keeper and apartment manager, likely of 164 Chestnut Street. Resided at the property.
1953-ca.2012	Gerald F. Johnson and family	Gerald Johnson worked as a foreman in construction. As early as 1953, his wife, Maxine Johnson, is listed on building permits as owner of the property. It appears she retained sole ownership following his death. The Johnsons did not reside at the property.

The property has been in the hands of three main owners since the early 20<sup>th</sup> century: Elias Smith and his daughter Carrie from 1905 to 1940; Emma Bradshaw from 1942 to 1953; and Gerald and Maxine Johnson and their family from 1953 until at least 2012. Although the Smiths and Emma Bradshaw lived at 164 Chestnut Street originally, the building functioned as apartments or a lodging house for much of its history. The building was categorized as apartments as early as the 1910 Sanborn map, though the 1910 census did not list other occupants aside from Elias and Carrie Smith. The 1912 city directory lists Mrs. M.M. Brotherton as a renter at 164 Chestnut Street, while the 1913 directory lists two individuals, Henry F. Barlish, a travel agent, and Katherine Brace, a widow, at 164 Chestnut Street.<sup>31</sup>

<sup>31</sup> *Thurston's Pasadena City Directory*, April 1913, 50, 69, 347-348.



Primarily older widowed women continued renting at the property during Smith Paulson's ownership, with the exception of a Korean couple living at the property recorded in the 1930 census. One of the women lived at the property with her daughter, and an older couple also lived at the property. The tenants had a range of jobs, with the widowed mother working as a cook, the daughter as a stenographer, and the second widowed woman and couple not having an occupation listed. In 1940, only one tenant, a widow named Gertrude Mahley, is listed in the census records as living at 164 Chestnut along with Carrie Smith Paulson.

Electronic records for the tenants during Emma Bradshaw's ownership were not available. City directories during the Johnsons ownership show various tenants listed for the five apartment units from 1960 to 1976 with several vacancies throughout this time. Research on select tenants did not result in substantial information about their personal histories.

### Elias Smith and Carrie Smith Paulson (owners, 1905-1940)

Dr. Elias Smith was born around 1828 in Indiana. He was married to Mary Elizabeth Smith and had two children, Carrie and Agnes.<sup>32</sup> It is not clear when the Smiths moved to Pasadena, but Dr. Smith practiced as a physician upon settling in Pasadena and like many Southern California transplants, he participated in the real estate industry. He was purchasing property in the Pasadena area as early as 1893 when he bought a nine-acre ranch at Villa Street and Hill Avenue.<sup>33</sup> By 1905, Mrs. Smith had passed away.

Dr. Smith acquired the parcel on which the subject property sits in 1906, in addition to the parcel immediately adjacent to the east, next to the train tracks; he also purchased the lot to the south with frontage on Walnut Street.<sup>34</sup> According to the 1910 census, he and his daughter, Carrie, were living at 164 Chestnut in Pasadena. In addition, the properties at 168 and 172 Chestnut, both of which were located in the east adjacent parcel owned by Dr. Smith, were being rented to tenants. The properties were owned by Dr. Smith until 1912 when they changed hands to his daughter, Carrie Smith.<sup>35</sup> Dr. Smith died on September 23, 1913.<sup>36</sup>

Carrie Smith was born in Illinois around 1862. It is not clear when she moved to Pasadena, though it was most likely with her parents. No occupation is listed for her in the 1910 census. After acquiring her father's properties and after his death, she married Peter Olof Paulson in 1915. Paulson was also a physician and originally from Sweden. The 1918 city directory lists them as residing at 164 Chestnut Street, though at least two tenants were also listed.

In 1919, Carrie was widowed after Peter Paulson's death.<sup>37</sup> The 1920 census lists her as Carrie Paulson living at 164 Chestnut Street, and her occupation as keeper of a lodging house, which was likely the subject property. A year prior to Carrie Smith Paulson's death in 1941, the subject

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<sup>32</sup> "Elias Smith," *Find A Grave*, accessed October 10, 2018, <https://www.findagrave.com/memorial/157278971>.

<sup>33</sup> "Southern California: Pasadena – Death of Mrs. Banbury The Universalist Fair," *Los Angeles Times*, December 7, 1893, 9.

<sup>34</sup> Los Angeles County Office of the Assessor, Map Book 50, 1900-1909, 47.

<sup>35</sup> Los Angeles County Office of the Assessor, Map Book 50, 1909-1917, 47

<sup>36</sup> "Elias Smith," *Find A Grave*, accessed October 10, 2018, <https://www.findagrave.com/memorial/157278971>.

<sup>37</sup> "Dr. Peter Olof Paulson," *Find A Grave*, accessed October 10, 2018, <https://www.findagrave.com/memorial/157262004>.

property and the adjoining properties also owned by her were transferred to John E. Hisey.<sup>38</sup> Hishey is listed as the Vice-President of B.O. Kendall Co., a real estate and insurance company in Pasadena, in the 1924 city directory. Evidence regarding Carrie Smith's and John Hisey's business relationship has not been found, but he likely assisted her with getting her affairs and properties in order.

### Emma Bradshaw (owner, 1942-1953)

In 1942, Emma Agnes Bradshaw acquired the three parcels owned by Carrie Smith Paulson, including the subject property. By 1942 she appears in the city directory as living at 164 Chestnut and working as a home keeper. She is listed as an apartment manager in the 1943 city directory, which indicates she may have continued the property's lodging house use while continuing to reside onsite. She is also noted as the widow of Chas Bradshaw in 1943 in the city directory. Electronic city directories were not available for this period to review the list of tenants. Records indicate that Bradshaw continued to reside at the property until 1952.<sup>39</sup> No additional information has been found about Emma Bradshaw.

### Gerald F. Johnson and Maxine Johnson (owners 1953- ca. 2012)

Gerald F. Johnson was born around 1914 in Missouri. By 1920, census records indicate that his family moved to Broken Arrow, Oklahoma, where they lived until 1935. In 1935, his family moved to Pasadena. According to the 1940 census, he lived at 505 Fair Oaks Avenue with his parents and brother. Johnson worked as a carpenter during this time. Records indicating when Gerald married his wife Maxine are not available, but by 1953, they appear as a married couple in the city directories as living at 655 N. Los Robles Avenue in Pasadena. That is also the same year they obtained ownership of the subject property.

According to the 1953 city directory, Gerald Johnson worked as a foreman for T&S Construction in Los Angeles. By 1960, the directory lists him as working as a foreman at Simpson Construction Company. Later city directories indicate that beginning in 1993, the couple lived at 1000 San Pasqual Street, Pasadena in an apartment complex. Gerald Johnson died on September 24, 1999.<sup>40</sup> Following her husband's death, it appears Maxine Johnson became the sole owner of the subject property, as she is the only person listed on permits and inspection reports as early as 1988.<sup>41</sup> As of the 2012 inspection certificate with the City of Pasadena, Maxine Johnson was still the owner.<sup>42</sup>

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<sup>38</sup> "Carrie Smith Paulson," *Find A Grave*, accessed October 10, 2018, <https://www.findagrave.com/memorial/157278701>.

<sup>39</sup> Inspection Letter, July 21, 1952, City of Pasadena.

Note this letter does not indicate if the property is operating as a single-family or multi-family property at this time.

<sup>40</sup> U.S., *Social Security Death Index, 1935-2014*, Ancestry.com, accessed October 10, 2018,

<https://search.ancestry.com/cgi-bin/sse.dll?indiv=1&dbid=3693&h=31049318&ssrc=pt&tid=75497760&pid=30321157351&usePUB=true>

<sup>41</sup> Quadrennial Inspection Progress Form, February 3, 1989, City of Pasadena; Housing Inspection Report, January 20, 1993, City of Pasadena

<sup>42</sup> Case Number CCI 20000-001055, Multiple Family Dwelling Certificate of Inspection, City of Pasadena, January 20, 2012.



## VI. EVALUATION

### NATIONAL REGISTER OF HISTORIC PLACES

The National Register of Historic Places (National Register) is the nation's most comprehensive inventory of historic resources. The National Register is administered by the National Park Service and includes districts, sites, buildings, structures and objects significant in American history, architecture, archeology, engineering, and culture. These resources contribute to an understanding of the historical and cultural foundations of the Nation at the national, state, or local level. Typically, properties over fifty years of age may be eligible for listing in the National Register if they meet any one of the four significance criteria and if they retain sufficient historic integrity to convey that significance. However, properties under fifty years of age may be determined eligible if it can be demonstrated that they are of "exceptional importance." Other criteria considerations apply to cemeteries, birthplaces, graves of historical figures, properties owned by religious institutions or used for religious purposes, structures that have been moved from their original locations, reconstructed buildings, and properties primarily commemorative in nature. National Register criteria are defined in depth in *National Register Bulletin Number 15: How to Apply the National Register Criteria for Evaluation*.

The National Register has four basic criteria under which a property may be considered eligible for listing. It can be found significant under one or more of the following criteria:

- *Criterion A (Events)*: Properties associated with events that have made a significant contribution to the broad patterns of our history;
- *Criterion B (Person)*: Properties associated with the lives of persons significant in our past;
- *Criterion C (Architecture)*: Properties that embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant distinguishable entity whose components lack individual distinction; and
- *Criterion D (Information Potential)*: Properties that have yielded, or may be likely to yield, information important in prehistory or history.

A property may be considered significant on a national, state, or local level to American history, architecture, archaeology, engineering, and culture.

### CALIFORNIA REGISTER OF HISTORICAL RESOURCES

The California Register of Historical Resources (California Register) is "an authoritative guide in California to be used by state and local agencies, private groups, and citizens to identify the state's

historical resources and to indicate what properties are to be protected, to the extent prudent and feasible, from substantial adverse change.”<sup>43</sup>

The California Register of Historical Resources (California Register) is an inventory of significant architectural, archaeological, and historical resources in the State of California. Resources can be listed in the California Register through a number of methods. State Historical Landmarks and National Register-listed properties are automatically listed in the California Register. Properties can also be nominated to the California Register by local governments, private organizations, or citizens.

In order for a property to be eligible for listing in the California Register, it must be found significant under one or more of the following criteria.

- *Criterion 1 (Events)*: Resources that are associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States.
- *Criterion 2 (Persons)*: Resources that are associated with the lives of persons important to local, California, or national history.
- *Criterion 3 (Architecture)*: Resources that embody the distinctive characteristics of a type, period, region, or method of construction, or represent the work of a master, or possess high artistic values.
- *Criterion 4 (Information Potential)*: Resources or sites that have yielded or have the potential to yield information important to the prehistory or history of the local area, California, or the nation.

The California Register of Historical Resources follows nearly identical guidelines to those used by the National Register, but identifies the Criteria for Evaluation numerically (1 through 4) instead of alphabetically (A through D). With the exception of some properties with additional criteria consideration (50 years or less, moved buildings, etc.), properties that meet the National Register criteria typically also meet the California Register criteria and vice versa and are often evaluated together.

## PASADENA LANDMARK AND MONUMENT

To be listed as a Pasadena landmark, a property must meet one or more of the following criteria:

- *Criterion A (Events)*: It is associated with events that have made a significant contribution to the broad patterns of the history of the city, region, or state.
- *Criterion B (Person)*: It is associated with the lives of persons who are significant in the history of the city, region, or state.

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<sup>43</sup> *Public Resources Code Section 5024.1(a)*



- *Criterion C (Architecture)*: It embodies the distinctive characteristics of a type, architectural style, period, or method of construction, and represents the work of a(n) 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 D (Information Potential)*: It has yielded, or may be likely to yield, information important locally in prehistory or history.

Pasadena uses the same criteria for historic monuments, except that they must be significant regionally, statewide, or nationally, rather than simply being locally significant.

## REGISTRATION REQUIREMENTS FROM PASADENA'S HISTORIC CONTEXT STATEMENT

In 2010, Pasadena completed a historic context statement for Late 19<sup>th</sup> and Early 20<sup>th</sup> Century Development and Architecture in Pasadena within the format of a National Register multiple property documentation form. Following the *National Register Bulletin Number 16B: How to Complete the National Register Multiple Property Documentation Form*, the context statement identified single-family residences, residential neighborhoods, and churches as property types associated with the context. It also outlined the significance of each property type and its registration requirements based on the National Register criteria.

Although 164 Chestnut Street functioned as a lodging house for much of its history, it appears to have been constructed and used initially as a single-family residence for Dr. Elias Smith and his daughter, Carrie Smith. As such, the registration requirements for single-family residence from the historic context statement apply:

Registration Requirements – Single-family residences may be eligible under Criterion A, B, or C. To be eligible under Criterion A, single-family residences must be the home of one of the earliest settlers to the area in which it is located. As such, the integrity of location is required. While the broader setting has most likely changed, the immediate setting of the property should remain intact. In addition, the historic design, feeling, and association must be strongly present in the evaluation of integrity.

To be eligible for listing under Criterion B, single-family residences must be associated with persons who provided leadership within the community or achieved considerable recognition beyond the borders of Pasadena. The accomplishments of these individuals should have occurred primarily during the period of significance. Single-family residences should retain their integrity from the period of time the significant individual lived there. The historic design, feeling, and association must be strongly present in the evaluation of integrity. Moved buildings may qualify if they are the single surviving building associated with the person's life. However, the setting should be compatible to the historic location.

To be eligible for listing under Criterion C, single-family residences must be rare or notable examples of a master architect or builder, or rare or notable examples of a style or type popular during the late 19th and early 20th centuries. They must possess architectural integrity and the essential character-defining features of the style or type. In particular, the retention of the original roof form, wall materials, fenestration patterns, and their component parts is required. Houses that illustrate more than one style are eligible if they achieve a harmonious design. The historic design, workmanship, feeling, and materials must be strongly present in the evaluation of integrity.

The following section examines the eligibility of 164 Chestnut Street for individual listing in the National Register, California Register, and a City of Pasadena landmark and monument. Because the criteria for all three are so similar, the evaluation for all levels will be conducted at once with the relevant criteria referred to in order of national/state/local criteria.

### Criterion A/I/A (Events)

164 Chestnut Street does not appear eligible for individual listing in the National Register, California Register, or as a Pasadena landmark or monument under Criterion A/I/A (Events) as a property associated with significant events or patterns of history. The building at 164 Chestnut was constructed in 1904 after the peak of the building and real estate boom in Pasadena from 1886 to 1895. The arrival of the railroad in 1885, particularly the Santa Fe Route that connected Los Angeles to Chicago and is adjacent to the subject property, catalyzed real estate development in the city and further expanded Pasadena's tourist economy that traced back to 1877. After Pasadena's incorporation in 1886, it transformed into a premiere destination as a winter resort town. By the mid-1890s, tourists shifted to semi-permanent residents who built their own winter residences, primarily to the south and west along Orange Grove Avenue.

Accompanying the development boom was residential subdivisions and development from 1883 to 1904 where both vernacular and high-style single-family houses were built. 164 Chestnut Street was part of the middle-class residential development that occurred during this period, but was among the later developments in its immediate area. Located just four blocks and a little over half a mile from the core of downtown Pasadena, the neighborhood already had several single-family houses, duplexes, rowhouses, and apartments constructed. The developments were part of different small subdivisions and constructed by individuals on available lots over several years. The neighborhood also had a mix of industrial, commercial, and institutional uses by 1904 generally dominated by churches.

164 Chestnut Street was among one of the last vacant lots along Chestnut Street and the surrounding neighborhood to be developed. It was originally part of a larger property that was subdivided into two lots around 1900 but both lots generally retained the same ownership through the mid-twentieth century. In addition to the subject building, three other dwellings, including a rowhouse, were constructed on the large property. They were located on the site between 164 Chestnut Street and the railroad tracks, and oriented toward Chestnut Street, with the exception of the rowhouse that had its rear facing the tracks.



Overall, 164 Chestnut Street is a late representative example of a period of development in Pasadena and the greater downtown area, but it does not appear to have a significant role in that development nor is it singularly significant for its association with this chapter in the city's history. It is not the home of an early settler in the area. Its development is also not related to the nearby railroad tracks that predated its construction, and it was not directly adjacent to the tracks when the property was developed. As such, 164 Chestnut Street does not meet Criterion A/1/A for individual listing in the National Register, California Register, or as a Pasadena landmark or monument.

### Criterion B/2/B (Persons)

164 Chestnut Street does not appear eligible for individual listing in the National Register, California Register, or as a Pasadena landmark or monument under Criterion B/2/B (Persons). Research has not uncovered any historically significant individuals associated with the property. None of the long-term owners or occupants were identified as leaders in the community or achieved recognition beyond Pasadena. For example, Elias Smith, who was the first long-term owner of the property and may have been responsible for the construction of 164 Chestnut Street, was a physician by trade and owned several parcels in the immediate area. He does not appear to be a significant real estate developer or person important to national, state, or local history.

His daughter, Carrie Smith, later Carrie Paulson, inherited his real estate holdings on Chestnut and Walnut Streets. She continued to reside at 164 Chestnut Street and operated it as a lodging house serving primarily widows. Subsequent owners continued the building's use as a rooming house or apartment and were small-scale, independent operators. Further research did not indicate that any of the owners were important to the history of Pasadena, California, or the nation.

The tenants at the subject property appear to have a high turnover rate over the years with none residing at the property for an extended period of time. None of the tenants appear to have a strong association with the subject property. Targeted research did not uncover any tenants who were important in local, state, or national history.

As a result, 164 Chestnut Street does not meet Criterion B/2/B (Persons) for individual listing in the National Register, California Register, or as a Pasadena landmark or monument for its associations with the significant individuals.

### Criterion C/3/C (Architecture)

164 Chestnut Street does not appear to be eligible for individual listing in the National Register or California Register for its design but does appear to be eligible for listing as a Pasadena landmark under Criterion C/3/C (Architecture). The building is a notable, representative example of the American Foursquare style common in Pasadena between 1883 and 1904 with Victorian and Craftsman elements. It exhibits the key character-defining features of the style, such as an overall box-shaped form, low-pitched hipped roof, clapboard exterior, central dormer, large porch, and double-hung wood windows. Craftsman-style influences are integrated with its exposed rafter tails while Queen Anne influences can be seen with the two-story projecting bay at the front façade

topped by a front-facing gabled roof with wood shingle in the gable peak. Although the front façade is asymmetrical, the projecting bay and extended porch create a balanced composition.

With the mix of styles and larger scale, the design of the building does not appear to be from a pattern book, though no architect is associated with its design. According to the 1979 Architectural and Historical Inventory that reviewed the original building permit, the original builder was W.C. Bund. No information has been uncovered on W.C. Bund or his role as a builder in either Pasadena or the greater Southern California region.

Nonetheless, 164 Chestnut Street appears to be highly intact and notable example of American Foursquare design in Pasadena. The city's California Historic Resources Inventory Database (CHRID) database shows 72 American Foursquare properties identified from past surveys. Of these one is listed in the National Register, five are identified as National Register eligible, three are designated as Pasadena landmarks, and eight are found to be individually eligible for local listing. For the remaining 55 properties, most were determined not to be eligible historic resources due to extensive alterations such as replaced windows, replaced siding, and incompatible additions.

Comparing these properties to 164 Chestnut Street shows that it is similar to the locally-designated and locally-eligible properties in its vernacular design and modest level of detailing (**Figure 47**). Many of the properties identified as locally eligible exhibit architectural elements from secondary styles such as Colonial Revival, Richardsonian Romanesque, and Craftsman architecture, and have balanced asymmetries similar to 164 Chestnut Street. It is also highly intact, with original wood windows and few exterior alterations, as compared with those American Foursquare-style properties in the database found ineligible for any historic listing (see integrity discussion).



Figure 47: 2910 E. Orange Grove Boulevard, identified as eligible for local listing. Source: City of Pasadena California Historical Resources Inventory Database.



Figure 48: 485 Maylin Street, identified as eligible for the National Register. Source: City of Pasadena California Historical Resources Inventory Database.

In comparison, the vernacular American Foursquare-style building at 164 Chestnut Street does not rise to a similar level of architectural distinctiveness to be individually eligible for the National Register or California Register. Pasadena's only individual National Register-listed, American



Foursquare-style property is at 297 Orange Grove Boulevard (**Figure 36**). Built in 1890 by architect Frederick L. Roehrig, the property is a hybrid of both American Foursquare architecture and Richardsonian Romanesque architecture, exhibiting ornate details and a high level of craftsmanship. The other National Register-eligible properties also display a higher quality of design or high artistic value, such as distinctive windows, brackets, balustrades, dentils, and other decorative detailing (**Figure 48**).

Based on the registration requirements in the Late 19<sup>th</sup> and Early 20<sup>th</sup> Century Development and Architecture in Pasadena historic context statement and an analysis of American Foursquare-style properties in the city's CHRID database, is a notable, highly intact example of the style that is eligible for Pasadena landmark listing under Criterion C. Its period of significance is 1904 based on the year it was originally constructed

164 Chestnut does not appear to be eligible as a Pasadena monument, as it is not significant regionally, statewide, or nationally. It also does not rise to level of significance to be eligible for the National Register or California for its design, nor is it associated with a master architect or building.

#### Criterion D/4/D (Information Potential)

The "potential to yield information important to the prehistory or history of the local area" typically relates to archeological resources, rather than built resources. When Criterion D/4/D does relate to built resources, it is for cases when the building itself is the principal source of important construction-related information. Based on historic research, Criterion D/4/D is not applicable to 164 Chestnut Street.

## INTEGRITY

In addition to qualifying for listing under at least one of the National Register, California Register, or Pasadena landmark/monument criteria, a property must be shown to have sufficient historic integrity in order to be considered eligible for listing at all levels. The concept of integrity is essential to identifying the important physical characteristics of historic resources and hence, in evaluating adverse changes to them. Integrity is defined as "the authenticity of an historical resource's physical identity evidenced by the survival of characteristics that existed during the resource's period of significance."

According to the *National Register Bulletin Number 15: How to Apply the National Register Criteria for Evaluation*, these seven aspects are generally defined as follows:

- Location is the place where the historic property was constructed.
- Setting addresses the physical environment of the historic property inclusive of the landscape and spatial relationships of the building/s.
- Design is the combination of elements that create the form, plans, space, structure and style of the property.
- Materials refer to the physical elements that were combined or deposited during a particular period of time and in a particular pattern of configuration to form the historic property.

- Workmanship is the physical evidence of the crafts of a particular culture or people during any given period in history.
- Feeling is the property's expression of the aesthetic or historic sense of a particular period of time.
- Association is the direct link between an important historic event or person and a historic property.

Integrity is a "yes" or "no" determination. A historic property either has adequate integrity, or it does not. To retain historic integrity, a property will often possess several, if not all of the aforementioned aspects. Specific aspects of integrity may also be more important, depending on the criteria for which it is significant.

It is important to note that historic integrity is not synonymous with condition. A building or structure can possess all or many of the seven aspects of integrity, even if the condition of the materials has degraded. Condition comes into consideration when there is a substantial loss of historic material or other character-defining features.

This evaluation uses the integrity discussion within the registration requirements developed in the Late 19<sup>th</sup> and Early 20<sup>th</sup> Century Development and Architecture in Pasadena historic context statement.

Location: 164 Chestnut Street has not been moved from its original location at the eastern terminus of Chestnut Street since it was constructed and has integrity of location.

Setting: The property's integrity of setting has been altered. When the building was constructed in 1904, it was not directly adjacent to the train tracks. It was part of a larger property with additional residential dwellings that buffered it from the rail right-of-way. When the right-of-way expanded in the 1970s, the adjacent buildings to the east were demolished and the lot size altered so that 164 Chestnut Street is now next to the trench in which the train runs.

In addition, the streetscape on Chestnut Street has changed from a predominantly low-scale residential neighborhood with community-serving institutional properties, to a mixed-use setting with larger-scale buildings constructed within the last 30 years. The nearby construction of the 210 Freeway starting in the 1970s isolated Chestnut Street from the residential neighborhood to the north, and overtime, while the residential character has shifted as larger commercial and multi-family buildings were built. The city's 1979 Architectural and Historical Inventory recognized a grouping of residential properties built between 1888 and 1905 on Chestnut, Raymond, and Summit streets to be a potential St. Andrews Historic District, but many of those buildings have been demolished and a district is no longer apparent. Summit Avenue was eliminated with the construction of the International Union of Operating Engineers building in the 1980s. Only two residences dating from the same period as 164 Chestnut Street remain across the street at 161 Chestnut Street and 155 Chestnut Street.

With these changes, the immediate and surrounding setting of 164 Chestnut Street has been compromised. The property is no longer in a predominately residential neighborhood and it now is



associated with the train tracks in a way that it historically was not. As such, the property has lost its integrity of setting.

Design: 164 Chestnut is highly intact and retains integrity of design. With the exception of the small addition at the southwest corner of the rear façade, the house retains its original building footprint. It appears to have its original roof form, original wood clapboard siding, and original fenestration patterns as well as the original double-hung wood windows with attached wood screens. The front façade retains its asymmetrical yet balanced composition with a projecting bay and extended porch along with the Craftsman and Queen Anne elements and the almost continuous horizontal bands below the roofline and between the first and second stories.

The two-story porch at the west façade appears to be original, as it is seen as early as the 1910 Sanborn Map and is integrated into the roofline and eave of the building. It may not have been originally enclosed fully or year-round with the rows of casement windows on the first and second stories. However, the sense of a porch is maintained and recognizable with the configuration of the window openings and window types that are distinct from the fenestration elsewhere on the building.

Most of the exterior alterations are minor and concentrated at the rear, including an added chimney and several entrances. The interior layout was somewhat altered in the 1950s to install kitchens and bathrooms on the second floor for apartments. The garage at the rear was built in 1976 in the same location as a previous dwelling unit that may have been a former shed and was removed in the 1960s. However, the location and scale of the garage does not detract from the main building's design.

Materials: The building at 164 Chestnut Street retains integrity of its material as seen with its clapboard siding, exposed rafters, wood windows and surrounds, and front door, among others. These elements are characteristics of the early 20<sup>th</sup> century construction of the building and of its American Foursquare style.

Workmanship: Similarly, the building retains its integrity of workmanship as seen in high level of original materials that remain.

Feeling: Despite the loss of its neighborhood setting, the property retains its integrity of feeling as an American Foursquare residential property from the early 20<sup>th</sup> century given how intact its design, materials, and workmanship are.

Association: The building also retains its association with late 19<sup>th</sup> and early 20<sup>th</sup> century residential development in Pasadena despite the changes to its setting. It remains visibly recognizable as an American Foursquare design popular in Pasadena during this period of development.

In sum, 164 Chestnut Street has lost the integrity of its setting, but retains a high level of integrity in design, materials, workmanship, feeling, and association to be eligible for listing as a Pasadena landmark under Criterion C as a notable example of American Foursquare residential architecture.

## CHARACTER-DEFINING FEATURES

For a property to be considered historic, the essential physical features (or character-defining features) that enable a property to convey its historic integrity must be evident. To be eligible, a property must clearly contain enough of those characteristics and the features must also retain a sufficient degree of integrity. This includes:

**Character-defining features**, which are those elements or architectural components that establish the visual character of the property.

**Significant spaces**, which are rooms or spaces that are important to a property because of their size, height, proportion, configuration, and function.

As an individually-eligible historic resource, the character-defining features for 164 Chestnut Street include:

- Two-story volume.
- Asymmetrical yet balanced form.
- Multiple hipped roofs with a front-facing gabled roof.
- Central dormer.
- Overhanging open eaves with exposed rafters and decorative rafter tails.
- Two-story bay at the front (north façade).
- Partial-width extended front porch with hipped roof.
- Two-story projection at the east side with clipped corners forming a three-sided bay at the first story
- Two-story porch at the west side with continuous openings.
- Clapboard siding.
- Continuous fascia board below the roofline and above the second-story windows.
- Horizontal band above the first-story windows that is continuous around the building except in the porch
- Double-hung wood windows with attached wood screens.
- Decorative wood front door.

Additional original features are at the property that are interesting but not necessarily character-defining for the American Foursquare design. These include the raised cobblestone foundation and the low concrete site walls at the front of the property that create a platform for the front yard.



## VII. CONCLUSION

Constructed in 1904 as a single-family residence, the American Foursquare-style building at 164 Chestnut Street appears to have originally served as a single-family house for Dr. Elias Smith and his daughter Carrie. It later became a rooming or lodging house from the 1910s to the 1950s under the ownership of Carrie and another subsequent owner. It was converted into apartment units after 1953. Various tenants have lived at the property, though none for an extended period of time.

The property does not appear to be associated with any historic events or significant persons to be eligible for listing in the National Register of Historic Places, the California Register of Historical Resources, as a Pasadena landmark or monument. It was constructed well after the 1880s residential boom in Pasadena and is not associated with any early settlers. It is a late addition to an already established neighborhood that had a mix of residential, institutional, and industrial uses, most notably churches like the Universalist Church and St. Andrew's Roman Catholic Church. None of the three long-term owners associated with property appear to be local leaders or significant individuals within or outside of Pasadena. Historically, the property was associated with the adjacent lot to the east, which appears to have had the same owners as the subject property until 1953. The two single-family dwellings and rowhouses on the adjacent lot were demolished in the 1970s, likely to expand the rail right-of-way, and the subject lot was reconfigured to its current dimensions and relationship with the train tracks.

164 Chestnut is a notable example of American Foursquare architecture with Craftsman and Queen Anne elements and retains a high level of historic integrity to convey its significance. It has its original building footprint with the exception of a modest sunroom addition at the rear, its two-story asymmetrical form, multiple hipped roofs, central dormer, clapboard siding, partial-width front porch, two-story enclosed porch, and double-hung wood windows with wood screens. The Craftsman elements such as the exposed rafters and Queen Anne elements as seen with the projecting bays at the front and east facades are well integrated into the overall design.

Compared with other American Foursquare properties designed and determined eligible for local and national listing, 164 Chestnut Street is a notable example in line with those few properties previously identified as eligible for local listing. Its high level of integrity distinguishes it from those determined not eligible. However, 164 Chestnut Street does not possess the higher level of design to be eligible for the National Register or California Register for its architecture. As such, Page & Turnbull concurs with City staff's previous determination and find that 164 Chestnut Street meets Criterion C for local Pasadena landmark listing as a notable example of American Foursquare design with a high level of integrity.

Of note, 164 Chestnut was previously identified in the 1979 Architectural and Historical Inventory as part of a potential St. Andrews Historic District with residential properties along Chestnut Street, Raymond Avenue, and Summit Avenue. However, no eligible district currently exists as many of the properties identified in the potential district have since been demolished.

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## **IX. APPENDIX**

Previous survey record forms for 164 Chestnut Street:

- Entry for 164 Chestnut Street, from *City of Pasadena's Architectural and Historical Inventory*. Prepared for City of Pasadena Cultural Heritage Program. February 1979.
- DPR 523L Form for 164 Chestnut Street, recorded in August 30, 2000, from the 2004 Pasadena Central District Specific Plan Survey.
- Preliminary Historic Resource Evaluation letter, by Kevin Johnson, Senior Planner, Design and Historic Preservation Section, Planning & Community Development Department, Planning Division, City of Pasadena, dated August 21, 2017.



165 Chestnut (Cont'd.)

Legal Description: S Townsend's Sub E 45 ft of Lots 1 & 2 Blk B  
 Present Owner: John T. and Ruby Roche, 432 S. Sierra Madre #8, Pasadena 91107  
 Year Built: 1902? (Estimate: Sewer Connection), addition 1902 (Building Permit 356)  
 Condition: Fair  
 Altered into apartments; outside stairway to second floor 1959; exterior stuccoed  
 and front stairs enclosed 1963.  
 Present Use: Apartments Original Use: Residence  
 Style: Sixties stucco apartment house

The stucco exterior with rustic wood trim on this apartment house masks an earlier, wood frame single family house. It is two stories with a later exterior, metal staircase and few windows. Although its appearance is no longer similar to that of its neighbors, its scale and landscaping make it unobtrusive.

South Side of the Street

164: SAG.1-6

Historic Name: Smith, (Elias), House  
 Common Name: Rooming house  
 Legal Description: San Pasqual Tr. Lot on S line of Chestnut St. com 330 ft E  
 of NE cor Lot 11 Goodwin's Sub th E 50' by 140' deep S per  
 Lot 9 Blk B  
 Present Owner: Gerald F. and Maxine A. Johnson, 350 S. Oakland Avenue #101,  
 Pasadena 91101  
 Year Built: 6-22-04 (Factual: Building Permit 1571)  
 Builder: W. C. Bund  
 Condition: Good  
 No alterations apparent.  
 Present Use: Rooming house Original Use: Single family dwelling  
 Style: Transitional, with Colonial Revival and Craftsman influences

Surrounded by a well-kept lawn, this is a sizeable, two-story house in a typical "L"-shaped plan. It has a hipped roof, punctuated by a shed dormer vent, with a gabled front projection and a shed-roofed porch which wraps around the north and west sides, supported on tapered, square columns. Narrow overlap siding, stone foundation, brick chimney, natural wood front door. Though not symmetrical, the house appears balanced.

140: SAG.1-7

Historic and Common Name: San Pasqual Convent  
 Legal Description: San Pasqual Tr Com at a point in the S line of Chestnut St.  
 dist E thereon 165 ft from the NE cor of Lot 11, Goodwin's  
 Sub th E along sd S line of Chestnut St 198 ft by 140 ft  
 deep S. Por of Lot 9 Blk B  
 Present Owner: Catholic Archdiocese, 1531 W. 9th Street, Los Angeles  
 Year Built: 1954 (Factual: Building Permit)  
 Architect: Albert C. Martin & Associates  
 Builder: J. A. McNeil Co.  
 Condition: Good  
 Altered: Building "rearranged" when it was moved.  
 Present and Original Use: Convent  
 Style: 50's stucco with "Georgian" and "Mediterranean" touches.



**P2. Location:** 164 Chestnut Street

**B10. Significance:**

The Smith House appears ineligible for listing in the National Register of Historic Places as an individual resource or as a contributor to a historic district. Further, the dwelling is ineligible for designation as a Pasadena landmark because it is a modest example of turn of the century residential architecture. It should, however, have consideration in the local planning process.

Year of Construction: 1904

Architect: unknown

Builder: W. C. Bund

**P5b. Description/Date of Photo:** View of the northeast corner/May 17, 1998



**P8. Recorded by:** Leslie Heumann, PCR, 233 Wilshire Blvd., Suite 130, Santa Monica, CA 90401  
Revised by Mary Jo Winder/April 7, 2004

**P9. Date Recorded:** August 30, 2000





PLANNING & COMMUNITY DEVELOPMENT DEPARTMENT  
PLANNING DIVISION

August 21, 2017

Mike Balian  
127 N. Madison Ave.  
Pasadena, CA 91101

**RE: 164 Chestnut St.**  
Request for Preliminary Historic Resource Evaluation

Dear Mr. Balian,

Pursuant to your request for evaluation of the above-referenced property, staff has compiled the following evaluation.

The property at 164 Chestnut Street is eligible for landmark designation. Staff utilized the document "How to Apply the National Register Criteria for Evaluation," National Park Service Bulletin #15, 2002, to evaluate the subject building. Staff's determination is based upon the following conclusions:

Criterion A – There is no known documented evidence that the property or building has importance as the location of a significant historical event.

Criterion B – There is no information indicating that the property has a strong association with any person that was significant in the history of Pasadena.

Criterion C – The building at 164 Chestnut Street was originally built in 1904 as a two-story, 8 bedroom, 4 bath, American Foursquare style house. It appears to have been modified in the interior to create apartments, early in its history, but appears to retain its original single-family residential appearance on the exterior.

One of the only architectural styles with American origins, character-defining features of the American Foursquare include low-pitched, hipped roofs, center dormers, substantial porches, often full width, symmetrical facades, and a box-like shape. Simpler in design than other popular architecture of the era, such as the elaborate Queen Anne, it began as a vernacular style and served as an inspiration for Frank Lloyd Wright and the so-called Chicago School's Prairie houses.

In 2009-2010, the City conducted a study of Late 19<sup>th</sup> and Early 20<sup>th</sup> Century Development and Architecture in Pasadena, which identified a number of single-family residential subtypes, including the American Foursquare. That study includes the following registration requirements for single-family residences:

To be eligible for listing under Criterion C, single-family residences must be rare or notable examples of a master architect or builder,

or rare or notable examples of one of the subtypes [identified in the study]. They must possess architectural integrity and the essential character-defining features of the style or type. In particular, the retention of the original roof form, wall materials, fenestration patterns, and their component parts is required. Houses that illustrate more than one style are eligible if they achieve a harmonious design. The historic design, workmanship, feeling, and materials must be strongly present in the evaluation of integrity.

The 2009-2010 study also evaluated all of the known houses built during the period of significance, except for those within the Central District Specific Plan area. To determine whether the building at 164 Chestnut Street is a notable example of an American Foursquare house, staff compared it to other American Foursquare houses that were determined to be historically significant in the 2009-2010 study. That study identified five American Foursquare house that are eligible for listing in the National Register of Historic Places and eight American Foursquare houses that are eligible for designation as landmarks. The building at 164 Chestnut Street has similar design features to those American Foursquare houses that were determined eligible for designation as landmarks, including a large projecting front porch with a hipped roof, a two-story polygonal bay with a gabled roof, and sculpted exposed roof rafters. The building maintains much of its original appearance and exhibits all of the character-defining features of the style as listed above. Little has been done to alter the exterior of the building throughout the years, and it appears to have its original footprint, exterior siding, front door, front porch, roof form, dormer and windows.

Another requirement for eligibility under Criterion C is having been the work of a significant designer or builder. It does not appear that the building at 164 Chestnut was built by an architect or builder of particular significance.

Criterion D – There are no known or likely archeological resources on the site. It is not at the location of likely early pre-historic habitation.

Based on the evaluation above, the property meets the criteria for designation as a landmark under Criterion C as a notable example of an American Foursquare house. As such, the appropriate National Register of Historic Places Status Code to apply to the property is 5S2.

If you have any additional questions, please contact me using the information below.

Sincerely,



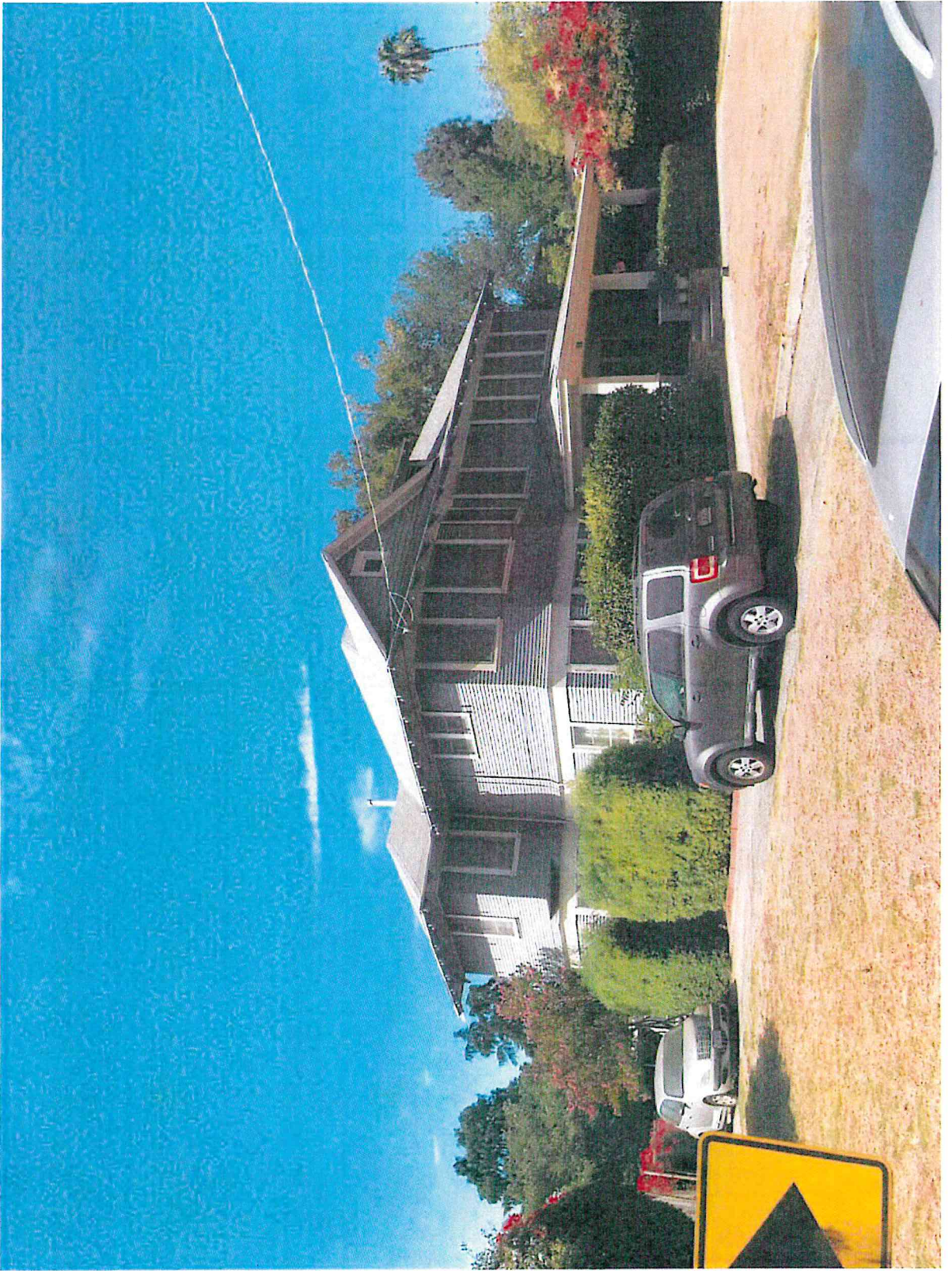
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