

McMillan, Acquanette (Netta)

From: Nicole Hodgson
Sent: Monday, May 09, 2022 12:04 PM
To: PublicComment-AutoResponse
Subject: Support Rent Control #16

Some people who received this message don't often get email from nicolehodg@yahoo.com. [Learn why this is important](#)

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As a tenant in Pasadena for the past 9 years I am seeing the loss of our community due to rent increases and tenant harassment. On this historic night you have the option as city council members to make a stand and to make the right decision to support the rent control charter amendment.

Please consider all the tenants who have come to city council meetings to make known their stories of displacement and who can no longer call Pasadena their home.

Sincerely

Nicole Hodgson

Pasadena CA 91101

Jomsky, Mark

Subject: correspondence

From: Pasadena Research

Sent: Monday, May 9, 2022 12:33 PM

To: Jomsky, Mark; PublicComment-AutoResponse <publiccomment@cityofpasadena.net>

Subject: Re: Automatic reply: correspondence

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Attached is correspondence relating to agenda item 16

RECEIVED

2022 MAY -9 PM 1:19

City Council Correspondence

May 6, 2022

TO: Honorable Mayor and City Council
FROM: Pasadena Research
SUBJECT: SELECTED HISTORY OF PASADENA'S SOCIAL INEQUITY

RECOMMENDATION:

The City Council should, as a body, acknowledge and apologize for the role City government played in furthering racial segregation in Pasadena. The city's policy of racial segregation and the historical acts of its "leading" citizens has had lasting and damaging impact on Latinos, Asians and in particular African Americans.

To create a new beginning the City Council should also:

- 1) Remove the portrait of A.I. Stewart from its place of honor in City Hall.
- 2) Posthumously strip Herbert L. Hahn, former head of the law firm Hahn & Hahn¹, of the Arthur Noble award given to him in 1974 and remove his name from its place of honor in City Council Chambers.
- 3) Issue an apology to the descendants of the African Americans, Latinos and Asian Americans the City excluded from its municipal swimming pool.
- 4) Apologize for the City's failure to support and defend the civil rights of its Japanese American residents during World War II.
- 5) Pasadena should acknowledge its history of denying home ownership to ethnic groups and adopt a rent stabilization measure.

BACKGROUND:

Pasadena is one of the nation's most visible communities.

What is largely invisible today is Pasadena's history of legally enforced racial segregation, overtly waged at various times against its Black, Hispanic and Japanese American residents.² This campaign officially began in 1914 as an effort managed, overseen, and defended by Pasadena government officials. When

¹ Hahn & Hahn, the law firm once headed by Herbert L. Hahn, is located directly across the street from City Hall in a building constructed in 1963 that is significantly out of character with the Civic Center. In 2017, the City allowed Hahn & Hahn to install signage on the building that is three (3) times larger than what is typically allowed.

² Attached as Exhibit 1 is a Pasadena Planning Commission Map showing the "distribution of minority racial groups in Pasadena in 1935".

the City was prevented from engaging in racial segregation by the courts, the effort was handed off to "the best known Pasadena business men and bankers" and managed by a Mayor of Pasadena.

THE KU KLUX KLAN:

In 1922, the existence of at least 100 Pasadena Ku Klux Klan members was revealed by a raid on the Ku Klux Klan that resulted in the seizure of its membership records by the District Attorney of Los Angeles County.³ In 1924, four Pasadena police officers were fired for being members of the Klan after they began wearing a Klan emblem on their uniform.⁴ In 1925, at the next election, the Pasadena Klan took credit for electing four new Pasadena City Councilmembers.⁵ Two of the elected officials were popularly believed to be Klan members.⁶ By 1927, in a local anti-Klan political uprising, these elected officials were replaced by the voters.

THE BROOKSIDE PLUNGE:

The Brookside Plunge was a municipal swimming pool, which opened on July 4, 1914. The next week, Pasadena city officials announced it would be racially segregated and "set aside Wednesday afternoons and evenings for the use of the Negro population of Pasadena."⁷

Members of the African American community protested the segregation and on July 31, 1914, presented a petition to the City Council calling for an end to segregation. They were dismissed. In 1915, after the City was again asked to end segregation at the pool, the City Council completely banned all African Americans from the Plunge.

Black Pasadenans were thus excluded from the only public swimming pool in their city for the next fourteen (14) years.

In 1930, the City abandoned its ban and returned to segregation. "International Day" was created at the Brookside Plunge, whereby on Tuesday from two to five the pool was reserved for people of color – blacks, Mexican Americans and Asians Americans. No whites were permitted to swim on Tuesday.

Baseball player Jackie Robinson mentions the swimming pool restrictions in his autobiography as follows:

"Pasadena regarded us as intruders. My brothers and I were in many a fight that started with a racial slur on the very street we lived on. We saw movies from segregated balconies, swam in the municipal pool only on Tuesdays, and were permitted in the YMCA on only one night a week. Restaurant doors were slammed in our faces. In certain respects, Pasadenans were less understanding than Southerners and even more openly hostile."⁸

³ The Pasadena Post, April 27, 1922, Page 1 - "Woolwine Has Names of One Hundred Pasadena Klansmen"

⁴ The Pasadena Post, June 9, 1925, Page 3

⁵ The Pasadena Post, August 17, 1925, Page 9

⁶ The Pasadena Post, October 10, 1926, Page 9

⁷ Law in the Western United States, Page 523

⁸ Jackie Robinson, 1919-1972, "Baseball Has Done It", originally published in 1964, reissued in 2005, page 41.

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Dr. Edna Griffin was Pasadena's first black female physician and president of the Pasadena NAACP from 1942-1948. Griffin's work as a physician gave her firsthand experience with Pasadena's Jim Crow practices. She recalled treating a Mexican American family in her clinic:

"About half the family was dark-skinned," Dr. Griffin recalled "and about half was very light-skinned. And I noticed that one of the darker-skinned boys was sitting on the front steps crying. When I asked him what was wrong he said he was crying because his older brother had gone to swim in the pool but he couldn't go."⁹

In her book "Memoirs of Toshi Ito"¹⁰, the author, who died in 2018 and who was the mother of Pasadena resident Judge Lance Ito, recounts:

"My homeroom class decided to have a graduation swim party and picnic at Brookside Park in Pasadena. Parents of our classmates and our homeroom teacher, Mrs. Hanna Yoeman, drove us to Brookside Park. We had a wonderful picnic lunch and played some games to pass the time because it was not good for you to go in the water right after eating a meal. We all lined up to pay the plunge fee and rent a towel. When Motomu Nagasako, a Japanese American, got up to the window to pay he was told Orientals were not allowed to use the plunge. There were five Japanese Americans in my homeroom class. He had the embarrassing task to tell us we were excluded. We all glumly sat on the lawn watching the others frolicking in the swimming pool and wishing the afternoon would end and we could all go home. It was my first encounter with being excluded."

Dr. Sammy Lee, a Korean American, who earned three Olympic medals in diving, and who later coached fellow diver Greg Louganis, died in 2016. At the Brookside Plunge pool in Pasadena, Dr. Lee recalled he was allowed to swim only on "International Day." At the end of International Day, Dr. Lee recalled, staff members pretended to drain the pool and refill it with fresh water to satisfy white patrons who refused to share the water with minorities. "I was angered" by the racism, Dr. Lee later told the Los Angeles Times, "but I was going to prove that in America I could do anything."¹¹

On June 11, 1939, six black Pasadena men attempted to enter the Brookside Plunge on a non-International Day. They believed that after twenty-five years of racial segregation, it was time to exercise their legal rights to swim at the Plunge on any given day. They were denied entrance and six days later filed a lawsuit. At trial, the City Attorney cited the 1896 Supreme Court decision *Plessy v. Ferguson*¹² which held that racial separation is constitutional if equal facilities exist for both races. On

⁹ Los Angeles Times, September 3, 1978, Page 432

¹⁰ Memoirs of Toshi Ito: U.S.A. Concentration Camp Inmate, War Bride, Mother of Chrisie and Judge Lance Ito Paperback – March 23, 2009

¹¹ Washington Post, December 5, 2016

¹² Overturned by *Brown v Board of Education*, *Plessy v. Ferguson* is widely considered to be, along with *Dred Scott* and *Korematsu*, one of the worst Supreme Court decisions of all-time.

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January 3, 1940, the City initially prevailed in court (on a technicality) but the Pasadena NAACP immediately appealed the decision to the Court of Appeals, which decided against the city on December 8, 1941. Four days later, the city of Pasadena petitioned the California Supreme Court. The court denied the city's petition on January 13, 1942. Rather than comply, the City subsequently closed the Plunge completely¹³ and it did not open to the general public until June 7, 1947.¹⁴

In 1949, the Pasadena NAACP stated "...know the City Attorney and his plea against our group's use of the Brookside plunge was that we are diseased, unclean, filthy and not fit."¹⁵

However, there was more to come. The determination of Pasadena's African American community to end segregation at the only public swimming pool in one of the country's most famous and affluent communities sparked a swift and lengthy backlash among whites.

Within days of the filing of the Brookside Plunge lawsuit, a group of white residents formed an organization that would become notorious for implementing racial segregation city-wide and thereby damaging non-white families for decades.

THE PASADENA IMPROVEMENT ASSOCIATION:

The Pasadena Improvement Association was formed on July 1, 1939 (14 days after the filing of the Brookside Plunge lawsuit) to provide a legal basis for racial segregation in Pasadena by amending deeds to include racial restrictions called covenants.¹⁶ It was directed by, among others, City Council member and Mayor Albert I. Stewart¹⁷ and Hahn & Hahn head partner Herbert L. Hahn.¹⁸ Hahn had also overseen the racially segregated operation of the Brookside Plunge as President of the Pasadena Recreation Department from 1933-1936.¹⁹

Attached as Exhibit 2 is a copy of the Race Restriction document used by the Pasadena Improvement Association which states in part:

"That no portion or part of said lots or parcels of land shall be used or occupied by, or permitted to be used or occupied by, any person not of the White or Caucasian race. That no person shall live upon said property at any time whose blood is not entirely that of the Caucasian race, but if persons not of the

¹³ This practice – of closing an institution that was legally required to be integrated – was not uncommon. Indeed, it would predominate as a strategy after *Brown v. Board of Education* when southern school districts closed schools rather than integrate them. Pasadena's pool closing preceded these school closing by a decade.

¹⁴ The history of the segregation committed by the City at the Brookside Plunge was recounted at the 1990 opening of the Rose Bowl Aquatic Center by the then 29 year old President of the Pasadena NAACP and now current Pasadena City Councilmember John J. Kennedy.

¹⁵ Pasadena NAACP in the California Eagle, July 4, 1949, Page 15

¹⁶ The Supreme Court ruled racial covenants unenforceable in 1948 and the 1968 Fair Housing Act made them illegal.

¹⁷ "Mr. Stewart is the elected representative of District 6 of the City of Pasadena. This district is bounded on the north by Colorado street, on the west and on the south by the city boundaries, and on the east by Los Robles, Arden Road and Kewen Drive." – California Eagle, August 15, 1940, page 16

¹⁸ "...the real active head of the firm has been Herbert L. Hahn..." – Pasadena Star-News, September 30, 1932.

¹⁹ The Pasadena Post, May 6, 1933, Page 3

Caucasian race are kept thereon by such Caucasian occupant strictly in the capacity of servants or employees of such occupant, such circumstances shall not constitute a violation of this covenant.”

Attached as Exhibit 3 is a fundraising letter from The Pasadena Improvement Association dated January 12, 1940 identifying A.I. Stewart as the manager and listing Herbert L. Hahn as a member of the Board of Directors of the Association.²⁰

It is straightforward regarding its goal and motivation and states in part:

“The Pasadena Improvement Association is an organization of the best-known Pasadena business men and bankers who organized over six months ago for the purpose of placing race restrictions on all of the Pasadena residential districts now occupied by Caucasians.

Much concern has been generally expressed through the city, due to the fact that colored families are coming in increasing numbers to Pasadena and settling in the centers of areas now occupied entirely by whites or Caucasians. The effect of this move on the part of the colored people has been to seriously depreciate surrounding property values and to force the whites to move away.

Leading organizations and business men through-out Pasadena have donated generously in order to carry out the restriction work which is being managed by A.I. Stewart one of our Pasadena Board of City Directors. The handling of funds and administration of the work is being carried on by a board of directors and an executive committee.

We are putting it up to you whether Pasadena is to become a second- or third-class city or it shall hold its position as the finest city in the world in which to live.”

News stories from 1939 report on the Pasadena Improvement Association's increasingly successful campaign to impose racial segregation:

“Pasadena's property race restriction campaign swung into high gear last week as a total of 340 restriction agreements limiting use and occupancy of property to members of the white or Caucasian race were filed with the county recorder by the Pasadena Improvement Association. The wave of race restrictions on property throughout the Pasadena area was brought by the recent Brookside plunge controversy. Negroes contended for equal use of the swimming pool, basing their attack upon residential factors. Progressive elements (sic) look upon the restriction campaign as a serious outbreak of “American fascism”. The Improvement association has signed up 1,250 property owners throughout

²⁰ “Among the white business men listed as directors of the Jim Crow scheme are...Herbert L. Hahn, attorney...” – “Jim Crow Property Drive Launched by White Real Estate Association in Rose Bowl City – New York Age (New York, New York) November 4, 1939, Page 3.

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Pasadena, City Director A.L. Stewart (sic), secretary-treasurer of the body, announced."²¹

"The Pasadena Chamber of Commerce today indorsed (sic) the plan of the Pasadena Improvement Association long-range program of property restriction to avoid racial conflicts and disturbances. Chamber directors voted to co-operate with the improvement association in a plan which sensibly settle problems to the satisfaction of Caucasian and non-Caucasian homeowners. Racial conflict was termed today as Pasadena's "No. 1 problem."²²

News stories from 1940 continued to highlight the Association's successes:

"A.I. Stewart reported "The area from Fair Oaks on the west and Orange Grove on the south to the city limits on the north and east is being rapidly restricted."²³

"Fifty per cent of the property owners in the neighborhood of Marshall Junior High School have joined the Pasadena Improvement Association's city-wide movement to restrict properties as to occupancy."²⁴

On February 20, 1940, Colin Stewart, the signer of the letter, reported that "under the direction of the Pasadena Improvement Association, restrictions have been restored to more than 2,000 properties."²⁵

By 1941, Stewart announced that "95 per cent of the Oak Knoll District is participating in the near-city-wide restricting campaign. The district is south of California Street and east of Marengo Avenue."²⁶

As of 1941, the directors of the association included "nine bankers, six real estate men, three attorneys, one Pasadena City Director, and others. The organization is endorsed formally by the Pasadena Chamber of Commerce, Pasadena Junior Chamber of Commerce, Pasadena Merchants' Association, Pasadena Civitan Club, Pasadena Realty Board, and Pasadena Property Owners' Division".²⁷

A 1941 academic study reported that "...about 7,500 pieces of property have been restricted, or about 60 per cent of all residential property in the city."²⁸

Stewart was elevated by his City Council colleagues to Mayor in 1941 and declared his intent to run for state assembly. He was condemned in press accounts:

"A.I. Stewart is soon to run for assemblyman from the district in which Pasadena is located. The hatreds which the Pasadena Improvement Association fostered

²¹ California Eagle, November 30, 1939, Page 13

²² The Los Angeles Times, October 4, 1939, page 22

²³ The Pasadena Post, January 26, 1940, page 5

²⁴ The Pasadena Post, January 27, 1940, Page 5

²⁵ The Pasadena Post, February 20, 1940, Page 5

²⁶ The Pasadena Post, May 20, 1941, Page 7

²⁷ The Social Status of the Negro in Pasadena, California, James E. Crimi, June 1941

²⁸ The Social Status of the Negro in Pasadena, California, James E. Crimi, June 1941

resulted in many Negroes losing their jobs and in many important losses which the Negro has felt."²⁹

"...the notorious Pasadena Improvement Association, father of the racial restriction campaign which has barred Negroes from almost every desirable neighborhood in the Crown City not already occupied by them."³⁰

As previously noted, as 1941 ended, the City lost its ability to racially segregate at the Brookside Plunge:

"The District Court of Appeals recently denied a rehearing to the city in the case in which Pasadena seeks to segregate races in the use of the plunge facilities. Harold P. Huls, city attorney, and Thomas W. LeSage, deputy city attorney, signed the petition to the State Supreme Court, pointing out the case affects the right of cities to segregate races..."³¹

Nevertheless, Stewart continued to be both honored and denounced:

"A.I. Stewart Honored for City Service...For his "years of public service and especial contribution to the community as secretary-manager of the Pasadena Improvement Association," A.I. Stewart, chairman of the Board of City Directors, yesterday was honored by the Oak-Knoll-San Marino District Improvement Association."³²

"Stewart, as you know, is supposed to be be president of the so-called Pasadena Improvement Association. This organization endeavors to restrict property in Pasadena so that those not of Caucasian descent cannot purchase in certain areas. It is understood that this scheme is aimed directly at the Negroes, Mexicans and Japanese citizens with the idea of confining them to the dilapidated areas of the city. Such restriction is contrary to the Constitution and Laws of California and is un-American in spirit and practice. Thinking people wonder how a man who leads in the activities of such an organization can be Director of a fine American city like Pasadena."³³

It should be noted that nine of the Directors of the Pasadena Improvement Association were bankers. Attorney Herbert L. Hahn was also a director of Mutual of Pasadena Building & Loan Association, the largest in Pasadena. Thus, these individuals had the ability to further enforce Pasadena's racial segregation by refusing to lend to non-whites.

Stewart was elected to the California Assembly in 1944 and served until 1958.

²⁹ California Eagle, October 16, 1941, Page 17

³⁰ California Eagle, October 23, 1941, Page 8

³¹ Pasadena Star-News, December 19, 1941, Page 18

³² The Pasadena Post, December 28, 1941, Page 11

³³ California Eagle, June 20, 1949, Page 17

On April 15, 1947, Jackie Robinson stepped onto Ebbets Field for his first game with the Brooklyn Dodgers.

Herbert L. Hahn won the Arthur Noble Award, described as Pasadena's "highest civic honor", in 1974. The Pasadena-Star News story reporting the award made no mention of Hahn's work to racially segregate Pasadena.³⁴ To this day, Hahn's name remains enshrined on a plaque in Pasadena City Council chambers.

JAPANESE AMERICAN INTERNMENT:

Pearl Harbor was attacked by Imperial Japan on December 7, 1941, the day before the City of Pasadena lost the Brookside Plunge lawsuit on appeal. On February 19, 1942, President Roosevelt issued Executive Order 9066, ordering the internment of Japanese Americans. On March 29, 1942, given only a 48-hour notice, Japanese American residents of Pasadena were ordered to turn in their guns and ammunition to the government at 745 East Green Street³⁵. On April 1 the US government began forcibly detaining and initially interning Japanese American Pasadena residents at Santa Anita racetrack.³⁶

News accounts reported "First 1000 Japanese Due Friday at Alien Center.... More than 300 barracks have already been constructed at Santa Anita and all of the stable quarters remodeled into two-room apartments."³⁷

The City, led by its viciously racist Mayor A. I. Stewart, did nothing to defend the civil rights of its Japanese American residents.

CONCLUSION:

Ethnic conflict leads to tremendous human suffering. Ethnic conflict is usually not about ethnic differences themselves but involves conflict over political, economic, social, cultural, or territorial matters that are defined in ethnic terms.

Indeed, the primary argument offered in favor of the racial covenants was economic, i.e., an expressed concern over property values. Local attorneys crafted documents that "legally" denied non-whites the ability to purchase homes in most of the City, thus denying these non-white residents the ability to build intergenerational wealth through home ownership.

In crafting public policy and creating economic opportunity, the current City Council should constantly ask itself "Are we creating opportunity for all or are we creating opportunity for just the wealthy and privileged few?"

A desire for "quality" and "exclusivity" can quickly degenerate into prejudice and exclusion from opportunity based on perceived social class.

³⁴ Pasadena Star-News, November 27, 1974

³⁵ Pasadena Star-News, March 30, 1942, Page 11

³⁶ Pasadena City Councilmember Gene Masuda's parents were placed in a horse stall at Santa Anita. Masuda's older brother was born in an internment camp.

³⁷ Pasadena Star-News, April 1, 1942, Page 17

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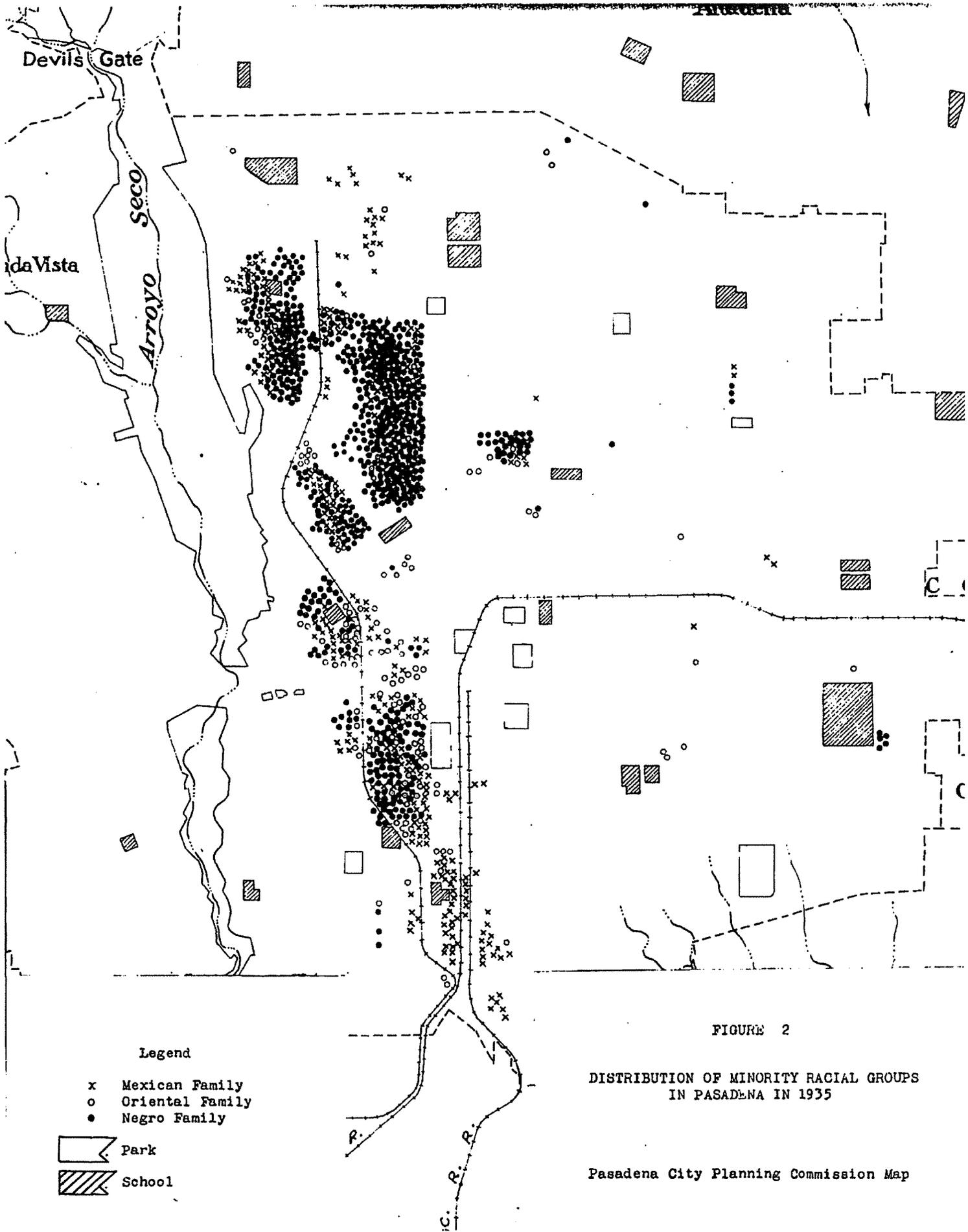
Pasadena was not "the finest city in the world in which to live"³⁸ in 1940. Declarations of exclusion and class warfare are often disguised as civic boosterism.

In fact, Pasadena was and is one of California's most economically unequal cities. "It welcomes affluent residents, while poor families and even many middle-class households can barely make ends meet."³⁹

Pasadena should acknowledge its history of denying home ownership to ethnic groups and adopt a rent stabilization measure.

³⁸ Exhibit 3, Pasadena Improvement Association fundraising letter

³⁹ "Pasadena's Tale of Two Cities", January 2019, page 2, by Peter Dreier and Mark Maier



Legend

- x Mexican Family
- o Oriental Family
- Negro Family

-  Park
-  School

FIGURE 2

DISTRIBUTION OF MINORITY RACIAL GROUPS
IN PASADENA IN 1935

Pasadena City Planning Commission Map

AGREEMENT AND DECLARATION OF RACE RESTRICTIONS

THIS AGREEMENT made and entered into this.....day of.....19...., by and between the subscribers hereto,

WITNESSETH:

THAT, WHEREAS each of the parties hereto is the owner of or has an interest or estate in, or a lien or charge upon, the real property designated and particularly described opposite their respective signatures, all of which said real property is situated in that portion of the City of Pasadena, County of Los Angeles, State of California, and within a certain district therein which is described as follows, to-wit:

Bounded on the North by.....

.....

on the East by.....

.....

on the South by.....

.....

and on the West by.....

.....

WHEREAS, the several parcels of land within the above described area which are now occupied are occupied, with only a few exceptions, exclusively by persons of the White or Caucasian race; and

WHEREAS, it is for the mutual benefit and advantage of each of the parties hereto, and for the benefit and advantage of each and every parcel of land within the district aforesaid, whether the same are now occupied or not, that each and every parcel of land within said area shall be limited and restricted to occupancy by, and that the same shall be occupied exclusively by persons of the White or Caucasian Race:

NOW THEREFORE, in consideration of the premises, and in consideration of the advantages to be derived by each of the parties hereto by the making of this agreement, and further, in consideration of the benefits which will accrue to the real property of the undersigned, respectively, or in which they are respectively interested, IT IS HEREBY MUTUALLY COVENANTED AND AGREED by and between the parties hereto that up to and including the first day of January, 19....., each and every of the lots or parcels of land designated and particularly described opposite the respective signatures of the parties hereto shall be subject to the following restriction and covenant which shall apply to and be binding upon the parties hereto, their and each of their heirs, devisees, executors, administrators, successors and assigns, namely:

That no portion or part of said lots or parcels of land shall be used or occupied by, or be permitted to be used or occupied by, any person not of the White or Caucasian race. That no person shall live upon said property at any time whose blood is not entirely that of the Caucasian race, but if persons not of the Caucasian race are kept thereon by such Caucasian occupant strictly in the capacity of servants or employees of such occupant, such circumstances shall not constitute a violation of this covenant.

IT IS UNDERSTOOD AND AGREED that said covenant is made for the benefit of each lot or parcel of land described after the respective signatures of the parties hereto as against each and every other of said parcels or portions thereof, and that said covenant is made for the benefit of each party hereto, and that said covenant shall operate as a covenant running with the land, and that the same is created as mutual, equitable servitude in favor of each of said lots or parcels as against each and every other of said lots or parcels.

IT IS FURTHER UNDERSTOOD AND AGREED, and it is hereby expressly declared, that the foregoing covenant shall inure to the benefit of and bind each and all of the parties hereto; and that said covenant shall extend to and shall bind the heirs, devisees, executors, administrators and assigns of the parties hereto, and of each of them, and that any breach of said covenant or agreement may be enjoined, abated or remedied by appropriate proceedings by the parties hereto, or by any of them, their and each of their heirs, devisees, executors, administrators and assigns; or compensation recovered for any and all damage which may be occasioned by any such breach.

IT IS FURTHER COVENANTED AND AGREED that, in case it shall be found convenient or expedient to do so, the signature of any party or parties may be subscribed upon separate instruments containing substantially the same covenants and agreements as herein contained, instead of having all of such signatures appended to one single copy of the same, and that when thus executed all such instruments and copies of the same shall be read together and shall be deemed to be and that the same shall constitute one single instrument, and that the covenants and agreements as contained and set forth in any and all such instruments shall be deemed to have been made with and shall bind, and shall inure to the benefit of each and every other person who shall have signed this agreement or duplicate copies of the same, his and each of their heirs, executors, administrators and assigns, and shall have the same force and effect as though the signatures of all parties had been appended to a single copy of this agreement.

IN WITNESS WHEREOF, we have hereunto set our hands and have set opposite our respective names a description of the property owned by us, respectively, or in which we are interested, and which is affected by the covenants of this agreement.

PASADENA IMPROVEMENT ASSOCIATION, INC.

610 SECURITY BUILDING
PASADENA, CALIFORNIA

TELEPHONE: SYCAMORE 2.

DIRECTORS:

ELLSWORTH E. BETTS
S. L. BIERBAUER
J. F. CAMPBELL
ROY C. DAVIS
J. HUGH DICKEY
W. M. EASON
HERBERT L. HAHN
A. J. HAY
HAROLD M. HINES
E. R. (JACK) HORNER
W. A. HORRELL
H. C. HOTALING
J. P. KENNEDY
E. A. LOCKETT
J. S. MACDONNELL
H. D. MACHIN
M. H. MAHANA, JR.
J. W. MORIN
WELLSLAKE MORSE
KING ROBEY
DANA C. SMITH
A. I. STEWART
COLIN STEWART
CHAS. H. SUITER
FRED L. WALTER
CHAS. L. WRIGHT

January 12, 1940

Dr. H. G. Bumpus
1160 South Orange Grove Avenue
Pasadena, California

My dear Dr. Bumpus:

The Pasadena Improvement Association is an organization of the best-known Pasadena business men and bankers who organized over six months ago for the purpose of placing race restrictions on all of the Pasadena residential districts now occupied by Caucasians.

Much concern has been generally expressed through the city, due to the fact that colored families are coming in increasing numbers to Pasadena and settling in the centers of areas now occupied entirely by whites or Caucasians. The effect of this move on the part of colored people has been to seriously depreciate surrounding property values and to force the whites to move away.

Leading organizations and business men throughout Pasadena have donated generously in order to carry the restriction work which is being managed by A.J. Stewart, one of our Pasadena Board of City Directors. The handling of funds and administration of the work is being carried on by a board of directors and an executive committee.

Most satisfactory results have been accomplished as some seven hundred parcels of residential property have been restricted up to date. However, this work is being carried on by paid solicitors and, although it is being handled economically, funds are needed to carry on through the first year, after which it is hoped that the project will be self-supporting.

At the last meeting of our executive committee your name was given to me, and I was asked to contact you for a donation to help carry this work on, as we are now seriously short of money. We will, therefore, appreciate it if you can see your way clear to forward us your check for \$75 made out to the Pasadena Improvement Association.

Dr. H. C. Bumpus

January 12, 1940
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This donation is not for an ordinary cause. We are putting it up to you whether Pasadena is to become a second- or third-class city or it shall hold its position as the finest city in the world in which to live.

The money you donate to this cause may be considered the premium on your insurance policy protecting the value of your real estate holding, whether it be a residence or business property in this community.

Many of us are giving days of our time in order that this work may not break down, and we know you will realize its vital importance and render us immediate aid.

I am Thanking you, with kindest personal regards,

Most sincerely,


COLIN STEWART

CS:dh

Handwritten notes:
I will let us on
Mr. Stewart
Bill.