



PASADENA PERMIT CENTER
www.cityofpasadena.net/permitcenter

PLANNING DIVISION MASTER APPLICATION FORM

Project Address: 420 S Greenwood Ave

Project Name: Historic landmark application for 420 S. Greenwood Ave

Project Description: (Please describe demolitions, alterations and any new construction) Historic landmark application. No demolition/alterations or new construction

Zoning Designation: _____ General Plan Designation: _____

Estimated Valuation (Cost of Project): _____

APPLICANT / OWNER INFORMATION

APPLICANT NAME: Jeff Prince

Telephone: [626] 487-53

Address: 420 S. Greenwood Ave

Fax: [] _____

City Pasadena State: CA Zip: 91107

Email: jsprince123a

CONTACT PERSON: Same as above

Telephone: [] _____

Address: _____

Fax: [] _____

City _____ State: _____ Zip: _____

Email: _____

PROPERTY OWNER NAME: same as above

Telephone: [] _____

Address: _____

Fax: [] _____

City _____ State: _____ Zip: _____

Email: _____

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

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

Note: Space for signature is on reverse side

INDEMNIFICATION

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

CERTIFICATION:

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

SIGNATURE OF APPLICANT OR AGENT: Jeffrey J. Pance Date: 12/19/2022

<p>For Office Use Only</p> <p>PLAN # _____ CASE # _____ PRJ # _____</p> <p>DATE ACCEPTED: _____ DATE SUBMITTALS RECEIVED: _____ RECEIVED BY (INITIALS): _____</p> <p>FEES: BASE FEE: \$ _____ 3% RECORDS FEE: \$ _____ TOTAL: \$ _____</p> <p>HISTORIC ARCH. RESEARCH REQUIRED? Y <input type="checkbox"/> N <input type="checkbox"/> PUBLIC ART REVIEW REQUIRED? Y <input type="checkbox"/> N <input type="checkbox"/> TRANSPORTATION REVIEW REQUIRED? Y <input type="checkbox"/> N <input type="checkbox"/> INCLUSIONARY HOUSING REQUIRED? Y <input type="checkbox"/> N <input type="checkbox"/></p>	<p>REVIEW AUTHORITY:</p> <p><input type="checkbox"/> STAFF <input type="checkbox"/> HEARING OFFICER <input type="checkbox"/> PLANNING COMMISSION/BZA <input type="checkbox"/> DESIGN COMMISSION <input type="checkbox"/> HISTORIC PRESERVATION COMMISSION <input type="checkbox"/> CITY COUNCIL</p> <p>TAXPAYER PROTECTION</p> <p><input type="checkbox"/> DISCLOSURE REQUIRED <input type="checkbox"/> NOT REQUIRED</p>	<p>CEQA REVIEW:</p> <p><input type="checkbox"/> EXEMPTION <input type="checkbox"/> INITIAL STUDY <input type="checkbox"/> EIR</p> <p>CEQA REVIEW STATUS:</p> <p><input type="checkbox"/> PENDING <input type="checkbox"/> COMPLETED</p>	<p>Design & Historic Preservation:</p> <p>TYPE OF HISTORIC PRESERVATION REVIEW:</p> <p><input type="checkbox"/> CATEGORY 1 (DESIGNATED) <input type="checkbox"/> CATEGORY 2 (ELIGIBLE)</p> <p>LANDMARK/HISTORIC DISTRICT NAME: _____</p> <p>TYPE OF DESIGN REVIEW:</p> <p><input type="checkbox"/> CONCEPT <input type="checkbox"/> FINAL <input type="checkbox"/> CONSOLIDATED <input type="checkbox"/> PRELIMINARY CONSULTATION</p>
--	--	--	--



**Supplemental Application for
HISTORIC DESIGNATION**

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

PROPERTY PROPOSED FOR DESIGNATION

1. Name of Property:	—
2. Property Address:	420 S Greenwood Ave
3. Date of Original Construction	1926
4. Original Owner	Lawrence B. and Wilma B. Emmons
5. Architect / Builder:	Architect: Attributed to Frederick H. Kennedy, (Per Tim Gregory report)

DESIGNATION CATEGORY

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

HISTORIC MONUMENT

LANDMARK

HISTORIC SIGN

LANDMARK TREE

BRIEF DESCRIPTION OF PROPERTY

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

Lawrence B. and Wilma B. Emmons Dutch Colonial Revival residence including a three bathroom/four bedroom home and a detached garage with a studio apartment. The entire 8,877 square foot lot is to be nominated for historical status. More descriptions of the property can be found in the attached report by home historian Tim Gregory.

SUPPLEMENTAL INFORMATION ON SIGNIFICANCE OF PROPERTY

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

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



LEGAL DESCRIPTION

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

CRITERIA FOR DESIGNATION

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

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

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



CRITERIA FOR DESIGNATING A HISTORIC SIGN

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

CRITERIA FOR DESIGNATING A LANDMARK TREE

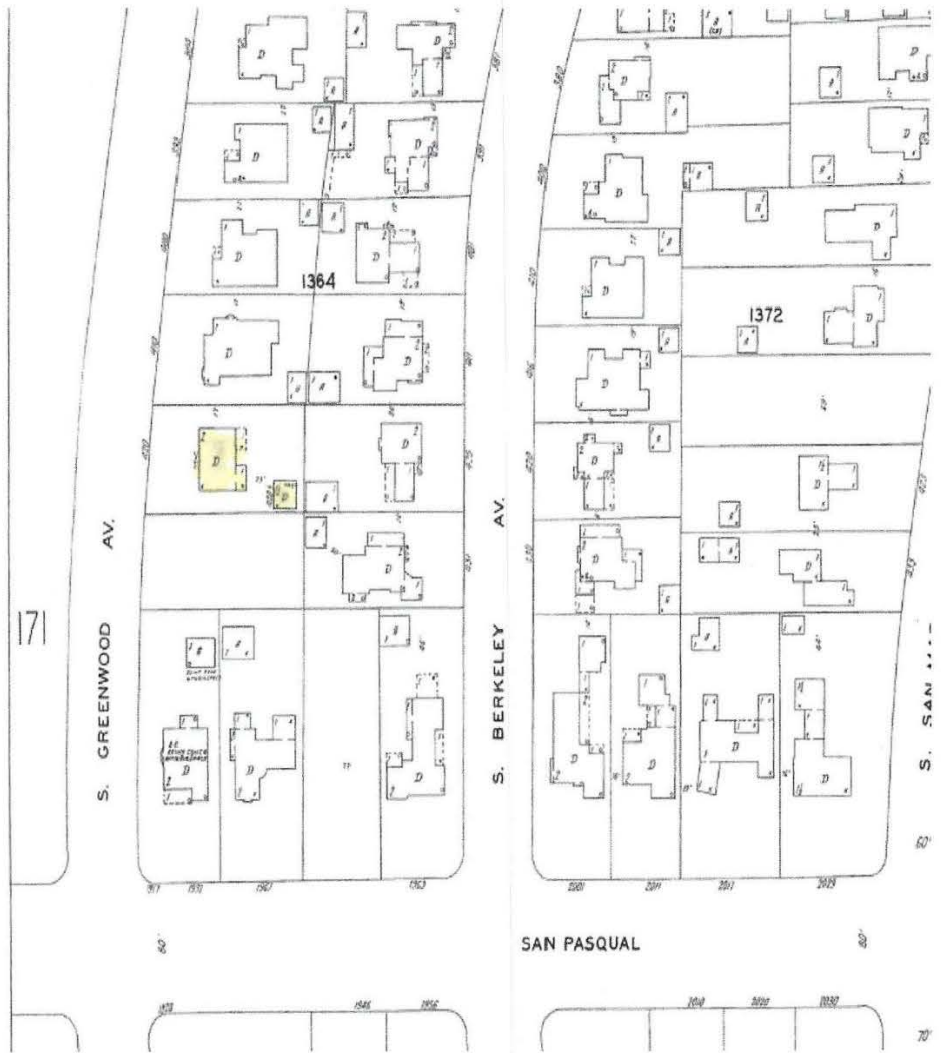
<input type="checkbox"/>	A. It is one of the largest or oldest trees of the species located in the City.
<input type="checkbox"/>	B. It has historical significance due to an association with a historic event, person, site, street, or structure.
<input type="checkbox"/>	C. It is a defining landmark or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

DESIGNATION PROCESS (INFORMATION ONLY; NO ACTION REQUIRED)

§17.62.050 Pasadena Municipal Code:

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

ProQuest® Digital Sanborn Maps, 1867-1970
Pasadena 1930-1931 vol. 1, 1931, Sheet 172



ORIGINAL

LOCATION OF JOB

420 S. Greenwood

NUMBER

STREET

BUILDING ALTERATION

Permit No. 91107 Final Insp. NOV 10 1944

Department of Building, Pasadena, Calif.

DO NOT FILL IN—FOR USE OF ASSESSOR ONLY

Empty lines for assessor use.

Map No.

Size of Lot

Size Bldg

AUG 29 1944

Height, Feet

Stories

Type

Zone

Use

Residence

SET BACK

Side

Front

Side

Owner

Name Donald A. Odell

Address 420 S. Greenwood

Arch.

Name

Address

Contractor

Name Crown City Roofing

Address 960 E. Walnut

Contractor's License No. 2315

Special Permit No.

State Clearly All Alterations to Be Made

Re-roof residence
5/2 No. 1 Perfect
Shingles

Total Value

Including labor, material, wiring, heating, plumbing, etc.

\$450.00 \$2.50

ORIGINAL

LOCATION OF JOB

GCL

420 5 GREENWOOD AVE
NUMBER STREET

BUILDING ALTERATION

Permit No. 27497 Final Insp. NOV 12 1957

Department of Building, Pasadena, Calif.

DO NOT FILL IN—FOR USE OF ASSESSOR ONLY

Lot 3, Tract No. 5812

Map No.

Size of Lot	Size Bldg. sq. ft.	JAN - 2 1957	
Height, Feet	Stories	Type	Zone
	2		R-1

Use DWELLING

SET BACK			
Side	Front	Rear	Side

Owner Name DONALD A. BELL
Address 420 5 GREENWOOD

Arch. Name
Address

Contractor Name F. D. LUNDEN
Address 406 N LAKE
Contractor's License No. 9936

SIGNATURE OF PERMITTEE

State Clearly All Alterations to Be Made

REPAIR FIRE
DAMAGE TO ROOF

APPROVED WITHOUT PLANS

JAN - 2 1957

Special Permit No.
B. A. Fee No. 29106 Checking Fee 1.50
Value 1800 Permit Fee 9.00
Including labor, material, wiring, heating, plumbing, etc. Approved

ORIGINAL

LOCATION OF JOB

J.E.S.

470 S. Greenwood

Permit No. 9357-0 Final Insp.

BUILDING

Department of Building, Pasadena, Calif

LEGAL DESCRIPTION

DO NOT FILL IN—FOR USE OF ASSESSOR ONLY

LOT 3

TRACT # 5917

Size of Lot	Size Bldg sq. ft.	MAY 31 1963	
Height, Feet	Stories	Type	Zone R-1

Use Fence

SET BACK			
Side	Front	Rear	Side

Owner Name Mrs. Donald A. Odell
 470 S. Greenwood, Pasadena
 Street Number City

Arch. Name _____
 Street Number City

Contractor Name W. Rowan
 272 W. Duarte Rd
 Street Number City

Contractor's License No. _____

SIGNATURE OF PERMITTEE
Mrs. Donald A. Odell

	MATERIAL	SIZE
Foundation		
Exterior Walls		
Partitions		
Joists	at rear of lot	
Rafters		
Roof		
Chimney		
Fireplace		
Fences	Redwood 6' x 6'	

Special Permit No. _____

B. A. Fee No. _____ Checking Fee _____

Value 146.00 Permit Fee 3.00

including labor, material, wiring, heating, plumbing, etc. Approved H.M.

JOB ADDRESS 420 So. Greenwood Ave. E-369	
NUMBER	STREET
APPLICATION FOR A BUILDING PERMIT DEPARTMENT OF BUILDING, PASADENA, CALIF.	
CONTRACTOR Monarch Rtg. & Ins. Co.	STATE LIC. NO. 33018
MAILING ADDRESS 611 S. Fair Oaks Ave.	TEL. NO. Sy. 6-6191
<input type="checkbox"/> ARCH <input checked="" type="checkbox"/> ENGR. City Lic. 39499	STATE LIC. NO.
MAILING ADDRESS	TEL. NO.
OWNER Donald O'Dell	TEL. NO.
MAILING ADDRESS 8880	
NEW <input type="checkbox"/> ADD'N <input type="checkbox"/> ALTER <input type="checkbox"/> REPAIR <input type="checkbox"/> DEMOLISH <input type="checkbox"/>	
FLOOR AREA (SQ. FT.)	NO. OF STORIES 2 NO. OF DWELLING UNITS
PRESENT BLDG. USE	PROPOSED BLDG. USE
DESCRIBE WORK TO BE DONE Re-roof 2 sty garage bldg.	
EXTERIOR WALL MATERIAL	ROOF FRAMING MATERIAL
PARTITIONING MATERIAL	ROOF COVERING MATERIAL
LOT WIDTH	LOT DEPTH
NO. OF EXISTING BLDGS. ON LOT	
VALUATION NOTE: INCLUDE LABOR, MAT. WIRING, PLUMB., HEAT., ETC. \$ 312.00	
INFORMATION PROVIDED BY ENGR. - ST. DEPT.	
LEGAL DESCRIPTION	
NOTICE Plan check fees are forfeited when no action is taken by applicant for 90 days. Permits expire when work is not commenced within 60 days, or if work is suspended.	
INFORMATION PROVIDED BY BLDG. SECTION	
USE ZONE R-1	FIRE ZONE OCCU-PANTRY TYPE
REQ'D SET BACKS	FRONT RIGHT SIDE LEFT SIDE REAR
APPEAL NO.	USE PERMIT OR VARIANCE NO. PARK SPACES REQ'D.
PLAN CHECK FEE	PERM. PLAN <input type="checkbox"/> APPROVED BY
PERMIT FEE 3.00	APPROVED W/O PLAN <input type="checkbox"/>
I have carefully read and examined the above application and find the same to be true and correct. All provisions of the Laws and Ordinances governing building construction will be complied with whether specified herein or not. No person shall be employed in violation of the Labor Code of the State of California. I agree not to occupy or allow occupancy of any building authorized by this permit until final building inspection has been received. M. M. Bell SIGNATURE OF OWNER OR AUTHORIZED AGENT	
PERMANENT	

1

3.00 A
 CK. CASH M.O. PLAN CHECK VALIDATION
 66 BP
 02019 SP
 CASH M. O. NOTE: WHEN PROPERTY VALIDATED IN THIS SPACE, THIS FORM CONSTITUTES A BUILDING PERMIT TO DO THE WORK PRESCRIBED HEREIN.

Street No. 420 4th St Greenwood
 Tract 5812

Lot No. 3 Block No. 9-30-26
 Examined by G. M. C. Date 2-23 1926

CLASS	EXTERIOR	HEATING	TRIM
Single Double Maverick California Bungalow Residence Cottage Dwelling Flat Apartment Factory Church School Store Garage Barn Shed Poultry House	1 Story 1 1/2 " 2 " 3 " Plaster Metal Lath " Wood " " Chicken Wire Shingles, Rustic Siding, B & B Brick Corrugated Iron Adobe Plaster on Adobe " on Tile	Fireplace False Mantel Gas Furnace Wood " Coal " Steam " Outlet Gas Radiators Stove	Cobblestone Brick Stone Plain Plaster Wood Ornamental
FOUNDATION	ROOF	PLUMBING	INSIDE FINISH
Stone Concrete Brick Wood	Flat Hip Gables Dormers Cup-up Shingle Gavel Tile Tile-Trim Corrugated Iron Composition Slate	Number of Fixtures 8	Plaster Plaster-Board Jazz Tiffany Paper Unfinished Woodwork, Plain " Ornamental
BASEMENT		CHEAP MEDIUM GOOD SPECIAL	BUILT-IN FEATURES
11 feet x 14 feet x 5 feet deep @ 10 cu. ft.		Bath { Tile Floor Tile Walls	Refrigerator Buffet Patent Beds Bookcases
		LIGHTING	BUILT
		Gas Electricity	1926
		CHEAP MEDIUM GOOD SPECIAL	CONSTRUCTION
			Cheap Medium Good Special 2 1/2

	Bent	1	2	3	Attic	BUILDING VALUES	
Living Room		2				No. of Cubic Ft.	OR 1967
Bed Rooms			4			No. of Square Ft.	2904
Bath Room			1			At \$	2023
Kitchen		1				Building Cost	8712
Breakfast Room or Nook		1				Basement Cost	1053
Hardwood Floors						Heating Cost	10240
Hardwood Finish						Garage Cost	
No. of Permit						Outbuildings Cost	6173
Estimated Cost of Bldg. \$						Total Cost	17101
No. of Permit						Physical Depreciation	21828
Estimated Cost of Bldg. \$						Utility Depreciation	1529
Owner's Name						Depreciated Value	13271.38
Cost Factor Checked						Assessed Value	249670
Computations "R" 2706							249670
Entered on Map Book							1870
Compared							

32
 44

 128
 128

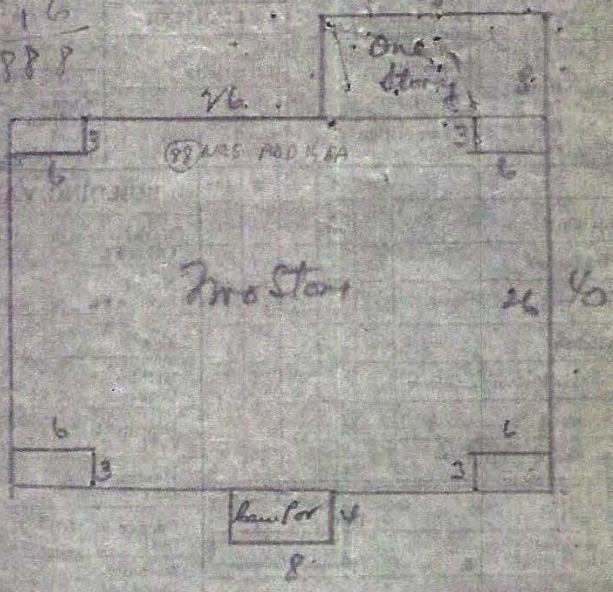
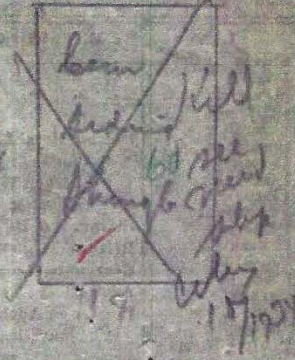
 1408
 2

 2816
 744

 2976
 72

 2904
 116

 2888



Permit 9110 8/2/57 450 Permet
 in case of
 E.D. AR 4/1/55
 Permit # 2749 1/1/59 1800 Fair Rpr. N.A.V.
 # 7352 5/1/62 146 of office N.A.V.

Form 6- *E. Pasadena*
Building Description Blank Index Book *5330* Page *19*

STREET No. *420 S. Greenwood*
TRACT *5812*

PARGEL 5 3

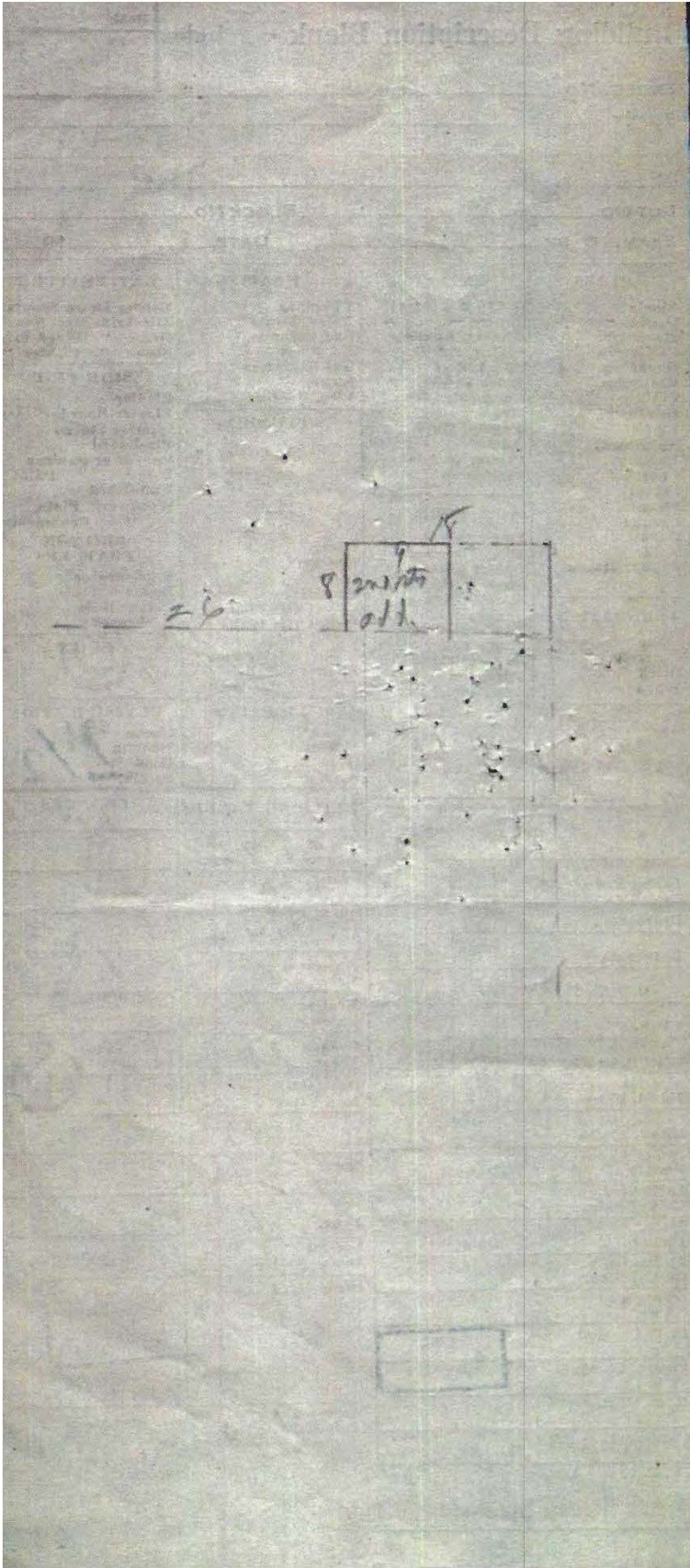
LOT No. *3* BLOCK No. *10717*
EXAMINED BY *C. Oley* DATE *10/17 1934*

CLASS	EXTERIOR	HEATING	EXT. FEATURES
Single Double Maverick California Bungalow Residence Cottage Dwelling Flat Apartment Factory Church School Store Garage Barn Shed Poultry House	1 1½ 2 3 Story Stucco Shakes, Rustic Siding, B & B Sheet Steel Brick Veneer Corrugated Iron Frame, Steel Frame, Wood Adobe Plaster on Adobe Plaster on Tile	Fireplace False Mantel Gas Furnace No. Pipes Gas Radiators Steam Elec. Heaters	Copper Down Spouts Tile-Trim Steel Sash Brick " Wood-Trim Stone " Plaster "
FOUNDATION Stone Concrete Brick Wood	ROOF Flat ¼ ½ ¾ Hip Dormers Gables Cut-up Shed Shingle Slate Gravel Shakes Corrugated Iron Composition Compo Shingle Tile-Trim Amt. Sm. Lge. Tile ¼ ½ ¾ Full Quality	PLUMBING Number of Fixtures <i>2</i>	INSIDE FINISH Plaster Plaster-Board Interior Stucco Ply-Board Canvas or Sanitas Paper Paint Unfinished Woodwork, Plain " Ornamental
BASEMENT feet x feet x feet deep @ sq. ft.		LIGHTING Cheap Medium Good Special	BUILT-IN FEATURES Refrigerator Buffet Patent Beds Bookcases
			BUILT <i>1934</i>
			CLASSIFICATION Cheap Medium Good Special <i>2 1/2</i>

	BUILDING VALUES			CHANGES ONLY
	Bsm't	1	2	
Living Room				
Bedrooms				
Bathroom				
" No Tub		<i>1</i>		
Kitchen				
Bfst. R. or Nk.				
Hdwd. Floors				
Hdwd. Finish				
No. of Permit	<i>9658</i>	Date	<i>8/14/34</i>	
Estimated Cost of Bldg.	<i>500.00 Add to Rec</i>			
No. of Permit		Date		
Estimated Cost of Bldg.				
Owner's Name	<i>Lawrence Emmons</i>			
C. F. Checked				
Compt. Checked	<i>68</i>	<i>180</i>		
E. on M. B.	<i>H</i>			
Compared	<i>R</i>			
P. C. by	Date	%	P. C. Val.	

Total Value *294*
Depreciated Value *275*
Assessed Value *150*
140

TRENDED FOR 1967



From below

servants 90
the above
loan-ide
90

15
1st
2nd
3rd

1st
2nd
3rd

5 x 18 x 1/2 - 22 @ 2 - 24

YEAR DEPRECIATED	DEPRECIATION	ASSESSED VALUE	YEAR DEPRECIATED	DEPRECIATION	ASSESSED VALUE	ALTERATIONS	
						PERMIT NO.	
40		\$ 3900				2749-N	REPAIR FIRE
	3900 X 125	4880				1-2-57-1800 ⁰⁰	DAMAGE (NO ADD VALUE)
48	6289 X 85.9375	5400				93-56-D	FENCE
49	6289 X 790625	4970				5-31-62-146	PICK-UP ENCL PCH
51	6289 X 81696	5140					
53	6289 X 77662	4880					
55	6289 X 73827	4640					
57	6289 X 74852	4710					
58	6289 X 77552	4880					
60	6289 X 73722	4640					
61	6289 X 85533	5380					
62	6289 X 82822	5270					
65	6557 X 85533	5610					
68	6557 X 102	6690					
71	Round Off	6700					

TOWN AND COUNTRY HOMES AND GARDENS

By FREDERICK HUNT KENNEDY, *Architect*

Southern California can in justice claim that in no other section of the country are so many types of domestic architecture really well handled. There are districts and cities more notable for a wealth of some particular style. Here, no tradition predominates, yet tradition is not disregarded. The varied population suggests many styles as being equally appropriate: the colonial, the Spanish, the English, or the purely new. The climate is such that any but the coldest and most snow-suggestive architecture may be reasonably in keeping with the conditions. Here, then, we can study all types of houses on an equal footing, and each style has its exponent in one or more architects of ability.

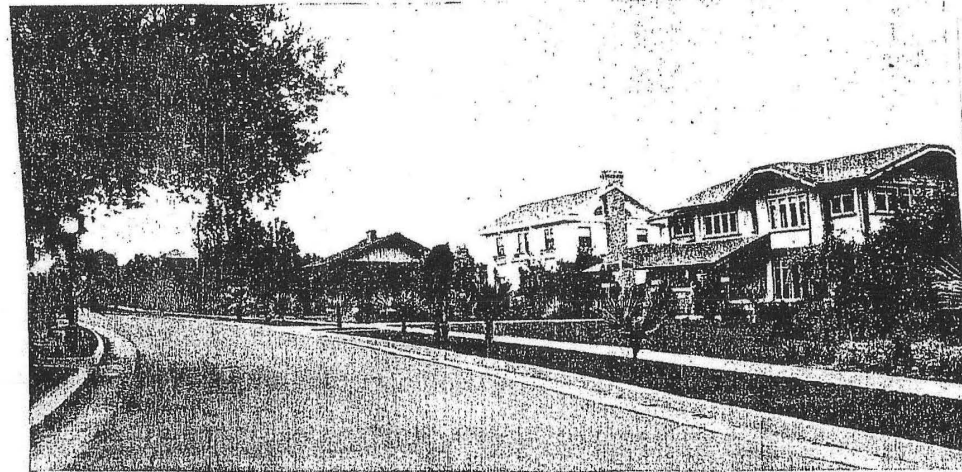
There is a perpetual and very live question always before the designer of dwellings, and the peculiarity of the problem is that all three of the answers can be proven to be correct by actual examples.

The question is, shall the house be made to fulfill its requirements as nearly as possible without reference to anything done before, utilizing only such forms as seem indicated by the peculiarities of climate, building material, mode of living, and the like; or shall it be a "personal" house, expressing the individuality of the architect or owner in new and original forms; or shall it, on the contrary, embody the past experience of centuries of builders, and be designed in some recognized style, adapted, of course, to present-day utility? Obviously, no architecture is good which does not fulfill its peculiar purpose

and suit its special environment, and no dwelling-place perfect as a home unless it expresses something of its owner's individuality. But shall these qualities be gained without dependence on anything done by previous generations, or shall they be attained by speaking in the well-known language of the historic styles? Let us see what Southern California has to offer.

The brown or weather-stained house, at first of one, but later often of two stories, known commonly as the "California bungalow type," when at its best is as perfect an answer as can be found in recent architecture to the first part of the question. To be sure, it often shows traces of East Indian, or Japanese, or

even Swiss influence, but on the whole it is a logical and new development, a house deliberately designed to suit the climate, to utilize materials easily obtained, and to fit the scenery and the informal, luxuriant, many-flowered plant life so characteristic of California yards. Furthermore, in this type of house, the covered piazza or veranda, that feature so typically American and so generally ugly and protuberant, becomes a thing of beauty, truly artistic, and an integral and necessary part of the design. A Pasadena firm of architects, Greene and Greene, brought this style to a very high point of artistic perfection.



A STREET IN PASADENA

One of the illustrations shows three houses including one of theirs. Such a group illustrates how admirably the style is adapted to our present-day street architecture. The house is susceptible of infinite variation without losing its sense of quiet and restraint, and it groups well because it is never obtrusive but altogether in good taste.

Answers to the question "Shall the house be individual and original?" are found in all parts of the country—very strikingly in the works of Frank Lloyd Wright and Louis Sullivan in the middle states and Louis Mullgardt in our own

state. But it is not probable that the architecture of these men, clever though they are, will grow into "styles," because it depends on the peculiar genius of its originators for its vitality. The two first mentioned have been extensively

imitated, but seldom with success; partly, perhaps, because the best architects hesitate to adopt the style of a contemporary, for obvious reasons.

However unsuccessful this sort of house may be as a model for others, there can be no doubt that there are numerous examples of great interest and no less merit. Really worth while types abound in Southern California, and several local architects, in endeavoring to solve for themselves the problem of a suitable California architecture have attained most happy results. The simple arches and straight lines of Irving Gill's work are full of character, and Arthur Heine-man has designed a bungalow court and several residences, one of which is shown in the view of Catalina Street, which have remarkable individuality. The houses in this photograph harmonize remarkably well considering their diversity. One of the inherent faults of "originality" is that it is usually inconsistent with group-harmony.

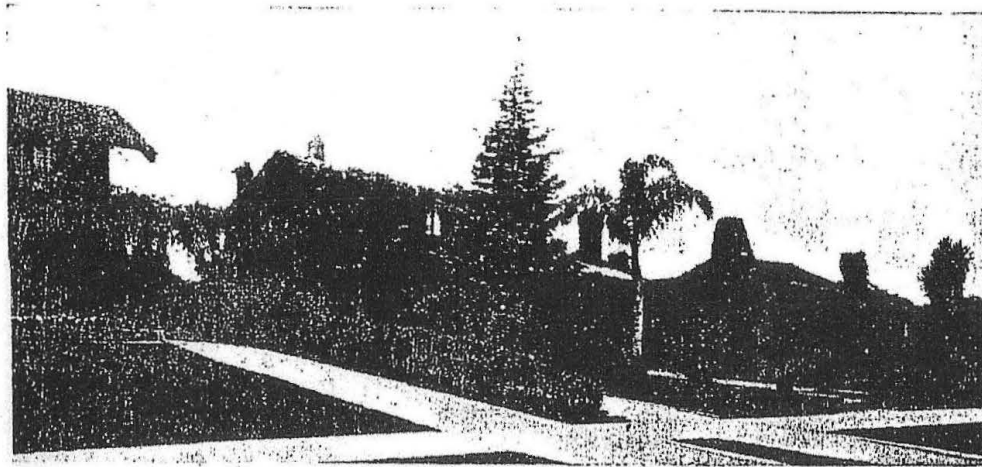
The present tendency among the architects of this part of California is toward the adaptation and development of traditional types of architecture. In this field, the architect is free to use the accumulated experience of generations whose

aesthetic problems, at least, were similar to ours; and, if he be a masterful designer, he is not hindered but rather helped thereby in the solution of the new problems. An historic style links us to the past and has associations which,

entirely distinct from its intrinsic beauties, give it aesthetic value and a charm analogous to that of the antique. The traditions of a people are not to be scorned, especially since we have ample proof that they do not necessarily involve inconvenience. In fact, the Colonial, the modern English, and certain forms of Spanish origin are very readily adaptable to our local requirements, and Robert Farquhar, working in the Italian and the French spirit, somewhat individualized, has built houses that rank with those of Charles A. Platte for perfection of composition and detail.

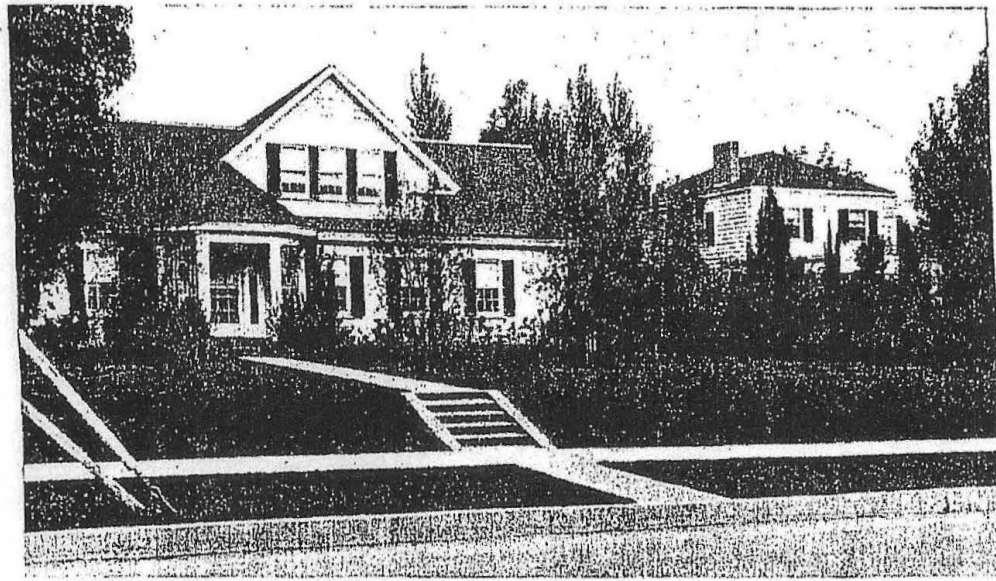
Several architects, notable among them being Elmer Grey, have brought out some very excellent examples of English architecture altered to suit our southern climate. The mission type seems to have lost its popularity, but it is being superseded by other types of more direct Spanish or Mexican origin. At present the Colonial house, with many variations, is coming into prominence more generally than any other. The low, rambling, open air type is favored, and the architects for the most part have shown most gratifying possibilities in the adaptation of this usually somewhat formal style to our rather informal way of living. The southern and Pennsylvania types are found more useful than the restrained and severe New England form.

The last illustration shows a portion of a street of houses several of which were designed by Reginald Johnson. It is a notable and fortunate fact that the streets of our good residence districts are usually homogenous and pleasing in spite of the many and diverse styles in use. The architects and their clients deserve credit for their consideration of the general effect. This situation is almost unique in American cities and therefore all the more to be praised. A little thought on the part of home builders will help greatly in this matter.



Many persons coming to California with minds made up as to the style of house they wish to build, forget that there is a certain obligation to the city in which they are to live.

A former issue of this magazine had as a cover design a picture of a remarkable house of Southern Colonial type designed by Myron Hunt and Elmer Grey.



The great styles of the past have been rather slow developments of what went before. Whether a new era has come, wherein originality and logic will take the place of experience and tradition with equally good results is yet to be seen. It is undoubtedly the opinion of a majority of architects that the time is not yet here, if, indeed, it will ever be.

*Juniors to Dress Dolls
for Christmas Bureau
at Monday's Meeting*

The regular meeting of the social service section of the Shakespeare Club Juniors will be held at 2 o'clock Monday afternoon at the home of the section leader, Mrs. L. B. Emmons, 420 South Greenwood avenue.

Mrs. Emmons has planned for members to dress dolls for the Christmas bureau. Toys will also be wrapped for an orphanage. Members who are expecting to be present are to call the hostess, Wakefield 3986.

* * *

L. B. EMMONS DIES AFTER OPERATION

Lawrence B. Emmons, 42, of El Encanto Estates, died at Ann Arbor, Mich., yesterday afternoon after an operation, it was learned here yesterday afternoon.

Mr. Emmons and Mrs. Emmons went to Ann Arbor about a week ago.

Mr. Emmons had been a resident of Tucson for about seven years and was a member of the Pima Pistol club and the Old Pueblo club. He came here from Pasadena, Cal. where he was trust officer of the First Trust and Savings bank. Emmons was a native of Saratoga, N. Y.

Mr. Emmons was born in Schenectady, N.Y., and was a son of George F. Emmons, former vice-president of the General Electric company.

He leaves his wife, Mrs. Frances Morrow Emmons, whom he married in June, 1936, and two daughters by a former marriage, Mary Helen and Elizabeth Emmons.

Funeral services will be conducted Saturday or Sunday at the Porter Undertaking company in New Britain, Conn.

420 S. GREENWOOD

Two-story Dutch Colonial in perfect condition. First quality wallpaper has been used in the living room, dining room and hall. The excellent floor plan includes an attractive screened-in porch off the living room on the shady side of the house which would make an ideal playroom. Extra downstairs room could be used as den.

We Invite Your Inspection
Sunday Between 2 and 5

Pasadena Post
November 8, 1936; p. 24

420 S. GREENWOOD

Here is a well built 2-story house in perfect condition. Four bedrooms, 2 baths, maid's room and bath. Owner has left Pasadena and has asked us to submit any reasonable offer.

Pasadena Post
January 31, 1937; p. 22

Another Section Asks Annexation

The S.N. & P. - 3-14-46

Another section of county territory southeast of Pasadena seeks to join the city of Pasadena and enjoy the privileges of this community, a petition signed by 32 property owners indicated yesterday.

This petition asking city directors to initiate annexation proceedings was circulated by George E. Millard, 1886 San Pasqual Street; Blanche Jones, 250 South Parkwood Avenue; Florence Wilbur, 261 South Allen Avenue, and John G. Clark, 1855 San Pasqual Street.

The area seeking to be annexed is bounded roughly by Blanche Street on the north and San Pasqual on the south, Allen Avenue on the west and Berkeley on the east. There are 230 eligible voters in the district.

Pasadena Star-News
March 14, 1946

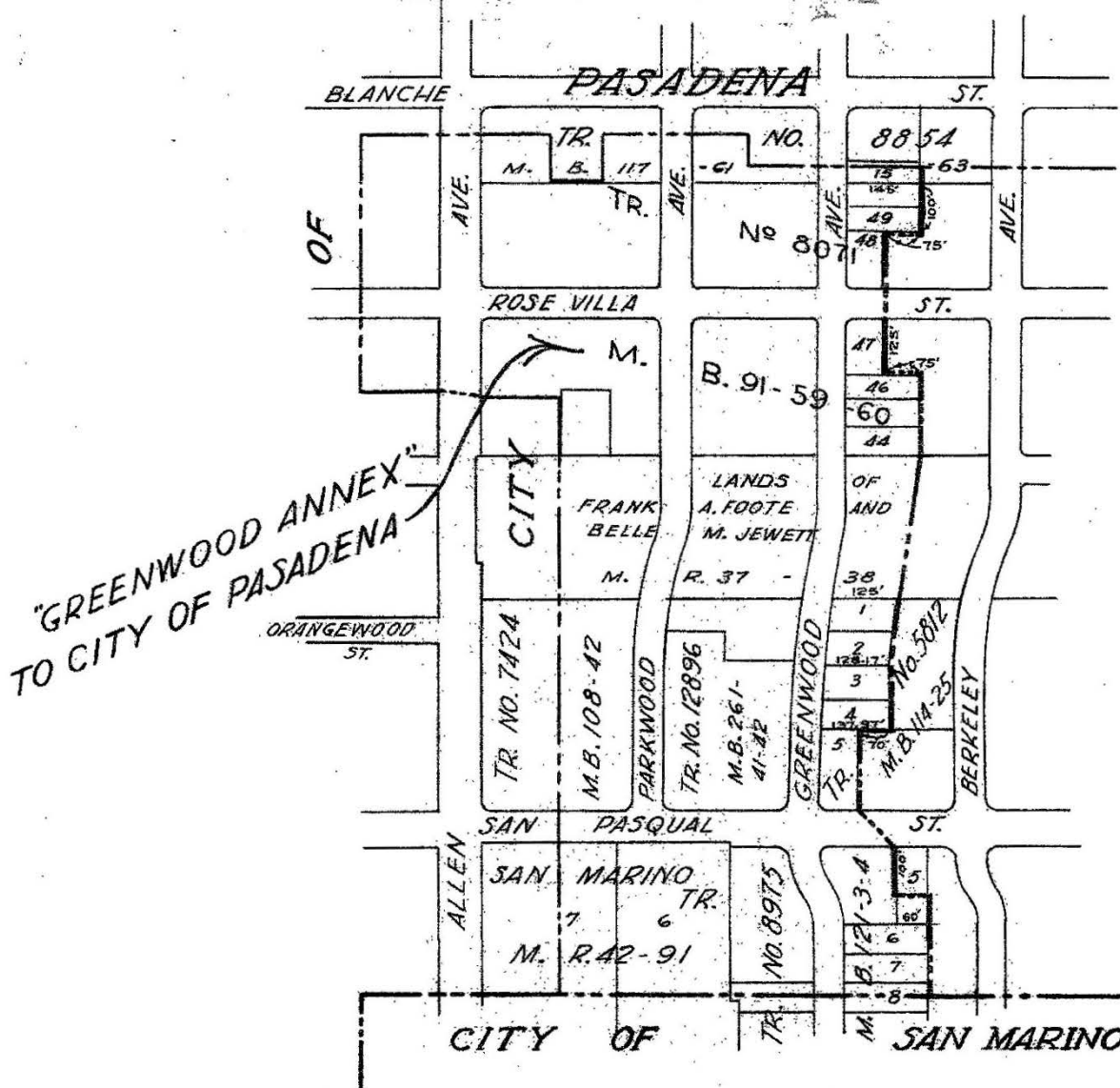
City of Pasadena

"Greenwood Annex"

By an election held June 6, 1946, Ordinance No. 3902 approving the annexation adopted June 18, 1946; notice filed with the Secretary of State June 20, 1946; and affidavit etc., filed with the County Recorder June 21, 1946, the following described territory was annexed.

That certain territory in the County of Los Angeles contiguous to the City of Pasadena included within the following described boundary lines:

Beginning at a point in the southerly boundary line of the City of Pasadena as per annexation of December 27, 1920, said point also being in the easterly line of Lot 15, Tract No. 8854 as recorded in Book 117, Pages 61, 62 and 63 of Maps in the office of the County Recorder of Los Angeles County; thence southerly in a direct line to the southeasterly corner of Lot 49, Tract No. 8071 as recorded in Book 91, Pages 59 and 60 of Maps in said County Recorder's office; thence westerly in a direct line to the northeast corner of Lot 48, said Tract No. 8071; thence southerly in a direct line to the southeast corner of Lot 47, said Tract No. 8071; thence easterly in a direct line to the northeast corner of Lot 46, said Tract No. 8071; thence southerly in a direct line to the southeast corner of Lot 44, said Tract No. 8071; thence southerly in a direct line to the northeast corner of Lot 1, Tract No. 5812 as recorded in Book 114, Page 25 of Maps in said County Recorder's office; thence southerly and following the easterly boundary lines of Lots 1, 2, 3 and 4 of said Tract No. 5812 to the southeast corner of said Lot 4; thence westerly in a direct line to the northeast corner of Lot 5, said Tract No. 5812; thence southerly in a direct line to the southeast corner of said Lot 5; thence southeasterly in a direct line to the northwest corner of Lot 5, Tract No. 8975 as recorded in Book 121, Pages 3 and 4 of Maps in said County Recorder's office; thence southerly along the westerly line of said Lot 5, 100 feet to a point; thence easterly and parallel with the southerly line of said Lot 5 to the easterly line of said Lot 5; thence southerly along the easterly lines of Lot 5, 6, 7 and 8 of said Tract No. 8975 to the northerly boundary line of the City of San Marino; thence westerly along said boundary line to its intersection with the easterly boundary line of the City of Pasadena as per annexation of January 5, 1925; thence northerly and following the present boundary line of the City of Pasadena to the point of beginning.

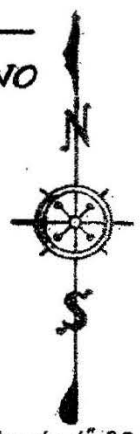


FILED WITH SECRETARY OF STATE JUNE 20, 1946
 FILED WITH COUNTY RECORDER JUNE 21, 1946
 EFFECTIVE DATE

DOC. NO. 2051 FILE NO. 107A

ALFRED JONES
 COUNTY SURVEYOR
 C. S. INDEX
 44(A-3)
 JUNE 26, 1946
 S.T.Z.

Scale 1"=30'
 Area-31.798 Ac
 0.050 sq.



June 28, 1946

Messrs: Al. d J. s
C.E. Arnold
O.D. Keese
N.F. Cobb
H.C. Thomas
R.S. Booth
J.F. Armstrong
F.W. Haskell
L.H. Lucas
H.W. Symonds
F.S. Overton
H.D. Houston
H. Gorman
E. T. Mankey
F. W. Pore
R. L. Gregory
T. I. Phelps

AY 7/5/46
CA 7-8-46
CAR 7/5/46
Please initial and return

Subject: Annexation to the
City of Pasadena

Gentlemen:

Proceedings for the annexation of "Greenwood Annex" to the City of Pasadena were filed with the County Recorder and became effective June 21, 1946.

Yours truly,

ALFRED JONES
County Surveyor

By J. Wilson
J. Wilson

Mr. Thomas:

Attached hereto are map and description of this annexation for the S.E.E.

The territory covered by this annexation was automatically affected as follows:

1. Withdrawn from Road District No. 5.
2. No longer subject to Los Angeles County Public Library Tax.
3. Added to Metropolitan Water District.
4. Withdrawn from San Gabriel Valley County Fire Protection District.

Mr. Gorman:

School Districts and Judicial Townships are not affected by this annexation.

A print showing this annexation is enclosed.

ALFRED JONES
COUNTY SURVEYOR
COUNTY ENGINEER

OFFICE OF
COUNTY SURVEYOR
AND
COUNTY ENGINEER
700 HALL OF RECORDS
LOS ANGELES

COPY

July 1, 1946

Dr. G. C. Trillingham
Superintendent of Schools
County of Los Angeles
808 N. Spring Street

Subject: Annexation to the
City of Pasadena

Dear Sir:

Proceedings for the annexation of
"Greenwood Annex" to the City of Pasadena were
filed with the County Recorder and became ef-
fective June 21, 1946.

School Districts are not affected
by this annexation.

Yours truly,

ALFRED JONES
County Surveyor

By



Oliver D. Keese
Office Engineer

SE:NY

cc: File