



PASADENA PERMIT CENTER
www.cityofpasadena.net/permitcenter

Supplemental Application for
HISTORIC DESIGNATION

Note: In addition to this application, a completed **Planning Division Master Application Form** is also required. Submit all materials via email or file transfer to DHPquestions@cityofpasadena.net.

PROPERTY PROPOSED FOR DESIGNATION

1. Name of Property:	Langford Residence
2. Property Address:	627 S. Euclid Ave. ~ Pasadena, Ca 91106
3. Date of Original Construction:	ca. 1886
4. Original Owner:	Charles Elliot Langford
5. Original Architect / Builder:	unknown

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 & HISTORICAL PHOTOGRAPHS

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. If applying for historic monument designation, specify whether any interior public or semi-public spaces are included in the nomination. A site plan and/or floor plan may be used to supplement the narrative description. Please also submit recent and, if available, historical photographs.

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. If applying for historic monument designation, an evaluation by a qualified architectural historian may be required to demonstrate exceptional or regional, statewide or national significance. 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/criteria under which you are nominating the property, object, sign or tree for designation. Multiple boxes may be checked if applicable. Submitted description and supplemental information should provide an explanation of how the property meets the specified criterion/criteria.

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 is an exceptional representation of the work of an architect, designer, engineer, or builder whose work is significant to the region, state or nation, or that possesses high artistic values that are of regional, state-wide or national significance.
<input type="checkbox"/>	D. It has yielded, or may be likely to yield, information important in prehistory or history of the region, state or nation.

CRITERIA FOR DESIGNATING A LANDMARK	
<input type="checkbox"/>	A. It is associated with events that have made a significant contribution to the broad patterns of the history of the City.
<input type="checkbox"/>	B. It is associated with the lives of persons who are significant in the history of the City.
<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 possesses artistic values of significance to the City.
<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.

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.

The Langford Residence was completed circa 1886 (the same year the City of Pasadena incorporated) by an unknown builder/architect. Located at 627 S. Euclid Ave. (previously 651 S. Euclid) in the Madison Heights neighborhood of Pasadena, the Langford Residence sits on a large lot just a few houses south of bustling California Blvd. The site includes a large main residence, a carriage house building (houses guest quarters and a garage), and a pool. The main house and carriage house are subject to the nomination; the carriage house was expanded early in the property's history.

The property presents as a proud Queen Anne residence with an asymmetrical, irregular plan, three stories, and details indicative of its early period of construction. The main form of the house is characterized by a steeply pitched irregular shaped hipped roof with shallow boxed eaves and a third-floor dormer. A front porch extends across a portion of the front elevation and wraps the corner. A polygonal tower is also a key element of the house's form. Original extant details include wood clapboard siding, band of wood shingles, and wood double-hung and decorative windows. Original details (since removed) include roof cresting and finials and spindle-work balustrades; these can be seen on the historic photo dated 1902.

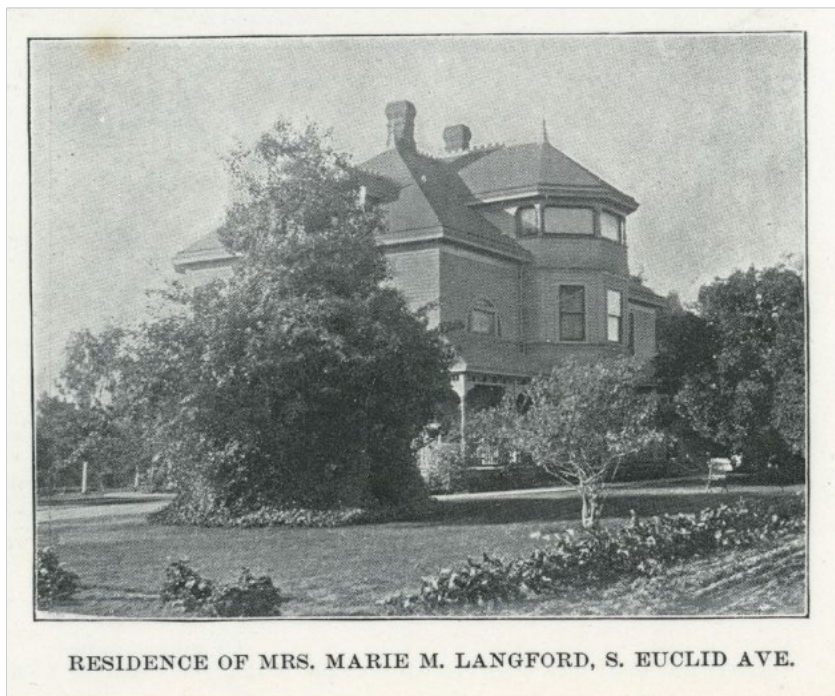


Figure 1 - Historic photo dated 1902 labeled "Residence of Mrs. Marie M. Langford, S. Euclid Ave."

The front (east) primary façade has a prominent projecting full-height bay off-center featuring grouped 1/1 double-hung wood sash windows at each level. The front porch extends across a portion of the front façade and wraps the north corner of the house. The primary cladding of the house's form is wood clapboard with a band of fish scale shingles forming a visual break between first and second floors. The front porch posts and railings are currently quite simple and square in nature, however, they were originally more elaborately decorative.

The northern façade of the house is characterized by a prominent full-height projecting bay, roughly centered on the façade, and flanked by first floor porches. Details on this façade continue and are consistent with the other facades.

The southern façade has a covered deck that protrudes from the otherwise flat façade.

The western façade has an enclosed porch that projects from the otherwise flat façade. The basement is also accessed from this side of the house.

There is no original building permit on file for the Langford Residence, as the City of Pasadena did not begin issuing building permits until 1902. The first time the assessor visited the property they recorded "a three-story single residence, garage, and shed. The house has a brick foundation, walls of rustic wood siding, a shingled cut-up roof with dormers, and plain wood trim...the assessor estimated the square footage at 4,800. On the first floor were six living rooms (one was probably a dining room), one bedroom, and a kitchen. The second floor contained five bedrooms and two bathrooms. Three bedrooms and one bathroom were on the third floor. The house had a total of nine hardwood floors. There were also two 5-foot-deep brick-lined basement areas, one measuring 14 by 30 and the other 12 by 12." (Gregory, 2005)

The permit history and additional historical data is attached as a supplement to this report. The most significant changes to the property in its permit history include:

- Unspecified alterations costing a large sum of money in 1910
- South-facing porch enclosed with glass in 1915
- Garage addition in 1923
- Interior remodeling in 1930, including changing some window openings
- Elevator added in 1938
- A cement step (possibly front steps) was removed and replaced with a brick step and brick foundation covered in plaster in places (1945)
- 1970 – House was the Showcase House so numerous interior cosmetic changes were made and a small dormer was added to the roof

Character-defining features of the residence include its steeply pitched hipped roof, irregular plan, asymmetrical facades, use of integrated polygonal forms with bay windows, porches, and decorative exterior detailing such as the band of fish scale shingles. Significant interior spaces include the foyer, living room, and paneled dining room. Interior spaces are characterized by high ceilings, high profile moldings, and decorative elements such as the staircase balustrade.

The historic integrity of the Langford Residence is intact, with the house able to convey its historic significance.

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. If applying for historic monument designation, an evaluation by a qualified architectural historian may be required to demonstrate exceptional or regional, statewide or national significance. Refer to bibliography, historical photographs, chronology, and other supporting information.

Substantial historical documents and articles have been compiled and included with this application. Tim Gregory, Building Biographer, completed a building history. The home has been featured in publications (historical and contemporary). A bibliography and digital file has been included with the available information.

The subject residence is proposed to be significant under the City of Pasadena's Criteria for Historic Landmark Designation (see criteria discussion below). The property is currently considered a potential contributor to the potential Madison Heights Historic District.

LEGAL DESCRIPTION OF PROPERTY

Legal description included on attached Grant Deed

CRITERIA FOR DESIGNATION

Criteria 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 possesses artistic values of significance to the City.

The Langford Residence embodies the distinctive characteristics of the Queen Anne style (popularized in the late 1800s) and representative in the context of early Pasadena's Residential Architecture 1883 – 1904. The subject residence is an important early record of residential development in the City of Pasadena.

The subject residence was built in the boom of the 1880s (1886-1895).¹

At the same time that Second Empire was proliferating in Pasadena's commercial areas, the Queen Anne style was becoming the style of choice for its wealthy residents. Developed by Scottish architect Richard Norman Shaw, the style referenced medieval building forms and displayed dramatic roofs with steep gables, half-timbering, asymmetrical plans, and multi-textured, multi-colored walls. In Britain, the variations in texture and color were often accomplished in brick and stone. When the style was

¹ As referenced in Teresa Grimes' Historic Context Statement

transported to places in the United States such as Pasadena, these details were typically wrought in painted wood, as it was such an abundant local material. There are several extant examples of Queen Anne residences throughout the city. Late 19th and Early 20th Century Development and Architecture in Pasadena Los Angeles County, California Notable local examples include the two-and-one-half-story Queen Anne houses at 206 N. Grand Avenue and 233 Martelo Avenue, as well as the picturesque one-story Queen Anne houses at 490 Ellis Street and 324 S. Euclid Avenue. (Grimes, NPS Form Section E, pgs. 13-14)

Universally referenced *A Field Guide to American Houses* by Virginia and Lee McAlester states the identifying features of Queen Anne style as: “steeply pitched roof of irregular shape, usually with a dominant front-facing gable; patterned shingles, cutaway bay windows, and other devices to avoid a smooth-walled appearance; asymmetrical façade with partial or full-width porch which is usually one story high and extended along or both side walls.” (McAlester, 2000)

“Principal subtypes – Queen Anne houses are most conveniently subdivided into two sets of overlapping types. The first is based on characteristic variations in *shape*; the second on distinctive patterns of *decorative detailing*.” (McAlester, 2000)

The Langford Residence is an excellent representation of the Queen Anne style and residential development of early Pasadena. Character-defining features of the residence include its steeply pitched hipped roof, irregular plan, asymmetrical facades, use of integrated polygonal forms with bay windows, porches, and decorative exterior detailing such as the band of fish scale shingles. These features are all indicative emblematic of the home’s stylistic roots.

BIBLIOGRAPHY

Note: Sources and historical information compiled and reported by Tim Gregory, Building Biographer, report prepared April 2005

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City of Pasadena Planning Department (Design & Historic Preservation Section)
Including: NPS Form 10-900-a OMB Approval No. 1024-0018 (8-86) United States
Department of the Interior National Park Service National Register of Historic Places
Pasadena Public Library
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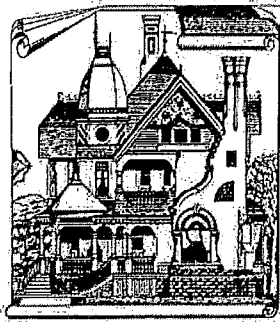
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April 3, 1897; December 31, 1972
Pasadena Daily Star: June 12 and 13, 1893
Pasadena Star-News: January 11, 1970



**THE BUILDING
BIOGRAPHER
TIM GREGORY**

- ❖ Building Histories
- ❖ Cultural Resource Studies
- ❖ Historic Resources Surveys
- ❖ Local, State, and National Landmarking
- ❖ Historic Preservation and Archival Consulting

627 SOUTH EUCLID AVENUE

PASADENA

Former Address: 651 South Euclid Avenue (until approximately 1900)

Style: Victorian

Year Completed: ca. 1886, the same year that the City of Pasadena incorporated.

Original Building Permit: There is no original permit on file for this property. The City of Pasadena did not begin issuing permits until 1902.

Architect and Builder: Unfortunately, the identities of the architect and builder of this house remain unknown. The building permit is the usual source of this information but, as mentioned above, no original permit was issued for this property. The major secondary resource for information on architect and builder is the *Builder and Contractor*, a weekly journal of the construction trade, but it did not begin publication until 1893. The few indexes that exist of early Pasadena and Los Angeles newspapers do not mention the house.

It should be kept in mind that many experienced and talented builders did not engage architects but did their own design work. A builder who had worked with a number of well-known architects might "borrow" stylistic elements that he fancied or felt were marketable and incorporate them into his own designs. Some builders were known to consult with established architects who, for a set fee, might quickly sketch out a few ideas for the builder to enlarge upon, without taking credit for the actual design. Other builders would purchase basic building plans and specifications from a catalog or even from a popular magazine, such as *Ladies' Home Journal*, and would then embellish them according to their own or their clients' wishes. In other instances, they might engage the services of a non-professional designer or perhaps an unlicensed architect who, for one reason or another, wished to remain anonymous. Some very successful builders employed architects on their staffs, but unfortunately their names were rarely included on the plans. It is probable that the architect of this house, if there was one, was located in Los Angeles since the sparsely-populated Pasadena area had few resident designers in the 1880s.

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First Owner: Charles Elliot Langford, described in directories of the day as a "capitalist." Mr. Langford's property originally encompassed twenty acres stretching southwest from the intersection of East California Street (as it was then known) and South Euclid Avenue. He soon subdivided it into what was known as the Langford Tract and kept six acres for himself (396 feet along California west to Magnolia and 660 feet south of California). His property was further subdivided in subsequent years. Mr. Langford shared his home with his second wife Maria M. Langford.

Charles Langford was born near Niagara Falls, New York in 1828 into a family that owned a woolen mill. After receiving a public-school education and gaining experience in his father's mill, Mr. Langford left home at the age of 21 with \$100 in his pocket and, with a friend, purchased five hundred acres in Iowa--his first venture in the real estate field. In later years, he established a saw-mill in Illinois, known as the Langford & Hall Lumber Company. After the death of his partner, Mr. Langford established a steam mill in the area. While in Illinois, he served as a trustee of the Illinois Military College. Mr. Langford came to Pasadena around 1886 and purchased not only the twenty acres that would include his home, but additional land in east Pasadena (then known as Lamanda Park). Although he maintained his association with the Illinois mill for a while, he set up a Pasadena branch of the Langford Lumber Company, its yards and offices located on Raymond Avenue "near the railroad crossing." He no doubt used this mill to prepare the lumber for his new house on Euclid Avenue. He eventually sold the mill and devoted his full-time interests to real estate development. Mr. Langford was an active Mason, Republican, and member of the First Congregational Church of Pasadena. He died on June 10, 1893, remembered for "sterling traits of character."

Mrs. Langford was born Maria M. Sherman around 1842 in Kingston, New York, the daughter of a prosperous farmer and business man. She was educated in private schools. Mr. and Mrs. Langford married in 1870 and had one daughter, Mabel E. Langford (later Ferris). After her husband's death, Mrs. Langford looked after the family's business and real estate interests, which would have been unusual for a woman of that day. She was also known for her local charitable activities, especially in connection with the First Congregational Church. A biographical article on Mr. and Mrs. Langford, written in 1907, as well as obituary notices for Mr. Langford, are attached.

After Mr. Langford's death, title to the Euclid Avenue property transferred to his wife. According to articles published in the *Los Angeles Times* (attached), her husband's will was contested by his seven children from his first marriage which had ended in divorce. They claimed the second Mrs. Langford had lured him away from their mother and had exerted undue influence on him to write a will in her favor. The jury ruled for the contestants. However, it was not until 1897 that the estate was finally settled.

Mrs. Langford passed away on November 26, 1935 at the age of 93 in San Diego County.

Other Building Permits Found in City Files: Unspecified alterations to the residence were permitted on January 19, 1910. Conner & McCann was the contractor. The cost was estimated at \$2,250. (This was a large sum of money at the time, indicating the alterations were major.) Construction of a \$500 frame garage was permitted ten months later, in October 1910.

In July 1915, a permit was issued to enclose a south-facing porch with glass, to cost \$200.

A permit was issued in October 1923 for the construction of an addition to the garage at a cost of \$250. John H. Simpson was identified as the contractor.

A major re-wiring job occurred in the house in January 1925. This was followed by the installation of a new heater and bathtub in May.

In August 1930, \$800 in alterations were permitted. Among these: plastering a room on the third floor and changing its windows; adding a bath and cutting a dormer window in the roof; installing new plumbing fixtures in an existing bathroom; changing the windows in two bedrooms; laying a 3/8" hardwood floor over an existing floor; and painting rooms. R. L. Grant was to be the contractor for all these projects. The following month, the existing furnace was replaced. More furnace work occurred in April 1938.

A five-foot fence was installed in August 1931 by the Pasadena Fence Company. The following month, a new concrete foundation was placed under the front porch at a cost of around \$50.

Plumbing fixtures in one bathroom were replaced in June 1932.

The kitchen was modernized in September 1933 with new cabinets and sinks. The Foss Company of Pasadena was the contractor for this project, valued at \$150. In November of that year, a 12-by-18-foot lean-to addition to the garage was constructed at a cost of \$75. The owner was to serve as his own contractor.

A small elevator to serve two floors was to be added to the house in August 1938. A hole was to be cut through the second floor to accommodate it. The total cost was estimated at \$990.

A new sewer-line to the house was installed in April 1939.

A new kitchen sink was installed in September 1943.

In February 1945, a cement step was to be removed and replaced with one made of brick. At the same time, the brick foundation was to be covered with cement plaster. The Foss Company was again the contractor at a cost of \$109.

A new heater was installed in September 1950.

A permit was issued in January 1970 to replace a window with two doors (one stationary). A small dormer in the roof would also be added. B. P. Urmston of Pasadena was the architect and Central Coast Construction Company of San Marino was the contractor for this job, valued at \$400. The following May another permit was issued to remodel the kitchen and add two non-structural beams. Richard J. L'Heuven of Arcadia was to be the contractor for this job, valued at \$7,000.

In January 1986, permission was granted to construct a swimming pool on the property. It would cost \$12,000 to build by California Pools.

Repair of fire damage to the roof was permitted in December 1990 at a cost of \$5,000.

A permit was issued in March 1999 to tear off all existing roofs and re-roof the house with Class A GAF Fiberglass shingles. Campagna Roofing was to be the contractor for this \$9,000 job.

The garage was to be remodeled into a studio and darkroom in April 1999. Electrical and plumbing fixtures were to be added. The cost was estimated at \$10,000.

Copies of some of these permits are attached.

Assessor's Records: The Pasadena City Assessor visited the property, probably in the year 1915, and recorded a three-story single residence, garage, and shed. The house had a brick foundation, walls of rustic wood siding, a shingled cut-up roof with dormers, and plain wood trim. Heat was provided by a fireplace and a wood-burning furnace. There were sixteen plumbing fixtures. Interior finishes were described as "stock."

The Assessor estimated the square footage at 4,800. On the first floor were six living rooms (one was probably a dining room), one bedroom, and a kitchen. The second floor contained five bedrooms and two bathrooms. Three bedrooms and one bathroom were on the third floor. The house had a total of nine hardwood floors. There were also two 5-foot-deep brick-lined basement areas, one measuring 14 by 30 and the other 12 by 12. There were 2,500 square feet of cement "drives" on the property. The old 12-by-20-foot shed later disappeared. The 18-by-24-foot garage had a cement floor, rustic walls, and a shingled roof. It also had two plumbing fixtures.

On February 24, 1939 the Assessor returned to record the installation of the elevator. The completion of the remodeled kitchen was recorded in July 1970.

Copies of the Assessor's records are attached.

(Note: The Pasadena City Assessor's Office ceased operations in 1974. Their square footage totals often exceeded those of the Los Angeles County Assessor's Office, since they frequently

included garages, terraces, patios, etc. in their computation. It is advisable to rely on the County Assessor's square footage figures since they are more up-to-date and consistent.)

Other Owners and Residents: In 1909, Mrs. Langford sold her home to Calvin Durand. Mr. Durand was able to enjoy his new home for just a short while, for by 1912 it was under the ownership of his estate.

John McWilliams was the next owner of the property in 1912. Also living at the address was his second wife Clara Maria (Dana) McWilliams. Mr. McWilliams and his son were in the real estate and investment business with an office at 42 North Raymond Avenue, Room 305.

The senior Mr. McWilliams was the son of an Illinois legislator. In 1849, at the age of sixteen, he drove an ox-wagon to California where he panned for gold for the next three years. He then returned East, served in the Civil War, and ran a rice mill near Savannah. But he never forgot California and, many years later, moved out west permanently. Mr. McWilliams' investments included rice fields in Arkansas and land in Kern County, California. His son, John McWilliams, Jr., was the father of Julia Carolyn McWilliams, who would later gain international fame as the "French Chef" Julia Child. In fact, Julia was born at the Huntington Hospital in 1912 and would spend the first two years of her life at her grandfather's Euclid Avenue house. Her mother was Julia Carolyn ("Caro") Weston, the daughter of a paper company owner, who had married John McWilliams, Jr., in 1911. In late 1914, the younger McWilliams family moved out of the Euclid Avenue house and into another residence nearby at 625 Magnolia Avenue. Excerpts from a biography of Julia Child, describing her memories of her grandfather and his home, are attached.

Julia Child's grandfather died in his office in 1924, still at his desk at the age of 91! In 1925, title to the Euclid Avenue property transferred to Mr. McWilliams' estate and in 1926 transferred to his widow. Her estate became the owner in 1932.

In 1933, Emmet W. and Anne (Annie) W. Gans became the owners. Mrs. Gans, an alumna of Smith College, was the daughter of Mr. and Mrs. McWilliams, and Julia Child's aunt. By the late 1930s, ownership had passed to Mrs. Gans as a widow.

After 45 years of McWilliams family ownership, in 1957 Earl D. and M. C. Simpson purchased the property. Mr. Simpson worked as a printer. Until 1959, the house was rented out, first to Mrs. Evelyn McMahon (the widow of William McMahon), then to Joseph A. Palkiewicz (an employee of Foothill Hardware) and his wife Leona M., and lastly to John E. Judd (manager of the Davis Employment Office in Covina) and his wife Mary. Around 1960, Mr. and Mrs. Simpson moved into the house.

Mrs. Nancy P. Helsing became the owner in July 1970. A retired woman, she later married William (Bill) D. Persell, the pastor of St. John Episcopal Church in Los Angeles, and they both lived in the house.

By November 1982, Robertson Parkman was the owner.

Notes: The Langford house served as the location of the sixth annual Showcase House of Design in 1970. At that time, it was described as a "neglected old home." A copy of a newspaper article describing the event is attached, along with a reproduction of the cover and a photograph of the house.

In 1972, the house was threatened with encroachment from an apartment development that would occur along California Boulevard. The project would also involve the demolition of the historic Eddy house at the corner of California and Euclid. Although the developer changed the setbacks of the new three-story sixty-unit building to lessen its impact on the old Langford house, the craftsman-styled Eddy house, designed by famed architect Frederick Roehrig in 1905, was demolished. An article from the *Los Angeles Times* detailing the controversy is attached.

Significance: The Langford house is potentially eligible for listing on the California Register of Historical Resources due to its status as one of Pasadena's oldest surviving houses, its good state of preservation, and its contribution to the historical and architectural context of the Madison Heights neighborhood.

Sources:

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City of Pasadena, Planning Department (Design & Historic Preservation Section)
Pasadena Public Library
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April 2005

CHARLES ELLIOT LANGFORD. On the honored list of citizens of Pasadena who have passed on to their reward is the name of Charles Elliot Langford, at one time a large land holder of this section and prominent in the upbuilding and development of the community's interests. He was a native of New York, his birth having occurred in the vicinity of Niagara Falls in 1828;

his parents, Charles E. and Abigail (Elliot) Langford, were lifelong residents of that state, where the father engaged as a manufacturer of woolen goods near Niagara Falls. The son received a good education in the common schools near his home, which he attended during the winter months, and in the summers assisted his father in the woolen mills. He remained with his father until attaining his majority, when he left home and with \$100—the amount he had saved up during his boyhood years—he went to the middle west and with a friend bought five hundred acres in Iowa. Later he engaged in saw milling in Illinois on the east bank of the Mississippi river. He established what was known as the Langford & Hall Lumber Company, engaging extensively in the manufacture of lumber, which was shipped to different points down the Mississippi river. While one day engaged in the mill Mr. Langford was walking on a plank, which tipped and threw him backward quite a distance. He sustained injuries which confined him to his home for several weeks. Four weeks after his accident, Mr. Hall stepped upon a runaway plank, which tipped and threw him violently forward upon his head, resulting in immediate death. The coincidence of their accidents was remarked upon at the time and made quite an impression upon the mind of Mr. Langford. After recovering from his accident Mr. Langford resumed management of the mills and continued actively engaged in the work for some years. Later he entered business independently, erecting the first steam mill in the section.

Mr. Langford first came to California in 1888, intending to pass the winter and return again to his business pursuits in the following spring. So pleased was he with the prospects of the country that he purchased a tract of twenty acres in southeast Pasadena, and later purchased another small tract near Olivewood for the sum of \$18,000. He bought a third tract of forty acres in what is now known as Lamanda Park disposing of this at a later date. For some years he maintained his connection with his manufacturing interests in Illinois, but immediately upon his return began the manufacture of lumber designed to be used in the erection of a home in Pasadena. He finally disposed of his mills to David Joyce of Lyons, Iowa, where at one time he

owned a fine tract of five hundred acres. He then came to Pasadena and remained a citizen of the place to the time of his death, which occurred in 1896, his interment taking place in the Mountain View Cemetery, Pasadena. Fraternally he was a Master Mason, a Republican in politics and a member of the First Congregational Church of Pasadena. He was widely known and much beloved for his sterling traits of character.

In 1870 Mr. Langford was united in marriage with Miss Maria M. Sherman, a daughter of Daniel and Rebecca (Morris) Sherman, natives respectively of New York and Fulton county, Ill. The father became a prosperous farmer and business man in Illinois, where his death occurred in 1899. The mother passed away in 1906 at eighty years of age. Mrs. Langford was born in Kingston, N. Y., where she spent her girlhood and received her primary education, completing the course in a private school. Since her husband's death she has continued to look after his extensive interests and has proven herself possessed of good business judgment and executive skill. She has one daughter, Mabel E., wife of E. L. Ferris, a rancher of Los Angeles county. She is also a member of the First Congregational Church of Pasadena, and contributes liberally to all its charities. While a resident of Illinois Mr. Langford served as a trustee of the Illinois Military College.

Guinn (1907), p. 1050

The death of an old citizen of this city, Chas. E. Langford, occurred at his residence on California street last night. He had attained the good old age of 75 years. His funeral will occur on Wednesday, the interment to be with Masonic honors.

Pasadena Daily Star
June 12, 1893

The funeral of Chas. E. Langford will be held Thursday forenoon next at 10 o'clock from the residence on East California street. The religious services will be conducted by Rev. D. D. Hill and the Masonic fraternity will have charge of the ceremonies at the cemetery. For the purpose of making the necessary arrangements members of the order will meet at the lodge room at 9:30 a. m. of Thursday.

Pasadena Daily Star
June 13, 1893

CONTEST THE WILL.

Heirs of C. E. Langford in Court.

Legal Fight Over an Estate
Valued at \$75,000.

Charges Against the Widow by the
First Wife's Children.

Undue Influence Alleged on the Part of the
Second Wife—Lunacy Examination
Before Judge Van Dyke—
Court Notes.

The trial of the contest over the estate of Charles E. Langford, deceased, who died at Pasadena on June 10 last, leaving real and personal property valued at from \$60,000 to \$75,000, was commenced before Judge Clark and a jury in Department Two, of the Superior Court, yesterday, and promises to occupy their attention for a considerable length of time.

The parties to the action are represented as follows: The contestants



The late Charles E. Langford.

by Messrs. R. A. Ling, H. T. Gordon, and H. H. Appel, and the proponents by Messrs. Anderson & Anderson and A. R. Metcalf, Esq.

The jurors selected to try the case are: N. P. Campbell, J. G. Carmichael, J. E. Courtney, J. A. de Courcy, J. G. de Turk, R. Devine, P. F. Ebert, I. H. Lelhy, G. A. Ralph, J. Weber, L. Williams and J. J. Woodworth.

From the pleadings in the case it appears that on June 26 last, Maria H. Langford, the widow of the decedent, filed a petition in the Probate Court praying for the admission to probate of the late will and testament of her deceased husband, and for her appointment as sole executrix of his estate thereunder.

This will, which is dated November 20, 1887, bequeaths to his wife, Maria M. Langford, the sum of \$20,000 and a homestead of five acres, upon the express condition that she receives the same in full satisfaction of all rights and claims she may have at the time of his death against his estate. Should the rest of his estate be of the value of \$7000, he bequeathed the sum of \$1000 to each of his seven children by a former wife; it being provided that should the remainder of this estate not be worth so much, it was to be divided among said children, share and share alike.

To his daughter, Mabel C. Langford, he left "only a father's blessing," but no portion of his estate, leaving her future welfare in the hands of her mother.

All the rest of his estate, of whatever nature, he bequeathed to his wife, absolutely, and appointed her as sole executrix, without bonds.

Attached to the will is a codicil, dated January 29, 1890, ratifying the will, except that it provides in case his wife died before him, that his daughter by her, Mabel C. Langford, should receive all that he had previously willed to his wife.

The estate, as set forth in the petition, consists of personal property valued at \$3000, and the following real property: Twelve acres in Langford's subdivision at Pasadena; lots and three cottages, valued at \$30,000; house and lot on Peoria street, \$1000; small tract on Raymond avenue, \$4000; ten acres on California street, \$6000; two cottages



The first wife.

Los Angeles Times
November 18, 1893; p. 5

continued...

and lots on Villa avenue, \$1000; three acres at Olivewood, \$5000; house and lot on Dayton street, \$1500; and forty acres at Lamanda Park, subject to contract, upon which is due \$3000.

The contestants, Mrs. Mary Herwick, Mrs. Elizabeth Longshore, Mrs. Anna Finch, Mrs. Helen Finch, Charles E. Langford, Thomas A. Langford and Edward O. Langford, are the seven children by a former wife, referred to in the will.

They allege that some twenty years ago, the proponent, Maria M. Langford, while in their father's employ as a domestic servant in Illinois, obtained such an influence over him as to induce him to put away his wife, their mother, and two months after obtaining a divorce in Chicago, to marry her. Shortly afterward she prevailed upon him to leave Illinois for California. From that time on, she, by insidious wiles and machinations, estranged him from his children, the contestants, and coerced him into denying them "the affection of a father, and to his and their friends the hospitality of a home." They allege that they had always been on good terms with him, and that when away from her, he was always kind and affectionate to them, and had frequently intimated his intention of leaving two-thirds of his property to them. It is further alleged that the second Mrs. Langford did not allow anyone to know that her husband had another family, and, if she could prevent it, did not permit any of the contestants to visit or see him. As an instance of this, it is stated that although the father was sick for three weeks, during his last illness, Mrs. Langford never notified two of his children, who resided in this city, nor allowed them to see him before he died.

The grounds upon which the contest is based are that their father accumulated the bulk of his fortune with the assistance of money of their mother, his first wife, that on the date upon which the will in contro-

versary was executed, he was 70 years of age, and not of such sound mind as to be competent to dispose of his estate, and that owing to the despotic control exercised by his second wife he was deprived of free agency and acted under duress in making said will.

The proponent in her answer simply denies each and every allegation made by the contestants as to her having exerted any influence over her deceased husband.

The first witness called was Mrs. Fannie E. Longshore, one of the contestants, but after the usual preliminary questions had been put to her a lengthy and warm argument was indulged in by counsel as to the admissibility of a certain line of testimony, which lasted until court adjourned for the day.

The case will be taken up again this morning.

(COURT RECORD.)
LANGFORD'S MONEY.

**Second Day of the Will
Contest.**

**Testimony of the Children of
the Deceased.**

**Change in Their Father After His
Second Marriage.**

Apparently Completely Under the Control of
His Wife—Decrees of Divorce
Granted—Court Notes—
New Suits.

The trial of the contest over the will of Charles E. Langford, deceased, of Pasadena, was resumed before Judge Clark and a jury in Department Two, yesterday, three witnesses being examined on behalf of the contestants during the day's session.

The proceedings commenced with the examination of Mrs. Fannie E. Longshore, a daughter of the decedent by his first wife, who was upon the witness stand when court adjourned, Friday afternoon. She testified to the effect that she first met the proponent, who was then Maria H. Sherman, at her father's house at Fulton, Ill., in 1869 or 1870, at which time she was a seamstress or tailoress. About a year later witness accompanied her father to the house of Maria Sherman's brother-in-law, McBride, where she resided. This was some eight miles from their home; but her father often made the trip. Witness knew nothing of her father's second courtship and marriage, however, as in 1873 her mother went to live in the country, and just before the wedding her father sent her to Mt. Vernon, Iowa, where one of her brothers was at school. Her next visit to her father's house was in 1875, and she stayed there about two months prior to her own marriage. She then found her father very much changed, his former cheerfulness having disappeared entirely, so that he seemed to her to be morose, sad and under restraint all the time. His second wife never left witness alone with her father if she could help it, and he was very cautious in his speech in her presence. Whenever he met his daughter down town, however, he was as kind and considerate as ever, and endeavored to convince her that he still entertained a father's affection for her.

Witness related a number of incidents tending to show that her father practically admitted that his second wife completely controlled him; and told of a visit, paid by himself and sister, to the widow a week after the funeral on which occasion Mrs. Langford told them of the contents of their father's will.

Thomas A. Longshore, the husband of the preceding witness, was then called, and corroborated his wife's testimony, so far as he was conversant with the details, as to the manner in which she was treated by her father and his second wife upon the occasion of her last visit to her old home.

Mrs. Mary Helen Langford, the wife of one of the contestants, then took the stand, and testified to the effect that in 1870 she resided with the family of her father-in-law for nine months. During that time she met Maria Sherman at the Langford residence, Mr. Langford having introduced her to witness at dinner one evening. About three years later witness again visited the Langford family, but received a very frigid welcome from Mrs. Maria Langford, and found matters very much changed for the worse since her former visit.

While witness was visiting at the house, a book entitled "Nothing but Money," the plot of which hinged upon the scheming of an adventuress, who endeavored to coerce a wealthy man to leave all his property to her, instead of his children, was read and discussed by the decedent and others of the family, and during the course of the conversation Mr. Langford emphatically said that as he should leave at least two-thirds of his property to his children, they need fear nothing of that kind.

At the close of Mrs. Langford's testimony, court adjourned for the day, the matter being continued until Tuesday morning next.

[COURT RECORD.]
WAS IN HIS DOTAGE.

**The Mental Condition of
Charles Langford**

**During the Closing Years of
His Life.**

**Further Testimony in the Will
Contest.**

Hearing of the Crystal Springs Case Contin-
ued Before Judge Van Dyke--Sult
Over Rent--Court
Notes.

The trial of the contest over the will of the late Charles E. Langford of Pasadena was resumed before Judge Clark and a jury, in Department Two, yesterday, ten witnesses being examined for the contestants, who closed their side of the case at 4 o'clock p.m. The witnesses called during the day's session were Dr. W. E. Rowland, Mrs. Francesca A. Austin, William McCarly, C. E. Langford, Mrs. M. M. Langford, Charles E. Brown, James M. Doty, Mrs. M. J. Herrick, Mrs. F. E. Longshore and Thomas Langford.

Their testimony upon the whole was merely cumulative evidence, tending to show that decedent was in his dotage, and completely under the influence of his second wife, during the last years of his life. An effort was made, however, when the witness McCarly was upon the stand to introduce some sensational evidence, reflecting upon the conduct of Mrs. Langford, during the year 1888, but the court refused to admit it. Four of the contestants were recalled, for the purpose of acquainting the jury with their impoverished circumstances and need of the money they are seeking to obtain, and the first half of the case was then closed. The matter will be taken up again this morning.

Los Angeles Times
November 24, 1893
p. 7

LANGFORD'S MONEY.

It Will Probably Go to His Children.

Verdict of the Jury in the Will Contest.

One Juror Answers Two Questions in the Negative.

Proceedings in the Fitzhenry Insolvency Case—A Dangerous Lunatic Dis- posed of—General Court Notes.

The trial of the contest over the estate of the late Charles E. Langford of Pasadena was concluded in Department Two, yesterday afternoon, the matter being finally submitted to the jury at 3:15 o'clock.

A. R. Metcalf, Esq., consumed part of the morning session in making his closing argument for the proponent, and R. A. Ling, Esq., who closed for the contestants occupied the attention of the jury for the remainder of the time.

After a deliberation of four hours and a half, the jury found for the contestant upon the special issues submitted to them, the form of their verdict being as follows:

First—Was Charles E. Langford, on November 29, 1887, the date the proposed will purports to have been executed of sound and disposing mind, and memory? Yes.

Second—Was Charles E. Langford on January 20, 1890, the date the proposed codicil to said will purports to have been executed of sound and disposing mind and memory? Yes.

Third—Was the execution of said proposed will procured through the undue influence of Maria M. Langford? Yes.

Fourth—Was the execution of said codicil procured through the influence of Maria M. Langford? Yes.

Fifth—Was the execution of said will procured through the fraud of Maria M. Langford? Yes.

Sixth—Was the execution of said codicil procured through the fraud of said Maria M. Langford? Yes.

Upon the jurors being polled it was found that the verdict was unanimous except as to the first two interrogatories, which were answered negatively by Juror I. H. Leahy.

The court reserved its judgment upon said verdict.

Los Angeles Times
December 23, 1893
p. 24

ESTATE FINALLY SETTLED. The estate of Charles E. Langford, deceased, has been finally settled. When Langford's will was offered for probate, it was contested by the heirs and finally broken. The heirs have since come to an agreement, and the estate, valued at about \$40,000, will be distributed under the provisions of the will.

Los Angeles Times
April 3, 1897; p. 10

CALIFORNIA GOLD:
MIDWESTERN GRANDPARENTS

"Pick your grandparents"
JULIA CHILD

John McWilliams first dreamed of going to California in 1848 when he read Richard Henry Dana's *Two Years Before the Mast* (1840) and when news came of the discovery of gold at Sutter's Mill. While John was obsessed with going to the New Eldorado, his father, James (who served in the Illinois legislature), dismissed the idea, worried about his son's bouts with chills and the dangers from uncertain weather and Indians. But John had what he called the "going fever": "Father, I am going to California, if I have to run away. I am going, or die."

Despite his father's wishes, sixteen-year-old John, one of his cousins, and two friends outfitted themselves for the trip with guns, ammunition, bacon and flour. John took one book with him, a copy of Plutarch's *Lives*. On April 9, 1849, with a wagon and four oxen, they left Griggsville, in Pike County, Illinois, for the California territory. Eight days out, John, only 121 pounds on his six-foot-one-and-a-half-inch frame, turned seventeen years old. On the ninth day he found a shroud in the bottom of his trunk and realized that his family feared he would die on the trail.

During the three years he panned for gold in the Sacramento Valley of California, he gained nearly thirty pounds and a wealth of survival experience. With a gold nugget in his pocket, he took a steamer out of San Francisco to Panama and, via railroad and steamship, reached New Orleans and eventually St. Louis. He had been gone from Illinois nearly four years. The spirit of adventure and the beckoning call of California would never leave him.

Drawn West by reading Richard Henry Dana's work, her grandfather would marry not one but two Dana girls. At the death of his wife, Mary Dana, John McWilliams married her sister, Clara Maria Dana, by whom he had three children, including one son, John McWilliams, Jr., whose oldest daughter, Julia, inherited her grandfather's tall, lean frame (though not his Dana coloring), his healthy physique, and his egalitarianism, curiosity about life, eagerness for adventure and travel, and intrepidity.

When Julia was growing up, her grandfather was an elderly gentleman who had chosen to return to the New Eldorado to spend his final years. He could spin great stories at the head of the table and continued to watch over his rice fields in Arkansas and land investments in Kern County, California. (He learned to thresh rice when he ran a mill near Savannah after his march to the sea with General Sherman, and as a panner for gold in '49, he knew the value of the earth's minerals.) As Julia listened to his stories, her imagination wove pictures in which she would blaze new trails and dine with heroes, then serve the public interest with discipline and leadership. She would have him in mind when she was asked in the 1990s for her best advice on a healthy life: "Pick your grandparents." But if Julia was influenced by the pioneering spirit of her paternal grandfather, she was even more imprinted by her dynamic, redheaded mother, Julia Carolyn Weston, who married young John McWilliams, Jr., in 1911.

A PLACE IN THE SUN
(1912 - 1921)

"She was wild, really wild."

DOROTHY MCWILLIAMS COUSINS

JULIA CAROLYN MCWILLIAMS was born in Pasadena, California, on August 15, 1912, when the orange groves were fragrant beneath the snowcapped San Gabriel Mountains and the Tournament of the Roses was already planning its twenty-fourth local parade. It was an era when telephone lines were shared by several families, and horse-drawn wagons delivered ice, vegetables, milk, and eggs daily to the house. "These were the days of 'the iceman cometh,'" Julia likes to remember.

She was born in Paradise. Across America, Pasadena represented the utopia for those who could afford the transcontinental train ride to spend their winters settled into one of the palatial hotels in this sunny haven. Woodrow Wilson, Theodore Roosevelt, and William Howard Taft each had visited the year before Julia was born. Members of the Valley Hunt Club, including the McWilliams family, drove flower-adorned carriages in a rose parade from hotel to hotel (where the Easterners were staying), passed family homes bearing the names of Wrigley, Busch, Steinway, Huntington, Gamble, Libby, and Armour. Pasadena was an entitled world, feeding on the fruits of American capitalism in a balmy climate where children and oranges grew well.

John and Caro took their firstborn home from Pasadena Hospital to 225

State Street, just a few blocks from Adolphus Busch's famed gardens, a major tourist attraction that summer. The August heat had ripened the orange trees and the McWilliamses (parents and grandparents) were planning to move to a larger house farther west at 627 South Euclid Avenue. Grandfather McWilliams's three-story Euclid house, which remained in the family until 1957, was built four years earlier to re-create the nostalgic Midwestern farmhouse, with large verandas trimmed with balustrades. Now a protected monument, its Victorian and Edwardian features include protruding porches, a two-story bay window, and high narrow windows with pillared trim. When asked for her first memories, Julia replied:

Earliest memories are always of traumatic things. I locked myself in the bathroom and they got the fire department to get me out. Another memory is of a train trip with my grandfather to Santa Barbara where my Aunt Bessie, my father's sister, lived. We were sitting in the parlor car when I realized that I was leaving my mother. I began to scream. They finally had to come get me and take me back. A third traumatic memory involved driving up to Santa Barbara when I was about three years old to the Miramar Hotel, where there were wooden steps going down to the ocean. I refused to go down, thinking that the ocean would swallow us up, and I sat there screaming.

One of her happiest early memories occurred at Christmas, when she, her brother, and her sister would awaken early:

First we'd do the stockings, which were filled with candy canes and apples and a lot of small presents. Then we'd have a big breakfast with eggs and bacon and fruit, but we'd all be panting for gifts. One year Santa Claus left his pipe on the mantel. It was a meerschaum filled with tobacco and had been smoked. We children marveled over it for years.

When Julia was two years old, her brother, John McWilliams III, was born. It was August 27, 1914, following what for Caro and John was a night in Natty's Tavern and a bumpy ride in the hills above Santa Barbara. After her confinement and their summer holiday ended in Santa Barbara, Caro and John Jr. sold the State Street house to the Stevens family and moved their growing family to their own home at 625 Magnolia Avenue, a block away from his parents. Fortunately for Julia, Mrs. Davies's Montessori school was located just around the corner and eight houses from her grandparents.

—During the school year, Grandfather McWilliams presided at the head of the long table every Sunday afternoon. He usually finished saying grace at about one o'clock. His eyes looked up from behind his wire-rimmed glasses. Despite his ninety years, he sat erect, his gray beard riding high above the suit and vest he wore to the Presbyterian church that morning. As if by magic, his butler, Richard Thompson, appeared, invisibly summoned by the small button John McWilliams, Sr., pressed under the table, carrying the primary dish of the meal, a large leg of lamb, roasted to the color of a gray headstone. Mint jelly glistened in an elegant cut-glass bowl nearby. Other Heinz condiments, offered in family crystal, were symbols of the wealth, progress, and modernity of the McWilliams family. Though the avocados and oranges were ripening on the trees outside the window, there was little smell of the earth on their plates.

The three grandchildren, who until a certain age ate their evening meals with the cook and butler, always attended Sunday midday dinner, which alternated weekly between their parents' house and their grandparents' house. One Sunday at the senior family home, the clan was expanded by McWilliams relatives from Illinois. The talk over dinner began with the coming Jack Dempsey fight and President Harding's signing of the formal peace with Germany. But the presence of William McCarty, the bugler in Grandfather's Civil War company, ignited the old man's memories of the war and Sherman's

march to the sea. Young Julia had just finished the third grade and could not wait to conclude the lengthy ceremonial meal. Nearly nine years old and already a head taller than her playmates, she ate rapidly, paying scant heed to the gray lamb, white potatoes, turnips, and carrots; she could hardly wait until she was playing with her best friend, Babe, and planning their summer camp. She preferred her company to that of her cousins, and the warm outdoors to the dining room or kitchen.

Restless though she was, Julia and her sister and brother continued to observe the family customs of saying grace, learning kinship obligations, and listening to her grandfather's stories of courage and adventure. As in most families, the McWilliams's culture was transmitted largely around the table, and her patriarchal grandparent was omnipresent. He would die in the fall of 1924 at his office, with his boots on, so to speak, leaving what the local newspapers called a "frontier legacy."

Turn-of-Century Home Chosen For Showcase House This Year

The style of the neglected old home chosen for the Sixth Annual Showcase of Interior Design is a "first" for the Pasadena Junior Philharmonic Committee.

Located at 627 S. Euclid Ave., it is composite of two previously "out-of-favor" architectural trends — Victorian and Edwardian. Yet it represents an era in design currently undergoing a revival.

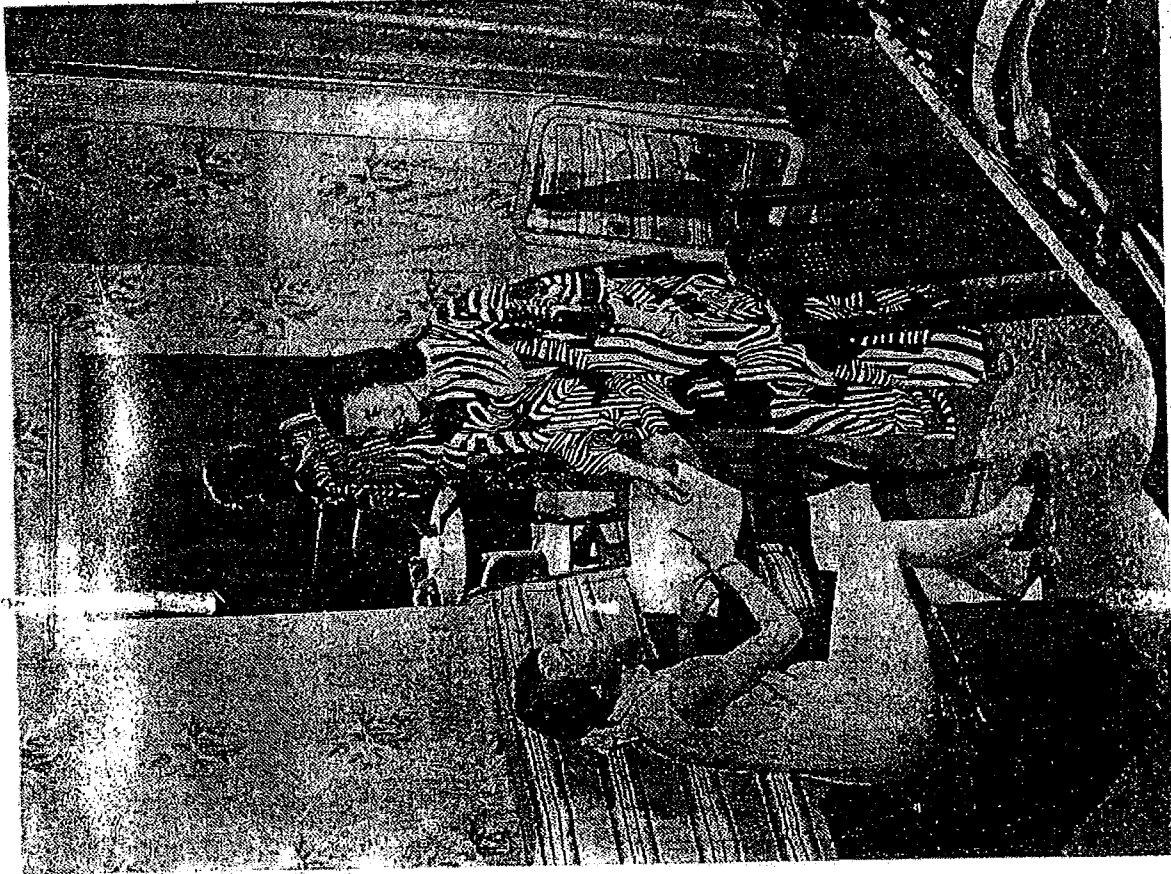
The house, built in 1909 on the original San Pasqual tract, incorporates such turn-of-the-century excesses as fish scale shingles, protruding porches, and tall narrow windows with pillared trim.

In response to last year's Preview showing, the 1970 Showcase will be open to the public from 11 a.m. to 5 p.m. on Jan. 17 and 18 free of charge. On display will be fabrics and paints to be used by the decorators.

The Showcase will be open for three weeks beginning April 26.

Fashion designer Dianne Winters has created colorful Afro-Kabuki gowns to be worn by Preview hostesses.

Tickets for the April benefit will be available at the Showcase, according to benefit chairman, Mrs. James P. Kennedy Jr. Proceeds will go to the Los Angeles Philharmonic Orchestra.



—Staff photo
Pasadena Junior Philharmonic Committee, left, and James B. Boyle Jr., Preview chairman. Mrs. Boyle wears Afro-Kabuki gown created for event by fashion designer.

BEFORE—Looking over the "gingerbread" Victorian-Edwardian house chosen for 1970 annual Showcase of Interior Design are Mmes. Doreld Shaver, law member of

Pasadena Star-News
January 11, 1970

continued...

Mel Brown Furniture, Inc.; Malcolm McColl, premiere
Eleanor McCoy of Eleanor night
McCoy Interiors, and Jerry
Shimer.

Others are William Plun-
kett, patrons; John F. Knox
and Charles Rasmussen,
maintenance; Allen W. Ma-
thies Jr., public relations;
David C. Spencer, newspa-
pers; Roy W. Reeves, maga-
zines; Phipps Hart, radio; J.
Paul Deringer, television; and
Gordon P. Griggs, advisor

New members of the Junior
Philharmonic will be honored
Jan. 24, the week after the
"before" showing, with cock-
tails at the home of Mr. and
Mrs. Sam Moore Winston on
Georgian Road.

New members from Pasa-
dena are Mmes. Joseph Brun-
ner III, Ernest Christensen,
Robert Peterson, E. T. Pope,
Dareld Shaver, Norman
Slaught, and George Stephens.

From San Marino are
Mmes. Robert Blackburn,
Herbert Boistford, Richard
Dear, Allen LeCorm, F. Jack
Liebau, William McMan,
Lloyd Owabey, Harold Tsuji,
and Edward Walsh.

Also Mrs. Michael Shlaude-
man of Altadena and Mrs.
Robert Erlich of La Canada.

Committee members for the
Showcase include Mmes.
Franklin Simmons, assistant;
George Daugherty, decor;
James B. Boyle Jr., Preview;
John C. Thompson, staffing;
Henry B. Wilder, tickets; Ed-
ward S. Renwick, program;

Friday evening will mark
the formal opening of the 1970
Showcase activities when the
executive board of the Junior
Philharmonic Committee
headed by Mrs. John F. Mc-
Nally, president, will hold a
champaigne reception at the
house for the decorators and
architects who will participate
in this year's project.

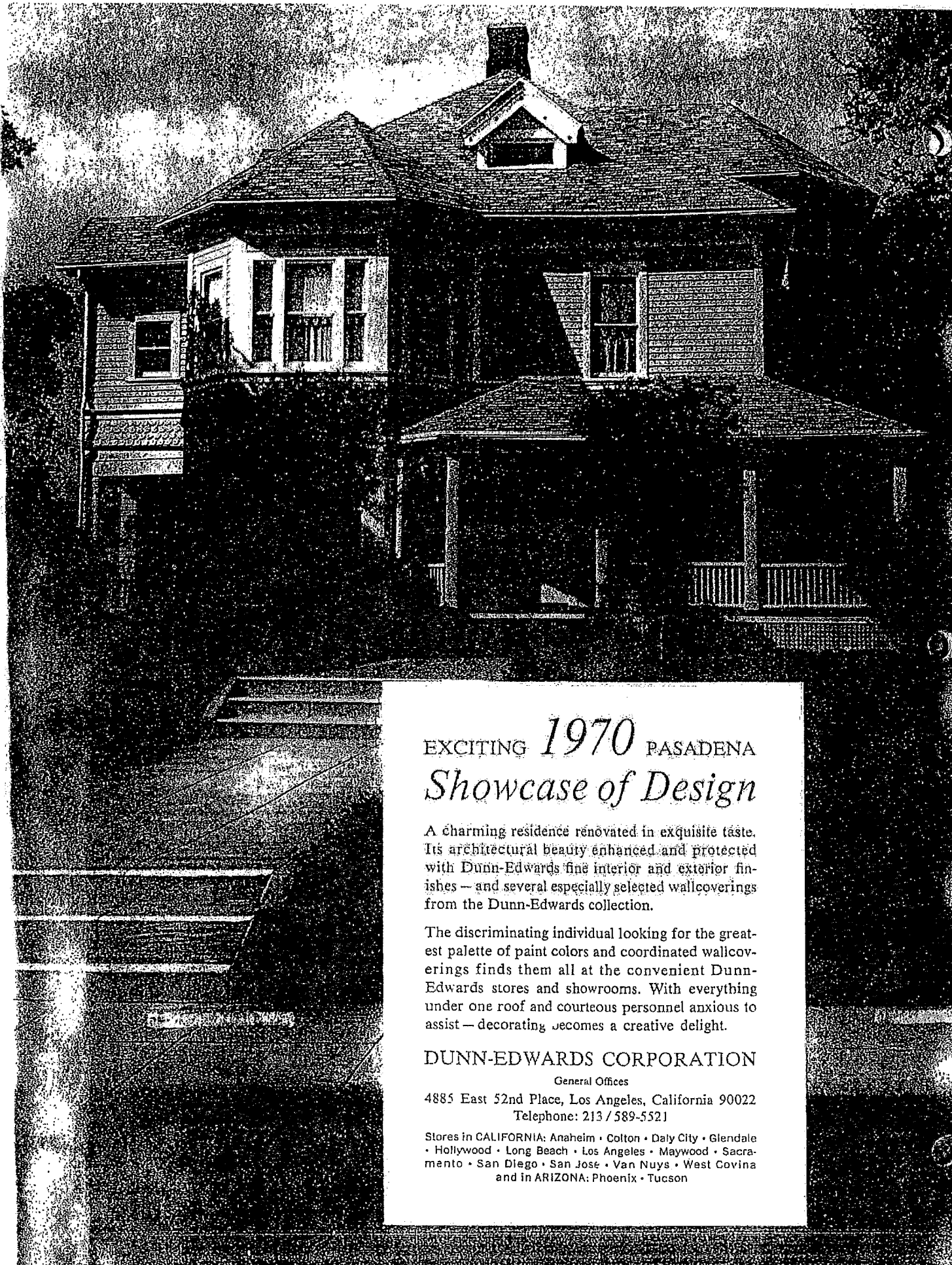
They are Joseph Copp Jr.,
landscape architect, and
A.I.D. members Thomas A.
Buckley of Brown-Buckley
Inc.; Thomas R. Archibald of
Bruce-Hill Interior Design
Inc.; Ellamay Barber and
Frances Ralston of Billock's
Pasadena; Frank Ferris of
Frank Ferris Inc.; Betty Wil-
lis and Gilbert Ruelas of Bet-
ty Willis Interiors, Inc.;
James R. Wark and Raymond
E. Wark of Wark Associates;
Bill C. Trask of J. H. Biggar;
J. Davis Polk of Flintridge
House; Jean Pinto Rierner of



SHOWCASE OF



**INTERIOR
DESIGN** 1970



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Reprieve Given Homes Threatened by Project

BY BERT MANN

Times Staff Writer

PASADENA — A reprieve has been won for two architecturally distinctive homes that were threatened by demolition and encroachment respectively by a proposed apartment project.

Wayne Dryden, attorney for homeowners on either side of the project, said an agreement has been reached by his clients, the city and the developer that further legal action will be withheld on condition that the developers file a new application for a zoning exception.

Dryden's clients, Mr. and Mrs. James Miller, 324 E. California Blvd. and Mrs. Nancy Helsing, 627 S. Euclid Ave. filed the suit in order to protect the Eddy House, situated on the apartment site, and Mrs. Helsing's home which was threatened with encroachment by the project. The suit also had the financial support of other Pasadena residents.

Granted Zone Exception

Conrad Cornfeldt, the developer, had been granted a zone exception by the Planning Commission to build the 60-unit, three-story structure at 340 E. California Blvd.

However, as a result of

the suit, a temporary order was granted restraining the developer from proceeding on the grounds that an environmental report had not been filed.

Dryden said his clients, Cornfeldt, and the city had reached an agreement that further action on the suit would be withheld on condition that Cornfeldt file an application for a new zone exception.

Exception Granted

The exception was granted in the first instance because the apartment property was located in R-1 (single family) and R-3 (multiple family) zones.

Dryden said, "It is contemplated that the new application would take into consideration the recent action of the Board of City Directors in going on record against any widening of California Blvd."

"This means that the project would not require a setback from the street and would not project into the R-1 zone thereby affecting Mrs. Helsing's property."

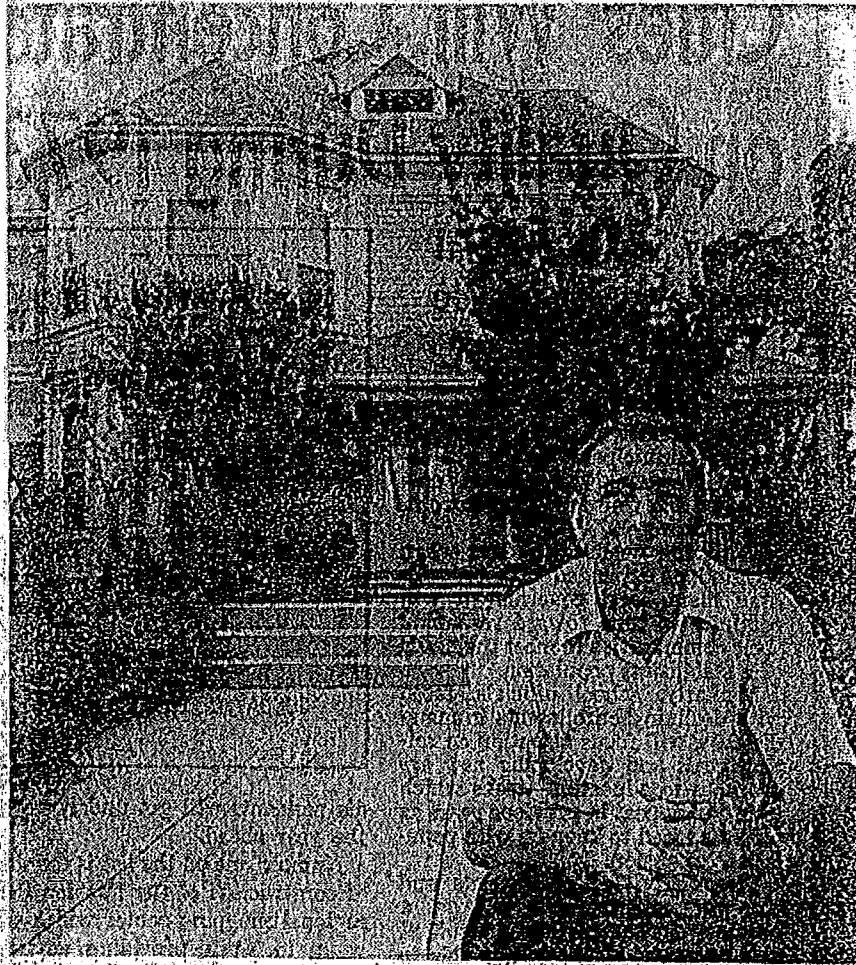
Dryden said it is also understood that a new application will require an environmental impact report.

Can Revive Suit

"In the event that a new application is not filed," Dryden said, "and the developer proceeds on the old application, my clients can revive the suit which will be held in abeyance in the meantime."

Dryden noted that the Eddy House, according to authorities at Occidental College where the blueprints are kept, was built in 1905 for Arthur Jerome Eddy, a lawyer and author, and was designed by Frederick Roehrig who designed some of Pasadena's landmark buildings.

Mrs. Helsing's house, believed to have been built in 1880, was one of the old Rancho San Pasquale homes that are part of Pasadena's early history.



HOME SAVER — James Miller of Pasadena sits in front of one of two architecturally distinctive homes threatened by proposed apartment project. Miller has filed suit to protect homes and a temporary restraining order has been granted.

Times photo

All Applications Must Be Filled Out by Applicant

Use Ink or Indelible Pencil

PLANS AND SPECIFICATIONS and
Other Data Must Also Be Filled

Fire District.....

OFFICE OF BUILDING INSPECTOR

3 Application to Alter, Repair or Demolish

Application is hereby made to the Building Inspector of the City of Pasadena for the approval of this detailed statement of specifications herewith submitted for the alteration, repair or demolition of the building herein described. All provision of the building ordinances and state laws shall be complied with in the alteration of said building, whether herein specified or not. It is also understood that the granting of a permit on this application does not grant any right or privilege for the alteration, repair or demolition of the building herein described, on any public street or alley or on any land or portion thereof, the title or right of possession to which is in litigation by, or is disputed by the City, County or State; or as giving or granting any right or privilege to use the said structure or building for any purpose which is, or may hereafter be prohibited by ordinance of the City of Pasadena.

Lot No. 11471 (SIGN HERE) John H. Simpson
11471 Block

Map No. 112

No. 627 S. Euclid STREET AVENUE

1. Owner's Name John Mc Williams

2. Owner's Address 627 S. Euclid Ave

3. Architect's Name..... Address.....

4. Contractor's Name John H. Simpson

5. Contractor's Address 627 S. Euclid Ave

6. Entire cost of the Proposed Improvements, \$ 250

7. Purpose of the Building Garage

8. Class of Building..... No. of Stories in Height.....

9. Size of New Addition.....X..... Material of Foundation.....

10. Depth of Foundation..... Size Footing..... Size of Wall.....

11. Size of Exterior Studs.....X..... Interior Studs.....X.....

12. Size of Mud Sills.....X..... Bearing Studs.....X.....

13. Size of First Floor Joist.....X..... Second Floor Joist.....X.....

14. Ceiling Joists.....X..... Roof Rafters.....X.....

15. Specify Material of Roofing.....

16. Number and Kind of Chimneys..... Size of Flues.....X.....

FOR CLASS "C" BUILDINGS FILL IN THE FOLLOWING:

17. Of what material will walls be constructed?.....

18. Are there any buildings within 30 feet of the new addition?.....

19. Give thickness of exterior walls:

Basement..... 1st story.....

2nd story..... Fire Wall.....

20. Specify material of beams, girders and columns.....

STATE ON FOLLOWING LINES JUST WHAT YOU WANT TO DO:

Build addition to present garage

PERMIT NO. 4093 C Date Issued..... 192.....

This Structure will be located in Zone E..... Application Received.....

All Applications Must Be Filled Out by Applicant

PLANS AND SPECIFICATIONS and
Other Data Must Also Be Filed

Fire District No.

DEPARTMENT OF BUILDING

Type.....

CITY OF PASADENA

Application to Alter, Repair or Demolish

(FOR SET BACK REQUIREMENTS SEE ORDINANCE 2613)

Lot No. 134 1/2 Lot 2 Tracy

114 St 114 St

Map No. 112

No. 627 S. Euclid Ave STREET AVENUE

1. Owner's Name J. M. Williams Jr.

2. Owner's Address 12475 Pasadena Ave

3. Architect's Name R. L. Hunt Address 3343 Yorkhurst Ct.

4. Contractor's Name R. L. Hunt Address 3343 Yorkhurst Ct.

5. Entire cost of the Proposed Improvements \$ 800.00

6. Existing Occupancy of Building Residence Group.....

7. Proposed Occupancy of Building " Group.....

8. Size of New Addition X Material of Foundation.....

9. Depth of Foundation..... Size Footing..... Size of Wall.....

10. Size of Exterior Studs 2x4 Interior Studs 2x4

11. Size of Mud Sills X Bearing Studs X

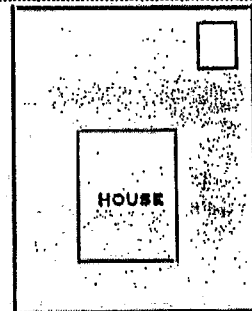
12. Size of First Floor Joist X Second Floor Joist X

13. Ceiling Joists 2x4 Roof Rafters 2x4

14. Specify Material of Roofing.....

WRITE PLAINLY FULL DESCRIPTION OF WORK TO BE DONE

Plaster in room on 2nd floor of house & change windows
Add bath and cut down window in roof
Install new plan: brick fireplace in present bath
Change windows in 2nd room. How in
Lay 3/4" hardwood floor over present floor
Repair room



State Contractor's License No.

It is understood and agreed by applicant that the Department of Building of the City of Pasadena, in granting the permit herein applied for or in approving of any plan and specifications submitted by applicant in connection with this application, shall be considered only as approval of the interpretation of the various requirements of the Building Code of the City of Pasadena, and said City shall in no case be liable for accidents which may result from faulty engineering or architectural designs of any building or structure erected under said permit.

Dated 10 day of 10 1910

Checked by [Signature] Applicant [Signature]

By [Signature] Agent

ZONE E PERMIT NO. 1970 E Date Issued 10 1910

1.220000



Foundation mill

ORIGINAL

LOCATION OF JOB

627 S. Euclid

BUILDING ALTERATION

Permit No. 70105 Final Insp. 9-19-31

Department of Building, Pasadena, Calif.

LEGAL DESCRIPTION

8.134 sq. ft. of 2 + N 1/4 of 3

Lana Ford Tr.

Map No. 117

Size of Lot	Size Bldg.	Date
-------------	------------	------

Height, Feet	Stories	AVG Type	Zone
		3	3

Use

Side	SET BACK Front	Side
------	-------------------	------

Owner

Name Mrs. M. J. McQuellan

Address 627 S. Euclid

Arch.

Name

Address

Contractor

Name

Address

Contractor's License No.

State Clearly All Alterations to Be Made

front porch and foundation
Pasadena front Porch

Cost about 50.00 Fee

Special Permit No. OK

ORIGINAL LOCATION OF JOB
627 So Euclid
NUMBER STREET

BUILDING ALTERATION

Permit No. 808 Final Insp. 06/29 1938

Department of Building, Pasadena, Calif.

LEGAL DESCRIPTION

1/4 Sec 17 T 3 S 11 E R 1
N. H. P. 1/3

Map No. 112

Size of Lot	Size Bldg.	AUG 24 1938	
Height, Feet	Stories	Type	Zone
			R-1

Use	Residence	
Side	SET BACK	Side
	Front	

Owner Name: E. W. Gans
Address: 627 So Euclid Ave

Arch. Name: _____
Address: _____

Contractor Name: Gans Const Co
Address: 171 So Fair Rd, Pasadena
Contractor's License No. 35221

Special Permit No. _____

State Clearly All Alterations to Be Made
cut hole through
second floor for
sidg with elevator to
to install small
elevator in

Total Value \$110.00
including labor, material, wiring, fees
heating, plumbing, etc. \$1.00

ORIGINAL LOCATION OF JOB
X 627 So Euclid
NUMBER STREET

BUILDING ALTERATION

Permit No. 1774 Final Insp. 11/19

Department of Building, Pasadena, Calif.

LEGAL DESCRIPTION

DO NOT FILL IN FOR USE OF ASSESSOR ONLY
Langford Bldg
1/4 Sec 17 T 3 S 11 E R 1
N. H. P. 1/3
Map No. 112

Size of Lot	Size Bldg.	2-139	
Height, Feet	Stories	Type	Zone
			R-1

Use	Residence	
Side	SET BACK	Side
	Front	

Owner Name: E. W. Gans
Address: (C. W.) 627 So Euclid Ave

Arch. Name: _____
Address: _____

Contractor Name: C. T. Helms
Address: 700 E. Spring St, Pasadena
Contractor's License No. 5739

Special Permit No. _____

State Clearly All Alterations to Be Made
sidg with LECTRO-LIFT
in section for electric
residence elevator
to connect two floors

Total Value \$950.00
including labor, material, wiring, fees
heating, plumbing, etc. 375

ORIGINAL LOCATION OF JOB
627 So. Euclid Ave
NUMBER STREET

BUILDING ALTERATION

Permit No. 5562 Final Insp. MAR 29 1933
Department of Building, Pasadena, Calif.

LEGAL DESCRIPTION
DO NOT FILL IN FOR USE OF ASSESSOR ONLY
Por on 2
Landing Dr.
Map No. 112 w

Size of Lot	Size Bldg.	SEP 27 1933	
Height, Feet	Stories	Type	Zone

Use	SET BACK	
	Side	Front

Name Emmett Quas
Address 627 So. Euclid

Name
Address

Name The Foss Company
Address 171 So. Los Robles

Contractor's License No. 927

State Clearly All Alterations to Be Made
New cases in kitchen
3 sinks

Cost 1500 Fee 25
Special Permit No.

ORIGINAL LOCATION OF JOB
627 So. Euclid Ave
NUMBER STREET

BUILDING ALTERATION

Permit No. 5982 Final Insp. JAN 29 1934
Department of Building, Pasadena, Calif.

LEGAL DESCRIPTION
DO NOT FILL IN FOR USE OF ASSESSOR ONLY

Size of Lot	Size Bldg.	Map No.	
Height, Feet	Stories	Type	Zone

Use	SET BACK	
	Side	Front

Name Emmett Klaus
Address 627 So. Euclid Ave

Name
Address

Name Orner
Address

Contractor's License No.

State Clearly All Alterations to Be Made

Lean to addition to garage 12x18

Cost 7500 Fee 25
Special Permit No.

627 JOB ADDRESS
 NUMBER STREET
 APPLICATION FOR A
BUILDING PERMIT
 DEPARTMENT OF BUILDING AND SAFETY, PASADENA, CALIF.

1

CONTRACTOR
 ROLAND J. HENSON
 STATE LIC NO 224162
 MAILING ADDRESS
 509 Columbia St.
 CITY BUS. LIC. NO. 1168113
 CITY 91302
 STATE LIC. NO. 6392

NEW ADD'N ALTER REPAIR DEMOLISH
 FLOOR AREA (SQ. FT.) NO. OF STORIES NO. OF DWELLING UNITS
 PRESENT BLDG. USE PROPOSED BLDG. USE
 DESCRIBE WORK TO BE DONE
 Remodel kitchen
 add 2 new construction beams
 Plan sheet

VALUATION NOTE: INCLUDE LABOR, MAT. WIRING, PLUMB., HEAT, ETC. \$7,000
 INFORMATION PROVIDED BY ENGR. - ST. DEPT.
 LEGAL DESCRIPTION: PAR. LOTS 2+3 OF LANEFORD TRACT

INFORMATION PROVIDED BY BLDG. SECTION
 USE ZONE R-1 OCC. PANCY TYPE I
 APPEAL NO. USE PERMIT OR VARIANCE NO. PARK SPACES REQ'D

PLAN CHECK FEE PERM PLAN APPROVED BY
 PERMIT FEE 58.00 APPROVED W/O PLAN H. MARCELL
 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 that no person shall be employed on any building authorized by this permit until final building inspection has been received.

PERMANENT

CL. CASH M.O. PLAN CHECK VALIDATION

5/70
 CL. CASH M.O. NOTE: WHEN PROPERTY VALUED IN THIS SPACE, THIS FORM CONSTITUTES A BUILDING PERMIT TO DO THE WORK DESCRIBED HEREIN.

627 JOB ADDRESS
 NUMBER STREET
 APPLICATION FOR A
BUILDING PERMIT
 DEPARTMENT OF BUILDING AND SAFETY, PASADENA, CALIF.

1

CONTRACTOR
 CENTRAL EAST CONSTRUCTION CO.
 STATE LIC NO 81-212453
 MAILING ADDRESS
 2233 HUNTINGTON PR.
 SAN MARINO, CALIF.
 CITY BUS. LIC. NO. 43502
 STATE LIC. NO. 2636
 OWNER
 SULLIVAN
 MAILING ADDRESS
 627 S. EUCLID
 CONSTRUCTION LEADER AND BRANCH
 NONE
 ADDRESS

NEW ADD'N ALTER REPAIR DEMOLISH
 FLOOR AREA (SQ. FT.) NO. OF STORIES NO. OF DWELLING UNITS
 PRESENT BLDG. USE SINGLE FAMILY PROPOSED BLDG. USE SAME
 DESCRIBE WORK TO BE DONE
 REPLACE WINDOWS WITH
 2 DOORS (STATIONARY) W/SMALL

VALUATION NOTE: INCLUDE LABOR, MAT. WIRING, PLUMB., HEAT, ETC. \$400
 INFORMATION PROVIDED BY ENGR. - ST. DEPT.
 LEGAL DESCRIPTION: PORTIONS OF LOTS 2+3 OF LANEFORD TRACT

INFORMATION PROVIDED BY BLDG. SECTION
 USE ZONE R-1 FIRE OCC. PANCY TYPE I
 APPEAL NO. USE PERMIT OR VARIANCE NO. PARK SPACES REQ'D

PLAN CHECK FEE PERM PLAN APPROVED BY
 PERMIT FEE 6.00 APPROVED W/O PLAN [Signature]

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 that no person shall be employed on any building authorized by this permit until final building inspection has been received.

PERMANENT

CL. CASH M.O. PLAN CHECK VALIDATION

1/70
 CL. CASH M.O. NOTE: WHEN PROPERTY VALUED IN THIS SPACE, THIS FORM CONSTITUTES A BUILDING PERMIT TO DO THE WORK DESCRIBED HEREIN.

627 S Euclid
STREET
BUILDING ALTERATION

Permit No. 10 Final Insp. 7
Department of Building, Pasadena, Calif.

NO NOT FILL IN FOR USE OF DEPARTMENT
Name of Applicant
Address
City
State

Map No. 117
Size of Lot
Area Bldg.
Height, Feet
Stories
Type
Zone
Use
Sides: SMT BACK, Front, Sh.

Owner Name: E. W. Gans
Address: 627 S Euclid

Arch. Name
Address

Contractor Name: Ross Const. Co.
Address: 171 S S. Hobbs
Contractor's License No. 35221

Special Permit No.

State Clearly All Alterations to Be Made
Remove cement
work and replace
with brick slip.
Pierced brick
foundation with
cement plaster

81109 Fee 9.00

5 Cooled

orig from Tr. Bldg O. S. P. Tr.

Lot No. 14 of 3 Block No. (2A)

Examined by _____ Date _____

CLASS	EXTERIOR	HEATING	TRIMMINGS
Single	Bay Windows	Fire place	Cobblestone
Double	1 sty 2 sty 3 sty	Wood, Coal, Oil	Brick, Plaster
California	Number	and Gas Furnace	Stone, Wood
Bungalow	Wall Covering:	Steam	Plain
Residence	Plaster, Met. Lath	Stove	Ornamental
Flat	" Wood Lath		INSIDE FINISH
Apartment	Shakes, Rustic	PLUMBING	Plain
Out Building	Siding, Board	No of Fixtures	Ornamental
Garage	and Batten	16	Stock
Shed	ROOF		Special
Barn	Fig. Hip	Good, Medium	BUILT IN FEATURES
Church	Cables, Dormers	Cheap	Buffet
School	Cut up, Ordinary	Sewer	Patent Beds
Shop	Plain	Cesspool	Refrigerator
Storage	Tile, Shingle	LIGHTING	Bookcases
FOUNDATION	Tin, Gravel	Gas, Electric	Plain
Stone	Composition	Good	Ornamental
Concrete	CONSTRUCTION	Medium	CONDITION
Brick	Good	Cheap	Good 1890
Wood	Medium		Medium
	Cheap		Poor 1920

OCCUPANCY		RM 1	2	3	4	5	ATTN
Owner, Rented, Vacant	Living Room	0					2 3/4
Rent Paid \$ Per Mo.	Bed	1	3				
Basement	Bath		2				
14 ft. x 30 ft.	Kitchen	1					
5 ft. deep Brick	Storage						
2820 cu. ft. @ 10¢	Stairs						
Lot Grade	Hardwood Floor	7	2				
	Hardwood Fin.						
	Cement Floor	1					
	Unfinished						

Remarks: 1500 sq ft. of finished brick

OWNER: John Mc William Junr

EACH SQUARE EQUALS 10 FEET		BLDG. VALUES	
50	1	CLAS	4800
49	2	No. SQ. FT.	200
47	3	RAT \$	9600
45	4	BLDG. COST \$	03 556
43	5	CBMT. COST \$	28
41	6	HEAT COST \$	235
39	7	TOTAL COST \$	254
37	8	PER CENT DEP.	77.1
35	9	Electy Elevator 50.0	
33	10	DEP. VALUE \$	117 000
31	11	PER CENT UTILITY DEP.	
29	12	PRESENT VALUE \$	

PACIFIC COAST SALESBOOK CO., LOS ANGELES, CAL.

Report Dated 2/24/37 G Assessed Value \$

6900 = 3950
 L = 6500
 6900 L = 3950
 I = 3950
 71375 = 52.255

City Assessor's records...

CITY OF PASADENA
 100 N. GARFIELD AVE. RM 103 PASADENA, CA 91101-7215

CODE ENFORCEMENT DIVISION
 PHONE: (818) 495-4200

MAILING ADDRESS
 P.O. BOX 7115 PASADENA, CA 91109-7215

WORKERS COMPENSATION DECLARATION

I hereby affirm that I have a certificate of consent to self insure, or a certificate of Workers' Compensation Insurance, or a certified copy thereof (Sec. 3800 Lab. C.)

Policy No. _____ Company _____

Certified copy is hereby furnished

Certified copy is filed with the city building inspection department

Date _____ Applicant _____

CERTIFICATE OF EXEMPTION FROM WORKERS' COMPENSATION INSURANCE

(This section need not be completed if the permit is for one hundred dollars (\$100) or less.) I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to Worker's Compensation Laws.

Date _____ Applicant _____

NOTICE TO APPLICANT: If, after making this Certificate of Exemption you should become subject to the Workers' Compensation provisions of the Labor Code, you must forthwith comply with such provisions or this permit shall be deemed revoked.

LICENSED CONTRACTORS DECLARATION

I hereby affirm that I am licensed under provisions of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code, and my license is in full force and effect.

License Number _____ Lic. Class _____

Contractor _____ Date _____

I am exempt from the licensing requirements as I am a licensed architect or a registered professional engineer acting in my professional capacity (Section 7051, Business and Professions Code).

Lic. or Reg. No. _____ Date _____

OWNER-BUILDER DECLARATION

I hereby affirm that I am exempt from the Contractor's License Law for the following reason (Sec. 7031.5) Business and Professions Code: Any city or county which requires a permit to construct, alter, improve, demolish, or repair any structure, prior to its issuance, also requires the applicant for such permit to file a signed statement that he is licensed pursuant to the provisions of the Contractor's License Law (Chapter 9) commencing with Section 7000) of Division 3 of the Business and Professions Code) or that he is exempt therefrom and the basis for the alleged exemption. Any violation of Section 7031.5 by any applicant for a permit subjects the applicant to a civil penalty of not more than five hundred dollars (\$500).

I, as owner of the property, or my employees with wages at their sole compensation, will do the work, and the structure is not intended or offered for sale (Sec. 7044) Business and Professions Code. The Contractor's License Law does not apply to an owner of property who builds or improves thereon, and who does such work himself or through his own employees, provided that such improvements are not intended or offered for sale. If, however, the building or improvement is sold within one year of completion, the owner-builder will have the burden of proving that he did not build or improve for the purpose of sale.

I, as owner of the property, am exclusively contracting with licensed contractors to construct the project (Sec. 7044) Business and Professions Code. The Contractor's License Law does not apply to an owner of property who builds or improves thereon, and who contracts for such projects with a contractor(s) licensed pursuant to the Contractor's License Law.

I am exempt under Sec. _____, B & P.C. for this reason _____

Date _____ Owner _____

CONSTRUCTION LENDING AGENCY

I hereby affirm that there is a construction lending agency for the performance of the work for which this permit is issued (Sec. 3097, Civ. C.).

Lender's Name _____

Lender's Address _____

I certify that I have read this application and state that the above information is correct. I agree to comply with all city ordinances and State laws relating to building construction, and hereby submit myself and my property to the jurisdiction of this city to enter upon the above mentioned property for the purposes stated herein.

Signature of Applicant or Agent _____ Date _____

JOB ADDRESS 627 S. EUCLID AU	RECEIPT NO. 0009936	DATE 01/29/86	PROJECT 00104991
USE OF PERMIT SWIMMING POOL	TRACT NAME LANGFORD		
OWNER PARKMAN, ROBERTSON	MAP	LOT #	ZONE
ADDRESS 627 S. EUCLID AU	FSB	S-1	S-2
CITY PASADENA CA 91106	RSB	MOD	CENS. TR
APPLICANT PARKMAN, ROBERTSON	Pool Fees \$181.76		
CONTRACTOR CALIFORNIA POOLS			
ADDRESS 2026 YUCCA CR			
CITY PASADENA CA 91106	PHONE 714-593-4204		
LICENSES 185102 C53			
ARCHITECT/ENGINEER			
ADDRESS			
CITY PASADENA CA 91106	COUNTER APP.	PAYBY	FEES \$302.60

POOL PERMIT		TOTAL FEES	\$120.00
Construction Tax		TOTAL FEES	\$181.76
S. M. I. P. Tax		Fee	44.71
SWIMMING POOL		Fee	121.55
Private Y Fxtur 10 Plumb Y Mtr:0-1 0 1.1-5 2 5.1-20 0		Fee	19.50
Valuation 12,000			
Processing Fee			

YEAR DEPRECIATED	DEPRECIATION	ASSESSED VALUE
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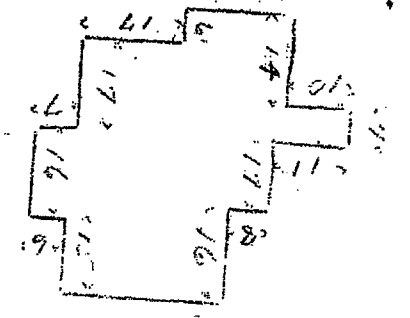
$11123 \times 15 = 1670$

$11123 \times 15 = 1670$

$11123 \times \frac{15}{3} = 1670$

$2223 \times \frac{15}{3} = 1440$

$11123 \times 1440 = 1630$



- 38 $11623 \times 15 = 1740$
- 39 $11623 \times 15 = 1740$
- 40 $11623 \times 15 = 1740$
- 42 $11623 \times 15 = 1740$
- 44 $10723 \times 25 = 2560$
- 46 $4560 \times 125 = 3930$
- 47 $3140 \times 125 = 3930$
- 61 $11623 \times 20 = 2320$
- 62 $11623 \times 20 = 2320$

$11623 \times 30 = 3490$

$11623 \times 30 = 3500$

1890

Max Dep. Allowed

Max. Dep. Allowed

Max. Dep. Allowed