

THE
M. BYRON McNULTY
HOUSE

A History

f

1091 ARDEN ROAD

PASADENA

THE OWNERS

In 1918 Mortimer Byron McNulty (known professionally as M. Byron McNulty) purchased the west half of Lot 7 of the Arden Road Tract from what the Los Angeles County Assessor described as an “unknown owner.” This owner may have been Paul Hutchinson who for several years owned the unimproved east half of the lot.

Mr. McNulty and his wife Susan Kelleher McNulty, then living at 214 State Street, commissioned the G. Lawrence Stimson Company, a well-regarded Pasadena-based design/construction firm, to build a home for them in a variation of the Colonial Revival style. The house was the first to be built on the north side of the block between Wilson Avenue easterly to where Arden Road begins its turn to the north. The next house did not appear until 1924.

There is little information on Mr. McNulty in local archives and libraries or at the Los Angeles Public Library. His short obituary in the *Pasadena Star-News* said he was a native of Chicago, Illinois, and had come to Pasadena around 1914. He and his wife had two daughters. Directories of the day indicate that Mr. McNulty was in the paint business. He and his wife were later to live very close to their old house at 1184 Arden Road. Mr. McNulty died on November 10, 1944. A copy of his obituary can be found on page 13.

In 1922, the McNultys sold their home to Frederick A. and Cora R. Copeland. Mr. Copeland died around 1926, and his widow sold the house in 1929 to Harold M. Beck and his wife Margaret D. Beck. The Becks were from Chicago and purchased the property as their winter home, having previously stayed in Long Beach. A copy of an illustrated newspaper article on the Becks' purchase of the home (although the writer gave the house the wrong address) can be found on page 14. By 1945, Mr. Beck had died, and his son Harold M. Beck, Jr., was the executor. The family retained ownership, however, until October 1947 when they sold to Albert B. Sturges and his wife Mollie A. Sturges. Mr. Sturges was a salesman. Living with them at various times during their 21-year occupancy were Molly D. Sturges and George D. Sturges, both students, and Ann B. Sturges. Mr. Sturges was probably the son or grandson of A. Burnside Sturges, a Los Angeles architect, born in 1863, who had specialized in the design of schools, hospitals, and other institutions around Southern California.

In January 1968 the Sturges family sold their property to Kenneth H. and Mary Loy Patton who were to raise their family in the home and remain owners for over thirty years. Mr. Patton was Executive Vice-President and Manager of Pasadena Federal Savings and Loan Association. By 1975 he was the President and Manager. In 1983 that firm was merged with Century Federal Savings and Loan of which Mr. Patton then became Chairman of the Board and CEO. The Association had 21 branches by 1984, with assets of over \$600 million, making it the largest Pasadena-based financial institution. Mrs. Patton was very active in the community, with memberships in the Women's Committee of the Pasadena Symphony (of which she served as president from 1982 to 1984), the Pasadena Junior Chamber Wives, Pasadena Arts Council, and the Pasadena Council of Women's Clubs, who named her their

Volunteer of the Year in 1994. Mrs. Patton was also involved in the Pasadena and South Pasadena schools and in Indian Guides and Girl Scouts. Please see the attached copies of articles about the Pattons on pages 15 through 17.

THE ARCHITECT AND BUILDER

George Lawrence Stimson was born in Washington Court House, the county seat of Washington County, Ohio, on June 22, 1882, the son of George Woodbury Stimson, a wholesale grocer, and Jennie (Wickersham) Stimson. He attended private schools in Cincinnati and, after moving to Southern California with his family in 1885, was a student at Throop Polytechnic Institute, Pasadena High School, and the Thatcher School in Ojai. As a young man he took an extended tour of Europe where he studied Old World architecture at the Lycee in Grenoble, France and the Real Schule in Leipsig, Germany. In 1905 he returned to America and worked for J. B. Hudson & Son, jewelers, in Minneapolis.

The following year he re-joined his family in Pasadena and became a partner in the Stimson Company, the real estate and construction firm his father had founded. The younger Stimson became the architect for all the Pasadena-area houses built by his father's business. The company, headquartered in the Chamber of Commerce Building, was responsible for the construction of over 1,000 houses in Los Angeles, alone, before the elder Stimson retired. As well as building custom homes, the company also did its share of speculative development. The father would buy the lots, have his son provide the plans, do the contracting, and then sell the fully-improved properties to new residents who were flooding into Pasadena during the 'teens and 'twenties. George W. Stimson died in 1922 at the age of 74.

After the father's death, the firm became known as the G. Lawrence Stimson Co. The younger Stimson became President, but remained its chief architect. The company's offices were moved to the still-existing Braley Building on South Raymond Avenue.

George L. Stimson worked very easily with his wealthy clients and found out precisely what they wanted before beginning his designs. He is credited with conceiving the idea of electrically-controlled unit furnaces for home heating. His houses are known for their big halls on the second floor which were meant to provide temporary space for trunks because residents, dividing their time between the East and West coasts, were constantly packing and unpacking. He is said to have rejected any timber that had knots in it, preferring only seasoned lumber. In 1911, Stimson married the former Florantine T. Coombs of Brooklyn. They maintained a home at 207 Oaklawn in South Pasadena, which was itself part of a Stimson development. G. Lawrence Stimson was a Mason, a Republican, and a member of the Astronomical Society of the Pacific, the Valley Hunt Club, the Newport Harbor Yacht Club, and the California Club of Los Angeles. He also served as a director of the Crown City Savings Bank of Pasadena, the National Bank of Pasadena, and the First National Bank of South Pasadena. He died in 1939 at the age of 57, survived by his widow and a son and daughter. Subsequently, Mrs. Stimson managed an insurance business that had been established by her late husband.

A list of all the Stimson-designed homes in Pasadena would fill several pages. (Unfortunately, many have been lost due to recent freeway construction and the redevelopment of South Orange Grove in the 1950s.) His typical designs exhibit an attention to detail and a balanced repose, features especially evident in his more classical works. He is renowned for moving easily through all the popular styles: Mission Revival, Craftsman bungalow, Italian Renaissance, and Spanish Colonial Revival, to name a few.

Following are some examples of the variety of G. Lawrence Stimson's designs:

536 South Catalina Avenue (1911)--described as "Japanese-Swiss" by a major newspaper of the time.

546 South Catalina Avenue (1919)--in the Mediterranean style.

1050 Arden Road (J. M. Hixon House)--a grand English Tudor.

2725 Visscher Place, Altadena (1913)--a shingle-style American Colonial.

530 Prospect Square (J. M. Porter House)--in the Mission style.

1145 New York Drive, Altadena (1914)--modified Italian style.

1230 South Oakland Avenue (1913)--an imposing Italian Renaissance pile, known as "Knollcrest".

1341 Hillcrest Avenue (1917)--a beautifully rendered Colonial Revival.

391 South Orange Grove Boulevard (1914)--perhaps Stimson's greatest work in the Italian Renaissance style. He designed it as a home for his father and mother, but it was soon sold to William Wrigley. It later became the headquarters of the Tournament of Roses.

Biographical articles about Mr. Stimson are attached on pages 10 through 12.

THE ARCHITECTURAL STYLE

The Colonial Revival style has been one of the most long-lived and popular in domestic architecture. It continuously appeared between 1870 and 1950, despite the faddish popularity of other transient styles, and is even seen occasionally and more eclectically in modern building projects. It seems to flourish especially in times of social turbulence or international strife, offering a return to the perceived ideals and esthetics of an earlier time in our country's history.

This style has had as many as nine different subtypes, not all of which have been equally common throughout the long history of Colonial Revival. Defined in its most inclusive sense, “Colonial Revival” refers to the entire rebirth of interest in the early English and Dutch houses of the Atlantic seaboard. The Georgian and Adam styles form the backbone of the Revival, with secondary influences from Postmedieval English or Dutch Colonial prototypes. Details from two or more of these precedents are often freely combined in many examples so that pure copies of colonial houses are far less common than are eclectic mixtures.

In the years between 1880 and 1900 the Colonial Revival movement also influenced two other architectural styles: Queen Anne and Shingle. In the Queen Anne, this produced the free classic subtype, which grades into the closely related asymmetrical Colonial Revival house. In the Shingle style, the shingled walls and rambling forms were thought to evoke early shingled houses with shed and lean-to additions. Moreover, colonial details such as Palladian windows were used in many examples.

The Philadelphia Centennial of 1876 is credited with first awakening an interest in our colonial architectural heritage. In 1877 the fashionable architects McKim, Mead, White and Bigelow took a widely publicized tour through New England to study original Georgian and Adam buildings at first hand. By 1886 they had executed two landmark houses in the style--the Appleton House (1883-84) in Lennox, Massachusetts, and the Taylor House (1885-86) in Newport, Rhode Island. These important examples typify the two subtypes that were most common before 1910: the asymmetrical form with superimposed colonial details and the more authentic symmetrical hipped roof shape; details in both tended to have exaggerated proportions.

These early examples of Colonial Revival were rarely historically correct copies but were instead free interpretations with details inspired by colonial precedents. During the first decade of the 20th century, Colonial Revival fashion shifted toward carefully researched copies with more correct proportions and details. This was encouraged by new methods of printing that permitted wide dissemination of photographs in books and periodicals. In 1898 *The American Architect and Building News* began an extensive series called “The Georgian Period: Being photographs and measured drawings of Colonial Work with text.” This was joined in 1915 by the *White Pine Series of Architectural Monographs*, which was dominated by photographs of colonial buildings. These and similar ventures led to a wide understanding of the prototypes on which the Revival was based. Colonial Revival houses built in the years between 1915 and 1935 largely reflect these influences by more closely resembling early prototypes than did those built earlier or later. The economic depression of the 1930s, World War II, and changing postwar fashions led to a simplification of the style in the 1940s and 50s. These later examples are most often of the side-gabled type, with simple stylized door surrounds, cornices, or other details that merely suggest their colonial precedents rather than closely mirroring them.

Stylistic features most often associated with the basic Colonial Revival house include: an accentuated front door with a decorative crown (pediment) supported by pilasters, or extended

forward and supported by slender columns to form an entry porch; doors with overhead fanlights or sidelights; a symmetrical facade that balances windows on each side of a central front door (although in a few subtypes the door is off-center); and double-hung windows, usually with multiple panes in one or both sashes, and often arranged in adjacent pairs.

(Note: The prior discussion is largely based on *A Field Guide To American Houses* by Virginia and Lee McAlester.)

The McNulty house is a good example of the asymmetrically-shaped subtype of the Colonial Revival style, which in many ways resembles the 19th century Shingle style of the East Coast. Only about ten per cent of Colonial Revival houses have such asymmetrical facades since they were rarely featured on the early prototypes. Asymmetrical houses can range from a rambling free form resembling the classic Victorian Queen Anne style to simple boxes with asymmetrical window or porch arrangements. Prior to 1900 this subtype accounted for about one-third of all Colonial Revival houses. After 1910, few examples were constructed until the 1930s, when irregular facades reappeared with less elaborate detailing. These were, in part, inspired by the desire for attached garages, which were difficult to incorporate within a balanced facade. Prominent features of the McNulty house that illustrate the Asymmetrical Colonial Revival sub-style are the porte cochere on the east side of the house, with its classical columns, balanced by a porch on the west side, the absence of a prominent front entrance, the high-pitched roof of the main house with its accentuated, flared central gables, the shed-roofed dormers, and the multi-paned windows with shutters.

THE HOUSE AND PROPERTY IN THE PUBLIC RECORD

On May 14, 1918, building permit 9433A was issued to Mrs. Susan K. McNulty for a nine-room, two-story dwelling with a garage. The house was to measure 62 by 52 feet and was to be 27 feet at its highest point. The foundation was to be concrete, the roofing was to be shingles, and the walls were to be lath and plaster. There was to be one brick chimney with three flues. The cost of the house and garage was to be \$10,000--a sizeable sum in 1918.

A copy of the original permit is attached, on page 18.

Other permits on file include the installation of partitions (misspelled as "petitions" on the permit!) across a sleeping porch to create a 9-by-10-foot bathroom in August 1922. W. C. Moose was the contractor for this job that was to cost \$500. A roof repair was permitted in May 1927. In February 1929 the roof was repaired again, new electrical and plumbing fixtures were installed, and tiling was done in the bathrooms. Electrical work was done in both June 1929 and November 1947.

In May 1946 a new floor furnace was installed at a cost of \$229. In November 1948 a built-in dishwasher and disposal were installed. Simpsons Garden Town was the contractor in constructing a 100-foot-long, 2-foot-high retaining wall in April 1965 at a cost of \$260. In

July 1968 the kitchen and service porch were remodeled, as were four bathrooms. New underground electrical service was also installed at that time. The total cost was to be \$15,000. Foss Construction Company was the contractor. A swimming pool was constructed by California Pools in July 1969 at a cost of \$2,800. It was to measure approximately 19 by 38 feet with a capacity of 23,000 gallons.

Copies of some of these permits can be found on pages 19 through 24.

The Pasadena City Assessor first visited the property on February 17, 1922 and recorded a single residence with a concrete foundation, walls of wood siding, and a shingled roof with five gables and two dormers. Exterior trim was made of wood. Heat was provided by a fireplace and a seven-unit furnace. There were fourteen plumbing fixtures. Interior finishes were characterized as plain, stock, and special.

The Assessor estimated the square footage at 4,185. On the first floor were two living rooms, two bedrooms, one bathroom, and a kitchen. The second floor contained four bedrooms and three bathrooms, two with tiled floors. There were six hardwood floors throughout the house. There was also a basement, measuring 12 by 12 feet that was 5 feet deep. The garage was 18-foot-square and had wood siding and a shingle roof.

The Assessor returned on January 17, 1969 to record the kitchen remodeling and on December 15, 1969 to record the addition of the swimming pool.

Copies of the Assessor's records are attached on pages 25 through 29.

THE WORLD AND COMMUNITY IN 1918

World War I came to an end at last when Kaiser Wilhelm abdicated the German leadership and the Armistice was signed in Marshal Foch's railway coach near Compiègne, France on November 11. Although America's participation in the War had been short, it proved very effective, and the country began to feel its new-found strength on the world stage. Daylight Savings Time was instituted for the first time as a wartime measure. The Eighteenth Amendment (Prohibition) began its journey to ratification, although California, under Republican Governor William D. Stephens, refused to endorse it in 1918.

Weather played its tricks on Pasadena in January--it was the hottest New Year's Day on record (86 degrees), but then a freak windstorm on the 26th (some called it a tornado) struck the city, causing considerable damage. In March the Chicago Cubs arrived for spring training. The influenza epidemic hit in October and November, causing cancellation of school classes and public meetings. The City continued to grow from a pleasant winter resort to a culturally aware city as more and more East Coast residents decided to live there year-round. San Rafael Elementary School was begun in 1918 as was the Pasadena Playhouse Association.

THE SIGNIFICANCE OF THE PROPERTY

As the first house built in its immediate neighborhood, the McNulty residence is potentially eligible for listing on a local inventory of significant properties. It is also associated with a locally significant building/design firm, its state of preservation is good, and it contributes to the historical and architectural context of the Arden Road neighborhood.

SELECTED LIST OF SOURCES CONSULTED

Los Angeles County Assessor
 Los Angeles Public Library
 City of Pasadena, Building and Planning Dept., Design & Historic Preservation Section
 (Archives)
 Pasadena Public Library (Centennial Room)
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Pasadena Star-News: March 30, 1929; May 23, 1939; November 11, 1944;
 April 9, 1994

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G. LAWRENCE STIMSON

One of the most successful architects and builders who ever practiced in Pasadena was the late G. Lawrence Stimson, who followed his profession here from 1906 until the end of his life. During this period he erected many of the finest homes in Pasadena and in other Southern California communities. An architect of outstanding ability, he designed all of the homes which he erected.

Mr. Stimson was born at Washington Court House, the county seat of Washington County, Ohio, on June 22, 1882, the son of George W. and Jennie (Wickersham) Stimson. He attended a private school in Cincinnati, and also Thacher School in the Ojai Valley. He was also a student for a time at Pasadena High School and Throop Polytechnic Institute. He studied architecture abroad, but for two years prior to taking up practice in Pasadena he was connected with a jewelry firm in Minneapolis.

For a number of years Mr. Stimson was associated in the building and real estate business with his father, but after the latter's retirement he operated entirely on his own, and his services were in constant demand, particularly in connection with the building of larger residences. It is interesting to note that the original conception of the unit idea of gas furnace heating and the greatest control of such units by electricity was first conceived by Mr. Stimson. The first unit furnace and first electrically controlled furnace was especially made, according to his specifications, to be used in Stimson houses. In order to attain new ideas, Mr. Stimson traveled considerably, and during 1921 made an extended trip to South America, studying the architecture in that part of the world.

Mr. Stimson had served as a director of the old Crown City Savings Bank of Pasadena, and of the National Bank of Pasadena, as well as of the First National Bank of South Pasadena—all of which institutions have since been merged with other banks. He was a member of the Masonic fraternity, being affiliated with Corona Lodge No. 324, F. & A. M., and had received the thirty-second degree of the Scottish Rite. He was a member of the Valley Hunt Club, the Newport Harbor Yacht Club and California Club of Los Angeles.

On September 9, 1911, at Pasadena, Mr. Stimson married Miss Florantine T. Coombs, and two children were born to this union; Louise, the wife of Dr. Horace Bicknell Cates, and G. Lawrence Stimson, Jr.

Mrs. Stimson is carrying on an insurance business established by her husband with others in the Braley Building in Pasadena.

Mr. Stimson passed away on May 20, 1939.



G. LAWRENCE STIMSON

Pasadena Community Book (1943)

Homes Builder



G. LAWRENCE STIMSON
Funeral Rites Are Held Today

Stimson Funeral Services Held

Southland Builder Mourned Here

Funeral services were being held this afternoon for George Lawrence Stimson, for more than 30 years a designer and builder of homes, who died on Saturday night in a Los Angeles hospital in his 57th year. The services were held at the residence, 207 Oaklawn Avenue, South Pasadena, with Dr. John R. Atwill, rector of the Church of Our Saviour, San Gabriel, in charge. Private interment was to be at Mountain View.

Mr. Stimson, who had lived in this vicinity since arriving with his parents at the age of 2, was born at Washington Courthouse, O. His father, George W. Stimson, was a builder, too, and the Stimson Company was responsible for a number of the most outstanding and beautiful residences in Pasadena and neighborhood, including the South Orange Grove Avenue, Linda Vista and Oak Knoll sections.

Spanish Architecture Studied

Mr. Stimson, according to an associate today, was known for his artistic work, his meticulous attention to detail, and his honesty in business dealings. Proud of Pasadena as a residential community, he traveled to South American countries to study closely the Spanish colonial type of architecture which was carried out in many of Pasadena's typical homes.

Mr. Stimson served for some time as a director of the old Pasadena National Bank. He was a 32nd degree Mason, and a member of the Valley Hunt Club.

Survivors Listed

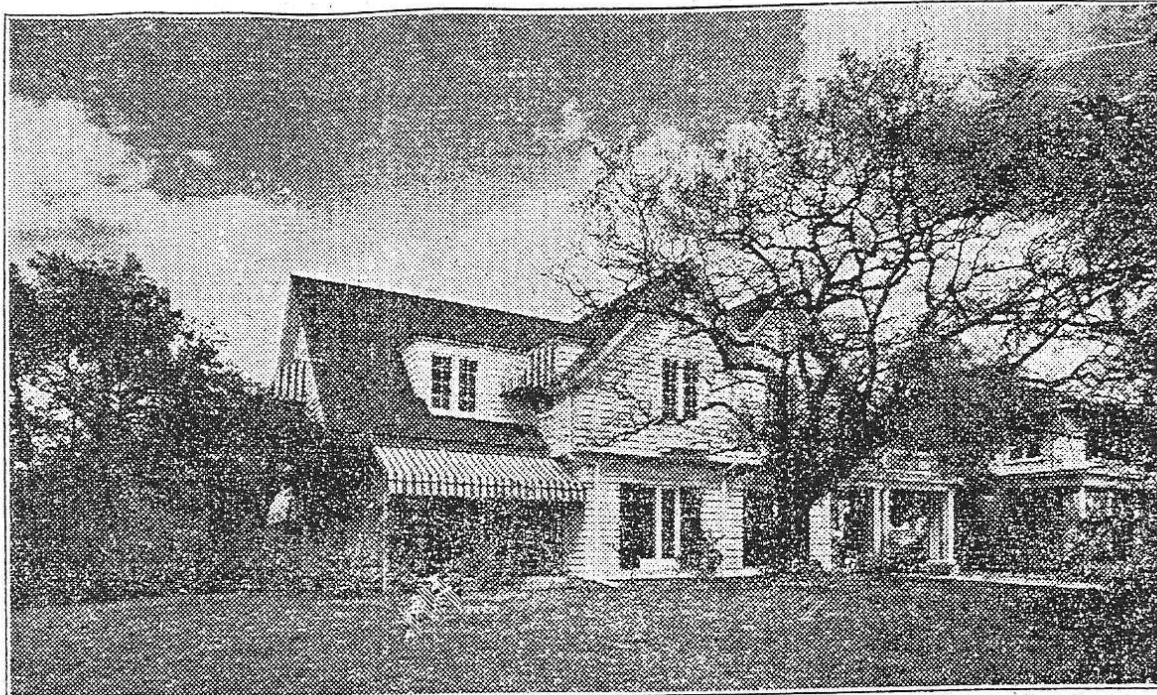
Survivors are the widow, Mrs. Florentine C. Stimson; a young son, George Lawrence Stimson, Jr.; a daughter, Mrs. Horace B. (Louise) Cates, Hollywood; two brothers, Robert W. of San Diego, and Charles E. Stimson, Pasadena, and two sisters, Mrs. Curtis M. Willock and Mrs. Garrettson Dulin, Pasadena.

The funeral this afternoon was attended, besides the relatives and many old friends, by a number of associates and workers with Mr. Stimson over a long period of years. Some of these came from Montecito, where work was suspended on a large residence being built by the firm so that the workmen could come to Pasadena to pay their last respects to its head.

McNULTY—M. Byron McNulty, 1184 Arden Road, passed away Nov. 10, 1944. A native of Chicago, Ill., he had been a resident of Pasadena 30 years. He is survived by his wife, Mrs. Susan Kelleher McNulty; two daughters, Mrs. Donald Speer and Mrs. Thomas F. Smith, and three grandchildren, all of Pasadena; also a sister, Mrs. P. F. L. Elting of Chicago. Funeral services will be held at 2 p. m. Monday, at the chapel of Turner & Stevens Company, Marengo Avenue at Holly Street, Dr. John R. Atwill officiating.

Pasadena Star-News,
November 11, 1944

Chicagoan Purchases Attractive Residence ^{SA 3/30/29}
 Where He Will Spend Winters in Pasadena



NEW HOME OF H. M. BECK

At 1090 Arden Road Sold Through Agency of Colin Stewart Realty Company. Vacant Property Sales of Firm Reported Totaling More Than \$300,000 During Past Few Weeks

One of the interesting sales during recent unusual real estate activity reported by the Colin Stewart Realty Company, is the purchase of a handsome residence at 1090 Arden road by H. M. Beck, of Chicago.

Mr. Beck plans to make his winter home in Pasadena instead of

Long Beach where he has spent several winters during past years.

Unusual activity in vacant property sales especially in the San Rafael Heights and Oak Knoll section is reported by the Colin Stewart Company. During the past few weeks vacant property sales totaled more than \$300,000, it was stated.

Pasadena Star-News,
 March 30, 1929

FINANCE: *Pas Journ. of Bus.*
3-12-84
Something Old! Something New!

Century-Pasadena Federal "marriage" is one-year-old,
and thriving *Pasadena - Century Federal Savings*
and Loan Assn.
by Bob Kelly

AS ANY happily-married couple will attest, their marriage was not "made in heaven," but is the result of hard work, understanding and compromise. And it's exactly that formula that has made the "marriage" of Pasadena Federal Savings and Loan Association and Santa Monica-based Century Federal Savings and Loan Association a happy and successful one.

It has been just one year (March 7, 1983) since the boards of directors and management of the two institutions said "We do," amid expectations of living happily ever after. One year later, those high hopes give every indication of being fulfilled.

Merger called a "natural"

According to former Pasadena Federal president Kenneth H. Patton, who is Chairman of the Board and CEO of the merged institution, and former Century Fed president Robert R. Hield, who holds the same post in the "new" Century, the merger of the two organizations was a "natural."



Kenneth H. Patton
Chairman/CEO

Similar in size and longevity (each was founded more than fifty years ago), they had fended off numerous suitors, who were more interested in acquisition than in any form of partnership.

Patton and Hield, long-time friends, had discussed the possibility of joining forces for years. Both institutions were sound, conservative and well-run. Each had a five-man board, three of whom were second-generation directors of their respective S&Ls. (Hield and Patton, themselves, are second-generation savings and loan executives.) Another plus was that each S&L had several branches, no two of them in the same community.

As the 80s began, the S&L industry found itself undergoing tremendous pressures, and the two CEOs sensed the time was right to blend their individually strong associations into one even stronger one. They were convinced their "marriage" would enable them to compete more aggressively in an industry undergoing rapid change — as a result of deregulation.

Solomon — like wisdom

Today, it's apparent that the parties to this "marriage" are remarkably well-suited. The hard work and cooperative spirit of the two groups have paid off — and will certainly continue to do so.

Before the "wedding" even took place, there was quick agreement on several key issues. The name "Century" was chosen, as a fitting one for an organization with a combined history of more than one hundred years. The new Century Federal was to be headquartered in Pasadena, and the rose "logo" retained.

According to Bob Hield, "We took the same approach in every situation we faced. It has never been a matter of who won the last round, but what's best for the group as a whole." He, and Ken Patton, are quick to credit the board members for fostering a spirit of cooperation.

A good case in point involved the decision on when and where to hold the monthly board meetings. The "where" was quickly resolved by agreeing to alternate each month between Santa Monica and Pasadena. But the matter of "when" was a bit more complex.

The Pasadena board had always held evening meetings, preceded by dinner, and felt that the



Robert R. Hield
President

Pasadena Journal of Business
March 12, 1984

continued...

fellowship engendered by this format was important enough to retain. On the other hand, the Century board members were accustomed to morning meetings, permitting them to get back to their businesses early in the day.

One member, obviously a direct descendant of King Solomon, came up with the solution. He pointed out that either morning or evening meetings would impose on half the directors the burden of traveling across town during rush-hour periods. The solution: a mid-afternoon meeting, followed by dinner.

Has it worked? At dinner following last month's meeting, Ken Patton recalls noting, "As I looked around the table, I was struck by the amazing degree of evident compatibility. The directors acted as though they'd known each other all their lives. They've come together faster than anyone expected."

A look at the results

Obviously, the "marriage" has been happy, but what about successful? A look at the results of the past year answers that question.

Two newly-acquired branches, in La Canada and Malibu, brought the total number of branches to 21, spread across four counties. The two offices added about \$45 million in deposits to the new association.

Savings deposits at year-end 1983 were nearly \$100 million higher than in December 1982. Total assets grew to nearly \$600 million. The liquidity ratio stands at a solid 16%, more than triple the required amount. Reserves and undivided profits amounted to \$32.4 million, more than twice what the federal government requires.

"We're the envy of many in the business, thanks to the net worth this company has."

The combined strength of the partners, which made the new Century the largest Pasadena-based financial institution, has enabled it to compete far more effectively in today's deregulated environment. "We're the envy of many in the business," says Ken Patton, "thanks to the net worth this company has."

Getting ready for tomorrow

To meet the challenge of today's complex financial industry, Patton and Hield meet each week with the management committee, which includes all division heads. "Together," says Hield, "we're learning to use every tool at our disposal."

These tools include variable rate mortgages (virtually the only kind Century now makes), large commercial and industrial loans, auto and home improvement loans, and even auto leases.

The company has three subsidiaries. National Mortgage Investors, 50% owned by Cen-

tury and 50% by a New York S&L, conducts a national loan brokerage and mortgage banking operation. PFS Corporation functions as a trustee in the sale of life and disability insurance, as well as property and casualty coverage.

The third subsidiary, Crescent Bay, has done a number of real estate joint ventures, and a fourth group, to do real estate syndications, is being formed.

"It has never been a matter of who won the last round, but what's best for the group as a whole."

Indeed, the days when S&Ls merely opened savings accounts and made long-term home loans are gone forever. "In a few short years," says Bob Hield, "we've gone from a relatively simple but highly regulated business to the exact opposite. The decisions, once dictated by regulation, are now ours to make."

To meet that challenge, the major focus of the past year has been on building a strong team, with particular emphasis on service and quality. As Ken Patton says, "We must never forget that we are a service organization. That's the name of the game!"

So, the honeymoon continues — and the relationship grows stronger every day. It has been a remarkably successful marriage — perhaps uniquely so — thanks to the hard work, wisdom and cooperation among management and directors.

Ken Patton sums it up this way. "We are excited and enthused about the progress that has been made to create an organization that will have its roots in the strengths of the past, but will be aggressive and alert to the possibilities of the future and the needs and desires of the people we serve." ♦

Mary Loy Patton honored as 1994 Volunteer of the Year

PASADENA — Mary Loy Patton has been named 1994 Volunteer of the Year by the Pasadena Council of Women's Clubs.

Each year an honoree is chosen from volunteers nominated by the 57 women's organizations that are council members.

Patton has been an active member of the Women's Committee of the Pasadena Symphony Orchestra since 1964, serving as president from 1982-84.

Among other activities, she has conducted tours for music organizations and has been given a lifetime membership for extraordinary service to the Women's Committee, which nominated her for the award.

Patton also has been on the boards of the Pasadena Junior Chamber Wives, Pasadena Council of Women's Clubs, Pasadena Arts Council and the Experiment of Living Pasadena Area.

As a volunteer, she has contributed thousands of hours to Pasadena and South Pasadena schools. She also has been involved in Indian Guides and Girl Scouts.



PSN 4-9-94 A2

VOLUNTEER Mary Loy Patton, center, is honored for service by Connie Madsen, left, and Gloria Graham.

Pasadena Star-News,
April 9, 1994

2 APPLICATION FOR THE ERECTION OF PERMIT CLASS "D"

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 erection of the building herein described. All provisions of the building ordinances and State laws shall be complied with in the erection 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 to erect the building or structure herein described, or any portion thereof 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.

(SIGN HERE)

Lawrence Stinson
(Applicant)

Lot No. W 64.00 ft of lot 7 Block Arden Road Tract

Map No. 423

No. 1091 Arden Road STREET AVENUE

1. PURPOSE OF BUILDING Dwelling + Garage Number of Rooms 9
2. OWNER'S NAME Mrs. Susan G. Mc. Nulty
3. Owner's Address 214 State Tr.
4. Architect's Name G. Lawrence Stinson Co.
5. CONTRACTOR'S NAME G. Lawrence Stinson
6. Contractor's Address 431 - 433 C. of Commerce Bld.
7. ENTIRE COST OF PROPOSED BUILDING, \$ 10000.00 including garage
8. Size of Lot 100 ft. x 210 ft. Size of Building 62 ft. x 52 ft.
9. Will Building be erected on front or rear of lot? on front
10. NUMBER OF STORIES IN HEIGHT two Height to highest point of roof 27 ft.
11. Of what material will FOUNDATION and cellar walls be built? concrete
12. GIVE depth of FOUNDATION below surface of ground two ft.
13. GIVE dimensions of FOUNDATION and cellar wall FOOTINGS 6" x 20"
14. GIVE width of FOUNDATION and cellar wall at top 8" and 12"
15. NUMBER and KIND of chimneys one, brick Number of flues three
16. Number of inlets to each flue one Interior size of flues 8" x 12" and 12" x 12"
17. Give sizes of following materials: MUDSILLS 2" x 6" Girders and stringers 4" x 6" & 8" x 10"
 EXTERIOR STUDS 2" x 4" BEARING STUDS 2" x 4" Interior studs 2" x 3"
 Ceiling joist 2" x 6" Roof rafters 2" x 4" FIRST FLOOR JOISTS 2" x 8"
 SECOND FLOOR JOIST 2" x 14" Third floor joist ----- Fourth floor joist -----
18. Specify material of roofing Shingles
19. Specify material of partitions lath and plastering
20. Specify material of floors wood
21. Specify how many thicknesses of floor two
22. Specify size of vent shafts to water closet compartments
23. What means of access to attic? scuttle

PERMIT NO. 7133 Date issued MAY 11 1918

Application Received MAY 11 1918

All Applications Must Be Filled Out by Applicant

Use Ink or Indelible Pencil

PLANS AND SPECIFICATIONS and Other Data Must Also Be Filed

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.

West 100. ft. of (SIGN HERE) W.C. Meese
Lot No. 7. Arden Rd. Block 475

No. 1091 Arden Rd. Map No. STREET AVENUE

1. Owner's Name *D.M. McNeill*
2. Owner's Address *1091 Arden Rd*
3. Architect's Name _____ Address _____
4. Contractor's Name *W.C. Meese*
5. Contractor's Address *203 Montrose St*
6. Entire cost of the Proposed Improvements, \$ *500.00*
7. Purpose of the Building *petition*
8. Class of Building _____ No. of Stories in Height _____
9. Size of New Addition *9 x 10* Material of Foundation _____
10. Depth of Foundation _____ Size Footing _____ Size of Wall _____
11. Size of Exterior Studs Interior Studs
12. Size of Mud Sills Bearing Studs
13. Size of First Floor Joist Second Floor Joist
14. Ceiling Joists Roof Rafters
15. Specify Material of Roofing _____
16. Number and Kind of Chimneys _____ Size of Flues

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 *yes* Fire Wall _____
20. Specify material of beams, girders and columns _____

STATE ON FOLLOWING LINES JUST WHAT YOU WANT TO DO:

building petition varies as sleeping porch putting in safe complete

PERMIT NO. *91016* Date issued *AUG 15 1922* 1922 *AUG 15 1922*

This Structure will be located in Zone *C*

Application Received _____

All Applications Must Be Filled Out by Applicant 17

PLANS AND SPECIFICATIONS and Other Data Must Also Be Filled

DEPARTMENT OF BUILDING CITY OF PASADENA

8

Application to Alter, Repair or Demolish

(FOR SET BACK REQUIREMENTS SEE ORDINANCE 2613)

Lot No. 1100/Hg 7 Block W 200

Arden Road Tract Map No. 423

1091 Arden Rd STREET AVENUE

Owner's Name H. M. Beck

Owner's Address 1091 Arden Rd Address

Contractor's Name owner

Contractor's Address

Entire cost of the Proposed Improvements, \$ 12,220.00

Purpose of the Building Dwelling

Class of Building d No. of Stories in Height

Size of New Addition X Material of Foundation

Depth of Foundation Size Footing Size of wall

Size of Exterior Studs X Interior Studs

Size of Mud Sills X Bearing Studs

Size of First Floor Joist X Second Floor Joist

Ceiling Joists X Roof Rafters

Specify Material of Roofing

Number and Kind of Chimneys Size of Pipes

FOR CLASS "C" BUILDINGS FILL IN THE FOLLOWING:

Of what material will walls be constructed?

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

Give thickness of exterior walls:

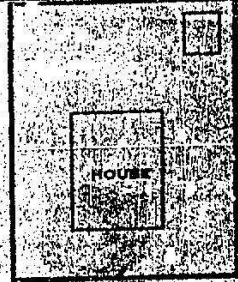
1st story Fire Wall

2nd story

Specify material of beams, girders and columns

STATE ON FOLLOWING LINES JUST WHAT YOU WANT TO DO:

Repair roof
Electrical work & fixtures
Plumbing & repair plumbing fixtures
Roofing & siding
Do some staking and better corners



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 plans 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 design of any building or structure erected under said permit.

Applicant: H. M. Beck

Agent: [Signature]

PERMIT NO. 2511 Date issued: FEB 18 1923

JOB ADDRESS 1091 Arden Rd.	
NUMBER	STREET
APPLICATION FOR A BUILDING PERMIT	
DEPARTMENT OF BUILDING, PASADENA, CALIF.	
CONTRACTOR Simpson's Garden Town	STATE LIC. NO. 113618
MAILING ADDRESS 3425 E. Colorado	TEL. NO. 58251
<input type="checkbox"/> ARCH. <input type="checkbox"/> ENGR.	STATE LIC. NO.
MAILING ADDRESS	TEL. NO.
OWNER A.B. Sturges	TEL. NO. 7928457
MAILING ADDRESS 1091 Arden Rd.	
NEW <input checked="" 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
PRESENT BLDG. USE	PROPOSED P'NO. USE
DESCRIBE WORK TO BE DONE Retaining Wall 2' High 100' Long 3/8 @ 32" OC - FTG - 8 deep	
EXTERIOR WALL MATERIAL	ROOF FRAMING MATERIAL
PARTITIONING MATERIAL	ROOF COVERING MATERIAL
LOT DEPTH	NO. OF EXISTING BLDGS. ON LOT
VALUATION NOTE: INCLUDE LABOR, MAT., WIRING, PLUMB., HEAT., ETC. \$260.00	
INFORMATION PROVIDED BY ENGR. - ST. DEPT. LEGAL DESCRIPTION N. 100' of Lot 7	
Arden Rd. Tr.	
INFORMATION PROVIDED BY BLDG. SECTION	
USE ZONE R-1	FIRE ZONE OCCUPANCY 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 checked="" 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 accept or allow occupancy of any building authorized by this permit until the Building Inspection has been received.	
James Hill SIGN "US" OF OWNER OR AUTHORIZED AGENT	
PERMANENT	

1

CC. CASH. A.O. PLAN CHECK VALIDATION

200325 APR 29 5 55 PM '00
CC. CASH. A.O. NOTE: WHEN PROPERLY VALIDATED IN THIS SPACE THIS FORM CONSTITUTES A BUILDING PERMIT TO DO THE WORK PRESCRIBED HEREIN.

JOB ADDRESS 1091 ARDEN RD		1
NUMBER	STREET	
APPLICATION FOR A BUILDING PERMIT		
DEPARTMENT OF BUILDING, PASADENA, CALIF.		
CONTRACTOR FUSS CONST Co	STATE LIC. NO. 35221	Plan check fees are forfeited when no action is taken by applicant for 90 days. Permits expire when work is not completed. Plans for ALL BUILDING PERMIT work if site opened for 120 days.
MAILING ADDRESS 171 LAS REBELES Ave	TEL. NO. 793404	
<input type="checkbox"/> APCH. <input type="checkbox"/> ENOW.	STATE LIC. NO.	
MAILING ADDRESS	TEL. NO.	
OWNER KENNETH PATON	TEL. NO.	
MAILING ADDRESS 1091 ARDEN RD - PASA		
NEW <input type="checkbox"/> ADD'N <input type="checkbox"/> ALTER <input checked="" type="checkbox"/> REPAIR <input checked="" type="checkbox"/> DEMOLISH <input type="checkbox"/>		
FLOOR AREA (SQ. FT.)	NO. OF STORIES	
PRESENT BLDG. USE	PROPOSED BLDG. USE	
DESCRIBE WORK TO BE DONE REMOVE KITCHEN, SERVING PORCH, H. BATHROOMS NEW UNDERGROUND GAS SERVICE		
EXTERIOR WALL MATERIAL	ROOF FRAMING MATERIAL	
PARTITIONING MATERIAL	ROOF COVERING MATERIAL	
LOT WIDTH 100 LOT DEPTH 210	NO. OF EXISTING BLDGS. ON LOT	
VALUATION NOTE: INCLUDE LABOR, MAT., WIRING, PLUMB., HEAT., ETC. \$15,000		
INFORMATION PROVIDED BY ENGR. - ST. DEPT.		
LEGAL DESCRIPTION W 100' OF LOT 7 IN ARDEN ROAD TRACT.		
INFORMATION PROVIDED BY BLDG. SECTION		
USE ZONE R-1 FIRE ZONE II OCCU. PANCY Z TYPE VI		
REQ'D SET JACKS	FRONT NO RIGHT SIDE CHANGE LEFT SIDE NO REAR NO	
APPEAL NO.	USE PERMIT OR VARIANCE NO.	
PLAN CHECK FEE 34.20	PERM. PLAN <input type="checkbox"/>	
PERMIT FEE 57.00	APPROVED W/O PLAN <input type="checkbox"/>	
APPROVED BY [Signature]		
I, we 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. [Signature] SIGNATURE OF OWNER OR AUTHORIZED AGENT		
PERMANENT		

JOB ADDRESS
1091- ARDEN RD.

NUMBER _____ STREET _____

APPLICATION FOR A
SWIMMING POOL PERMIT

DEPARTMENT OF BUILDING, PASADENA, CALIF.

OWNER KENNETH PATTON	TEL. NO. 793-5258
MAILING ADDRESS 1091- ARDEN RD.	
ENGINEER H.M. HANSEN	STATE LIC. NO.
MAILING ADDRESS 9170 1/2 E. LAS TUNAS	TEL. NO. AT 69137
CONTRACTOR CALIFORNIA POOLS	STATE LIC. NO. 185102
MAILING ADDRESS 8806 E. LAS TUNAS	CITY BUS. LIC. NO.
SAN GABRIEL	TEL. NO. HI-77325

POOL SIZE **19'3" X 38'**

EST. CAPACITY **23000** GALL. PRIVATE SEMI-PUBLIC

TYPE FILTER **TANKLESS STEEL 55 G'**

BACKWASH DRAINS TO **SEPARATION TANK**

POOL HEATER **RAY THERM 361,000 BTU**

RAMP AT DRY END _____ BALCONY END _____

VALUATION (NOTE: Includes Labor, Material, Electrical, Heating, Plumbing.) **\$2800.00**

LEGAL DESCRIPTION **PORTION OF LOT # 7 ARDEN ROAD**

USE **Residential** ZONE **R-1** MODIFICATION NO. **2022**

REQUIRED SET BACKS	FRONT	RIGHT SIDE	LEFT SIDE	REAR
--------------------	-------	------------	-----------	------

BUILDING AND PLUMBING FEES

PLUMBING	15.00	APPROVED BY
PLAN CHECK	9.00	
PERMIT	15.00	
TOTAL	39.00	

I have read and examined the above application and know the same to be true and correct. All provisions of the laws and ordinances covering building construction will be complied with. No person shall be employed in violation of the Labor Code of the State of California.

Jay V. Gardner
SIGNATURE OF OWNER OR AUTHORIZED AGENT

PERMANENT

3

1091- ARDEN RD. PASADENA, CALIF. 91106

PROPERTY DESCRIPTION BLANK

A-23 *1091 Ardun Rd.*
Ardun Rd.
 Lot No. *W 100 ft x 7* Block No. *2*
 Examined by _____ Date *7/1/22*

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	Plaster
Evidence	Plaster, Met. Lath	Stove	Ornamental
Flat	... Wood Lath	Units	INSIDE FINISH
Apartment	Shakes, Rustic	PLUMBING	Plaster
Factory	Siding, B & B	No. of Fixtures	Ornamental
Garage	Brick, P or C	<i>16</i>	Stones
Shed	Corr. Iron	Good, Medium	Special
Barn	RCDF	Cheap	BUILT IN
Church	Flat Hip	Sewer	FEATURES
School	Gables, Dormers	Cesspool	Buffet
Store	Ordinary	LIGHTING	Patent Beds
Storage	Plain, Gravel	Gas, Electric	Refrigerator
FOUNDATION	Tile, Shingle	Good	Bookcases
Stone	Corr. Iron	Medium	Plaster
Concrete	Composition	Cheap	Ornamental
Brick	CONSTRUC- TION		CONDITION
Wood	Good		Good
	Medium		Medium
	Cheap		Poor

OCCUPANCY		basement					attic
Owner, Rented, Vacant	Living Room ...	1	2	3	4	5	1/2
Rent Paid \$ Per Mo.	Bed " ...	2	4	2	3	4	1/2
Basement	Bath " ...	1	3	2	2	2	1/2
ft. x ft.	Kitchen ...	1					
ft. deep	Storage ...						
cu. ft. @	Store ...						
Lot Grade	Hardwood Floor		2	4			
	Hardwood Fin.						
	Cement Floor...	1					
	Unfinished ...						

Remarks: *1620 D*
 OWNER *Mrs. M. D. McQuilley*

BLDG. VALUES	
CLAS	NO. CU. FT. 1185
NO. SQ. FT.	
AT \$	220
BLDG. COST \$	9207
BSMT COST \$	163
HEAT COST \$	72
TOTAL COST \$	300
PER CENT DEP.	162
PER CENT UTILITY DEP.	88.55
DEP. VALUE \$	100.63
ASSESSED VALUE \$	SEE NEXT SLIP

88.55 x 100.63 = 8855
100.63 x 100.63 = 10126

Report Dated
 2m 7-2-48

$55 \times 4545 = 4020$
 $868 \times 4345 = 1770$
 $1740 \times 145 = 5900$ per sq ft
 $55 \times 5658125 = 4470$

Remarks:
 1st flr
 2nd flr
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$9903 \times 544 = 5390$
 $9903 \times 5859 = 5800$
 $9903 \times 6031 =$
 $9903 - 6970 = 2933$
 $9903 \times 80 = 7920$
 $9903 \times \frac{85}{18} = 8470$

14390 18899

BUILDING DESCRIPTION BLANK

51 ARDEN RD. St. Ave.

Permit No. 18899 Map No. 423

Description: Arden Road Tract As per 21-50-25 of Maps
W. 100' of Lot 7 Records of L.A. Co.

1-17-69

PERMIT No. 14390 Cost \$ 15,000 7-10-68
 OWNER KENNETH PATON

Basement	Incl.	1	2	3	4	5	Attic
Living Rooms							
Bed "							
Bath "							
Kitchen							
Storage							
Offices							
Store							
Marble Floor							
Tile Floor							
Hardwood Floor							
Hardwood Fin.							
Cement Floor							
Unfinished							

REMODEL KITCHEN
SERVICE PORCH

CLASS	ROOF	TRIMMINGS	BUILT IN FEATURES
Single, Double	Flat Hip	Plain	Plain
California	Gables, Dormers		
Bungalow	Cat up, Ordinary		
Residence	Plain, Gravel		
Flat, Apartment	Tile, Shingle		
Factory	Corr. Iron, Tin		
Garage	Composition		
Shed, Barn	Slate, Concrete		
Church	Asbestos		
School, Office	CONSTRUCTION	INSIDE FINISH	CONDITION
Store, Storage	Good, Medium	Plain	Good Medium Poor
FOUNDATION	Cheap		Dep. Rate
Stone, Brick	HEATING	BUILDING VALUES	
Concrete, Wood	Fire Place	NO. SQ. FT.	@ \$
Piers	Gas Furnace	NOTE: Remove Special Depreciation	
EXTERIOR	PLUMBING	BLDG. COST \$	BSMT. COST \$
Bay Windows	No. of Fixtures	HEAT COST \$	PLMB. COST \$
1 sty 2 sty 3 sty		Out-Buildings	Drives, Walks, etc.
Wall Covering:	LIGHTING	ADD: BLDG. IN. INCL. 150	
Plaster, Mar Lath	Electric	Total: 1-68 @ 25,000	
Hollow Tile	Good, Medium	1968-7000	
Concrete Brick	Cheap	RAISE EFF. AGE	
Reinforced Concrete			
Shakes, T. & G.			
Siding, B & B			
Brick, P or C			
Corr. Iron			
Steel			
Terra Cotta			

Report Dated 1-17-69 AP
 B-4 6m 3-31-67 B8

