

THE JAMES ALLEN FREEMAN HOUSE

A History



1330 HILLCREST AVENUE

PASADENA

THE OWNERS

Early in 1912, James Allen Freeman, a retired lumberman, and his wife Rose Graham Freeman purchased Lot 29 of Block B--a 2 ½ acre site in the fashionably new Oak Knoll residential area of Pasadena. The lot was situated at the southeast corner of Hillcrest Avenue and Kewen Drive (then called Canon Drive) and ran all the way down the canyon to Encino Drive. They reportedly paid \$20,000 for their new home-site which boasted both mountain and valley views and a grove of 150 oak trees at its east end. The seller was the William R. Staats Company, a Pasadena real estate and investment firm. The Staats Company had bought the property on speculation just a short time before from the Oak Knoll Company--a firm controlled by Henry Huntington, which had subdivided the former sheep ranch in 1907.

In August 1912, Mr. and Mrs. Freeman commissioned two talented Pasadena brothers, Arthur and Alfred Heineman, to design a home for them in the then-popular Craftsman style. They asked that the design reflect an English Arts and Crafts influence with the rolled, elliptical gables for which the Heinemans were becoming famous. Mr. Freeman no doubt made it plain he wanted only the best quality wood used for the interior finishes. C. E. Overton of Alhambra was selected as the builder. The house was to cost an astounding \$23,000--this at a time when the average middle-class house and lot could be purchased for around \$2,500. The sale of the lot and construction of the house were announced in the local newspapers. Sample articles are reproduced on pages 18 through 20.

Mr. Freeman was 64 years old when the building permit for his new home was issued. He would share the property with his family, a live-in servant, and a Japanese-born gardener and the gardener's family.

Born in Medina County, Ohio, on June 22, 1848, the son of Joseph H. and Caroline (Wilcox) Freeman, James Allen Freeman was educated in the public schools. He attended Cornell College in Mt. Vernon, Iowa for two years, but by 1879 was employed as the secretary of the Cable Lumber Company of Davenport, Iowa.

Mrs. Freeman was born Rose A. Graham in Bellevue, Iowa in June 1850. Her father John was a druggist. Her mother Eurette was Canadian. By 1870, Eurette and Rose were living in Wisconsin where both women were employed as teachers. Rose married her husband in Iowa in 1879. They would have two daughters: Mary Louise Freeman (1881-1958) and Helen Dorothy Graham Freeman (1882-1953).

In 1891, Mr. Freeman became president of the Freeman-Smith Lumber Company of Millville, Arkansas, one of the largest lumber manufacturers in the southern United States. It was about this time that the Freemans began to spend their winters in the South Orange Grove neighborhood of Pasadena. As a result, Mr. Freeman's business and social activities began to be split between his two homes. For example, as well as running his own company, he served as a director of the Arkansas and Vancouver Lumber Company and secretary-treasurer of the Los Angeles & Alberta Investment Company. He helped organize the Southern Lumber Association and was one of its first presidents. He was treasurer of the National Lumber Manufacturers Association and was a delegate to the St. Louis convention of 1896. Mr. Freeman's social

memberships were many, including the Glen Echo, Mercantile, and Athletic Clubs of St. Louis and the Midwick and Annandale Golf Clubs of Pasadena. He also served on the Board of Trustees of Occidental College. A Republican and a Methodist, Mr. Freeman was remembered for his philanthropic activities and wide circle of friends. (He must have changed denominational affiliation, because his obituary says he was serving as an elder of the Pasadena Presbyterian Church at the time of his death.) A copy of the entry for Mr. Freeman in the 1913 edition of *Who's Who In the Pacific Southwest* can be found on page 21.

Mr. Freeman did not live to enjoy his house for very long. He died at home on April 8, 1916 at the age of 67 from a recurring attack of malaria that he was said to have contracted originally while living in the south. A copy of the newspaper article announcing his death is attached on page 22. The writer makes the comment that the Freemans' Hillcrest home "is one of the most beautiful in Pasadena and the laying out of its hillside gardens was a matter in which the late owner took great delight."

By 1918, the property was owned jointly by Rose Freeman and her two daughters. Louise had married Thomas S. Bell, a Los Angeles attorney. All four lived in the house together during the 1920s. Mr. Bell, born in Illinois in 1883, was educated in the southwest and at Oxford where he was a Rhodes Scholar. He received a law degree from Columbia University and, after serving as a professor of law at the University of Washington, set up a private practice in Los Angeles in 1913. He evidently took over much of his late father-in-law's lumber interests and also owned a large sugar-beet farm in Hemet. He was a member of the University Club and became well-known as an amateur botanist and Spanish linguist. Louise Bell was active in local civic affairs. Please see the biographical information on Mr. Bell attached on page 24.

Rose Freeman died at age 78 in October 1928. Her brief obituary from the *Los Angeles Times* is attached on page 23.

Around 1930, the chauffeur's quarters over the garage was rented out, its address being listed as 1330 1/2. Some of the renters included Arthur Koehler, a gardener, and his wife Carrie and Claud Cooney, a salesman. The Freeman family rented out the main house, as well, between about 1933 and 1944, to John F. and Mary B. Burkhard. Mr. Burkhard was president of a real estate company.

After over thirty years of family ownership, the Freemans sold the property to Dr. Frederick F. and Winnie P. Alsup in April 1944. Dr. Alsup was a physician who had recently relocated to Southern California from Hawaii.

The Alsups owned the property for only two years, selling in January 1946 to James J. Prentice, an insurance agent, and his wife Dorothy T. Prentice. Mrs. Prentice was active in the Ruskin Art Club. Living with them was Marion C. Prentice, a student.

In September 1964 the Prentices sold the property (now down to 1.93 acres) to Martin O. and Denise C. Riley. Mr. Riley was owner of the Riley Plastics Company at that time. Later, he was associated with Recreational Components and Mobile Modular Industries, both plastic manufacturing firms.

After over thirty years of ownership, the Rileys sold in October 1996 to Patrick and Sonia Cowell. Mr. Cowell was chief executive officer of Airport Group International.

In June 2002, Michael D. Schneickert was recorded as the trustee owner. He was managing director of a wealth management firm. His restoration of the Freeman house was said to have cost at least \$8 million. After his death in July 2015, his widow Karen L. Otamura became a trustee owner.

In June 2016, William and Brenda Galloway, representing the Galloway Family Trust, gained title.

The property now encompasses slightly less than one acre.

THE ARCHITECTS

The California Arts and Crafts movement was full of amateurs who had little or no formal training in architecture. But by all odds, the most successful of the amateurs were the brothers Arthur and Alfred Heineman. They came from Chicago to Pasadena in 1894, just a year after the arrival of the Greene brothers, who are considered to be the originators of the California Craftsman style.

Arthur Heineman was born in Chicago in November 1878, the son of Theodore Heineman. The family moved to Southern California in 1894. Mrs. Heineman died in a tragic accident in Los Angeles in 1899, run over by a streetcar. The senior Mr. Heineman later married Charlotte Holt, and in 1904 he had a two-story nine-room home built at 849-853 Lincoln Avenue in Pasadena where the family lived until about 1912.

Arthur began his architectural career as a speculator interested in building houses, only to sell them to others caught by the lure of the California climate and dream. He was a businessman noted not only for his financial acumen but also for his innovative construction ideas. He set up his firm in Room 1403 of the Union Trust Building in downtown Los Angeles, calling it A. S. Heineman & Company. He procured all the clients and did all the client liaison relations and owner contacts. With absolutely no formal architectural training, Arthur would talk to his customers and map out the general plan for the house. He was primarily interested in the building's size, shape, and arrangement of rooms and flow of traffic through it. He would then hand the design to someone else in the office who had drafting experience. (At the height of his company's success, he employed at least eighteen draftsmen.) As the popularity of his firm spread, other architects became concerned about the reputation of the profession, and pressured Arthur to become a registered architect. Even without formal training, Arthur finally conceded to take an examination in 1910, and after just a few questions, was given the certificate.

Arthur was married in 1907 to Irene Taylor, a graduate of the University of California, and a famous educator and community worker. She was Assistant Superintendent of Schools for the State of California and was a trustee of Occidental College and the Osteopathic College. She and Arthur had three daughters. After their marriage they lived in Pasadena and then South

Pasadena. When the children were of school age, they lived in Hollywood. Later they moved to Beverly Hills and Los Angeles. They were living in Glendale when Irene died in 1960.

Alfred Heineman, four years younger than Arthur, was born in 1882. Like Arthur, he had no architectural training, but he said that he had taken a course in design at Throop Polytechnic from the eminent design theorist (and later tile-maker), Ernest Batchelder. Pointing to the fireplace in a house, he is reported to have said, "I almost always put something by Batchelder in my houses as a tribute to the man who gave me my only training in design."

Alfred's interest in the environment was not limited to architecture. One of his particular interests was in city planning. When he was a very young man living at home with his father and family on Lincoln Avenue, he promoted the idea of a municipal tree nursery for Pasadena. It was he who in 1907 proposed a formalized City tree-planting plan along Pasadena streets--a legacy that has contributed to the "urban forest" beauty of that community. In 1919 he was named secretary of the Los Angeles City Planning Association. In 1923 he was appointed to the new Los Angeles City Planning Commission and served for four years, working on city plans for Los Angeles, San Pedro, and Pasadena. After his partnership with his brother ended, Alfred was involved with the Hollywood Improvement Association (1940 to 1962). He was always interested in civic improvements and developed designs for such structures as a cinema museum for Hollywood (1959), new ideas for the Los Angeles Convention Center (1966), the Los Angeles Central Library (1970), and a magnificent Riverside Park Drive (1971) connecting Griffith and Elysian Parks. (It included a scenic drive along Elysian Park's cliffs with five turn-out viewpoints and four boulevard intersections with gardens and fountains in the centers).

Alfred's first buildings date from the year 1905 at which time he was working on his own as a builder/contractor. His Pasadena houses include: 966 N. Marengo (1905), 950 N. Marengo (1905), and 1116 N. Marengo (1906). During the same period Alfred was designer/contractor, but not owner, of 925 and 935 Worcester (both 1905) and 520 W. California (1905). However, his lack of what he called "business push" made it advantageous for him to go into partnership, first with his brother Herbert, a real estate agent, in 1906. They built at least two homes in Pasadena at 285 W. Mountain (1906) and 269 W. Mountain (1907) which have since been destroyed. Soon after, in 1909, Alfred went into partnership with his brother Arthur, forming an association which would last until 1939.

There is no question that Alfred was the sensitive, artistic type in a family of uncommon ability in practical matters. He was the person who gave style to the Heineman projects--but the firm always remained "Arthur S. Heineman & Company." Alfred solved the esthetic problems while Arthur, who undoubtedly criticized and finally approved Alfred's drawings, took care of the business side and nourished the inventive bent of his younger brother.

Alfred estimated that he and Arthur were responsible for 1,000 to 1,500 designs for buildings throughout California and the nation during their remarkable career. Between 1909 and 1917, the period of the Heinemans' most intense interest in Arts and Crafts design, the firm produced over twenty residences in Pasadena, fourteen in the bungalow style. A great number of their bungalows also appeared in the Westlake (MacArthur Park) and Silverlake areas of Los Angeles. In 1912 Alfred won first prize in a competition for the best suggestion on how to develop a

3,000-lot subdivision of bungalows in Oakland. Plans for one of the Heineman bungalows in Monrovia were published in *The Ladies Home Journal*, and were made available for sale by the magazine (cost: \$10), helping to spread the popularity of this style across the United States.

Alfred would later write:

This was the bungalow period in Southern California and the "freedom of construction" created a new more livable plan and attractive freedom of appearance. "Freedom of construction" was no deep foundation against frost, no insulated walls and roof against cold, no steep roofs against snow, and because air-conditioning had not arrived, wide overhanging roof eaves and extensive front porches. We soon created our own style which attracted attention.

The Heinemans were also pioneers in the development of the "bungalow court," which is said to have been invented in Pasadena. The first court in Pasadena was the St. Francis Court designed by Sylvanus Marston in May 1909. The second bungalow court in Pasadena, Los Robles Court, was designed by the Heinemans in July 1910. Neither of these exist today, although some of the bungalows from St. Francis Court were moved to South Catalina Avenue. Bowen Court, designed by the Heinemans in September 1910 on East Villa Street, is the oldest court standing in Pasadena today.

Careful planning and definite standards were required by the Heineman firm for their designs. According to *Western Architect*, one of them said:

You cannot build a successful bungalow court on a lot less than 112 feet wide. This is the first condition, even though its depth may vary...

The central road should be like any first-class footpath, with side paths leading to the bungalows. On a lot 112 feet wide there is room enough for a delivery walk at the rears of the bungalows, on both sides next to the enclosing fence. Not a road: all deliveries must be made through the entrances from the street...If the lot is 120 feet wide, or more, there will be room enough for a driveway for delivery purposes on one side and paths should be provided between the bungalows on that side, across the grounds to the back doors of houses on the opposite side...

For a court of more than ten or twelve houses, there should be provided a small clubhouse for the convenience of all tenants: a double deck outdoor pavilion, the first story of which should be a children's play house and the upper deck a mother's sewing room and summer house. In a court of this size there should be a common laundry and drying yard, well screened from observation.

In planning separate bungalows, kitchens should not be opposite each other or opposite to living rooms, nor should living rooms be opposite to

each other. By observing this rule there will necessarily be a great variety in the arrangement of the houses involving a study of the entire court as a whole, calling for great ingenuity in planning and avoiding the effect of rows of houses according to the old practice. As a natural consequence there will be a great variety in the designs of the different bungalows...

Arthur Heineman felt he lived in the most innovative time in all history--and he continually proved himself to be a man for his time. Nowhere is this more evident than in his conceptions for commercial structures. One of the Heinemans' earliest commercial commissions was for the White Oaks Farm Sanatorium in Marion, Ohio, in November 1911. The finished complex consisted of fifteen fireproof buildings connected by 1,000 feet of heated cloister, situated on acres of parklike grounds. It was an innovative design at the time and seems to be a direct adaptation of the bungalow court idea becoming popular in California.

Arthur also worked on ideas for several futuristic concepts that never got built. One of the most grandiose was for a condominium proposal for the top of Mt. Washington in 1913. It was an "own your own apartment" complex called "Parnassus". As well as individual apartments, the complex was to have contained a dining room, ball and assembly room, playrooms, billiard rooms, an art gallery, bowling alleys, gymnasium, tennis courts and Roman baths! Arthur also developed plans in 1916 for an enormous civic auditorium and Chautauqua center.

One of the Heinemans' largest commissions was for the Pig 'n' Whistle Cafes. They designed the first one about 1915 and continued through the years to do between 25 and 40 restaurants from San Diego to Seattle.

Besides serious commercial structures, the brothers also did fanciful buildings for the Expositions of 1915. At the San Diego Exposition, they were responsible for the Ostrich Farm and the Chinese Underground Life exhibits, while in San Francisco they did the roller coaster and the Cawston Ostrich Farm. They also designed the roller coaster at Ocean Park.

Following the earliest period of bungalow courts and with the ownership of automobiles filtering down to the middle class, Arthur conceived of the idea of a "motel" instead of a hotel for the traveling public. On December 24, 1925 he registered the name "Mo-tel" with the Library of Congress, and during the following year built the first motel--the Motel Inn, parts of which still stand next to the Apple Farm resort on Highway 1 at the north end of San Luis Obispo.

Using these same auto-centric influences, Arthur conceived of drive-in banks, and incorporated many of his ideas into designs for Hellman Bank branches. He also used these same principles in 1935 when he designed a medical complex near 3rd and Alvarado using a drive-in bungalow arrangement. This early interest in the automobile is explained by Arthur Heineman's love affair with the then-novel form of transportation. He is said to have purchased the second or third car ever sold in Los Angeles.

Besides his interest in cars, Arthur's special hobby was inventions. He loved to change and improve designs. Some of his ideas and innovations in commercial structures included: raising drainboards and sinks from 28" to 33" (the current standard), adding toe slots under kitchen

cabinets, developing sliding shelves in refrigerators and sliding trays in candy stores, changing soda fountain counter heights by lowering the level of the work floors behind them, modifying designs for booths, and improving designs for fire prevention. No idea was too tiny for his attention.

In everyday life Arthur constantly found inspiration for his inventions. Among the hundreds of ideas he developed were: a machine for slicing butter, signal lights for motor vehicles, a nasal device to aid breathing, a foam-rubber envelope-type soap holder, a stool for stoop labor in the fields, safety belts for automobiles, a photo/slide device, an electric pulsar for regulating heartbeats while sleeping, and an orthopedic footstool for watching television.

During the last twelve years of his life, after the death of his wife, Arthur lived in Los Angeles with Alfred, who had never married. He died February 4, 1972, aged 93 years.

Alfred worked on some independent projects for structures and did considerable independent work in Palm Springs during the late 1920s and early 30s, and again during parts of the 1940s. He had a financial interest in a Palm Springs tract, serving as its architectural supervisor and designing some of the houses. He died January 27, 1974 at the age of 91.

For almost seventy years these two outstanding brothers helped shape the architectural scene of Los Angeles. They designed in all styles, from Craftsman to Modern, and their untiring zest and enthusiasm for innovation and good design is truly remarkable. Today, hundreds of their buildings stand in Southern California as a testament to their creative contribution to the face of our region during the time of its greatest growth and change.

Besides the Freeman house, among the many other beautiful Craftsman-era Heineman homes still standing in the Pasadena area are:

781 Prospect Blvd.--Hindry House (1909)

Southeast corner Los Robles and California--Parsons House (c.1910)--moved in 1980 to 1605 E. Altadena Dr., Altadena

909 Arden Road.--Bassett House (1911)

674 Elliott Drive--Ross House (1911)

1250 South El Molino Avenue (1911)

885 South El Molino Avenue (c.1911)

2305 South Los Robles Avenue, San Marino—Krebs House (1911)

1327 South Oak Knoll Avenue--O'Brien House (c.1912)

1233 Wentworth Avenue (1913)

(Note: This biography of the Heineman brothers is a compilation of the work of Robert W. Winter, Nancy Impastato, and Tim Gregory.)

THE ARCHITECTURAL STYLE

The popularity of the bungalow coincided with the rise of the Arts and Crafts movement in the United States. Gustav Stickley has been credited with the wide popularity of the Arts and Crafts movement in America. Seen as rebels against both the complicated style of the Victorian age and impersonal products of the new machine age, Craftsman proponents created a new appreciation for hand craftsmanship. Stickley's *Craftsman* magazine, published from 1901 to 1916, brought his ideals and the theory of a new style of architecture to the nation. *Craftsman Homes*, a bungalow design book published by Stickley, allowed inexperienced owners and small contractors to build bungalows which were inexpensive and simple in design and construction, yet comfortable and in tune with their natural surroundings.

But the chief "brick and mortar" inspiration for the Craftsman style came from two brothers living in Pasadena--Charles Sumner Greene and Henry Mather Greene who practiced between 1893 and 1914. About 1903 they began to design simple Craftsman-type bungalows; by 1909 they had designed and executed several exceptional landmark examples that have been called the "ultimate bungalows." The two most well-known of these in Pasadena are the Gamble House at 4 Westmoreland Place and the Blacker House at 1177 Hillcrest Avenue, for both of which the Greenes created a total "look", including furniture, fabrics, and landscaping. Several influences--the English Arts and Crafts movement, an interest in Oriental wooden architecture, an appreciation of the Swiss chalet tradition, and their early training in the manual arts--appear to have led the Greenes to design and construct these intricately detailed buildings.

These and similar residences were given extensive publicity in such magazines as the *Western Architect*, *The Architect*, *House Beautiful*, *Good Housekeeping*, *Architectural Record*, *Country Life in America*, and *Ladies' Home Journal*, thus familiarizing the rest of the nation with their style. As a result, a flood of pattern books appeared, offering plans for Craftsman bungalows; some even offered completely pre-cut packages of lumber and detailing to be assembled by local labor. Through these vehicles, the one-story Craftsman house quickly became the most popular and fashionable smaller house in the country. (Architectural historians David Gebhard and Robert Winter have characterized this architecture as the closest thing to a democratic art that has ever been produced.) High-style interpretations are rare except in California, where they have been called the Western Stick style. One-story vernacular examples are often called simply "California bungalows."

As early as 1904, Pasadena was widely known for its Craftsman homes which differed from their Eastern and Midwestern counterparts. It is no surprise that those living near the Arroyo Seco favored the Craftsman style which fit so superbly in such a picturesque, rustic setting. The defining elements of the style were the use, and in fact the glorification, of natural materials; a horizontal orientation; low-pitched gable roofs; wood detailing, including dark stained heavy beams and timbers, sometimes attached together by metal banding; exposed rafters; wide roof overhangs with unenclosed eaves, supported by brackets; wide porches; horizontal bands of casement windows (often with Tiffany-type stained glass accents in the more costly homes); massive brick, block, or stone foundations, porch supports, and walls; and visible guttering and drainage systems that were often incorporated into the design by means of metal bracketing. Interior built-in features such as bookcases and dining-room buffets were popular. Lighting

fixtures were often copper with tinted glass. A few Craftsman architects also incorporated elements from other popular styles, such as Eastern Shingle and English Tudor or skewed the architectural elements into a Japanese or Swiss look. Although the emphasis was on simplicity of design, a break from the ornamented cluttered style of the Victorian period, some of the larger architectural creations were "bungalows" in name only.

The popularity of Craftsman homes for the wealthy ended around 1912, but the middle class continued to build in the style through 1914. World War I drastically slowed down building and development in general in Pasadena. Before 1917, houses were being built at a rate of approximately 500 per year, dropping to about 140 in 1917 and 40 in 1918. After the war, some modest Craftsman homes were built in working class neighborhoods through the early 1920s. Materials changed after the war, giving the Craftsman homes of this period a different look. The size of timber had changed from 2 x 4" to 1 1/2 x 3 1/2" and formerly rough wood surfaces had given way to smooth surfaces. As a result, late Craftsman homes were stylistically more restrained and refined and the characteristic elements were on a reduced scale.

The Freeman house has always been described as a reflection of the English Arts and Crafts style--an oversized version of a traditional Cotswold cottage with its thatch-like roof, half-timbered walls, and banks of small-paned windows. In recent years, however, some architectural historians have likened its appearance to that of a Japanese "Minka," translated as "a house of the people." A sub-group of the Minka style, called Noka, were built for farmers. Like the Freeman house, they also had thatched roofs, plastered walls, and, in some cases, elliptical gables.

THE HOUSE AND PROPERTY IN THE PUBLIC RECORD

The City of Pasadena issued permit #689A to J. A. Freeman on August 6, 1912 for a two-story, sixteen-room dwelling and garage. The house was to measure 35 by 144 feet and was to be 25 feet at its highest point. It was to have a concrete foundation, a shingle roof, wooden walls, wood and tile floors, and three brick chimneys with seven flues. A copy of this permit can be found on pages 30 and 31.

Wiring for an electric motor was installed in December 1922. This was followed in May by the construction of an elevator shaft that measured 7 by 7 by 25 feet and the installation of a 2-ton passenger elevator. The cost was \$1,200.

In June 1923 a permit was issued for the construction of an addition to the garage. It was to have frame walls and a composition roof. A. C. Brandt of Pasadena was the contractor for this \$300 job.

An electrical permit was issued in June 1927 for a number of new electrical fixtures and new wiring in the kitchen area.

A chicken house, to measure ten feet square and seven feet tall, was permitted around 1930 (there is no year visible on the permit.)

New furnace outlets in the hall, dining room, den, and breakfast room were permitted in December 1937.

The house was re-roofed in June 1943.

A gas outlet to be used with laundry equipment was permitted in October 1964.

In January 1965 a new water closet was installed.

The house was re-roofed again in December 1971.

Electrical service was upgraded to 200 amps and a new electrical conduit was run to the house in November 1976.

Also in November 1976, a proposal was made to divide the then-1.93-acre property into three separate parcels. The house would remain on a 43,000-square-foot parcel, and two new parcels fronting on Kewen Drive, would be created—one at 20,000 square feet and the other at 21,000 square feet.

In May 1977, a permit was issued for construction of a swimming pool. It was to measure approximately 18 by 42 feet and had a capacity of 31,200 gallons. R. B. Perry & Associates of Arcadia was the engineer and the contractor for this \$8,500 project. In conjunction with the pool construction, a permit was issued for a 65-foot-long block retaining wall which would range in height from two to eight feet and would cost \$1,200. Perry & Associates was again the builder. In July, fencing and a wooden pool deck were permitted at a cost of \$4,000. Howard E. Hanson of Arcadia was the contractor.

The roof was repaired with Class A glass-ply materials in January 1984. The cost was \$2,000. A totally new roof with Class A fiberglass shingles was installed in February 1989 at a cost of \$7,000.

In October 1996, the master bathroom and a closet were to be remodeled for \$18,000. Yinco General Construction of Los Angeles was the contractor. At the same time, a new HVAC system was installed on both floors, with forced-air units replacing an old gravity furnace.

Electrical capacity was further increased to 400 amps in April 1997.

A permit was issued in February 2001 to remodel another bathroom and closet for \$4,000. The owner was to act as his own contractor.

A seismic retrofit costing \$5,000 occurred in December 2002. Foundation bolting was upgraded by Avadon Construction, Inc., of Los Angeles.

In March 2003, \$50,000 was to be spent on underpinning the foundation due to settlement. Hillside Repair & Drilling, Inc., of Placentia was the contractor.

The house was to be re-roofed with Class A system wood shingles at a cost of \$65,000, according to a permit issued in August 2003. Robert A. Warren of Downey was the contractor.

Between September 2003 and June 2008, there were six permitted projects to build retaining walls on the property. The total cost was over \$60,000.

A permit was issued in November 2003 for extensive interior and exterior remodeling. No additional square footage was to be added, but the work was to include repairing the interior stairs, adding a covered deck at the second-floor level, installing a new terrace on the first floor, and extending the basement. The cost was estimated at \$150,000. Martin Rodriguez of Long Beach was the contractor, and Kelly Sutherlin McLeod of Long Beach was the architect. (Ms. McLeod was no longer connected with the project after April 2006.)

In January 2006, permission was given to relocate the two-story garage with guesthouse to a new location on the property. It was to be placed on a new subterranean garage/foundation structure. Scott Lightfoot Studios of Pasadena was to handle this \$150,000 project.

Construction of a new swimming pool and koi pond was permitted in January 2007, to cost \$70,000. R. B. Perry & Associates of Arcadia was the contractor.

Installation of a flagpole was permitted in August 2008, to cost \$2,000.

Copies of many of these permits are attached on pages 32 through 43.

(Note: Permits for very minor alterations, such as water heater replacement, are not included. Also not included are permits missing from the file or whose microfilmed or digital copies are indecipherable and not otherwise recorded or described in Assessor's records.)

The Pasadena City Assessor first visited the property on March 14, 1918 and recorded a single two-story residence with a concrete foundation, walls of plaster over metal-lath, bay windows, a cut-up gabled roof with shingles laid in a "thatch" pattern, and exterior trim of brick, plaster, and ornamental wood. The Assessor rated the over-all construction quality as "extra good." (In fact, "good" was the highest rating available on the form, but the Assessor wrote in "extra" next to it.)

Heat was provided by four fireplaces with "expensive tiled mantels" and a Reesor System vacuum gas furnace. There were twenty plumbing fixtures, electrical fixtures of "good" quality, and a centralized vacuuming system. Interior finishes were termed "ornamental" and "special." The Assessor commented that the interior finish was "clearcut" and plain but exceptionally good. Wood used was red gum on the first floor and cedar on the second floor. All but five rooms had enameled (painted) woodwork. A buffet and three bookcases were built-in. There were fourteen hardwood floors in the house--seven on each level.

The Assessor estimated the square footage at 8,544. On the first floor were five living rooms, two bedrooms, one bathroom, and a kitchen. The second floor contained five bedrooms and four bathrooms, three of which had tiled floors and walls. There was also a basement that measured 124 feet long and 6 feet deep.

On the same day, the Assessor recorded a two-story garage that had a concrete foundation, bay windows, and plaster-over-metal-lath walls. It also had a “thatched” shingled roof and exterior trim of ornamental wood. The building had eight plumbing fixtures. Interior finishes were rated as “plain” and “stock.” A “patent (hide-away) bed” was built-in. The total square footage was 1,626. On the first floor were a living room, bedroom, bathroom, kitchen, and a storage/toilet room. The entire second floor was devoted to a billiard room. The Assessor also noted that there were 1,300 square feet of concrete driveway.

Copies of the City Assessor’s records are attached, beginning on pages 44 through 47.

The Los Angeles County Assessor currently estimates the square footage of the house at 8,129 with five bedrooms and eight bathrooms.

(Note: The Pasadena City Assessor’s Office ceased operations in 1974. Their square footage totals often differed from 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.)

THE WORLD AND COMMUNITY IN 1912

The world was still basking in the prosperous, peaceful sunlight of the Edwardian era, unaware or deliberately ignoring the signs of impending doom ahead, as the Balkan League declared war on Turkey. China became a republic under the presidency of Yuan Shi Kai in February. Woodrow Wilson was elected President that year. But perhaps the most newsworthy item on the news-wires of the time was the sinking of the Titanic on April 14.

California was also an optimistic place in 1912 under the reform-minded governorship of Hiram Johnson. The previous year, the state had acquired the most comprehensive system of public utility regulation then in existence. Southern California had already become a magnet for new residents whose demand for water would see the completion of the great Los Angeles Aqueduct in 1913.

Pasadena was also caught up in the dream of unlimited progress and growth, tempered with the ideal of becoming Southern California's most cultured city. The cornerstone was laid for the first unit of Pasadena High School at the corner of Colorado and Hill (now Pasadena City College) in June. It was a big year for education, since Longfellow School first opened for classes in September. Also in 1912, the voters approved a \$1,134,515 bond issue establishing the Pasadena Municipal Water Department. The Pasadena Woman's Club, the Music Study Club, and the Pasadena Music and Art Association were all organized. The City acquired the property for the future Brookside Park, opening up the first swimming pool there later in the year, while the business community lauded the founding of the Security National Bank.

A short history of the development of the Oak Knoll neighborhood by noted local historian Ann Scheid, published in the souvenir booklet *Oak Knoll 1910*, is attached on pages 16 and 17.

NOTES

The property has been described in real estate advertisements and home tours over the years. Samples of each can be found on pages 25 through 29.

The house is also mentioned in Gebhard and Winter's *An Architectural Guidebook to Los Angeles*. They comment on the use of Batchelder tile on both the exterior and interior. A copy of the entry in their book is reproduced on page 27.

According to Gebhard and Winter, the roof-line of the house was altered at some point in its history, the original rolled edge shingles being replaced with a flat fascia board. No building permit is on record for such an alteration. The original roof has since been restored.

THE SIGNIFICANCE OF THE PROPERTY

The Freeman House was selected by the Pasadena Arts Council in 1969 as one of the twelve most architecturally important "heritage homes" in the city.

The property was listed on the National Register of Historic Places on August 8, 2005 and was designated a City Landmark in September 2016. The City's recording document, which includes a good physical description of the house, is attached on pages 48 and 49.

Pasadena Heritage holds a preservation easement on the exterior of the house.

The Freeman house is one of the master-works of regionally significant architects, is associated with significant owners, is an outstanding example of historic preservation, and contributes to the architectural and historic significance of the Oak Knoll neighborhood which itself is potentially eligible for listing as a historic district on the National Register.

SOURCES CONSULTED

Los Angeles County Assessor
 Los Angeles Public Library
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 (Archives)
 Pasadena Public Library (Centennial Room)
 Pasadena Museum of History (Library & Archives)

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Who's Who in the Pacific Southwest, 1913.

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The Oak Knoll Neighborhood: Historical Notes

"Oak Knoll" is an apt description of the original landscape of the area, which was used as grazing land during the days of the Spanish ranchos. The earliest maps of Oak Knoll show an oak-strewn mesa set amidst wooded canyons, one of which leads down to the Old Mill ("El Molino Viejo"), an outbuilding of the San Gabriel mission. The waters of the canyon stream powered the grindstones of the mill. The history of Oak Knoll is inextricably tied to the Old Mill and to the Huntington Hotel, both of which have played important roles in the development of the area.

Oak Knoll was first subdivided in 1886 as part of the great 1880s land boom in Southern California. Surprisingly, the 1886 map of Oak Knoll shows essentially the same plan as exists today; only the street names are different. Oak Knoll Avenue was called Montezuma Street, Wentworth was named Madison, Pinehurst was called Logan, and Hillcrest was named



Oak Knoll c. 1900, Adam Clark Vroman Collection, courtesy Pasadena Public Library

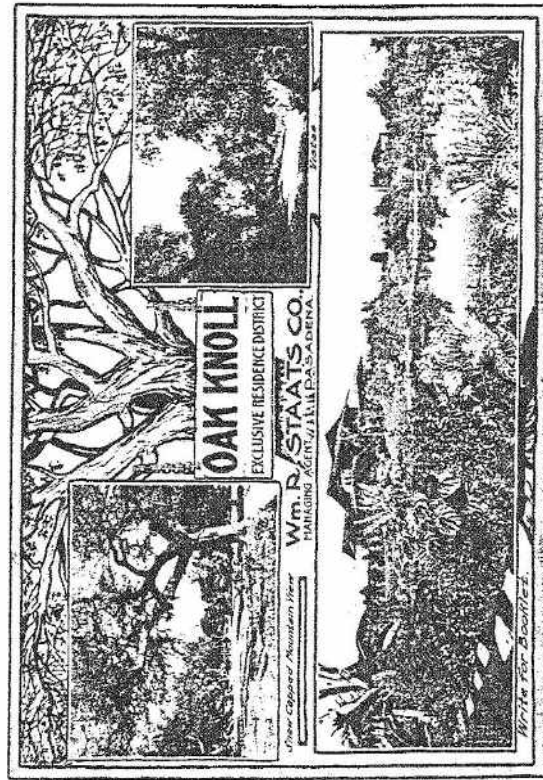
wards and extensive landscaping had become the pattern for wealthy residential districts, and Oak Knoll was no exception. Today the curved streets of new subdivisions across the country reflect this association with status but now rarely have anything to do with the topography of the site.

When the 1880s boom collapsed without a single lot sold, Oak Knoll reverted to pasture until 1905, when an ambitious real estate developer, William R. Staats, took advantage of a gentler, more sustained Southern California real estate boom. Staats joined forces with Henry Huntington, whose ranch bordered the Oak Knoll district, and with A. Kingsley Macomber, a partner in Staats' company. This time Oak Knoll caught the fancy of those who could afford to live anywhere, even on prestigious Orange Grove Avenue. The first was Carl Lunkenheimer, a Cincinnati indus-

Olmsted, who is best-known for his pioneering landscape plan for New York's Central Park, advocated the integration of new suburbs and subdivisions into the natural environment. Most American cities were planned on a rectilinear grid which was an easy and efficient way to divide up the land but which ignored natural features such as hills, valleys, trees, rivers, and views. By the turn of the century curvilinear designs on hilly sites with boulevards

Oak Knoll. The map shows the location of all the oak trees as well as ranch buildings and vineyards near the present site of the Huntington Hotel. The streets followed the curves of the canyon rims, making the subdivision Pasadena's first to follow the new planning ideas initiated by landscape architect Frederick Law Olmsted in the Chicago suburb of Riverside in 1869.

Scheid, p. 4
continued...



*Oak Knoll advertisement in Pasadena Daily News, New Years' issue, 1911
Greene and Greene Library*

trialist, whose Mission Revival house at 1215 Wentworth Avenue is the oldest in the neighborhood. Not far behind was Robert Roe Blacker, a Michigan lumber magnate who first commissioned an Italian-style villa but then turned to the Greene brothers for his family's radical California Craftsman mansion set in a Japanese-style garden.

L. V. Harkness, head of Standard Oil, abandoned his Orange Grove mansion for a new house in Oak Knoll. Oak Knoll's desirability was touted by promoters with the words: "Those who can afford to live in Oak Knoll cannot afford to live in any other place."

Staats marketed Oak Knoll for its views, its hundreds of spreading live oaks (which he also showed on his 1906 subdivision plan), and for its proximity to the Wentworth (later Huntington) Hotel and to the Pasadena Country Club golf links, whose clubhouse was in the Old Mill. Oak Knoll provided all the advantages of country living in the city. All streets, curbs, sidewalks and utilities (underground) were installed, and a distinctive street lamp was designed for the area. Staats' plan spared two live oaks by creating a traffic island on

Wentworth Avenue which still exists today. Huntington enhanced the district — where he built two houses for members of his family — by refurbishing the Wentworth Hotel, which reopened as the Huntington Hotel in 1916. The hotel quickly became the center of Pasadena society. Huntington also ran his Pacific Electric commuter rail line down Oak Knoll Avenue to serve the new subdivision and the hotel, and in 1925 founded his own City of San Marino on his adjacent estate.

Building continued apace through the 1920s and Oak Knoll's exclusive status attracted wealthy residents who could afford prestigious architects. Today, Oak Knoll is studded with the works of Southern California's best architects. Besides five structures by the Greenes, Oak Knoll boasts houses by the Heineman brothers, Wallace Neff, George Washington Smith, Roland Coate, Gordon Kaufmann, Reginald Johnson, Marston & Van Pelt, and Gregory Ain (recently demolished). Subdivision of the larger properties has continued to this day, and houses now nestle along woody Canon Drive in the former backyards of the mansions on the crest above, and along Hillcrest Place, a subdivision of the old Huntington property. Many of the larger properties have lost their gardens to the subdividers, but Oak Knoll still retains the status and prestige of former times.

Ann Scheid

BOYS FINE SITE IN OAK KNOLL

Wealthy Lumberman Secures Property Through Wil- liam R. Staats Co.

The William R. Staats company has sold to J. A. Freeman, a wealthy retired lumberman from Davenport, Iowa, lot 29, Oak Knoll, containing over two and one-half acres.

The lot is one of those that commands both a mountain and a valley view and is located on the corner of Hillcrest avenue and Cañon drive, adjacent to the fine home of William Fitzherbert West. The consideration is reported to be \$20,000.

One of the features that attracted the buyer to the lot was a grove of 150 oak trees at its east end. Mr. Freeman plans to immediately improve his property with a fine residence.

This lot was the last one remaining unsold on the east side of Hillcrest avenue. This improvement and the others now under way, or just completed, will make it one of the best avenues of town.

Pasadena Star,
April 3, 1912; p. 1

Through the agency of the William R. Staats company, another large real estate transaction was consummated this week. J. A. Freeman, a wealthy retired lumberman of Davenport, Ia., was the purchaser of a large lot in the Oak Knoll district from that firm, and will immediately erect a handsome home on the property. The lot contains $2\frac{1}{2}$ acres and is located at the corner of Hillcrest avenue and Canon drive, adjacent to the home of William Fitzherbert West. It has a beautiful view of mountains and valleys and was the last unsold lot on the east side of Hillcrest avenue. The consideration was approximately \$20,000.

Pasadena News,
April 7, 1912

\$30,000 FOR RESIDENCE

J. A. Freeman's New Home in Oak Knoll Will Be Costly

Architect Arthur S. Helneman, San Fernando building, is preparing plans for a large residence to be erected on Hillcrest avenue, Oak Knoll, for J. A. Freeman. It will contain sixteen rooms and five bathrooms. It will have concrete foundation, cement plaster over metal lath on the exterior, cedar shingle roof, hardwood interior finish, hardwood floors, tile fireplaces, tile floors and wainscot in bathrooms, fine plumbing and electric fixtures, furnace and water heater. The estimated cost is \$30,000.

Pasadena News,
June 15, 1912

FREEMAN, James A. Lumber. Res. 657 W. California st., Pasadena, Cal.; office same. Born in LeRoy, June 22, 1848; son of Joseph H. and Caroline (Wilcox) Freeman. Married to Rose A. Graham in 1879. Educated in the public schools of Ia. and for two years attended Cornell College, Mt. Vernon, Ia. Employed as secy. Cable Lumber Co., Davenport, Ia., 1879-1891; pres. Freeman-Smith Lumber Co.; Millville, Ark., 1891 to date. Dir. Arkansas and Van Couver Lumber Co.; sec. and treas. Los Angeles & Alberta Investment Co.; treas. National Lumber Mfrs. Assn. Delegate St. Louis Convention, 1896. Member Glen Echo, Mercantile and Athletic Clubs, St. Louis; Annandale and Midwick Golf Clubs, Pasadena. Republican. Methodist.

Who's Who In the Pacific
Southwest (1913)

J. A. FREEMAN CALLED BY DEATH

Noted Figure in Lumbering
World Passes Away at
His Home Here.

DEATH COMES AFTER PROLONGED ILLNESS

Many Offices in National
Lumber Associations
Held by Decedent.

James Allen Freeman, noted for his philanthropic deeds and his prominence in the business world as one of the greatest of the lumber manufacturers in the United States, died this morning at his home, 1330 Hillcrest avenue, in Oak Knoll. Death came after a long period of illness and was due to malignant malaria and complicating disorders which in a man of his years, could not be combated by a corps of the ablest physicians in Southern California.

Mr. Freeman was born on June 22, 1848, in Medina county, Ohio. His life work has been in lumbering and he was one of the organizers and an early president of the Southern Lumber association and at the time of his death was treasurer of the National Lumber Manufacturing association. His principal lumber company is the Freeman-Smith company which deals in lumber throughout the south and it was in this region that he contracted the disease which caused his death. Few men in the United States had wider business interests than did Mr. Freeman. His company centered its efforts in Arkansas but had branches throughout the entire south. He was practically the owner of a small railway system affiliated with his lumbering business.

Lived Here Four Years

Mr. and Mrs. Freeman came to Pasadena to make their home four years ago last Thanksgiving day. About three years ago they moved into the house they had built in Oak Knoll and have resided there ever since. Their home is one of the most beautiful in Pasadena and the laying out of its hillside gardens was a matter in which the late owner took great delight.

At the time of his death Mr. Freeman was an elder in the Pasadena Presbyterian church, in the work of which he took the greatest interest. Unostentatious in his life and philanthropy, he greatly endeared himself to an exceptionally wide circle of friends here.

About a year ago Mr. Freeman suffered an attack of malaria which his attending physician, Dr. Harvey J. Forbes, was able to successfully combat after isolating the germ which had been dormant in the sufferer's system. Some months ago Mr. Freeman was again seized with an attack and complications which ended his life ensued.

At Mr. Freeman's bedside at the end were his wife and two daughters, Mrs. Thomas S. Bell and Miss Helen Freeman. Two brothers and a sister living in Ohio, also survive him.

Funeral arrangements are not yet made but it is the wish of Mrs. Freeman that her husband's body be buried in this section, which he had grown to love so well.

Pasadena Star-News,
April 18, 1916; p. 13

MRS. FREEMAN RITES SET FOR WEDNESDAY

PASADENA, Oct. 8. — Funeral services for Mrs. James Allen Freeman of 1330 Hillcrest avenue, who died today at her summer home in Carmel, will be held at 3:30 p.m. Wednesday in the Pasadena residence, it was announced this afternoon. Dr. Robert Freeman, pastor of the Pasadena Presbyterian Church, will officiate. Mrs. Freeman, who was the widow of James Allen Freeman, who died here ten years ago, had been ill for a short time. She leaves two daughters, Mrs. Thomas S. Bell and Helen D. J. Freeman; also a sister, Mrs. Helen M. Graham, all three of this city.

Los Angeles Times
October 9, 1928; p. A-10

Thomas S. Bell

A resident of San Marino for a number of years past, Thomas S. Bell has had an interesting career in law and in a rather unusual variety of pursuits, in which he has been exceptionally successful.

A native of Calhoun County, Illinois, Mr. Bell was born March 27, 1883, the son of Henry and Emily Bell. His father was a farmer, who in his early days had left England as a sailor, and spent some years in Australia. After completing his elementary education in his native state, Mr. Bell entered the University of Colorado, but transferred from there to the University of New Mexico. He has the distinction of having been awarded a Rhodes scholar-

ship to Oxford University, and he spent three years at this venerable institution. He was for two years at Columbia University as Fellow in Roman Law and Comparative Jurisprudence, and subsequently for three years lectured on International Law at the University of Washington. He practiced in Tacoma, Washington, until 1913, when he moved to Southern California, and for some time maintained law offices in Los Angeles.

Mr. Bell was for several years one of the Translators of the Editorial Committee of the Association of American Law Schools. In 1917 he published a translation of a "History of Continental Criminal Law" written by Carl Ludwig von Bar of the University of Gottingen. This translation, published under the auspices of the Association of American Law Schools, with preface and introductory chapters by John H. Wigmore and William R. Riddell, Justice of the Supreme Court of Ontario, is considered an authoritative work on the field which it covers. Mr. Bell is interested in Spanish literature, having given especial attention to the modern Spanish novelists.

For many years Mr. Bell has been identified with the operation of lumber properties in Arkansas, and also on Vancouver Island. For the past thirty years he has had important agricultural interests at Hemet, California, having been engaged in raising sugar beet seed on a large scale in that locality.

Mr. Bell married Miss Louise Freeman, daughter of James A. Freeman, a prominent Southern lumberman, formerly a resident of Pasadena, and for whom many Pasadenans of the older generation retain an affectionate remembrance. Mrs. Bell has taken quite an active part in civic affairs of Pasadena.

Mr. Bell is a member of the University Club of Pasadena. As a hobby he has become an amateur botanist, and derives a great deal of pleasure from studying the flora of Southern California.

1330 Hillcrest

1912: \$23,000

Orig Owner: James A. Freeman

Contr: Overton

Arch: Heineman

2 story, 16 room frame residence & garage

Craftsman

- softened Craftsman line - lots of angles & curves
- leaded glass
- lift in eave line
- cloud lift motif
- every room has outside exposure
- 5 Batchelder fireplaces
- originally had rolled edge shingles, now modified by replacing roll with a flat fascia board
- Alfred Heineman had designed trim to contrast, but liked it better later when painted out.
- 9,000 sq feet
- Underground stream 12' below ground runs under north part of the front of the house, causing subsidence
 - poured 180 tons of concrete at 20' level to shore up and reinforce the structure
- Interior:
 - first floor done in Oriental hardwood, in golden tone
 - upstairs is Black Forest Cedar
 - living room 1500 sq ft.

James A. Freeman - prominent Southern lumberman; his daughter married Thomas Bell, a prominent lumberman with important agricultural interests. They lived here after Freeman's death.

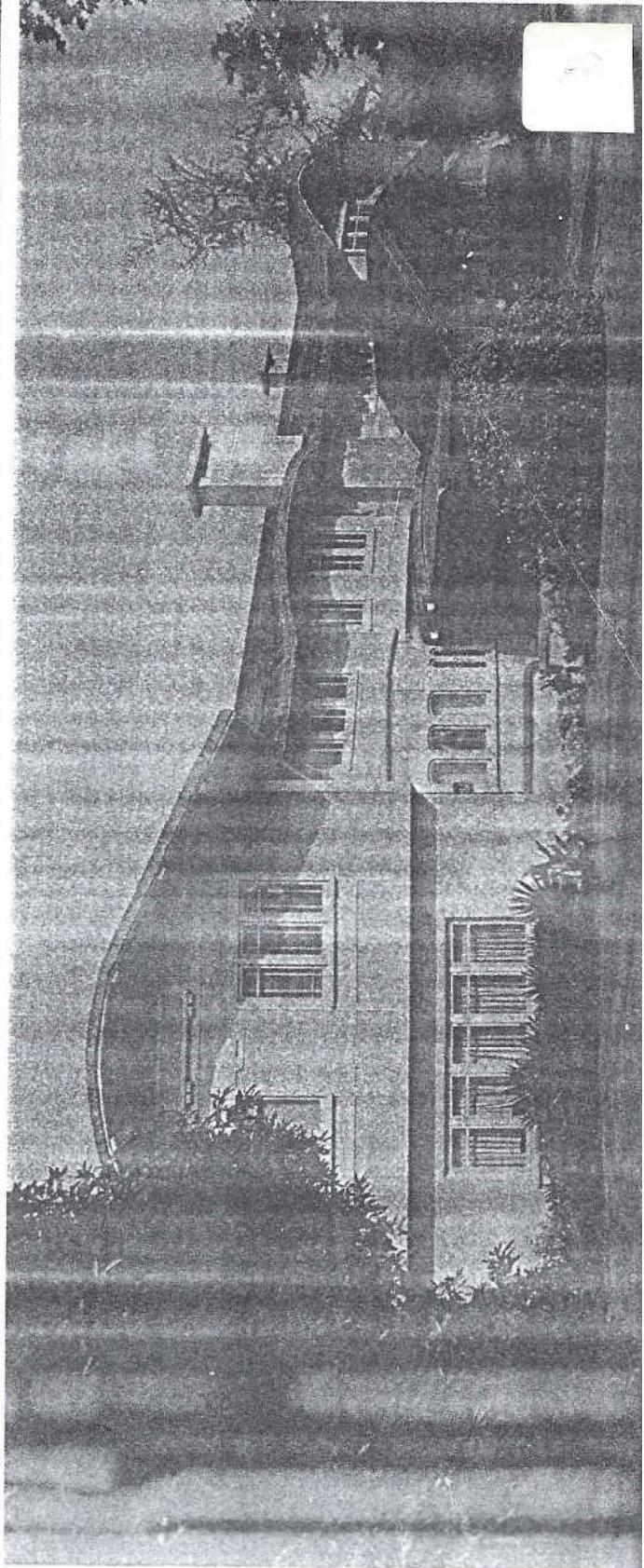
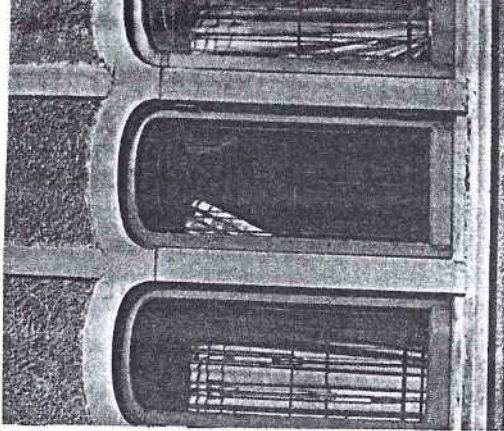
From Pasadena Heritage walking tour script (1980s?)

FREEMAN HOUSE : 1914

ARTHUR S. HEINEMAN, Architect

Arthur Heineman's best-known work was in bungalows and bungalow courts but, as the illustration shows, he was equally capable in large residential architecture. Like the Greenes, he was drawn to Oriental modes which he adapted freely and combined with English Tudor and Italianate forms. Although

working in the same Craftsman vein, Heineman seems to have been influenced by Japanese domestic architecture where the Greenes were moved by Japanese temple architecture. The Heineman interiors with their inglenooks, art glass and built-in furniture are large and show his interest in developing strong spatial relationships. Courtesy: Mr. and Mrs. Martin O. Riley.



28. Landreth House, circa 1918

Reginald D. Johnson
1385 Hillcrest Avenue

A grand American Classical Revival mansion.

29. Spinks House, 1909

Charles and Henry Greene
1344 Hillcrest Avenue

A blend of barn and Swiss Chalet, with Japanese details. The grounds, recently restored by Isabelle Greene, the architect's granddaughter, are magnificent.

30. Freeman House, 1913

Arthur S. Heineman (Alfred Heineman, associate)
1330 Hillcrest Avenue

The once-rolled eaves have now been clipped, but this is still a great Craftsman house. Notice the extensive use of Batchelder tile. There is more inside.

31. Prindle House, 1926, 1928

George Washington Smith
1311 Hillcrest Avenue

Bold Spanish Colonial Revival forms mark this house; its tour de force is the loggia garden to the rear.

32. Elliott House, 1925

Wallace Neff
1290 Hillcrest Avenue

Extremely dignified Spanish Colonial Revival.

33. Griffith House, 1924

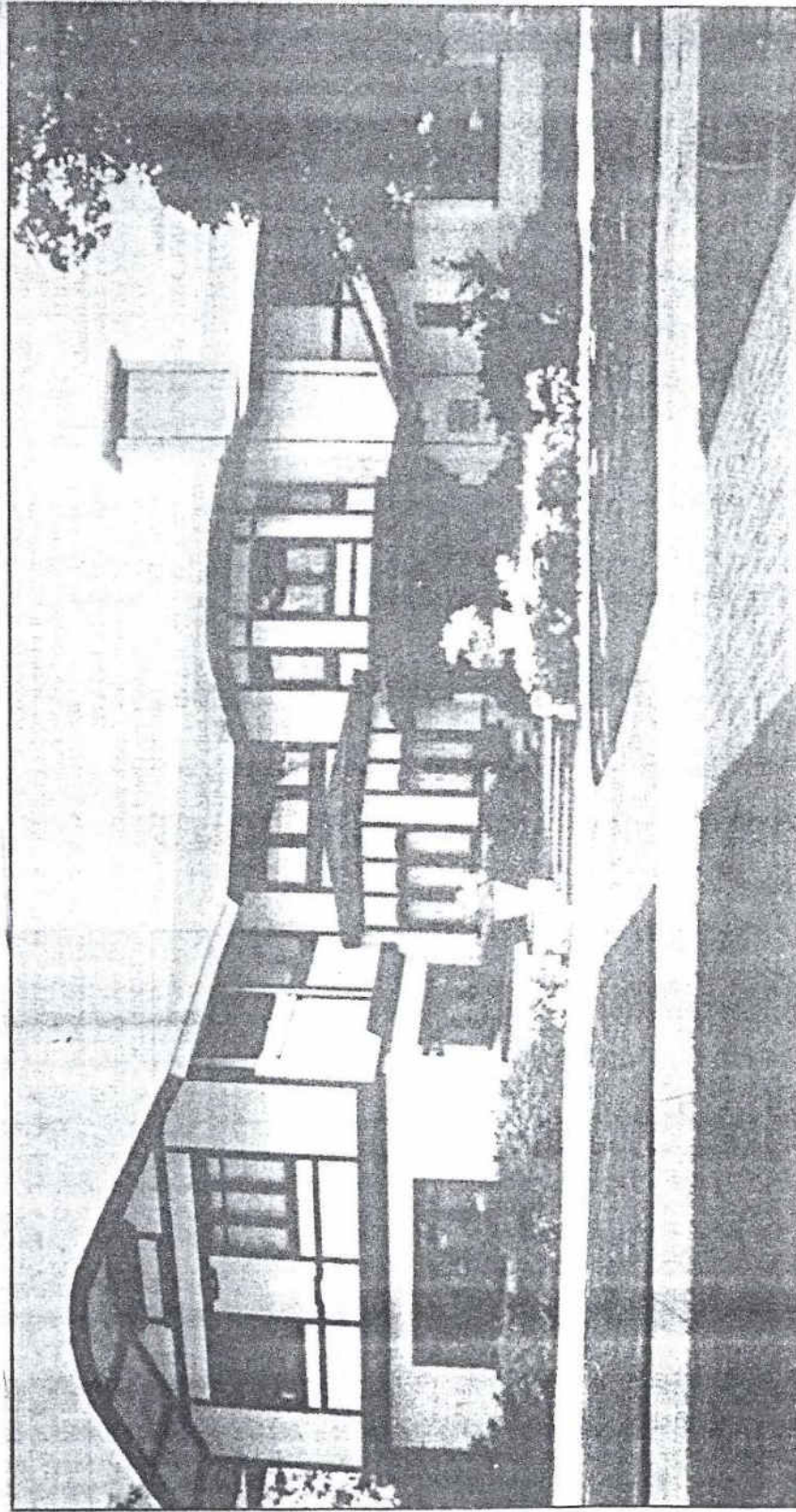
Johnson, Kaufman, and Coate
1275 Hillcrest Avenue

Spanish Colonial Revival. See also the house in the same style next door.

34. Cordelia Culbertson House, 1911

Charles and Henry Greene
1188 Hillcrest Avenue

This Gunitite-sheathed house with green tile roof seems more Chinese than Japanese. It is roughly U-shaped with a Moorish fountain in the central court. The back of the house, which once looked down on extensive terraced gardens, is almost pure Segovia. Only a suggestion of the extensive gardens remains.



GRAND HOME: This Pasadena home blends English Tudor styling, with exquisite wood detailing and leaded windows.

Pasadena Star-News,
September 29, 1993

continued...

'Heritage Home' marked by splendor

Chosen by the Pasadena Arts Council in 1969 as one of the 12 architecturally important "Heritage Homes" of Pasadena, it was designed by Arthur S. Heineman.

This grand home blends English Tudor styling, exquisite wood detailing, leaded windows, sweeping lawns, brick terraces and a huge pool and spa surrounded by copious decking.

You will find a spectacular living room with lots of beautiful woods, a massive brick fireplace, built-in bookshelves and banquet sofa underneath a window and French doors that lead to brick terrace and pool.

The room was built to accommodate cello and string quarter performances given by the original owners.

The receiving room today is an

This grand home blends English Tudor styling, exquisite wood detailing, leaded windows, sweeping lawns, brick terraces and a huge pool and spa surrounded by copious decking.

office, a charming room that features a leaded glass window, deeply coved ceiling and pegged and grooved floors.

For formal dining you will find the large dining room perfect for opulent banquets while the

breakfast room is perfect for everyday family gatherings.

A cozy retreat, the den/library is the perfect place to sit and read a book. Warm paneled walls feature built-in bookcases, brick fireplace accented with batchelder tiles.

You will find the following as well — three-car garage and off the street parking for about seven cars, walk-in linen closet, five gravity furnaces for five heating zones, air conditioning unit (master bedroom), large pool and spa, extensive decking, automatic sprinklers, security system and rear staircase to second floor.

This home is on the market for \$2,990,000.

For more information concerning this historic estate, call the listing agent, Rebecca Johnson, at Keeler Dilbeck Realtor's San Marino office, (818) 287-9625.

OFFICE OF THE BUILDING INSPECTOR

Application for the Erection of Frame Building

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.

(Applicant) *L. E. Overton*

(SIGN HERE) *L. E. Overton*

TAKE TO ROOM NO. 10 FIRST FLOOR ASSESSOR PLEASE VERIFY

Lot No. *29* Block *Chas. Knoll Addition*

District No. *429* M. B. page *429* F. B. page *429*

TAKE TO ROOM NO. 18 SECOND FLOOR ENGINEER PLEASE VERIFY

No. *1350 Hill Crest Ave.* Street *Hill Crest Ave.*

1. PURPOSE OF BUILDING *Living & Storage* Number of rooms *Sixteen*

2. OWNER'S NAME *Mr. J. B. Therman*

3. Owner's address *300 Patonella Ave.*

4. Architect's name *William C. Therman*

5. CONTRACTOR'S NAME *L. E. Overton*

6. Contractor's address *131 Southern Tipton St., Alhambra*

7. ENTIRE COST OF PROPOSED BUILDING, \$ *\$22,500*

8. Size of lot *35' x 144'* Size of building *35' x 144'*

9. Will building be erected on front or rear of lot? *Front*

10. NUMBER OF STORIES IN HEIGHT *Two* Height to highest point of roof *12 ft.*

11. Height of first floor joint above curb level, or surface *2 ft. 6 in.*

12. Character of ground: rock, clay, sand, filled, etc. *Clay and sand*

13. Of what material will FOUNDATION and cellar walls be built? *Concrete*

14. GIVE depth of FOUNDATION below surface of ground *18"*

15. GIVE dimensions of FOUNDATION and cellar wall FOOTINGS *4' x 16'*

16. GIVE width of FOUNDATION and cellar wall at top *4' x 16'*

17. NUMBER and KIND of chimneys *3 brick* Number of flues *Three*

18. Number of inlets to each flue *One* Interior size of flues *1-12 x 22 3-8 x 12 1-4 x 12*

19. Give sizes of following materials: MUDDSILLS *2 x 6* Girders and stringers *4 x 6*

EXTERIOR STUDS *2 x 6* BEARING STUDS *2 x 6* Interior studs *2 x 4*

Ceiling joist *2 x 4* Roof rafters *2 x 6* FIRST FLOOR JOISTS *2 x 12*

SECOND FLOOR JOIST *2 x 12* Third floor joist *2 x 12* Fourth floor joist *2 x 12*

PERMIT NO. *6827* Date issued *AUG 6, 1912* EXFOVER

Application Received *AUG 6, 1912*

Continued...

21. Specify material of partitions *Hard and Tile*
22. Specify material of floors *Two*
23. Specify how many thicknesses of floor *Two*
24. How many halls and soffits of stairs be plastered? *Yes*
25. Will cellar or basement ceiling be plastered? *Yes*
26. Specify size of vent shafts to water closet compartments
27. What means of access to roof?
28. How many fire escapes will be provided?..... where placed?.....

STATE OF CALIFORNIA, } ss.
CITY OF PASADENA.

C. E. Overton, being duly sworn, says that he is *agent*
the owner of the premises on which the proposed improvements specified in
the plans this day submitted to the BUILDING INSPECTOR, are to be made and that he estimates the entire
cost of said proposed improvements covered by Permit No. will not exceed the sum
of *\$ 22,000* dollars. *C. E. Overton*

Subscribed and sworn to before me

this *6* day of *Oct*, 191*2*
D. D. Kellogg By *J. W. Price* Auditor.

REMARKS:

Applicant Received..... Time..... Returned.....

All Applications Must Be Filled Out by Applicant

Use Ink or Indelible Pencil

Fire District _____

PLANS AND SPECIFICATIONS and
Other Data Must Also Be Filled

OFFICE OF BUILDING INSPECTOR

30

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 specification 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.

(SIGN HERE) *O. C. Brown*

Lot No. 29 Block _____

Map No. 47

No. 1330 Hillcrest

1. Owner's Name Louisa T. Bell

2. Owner's Address 1330 Hillcrest

3. Architect's Name _____ Address _____

4. Contractor's Name O. C. Brown

5. Contractor's Address 104 S. Brown St.

6. Entire cost of the Proposed Improvements, \$ 300

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 2 x 4 Bearing Studs 2 x 4

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

14. Ceiling Joists X Roof Rafters 2 x 6

15. Specify Material of Roofing Composition

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? Brick

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:

Addition to Garage

PERMIT NO. 7377 Date issued June 1923

This Structure will be located in Zone E

Application Received JUN 6 1923

LOCATION OF JOB
 1330 Hillcrest

Permit No. 4750 Final Insp.

BUILDING
 Department of Building, Pasadena, Calif.

LEGAL DESCRIPTION
 Lot 24
 Block 1, Hillcrest Subdivision

Map No. 24/12

Size of Lot 2 acres	Size Bldg. 10 x 10	Date March 24
Height, Feet 7	Stories 1	Type chick

Use for chicken house

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

Owner
 Name J. H. Burkhardt
 Address 1330 Hillcrest

Arch.
 Name
 Address

Contractor
 Name
 Address
 Contractor's License No.

	MATERIAL	SIZE
Foundation		
Exterior Walls		
Partitions		
Jolsts		
Rafters		
Roof	12 x 12	12 x 12
Chimney		
Fireplace		
Roof Structures		
Signs		
Fences		

Cost \$1120 Fee \$10

Special Permit No.

JOB ADDRESS

1330 Hillcrest Ave

NUMBER **1330** STREET **Hillcrest Ave**

APPLICATION FOR A
SWIMMING POOL PERMIT
DEPARTMENT OF BUILDING, PASADENA, CALIF.

OWNER **Martin O. Kelly** TEL. NO. **681-2175**

MAILING ADDRESS **1330 Hillcrest Ave, Pas**

ENGINEER **R. B. Perry** STATE LIC. NO. **8782**

MAILING ADDRESS **409 Rilyn Pl. Arc** TEL. NO. **446-5256**

CONTRACTOR **R. B. Perry & Assoc** STATE LIC. NO. **19248**

MAILING ADDRESS **409 Rilyn Pl** CITY BUS. LIC. NO. **446-5256**

Arcadia TEL. NO. **446-5256**

POOL SIZE **780 sq ft** **18' x 42'**

EST. CAPACITY **31,200** GALS. ☒ PRIVATE ☐ SEMI-PUBLIC

TYPE FILTER **Pressure DE**

BACKWASH DRAINS TO **P-Trap**

POOL HEATER? **yes**

RAMP AT DEEP END ☐ SHALLOW END ☒

VALUATION (NOTE: Include Labor, Material, Electrical, Heating, Plumbing) **\$9500**

INFORMATION PROVIDED BY ENGR. - ST. DEPT.

LEGAL DESCRIPTION

INFORMATION PROVIDED BY BUILDING DEPT.

USE **Res** VARIANCE NO. MODIFICATION NO.

ZONE NO.

REQUIRED SET BACKS FRONT RIGHT SIDE LEFT SIDE REAR

BUILDING AND PLUMBING FEES

PLUMBING **20.00**

PLAN CHECK **4193 + 20.00** APPROVED BY **[Signature]**

PERMIT **6450 + 51.10 + 5.60**

TOTAL **136.10**

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 whether specified herein or not. No person shall be employed in violation of the Labor Code of the State of California.

R. B. Perry & Assoc **R. B. Perry**
SIGNATURE OF OWNER OR AUTHORIZED AGENT

PERMANENT

73077 MAY 13 77 PM
PLAN CHECK VALIDATION
CASH M.O. CASH
73048 MAY 24 77 PM
NOTE: WHEN PROPERLY VALIDATED IN THIS SPACE, THIS FORM CONSTITUTES A PERMIT TO DO WORK DESCRIBED HEREON.

JOB ADDRESS 1330 Hillcrest Ave		1
NUMBER	STREET	
APPLICATION FOR A BUILDING PERMIT HOUSING AND CODE ENFORCEMENT DIVISION PASADENA, CALIF. 91109		
CONTRACTOR Perry Assoc	STATE LIC NO. 193866	
MAILING ADDRESS 404 Polym Pl	TEL NO. 416-5256	
Arca	CITY BUS. LIC. NO. 19242	
<input type="checkbox"/> ARCH. P.B. Perry	STATE LIC. NO. 8783	
<input type="checkbox"/> ENGR	TEL. NO. 416-5256	
MAILING ADDRESS 404 Polym Pl	TEL. NO. 416-5256	
OWNER Martin Riley	TEL. NO. 687-2175	
MAILING ADDRESS 1330 Hillcrest Ave		
CONSTRUCTION LENDER AND BRANCH		
ADDRESS		
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	
NO. OF DWELLING UNITS		
PRESENT BLDG. USE Res. PROPOSED BLDG. USE Retaining Wall		
DESCRIBE WORK TO BE DONE Block retaining walls - 2' to 5' max @ Pool area (65' long) (See Pool permit for plot plan)		
LOT WIDTH	LOT DEPTH	
NO. OF EXISTING BLDGS. ON LOT		
NOTE: INCLUDE LABOR, MAT. WIRING, PLUMB., HEAT, ETC. \$ 1200		
VALUATION		
LEGAL DESCRIPTION		
INFORMATION PROVIDED BY BLDG. SECTION		
USE ZONE R1	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	APPROVED BY	
PERMIT FEE 17.50	PERM. PLAN <input checked="" type="checkbox"/>	
CONST. TAX 7.28	APPROVED W/O PLAN <input type="checkbox"/>	
S.M.I.P. TAX 5.50		
I have carefully read and examined the above application and find the same to be true and correct. All provisions of the Laws and Ordinances governing building construction will be complied with whether specified herein or not. No person shall be employed in violation of the Labor Code of the State of California. I agree not to occupy or allow occupancy of any building authorized by this permit until final building inspection has been received.		
SIGNATURE OF OWNER OR AUTHORIZED AGENT Perry - R. B. Perry		
PERMANENT		

CK: CASH M.O. PLAN CHECK VALIDATION

001

74219 JUN 28 77 BP
CASH M.O. NOTE: WHEN PROPERLY VALIDATED IN THIS SPACE, THIS FORM CONSTITUTES A BUILDING PERMIT TO DO THE WORK PRESCRIBED HEREIN.

1330 Hillcrest Pasadena

NUMBER _____ STREET _____

APPLICATION FOR A BUILDING PERMIT
HOUSING AND CODE ENFORCEMENT DIVISION
PASADENA, CALIF. 91109

CONTRACTOR **Edward E. Hanson** STATE LIC. NO. **R71876**
MAILING ADDRESS **957 Bluma Dr. Arcadia, Ca.** TEL. NO. **441-3172**
CITY BUS. LIC. NO. _____

☐ ARCH ☐ ENGR. STATE LIC. NO. _____
MAILING ADDRESS _____ TEL. NO. _____

OWNER **M. Riley** TEL. NO. **681-2175**
MAILING ADDRESS **1330 Hillcrest Pasad.**

CONSTRUCTION LENDER AND BRANCH _____

ADDRESS _____

NEW ☒ ADD'N ☐ ALTER ☐ REPAIR ☐ DEMOLISH ☐

FLOOR AREA (SQ. FT.) **1400** NO. OF STORIES **1** NO. OF DWELLING UNITS **1**

PRESENT BLDG. USE **Res** PROPOSED BLDG. USE **Deck & Fence**

DESCRIBE WORK TO BE DONE **Fencing & Pool (Wood) Deck.**

LOT WIDTH _____ LOT DEPTH _____ NO. OF EXISTING BLDGS. ON LOT _____

VALUATION NOTE: INCLUDE LABOR, MAT., WIRING, PLUMB., HEAT., ETC. **\$7000.00**

LEGAL DESCRIPTION _____

INFORMATION PROVIDED BY BLDG. SECTION

USE ZONE **R1** FIRE ZONE **3** 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 **25.68** APPROVED BY **[Signature]**

PERMIT FEE **39.50 + \$10.00 iss. fee** PERM. PLAN ☐

CONST. TAX **\$24.00** **\$99.68** APPROVED W/O PLAN ☐

S.M.I.P. TAX **.50**

I have carefully read and examined the above application and find the same to be true and correct. All provisions of the Laws and Ordinances governing building construction will be complied with whether specified herein or not. No person shall be employed in violation of the Labor Code of the State of California. I agree not to occupy or allow occupancy of any building authorized by this permit until final building inspection has been received.

[Signature] WCOB
SIGNATURE OF OWNER OR AUTHORIZED AGENT

PERMANENT

74599 JUL 18 77 BP
CASH M. O. NOTES WHEN PROPERLY VALIDATED IN THIS SPACE, THIS FORM CONSTITUTES A BUILDING PERMIT TO DO THE WORK PRESCRIBED HEREIN.



BUILDING PERMIT APPLICATION

Activity #

676-05226

Job Address 1330 HILL CREST AVE. PAS.		Unit	Zip 91106	Res <input checked="" type="checkbox"/>	Com <input type="checkbox"/>	Date 10-22-96
Description Of Work MASTER BATHROOM & CLOSET REMODELING Interior						
Contact Person JOSEPH YIN		Phone No. (213) 730-0800	Owner PATRICK COWELL		Valuation \$18,000.00	
Mailing Address 241. SO. AVE. ST #201		City LA.	State CA.	Zip 90042	Mailing Address 1330 HILLCREST AVE.	
City LA.		State CA.	Zip 90042	City PASADENA	State CA.	Zip 91106
Contractor YINCO GEN. CONSTRUCTOR		Phone No. (213) 730-0800	Architect/Engineer J. E. GUZMAN		Phone No. (213) 483-0317	
Address 3021 W. PICO BLV.		City LA.	State CA.	Zip 90006	Address 1541 WILSHIRE BLVD. SUIT #302	
City LA.		State CA.	Zip 90006	City LA.	State CA.	Zip 90017
State License No. B. 711738		State License No.				
Name Of Tenant						Phone

BUILDING	MISCELLANEOUS	ACCESSORY
New	FIRE PERMITS (FI)	POOL (BC)
Addition	Alarms	Public
Remodel	Monitors	Private
Conversion	Suppression	Fixtures (qty)
Foundation only	Sprinklers	Motor < 1hp
Unreinforced masonry	Underground Sprinklers	Motor < 5hp
Seismic	Underground Tank	Motor > 5hp
Other	GRAND STANDS (TE)	SIGN (BC)
DEMOLITION (DE)	For sale (qty)	Type
Full	Not for sale (qty)	Fixtures (qty)
Partial	Total toilets (qty)	Incandescent
GRADING (GR)	female (qty)	Transformers
Hillside	male (qty)	Ballast
Non-hillside	FENCE/WALL (BM)	SOLAR (BC)
Excavation	CHIMNEY (BM)	Passive
SPECIAL INV. INSP. (SI)	Masonry	Active
PAVING (BM)	Stucco	ROOF (BM)
Parking lot improvement	Pre-fabricated	Manuf. Name
Front yard paving		UL/ICBO #

BUILDING APPROVAL <i>Z-HK</i> Tent. Sq/Ft _____ New Const Sq/Ft _____ Addn. Sq/Ft _____ Non-Mod. Sq/Ft _____ Remod. Sq/Ft _____ Remodel Sq/Ft _____ Convert Sq/Ft _____ Type Const _____	ZONING APPROVAL  10-22-96	DESIGN/HISTORIC APPR 	FIRE APPROVAL
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PLEASE COMPLETE REVERSE SIDE

Pasadena Permit Center.....175 North Garfield Avenue, Pasadena, CA 91109 (818) 405-4200

CITY OF PASADENA

Permit Center

175 N. Garfield Ave. Pasadena, CA 91109-7215 (626) 744-4200

(Call before 5:00 p.m. for next day inspections)

Permit No.: BLD2001-00166

BUILDING PERMIT

Issued Date: 02/15/01

Expiry Date: 08/14/01

Job Address: 1330 HILLCREST AV ST01
 Parcel No.: 5325-014-036
 Project Name:
 Description of Work: REMODEL OF BATHROOM & CLOSET, REMOVAL OF WALLS
 Applicant: ERIK OLSON

Phone: 323-258-5142

Owner: PATRICK + COWELL
 1330 Hillcrest Ave Pasadena, CA 91106

Phone: 626-405-8979

LICENSED CONTRACTORS DECLARATION

I hereby affirm that I am licensed under provisions of Chapter 9 (commencing with Section 77000) of Division 3 of the Business and Professions Code and my license is in full force and effect.

Lic. Number _____ Lic. Class _____

Contractor _____ Exp. Date _____

OWNER-BUILDER DECLARATION

I hereby affirm that I am exempt from the Contractor's License Law for the following reason (Sec. 70315, Business and Professions Code: Any city or county which requires a permit to construct, alter, improve, demolish, or repair any structure, shall require the applicant for such permit to file a signed statement that he/she is exempt pursuant to the provisions of the Contractor's License Law (Chapter 9 commencing with Section 70000) of Division 3 of the Business and Professions Code, for full license as exempt therefrom and the basis for the alleged exemption. Any violation of Section 70315 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 this property, or my employees with wages as their sole compensation, will for 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 structure, and who does such work himself or herself or through their own employees, provided that such improvements are not intended or offered for sale. If, however, the building or improvements is sold within one year of completion, the owner-builder will have the burden of proving that he/she did not build or improve for the purpose of sale.

I, as owner of this property, am exclusively contracting with licensed contractors to construct
 I am exempt under Sec. _____ B & P.C. for the reason:

Owner: Patrick + Cowell Date: 2.15.01

WORKERS COMPENSATION DECLARATION

I hereby affirm under penalty of perjury one of the following:

I have and will maintain a certificate of consent to not insure for workers' compensation as provided for by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued; or

I have and will maintain workers' compensation insurance, as required by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued. My workers' compensation insurance carrier and policy number are:

Carrier: _____ Policy Number: _____

(This section need not be completed if the permit being issued by the City is for one requiring either is less than 100 days, or

I certify that in the performance of the work for which this permit is issued, I shall not employ any person or any other person as to become subject to the workers' compensation laws of California, and agree that all should become subject to the workers' compensation provisions of Section 3700 of the Labor Code. I shall forthwith comply with those provisions.

Applicant: Patrick + Cowell Date: 2.15.01

WARNING: FAILURE TO SECURE WORKERS' COMPENSATION COVERAGE IS UNLAWFUL AND SHALL SUBJECT AN EMPLOYER TO CRIMINAL PENALTIES AND CIVIL FINES UP TO ONE HUNDRED THOUSAND DOLLARS (\$100,000) IN ADDITION TO THE COST OF COMPENSATION DAMAGES AS PROVIDED FOR IN SECTION 3700 OF THE LABOR CODE, INTEREST AND ATTORNEY'S FEES.

CONSTRUCTION LENDING AGENCY

I hereby affirm that there is a construction lending agency for the performance of the work of which this permit is issued (Sec. 3507 C.C. 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 authorize representatives to enter upon the above mentioned property for inspection purposes.

Signature of Applicant or Agent: Patrick + Cowell Date: 2.15.01

☐ Owner
☒ Contractor
☒ Agent ☐ Contactor ☐ Owner

PERMIT EXPIRATION

THIS PERMIT SHALL EXPIRE IF THE WORK AUTHORIZED BY THIS PERMIT IS NOT COMMENCED WITHIN 180 DAYS FROM THE DATE OF THE PERMIT AND VERIFIED BY INSPECTION OR IF THE WORK AUTHORIZED BY THIS PERMIT IS SUSPENDED OR ABANDONED AT ANY TIME AFTER THE WORK IS COMMENCED FOR A PERIOD OF 180 DAYS. (U.C. SECTION 104-4)

EXPIRATION FOR WORK IN RESIDENTIAL ZONES SHALL BE COMPLETED WITHIN A MAXIMUM 18 MONTHS FROM DATE OF ISSUANCE UNLESS APPROVAL IS OBTAINED FOR AN EXTENSION. WHEN A PERMIT IN A RESIDENTIAL ZONE EXPIRES, THE PERMITTEE SHALL FOLLOW THE REQUIREMENTS AS SET FORTH IN ORDINANCE 6774, SECTION D WORK MAY NOT CONTINUE OR RESUME FOR A PERIOD OF NOT LESS THAN 1 YEAR AT WHICH TIME A NEW PERMIT AND FEES MAY BE APPLIED FOR.

CONSTRUCTION HOURS

IF THIS PROJECT IS IN OR WITHIN 500 FEET OF A RESIDENTIAL DISTRICT, CONSTRUCTION WORK AND THE OPERATION OF CONSTRUCTION EQUIPMENT SHALL TAKE PLACE MONDAY THRU SATURDAY 8:00 A.M. TO 5:00 P.M. SUNDAY NOT PERMITTED (SEE MUNICIPAL CODE FOR EXCEPTIONS - P.M.C. 9.36.110)

USE OF STREET OR SIDEWALK

IF THE PUBLIC RIGHT-OF-WAY WILL BE OCCUPIED FOR THIS PROJECT, A PERMIT IS REQUIRED BY THE PUBLIC WORKS DEPARTMENT. CALL (626) 744-4185 (P.S.C. 12.12.080)

BUILDING DATA

Current Valuation: \$4,000.00
 Original Valuation: \$4,000.00

Remodel: _____ Sq. Ft. _____

New Units: _____ Demo Units: _____

PLAN REVIEW FEES

Building Plan Check: \$123.40
 Current Planning Plan Check: \$17.89
 Design & Historic Plan Check: \$4.94
 Plan Review Fees Subtotal: \$146.23

PERMIT FEES

Building Permit Fee: \$123.40
 Construction Tax: \$76.80
 Total Calculated Fees: \$200.20
 Processing Fee: \$23.50
 Reduced from Subtotal Charge: (\$76.80)
 SMIP: Residential: \$0.50
 Permit Fees Subtotal: \$222.48
 Total Fees: \$301.91

**CITY OF PASADENA
Permit Center**

175 N. Garfield Ave. Pasadena, CA 91109-7215 (626) 744-4200

(Call before 11:00 p.m. for next day inspections)

Job Address:	1330 HILLCREST AV SFR	Permit #:	BLD2002-01453
Parcel No:	5325-014-036	BUILDING PERMIT	
Project Name:		Issued Date:	12 / 10 / 02
Description of Work:	VOLUNTARY SEISMIC UPGRADE FOUNDATION BOLTING	Expiry Date:	06 / 08 / 03
Applicant:	ORN SVEINSSON 1816 S WOOSTER LOS ANGELES CA 90035	Phone:	310-722-7797
Owner:	MICHAEL D SCHNEICKERT 1330 Hillcrest Ave Pasadena, CA 91106	Phone:	
Contractor:	AVADON CONSTRUCTION INC 1557 S SIERRA BONITA AVE LOS ANGELES, CA 90019	License #:	617386
		Phone:	310-839-7797

BUILDING DATA

Current Valuation:	\$5,000.00	Remodel	RES	NON	Sq.Ft.
Original Valuation:					

New Units : Demo Units :

PLAN REVIEW FEES

Current Planning Plan Check	\$20.10
Design & Historic Plan Check	\$5.54
Building Plan Check	\$138.60
Plan Review Fees Subtotal:	\$164.24

PERMIT FEES

Construction Tax	\$96.00
SMIP: Residential	\$0.50
Processing Fee	\$23.00
Building Permit Fee	\$138.60
Records Mgmt 3% Surcharge	\$9.78
Permit Fees Subtotal:	\$267.88

Total Calculated Fees: \$267.88

Waived Fees Subtotal: -\$96.00

Total Fees: \$171.88

PERMIT EXPIRATION

THIS PERMIT SHALL EXPIRE IF THE WORK AUTHORIZED BY THIS PERMIT IS NOT COMMENCED WITHIN 180 DAYS FROM THE DATE OF THE PERMIT AND VERIFIED BY INSPECTION, OR IF THE WORK AUTHORIZED BY THIS PERMIT IS SUSPENDED OR ABANDONED AT ANY TIME AFTER THE WORK IS COMMENCED FOR A PERIOD OF 180 DAYS. (U.B.C. SECTION 106.4.4)
PERMITS FOR WORK IN RESIDENTIAL ZONES SHALL BE COMPLETED WITHIN A MAXIMUM OF 18 MONTHS FROM DATE OF ISSUANCE. UNLESS APPROVAL IS OBTAINED FOR AN EXTENSION. WHEN A PERMIT IN A RESIDENTIAL ZONE EXPIRES, THE PERMITTEE SHALL FOLLOW THE REQUIREMENTS AS SET FORTH IN ORDINANCE 6774, SECTION D. WORK MAY NOT CONTINUE OR RESUME FOR A PERIOD OF NOT LESS THAN 1 YEAR AT WHICH TIME A NEW PERMIT AND FEES MAY BE APPLIED FOR.

CONSTRUCTION HOURS

IF THIS PROJECT IS IN OR WITHIN 500 FEET OF A RESIDENTIAL DISTRICT, CONSTRUCTION WORK AND THE OPERATION OF CONSTRUCTION EQUIPMENT SHALL TAKE PLACE ONLY DURING THE FOLLOWING HOURS.

MONDAY THRU SATURDAY	7:00 A.M. - 9:00 P.M.
SUNDAY	NOT PERMITTED (SEE MUNICIPAL CODE FOR EXCEPTIONS - P.M.C. 9.36.110)

USE OF STREET OR SIDEWALK

IF THE PUBLIC RIGHT-OF-WAY WILL BE OCCUPIED FOR THIS PROJECT, A PERMIT IS REQUIRED BY THE PUBLIC WORKS DEPARTMENT. CALL (626) 744-4195. (P.M.C. 12.12.080)

CITY OF PASADENA

Permit Center

175 N. Garfield Ave. Pasadena, CA 91109-7215 (626) 744-4200

(Call before 11:00 p.m. for next day inspections)

Permit #: BLD2003-00170
BUILDING PERMITIssued Date: 03 / 17 / 03
Expire Date: 09 / 13 / 03

Job Address: 1330 HILLCREST AV SFR

Parcel No: 5325-014-036

Project Name:

Description of Work: FOUNDATION UNDERPIN REPAIRS SETTLEMENT MITIGATION

Owner: MICHAEL D SCHNEICKERT
1330 Hillcrest Ave Pasadena, CA 91106

Phone:

Contractor: HILLSIDE REPAIR & DRILLING, INC.
933 LAWRENCE ST PLACENTIA, CA 92870

License #:

Phone: 714-632-9540

BUILDING DATA

Current Valuation:	\$50,000.00	Remodel	RES	HAB	1,000.00 Sq.Ft.
Original Valuation:	\$50,000.00				

New Units: Demo Units:

PLAN REVIEW FEES

Current Planning Plan Check	\$115.42
Design & Historic Plan Check	\$31.84
Fire Department Plan Check	\$39.80
Building Plan Check	\$796.00
Plan Review Fees Subtotal:	\$983.06

PERMIT FEES

Processing Fee	\$23.00
Construction Tax	\$960.00
Building Permit Fee	\$796.00
SMIP: Residential	\$5.00
Processing Fee	\$23.00
Records Mgmt 3% Surcharge	\$54.75
Permit Fees Subtotal:	\$1,861.75

Total Calculated Fees: \$1,861.75

Waived Fees Subtotal:

Total Fees:

PERMIT EXPIRATION

THIS PERMIT SHALL EXPIRE IF THE WORK AUTHORIZED BY THIS PERMIT IS NOT COMMENCED WITHIN 180 DAYS FROM THE DATE OF THE PERMIT AND VERIFIED BY INSPECTION, OR IF THE WORK AUTHORIZED BY THIS PERMIT IS SUSPENDED OR ABANDONED AT ANY TIME AFTER THE WORK IS COMMENCED FOR A PERIOD OF 180 DAYS. (U.B.C. SECTION 106.4.4)

PERMITS FOR WORK IN RESIDENTIAL ZONES SHALL BE COMPLETED WITHIN A MAXIMUM OF 18 MONTHS FROM DATE OF ISSUANCE. UNLESS APPROVAL IS OBTAINED FOR AN EXTENSION. WHEN A PERMIT IN A RESIDENTIAL ZONE EXPIRES, THE PERMITTEE SHALL FOLLOW THE REQUIREMENTS AS SET FORTH IN ORDINANCE 6774, SECTION D. WORK MAY NOT CONTINUE OR RESUME FOR A PERIOD OF NOT LESS THAN 1 YEAR AT WHICH TIME A NEW PERMIT AND FEES MAY BE APPLIED FOR.

CONSTRUCTION HOURS

IF THIS PROJECT IS IN OR WITHIN 500 FEET OF A RESIDENTIAL DISTRICT, CONSTRUCTION WORK AND THE OPERATION OF CONSTRUCTION EQUIPMENT SHALL TAKE PLACE ONLY DURING THE FOLLOWING HOURS:

MONDAY THRU SATURDAY	7:00 A.M. - 9:00 P.M.
SUNDAY	NOT PERMITTED (SEE MUNICIPAL CODE FOR EXCEPTIONS - P.M.C. 9.36.110)

USE OF STREET OR SIDEWALK

IF THE PUBLIC RIGHT-OF-WAY WILL BE OCCUPIED FOR THIS PROJECT, A PERMIT IS REQUIRED BY THE PUBLIC WORKS DEPARTMENT. CALL (626) 744-4196. (P.M.C. 12.12.080)

**CITY OF PASADENA
Permit Center**

175 N. Garfield Ave. Pasadena, CA 91109-7215 (626) 744-4200

(Call before 11:00 p.m. for next day inspections)

Permit # BLD2003-00617
BUILDING PERMIT

Issued Date: 11 / 20 / 03
Expire Date: 05 / 18 / 04

Job Address: 1330 HILLCREST AVE SFR

Parcel No.: 5325-014-036

Project Name: PRJ2003-00522

Description of Work: INTERIOR / EXTERIOR REMODEL NO ADDITIONAL SQUARE FOOTAGE, REPAIR EXISTING INTERIOR STAIRS, ADD COVERED DECK AT SECOND FLOOR, NEW FIRST FLOOR TERRACE, EXTEND BASEMENT

Applicant: MARTIN RODRIGUEZ
4236 ATLANTIC AV LONG BEACH CA 90807

Phone: 562-427-6697

Owner: MICHAEL SCHNECKERT
1330 HILLCREST PASADENA, CA 91106

Phone:

BUILDING DATA

Current Valuation: \$150,000.00 **Remodel** **RES** **HAB** **8,718.00 Sq.Ft.**
Original Valuation: \$150,000.00

New Units: **Demo Units:**

PLAN REVIEW FEES

Current Planning Plan Check \$218.37
Design & Historic Plan Check \$60.24
Building Plan Check \$1,506.00
Fire Department Plan Check \$75.30
Plan Review Fees Subtotal: \$1,859.91

PERMIT FEES

Processing Fee \$23.00
Fire Inspection Fee \$84.00
Construction Tax \$2,880.00
Building Permit Fee \$1,506.00
SMIP: Residential \$15.00
Processing Fee \$23.00
Records Mgmt 3% Surcharge \$102.36
Permit Fees Subtotal: \$4,633.36

Total Calculated Fees: \$4,633.36

Waived Fees Subtotal:

Total Fees:

PERMIT EXPIRATION

THIS PERMIT SHALL EXPIRE IF THE WORK AUTHORIZED BY THIS PERMIT IS NOT COMMENCED WITHIN 180 DAYS FROM THE DATE OF THE PERMIT AND VERIFIED BY INSPECTION, OR IF THE WORK AUTHORIZED BY THIS PERMIT IS SUSPENDED OR ABANDONED AT ANY TIME AFTER THE WORK IS COMMENCED FOR A PERIOD OF 180 DAYS. (U.B.C. SECTION 106.4.4)

PERMITS FOR WORK IN RESIDENTIAL ZONES SHALL BE COMPLETED WITHIN A MAXIMUM OF 18 MONTHS FROM DATE OF ISSUANCE UNLESS APPROVAL IS OBTAINED FOR AN EXTENSION. WHEN A PERMIT IN A RESIDENTIAL ZONE EXPIRES, THE PERMITTEE SHALL FOLLOW THE REQUIREMENTS AS SET FORTH IN ORDINANCE 6774, SECTION D. WORK MAY NOT CONTINUE OR RESUME FOR A PERIOD OF NOT LESS THAN 1 YEAR AT WHICH TIME A NEW PERMIT AND FEES MAY BE APPLIED FOR.

CONSTRUCTION HOURS

IF THIS PROJECT IS IN OR WITHIN 500 FEET OF A RESIDENTIAL DISTRICT, CONSTRUCTION WORK AND THE OPERATION OF CONSTRUCTION EQUIPMENT SHALL TAKE PLACE ONLY DURING THE FOLLOWING HOURS:

MONDAY THRU SATURDAY 7:00 A.M. - 9:00 P.M.
SUNDAY NOT PERMITTED (SEE MUNICIPAL CODE FOR EXCEPTIONS - P.M.C. 9.36.110)

USE OF STREET OR SIDEWALK

IF THE PUBLIC RIGHT-OF-WAY WILL BE OCCUPIED FOR THIS PROJECT, A PERMIT IS REQUIRED BY THE PUBLIC WORKS DEPARTMENT. CALL (626) 744-4195. (P.M.C. 12-12.030)

UTILITY SERVICE CUTS IN PUBLIC STREETS

PLEASE BE INFORMED THAT THE CITY OF PASADENA HAS A MORATORIUM ON EXCAVATIONS IN RECENTLY PAVED STREETS. THE DEPARTMENT OF PUBLIC WORKS WILL ALLOW CUTTING OF A MORATORIUM STREET ONLY FOR EMERGENCIES OR NEW INSTALLATIONS WHERE NO OTHER SERVICE OPTIONS EXIST. ALTERNATIVE UTILITY CONNECTION OPTIONS MUST BE CONSIDERED. THE PERMITTEE WILL BE REQUIRED TO EXTENSIVELY REPAVE THE STREET IF NO ALTERNATIVES EXIST.

PLEASE CHECK THE "STREET EXCAVATION MORATORIUM AND FUTURE IMPROVEMENTS MAP - 2003" TO DETERMINE IF YOUR LOCATION IS AFFECTED.

IF YOU HAVE ANY QUESTIONS REGARDING THIS POLICY, CONTACT THE DEPARTMENT OF PUBLIC WORKS PERMIT COUNTER AT (626) 744-4195.

CITY OF PASADENA
Permit Center

175 N. Garfield Ave. Pasadena, CA 91109-7215 (626) 744-4200

(Call before 11:00 p.m. for next day inspections)

Permit #: BLD2005-00455

BUILDING PERMIT

Issued Date: 01 / 13 / 06

Expire Date: 07 / 12 / 06

Job Address : 1330 HILLCREST AVE SFR

Parcel No : 5325-014-036

Project Name: PRJ2005-00672

Description of Work: RELOCATION OF EXIST. 2 STORY GARAGE (W/GUESTHOUSE) TO NEW LOCATION ON PROPERTY TO BE PLACED ON NEW SUBTERRANEAN GARAGE/FOUNDATION STRUCTURE

Applicant: KELLY MCLEOD
3827 LONG BEACH BL LONG BEACH CA 90807

Phone: 562-427-6697

Owner: MICHAEL SCHNEICKERT
1330 HILLCREST AVE PASADENA, CA 91106

Phone: 626-229-8904

Contractor: SCOTT LIGHTFOOT STUDIO'S
941 PALM TERRACE PASADENA, CA 91104

License #: 757891

Phone: 626-791-2220

BUILDING DATA

Current Valuation : \$150,000.00 **Remodel** **RES** **HAB** **0.00 Sq.Ft.**
Original Valuation : \$150,000.00

New Units :

Demo Units :

PLAN REVIEW FEES

Code Compliance Plan Check	\$155.13
Current Planning Plan Check	\$218.37
Design & Historic Plan Check	\$60.24
Fire Department Plan Check	\$366.41
Building Plan Check	\$1,506.00
Public Works Trans Plan Check	\$451.80
Plan Review Fees Subtotal:	\$2,760.95

PERMIT FEES

Processing Fee	\$23.00
Fire Inspection Fee	\$184.00
Construction Tax	\$2,860.00
Building Permit Fee	\$1,508.00
SMIP: Residential	\$15.00
Processing Fee	\$23.00
Records Mgmt 3% Surcharge	\$129.39
Permit Fees Subtotal:	\$4,760.39

Total Calculated Fees: **\$7,521.34**

Waived Fees Subtotal: **\$0.00**

Total Fees : **\$7,521.34**

PERMIT EXPIRATION

THIS PERMIT SHALL EXPIRE IF THE WORK AUTHORIZED BY THIS PERMIT IS NOT COMMENCED WITHIN 180 DAYS FROM THE DATE OF THE PERMIT AND VERIFIED BY INSPECTION, OR IF THE WORK AUTHORIZED BY THIS PERMIT IS SUSPENDED OR ABANDONED AT ANY TIME AFTER THE WORK IS COMMENCED FOR A PERIOD OF 180 DAYS (U.B.C. SECTION 106.4.4).

PERMITS FOR WORK IN RESIDENTIAL ZONES SHALL BE COMPLETED WITHIN A MAXIMUM OF 12 MONTHS FROM DATE OF ISSUANCE. UNLESS APPROVAL IS OBTAINED FOR AN EXTENSION. WHEN A PERMIT IN A RESIDENTIAL ZONE EXPIRES, THE PERMITTEE SHALL FOLLOW THE REQUIREMENTS AS SET FORTH IN ORDINANCE 674, SECTION D. WORK MAY NOT CONTINUE OR RESUME FOR A PERIOD OF NOT LESS THAN 1 YEAR AT WHICH TIME A NEW PERMIT AND FEES MAY BE APPLIED FOR.

CONSTRUCTION HOURS

IF THIS PROJECT IS IN OR WITHIN 500 FEET OF A RESIDENTIAL DISTRICT, CONSTRUCTION WORK AND THE OPERATION OF CONSTRUCTION EQUIPMENT SHALL TAKE PLACE ONLY DURING THE FOLLOWING HOURS (SEE ORDINANCE 690 AMENDING MUNICIPAL CODE P.M.C. 9.30.110):

MONDAY THRU FRIDAY:	7:00 A.M. - 7:00 P.M.
SATURDAY:	8:00 A.M. - 7:00 P.M.
SUNDAY & HOLIDAYS	NOT PERMITTED

USE OF STREET OR SIDEWALK

IF THE PUBLIC RIGHT-OF-WAY WILL BE OCCUPIED FOR THIS PROJECT, A PERMIT IS REQUIRED BY THE PUBLIC WORKS DEPARTMENT. CALL (626) 744-4195 (P.M.C. 12.12.060).

UTILITY SERVICE CUTS IN PUBLIC STREETS

PLEASE BE INFORMED THAT THE CITY OF PASADENA HAS A MORATORIUM ON EXCAVATIONS IN RECENTLY PAVED STREETS. THE DEPARTMENT OF PUBLIC WORKS WILL ALLOW CUTTING OF A MORATORIUM STREET ONLY FOR EMERGENCIES OR NEW INSTALLATIONS WHERE NO OTHER SERVICE OPTIONS EXIST. ALTERNATIVE UTILITY CONNECTION OPTIONS MUST BE CONSIDERED. THE PERMITTEE WILL BE REQUIRED TO EXTENSIVELY REPAVE THE STREET IF NO ALTERNATIVES EXIST.

PLEASE CHECK THE "STREET EXCAVATION MORATORIUM AND FUTURE IMPROVEMENTS MAP - 2262" TO DETERMINE IF YOUR LOCATION IS AFFECTED. IF YOU HAVE ANY QUESTIONS REGARDING THIS POLICY, CONTACT THE DEPARTMENT OF PUBLIC WORKS PERMIT COUNTER AT (626) 744-4195.

**CITY OF PASADENA
Permit Center**

175 N. Garfield Ave. Pasadena, CA 91109-7215 (626) 744-4200

(Call before 11:00 p.m. for next day inspections)

Permit #: BMN2006-01717

BUILDING MINOR PERMIT

Job Address: 1330 HILLCREST AVE SFR

Parcel No.: 5325-014-036

Project Name:

Issued Date: 01 / 22 / 07

Expire Date: 07 / 22 / 08

Description of Work: CONSTRUCT NEW SWIMMING POOL / SPA AND KOI POND

Applicant: DIANE PERRY
409 ROYLN PL ARCADIA CA 91007

Phone: 626-446-5256

Owner: MICHAEL SCHNEICKERT
1330 HILLCREST AVE PASADENA, CA 91106

Phone: 626-229-9904

Contractor: R B PERRY & ASSOCIATES
409 ROYLN PLACE ARCADIA, CA 91007

License #: 362142

Phone: 626-446-5256

The job address for this permit is located in a residential zone. Per Ordinance 6774, Section D, permits for work in residential zones shall be completed within a maximum of 18 months from date of issuance, unless approval is obtained for an extension. When a permit in a residential zone expires, the permittee shall follow the requirements set forth in Ordinance 6774, Section D.

BUILDING DATA

Current Valuation : \$70,000.00
Original Valuation : \$70,000.00

Sq.Ft.

PLAN REVIEW FEES

Building Plan Check \$952.00
Current Planning Plan Check \$138.04
Design & Historic Plan Check \$38.06
Plan Review Fees Subtotal: \$1,128.12

PERMIT FEES

Pool Items Fee Amount \$119.00
Sidewalk Damage-Public Works \$1,992.00
Processing fee \$24.10
Building Permit Fee \$952.00
Construction Tax \$1,344.00
Processing fee \$24.10
Records Mgmt 3% Surcharge \$63.85
Total Calculated Fees: \$4,564.05
Waived Fees Subtotal:

Total Fees :

PERMIT EXPIRATION

THIS PERMIT SHALL EXPIRE IF THE WORK AUTHORIZED BY THIS PERMIT IS NOT COMMENCED WITHIN 180 DAYS FROM THE DATE OF THIS PERMIT AND VERIFIED BY INSPECTION, OR IF THE WORK AUTHORIZED BY THIS PERMIT IS SUSPENDED OR ABANDONED AT ANY TIME AFTER THE WORK IS COMMENCED FOR A PERIOD OF 180 DAYS (U.S.C. SECTION 108.4.4).
PERMITS FOR WORK IN RESIDENTIAL ZONES SHALL BE COMPLETED WITHIN A MAXIMUM OF 18 MONTHS FROM DATE OF ISSUANCE, UNLESS APPROVAL IS OBTAINED FOR AN EXTENSION. WHEN A PERMIT IN A RESIDENTIAL ZONE EXPIRES, THE PERMITTEE SHALL FOLLOW THE REQUIREMENTS SET FORTH IN ORDINANCE 6774, SECTION D. WORK MAY NOT CONTINUE OR RESUME FOR A PERIOD OF NOT LESS THAN 1 YEAR AT WHICH TIME A NEW PERMIT AND FEES MAY BE APPLIED FOR.

CONSTRUCTION HOURS

IF THIS PROJECT IS IN OR WITHIN 500 FEET OF A RESIDENTIAL DISTRICT, CONSTRUCTION WORK AND THE OPERATION OF CONSTRUCTION EQUIPMENT SHALL TAKE PLACE ONLY DURING THE FOLLOWING HOURS (SEE ORDINANCE 6993 AMENDING MUNICIPAL CODE P.M.C. 9.36.110):

MONDAY THRU FRIDAY: 7:00 A.M. - 7:00 P.M.
SATURDAY: 8:00 A.M. - 7:00 P.M.
SUNDAY & HOLIDAYS: NOT PERMITTED

USE OF STREET OR SIDEWALK

IF THE PUBLIC RIGHT-OF-WAY WILL BE OCCUPIED FOR THIS PROJECT, A PERMIT IS REQUIRED BY THE PUBLIC WORKS DEPARTMENT. CALL (626) 744-4185 (P.M.C. 12.12.030).

UTILITY SERVICE CUTS IN PUBLIC STREETS

PLEASE BE INFORMED THAT THE CITY OF PASADENA HAS A MORATORIUM ON EXCAVATIONS IN RECENTLY PAVED STREETS. THE DEPARTMENT OF PUBLIC WORKS WILL ALLOW CUTTING OF A MORATORIUM STREET ONLY FOR EMBROIDERIES OR NEW INSTALLATIONS WHERE NO OTHER SERVICE OPTIONS EXIST. ALTERNATIVE UTILITY CONNECTION OPTIONS MUST BE CONSIDERED. THE PERMITTEE WILL BE REQUIRED TO EXTENSIVELY REPAVE THE STREET IF NO ALTERNATIVES EXIST.

PLEASE CHECK THE STREET EXCAVATION MORATORIUM AND FUTURE IMPROVEMENTS MAP - 2003 TO DETERMINE IF YOUR LOCATION IS AFFECTED. IF YOU HAVE ANY QUESTIONS REGARDING THIS POLICY, CONTACT THE DEPARTMENT OF PUBLIC WORKS PERMIT COUNTER AT (626) 744-4185.

BUILDING DESCRIPTION BLANK 129 FORM NO. 1
THE JOINT BUREAU OF APPRAISAL - LOS ANGELES, CITY & COUNTY

No. 133 St. Dr. Ave. Pl.

Tract Can. Tract Sheet B

Lot No. 29 Block No. 8

Examined by V. J. A. Date 2/14

CLASS	EXTERIOR	HEATING	TRIMMINGS
Single	Bay Windows	Fire place	Cobblestone
Double	1 sty 2 sty 3 sty	Wood, Coal, Oil	Brick, Plaster
California	Number <u>7</u>	and Gas Burners	Stone, Wood
Bungalow	Wall Covering:	Steam	Plain
Residence	Plaster, Mar. Lath	Stove	Ornamental
Flat	" Wood Lath		
Apartment	Shakes, Rustic		INSIDE FINISH
Out Building	Siding, Board	PLUMBING	Plain
Garage	and Batten	No. of Fixtures	Ornamental
Shed	Corr. Iron	<u>20</u>	Stock
Barn	ROOF	Good, Medium	Special
Church	Flat, Hip	Cheap	BUILT IN FEATURES
School	Gables, Dormers	Saves	Patent Beds
Shop	Cut-up, Ordinary	Cesspool	Refrigerator
Storage	Plain		<u>3</u>
	Tile, Shingle	LIGHTING	Plain
	Tin, Gravel	Gas, Electric	Ornamental
FOUNDATION	Composition	Good	CONDITION
Stone	CONSTRUCTION	Medium	Good
Concrete	Good Extra	Cheap	Medium
Brick	Medium		Poor
Wood	Cheap		

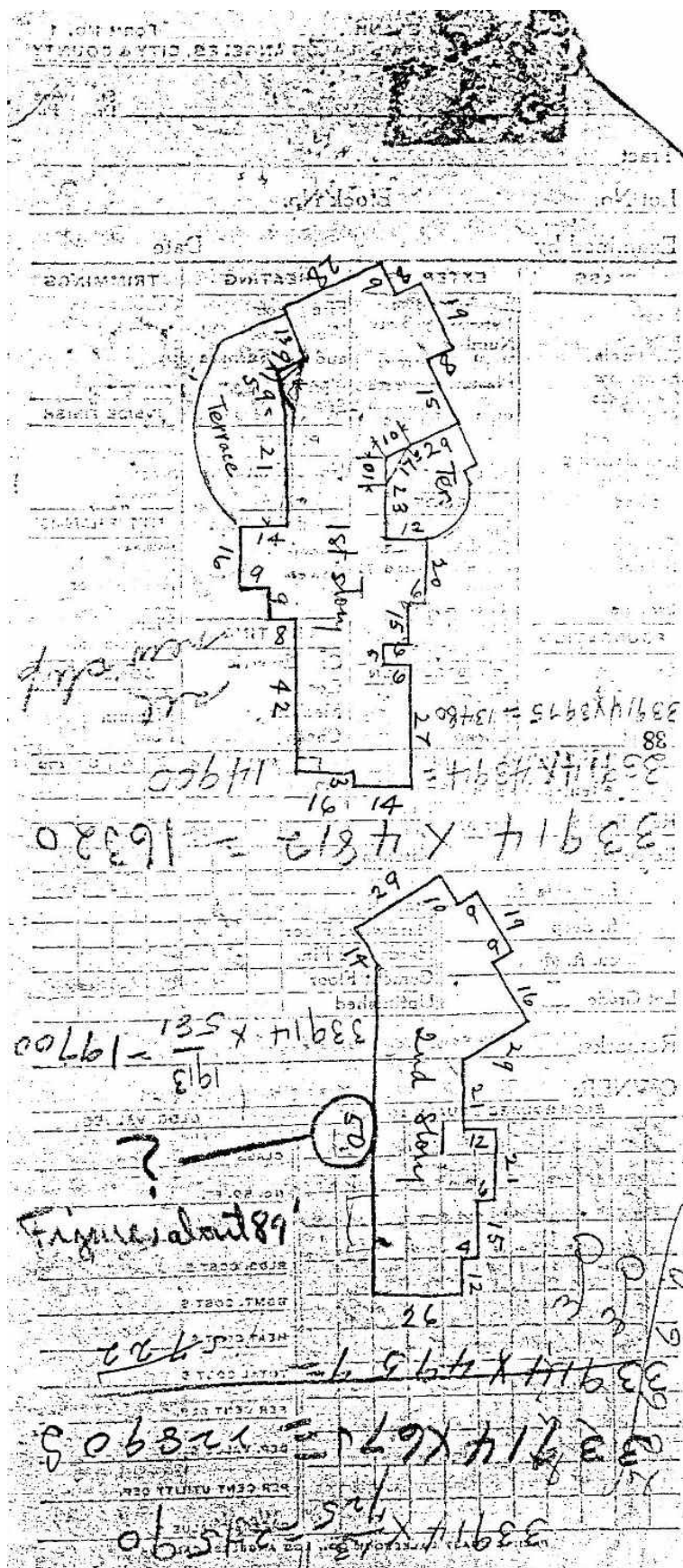
OCCUPANCY	BSMT	1	2	3	4	5	ATTIC
Owner, Rented, Vacant	Living Room	5					
Rent Paid \$ Per Mo.	Bed	2	5				
Basement	Bath	1	4	3			
(124 ft. x 40 ft.)	Kitchen	1					
6 ft. deep	Storage Pch						
2400 cu. ft. @ 10	Store brick H-ches						
Lot Grade	Hardwood Floor	7	7				
	Hardwood Fin.	5	7				
	Cement Floor						
	Unfinished						

Remarks: Expenditures tiled mantels.

OWNER: J. A. Freeman

EACH SQUARE EQUALS 10 FEET	BLDG. VALUES
Notes: Roof covered	CLASS
Gables Thatch shing	No. sq. ft. <u>8544</u>
Pld. interior finish	AT \$ <u>375</u>
clean cut and plain	BLDG. COST \$ <u>32040</u>
but exceptionally	BSMT. COST \$ <u>744</u>
good. Enamelled	HEAT COST \$ <u>1000</u>
except for 5 rooms	TOTAL COST \$ <u>4130</u>
Vacuum Clean	PER CENT DEP. <u>33.914</u>
	DEP. VALUE \$ <u>1380</u>
	PER CENT UTILITY DEP.
	WOODS VALUE <u>25630</u>

PACIFIC COAST SALESBOOK CO., LOS ANGELES, CAL. #121010



FORM No. 12

BUILDING DEPARTMENT OF LOS ANGELES - LOS ANGELES, CITY & COUNTY

No. 1300 1/2 St. St. Ave
Dr. Pl.

Tract San Gabriel School B.

Lot No. 29 Block No. (8)

Examined by 401541 Date 7/14

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, Mar. Lath	Stove	Ornamental.
Flat	" Wood Lath		
Apartment	Shakes, Rustic		
Out Building	Siding, Board	PLUMBING	INSIDE FINISH
Garage	and Batten	No. of Fixtures	Plain
Shed <u>2 Story</u>	Corr. Iron	<u>8</u>	Ornamental
Barn	ROOF	Good, Medium	Stucco
Church	Flat, Hip	Cheap	Special
School	Gables, Dormers	Sewer	
Shop	Cut up, Ordinary	Cesspool	BUILT IN FEATURES
Storage	Plain		Buffet
	Tile, Shingles	LIGHTING	Patent Beds
	Tin, Gravel	Gas, Electric	Refrigerator
	Composition	Good	Bookcases
FOUNDATION	Good	Medium	Plain
Stone	Medium	Cheap	Ornamental
Concrete	Cheap		CONDITION
Brick			Good
Wood			Medium
			Poor <u>1913</u>

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

Remarks: 1300 Sq ft Convent Home

OWNER: J. A. Freeman

EACH SQUARE EQUALS 10 FEET

BLDG. VALUES

CLASS	NO. SQ. FT.	AT \$	BLDG. COST \$	RSMT. COST \$	HEAT COST \$	TOTAL COST \$	PER CENT DEP.	DEP. VALUE \$	PER CENT UTILITY DEP.	PRES. VALUE \$
<u>Brick</u>	<u>1626</u>	<u>760</u>	<u>2600</u>			<u>add</u>				<u>1970</u>
<u>Wood</u>										

PACIFIC COAST SALESBOOK CO., LOS ANGELES, CAL. #2

Address: 1330 Hillcrest Ave

APN: 5325-014-036

This property is listed individually in the National Register of Historic Places.

RESOURCE OVERVIEW

Address: 1330 Hillcrest Ave	State: CA
City: Pasadena	County: Los Angeles
Zip Code:	
County Code: 37	
Historic Name: FREEMAN/ALLEN HOUSE	Common Name: FREEMAN/ALLEN HOUSE
APN: 5325-014-036	Zoning:
Building Sq. Ft:	Site Size (Acres): 0.980
Year Built: 1913 Documented	District:
District:	Property Status: Designated

Resource Description:

The James Allen Freeman House at 1330 Hillcrest is an Arts and Crafts period two-story house sited on a large corner lot at the southeast corner of Hillcrest Avenue and Kewen Drive. Its irregular plan and asymmetrical massing reflect the ideas of the designers, Arthur and Alfred Heineman, for a house that embodied the Arts and Crafts architectural philosophy. The design has a strong horizontal emphasis with an undulating roof eave line across the front elevation, a line that is echoed in architectural elements between the first and second stories. The recently restored wave-patterned wood-shingle roof, which wraps over the eaves to mimic the look of English Cotswold cottage thatched roofs, further enhances the undulating horizontality in the design. Additionally, the horizontal design emphasis is presented in the use of groupings of up to five casement windows, a wide front entryway (door and sidelights) surmounted by a expansive, low-pitch hood, wide bay windows and a wide stucco chimney. Influences of the English Arts and Crafts movement are the flat stucco walls with pseudo half-timbering, an over-hanging second story on the projecting wing on the front façade and leaded glass casement windows, some with arched tops. The Heineman's use of Batchelder tiles in their house designs is evidenced on the Freeman house exterior around the front entry and on the front wall stucco chimney where small tiles are placed in a linear pattern. The front entry is accessed by brick steps to a low-walled brick terrace with planters.

Legal Description:

RESOURCE DETAILS

Primary Architectural Style: Craftsman (Arts and Crafts)

Secondary Architectural Style:

Architect: Heineman & Heineman
 Builder:
 Contractor: C. E. Overton
 Context: [Arts & Crafts Period](#)
 Original Owner: James Allen Freeman
 Original Use: Single Family Residence
 Original Location:
 Demolished: no
 Notes:
 Moved: no
 Date Moved: n/a
 Designation Date: 09/15/2011



The Rose Sharon Freeman and James Allen Freeman House
 Photographed by Robert K. Kohn

* This is a simplified statement of the property's status. Please review the NRHP Status Code field on the search screen for official, adopted status language.

State of California - The Resource Agency DEPARTMENT OF PARKS AND RECREATION <h2 style="margin: 0;">PRIMARY RECORD</h2>	Primary #: _____ HRI #: _____ Trinomial: _____ NRHP Status Code: IS; 5S1 Other Listings: _____ Review Code: _____ Reviewer: _____ Date: -/-/
Survey #: _____ DOE #: _____	

*Resource Name or #: _____

P1. Other Identifier: _____

*P2. Location: ☐ not for publication ☒ unrestricted

and (P2c, P2e, and P2b or P2d. Attach a Location Map as Necessary)

*a. County Los Angeles

b. USGS 7.5' Quad: _____ YEAR: _____ T _____ ; R _____ ; _____ of _____ of Sec _____ ; _____ B.M.

c. Address: 1330 Hillcrest Ave City: Pasadena State: CA Zip Code: _____

d. UTM: (Give more than one for large and/or linear resources) Zone: _____ ; -118.132066 mE/ 34.124448 mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate)

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)
See Continuation Sheet

*P3b. Resource Attributes: (List attributes and codes)

*P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of a District ☐ Other

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects.)



P5b. Description of Photo:

*P6. Date Constructed/Age and Source:

☒ Historic ☐ PreHistoric

☐ Both ☐ Neither

Year Built: 1913 - Documented

*P7. Owner and Address:

Name: _____

Address: _____

*P8. Recorded By:

*P9. Date Recorded: -/-/

*P10. Survey Type:

Survey Title:

*P11. Report Citation: (Cite survey report and other sources, or enter "none.")

*Attachments:

☒ NONE

☐ Building, Structure, and Object Record

☐ Milling Station Record

Other: _____

☐ Location Map

☐ Archaeological Record

☐ Rock Art Record

☐ Sketch Map

☐ District Record

☐ Artifact Record

☐ Continuation Sheet

☐ Linear Feature Record

☐ Photograph Record