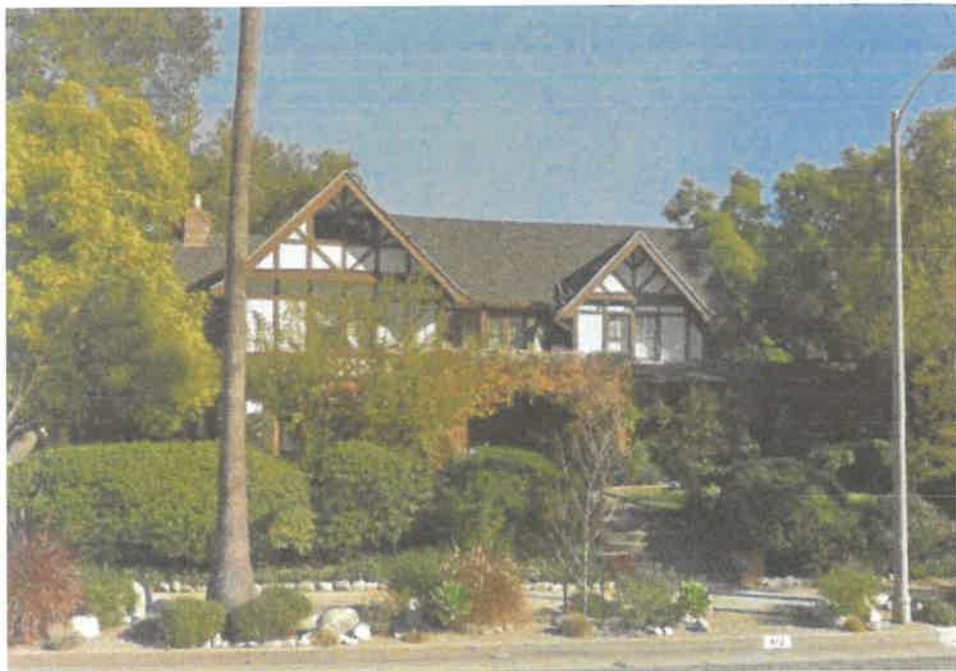


**THE  
J. M. KELLERMAN  
HOUSE**

**A History**



**412 OAKLAWN AVENUE  
SOUTH PASADENA**

## THE OWNERS

In 1905, J. M. Kellerman, the president of the Oak Lawn Improvement Company and an oil industry entrepreneur, commissioned the design and construction of 412 Oaklawn Avenue for himself. He hired the Los Angeles architectural firm of Kavanaugh & Barnes to draw up the plans and the F. O. Engstrum Company to be the contractor.



James Melville Kellerman was born on January 20, 1860 in Clarion, Pennsylvania, the son of Joseph G. Kellerman, a boat builder, and Mary Ann (Ginter) Kellerman, known as "Banty." Educated in the local schools, James Kellerman found employment as a youth in the oil fields of Pennsylvania. After a brief stay in Wyoming, he came to Los Angeles in 1882. For the next three years he worked for the Pacific Coast Oil Company in Newhall, California. He then traveled north to Trinity County where he engaged in mining.

Continuing his peripatetic ways, Mr. Kellerman later relocated to the San Diego area where he supervised the sinking of a water well for the Coronado Beach Company. Returning to Los Angeles around 1888, Mr. Kellerman re-entered the oil industry as a contract well-driller for the Stewart & Hardison Company. In 1902, Mr. Kellerman took out a patent for improved mining equipment. He lived as a lodger in a family home on West 3<sup>rd</sup> Street.

In his later years, Mr. Kellerman retired from active business, a wealthy man. He soon became involved in real estate, including the purchase of a Los Angeles restaurant. He played a significant role in South Pasadena's development as both the president of the Oak Lawn Improvement Company and of the South Pasadena Realty and Improvement Company.

In 1912, in Los Angeles, Mr. Kellerman married the former Maud L. Wilson, a nurse who had been born in California in 1871, the daughter of John W. and Virginia (Butler) Wilson. Mr. and Mrs. Kellerman were divorced by 1920. Mrs. Kellerman moved to La Habra where, re-married, she became a citrus farmer. Again single, Mr. Kellerman moved to Piru in Ventura County.

James Kellerman passed away on January 10, 1933 at the age of 72. He is interred at San Gabriel Cemetery. An article on his life is attached on page 23.

By the mid-1920s Orlando ("Orlie") Hill and his wife Zoah (Hunter) Hill were the owners. Mr. Hill was born into a farming family in St. Clair, Illinois in 1868. He was retired from a business career by the time he moved into his Oaklawn home. Mrs. Hill was his second wife, born in Illinois in 1892. They evidently had no surviving children. Also at the house was a live-in Japanese-born gardener. Mr. Hill passed away around 1934.

The next owners of the property were Dudley Connor Monk, a bank lawyer, and his wife Troy (Baxter) Monk. Living with them were Mrs. Monk's brother Don F. Baxter, who was employed as a broker clerk, and a live-in cook and maid.

Dudley Connor Monk (1887-1966) was a native of Iowa, the son of Bayard Taylor Monk, a merchant, and Elizabeth (Connor) Monk. Dudley graduated from the University of Missouri and the Kansas City School of Law in 1910. Subsequent to his practice of family law in Oklahoma, he became vice-president and general counsel of the First National Bank & Trust Company of Tulsa. He continued his career in banking after relocating to California where he joined the First National Bank of Los Angeles. He was appointed trust officer of the Pasadena branch in 1931, working his way up to become vice-president, a position he maintained until his retirement in 1953. Mr. Monk was remembered for his active involvement in international relations and in civic affairs.

Mr. Monk married his wife in 1926. She had been born in Oklahoma in 1887, the daughter of Stanley Dudley Baxter, a refinery chemist. Mr. Monk passed away at the age of 79. Mrs. Monk (1901-1989) lived to the age of 87. A biography of Mr. Monk from the *National Cyclopaedia of National Biography* is attached on page 24.

By 1945, Rehbock (Ray) Lewis and his wife Virginia Lewis were recorded as the owners. Born in 1902, Mr. Lewis was the son of Marshall Lewis, a native of Canada who worked as the manager of an ice plant. Rehbock's mother Elsie R. Lewis was employed as both a bookkeeper at the ice plant and as a music teacher. By 1910, the family was living in Indio where the older Mr. Lewis had found employment in brokerage sales. Around 1920, they returned to Los Angeles where Rehbock found work as an advertiser for a truck company. After graduating from UCLA, he was employed by Pacific Coast Publications. By 1947, he was president of a firm that manufactured wood products.

Virginia Lewis (1907-1974), also a graduate of UCLA, was born Virginia Munson in Pasadena. She married her husband in 1929. They would have one daughter, also named Virginia. Mrs. Lewis was active in charitable work. In the 1940s she was elected president of the Huntington Memorial Clinic Auxiliary of Pasadena, having previously served on that organization's senior board as press chairman and treasurer. In the 1950s she was active in the Stanford Mother's Club and held meetings at her home of the Alumnae Association of Kappa Kappa Gamma. She also served as president of the Pasadena Day Nursery Association.

Mr. Lewis passed away in 1993 at the age of 90 and is interred at San Gabriel Cemetery. Mrs. Lewis died at the age of 66. She and her husband lived at 412 Oaklawn until her death.

In 1975, Dr. Jay Berger, a partner in an executive search firm, and his wife Margareta Gurli Berger purchased the property. Born around 1945, Dr. Berger had lived in Santa Rosa with his parents. His Russian-born father Jake was the proprietor of a fur company. Following his earning of Bachelor's, Master's, and Ph.D. degrees from USC, Dr. Berger



was employed by the university as Director of Admissions and Assistant Vice President for Development. He also co-founded a children's clothing importing business. In 1986, he entered into a partnership known as Morris & Berger, an executive search firm. Dr. Berger served in leadership capacities on boards of directors of corporations, schools, and community organizations, such as the Gamble House and the Twilight Club. In 1992, he was elected president of The Sycamores, an Altadena-based treatment facility for abused and emotionally disturbed boys. Mrs. Berger, known as "Meta," was born in 1945.

The current owners of 412 Oaklawn are Peter Vaughn and his wife Jeanie Vaughn. Mr. Vaughn, a former bank executive, became a teacher and assistant headmaster at Flintridge Prep school in La Cañada Flintridge. He is also a writer.

## THE ARCHITECTS

John Francis ("Frank") Kavanaugh was born in Euclid, Ohio, near Cleveland, on August 7, 1880. He was the sixth of ten children of John Francis Kavanaugh, Sr., an Irish immigrant who owned a farm, and Mary (Westropp) Kavanaugh, a first-generation Irish-American.

Frank Kavanaugh, Jr., attended the Case School of Applied Science and the Cleveland School of Art, although he only attended the latter for one year around 1899. Between 1900 and 1902, he worked for architects Searles & Hirsch and then was employed by Clifford Iron Works in Cleveland. In 1902, Mr. Kavanaugh relocated to Redlands, California where he identified himself as an "architect," although he probably worked as a draftsman for a local architectural firm. By 1904, he had moved to Los Angeles where he was employed as a draftsman by well-known Craftsman-era architect Henry L. Wilson. At the time the Kellerman house was designed, Mr. Kavanaugh had entered an architectural partnership with Arthur S. Barnes (1882-1975). When Mr. Barnes began a partnership with Mr. Wilson, known as Ye Planry, in mid-1905, Mr. Kavanaugh stayed with them but changed his role to become a sort of in-house contractor for the firm.

In mid-1907, the three men went their separate ways: Mr. Barnes continued with the firm, re-naming it Ye Planry Building Company; Mr. Wilson continued on his own, publishing several house-plan books; and Mr. Kavanaugh became an independent designer-builder.

In 1910, Mr. Kavanaugh returned to Redlands and advertised his services as both an architect and contractor. He stayed there just over a list before moving again to Los Angeles where he became a partner in mid-1911 with George F. Costerian, a licensed architect who had been in Los Angeles since 1888. Mr. Kavanaugh probably did most of the design work for the firm. In 1918, Mr. Kavanaugh traveled back to Cleveland and

worked for his former employer, Mr. Hirsch. Back in Los Angeles in 1920, Mr. Kavanaugh found employment as a designer/draftsman and superintendent of construction. He entered into a brief partnership in 1929 with A. R. Sedgley.

Frank Kavanaugh passed away on July 3, 1965 in Los Angeles County at the age of 84. He had no survivors. A biographical essay written in 1913 is attached on page 14.

Arthur S. Barnes was born in Ohio on April 18, 1882. The son of an English-born engineer, like Frank Kavanaugh, grew up in the Cleveland area. By 1908, he became president of Ye Planry Building Company which by then was a complete-service construction company. He took on a partner: architect Edward Butler Rust (1882-1975), a native of South Pasadena. Ye Planry not only custom-designed and built its own Craftsman-style bungalows but also published a pattern book in 1908 that served as an advertisement for the newly-founded firm and offered plans for sale which could be used by other builders.

By 1916, the men partnership had dissolved. Mr. Barnes eventually moved to North Central Avenue in Glendale with his new wife Lowney, while Rust resided in Pasadena, but maintained his office in Los Angeles. In the 1920s, Mr. Barnes was selected by developer Hobart J. Whitley to design and build a number of model homes in the Mediterranean style in the Hollywood Hills—an area that would eventually become known as Whitley Heights—a neighborhood favored by such celebrities as Jean Harlow, Richard Barthelmess, Marion Davies, Rudolph Valentino, Francis X. Bushman, Gloria Swanson, and Rosalind Russell. Most of the houses in Whitley Heights built before 1930 were the work of Arthur Barnes.

Mr. Barnes seems to have become primarily a builder by the early 1930s in such areas as Palos Verdes and Leimert Park. He died on January 15, 1975, having reached the age of 92.

## **THE BUILDER**

The F. O. Engstrum Company of Los Angeles, a general contracting and building business, was responsible for the construction of many large buildings in Los Angeles and elsewhere in the nation. The firm was founded by Frank Otto Engstrum (1848-1920), a native of Sweden, who was living as early as 1894 in Los Angeles and working as a carpenter. He first appeared in San Diego directories in 1893 and was identified as a builder. He died while on a business trip to North Carolina. His obituary is attached on page 15.

## THE ARCHITECTURAL STYLE

Tudor Revival was a dominant style of domestic building used for a large proportion of early 20th-century suburban houses throughout the United States. It was particularly fashionable during the 1920s and early '30s when only the Colonial Revival rivaled it in popularity as a vernacular style.

The popular name "tudor" is historically imprecise, since relatively few examples closely mimic the architectural characteristics of Tudor (early 16th-century) England. Instead, the style is loosely based on a variety of late Medieval English prototypes, ranging from the thatched-roof folk cottages to grand manor houses. These traditions are freely mixed in their American eclectic expressions but are united by an emphasis on steeply pitched, front-facing gables which, although absent on many English prototypes, are almost universally present as a dominant facade element in Tudor Revival houses. About half have ornamental false half-timbering, a characteristic they share with some examples of the earlier Stick and Queen Anne styles, which also drew heavily on Medieval English precedent. Unlike these styles, which were usually executed with wooden (board or shingle) wall cladding, most Tudor Revival houses have stucco, masonry, or masonry-veneered walls.

The earliest American houses in the style date from the late 19th century. These tended to be architect-designed landmarks which, like the first American Queen Anne houses built twenty years earlier, rather closely copied English models. Many were patterned after late Medieval buildings with Renaissance detailing that were popular during the reigns of Elizabeth I and James I, the Elizabethan and Jacobean eras of English history.

In the United States, the uncommon landmarks of the early Tudor Revival style were joined in the decades from 1900 to 1920 by less pretentious houses which superimposed steep gables, half-timbering, or other typical detailing upon otherwise symmetrical facades (most commonly with full front gables). These modest early examples, unlike most Tudor Revival houses, tend to have walls clad with weatherboard, shingles or stucco (applied over wooden lath), thus avoiding the expense of solid masonry construction. Still relatively uncommon before World War I, the style expanded explosively in popularity during the 1920s and '30s as masonry veneering techniques allowed even the most modest examples to mimic closely the brick and stone exteriors seen on English prototypes. They show endless variations in overall shape and roof form and are most conveniently subdivided on the basis of their dominant facade materials (brick, stone, stucco, or wood).

Tudor Revival quickly faded from fashion in the late 1930s, but became popular in somewhat modified form during the new period revivalism that began in the 1970s and '80s.

(Note: Much of the following discussion is based on text found in *A Field Guide to American Houses* cited in the Sources section.)

The Kellerman house is a good example of an early 20<sup>th</sup> century English Tudor Period Revival style with its steeply-pitched gabled roof, half-timbering in gable ends and walls, bands of small-paned nine-over-one wood sash windows, a bow window prominently featured on the westerly end of the house, brick detailing in the first story, and a large recessed brick entry porch fronted by a Tudor arch.

## **THE HOUSE AND PROPERTY IN THE PUBLIC RECORD**

The City of South Pasadena issued building permit #188 on October 26, 1905 to the Oak Lawn Improvement Company for a nine-room residence. The cost was estimated at \$12,591—a sizeable sum for a new house at the time when the average home could be built for about \$5,000.

Around September 1911, a permit was issued for the construction of a garage to cost \$1,300. W. W. Webb of Los Angeles was the builder.

The oldest building permit for this property found in City files was for a re-roofing project, to cost \$700 in August 1944.

In November 1945, “day labor” was to be used to build an open garage and shelter structure at a cost of \$1,500.

Electrical service was enhanced in September 1958 and an electric range was installed.

Another re-roofing job was permitted in July 1963 at a cost of \$1,229. Composition shingles were to be used.

An earthquake-damaged chimney was to be repaired in May 1971 for \$800. A permit was issued the following month for earthquake-damage repair throughout the entire house, including walls and ceiling. The fireplace and chimney were to be repaired or replaced. The estimated cost was \$5,000. The Foss Construction Company of Pasadena was the contractor for all these repairs.

In August 1978, construction of a 16-by-36-foot, 21,200-gallon-capacity swimming pool was permitted. The cost was estimated at \$5,900. Tibor Ginter of North Hollywood was the engineer and September Pools of Pasadena was the contractor.

Repair of fire damage to 20% of the house was permitted in May 1980. Kenco Construction of Los Angeles was the contractor for this \$50,000 project.

In December 1981, the existing furnace was to be replaced with a new 110,000-BTU forced-air unit. This permit was later marked “expired.”

A new sewer was constructed in February 1985 and old cesspools filled in. Morrow & Holman Plumbing of South Pasadena was the contractor.

The house was seismically retrofitted with foundation anchors in June 1996 at a cost of \$2,256. Ed Sylvis Construction of Pasadena was the contractor.

In February 1999, a permit was issued to remodel the kitchen for \$30,000. The Corey-Schlueter Company of Pasadena was the designer and contractor.

In July 1999, the front section of the house was to be re-roofed with 25-year Class A material for \$4,000.

The garage was to be re-roofed with 30-year composition shingles for \$4,000, according to a permit issued in June 2012.

Copies of these permits can be found on pages 26 through 29.

(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 earliest building records for this property found in the files of the Los Angeles County Assessor are dated December 29, 1922. On that date, the Assessor recorded a residence with a stone foundation, wood-frame walls covered with plaster, a shingled roof with seven gables, and bay windows. Heat was provided by a fireplace and a coal-powered furnace. There were ten plumbing fixtures attached to a cesspool. Lighting fixtures were rated of "good" quality. Interior finishes were described as "plain" and "stock." There were eight hardwood floors. Construction quality of the house was rated "good"—the highest category available on the Assessor's form.

The Assessor estimated the square footage at 4,686. On the first floor were four living rooms (one was probably a dining room) and a kitchen with a built-in refrigerator. The second floor contained five bedrooms and two tiled bathrooms. There was also a basement that measured 20 feet square and was 5 feet deep. At the front of the residence was a 15-by-17-foot concrete porch. The house had a porte cochere that measured 12 by 17 feet. The detached garage, measuring 22 by 24 feet, contained two plumbing fixtures.

The Assessor returned on November 26, 1946 to note the completion of a new 558-square-foot doorless garage structure. It had a concrete foundation, walls of stucco over a wood frame, a gabled composition roof, an asphalt parking floor, and ply-board interior. It contained a 3-by-18-foot storage area at one end.

On the same day, the Assessor noted a new 432-square-foot, irregularly-shaped barbecue structure and fence. The barbecue had a concrete foundation, wood-frame walls, a shed-

like composition roof, a “good-quality” fireplace, and one plumbing fixture. Its interior and exterior walls were painted. The tongue-and-groove fence was 8 feet tall and 300 feet long.

On the same visit, the Assessor recorded a 112-square-foot lath-house that he estimated had just been built. It contained an asphalt floor and one plumbing fixture and its walls, both inner and outer, were painted.

The Los Angeles County Assessor currently estimates the square footage of the house at 4,329 with five bedrooms and two bathrooms. Copies of the Assessor’s building records are attached on pages 40 through 49.

## **THE WORLD AND COMMUNITY IN 1905**

The western world was at the height of Edwardian elegance and style in 1905 and thoughts of world war and economic turbulence seemed very distant. Everything seemed “bully” in the United States under President Teddy Roosevelt and in California under Republican Governor George C. Pardee. The Lewis & Clark Centennial Exposition opened in Portland, Oregon in June, while on the international scene the combatants in the Russo-Japanese War met at Portsmouth, New Hampshire to try to arrive at a peaceful settlement. January 17, 1905 was Bloody Sunday in Russia when troops killed 100 unarmed protestors at St. Petersburg, setting off the first Russian revolution of the 20<sup>th</sup> century. Also in 1905: Albert Einstein put forward his historic theory of relativity and both the Industrial Workers of the World union and the United States Forest Service were founded. In California, the Colorado River burst into the Imperial Canal and had created the Salton Sea before it was checked in 1907.

Pasadena continued to grow as the resort city began to attract more and more permanent (and often wealthy) residents to such upscale neighborhoods as South Orange Grove and Oak Knoll. 1905 was a year of great building progress in Pasadena: the Mt. Wilson Observatory was erected at a cost of \$15,000, the First Congregational Church built a landmark structure at the corner of Green and Marengo, the Shakespeare Club opened its new clubhouse on South Los Robles, the Masons dedicated a new temple on North Fair Oaks, the Maryland Hotel at the northwest corner of Colorado and Los Robles opened to the public, and both the Franklin and Madison elementary schools began holding classes. Also in that year the Pasadena Board of Trade (now the Chamber of Commerce) was given its original charter, the Tournament of Roses got its first queen, Hallie Woods, and the famous Chalet Hotel at the top of Echo Mountain, reached by Professor Lowe’s Incline Railway, burned to the ground.

An essay describing Oaklawn’s history as the “suburb deluxe” is attached on pages 50 through 56.

Among the literary works debuting in 1905 were Edith Wharton's satirical novel *The House of Mirth* and *Where Angels Fear to Tread*—E. M. Forster's first novel. French writer Jules Verne died in 1905 as did American author Mary Mapes Dodge. Henri Matisse, Auguste Rodin, Mary Cassatt, and Pablo Picasso were all active in 1905 as were photographers Alfred Stieglitz and Edward Steichen. Theatrical audiences attended new productions, such as George Bernard Shaw's *Man and Superman*; Edwin Royle's play *The Squaw Man*; and Franz Lehar's latest operetta *The Merry Widow*. Many popular songs caught the public's ear in 1905: *Mary's a Grand Old Name* by George M. Cohan; Lenox and Sutton's *I Don't Care*; *Wait 'Til the Sun Shines*, *Nellie* by Sterling and Von Tilzer; Paul Dresser's *My Gal Sal*; Ball and Walker's *Will You Love Me in December As You Do in May?*; *In the Shade of the Old Apple Tree* by Williams and Val Alstyne; and *Come Away with Me*, *Lucile*, in *My Merry Oldsmobile* by Bryan and Edwards.

## NOTES

The impending construction of the house was announced by the *Builder and Contractor* journal. These reports are reproduced on pages 12 and 13.

Illustrations of the exterior and interior of the house published by the Ye Planry Company are attached on pages 16 through 21.

A page from the 1910 edition of the Sanborn Fire Insurance Maps shows the footprints of the house and its neighbors along Oaklawn. A copy is attached on page 22.

On March 4, 1921 the *Pasadena Post* newspaper advertised the property for sale. The house, facing south and commanding "a fine view," was called "one of the finest in the city." It contained a living room, library, lavatory, dining room, butler's pantry and kitchen on the first floor. On the second floor were five family bedrooms, two family baths, and three maids' rooms. A copy of this ad is attached on page 25.

It is said the King and Queen of Sweden stayed in the house during the 1984 Summer Olympics held in Los Angeles.

Many images of the exterior and interior of the property are available on the website: <https://imageevent.com/speakeasy/wakefield/houses/pasadena/412oaklawnavevaughnhssouthpas>

## THE SIGNIFICANCE OF THE PROPERTY

The City of South Pasadena has determined that the Kellerman house is a contributor to the Oaklawn National Register Historic District.

## SOURCES CONSULTED

Los Angeles County Assessor (South El Monte district office)  
 Los Angeles Public Library  
 City of Pasadena, Planning and Development Dept., Design & Historic  
 Preservation Section (Archives)  
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 Pasadena Museum of History (Archives)  
 City of South Pasadena, Building Department

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 November 2, 1905

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*Pasadena Post*: March 4, 1921; August 24, 1931

*Pasadena Star-News*: May 5, 1993

*South Pasadena Review*: October 26, 1966; November 27, 1991

Internet Resources, including California Index, California Death Index,  
 Gale Biography Master Index, Ancestry.com and Historic *Los Angeles  
 Times* Database.

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The Building Biographer

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Archts. Kavanaugh & Barnes are preparing plans of a large two story frame residence of the Old English type with open timber and cement plaster treatment to exterior, to be erected in the Oaklawn tract at South Pasadena, for the Oaklawn Improvement Co. It will contain ten rooms and have sandstone porch piers and buttresses; hardwood floors and finish, tile bath rooms—high grade plumbing, plate and coppered glass windows, electric wiring, etc.

Builder and Contractor  
July 20, 1905; p. 1

Archts. Kavanaugh & Barnes are taking bids for a large two story frame and plaster residence to be built in the Oaklawn tract, South Pasadena, for the Oaklawn Improvement Co. It will contain 10 rooms and attic and have half timber and plaster work to exterior, stone porch piers and buttresses, hardwood floors and finish, tile bath rooms, high grade plumbing, plate and coppered glass windows, electrical appliances and lighting and up-to date in every particular.

Builder and Contractor  
August 24, 1905; p. 1

### **Frame Residence.**

J. M. Kellerman owner, Kavanaugh & Barnes architects, F. O. Engstrum Co. contractor; all labor and material (except plumbing) for a two-story nine-room frame residence on lot 15 and part of lot 16, Oaklawn tract, South Pasadena. Limit not stated. Amount \$12,591. Payments \$2000 ready for plastering; \$2500 plastering and stone work done; \$2500 standing finish on; \$2500 completed and accepted; \$3091 in 35 days after. No bond attached.- Filed Oct. 26.

Builder and Contractor  
November 2, 1905; p. 4

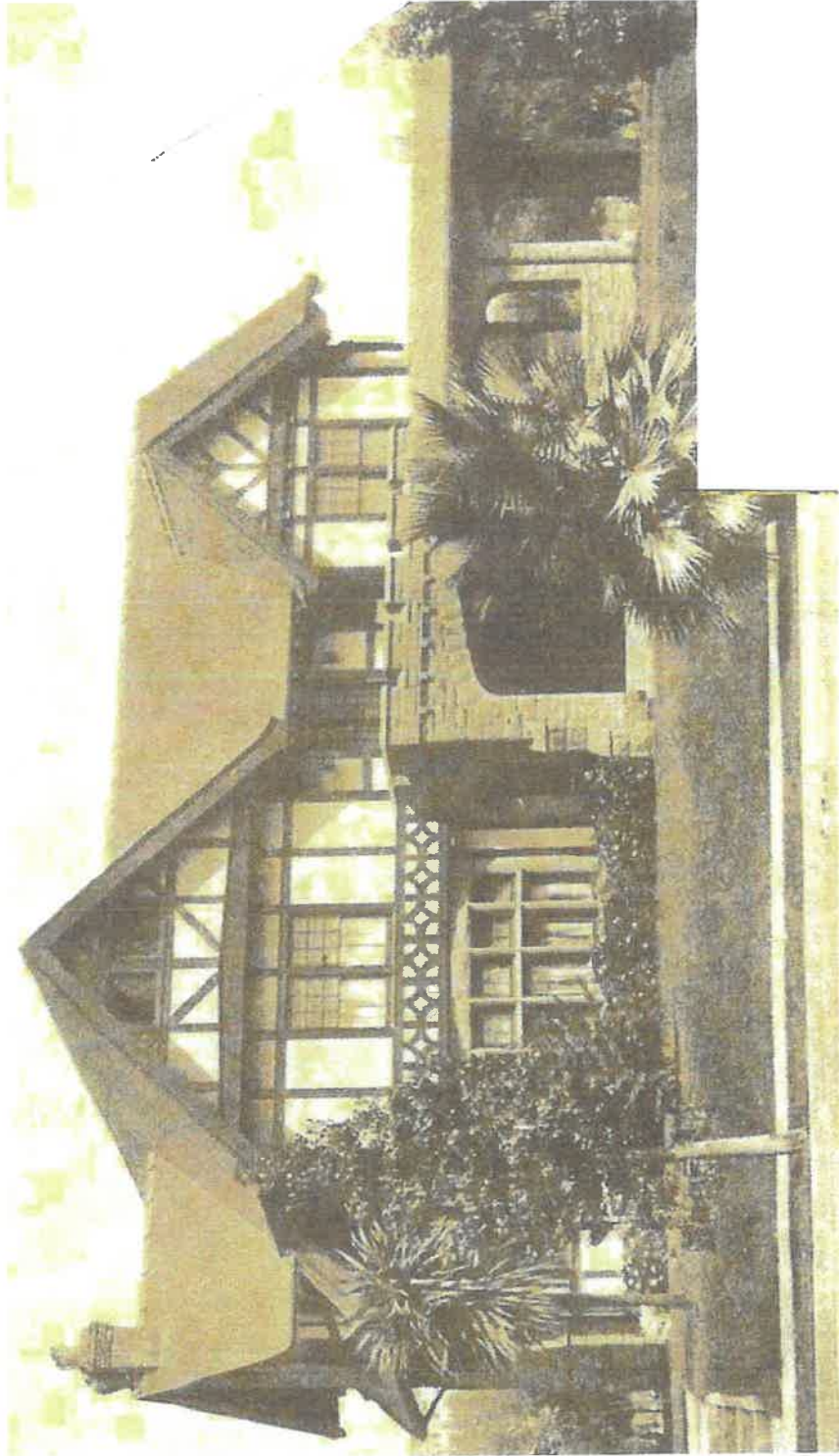
**KAVANAUGH, John Francis.**  
 Architect. Res. 946 Denver ave.; office,  
 922 California Bldg., Los Angeles, Cal.  
 Born in Euclid, O., Aug. 7, 1880; son of  
 John Francis and Mary (Westropp)  
 Kavanaugh. Attended public schools of  
 Euclid, O., 1886-88; St. Joseph's Catho-  
 lic School, Nottingham, O., 1888-92;  
 Euclid high school, 1898; Shaw acad-  
 emy, E. Cleveland, O.; graduated from  
 Case School of Applied Science, Cleve-  
 land, 1899; studied mechanical drawing  
 and attended Cleveland School of Art,  
 1899. First employed as clerk with Root  
 & McBride Co., Cleveland, 1899-1900;  
 architectural draftsman with Searles  
 & Hirsh, Cleveland, 1900-02; steel struc-  
 tural draftsman and estimator, 1902-03;  
 Clifford Iron Works, Cleveland, 1903-04.  
 Moved to Los Angeles in 1904, where he  
 was employed as architectural draftsman  
 by Henry L. Wilson; established firm  
 of Kavanaugh & Barnes, 1906; engaged  
 in business for himself under name of  
 J. F. Kavanaugh Building Co., 1908-  
 09; in Redlands, 1910-11; returned to  
 Los Angeles in August, 1911, since which  
 time he has been actively engaged in  
 the practice of his profession with  
 George F. Costerisan.

**F. O. ENGSTRUM, FORMER  
CITIZEN, DIES ON EAST COAST**

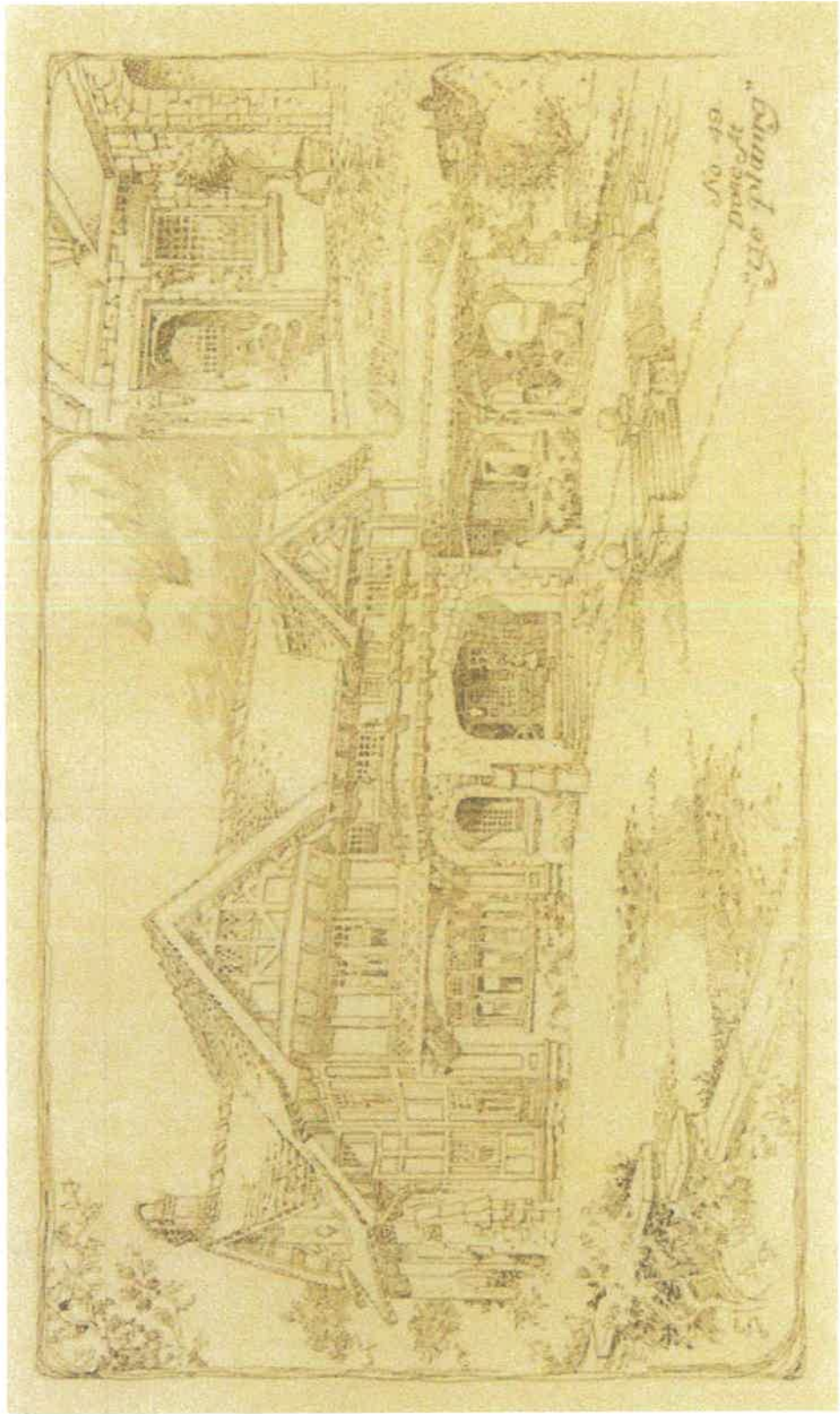
F. O. Engstrum, of Los Angeles, one of the well-known builders and contractors, who until a few years ago was very active in this city, died yesterday at noon at Newburn, N. C., at the age of 74 years. The Los Angeles man went to North Carolina several weeks ago to oversee the construction of some concrete ships being built for the government by the Newport Shipbuilding company, of which he was president.

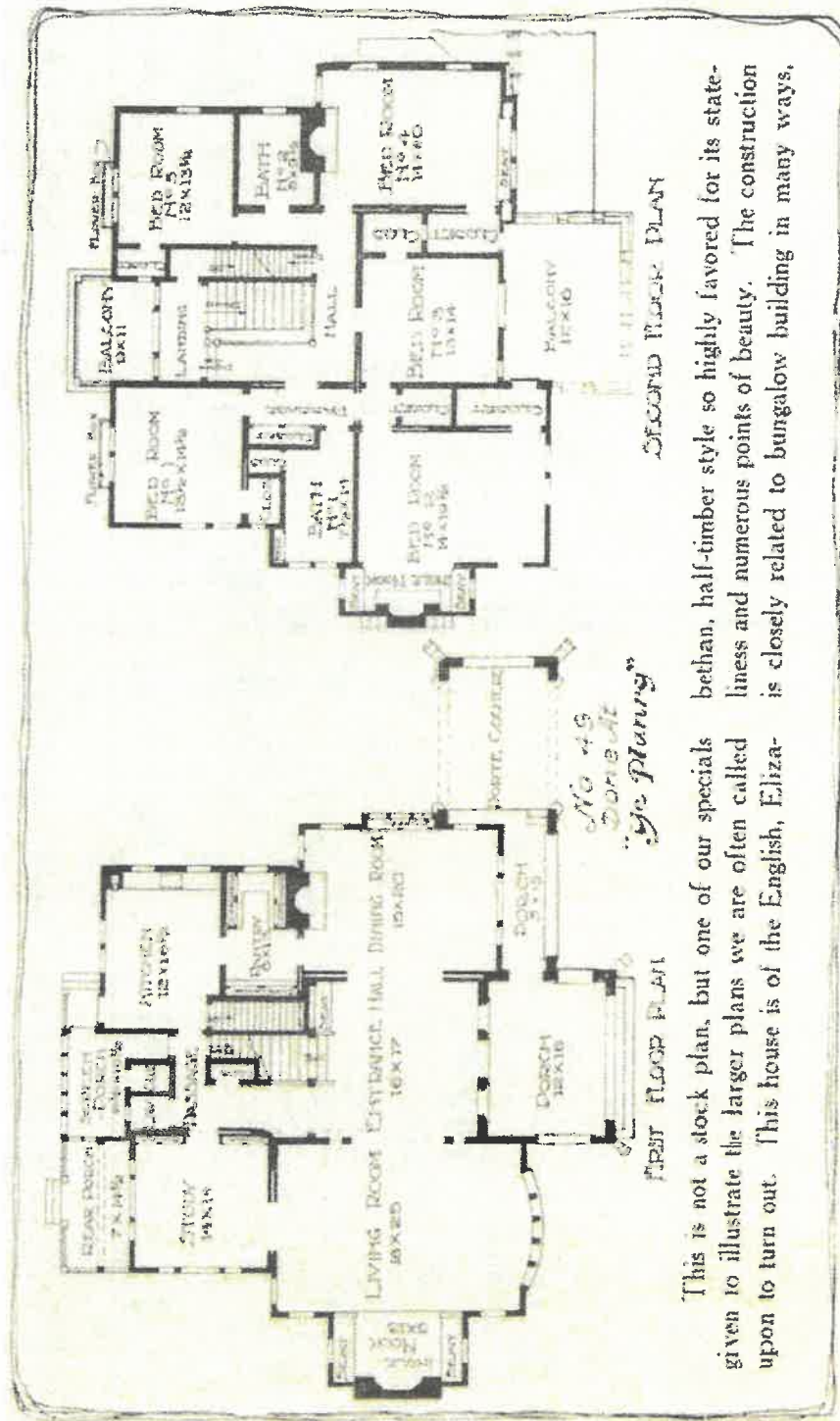
On May 31 he was stricken with apoplexy and seemed to be making a good recovery until yester morning, when he began to fall rapidly. News of his death was received in Los Angeles yesterday by Paul Engstrum, a son, in a telegram from his brother and sister, F. E. Engstrum and Mrs. H. W. Bryant, and by Mr. Bryant, the son-in-law. Funeral arrangements will probably not be made until after the arrival of the son and daughter with the body, late this week. They were to have started west today.

Mr. Engstrum, whose wife died last January, erected some of the largest buildings in Los Angeles, and the construction company bearing his name operated in many cities west of Chicago. The late builder was a member of many fraternal organizations and clubs in Los Angeles.—Los Angeles Times.



Ye Planry Building Company (1908)  
p. 16+





This is not a stock plan, but one of our specials bethan, half-timber style so highly favored for its state-  
 given to illustrate the larger plans we are often called lines and numerous points of beauty. The construction  
 upon to turn out. This house is of the English, Eliza- is closely related to bungalow building in many ways.

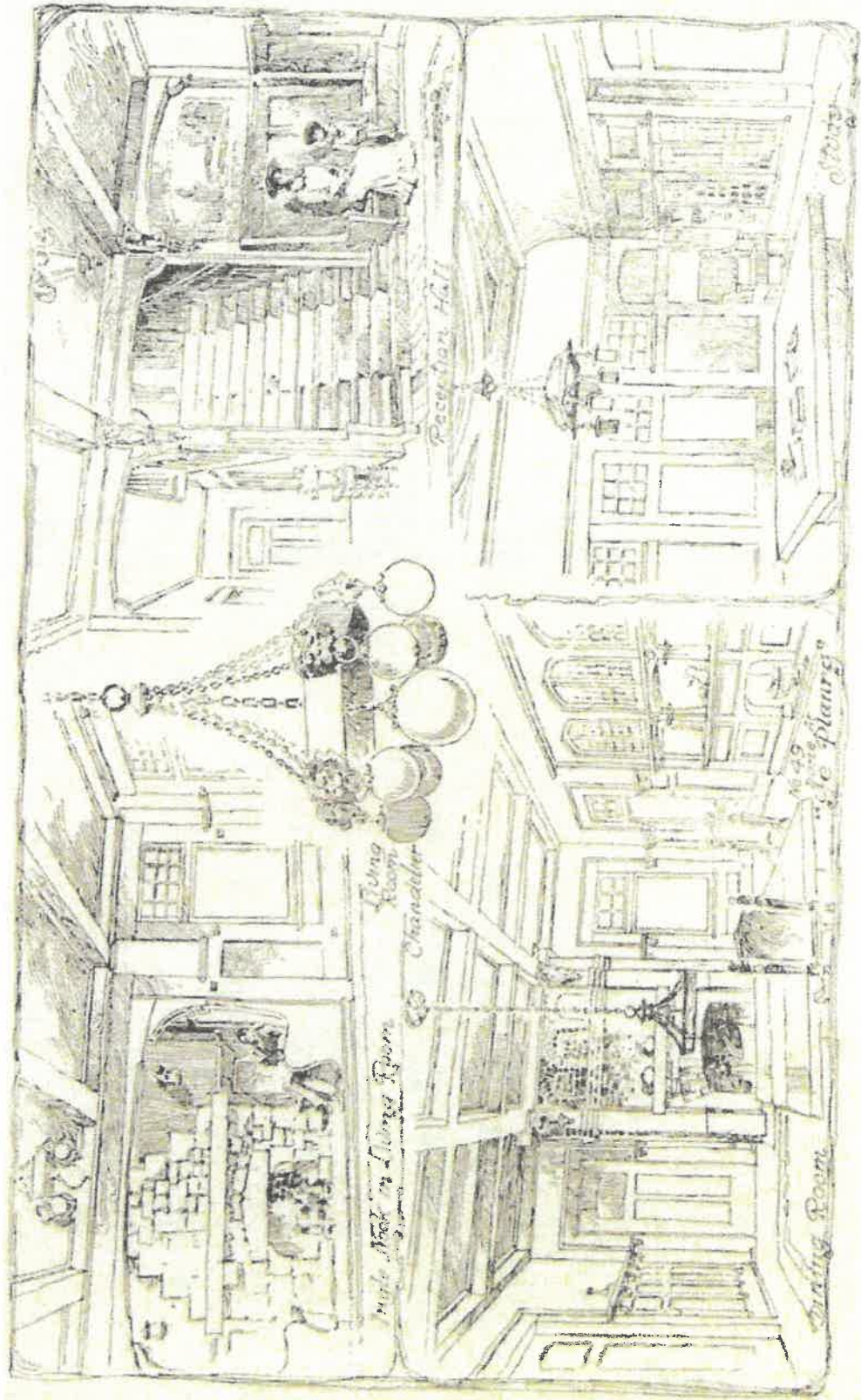
an example of which is the open cornice and exposed rafters. The first story is sandstone laid in courses of broken ashlar. The rest of the structure is in the usual materials, half timber, half plaster. The general effect is of a house well suited to a knoll or any spacious grounds. The walls are buttressed to receive the thrust of arches or general strains. The porte cochere gives width to the building. Characteristic of this style, the windows are grouped. The bay illustrates this feature. Lattices also appear. The composition of the gables adds greatly to the beauty and harmony of the design. The roof is tiled over all, and the chimneys are surmounted by old fashioned pots.

Entering, one sees that the house is built on axes, one axis running through the dining room, living room, and angle nook, another the shorter, running through the porch, entrance hall, and stairway. Various elements balance on the right and left of the axes. At the stairway, an arch appears each side of a middle arch. The buffet has a window each side. The mantel in the dining room is centered between door and window. Another fireplace

radiates cheer in the angle nook. It will be seen that the continuous arrangement of the main rooms makes the house convenient for entertaining. The study, however, is placed for perfect seclusion. It has two entrances, from the living room and hall, and a separate porch in the rear that may be entered through French windows. The bedrooms are arranged in suites, with toilets between. They are well lighted and ventilated and a saving of wall space is secured in them by means of sliding doors. They are well supplied with closets and drawers---as indeed, are the other parts of the house. Balconies are found in the rear and front of the bedroom story. In the attic there are a billiard room and servants' rooms.

Our limited space forbids a description of the beautiful interior finishing of the house; but for illustration we may mention the study, with its ornamental stucco ceiling. Birdseye maple panels extend to the height of its doors. When the doors are closed the effect is of continuous unbroken panels. No mouldings are used; but the natural grain of the wood, which shows finely, is a sufficient ornament. Notice the five small sketches of the interior.





Study

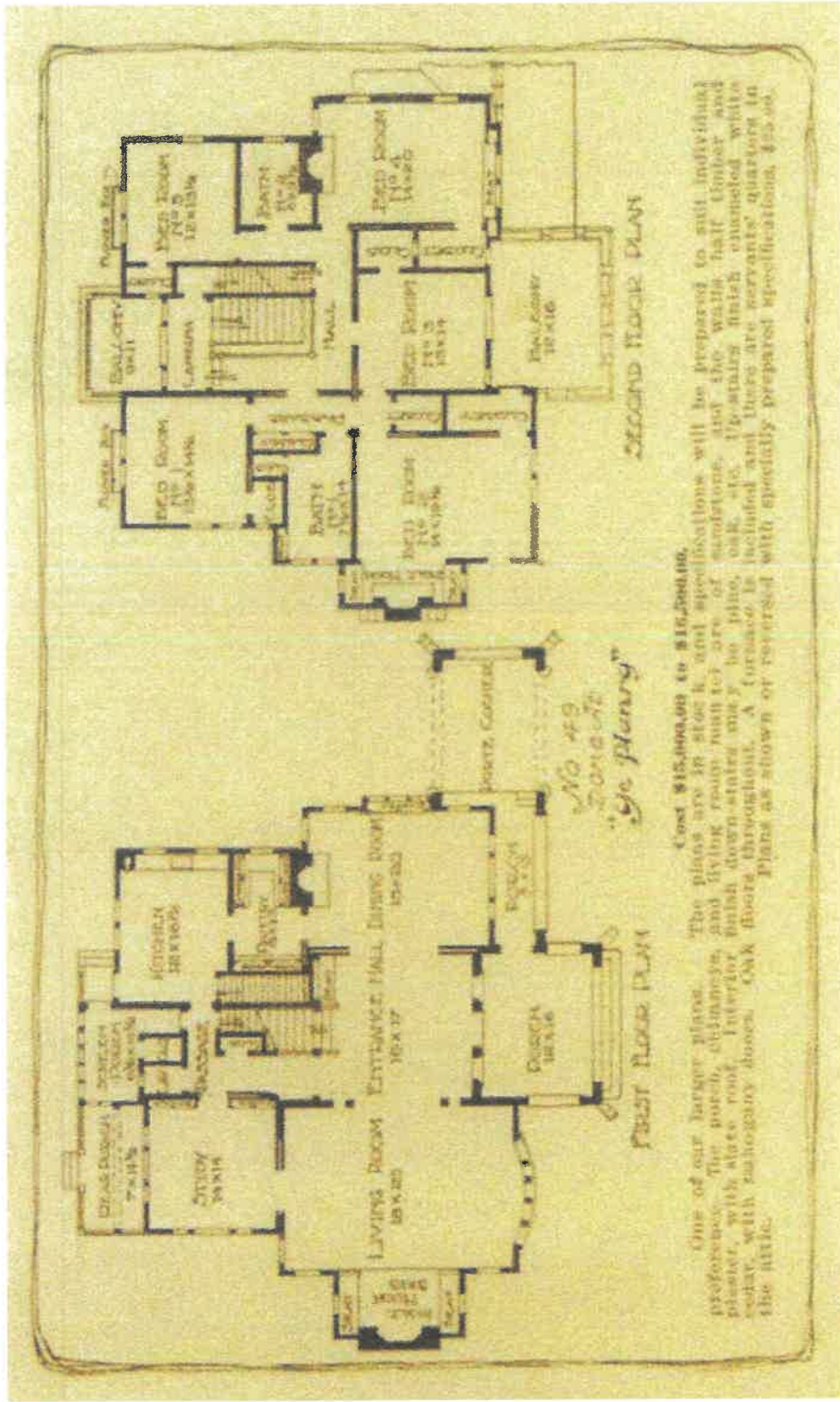
Living Room

Reception Hall

Chandelier

Dining Room

No. 49  
The Pharmacy



Ye Planry Building Company (1911)  
p. 36



**J. M. KELLERMAN** The oil industry has been a profitable one to many a man in Southern California, and the tall derricks and clumsy machinery which detract from the beauty of the green fields and vacant lots have brought wealth to many of California's adopted sons. Such a one is J. M. Kellerman, who was born in western Pennsylvania, January 29, 1860, the son of Joseph Kellerman, now deceased, and Mary A. (Ginter) Kellerman. He was educated in the schools of that state, and until 1881 was employed in the oil fields of Pennsylvania, leaving there for Wyoming in 1881, and about the middle of January, 1882, coming to Los Angeles. For three years he worked for the Pacific Coast Oil Company at Pico Canyon, Newhall, Cal., going thence to Trinity county, Cal., where he engaged in mining for a year. He was then attracted to the southernmost part of the state, locating for a time at San Diego and Coronado Beach, where he was engaged in sinking a well for water for the Coronado Beach Company. On his return to Los An-

geles he re-entered the oil industry, contracting for Stewart & Hardison, and drilling for oil. Of late years he has retired from active business life, being now free to enjoy the genial and health-giving climate of his adopted home. Fraternally he is a member of the P. B. O. Elks No. 99.

The wife of Mr. Kellerman was Maud Wilson, the daughter of John W. and Virginia (Butler) Wilson.



**DUDLEY CONNER**, lawyer and banker, was born in Clarinda, Iowa, June 23, 1867, son of Bayard Taylor and Elizabeth (Conner) ~~Conner~~. His father was a merchant. Dudley C. ~~Conner~~ received his preliminary education at public schools in Indian Territory (later Oklahoma) and Kansas City, Mo. He attended the University of Missouri during 1887-89 and Kansas City School of Law (later part of the University of Missouri) in 1889-90. Admitted to the Oklahoma bar in the latter year, he practiced law intermittently in Okmulgee and Tulsa, Okla., from that time until 1931. During most of this period he maintained a private practice of general law, but for a brief period he was associated with the Independent Petroleum Association of America, serving as treasurer in 1922-21. Additionally, he was assistant county attorney of Johnson County in 1911-12 and county judge of Okmulgee County in 1916-17 and again in 1918-19, and in 1927 he became a member of the Oklahoma Supreme Court Commission, an auxiliary to the state's Supreme Court. He was also general counsel and vice-president of the First National Bank & Trust Co., Tulsa, during 1917-19 and general counsel of the Homestead Realty Co., Tulsa, from 1929 to 1942. Meanwhile, ~~Conner~~ became increasingly interested in the field of banking, and in 1931 he moved to California, where he joined the Security First National Bank, Los Angeles, the largest trust business on the West Coast. Made trust officer of the Pasadena branch in the same year, he became vice-president in 1943 and continued in that capacity until his retirement in 1953. In the field of trusteeship his chief interests were taxation and estate planning, and he was the author of a number of articles for professional journals on these subjects and on oil. Active in public and civic affairs, in 1948-49 he served the American Association for the United Nations as chairman of the Southwest regional advisory committee and vice-president of the Pasadena area chapter, as well as treasurer of the Southern California Council for the United Nations Educational, Scientific and Cultural Organization. An early leader in promoting activities and cultural opportunities for foreign students in this country, he helped found the Visiting International Students' Association, which spread throughout the world. In Pasadena he served as chairman of the committee which set up the city's fire and Police Department Retirement Fund. During the First World War he was an ensign in the U.S. Naval Reserve, and from 1924 to 1927 he was a member of the Oklahoma

Soldiers Relief Commission. He was also active in the American Legion, serving as department judge advocate and in 1927-28 department commander for the state of Oklahoma. ~~Conner~~ was a member of the American, Oklahoma, California, Los Angeles County and Pasadena bar associations, American Bankers Association, Independent Petroleum Association of America, Pasadena Chamber of Commerce, Delta Tau Delta, and the Masonic order (Shiner). He was an honorary life member of the Rotary Club of Pasadena. His religious affiliation was with the Presbyterian church. Politically a Democrat, he was named to the staff of the governor of Oklahoma in 1927. Reading and music were his main leisure time interests, and he was a charter member of The Masters, a Pasadena organization of business and professional men who were fond of music. He was married in Kansas City, Kans., May 11, 1925, to Troy, daughter of Samuel Dudley Baxter of Sulphur, Okla. Dudley C. ~~Conner~~ died without issue in South Pasadena, Calif., Oct. 23, 1966.

## 412 OAKLAWN

\$26,500—This modern white stucco plaster residence, convenient to transportation. Large lot. House facing south, commands a fine view. First floor—living room, library, lavatory, dining room, butler's pantry, kitchen. On the second floor there are five family bedrooms, two family baths and three maids' rooms. This is one of the finest houses in the city, being offered at a bargain. Do not overlook this opportunity.

**BLANKENHORN-HUNTER CO.**

210 E. Colorado St.

Colorado 226.

Pasadena Post  
March 4, 1921; p. 3

**South Pasadena**

Garage—1 sto; W. W. Kendall, own, 412  
Oakland St; W. W. Webb, bldr, 310 W 2nd  
St; \$1300

Builder and Contractor  
September 9, 1911; p. 29

CITY OF SOUTH PASADENA  
BUILDING AND ALLIED PERMITS

LOCATION *412 CARLANN AVE*

LOT

BLOCK

TRACT

OWNER *MRS. O. HILL*

DESCRIPTION *RE ROOF*

\$ *700.-*

DATE	NUMBER	CLASSIFICATION	CONTRACTOR	PERMIT FEE
<i>8-16-44</i>	<i>12663</i>	BUILDING	<i>ALL WEATHER RFR. Co</i>	<i>20</i>
		ELEC. WIRING		
		ELEC. FIXTURES		
		PLUMBING		
		SEWER		
		HOUSE CONN.		
		DRIVEWAY		
		FURNACE		

CITY OF SOUTH PASADENA  
BUILDING AND ALLIED PERMITS

LOCATION 412 OAK LAWN AVE

LOT 15 BLOCK TRACT 139

OWNER MR & MRS REHBOCK LEWIS

DESCRIPTION OPEN GARAGE & SHELTER BLDG

\$ 1500. -

DATE	NUMBER	CLASSIFICATION	CONTRACTOR	PERMIT FEE
11-28-45	13903	BUILDING	DAY LABOR	40.
		ELEC. WIRING		
		ELEC. FIXTURES		
		PLUMBING		
		SEWER		
		HOUSE CONN.		
		DRIVEWAY		
		FURNACE		

CITY OF SOUTH PASADENA Edition of 1958 BUILDING DEPARTMENT

# JOB CARD

Address: 412 Oaklawn Date: Sept 10, 1958

Owner: Ray Ferris

Contractor: Federal Elec. Service Co.

Permit Number: 40257 Value: \_\_\_\_\_ Fee: 5.00

Job: 1-100 Amp Service 1-220V rec - 1 range

Rough Inspection \_\_\_\_\_ Final Inspection 9-19-58

J. Ferguson  
Inspector

Inspector \_\_\_\_\_  
3-703

CITY OF SOUTH PASADENA

JOB CARD

ADDRESS: 412 Oak Lawn Avenue DATE: July 25, 1963

OWNER: R. Lewis

CONTRACTOR: J. W. Lytle Corp. 2383 E. Walnut St., Pasadena

PERMIT NUMBER: 52477 VALUE: \$1,229.00 FEE: \$9.00

JOB: Reroof Residence at 235# Comp. Shingles

ROUGH INSPECTION

*Not ready 7-26-63  
8-2-63*

*Job Comp. Shingles over 1 Comp. Shingles. Total Roof job solid.*

*Original Shingles around the back  
to be indicated for construction.*

FINAL INSPECTION 8-8-63

INSPECTOR: Lombard

LENDER'S NAME & ADDRESS

JOB ADDRESS  
 NUMBER & STREET 412 Oaklawn

APPLICATION FOR A BUILDING PERMIT  
 BUILDING DEPARTMENT • CITY OF SOUTH PASADENA, CALIFORNIA  
 TELEPHONE 799-9101 • 682-2175

CONTRACTOR <u>Poss Co.</u>	ST. LIC. NO. <u>35221</u>
MAIL ADDRESS <u>171 S. Los Robles Pasa.</u>	PHONE <u>7934154</u>
ARCHITECT ENGINEER <u>Kariotis</u>	ST. LIC. NO.
MAIL ADDRESS <u>1414 S. Fair Oaks, S. Pas.</u>	PHONE
OWNER <u>REHBOCK LEWIS.</u>	PHONE <u>799 6002</u>
MAIL ADDRESS	

DESCRIPTION OF WORK				
NEW	ADDITION	ALTERATION	REPAIR	DEMOLISH
			<input checked="" type="checkbox"/>	
FLOOR AREA (SQ. FT.)		NO. OF STORIES		NO. OF DWELLING UNITS
PRESENT BLDG. USE	PROPOSED BLDG. USE			
DESCRIBE WORK TO BE DONE	<u>Repair Chimneys</u>			
<u>damaged by earthquake</u>				
NOTE! PROVIDE PLOT PLAN ON BACK OF ORIGINAL COPY				
EXTERIOR WALL MATERIAL <u>Brick</u>	ROOFING MATERIAL			
LOT WIDTH	LOT DEPTH	LOT AREA		
VALUATION: NOTE! INCLUDE ALL LABOR, MAT., WIRING, PLMG., HEAT, ETC. \$ <u>800.00</u>				
PLAN CHECK FEE & VALIDATION				

BUILDING DEPARTMENT USE ONLY				
LOT	BLOCK	TRACT		
USE ZONE	FIRE ZONE	OCC.	TYPE BUILD.	
REQUIRED SET BACKS	FRONT	SIDE	SIDE	REAR
ENG. DEPT. APPROVAL	ZONING APPROVAL			
PERMIT FEE				
APPROVED W/OUT PLANS	PERMANENT PLAN	CHECKER'S APPROVAL		

WHEN PROPERLY VALIDATED BELOW, THIS FORM CONSTITUTES A PERMIT FOR THE WORK DESCRIBED HEREON.

1577±26 N -0.00 DD

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 inspection has been received.

[Signature]  
 SIGNATURE OF CONTRACTOR OR AUTHORIZED AGENT

NUMBER & STREET: 412 OAKLAWN

JOB ADDRESS

APPLICATION FOR A BUILDING PERMIT  
 BUILDING DEPARTMENT • CITY OF SOUTH PASADENA, CALIFORNIA  
 TELEPHONE 799-9101 • 682-2175

CONTRACTOR FOSS CONSTR. CO	ST. LIC. NO. 35221
MAIL ADDRESS 171 S. LOS REALS RD PASADENA	PHONE 799-5454
ARCHITECT ENGINEER	ST. LIC. NO.
MAIL ADDRESS	PHONE
OWNER KRENBOK LEWIS	PHONE 799-6002
MAIL ADDRESS 412 OAKLAWN	

DESCRIPTION OF WORK				
NEW	ADDITION	ALTERATION	REPAIR	DEMOLISH
			<input checked="" type="checkbox"/>	
FLOOR AREA (SQ. FT.)		NO. OF STORIES		NO. OF DWELLING UNITS
PRESENT BLDG. USE		PROPOSED BLDG. USE		
DESCRIBE WORK TO BE DONE: REPAIR EARTHQUAKE DAMAGE TO WALLS & CEILING THROUGH OUT HOUSE; REPAIR OR REPLACE FIRE PLACE & CHIMNEY				
NOTE! PROVIDE PLOT PLAN ON BACK OF ORIGINAL COPY				
EXTERIOR WALL MATERIAL		ROOFING MATERIAL		
LOT WIDTH	LOT DEPTH	LOT AREA		
VALUATION: NOTE! INCLUDE ALL LABOR, MAT., WIRING, PLMG., HEAT, ETC. \$ 5,000 <sup>00</sup> <sup>00</sup> 700				
PLAN CHECK FEE & VALIDATION				

BUILDING DEPARTMENT USE ONLY				
LOT	BLOCK	TRACT		
				TYPE BUILD.
USE ZONE	FIRE ZONE			
REQUIRED SET BACKS	FRONT	SIDE	SIDE	REAR
ENG. DEPT. APPROVAL	ZONING APPROVAL			
PERMIT FEE	6			
APPROVED W/OUT PLANS	PERMANENT PLAN	CHECKER'S APPROVAL		

WHEN PROPERLY VALIDATED BELOW, THIS FORM CONSTITUTES A PERMIT FOR THE WORK DESCRIBED HEREON.

1344215 K -0.00 BP

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 inspection has been received.

*Don Jordan*

SIGNATURE OF CONTRACTOR OR AUTHORIZED AGENT

PERMANENT

BUSINESS SYSTEMS

NUMBER & STREET: 412 OAKLAWN  
 JOB ADDRESS

APPLICATION FOR A SWIMMING POOL PERMIT  
 BUILDING DEPARTMENT • CITY OF SOUTH PASADENA, CALIFORNIA  
 TELEPHONE 799-9101 • 682-2175

CONTRACTOR <u>SEPTEMBER POOLS</u>	STATE LIC. NO.
MAIL ADDRESS <u>3546 MTN. VIEW PAS. CAL</u>	CITY BUS. LIC. <u>795-7883</u>
ENGINEER <u>TIBOR GATER</u>	PHONE <u>795-3881</u>
MAIL ADDRESS <u>1710 N. LA BREA N. HOLLYWOOD</u>	STATE LIC. NO. <u>SE 1122</u>
OWNER <u>JAY BERGER</u>	PHONE <u>876-7212</u>
MAIL ADDRESS <u>412 OAKLAWN AVE</u>	PHONE

NOTE! PROVIDE PLOT PLAN ON BACK OF ORIGINAL COPY


POOL SIZE 36 x 16

EST. CAPACITY 21,200 GALS.  PRIVATE  SEMI-PRIVATE

TYPE FILTER Swim Quip 51 BACKWASH INTO \_\_\_\_\_

VALUATION (NOTE: INCLUDE LABOR, MATERIAL, ELECTRICAL, HEATING, PLUMBING) \$ 900  
 PLAN CHECK FEE & VALIDATION

1 160 025 018.00A

INFORMATION PROVIDED BY BUILDING DEPARTMENT				
LOT NO.	BLOCK NO.	TRACT		
REQUIRED SETBACKS	FRONT	SIDE	SECTIONAL SHEET SIDE	REAR
APPROVALS				
ENGINEERING DEPT.	ZONING			
CHECKER'S APPROVAL 	P. C. FEE	\$ _____		
	PERMIT FEE	\$ <u>36.00</u>		

WHEN PROPERLY VALIDATED, BELOW, THIS FORM CONSTITUTES A PERMIT TO DO THE WORK DESCRIBED HEREON.

1 598 2-8 036.00A

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 inspection has been received.



JOB ADDRESS

NUMBER & STREET 412 OAKLAWN AVE.

APPLICATION FOR A BUILDING PERMIT  
 BUILDING DEPARTMENT • CITY OF SOUTH PASADENA, CALIFORNIA  
 TELEPHONE 799-9101 • 682-2175

CONTRACTOR <u>KENCO CONSTRUCTION</u>	ST. LIC. NO. <u>271916</u>
MAIL ADDRESS <u>1175 GREENSHAW BLVD.</u>	CITY LIC. NO.
CITY <u>L.A.</u>	PHONE <u>937 6900</u>
ARCHITECT ENGINEER	ST. LIC. NO.
MAIL ADDRESS <u>DR. BERGER</u>	PHONE <u>None</u>
OWNER <u>DR. BERGER</u>	PHONE <u>None</u>
MAIL ADDRESS <u>412 OAKLAWN DR.</u>	

DESCRIPTION OF WORK				
NEW	ADDITION	ALTERATION	<input checked="" type="checkbox"/> REPAIR	DEMOLISH
FLOOR AREA (SQ. FT.)	NO. OF STORIES	NO. OF DWELLING UNITS		
	<u>2</u>	<u>1</u>		
PRESENT BLDG. USE <u>DWELLING</u>	PROPOSED BLDG. USE <u>SAME</u>			
DESCRIBE WORK TO BE DONE <u>FIRE DAMAGE REPAIR APPROX 20% FRAME &amp; Elect TO Code. TO GO BACK AS WAS.</u>				

NOTE: PROVIDE PLOT PLAN ON BACK OF ORIGINAL COPY

EXTERIOR WALL MATERIAL <u>STUCCO</u>	ROOFING MATERIAL <u>SHINGLE</u>	
LOT WIDTH	LOT DEPTH	LOT AREA

VALUATION: NOTE! INCLUDE ALL LABOR, MAT., WIRING, PLMG., HEAT, ETC. \$50,000

PLAN CHECK FEE & VALIDATION

BUILDING DEPARTMENT USE, ONLY				
LOT	BLOCK	TRACT		
USE ZONE	FIRE ZONE	OCC.	TYPE BUILD.	
REQUIRED SET BACKS	FRONT	SIDE	SIDE	REAR
ENG. DEPT. APPROVAL	ZONING APPROVAL			
PERMIT FEE	<u>374 + SMI = 3.50 = 377.50</u>			
APPROVED W/OUT PLANS <u>Yes</u>	PERMANENT PLAN	CHECKER'S APPROVAL		

WHEN PROPERLY VALIDATED BELOW, THIS FORM CONSTITUTES A PERMIT FOR THE WORK DESCRIBED HEREON.

021 215 377.50A - :

X T. Harwood - agent  
 SIGNATURE OF CONTRACTOR OR AUTHORIZED AGENT

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 inspection has been received.

PERMANENT



**CITY OF SOUTH PASADENA**  
 1414 Mission Street • South Pasadena • California 91030 • 799-9101  
 PLANNING & BUILDING DIVISION

**PLUMBING PERMIT**

department of PUBLIC WORKS

Building Address <b>412 OAKLAWN</b>		
Owner <b>Jay BERGER</b>		
Mailing Address <b>412 OAKLAWN</b>		
City <b>So Pas.</b>	Zip	Tel. <b>622-2276</b>
Contractor <b>Marcour Halman Plumbing</b>		
Address <b>266 Mandersy Rd</b>		
City <b>So Pas.</b>	Zip	Tel. <b>799-3115</b>
State, City & Zip <b>CA 91030</b>	City Lic. No.	

**0071 • LICENSED CONTRACTOR'S DECLARATION**  
 I hereby affirm that I am licensed under provisions of Chapter 9 (commencing with Section 7600) of Division 3 of the Business and Professions Code, and my license is in full force and effect.

**OWNER-BUILDER DECLARATION**  
 I hereby affirm that I am exempt from the Contractor's License Law for the following reasons:  
 I, as owner of the property, or my employees with wages no their sole compensation, will do the work, and the structure is not intended or offered for sale.  
 I, as owner of the property, am exclusively contracting with licensed contractors to construct the project.  
 I am exempt under Sec. \_\_\_\_\_, D. & P. C. for the reason: \_\_\_\_\_

Date \_\_\_\_\_ Owner \_\_\_\_\_

**WORKERS' COMPENSATION DECLARATION**  
 I hereby affirm that I have a certificate of consent to self-insure, or a certificate of Workers' Compensation Insurance, or a certified copy thereof, (S.C. 3800, Labor Code).  
 Policy No. **92-052432** Company **State Farm**  
 Copy is filed with the city.  Certified copy is hereby furnished.

**CERTIFICATE OF EXEMPTION FROM WORKERS' COMPENSATION INSURANCE**  
 (This section need not be completed if the permit is for one hundred dollars (\$100) or less.)  
 I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the Workers' Compensation Laws of California.  
**NOTICE TO APPLICANT:** If, after making this Certificate of Exemption you should become subject to the Workers' Compensation provisions of the Labor Code, you must forthwith comply with such provisions or this permit shall be deemed revoked.

I certify that I have read this application and state that the above information is correct. I agree to comply with all city and county ordinances and state laws relating to building construction, and hereby authorize representatives of this city to enter upon the above-mentioned property for inspection purposes.

Signature of Applicant \_\_\_\_\_ Date \_\_\_\_\_  
 Mailing Address \_\_\_\_\_  
 City, State, Zip \_\_\_\_\_

CONST. HRS. 8 AM - 7 PM ONLY

APPLICATION FOR A PLUMBING PERMIT  
 BUILDING DIVISION • CITY OF SOUTH PASADENA, CALIFORNIA  
 TELEPHONE 799-9101

PROPOSED USE	NO. EACH FIXTURE	USE ZONE	NO. EACH FIXTURE
BATHTUBS		ACC. SINKS	WASHING MACHINES
STALL SHOWERS		FLOOR SINKS AND DRAINS	WATER HEATERS
LAVATORYS		"P" TRAPS	VENTS
WATER CLOSETS		GARBAGE DISPOSALS	WATER PIPE
URINALS		DISHWASHERS	SPRINKLER SYSTEM
KITCHEN SINKS		LAUNDRY TRAYS	DRINKING FOUNTAINS

TOTAL FOR ABOVE FIXTURES	@ 4.00	\$
SAND OR GREASE TRAPS	@ 5.00	\$
GAS PIPE SYSTEM, 1-5 OUTLETS	5.00	\$
+ EACH ADDITIONAL OUTLET	1.00	\$
SOIL OR VENT PIPE ALTER OR REPAIR	4.00	\$
DILUTING TANK OR WATER SOFTENER	7.00	\$
BUILDING DRAIN, ALTER OR REPAIR	8.00	\$
SEWERS, CESSPOOLS, SEPTIC TANKS	@ 12.00	\$ <u>12.00</u>
SWIM POOL	20.00	\$
ADDITIONAL INSPECTION	@ 10.00	\$
INVESTIGATION FEE		\$
OTHER		\$
BLANKET PERMIT	6.00	\$
PLUMBING PERMIT	1.00	\$ <u>5.00</u>
<b>FINAL</b>		\$ <u>17.00</u>

**BUILDING & SAFETY**  
 REC. DATE: 2/1/52

VALUATION OF ABOVE WORK \$ \_\_\_\_\_  
 P. C. FEE AND VALIDATION \$ \_\_\_\_\_  
 PERMIT FEE \$ 17.00  
 INVESTIGATION FEE \$ \_\_\_\_\_ TOTAL FEE \$ 17.00

PROCESSED BY <i>[Signature]</i>	SPEC. COND.
PERMIT NO. <b>1370</b>	VALIDATION DATE <b>2-19-52</b>

WHEN PROPERLY VALIDATED, THIS FORM CONSTITUTES A PERMIT

**CITY OF SOUTH PASADENA**  
 1414 Mission Street • South Pasadena • California 91030 • (818) 799-9101  
 PLANNING & BUILDING

**BUILDING PERMIT**

Building Address <b>412 OAKLAWN AVE.</b>			U.B.C. Edition <b>91</b>	Type Const. <b>VN</b>	Occ. Load	Occ. Group <b>R-3</b>
Lot No.	Tract	Tract	USE ZONE <b>SFD</b>	Variance Required		Appr.
Owner <b>JAY BERGER</b>			Lot Size			
Mailing Address <b>412 OAKLAWN AVE</b>						
City <b>SO. PASA.</b>	Zip <b>91030</b>	Tel. <b>(818) 441-1416</b>	VALUATION: \$ <b>2,256</b>			
Contractor <b>ED SYLVIS CONSTRUCTION</b>			BUILDING FEE <b>(old) 81.03</b> <b>99 75</b>			
Address <b>981 ELIZABETH ST.</b>			S.M.I. FEE <b>50</b>			
City <b>PASADENA</b>	Zip <b>91104</b>	Tel. <b>(818) 791-2300</b>	F PLAN CHECKING FEE <b>(old) 81.04</b> <b>64 25</b>			
State Lic. & Classif. <b>662926 B</b>	City Lic. No. <b>8354</b>		E Energy Compl. Fee			
Arch. (Eng.) Designer <b>TOM PURKISS</b>			S Penalty			
Address <b>4529 ANG. CREST #108</b>			SPECIAL INSP.			
City <b>LA CANADA</b>	Zip <b>91011</b>	State Lic. No. <b>S3291</b>				
Proposed Construction <b>INSTALL FOUNDATION ANCHORS</b>			PERMIT NO. <b>017379</b>	WORKERS COMP. EXP. <b>6-1-96</b>	PROCESSED BY: <b>BB</b> Date: <b>8-14-95</b>	
Sq. Ft. <b>EXPIRED</b>	No. Stories <b>2</b>	No. Units	LICENSED CONTRACTOR'S DECLARATION			
<input type="checkbox"/> New <input type="checkbox"/> Add. <input type="checkbox"/> Alter. <input type="checkbox"/> Repairs <input type="checkbox"/> Demolition			I hereby affirm that I am licensed under provisions of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code, and my license is in full force and effect. Exp. Date <b>1-31-97</b> Signature of Contractor <i>[Signature]</i>			
WORKER'S COMPENSATION DECLARATION I hereby affirm that I have a certificate of consent to self-insure or a certificate of Worker's Compensation Insurance or a certified copy thereof (Sec. 3800, Lab. C.). Policy No. <b>NWIC 30426002</b> Company <b>SOLDEN EAGLE</b>			OWNER-BUILDER DECLARATION I hereby affirm that I am exempt from the Contractor's License Law for the following reason: (Sec. 7031.5, Business and Professions Codes) Any city or county which requires a permit to construct, alter, improve, demolish, or repair any structure, prior to its issuance also requires the applicant for such permit to file a signed statement that he is licensed pursuant to the provisions of the Contractor's License Law, Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code, or that he is exempt therefrom, and the basis for the alleged exemption. Any violation of Section 7031.5 by any applicant for a permit subjects the applicant to a civil penalty of not more than five hundred dollars (\$500). <input type="checkbox"/> I, as owner of the property, or my employees with wages as their sole compensation, will do the work, and the structure is not intended or offered for sale. (Sec. 7044, Business and Professions Code) The Contractor's License Law does not apply to an owner of property who builds or improves thereon and who does not work himself or through his own employees, provided that such improvements are not intended or offered for sale. If, however, the building or improvement is sold within one year of completion, the owner-builder will have the			
CERTIFICATE OF EXEMPTION FROM WORKER'S COMPENSATION INSURANCE I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the Worker's Compensation Laws of California. Date _____ Applicant _____						
CONSTRUCTION LENDING AGENCY I hereby affirm that there is a construction lending agency for the performance of the work for which this permit is issued. (Sec. 3197 Civil						



**City of South Pasadena**  
 1414 Mission Street  
 South Pasadena, CA 91030  
 Office Hrs: 7:30 am to 5:00 pm, M-F  
 Phone Number (626) 403-7220  
 Insp. Request (626) 403-7226

SITE ADDRESS <b>412 OAKLAWN AVE</b>	PAGE
ASSESOR'S PARCEL NUMBER	ADDITIONAL INFORMATION / LEGAL DESCRIPTION
OWNER'S NAME <b>PETER VAUGHN</b>	ZIP CODE <b>91030</b>
STREET ADDRESS <b>412 OAKLAWN AVE</b>	STATE <b>CA</b>
CITY <b>SOUTH PASADENA</b>	PHONE NUMBER <b>626-799-7937</b>
PRINCIPAL DESIGNER'S NAME <b>CORRY-SCHLUETER</b>	LICENSE NO. <b>6625545</b>
STREET ADDRESS <b>487 CALIFORNIA TOLLAGE</b>	STATE <b>CA</b>
CITY <b>PASADENA</b>	ZIP CODE <b>9105</b>
PHONE NUMBER <b>626-791-5594</b>	CONTRACT PERSON <b>GEORGE COREY</b>
CONTRACTOR'S NAME <b>CORRY-SCHLUETER Co</b>	PHONE NUMBER <b>626-791-5594</b>
STREET ADDRESS <b>487 CALIFORNIA TOLLAGE</b>	CONTRACTOR'S NAME <b>CORRY-SCHLUETER Co</b>
CITY <b>PASADENA</b>	STATE <b>CA</b>
LICENSE NUMBER <b>625545</b>	ZIP CODE <b>9105</b>
PHONE NUMBER <b>626-791-5594</b>	EXPIRATION DATE <b>2-29-2000</b>
WORKERS COMPENSATION INSURANCE COMPANY NAME <b>STATE FUND</b>	
WORKERS COMP. INSURANCE POLICY NUMBER <b>2-29-016255</b>	EXPIRATION DATE <b>4-19</b>

**BUILDING PERMIT APPLICATION**

**OWNER-BUILDER DECLARATION**  
 I hereby affirm under penalty of perjury that I am exempt from the Contractor's License Law for the following reason (Section 7031.5 of the Business and Professions Code):  
 I own the property, or my employees with wages as their sole compensation will do the work, and the structure is not intended or offered for sale to the public.  
 I am exclusively contracting with licensed architects or engineers to construct the project (Section 7044 of the Business and Professions Code).  
 I am exempt under Section \_\_\_\_\_, Business and Professions Code.  
 Check the following reason:  
 Signature: \_\_\_\_\_ Date: \_\_\_\_\_

**LICENSED CONTRACTOR'S DECLARATION**  
 I hereby affirm that I am licensed under provisions of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code, and my license is in full force and effect.  
 Signature: \_\_\_\_\_ Date: 2-2-99

**WORKERS' COMPENSATION DECLARATION**  
 I hereby affirm under penalty of perjury one of the following declarations:  
 I have and will maintain a certificate of consent to self-insure for workers' compensation, as provided by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued.  
 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 listed in the left column of this application.  
 I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the workers' compensation laws of California, and I agree that if I should become subject to the workers' compensation provisions of Section 3700 of the Labor Code, I shall forthwith comply with those provisions.  
 Signature: \_\_\_\_\_ Date: 2-2-99

**CONSTRUCTION LENDING AGENCY**  
 See the back of this form for required statement

**AUTHORIZATION OF ENTRY**  
 I certify that I have read this application and state that the information given is correct. I agree to comply with all federal and state laws and city ordinances relating to building construction, and I authorize a representative of this City to enter upon the property for which I have applied for this permit for the purpose of making inspections.  
 Name: GEORGE COREY  
 Signature: \_\_\_\_\_ Date: 2-2-99

DESCRIPTION OF WORK <b>KITCHEN REMODEL</b>	
OCCUPANCY GROUP <b>R-3</b>	TYPE OF CONSTRUCTION <b>A</b>
OCCUPANCY GROUP	AREA
NUMBER OF STORIES	FIRE SPRINKLERS <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
STATISTICAL CLASSIFICATION NO.	PLANNING FILE NO.
INITIAL VALUATION <b>\$ 20,100</b>	REVISED VALUATION <b>\$</b>
PLAN CHECK FEE <b>101-5200-003</b>	DATE <b>2-2-98</b>
ADDITIONAL PLAN CHECK FEE <b>\$</b>	DATE
PLAN CHECK NUMBER	INITIALS
ADDITIONAL PLAN CHECK NUMBER	INITIALS
<input type="checkbox"/> SCHOOL FEES PAID	<input type="checkbox"/> SCADAD
<input type="checkbox"/> SANITATION DIST. PAID	<input type="checkbox"/> INDUSTRIAL WASTE APPROVAL
<input type="checkbox"/> HEALTH DEPT. APPROVAL	<input type="checkbox"/> OSHA PERMIT OBTAINED
<input type="checkbox"/> FIRE DEPT. APPROVAL	<input type="checkbox"/> PUBLIC WORKS FEES PAID
BUILDING PERMIT FEE <b>\$ 463.84</b>	ISSUANCE FEE <b>\$ 23.50</b>
SMIP FEE <b>\$</b>	PLAN MAINTENANCE FEE <b>\$</b>
<b>101-5200-004 TOTAL \$ 519.72</b>	PERMIT NUMBER <b>002651</b>
DATE OF FINAL <b>6-23-99</b>	DATE <b>2-2-99</b>

**412 OAKLAWN**

DESCRIPTION OF WORK  
 Reroof Over Existing  Tear-Off and Reroof  
 New Plywood and Roof  Metal Roof o/Existing  
 Other Remove Existing 30yr Comp  
Install new 30 yr Comp  
(ENTRANCE ONLY)

TYPE OF STRUCTURE  
 RESIDENTIAL  NONRESIDENTIAL

AREA  
 1,000 SQUARES / SQ FT

INITIAL VALUATION \$ 7,000 REVISED VALUATION \$

**PRE-ROOF INSPECTION IS REQUIRED**

**DO NOT COVER THE ROOF UNTIL APPROVAL FROM THE CITY BUILDING INSPECTOR HAS BEEN OBTAINED**

**ANY PORTION OF THE ROOF WHICH IS COVERED WITHOUT INSPECTION SHALL BE ENTIRELY UNCOVERED AT THE EXPENSE OF THE APPLICANT**

BUILDING PERMIT FEE \$ 111.30

ISSUANCE FEE \$ 26.00

Compass Building for  
Compass Building for

PERMIT NUMBER #-337312 TOTAL \$ 137.90

INITIALS MM DATE 6/12/12

DATE OF BIRTH 6/21/12 FINAL BY MM

**REROOF APPLICATION**

**OWNER-BUILDER DECLARATION**

I hereby affirm under penalty of perjury that I am exempt from the Contractor's License Law for the following reason (Section 7031.5 of the Business and Professions Code):

I, as owner of the property, or my employees with wages as their sole compensation, will do the work, and the structure is not intended or offered for sale (Section 7004 of the Business and Professions Code).

I, as owner of the property, am exclusively contracting with licensed contractors to construct the project (Section 7004 of the Business and Professions Code).

I am exempt under Section \_\_\_\_\_, Business and Professions Code for the following reason: \_\_\_\_\_

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

**LICENSED CONTRACTOR'S DECLARATION**

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

Signature: Stan J. Jackson Date: 6-12-12

**WORKERS' COMPENSATION DECLARATION**

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

I have and will maintain a certificate of consent to self-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.

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 listed in the left column of this application.

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

Signature: Stan J. Jackson Date: 6-12-12

**CONSTRUCTION LENDING AGENCY**

See the back of this form for required statement

**AUTHORIZATION OF ENTRY**

I certify that I have read this application and state that the information given is correct. I agree to comply with all federal and state laws and city ordinances relating to building construction, and I authorize a representative of this City to enter upon the property for which I have applied for this permit for the purpose of making inspections.

Name: Stan J. Jackson Date: 6-12-12

Signature: Stan J. Jackson

**City of South Pasadena**  
 1414 Mission Street  
 South Pasadena, CA 91030  
 Office Hrs: 7:30 am to 5:00 pm, M-Th  
 7:30 am to 4:00 Friday  
 Phone Number (626) 403-7220  
 Insp. Request (626) 403-7226



ASSESSOR PARCEL NUMBER PAGE PARCEL

ADDITIONAL INFORMATION / LEGAL DESCRIPTION

OWNER'S NAME Peter Vaughn

STREET ADDRESS 412 OAKLAWN AVE

CITY S. PASADENA STATE CA ZIP CODE 91030

PHONE NUMBER (909) 413-9723

PRINCIPAL DESIGNER'S NAME MINA LICENSE NO

STREET ADDRESS MINA STATE CA ZIP CODE

CITY MINA

PHONE NUMBER MINA

CONTACT PERSON MINA

PHONE NUMBER MINA

CONTRACTOR'S NAME ALT Roofing Inc.

STREET ADDRESS 7375 Day Creek Blvd #103-52

CITY Rancho Cucamonga STATE CA ZIP CODE 91739

LICENSE CLASS C-39 LICENSE NUMBER 920460 EXPIRATION DATE 4-30-14

PHONE NUMBER (909) 413-9723

WORKER'S COMPENSATION INSURANCE COMPANY NAME State Fund

WORKER'S COMP INSURANCE POLICY NUMBER 05028892011 EXPIRATION DATE 3-24-13

Form 597 B.W.A.  
**BUILDING DESCRIPTION BLANK**

No. 158716 Index 5317  
 Tract 139- 16

Lot No. 158716 Block No. \_\_\_\_\_

Examined by M.C. Date 12/9/22

CLASS	EXTERIOR	HEATING	TRIMMINGS
Single	By 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, Mat Lath	Stove	Ornamental
Flat	" Wood Lath		
Apartment	Shakes, Rustic	PLUMBING	INSIDE FINISH
Factory	Siding, B & B	No. of Fixtures	Plain
Garage	Brick, P or C		Ornamental
Shed	Corr. Iron		Stock
Barn	ROOF		Special
Church	Flat Hip	Good, Medium	BUILT-IN FEATURES
School	Gables, Dormers	Cheap	Buffet
Store	Cut up, Ordinary	Sewer	Patent Bed
Storage	Plain, Gravel	Ceaspool	Refrigerator
	Tile, Shingle	LIGHTING	Bookcase
	Corr. Iron	Gas, Electric	Plain
	Composition	Good	Ornamental
FOUNDATION	CONSTRUC- TION	Medium	CONDITION
Stone	Good	Cheap	Good
Concrete	Medium		Medium
Brick	Cheap		Poor
Wood			Built

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

Remarks: \_\_\_\_\_

**OWNER**

No. of Permit \_\_\_\_\_  
 Date of " 2830  
 Amt. of " \$ \_\_\_\_\_  
 City Factor Checked \_\_\_\_\_  
 Regulations Checked \_\_\_\_\_  
 Entered in Map Book 211  
 Contained M.C.  
2830  
211

**BUILDING VALUES**  
 No. Cu. Ft. \_\_\_\_\_  
 No. Sq. Ft. 4526  
 At \$ \_\_\_\_\_  
 Bldg. Cost \$ 16400  
 Bamt. Cost \$ 12800  
 Heat Cost \$ \_\_\_\_\_  
 Garage Cost \$ 1000  
 Total Cost \$ 17400  
 Depreciation \_\_\_\_\_  
 Utility Dep. \_\_\_\_\_  
 Depreciated Val. 12916  
 Assessed Value 3460  
2480 1280



FORM 4 **PARCEL** 1530  
**Building Description Blank** Index **5317**  
 LOS ANGELES COUNTY ASSESSOR'S OFFICE  
 ST. No. **412 OAKDAWN AVE.** BOOK **16**  
 TRACT **139** PAGE **16**

LOT No. **15516** BLOCK NO.  
 EXAMINED BY **Lavers** DATE **11-26-1946**

<b>CLASS</b> Bungalow Single Double Residence California Dwelling Cottage Factory Warehouse Church School Garage Barn Stable Shed Poultry House Store Auto Court Bungalow Court Flat Studio Apartment No. Units Area per: Unit Room Pib. Flct.	<b>EXTERIOR</b> 1-1 1/2 2 3 Story Suede Rustic Shakes G & B Siding Shingle Sheet Steel T & G Wide Siding Knotty Pine Vertical Siding Plaster on Tile Asbestos Siding Brick Veneer Corrugated Iron Flat Galv. Iron Transite Frame Wood Steel	<b>HEATING</b> Fireplace Single Dbl. Insulation Gas Furnace No. Pipes Units Gas Radiators Elec. Heaters Blower Furnace Floor Furnace Wall Heaters Ventilating Sys. Washed Air Refrig. Air N.P.	<b>EXT. FEATURES</b> Steel Sash All Part Cop. Spouts Screens Galv. " " Trim-Tile Plaster " Stone Wood Brk. Cornice Boxed
	<b>FOUNDATION</b> Concrete Hillside Cross Walls Steel Joists Pier	<b>ROOF</b> Flat 1/4 1/2 2/3 3/4 Hip Shed Monitor Gables Dormers Sawtooth Cut up Copper Shingle Shakes Gravel sheet Steel Slate Corrugated Iron Flat Galv. Iron Composition Comb-Single Asbestos Shingles Transite Tile Trim Tile 1/4 1/3 1/2 3/4 Full Wood Steel Truss Span ft.	<b>PLUMBING</b> No. of Fixtures Cheap Medium Good Special
<b>BASEMENT</b> feet x feet x feet deep sq. ft.		<b>LIGHTING</b> Cheap Medium Good Special	<b>BUILT-INS</b> Refrigerator Elec. Gas Ice Buffet Bookcases Patent Beds Cedar Closets Venetian Blinds

Check Sanitas		B	1	2	3	BUILDING VALUE						
Living Room	( )					Year	1947					
Living-Dining Combination	( )					No. Sq. Feet	558					
Bedrooms	( )					@ \$	90					
Dressing Rm.	( )					Build. Value	502					
Bathroom	( )					Bas't. Value						
" No Tub	( )					Garage Value						
Tile ( ) ( )	( )					Office Value						
Kitchen	( )					Other Value						
Stst. R. or H.	( )											
Plank ( )	( )											
Howd. Floors	( )											
Howd. Doors	( )											
Howd. Finish	( )											
P. C. by Gate	%					P.C. Val.						
							Total Value	502				

Year	Depr.	Spec. Depr.	Depr. Value	Assessed Value	Year	Depr.	Spec. Depr.	Depr. Value	Assessed Value
1947			502	250					
57	107			260					

LOCATION IF CUT

BY

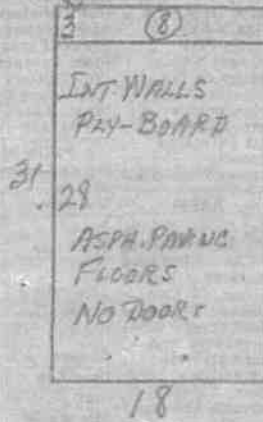
DATE

E. ON M. B. ON

BY

DATE

STORAGE



31 x 18 = 558 #

PART OF

OWNER'S NAME <i>R. LEWIS</i>			
C. F. CHECKED	PERMIT NO.	DATE	AMOUNT
COMPT. CHECKED <i>5</i>	<i>13903</i>	<i>11-22-95</i>	<i>1500</i>
E. ON <i>50</i>			<i>CAR &amp; SHELTER</i>
M. B.			
DATE <i>1/1/96</i>			
COMPARED			

FORM 6 **PANCEL 15 30** Index **5317**  
**Building Description Blank** BOOK  
 LOS ANGELES COUNTY ASSESSOR'S OFFICE PAGE **16**  
 ST. NO. **412 OAKLAWN AVE.**  
 TRACT **139**

---

LOT No. **15 316** BLOCK No. \_\_\_\_\_  
 EXAMINED BY **LAWSON** DATE **11-26** 19**46**

CLASS Bungalow Single Double Residence California Dwelling Cottage Factory Warehouse Church School Garage Barn Shed Paulltry House Store Auto Court Bungalow Court Flat Apartment No. Units Area per Unit Room Pib. Flxt.	EXTERIOR 1/2 2 3 Story Stucco Rustic Shakes G & B Siding Shingle Sheet Steel T & G Wide Siding Knotty Pine Vertical Siding Plaster on Tile Asbestos Siding Brick Veneer Corrugated Iron Flat Galv. Iron Transite Frame: Wood Steel	HEATING Fireplace Single Dbl. Insulation Gas Furnace No. Pipes Units Gas Radiators Elec. Heaters Blower Furnace Floor Furnace Wall Heaters Ventilating Sys. Washed Air Refrig. Air H.P.	EXT. FEATURES Steel Sash All Part Cop. Spouts Screens Galv. " " Trim-Tile, Plaster " Stone, Wood, Brk. Cornice Boxed
	ROOF Flat 1/4 1/2 2/3 3/4 Hip Shed Munter Gables Dormers Sawtooth Cut up Copper Shingle Shakes Gravel Sheet Steel Slate Corrugated Iron Flat Galv. Iron Composition Compe Shingle Asbestos Shingles Transite Tile Trim	PLUMBING No. of Fixtures Cheap Medium Good Special	INSIDE FINISH Plaster Sand, Putty Interior Stucco Knotty Pine Ply.-Bd. Gypsum Celotex Plaster-Board Walls Paneled Paint Paper Unfinished Woodwork, Plain Fy

FOUNDATION  
 Concrete Brick  
 Hillside Stone  
 Cross Walls Wood  
 Steel Joists Pierst

BASEMENT  
 feet x feet x feet deep sq. ft.  
 @ sq. ft.

Check Sanitas B I 2 3  
 Living Room Year **1947**  
 Living-Dining Combination No. Sq. Feet **432**  
 Bedrooms @ \$ **90**  
 Dressing Rm. Build. Value **358**  
 Bathroom Bsn't. Value  
 " No Tub Garage Value  
 Tile ( ) ( ) Office Value  
 Kitchen Other Value  
 Dfyt. B. or N. Plank ( ) Hdwd. Floors FENCE **180**  
 Hdwd. Doors  
 Hdwd. Finish

P. C. by Date % P. C. Val.

Total Value **568**

Year	Depr.	Spec. Depr.	Depr. Value	Assessed Value	Year	Depr.	Spec. Depr.	Depr. Value	Assessed Value
1947			568	280					
59	100			300					

BUILDING VALUE

CLASSIFICATION  
 Cheap Medium Good Special  
 Depr. Rate  
 Good Spec'l

BUILT-INS  
 Refrigerator  
 Elec. Gas, Ice  
 Buffet Bookcases  
 Patent Beds  
 Cedar Closets  
 Venetian Blinds

BUILT **3 1/4**  
**1946**

1.09

LOCATION IF CUT

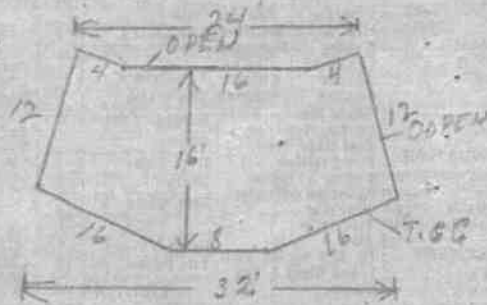
BY

DATE

E. OR M. S. OR

BY

DATE



$$2 \times \frac{4+16}{2} \times 12 = 240$$

$$\frac{8+16}{2} \times 16 = 192$$

$$\frac{240 + 192}{2} = 216$$

CONCR FLOOR  
 GOOD FIRE PLACE  
 1 CHEAP PLUMBING  
 ALL PAINTED INT & EXT.

FENCE:

8 FT. T. & G. BOARD - PAINTED  
 APPR 300 LIN. FT AT 60 = \$180  
 22.10  
 delete

OWNER'S NAME	R. LEWIS			PART OF
C. F. CHECKED	PERMIT NO.	DATE	AMOUNT	
COMPT. CHECKED	13903	11-25-45	1500	
E. OR M. S.			GAR. & SHELTER	
DATE	1/27/46			
COMPARED				

FORM 6 **PARCEL 15 30**

## Building Description Blank

LOS ANGELES COUNTY ASSESSOR'S OFFICE

Index **5317**  
BOOK  
PAGE **14**

ST. No. **412 OAKLAND AVE**

TRACT **139**

---

LOT No. **15 & 16** BLOCK No.

EXAMINED BY **Lawn** DATE **11-26-1944**

<b>CLASS</b>	<b>EXTERIOR</b>	<b>HEATING</b>	<b>EXT. FEATURES</b>
Bungalow Single Double Residence California Dwelling Cottage Factory Warehouse Church School Garage Barn Shed Poultry House Sters Auto Court Bungalow Court Flat Apartment No. Units Aron per. Unit Room Pib. Fixt.	1 1/2 2 3 Story Stucco Rustic Shakes B & B Siding Shingle Sheet Steel T & G Wide Siding Knotty Pine Vertical Siding Plaster on Tile Asbestos Siding Brick Veneer Corrugated Iron Flat Galv. Iron Transite Frame: Wood Steel	Fireplace Single Dbl. Insulation Gas Furnace No. Pipes Units Gas Radiators Elec. Heaters Blower Furnace Floor Furnace Wall Heaters Ventilating Sys. Washed Air Refrig. Air H.P.	Steel Sash All Part Cop. Spouts Screens Galv. " Trim-Tile, Plaster Stone, Wood, Brk. Cornice Boxed
	<b>ROOF</b>	<b>PLUMBING</b>	<b>INSIDE FINISH</b>
	Flat 1/4 1/2 2/3 % Hip Shed Mansard Gables Dormers Sawtooth Cut up Dopper Shingle Shakes Gravel Sheet Steel Slate Corrugated Iron Flat Galv. Iron Composition Compo Shingles Asbestos Shingles Transite Tile Trim Tile 1/4 1/3 1/2 3/4 Full Wood Steel Truss Span ft.	No. of Fixtures Cheap Good Medium Special	Plaster Sand, Putty Interior Stucco Knotty Pine Ply-Bd. Gypsum Celotex Plaster-Board Walls Panelled Paint Paper Unflashed Woodwork, Plain Fay
	<b>FOUNDATION</b>	<b>BATH</b>	<b>BUILT-INS</b>
Concrete Brick Millside Stone Cross Walls Wood Steel Joists Piers		Bath Tile Floor Tile-Trim Tile Walls Height Shower Over Tub Stall Tile Walls Glass D'r. Tile Pull'n	Refrigerator Elec., Gas, Ice Buffet Bookcases Patent Beds Cedar Closets Venetian Blinds
<b>BASEMENT</b>		<b>LIGHTING</b>	<b>BUILT</b>
feet x feet x feet deep @ 10. ft.		Cheap Good Medium Special	1946
			<b>CLASSIFICATION</b>
			Cheap M'dium Depr. Rate Good Spec'l

Check	Basins	B	1	2	3	BUILDING VALUE	
Living Room						Year	1947
Living-Dining Combination						No. Sq. Feet	112
Bedrooms						@ \$	75
Dressing Rm.						Build. Value	84
Bathroom						Bas't. Value	
" No Tub						Garage Value	
Tile ( ) ( )						Office Value	
Kitchen						Other Value	
Stat. R. or H.							
FINISH ( )							
Hdwd. Floors							
Hdwd. Doors							
Hdwd. Finish							
P. C. by	Date	%	P.C. Val.				
						Total Value	84

Year	Depr.	Spec. Depr.	Depr. Value	Assessed Value	Year	Depr.	Spec. Depr.	Depr. Value	Assessed Value
47			84	40					
57		101		105					

LOCATION IF CUT

BY

DATE

E. ON M. B. ON

BY

DATE



$8 \times 14 = 112 \text{ } \phi$

ASPH. PAVING FLOOR  
 PAINTED INSIDE & OUT  
 1 CHEAP PLUMBING

OWNER'S NAME R. LEWIS

C. F. CHECKED	PERMIT NO.	DATE	AMOUNT
COMPT. CHECKED <u>8</u>			
E. ON <u>OS</u>			
M. B.			
DATE <u>12/1/46</u>			
COMPARED			





## OAKLAWN

### “The Suburb Deluxe”

In the first decade of the 20<sup>th</sup> century, the City of South Pasadena underwent the most rapid growth in its history. In 1903, the Pacific Electric Railway connected the City with downtown Los Angeles making it ideal for suburban development. Quickly thereafter three South Pasadena tracts opened up: Raymond Villa, Oneonta Park, and Oaklawn.

The Oaklawn Tract, conceived of by the South Pasadena Realty and Improvement Company in 1904 and taken over by the S. W. Ferguson Company, was bounded by Columbia Street on the north, Fremont Avenue on the west, Foothill Street on the south, and the Santa Fe railroad tracks on the east. The developers intended to attract “people of wealth and refinement” who would build fine homes on 53 large lots with “magnificent views” of the San Gabriel Mountains. The fact that Oaklawn was situated on a bluff directly across Fair Oaks Avenue from the Raymond Hotel was also a boasted selling point. Early in 1905, newspaper advertisements began to extol the virtues of the Oaklawn parcels, many of which were still planted with orange trees.

To design the tract, the subdividers employed Charles and Henry Greene who at the time were refining their own style of California domestic architecture. Expressing the desire of the promoters to make the development unique and exclusive, the Greenes created a grand entrance on Columbia Street at Oaklawn Place (later Avenue). The entrance portals, constructed in 1905 by Peter Hall, are made of arroyo stone and mortar with redwood beams and Ludovici clay tile. The abstract details of the gates bear the unmistakable imprint of the Greenes; though the small lamps once hanging delicately out from each portal have been removed. As well as laying out the curving streets (there was once a majestic live oak tree right in the center of Oaklawn Avenue), the Greenes also designed a stone and redwood fence to envelop the tract on its west and north borders. The portals and fence have since been designated a city cultural landmark.

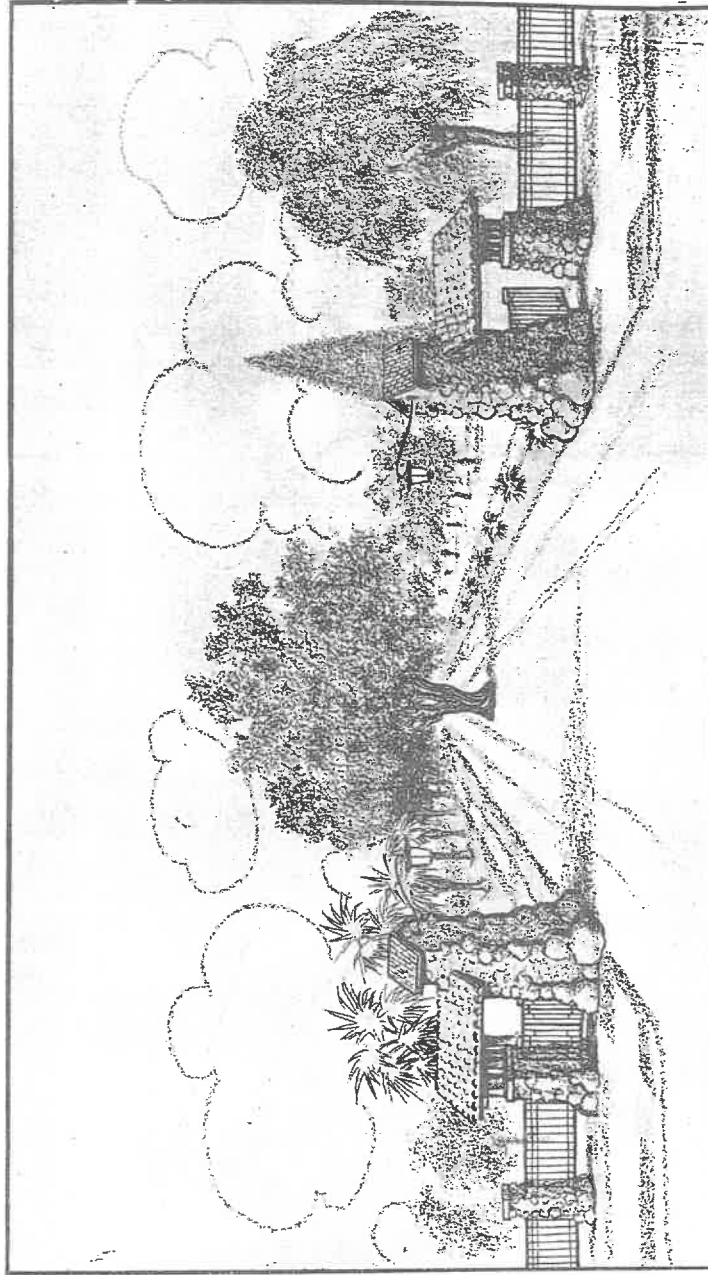
At the south end of Oaklawn Avenue, the Greenes designed a bridge to span the railway tracks, for the purpose of connecting the tract with Fair Oaks Avenue. Near the south terminus of the bridge, they placed a Craftsman-style waiting station made from arroyo boulders and brick. An Italian, Michael de Palo, assisted the Greenes in engineering the reinforced concrete bridge, which contains 45 tons of steel and 20,000 cubic feet of concrete. The construction cost in 1906 was \$20,000. The 340 foot long structure originally had five simple arches, but a sixth support was added at the insistence of the railroad when some cracking was observed on the structure. Today the bridge is used exclusively by pedestrians and, along with the waiting station, has been listed on the National Register of Historic Places.

By 1907, only five houses had been built on the south end of Oaklawn. The Ferguson Company, under financial stress, sold the upper undeveloped seven acres to George W. Stimson and his son G. Lawrence Stimson. The younger Stimson, a renowned architect (he designed what was to become the Wrigley mansion on South Orange Grove in Pasadena), set to work creating what he would advertise as the "Suburb Deluxe." His contractor on many of the homes was Peter Hall, who was frequently used by Greene & Greene. Between 1908 and 1912, Stimson designed many of Oaklawn's finest homes in a variety of styles, including 202, 203, 216, 224, 227, 304, 309, 317, 401, 446, and his own home at 207. Although several of the pre-World War I Oaklawn residences were built on large multi-lot parcels, later additions to the tract tended to be confined to single lots.

Copyright 2013 by Tim Gregory

*(Note: Much of the above description is based on a walking-tour brochure published by the South Pasadena Preservation Foundation in the 1980s.)*

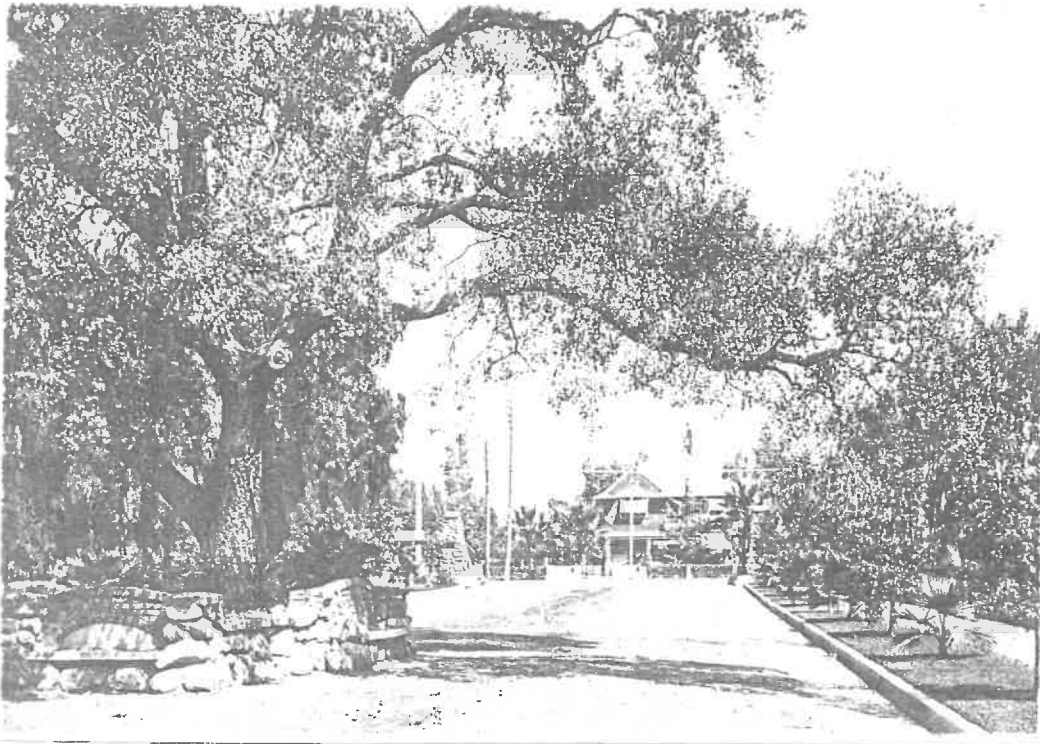
# Oaklawn--A Private Park



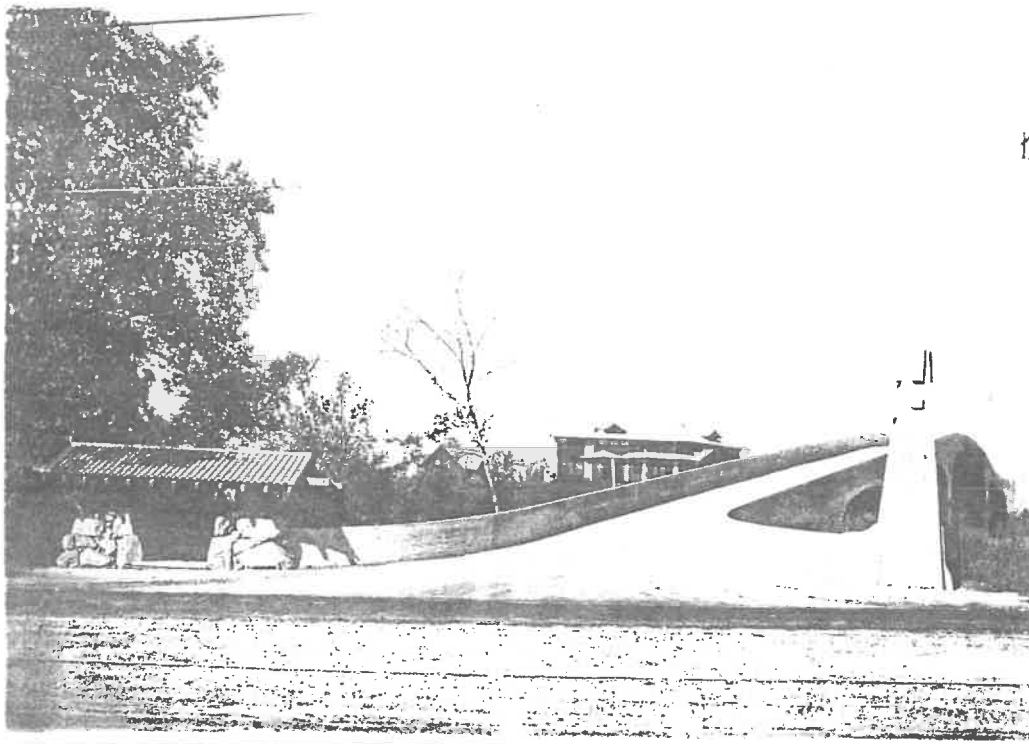
COLUMBIA STREET ENTRANCE TO OAKLAWN PARK

continued...

Pasadena Daily News,  
Tournament of Roses Edition,  
1905  
page 29



Oaklawn Avenue, looking north



PASADENA HISTORICAL MUSEUM  
Album 65, p.169 and 173

Bridge and station, looking west



**OAKLAWN HAS ALL OF THE ATTRAC-  
TIONS THAT OTHER BEAUTIFUL TRACTS  
IN PASADENA POSSESS, BESIDES MANY  
ADVANTAGES NOT ENJOYED BY ANY  
OTHERS IN ALL OF BEAUTIFUL SOUTH  
ERN CALIFORNIA.**

If you are interested in: 1896, also please  
also you are invited to have the owners  
meet you (by appointment) at the entrance  
of the Raymond Hotel, on the Pasadena  
Short Line and drive you all over Pas-  
adena, without expense to you.

**SHOWING ONE SIDE OF GATE  
WAY AND A SECTION OF THE  
UNIQUE COBBLE FENCE AT**

# OAKLAWN

Only three blocks southeast from Orange Grove Ave. Five minutes  
walk from the Raymond Hotel. And one block from the elegant  
homes recently completed for Mrs. Jas. A. Garfield, Mrs. Geo. W.  
Childs, Mr. Samuel W. Allerton, Mr. C. P. Williams and others that  
have made Oaklawn's neighborhood so attractive.

**Lots in Oaklawn Most Favorably Priced**

## S. W. FERGUSON COMPANY

**OWNERS** Home Phone 6166, Sunset Main 1425  
Or at Columbia Street Gateway  
To the Tract, South Pasadena, Block 6861

**SUITE 506 BRALY BUILDING**

PASADENA ADVERTISING CO.

Los Angeles Sunday Times,  
January 29, 1905; Pt V, p. 23

**Homes in Oaklawn**  
Pasadena's Most Exclusive Residence Section  
Near Hotel Raymond. For inspection, Telephone  
REAL ESTATE DEPARTMENT  
**G. LAWRENCE STIMSON CO.**  
624 CHAMBER OF COMMERCE

Pasadena Star,  
December 30, 1911; p. 2

# OAKLAWN

## A Private Park in South Pasadena

OFFICE OF S. W. FERGUSSON CO., Suite 506 Braly Bldg., Los Angeles, Cal.:

### ANNOUNCEMENT

We have placed on the market a subdivision designated as Oaklawn, which is a private park with all modern improvements, designed and dedicated for the use of high-class residences only. This property is exceedingly attractive on account of its location and environment, and also on account of the fact that there are many large live oak trees, and a grove of full bearing orange trees on the tract, supplemented by palms and ornamental shrubbery which have been planted by our company.

St. James park in Los Angeles, and the best portions of Orange Grove Avenue in Pasadena, is the only property in southern California that can be compared with Oaklawn. And we believe that our property is better than property in either St. James Park or Orange Grove Avenue, where prices range from \$60 to \$150 per front foot. We believe that our property will be in demand in six of the next two years at \$100 or \$150 per front foot. For the present, however, we have established a schedule of prices which is about one-half what property of like character can be purchased for in either Pasadena or Los Angeles. The exact location of our property is one block west of the entrance to the Raymond Hotel and three blocks east of Orange Grove Avenue.

In order to induce desirable parties to build at once and thereby assist in a material way in the further development of the property, we make the following offer, which will hold good only for a short period of time, and we reserve the right to withdraw the same at any time without notice.

### OUR SPECIAL OFFER

We will sell from 60 to 100 feet to the right party at our schedule price, and if the purchaser will undertake to erect a house to cost from \$5,000 to \$10,000 immediately, we will deposit 25 per cent of the cost of such house with the South Pasadena Bank, which same shall be paid to the owner of the house when completed. Plans and specifications to be submitted for our approval. To be more explicit, we want four or five houses of the most attractive style and finish to be built in Oaklawn at once, and we will sell the lots whereon such houses are to be erected at our regular schedule prices, which are below what the same class of property can be purchased for in Southern California, and will in addition pay from \$1,250 to \$2,500 of the cost of each house.

For further particulars apply at the office on the ground, one block west of the main entrance to the Raymond Hotel, between 2 and 5 p. m. of any day except Sunday, or write for particulars to 506 Braly Building, Los Angeles, Cal.

S. W. FERGUSSON CO.

**LOCATION**—Oaklawn is located 500 feet west of the main entrance to the Raymond Hotel and 100 feet southeast of Orange Grove avenue. It fronts on Columbia street, where a handsome gateway is being constructed for the entrance to the Park, and adjoins Buena Vista street, where Mrs. George W. Childs, Mrs. James A. Garfield, Samuel W. Allerton and C. P. Williams, have during the past year completed the finest and most attractive residences in California.

**TRANSPORTATION**—All the Electric and Overland Transportation lines in

Southern California converge directly on the east and south of Oaklawn: electric service every five to ten minutes. Time to the business center of Pasadena, five minutes and to Los Angeles, twenty-five minutes.

**PUBLIC UTILITIES**—Water abundant and the best ready for use. Gas—Two companies ready for service. Electric lights—two companies. Telephone—two companies.

**IMPROVEMENTS**—All the modern improvements have been made, such as cement sidewalks, curbs and gutters. Pri-

vate streets graded and macadamized through the property.

**ADORNMENTS**—Contract has been let for the building of a handsome stone gateway and the most attractive exterior fence that our architects could design and that money will create. Large live oaks, peppers, palms and ornamental shrubbery abound, with acres of oranges in bearing. Lawns and small palms have also been planted between sidewalks and curbs.

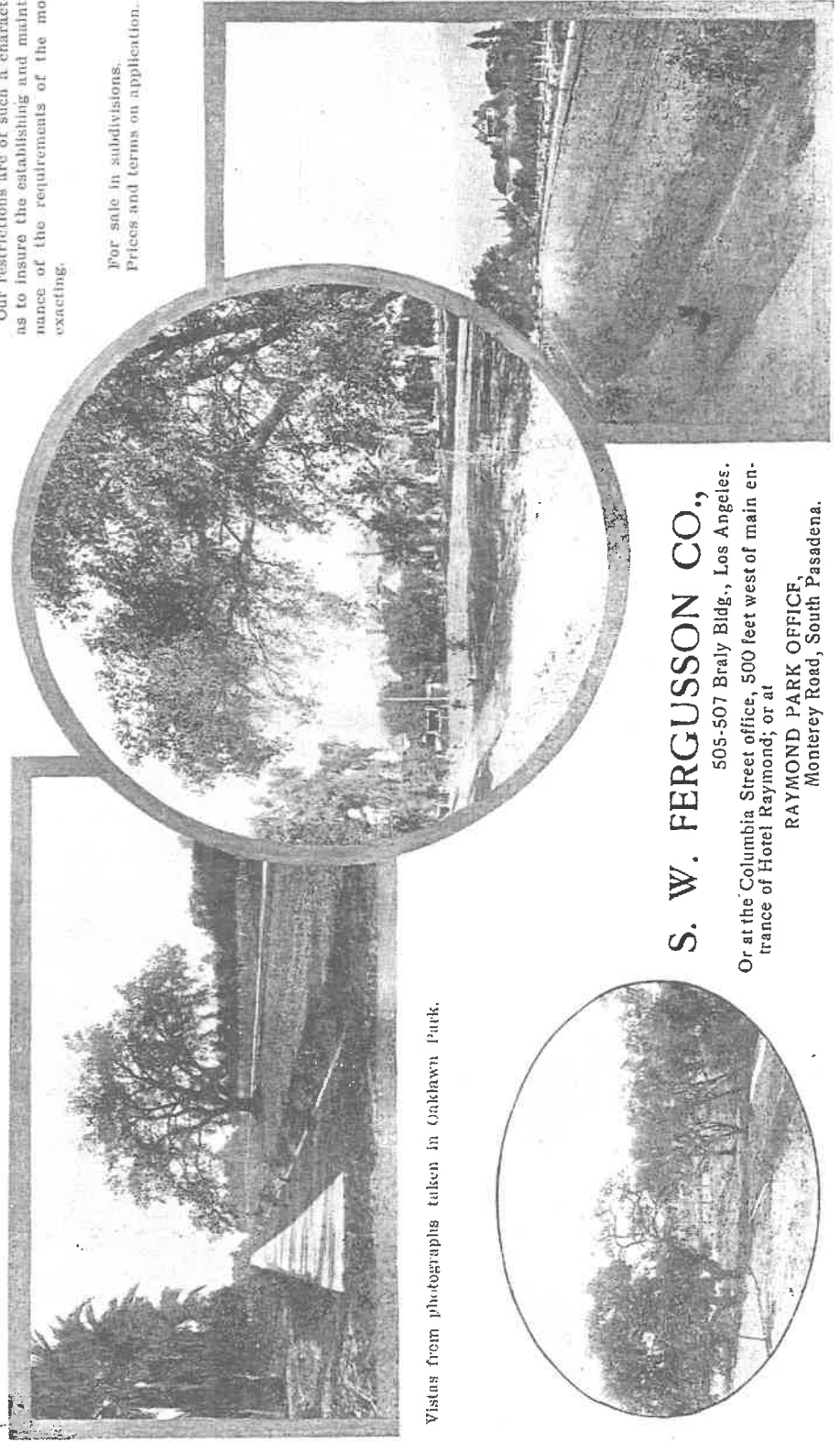
**SCENERY**—From this tract the most picturesque mountain range to the north.

including Mt. Lowe and Mt. Wilson. To the south and east the beautiful San Gabriel Valley and to the south the Pacific Ocean and Catalina Island.

**CONCLUSION**—For climate, location, environment and in fact, all the requirements of the most fastidious will here be found. Anyone wanting low-priced lots need not apply—but to those who want the best in every particular and will appreciate living in the most beautiful and exclusive Private Residence Park in the midst of Pasadena's best improvements, we invite your attention.

Our restrictions are of such a character as to insure the establishing and maintenance of the requirements of the most exacting.

For sale in subdivisions.  
Prices and terms on application.



Views from photographs taken in Oaklawn Park.

**S. W. FERGUSON CO.,**

505-507 Braly Bldg., Los Angeles.

Or at the Columbia Street office, 500 feet west of main entrance of Hotel Raymond; or at

RAYMOND PARK OFFICE,  
Monterey Road, South Pasadena.