NPS Form 10-900
(Oct. 1990)

OMB No. 10024-0018

United States Department of the Interior
National Park Service

DRAFT

National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in *How to Complete the National Register of Historic Places Registration Form* (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

1. Name of Property

historic name Ford Place Historic District

other names/site number

2. Location

street & number 110 – 175 N. Oakland Avenue; 450 - 465 Ford Place; 144 N. Los Robles Avenue ☐ not for publication N/A

city or town Pasadena ☐ vicinity N/A

state California code CA county Los Angeles code 037 zip code 91101

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended, I hereby certify that this ☐ nomination ☐ request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set for in 36 CFR Part 60. In my opinion, the property ☐ meets ☐ does not meet the National Register criteria. I recommend that this property be considered significant ☐ nationally ☐ statewide ☐ locally. (See continuation sheet for additional comments.)

Signature of certifying official/Title Date

State or Federal agency and bureau

In my opinion, the property ☐ meets ☐ does not meet the National Register criteria. (☐ See Continuation sheet for additional comments.)

Signature of certifying official/Title Date

State or Federal agency and bureau

4. National Park Service Certification

I hereby certify that the property is:

- ☐ entered in the National Register.
  - ☐ See continuation sheet.
- ☐ determined eligible for the National Register.
  - ☐ See continuation sheet.
- ☐ determined not eligible for the National Register.
- ☐ removed from the National Register.
- ☐ other, (explain:)

Signature of the Keeper Date of Action

5. Classification

Ownership of Property
(Check as many boxes as apply)

- ☒ private
- ☐ public-local
- ☐ public-State
- ☐ public-Federal

Category of Property
(Check only one box)

- ☐ building(s)
- ☒ district
- ☐ site
- ☐ structure
- ☐ object

Number of Resources within Property
(Do not include previously listed resources in count.)

Contributing	Noncontributing	
10	4	buildings
1		sites
		structures
		objects
11	4	Total

Name of related multiple property listing
(Enter "N/A" if property is not part of a multiple property listing.)

Number of Contributing resources previously listed in the National Register

1

6. Function or Use

Historic Functions
(Enter categories from instructions)

Domestic / single dwelling
Domestic / multiple dwelling
Social / clubhouse
Landscape / garden

Current Functions
(Enter categories from instructions)

Education / college
Education / education-related
Social / clubhouse
Religion / religious facility
Landscape / garden

7. Description

Architectural Classification
(Enter categories from instructions)

Late 19th and 20th Century Revivals

Materials
(Enter categories from instructions)

foundation Concrete, Stone and Wood
walls Stucco, Weatherboard and Shingle
roof Asphalt and ceramic tile
other

Narrative Description
(Describe the historic and current condition of the property on one or more continuation sheets.)

(See Continuation Sheet.)

8. Statement of Significance

Applicable National Register Criteria
(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

☒ **A** Property is associated with events that have made a significant contribution to the broad patterns of our history.

☐ **B** Property is associated with the lives of persons significant in our past.

☒ **C** Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.

☐ **D** Property has yielded, or is likely to yield, information important in prehistory or history.

Criteria Considerations
(Mark "x" in all the boxes that apply.)

Property is:

☐ **A** owned by a religious institution or used for religious purposes.

☐ **B** removed from its original location.

☐ **C** a birthplace or grave.

☐ **D** a cemetery.

☐ **E** a reconstructed building, object, or structure.

☐ **F** a commemorative property

☐ **G** less than 50 years of age or achieved significance within the past 50 years.

Areas of Significance
(Enter categories from instructions)
Architecture / Social History / Other

Period of Significance
1902 -1916

Significant Dates

Significant Person
(Complete if Criterion B is marked above)

Cultural Affiliation

Architect/Builder
Driscoll, Charles F.; Buchanan, C.W.;
Marston, Sylvanus B.; Maher, George; Roehrig, F.L.

Narrative Statement of Significance
(Explain the significance of the property on one or more continuation sheets.)

9. Major Bibliographical References

Bibliography
(Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets.)

Previous documentation on file (NPS):

☐ preliminary determination of individual listing (36 CFR 67) has been requested
☐ previously listed in the National Register
☒ Previously determined eligible by the National Register
☐ designated a National Historic Landmark
☐ recorded by Historic American Buildings Survey #
☐ recorded by Historic American Engineering Record #

Primary location of additional data:

☒ State Historic Preservation Office
☐ Other State Agency
☐ Federal Agency
☒ Local Government
☐ University
☒ Other
Name of repository:

10. Geographical Data

Acreage of Property 7 acres

UTM References
(Place additional UTM references on a continuation sheet.)

	Zone	Easting	Northing		Zone	Easting	Northing
1				3			
2				4			

☐ See continuation sheet

Verbal Boundary Description
(Describe the boundaries of the property on a continuation sheet.)

Boundary Justification
(Explain why the boundaries were selected on a continuation sheet.)

11. Form Prepared By

name/title Alison Rose Jefferson, Historian
organization Historic Resources Group date
street & number 1728 Whitley Avenue telephone 323.469.2349
city or town Hollywood state CA zip code 90028

Additional Documentation

Submit the following items with the completed form:

Continuation Sheets

Maps

A **USGS map** (7.5 or 15 minute series) indicating the property's location.

A **Sketch map** for historic districts and properties having large acreage or numerous resources.

Photographs

Representative **black and white photographs** of the property.

Additional items
(Check with the SHPO or FPO for any additional items.)

Property Owner

(Complete this item at the request of SHPO or FPO.)

name Fuller Theological Seminary c/o Howard Wilson, Ex. Vice President of Administration
street & number 135 N. Oakland Avenue telephone 626.584.5434
city or town Pasadena state CA zip code 91101

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listing. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C. 470 *et seq.*)

Estimated Burden Statement: Public reporting burden for this form is estimated to average 18.1 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Chief, Administrative Services Division, National Park Service, P. O. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reductions Projects (1024-0018), Washington, DC 20303.

Section 7: Description

The Ford Place Historic District is currently part of the Fuller Theological Seminary campus. It consists of a residential subdivision created in 1902, located south of East Walnut Street and centering on Ford Place (now North Oakland Avenue) and West Ford Place. Historically, the T-shaped arrangement of Ford Place encompassed a four square block area extending from North Oakland Street between Union and Walnut Streets, and Ford Place, which connects Oakland at mid-block with Los Robles. There are ten buildings and one grouping of landscape features that are contributors to the Ford Place Historic District.

Ford Place was developed in 1902 by W.J. Pierce who envisioned an upscale residential neighborhood that would be a "showplace" in Pasadena.[1] Five separate articles appeared in the 1902 *Pasadena Evening Star* when lots in this development were placed on the market. Ford Place was carefully conceived to create a cohesive, upscale housing development close to the city center. W.J. Pierce graded the lots, and constructed streets, sidewalks and curbs to prepare the properties for sale and make the development more attractive to buyers. The main lots are 75 x 200 feet with fifty-foot setbacks. A new road connecting Walnut Street and Union Street (originally called Ford Place and now North Oakland Avenue) was constructed at a width of seventy-four feet with a fourteen-foot park space separating the road from the property lines. Another new road connecting Los Robles to the interior of the development (retaining the name Ford Place) is fifty feet wide with proportionately-sized park space separating the property lines from the street. Alternating Canary Island Date Palms and Japanese Fan Palms were planted in the park spaces which are still present (See Exhibit A). The deep lots, wide setbacks, and 74-foot wide street created a 174-foot distance between houses, which was specifically calculated to maintain unobstructed views of the mountains, an important selling point of the development.

To emphasize its exclusivity, the entrances to Ford Place were marked by ornamental stone pillars -- at the intersections of Herkimer Street (now Union) and Ford Place (now North Oakland); Walnut and Ford Place (now North Oakland); and Ford Place and Los Robles. All three sets of gates are no longer extant, the last removed in 1974. The gates sat on both sides of each intersection and had chains across the streets for neighborhood security. The intersections and their original proportions remain.

The residential properties in the district were all constructed in a relatively short period of time. Seven of the ten contributing structures were built between 1903 and 1906, with the rest constructed by 1916. Properties in Ford Place are Craftsman, Shingle/Dutch Colonial Revival, Prairie, Tudor Revival, Mission Revival, and Mediterranean Revival in style, and many were designed by prominent architects of the period. The district is comprised of eight single-family residences and two multi-family developments, all of which are two to two and one half stories in height and set back uniformly from the street. The multi-family housing is located at the edges of the district. Ford Place is located adjacent to Pasadena's historic downtown core and borders two historic districts listed in the National Register of Historic Places – the Playhouse District to the south and the Civic Center Historic District to the east.

The Ford Place Historic District encompasses only properties that had original addresses on Ford Place. In 1928 the main axis of the development was re-numbered as part of North Oakland Avenue and the remaining Ford Place addresses were given new street numbers (see Exhibit B). The Ford Place Historic District consists of ten contributing structures, and one contributing historic landscape that exemplify the ideals of early residential development in the

[1] "This Will be the Finest Showplace in the City Beautiful," *Pasadena Evening Star*, May 21, 1902.

City of Pasadena. Eleven of the original nineteen subdivision lots, consisting of the central portion of the original subdivision, are part of the Ford Place Historic District. Eleven of fifteen structures (73%) are contributors to the district.

The historic landscape features along Ford Place and in the vacated portion of North Oakland Avenue are counted as a single contributor to the district. The historic landscape features are comprised of the remaining original street circulation path, and the mature Canary Island Date Palms that line both sides of Ford Place and the 100 block of North Oakland.

Ford Place was a private street until 1953 when it became part of the Fuller Seminary campus. In 1971, part of North Oakland Avenue was vacated to create a pedestrian mall as a center of the campus. The Canary Island Date Palms that were planted as part of that project in the pedestrian mall are meant to imitate the original street tree pattern. The single-family residential buildings along Ford Place have been adaptively re-used for administrative offices, while the multiple-family residences are used for student housing. There are four noncontributing structures located within the boundaries of the district; these were either relocated from another location within the campus to allow for expansion by Fuller Seminary, or have been significantly altered and no longer retain sufficient integrity. New construction by the school and the addition of the pedestrian mall on the former North Oakland block have not materially disrupted the residential ambience of the original subdivision.

Ford Place remains a quiet enclave juxtaposed against nearby commercial development and parking lots. It retains a sense of time and place as an early planned residential development in the City of Pasadena. The district has a high degree of integrity, and the buildings and landscape features that were united historically and aesthetically by plan and physical development remain intact.

Contributing Buildings and Landscape Features

1: 110 North Oakland Avenue
Charles J. Behlow House (Glasser Hall)[2]
Original address: 20 Ford Place
Lot 19

Architect: Charles F. Driscoll
Builder: E.W. Dobbins and Wopschall Brothers
Year Built: 1904
Architectural Style: Craftsman

The Behlow House is a two-story Craftsman, built in 1904, designed by architect Charles F. Driscoll, and constructed by builders E.W. Dobbins and Wopschall Brothers. The house has a fieldstone foundation and is clad in wood shingles. The gable roof curves up slightly at each end, and is broken at two points in the front by dormers with exposed beams and casement windows. The north and south gable ends retain their original appearance, with bargeboards soaring to crests where open fretwork, supported by triangular brackets, connects the eaves.

In 1925, the house was altered and the existing Colonial Revival elements were added. At this time the original porch was enclosed, and the hooded bays located symmetrically on either side of the front entrance were added. The front porch was reduced to the central area directly in front of the entrance with a glass-paneled entry and flanking windows surmounting panel moldings. Small lean-to bays were added to the first floor on the north and south sides. Even with these alterations, sufficient original design features by Driscoll remain, such as the strong horizontal lines, two story massing, bay windows, lack of exposed beams, and overall symmetry.

The original interior spatial arrangement has been changed to accommodate the change to office use, however many original interior features are intact. Original features include a coffered ceiling with wood beams on the first floor, wood baseboard, and window and door frame moldings, built-in cabinets, panel doors with some original hardware, octagonal floor tiles, and casement, fixed pane and double-hung windows, some with divided lights. Also extant is an open stairwell with its original wood balustrade.

2: 120 North Oakland Avenue
John Grosse House (Grosse Hall)
Original address: 30 Ford Place
Lot 18

Architect: C.W. Buchanan
Builder: Peter Hall
Year Built: 1905
Architectural Style: Dutch Colonial Revival / Shingle

[2] Fuller Seminary names for buildings are identified in parentheses ( ).

The 2-story John Grosse House was designed in 1905 by architect C.W. Buchanan and built by Peter Hall. The Grosse House has Dutch Colonial Revival style elements, particularly in the cross axial gambrel roof with a large dormer on the south front, with Shingle Style influences. Wood shingles, clapboard siding, and a foundation of Arroyo stone illustrate the architect's concern for integrating man-made elements with nature. The house features tripartite, triple-cluster, and bands of casement and double-hung windows. Other character defining features include the downspouts with cross-shaped brackets, and the original porch light. The only alteration to this building is a rear entry pergola. In 1906 Buchanan designed a garage in the rear of the house and an apartment building which are no longer extant.

The original interior spatial arrangement has been altered with the addition of partitions to create private office areas. Original interior features include wood crown, baseboard, window, and door frame moldings, built-in cabinets, pocket doors, panel doors with some original hardware, and wood wainscot. A fireplace features green tile cheeks with a wood mantel supported by brackets. A hallway in the rear of the house (in the location of the original kitchen area) features plaster scored to look like tile. The stairwell has a wood balustrade, a bench seat at the first floor entry to the stairs, and a window seat bench on the landing.

In addition to its use as a private residence, the building has also served as a home to the Visiting Nurses Association, the Pasadena Community Chest, and the Pasadena Playhouse Association.

3: 130 North Oakland Avenue
W. A. McHenry House (Kreyssler Hall)
Original address: 40 Ford Place
Lot 17

Architect: C.W. Buchanan
Builder: Crowell & Seward
Year Built: 1903
Architectural Style: Craftsman

This 1903 Craftsman residence was the first house built on Ford Place. The house was originally constructed as a winter home for land speculator, rancher, and banker W.A. McHenry. It was designed by architect C.W. Buchanan and constructed by builders Crowell & Seward. Of wood frame construction, the house is sheathed in clapboard on the first two stories, with half-timbering and plaster on the third. The foundation, chimney, porch piers and porch walls are of brick, the last capped with cast stone. The McHenry House has a massive front porch, similar to other homes in Ford Place. Original leaded glass sidelights flank the original front door. The roof has multiple gables; all gable ends are similar in appearance, with half-timbering, notched bargeboards, eaves supported by paired cut-out brackets, and beveled beam ends.

A photograph from an early Tournament of Roses yearbook reveals that the house has been altered from its original appearance. Alterations include an addition on the south side, an enclosed rear storage room, and a fire escape. The balcony connecting the two front gable ends was enclosed.

Tall date palms at the front of the property are remnants of the parkway trees that originally lined North Oakland Avenue. In the rear is evidence of a formal garden, but the original pathway and flower beds are now paved with asphalt.

The original interior spatial arrangement has been changed with the addition and alteration of partitions to accommodate the change in use to office space. Original intact interior features include: wood crown, baseboard, and door frame moldings; hardwood floors on the first floor; a fireplace with amber colored brick veneer cheeks; built-in cabinets; panel doors; octagonal floor tiles; and casement, fixed pane, and double-hung windows, some with divided lights. The living room features coffered ceilings with wood beams.

4: 145 North Oakland Avenue
Judson E. Carpenter House (Slessor Hall)
Original address: 45 Ford Place
Lot 7

Architect: C.W. Buchanan
Builder: W.C. Crowell
Year Built: 1906
Architectural Style: Craftsman

This Craftsman house is located at the center of the original Ford Place residential tract. Built in 1906 by C.W. Buchanan and builder W.C. Crowell, construction costs ($19,235) were more than double the price of the other Ford Place residences. The L-shaped, cut concrete front porch is covered by a gable roof supported by brackets, cast stone piers, and Doric posts with a wood ceiling beneath. Pronounced outcroppings in the porch walls accommodate drains from the porch floor. There is a wood paneled front door with leaded sidelights. The house is clad in clapboard siding, and all of the gable ends feature half-timbering. The size and placement of bays, casement and double-hung windows, and the five gabled dormers are asymmetrical. These elements are unified by consistent structural and decorative details, including the half-timbering, small panes in all the upper window sashes and transoms, and double casement windows with eaves supported by four brackets per gable in all the gabled dormers.

The house features fine craftsmanship and particular attention to detail. Many exposed beam ends are beveled to a slight point with notched bargeboards where supported by them. The beams themselves are notched to hold the gutters. Noticeably low-slung eaves carried into the canopy over the side door and the bay roofs form cap-like tops. There is a cast stone mid-roof chimney whose angled-out opening is surrounded by dentils. A sun room on the south side features cast stone lower walls, a continuous band of small-paned windows, and a roof created by a cut-out balustrade. Downspouts are fastened by large ornamental brackets. There is a long band of transom windows in the kitchen and service areas on the northwest corner.

With the exception of a rear fire escape, the exterior retains its original appearance.

The interior spatial arrangement has been altered with the addition of partitions to create private office areas. Original extant interior features include: wood crown, baseboard, window, and door frame moldings; built-in cabinets; pocket doors; panel doors with original hardware; and casement, fixed pane, and double-hung windows, some of which include divided lights. The stairwell features a wood balustrade, wainscot, and a bench seat at the first floor entry to the stairs. Two fireplaces remain on the first floor of the house, one with amber brick veneer cheeks with a mantel and bracket supports, and the second with green tile cheeks and the same mantel and bracket system.

5: 150 North Oakland Avenue
Warren K. and Belle R. Dunn House (Taylor Hall)
Original address: 50 Ford Place
Lot 16

Architect: C.W. Buchanan
Builder: D.T. Reed
Year Built: 1904
Architectural Style: Craftsman

This Craftsman mansion was built in 1904 for Warren Dunn, a well-known Pasadena accountant. Designed by architect C.W. Buchanan and constructed by builder D.T. Reed, the two-story house retains many original features. The first story has clapboard siding, while the second story is clad in shingles. There is a small, double-gabled dormer punctuating the second story on the front elevation, with a crossbeam connecting the gable eaves. There is a lean-to dormer on the north side, and a narrow attic dormer in the rear. Piers which support the front porch crossbeam have Doric tops and flower-like relief sculptures. The front door is the original arch-windowed door flanked by two leaded glass sidelights which are arched to mimic the door. There is a combination of casement, fixed, and nine-over-one or six-over-one double hung windows. There is a bay window on the front.

Significant landscape features include two mature camphor trees in the front yard. Circular paving at the rear of the house may be the remains of an automobile turntable.

The interior spatial arrangement has been altered with the addition of partitions to create private office areas. Many original interior features are intact, including the wood stringcourse, baseboard, window, and door frame moldings, built-in cabinets, panel doors with original hardware, octagonal floor tiles, and casement, fixed-pane and double-hung windows, some which include divided lights.

6: 160 North Oakland Avenue
Edmund B. Blinn House (Women's City Club)
Original address: 60 Ford Place
Lots 14-15

Architect: George W. Maher
Builder: A.N. Terrill
Year Built: 1905
Architectural Style: Prairie

The Blinn House was built in 1905 for lumber baron Edmund Blinn who had decided to relocate permanently to Pasadena from Chicago after spending two winters in local hotels. The house was designed in the Prairie style by well-known Chicago architect George Washington Maher, who had previously designed the Blinn’s home in the Chicago suburb of Oak Park. It is one of only two known examples of Maher’s work on the West Coast. ., The two-story house is clad in stucco, and has a low-pitched hip roof identical to the roof form employed by Frank Lloyd Wright in many of his residential works. Constructed by builder A.N. Terrill, the house is rectangular in plan and, characteristic of the Midwestern Prairie style, has a strong horizontal emphasis.

A significant design feature and an interesting diversion from the simple, rectangular form is Maher's repeated use a broken arch motif throughout the interior and exterior of the Blinn House. The broken arch is a more developed version a similar motif that Maher employed in some of his earlier work in Chicago's suburbs. The broken arch is repeated as a pattern on the leaded glass windows and door, in the shape of a window bay on the rear, and in the silhouette of the trellis on the front of the house.

The house remained in the Blinn family until 1941 when it was sold to the Women’s City Club. In 1947, the Women’s Club commissioned the architectural firm of Hunt and Chambers to add a dining room on the north side. The addition is a single story, clad in stucco, and obscured from view from Ford Place by mature landscaping. In 1964 the front porch was enclosed.

The interior is also largely intact, and unlike other properties in Ford Place, the interior spatial relationships have not been altered to accommodate the new use. On the interior, Maher used a wisteria vine motif in the leaded glass windows, carved wooden staircase, and art glass and ceramic fireplace.

The Blinn House is designated Landmark Number 160 in the City of Pasadena, and is listed individually in the National Register of Historic Places.

7: 465 Ford Place
Clark K. and Mary H. Cook House
Original address: 111 Ford Place
Lot 1

Architect: Unknown
Builder: Chester Pyle
Year Built: 1916
Architectural Style: Italian Renaissance Revival

This house was constructed for Clark and Mary Cook in 1916. The architect is unknown, but it was constructed by local builder Chester Pyle. The Cooks were a prominent Pasadena family active in civic affairs. Mary Cook was the head of the Westlake Girls School. The Cook House is two stories, with wood frame construction and a masonry foundation. It exhibits characteristics of the Italian Renaissance Revival Style, as well as the horizontality and asymmetry of the Prairie Style. The roof is flat, and characteristic of Italian Renaissance Revival residences there are boxed eaves supported by decorative wood brackets. The exterior is clad in stucco. On the east side there is a porte cochere which is supported by classical columns with a Roman entasis. Above the porte cochere is sleeping porch that has been enclosed. Windows are wood frame and composed of a combination of casement, fixed pane, and double-hung windows with divided lights (on the front facade they are twelve-over-one). On the west facade is a large window opening composed of three casement windows surmounted by a semi-circular window with multiple panes.

The Cook House was damaged by fire in 1925, although there are no records to indicate the impact on the building or any resulting alterations.

The interior spatial arrangement has been altered with the addition of partitions to create private offices areas. Many original interior features remain intact, including wood crown, baseboard, window, and door frame moldings; fireplace with tan colored tile cheeks; radiators with a decorative vine motif; built-in cabinets; panel doors with some original hardware; and octagonal floor tiles.

8: 45l-453-455 Ford Place
J. Herbert Hall Apartments
Original address: 105-107-109 Ford Place
Lot 1

Architect: C.W. Buchanan
Builder: W.C. Crowell
Year Built: 1913
Architectural Style: Tudor Revival

This Tudor Revival style apartment house was designed by architect C.W. Buchanan and constructed by W.C. Crowell in 1913 for J. Herbert Hall. It is a rare early example of the Tudor Revival Style in Pasadena. J. Herbert Hall was a prominent early Pasadena resident, and founder of the jewelry store chain which bears his name. Although constructed as multi-family housing, the design and scale of the building are compatible with other single-family residences in Ford Place.. The Hall Apartment building is two stories in height, with decorative half-timbering above clapboard siding. The roof is steeply pitched with side gables. The front façade is dominated by a projecting bay with a cross gable and diamond-paned windows. There is a secondary projecting bay on the front with a conical tower roof over a bay window. Both bays feature porches surmounted by second story balconies. Each bay serves as an entry point into the building; both retain their original doors flanked by tall, narrow casement windows. There are three dormers on the front with diamond-paned windows. Other windows are wood frame, double-hung, divided lights.

Other than the addition of a wooden fire escape with a second story landing, the exterior retains its original appearance.

The Hall Apartments are still used as housing, and therefore the original spatial configuration remains intact. Many units include original wood crown, baseboard, window, and door frame moldings; built-in cabinets, some with glass pane doors; panel doors; octagonal floor tiles; and pocket doors. One apartment bathroom features an original cast iron claw foot bathtub.

9: 450-452-454-456 Ford Place/144 North Los Robles Avenue (one property)
John Erickson Apartments
Lot 2

Architect: Sylvanus Marston (attributed)
Builder: John Erickson
Year Built: 1913
Architectural Style: Classical Revival / Mediterranean Revival

This two-story apartment complex was built in 1913 by John Erickson; the design is attributed to Sylvanus Marston.[3]The complex consists of three buildings separated by a narrow courtyard. The primary façade faces Los Robles and is Classical Revival in style, featuring a symmetrical composition, centered gable, and entry porch supported by classical columns. The facades on Ford Place exhibit characteristics of the Mediterranean Revival style. The roof is clad in red clay tiles and capped with pointed finials. There are overhanging eaves supported by exposed wood rafters.

The original three units combined the elements of two separate styles in a very creative fashion. The two units closest to Ford Place had Arts and Crafts details with combinations of stucco, exposed rafters, and gabled wooden porches. The Los Robles entrance is on a major city artery. On this facade is a more formal Mediterranean entry, most likely imitating the elements seen in the newer Maryland Hotel bungalows being built along Los Robles during this period.

The front entry off Los Robles (144 North) is part of a central two-story square bay flanked by small windows on both floors. It is reached by a scored concrete path, steps and porch floor. On each side of the entrance, columns support a balcony surrounded by an iron railing. Visible behind the front door is a small foyer with doors leading to the individual apartments; Sanborn maps indicate that the entry was originally open. A small enclosed terrace appears on the north side of the Los Robles structure. The buildings facing Ford Place are separated by a central pathway. The path leads to the interior entrances off a paved court. Columns support open balconies above. There are casement, fixed pane and double-hung windows, some which include divided lights.

The original building permits indicate there were three separate buildings designed for John Erickson. 1910-1918 Tax Assessor records indicate that the two front buildings facing Ford Place were joined to create a u-shaped building.

The original interior features are substantially intact. Many units include original crown moldings, baseboards, and window and door frames, built-in cabinets, panel doors with original hardware, octagonal floor tiles.

[3] This building was attributed by Sylvanus Marston by his son, Keith.

10: 460 Ford Place
Clara L. Hatch House
Original address: 110 Ford Place
Lot 2

Architect: Unknown
Builder: J.J. Patton
Year Built: 1904
Architectural Style: Mission Revival

The Clara Hatch House was built in 1904 by J.J. Patton in the Mission Revival style. Although it has been altered over time, its original design is still evident. Mission Revival elements include curved parapets on both the front and rear facades. The parapet on the front has been partially altered and now has a front-facing peaked gable. The building is clad in composition shingles that likely cover the original stucco. There is a small front porch which is partially inset beneath the second story with a pergola spanning it. There is a stone foundation, and brick porch piers. The front façade is asymmetrical. There is a three-sided bay with a castellated roofline on the first floor, and a small balcony above. There are both casement and double-hung windows, some with diamond-paned glass.

The interior spatial arrangement has been altered with the addition of partitions to create private offices areas. Many original interior features remain intact, including chair and picture rails, wood mouldings, wainscoting, fireplace with wood mantel and slender column supports in the cheeks; built-in cabinets with glass pane doors; panel doors; and octagonal floor tiles.

11: Ford Place and 100 Block of North Oakland Avenue
Landscape Features

The Ford Place district retains its original t-shaped configuration and circulation pattern, as well as a collection of mature Canary Island Palms that line both sides of the street along Ford Place and the 100 block of North Oakland Avenue. These original trees are associated historically with the development of the tract and are a key feature that links the collection of extant buildings to its historic past as a residential neighborhood. The 1971 Arol Burns Mall was designed by A. Quincy Jones in a vacated section of North Oakland Avenue between Union Street and Ford Place. Canary Island Palms were added to the east side of the pedestrian mall to maintain continuity with the original street trees.

Non-Contributing Buildings

12: 114 North Oakland
Perry P. Bonham House (Stephan Hall)

Architect: Unknown
Builder: Pat Brown
Year Built: 1904

The Perry P. Bonham House was constructed in 1904 by builder Pat Brown and is a non-contributor to the district. It has been substantially altered, including changes to the porch, the replacement of original windows, and boxing the eaves. In 1984 the Bonham House was moved to its current location from 100 North Oakland Avenue to make way for a Prayer Garden for the Fuller Seminary campus which was constructed in 1985.

13: 140 North Oakland Avenue
Orelia K. Hines House (Carnell Hall)

Architect: Sylvanus B. Marston
Builder: W.A. Taylor
Year Built: 1912

The Orelia K. Hines House was designed by Sylvanus B. Marston in 1912 and constructed by builder W.A. Taylor. The Hines family was prominent in Pasadena for their involvement in the banking industry and local politics. It is a non-contributor to the district because it was moved to its current location in 1984 from the southeast corner of Walnut and Oakland to accommodate the construction of the Fuller School of Psychology in 1986.

14: 146 North Oakland Avenue

146 North Oakland is a two-story garage clad in painted stucco and vertical wood boards, and features a covered porch supported by wood posts with a turned wood balustrade. According to Los Angeles County Tax Assessor records, the building was constructed between 1926 and 1949. It was altered in 1984 when 140 North Oakland was moved to the rear of the parcel. The building is currently used by Fuller Seminary as a conference room and custodial offices. It is a non-contributor to the district because it was constructed outside of the period of significance.

15: 175 North Oakland Avenue
Benjamin L. Richards House (University Club of Pasadena)
Original address: 75 Ford Place

Architect: Frederick L. Roehrig
Builder: Louis P. Pomeroy
Year Built: 1909

The Benjamin Richards House was designed by architect F.L. Roehrig, and constructed by builder Louis P. Pomeroy in 1909. It was originally designed as a two-story, Craftsman style residence. The University Club was founded in

1922 and acquired the Richards House in 1925 as their second club headquarters. The Richards House/University Club has been substantially altered over time. The most significant alterations took place in 1926 when wings were added to the south and west sides of the building, and in 1965 when a one-story, brick and stucco addition was completed that obscures the original house, leaving all but the tops of three gabled dormers on the original house invisible. It is a non-contributor to the district due to a lack of integrity.

Section 8: Statement of Significance

Summary

The Ford Place Historic District is an important and intact early residential subdivision in the city of Pasadena. Its period of significance is 1902 – 1916, representing the year that the area was subdivided and construction on the first residences began, through the date that construction began on the final contributor to the district. The Ford Place Historic District and its associated historic landscape features are eligible for listing in the National Register of Historic Places under Criterion A at the local level for its association with the early development of Pasadena, and as one of the city's earliest planned residential neighborhoods. The District is eligible for listing under Criterion C at the local level for the high quality examples of period architectural styles constructed by master architects including Sylvanus B. Marston, Frederick Roehrig, Charles F. Driscoll, and George Washington Maher. Ford Place is the only remaining intact planned residential development adjacent to the city's original commercial and civic centers. It retains integrity as a planned residential neighborhood despite its conversion to a college campus by Fuller Seminary in 1953.

Residential Development in Pasadena

Pasadena's beginning dates to 1873 when a group of settlers from Indiana formed the San Gabriel Orange Grove Association and purchased land that was part of the Rancho San Pasqual. Many of the earliest settlers who came to the new colony saw the potential for agricultural enterprises, while many became land speculators. By 1875 the colony was named Pasadena, there were more than forty residences, and over 10,000 acres of citrus were in cultivation, together with deciduous fruit trees, olives and grapes and a variety of row crops. A commercial center known as "the Corners" was developed by 1880 at the intersection of Fair Oaks Avenue and Colorado Boulevard. Additional commercial development continued along Colorado Boulevard, which became the principle axis through Pasadena and remains the heart of the city's central business district. Pasadena was incorporated as a city in 1886.

With the coming of the railroad in the 1880s the region experienced a real estate boom. Pasadena attracted wealthy easterners and mid-westerners who came to California to escape the harsh winters back home. The earliest tourists came in response to aggressive promotion of Southern California's "curative" climate. The foothills above Pasadena were especially popular as they were believed to offer particularly healthful properties associated with mountain air. Pasadena gained a national reputation as a destination for wealthy, intellectual, culturally-inclined and socially advantaged Easterners and Midwesterners. By 1890 Pasadena had grown from a sparesely populated agricultural village into a major resort town. Grand hotels were built to accommodate the seasonal visitors, many of whom decided to settle permanently in Pasadena. The wealthiest residents constructed homes along Orange Grove Avenue, which became known as "Millionaire's Row."

In the early twentieth century, early settlers and landowners began selling large tracts of land to developers who removed orchards and agricultural fields and divided it into standard fifty or sixty foot lots. Between 1900 and 1920 the population of Pasadena grew from 10,000 to 45,000 residents[4] and the city experienced a building boom and rapid increase in residential development. By the turn of the twentieth century, Pasadena was attracting a large number of well-trained architects, including several who would design houses at Ford Place. The architects who settled in Pasadena achieved a fierce local following. In a 1918 article, Chicago architect Peter B. Wight noted that the Pasadena

[4] Scheid, Ann. Pasadena: Crown of the Valley. Northridge, CA: Windsor Publications, 1986. (96)

area has "a larger proportion of educated architects…than in any other community which has come under my observation" and they "are more generally artists than…in other parts of the country."[5]

In the early decades of the 20th century Pasadena was a community of residential neighborhoods, but a consensus was growing that the community needed civic buildings that represented the city's growing stature. Although early civic improvement endeavors tended to be isolated and reactive rather than based on any plan, interest in creating a civic center emerged in earnest around 1914 and coincided with the San Francisco Panama-Pacific Exposition and the San Diego California-Panama Exposition. A civic center was seen as the cornerstone of an urbane and cosmopolitan city.

In 1923 the people of Pasadena passed a bond issue of $3.5 million to establish a civic center, and the Chicago firm of Bennett, Parsons and Frost was commissioned to create the plan. Garfield Avenue was established as the central axis, with City Hall at its terminus, and flanked by the Pasadena Public Library to the north and the Pasadena Civic Auditorium to the south. A competition was held to select architects for the buildings. Three firms were selected: the San Francisco firm of Bakewell and Brown to design the City Hall building (1927); the Pasadena architect Myron Hunt for the Central Library (1927); and Bergstrom, Bennett and Haskell, to design the Civic Auditorium (1932). Pasadena's Civic Center was listed in the National Register of Historic Places in 1980 as a nationally significant example of the City Beautiful movement of the 1920s.

In the 1920s the commercial district along Colorado Boulevard continued to develop to the east. In 1925 a new facility designed by Elmer Grey was constructed for Pasadena's community theater. The Pasadena Playhouse quickly received national attention, and added to Pasadena's reputation as a cultural center.

The approximately four square block area which includes Ford Place is situated in close proximity to the Playhouse District and the original commercial center in Old Pasadena; it is one block northeast of Pasadena's Civic Center. The area can be separated into two distinct residential neighborhoods that emerged in the first decade of the twentieth century with East Walnut Street forming the dividing line. While the area north of East Walnut Street consisted of middle-class one- and two-story single-family residences, the neighborhood south of East Walnut Street centering around Ford Place (now North Oakland Avenue) and West Ford Place was an upscale, exclusive subdivision.

By 1910, almost all of the single-family residences within this area had been constructed. The rapid growth of the neighborhood was a result of the substantial population growth of central Pasadena due to rising tourism, the arrival of increasing numbers of permanent settlers from the East Coast and Midwest, and convenient access to shopping and recreation afforded by close proximity to the Colorado Street commercial center. There was also multiple-family development during this period, particularly between 1910 and 1920 when Pasadena's population grew from 30, 291 to 45,354.[6]

The location of the Ford Place residential subdivision was selected for its views of the San Gabriel mountains, access to the city's business center (advertised as "but five minutes' walk"), and proximity to the trolley car line.[7] It is one of the earliest upscale residential developments in Pasadena. Comparable subdivisions include Oak Knoll, which is located in the southeastern portion of the city and was developed beginning in 1905; and Prospect Park, which is

[5] Scheid. Pasadena: Crown of the Valley. (121)
[6] Pasadena Census and Population. http://ww2.cityofpasadena.net/planning/deptorg/commplng/census.asp
[7] *Pasadena Evening Star*. "Beautiful Ford Place." January 19, 1903.

located immediately south of Orange Grove Boulevard, and was developed in 1904. Both Oak Knoll and Prospect Park are located away from the commercial center of the city, and both had development continue into the 1920s. Ford Place is significant for its central location, narrow period of development, and for setting a precedent for upscale residential development in Pasadena. Developers referred to Ford Place in their advertisements, using phrases such as "in Ford Place" to promote their own projects.

Ford Place was composed of nineteen lots along two streets (both named Ford Place) in a t-shaped configuration. The property originally belonged to the Wakeley family, who were wealthy local merchants. The idea for an upscale residential subdivision on this tract was initiated by prominent Pasadena resident Tod Ford, Sr. in 1900; although it appears that he was not able to bring the development to fruition.[8] The heirs of the Wakeley estate ultimately sold their holdings to W.J. Pierce and associates in 1902. W.J. Pierce immediately initiated improvements to the land to make it suitable for development. Pierce added three parcels of S.D. Bryant's tract along Herkimer (Union) Street and incorporated existing properties on Los Robles into Ford Place in order to create a cohesive, insular development with entrances from each of the surrounding streets.[9] These entrances were originally marked by stone pillars. Ford Place was heavily marketed for its exclusivity by B.C. Kendall, the managing real estate agent. Kendall had a favorable reputation for his efforts to create a commercial center along Raymond Avenue, as well as other development efforts in the city.

The setting and historic landscape features contribute to the significance of this planned residential community. Large set-backs, deep lots, and a wide street flanked with trees to create a park-like setting with unobstructed views of the San Gabriel Mountains were included in the original planning for Ford Place. The Ford Place district retains its original t-shaped configuration and circulation pattern, as well as a collection of mature Canary Island Palms that line both sides of the street along Ford Place and the 100 block of North Oakland Avenue. These original trees are associated historically with the development of the tract and are a key feature that links the collection of extant buildings to its historic past as a residential neighborhood. The 1971 Arol Burns Mall was designed by A. Quincy Jones in a vacated section of North Oakland Avenue between Union Street and Ford Place. Although this pedestrian mall is not a contributor to the district, the Canary Island Palms that were added to its eastern side maintain continuity with the original street trees.

Architectural Significance

Ford Place has distinctive examples of Craftsman, Shingle/Dutch Colonial Revival, Tudor Revival, Mission Revival, and Mediterranean Revival styles. Ford Place developed during the Arts and Crafts period in Pasadena, and fits within the broader context of the influence of the Arts and Crafts movement in the city.[10] The architecture of Ford Place represents the work of master architects and the craftsmanship of their contractors. Beginning with the earliest residences by architect C.W. Buchanan and continuing with other prominent architects, Ford Place established an architectural standard found in the city's most exclusive areas and undertaken by prominent local architects.

[8] Scheid, Ann. "City of Pasadena Architectural and Historical Inventory," February 1983.
[9] The properties facing Union (Herkimer) and Los Robles are not included within the current district boundaries.
[10] See also Bricker, Lauren, Robert Winter, and Janice Tearnen, "The Residential Architecture of Pasadena, CA, 1895-1918: The Influence of the Arts and Crafts Movement," Multiple Property Submission, 1998.

Craftsman architecture was the predominant style between approximately 1895 and 1918 in Pasadena, and the city would become known as one of the centers of the American Arts and Crafts movement. The movement represented a conscious search for the simplicity of pre-industrial times with a renewed emphasis on the use of natural materials and handicraft. Common features were simplicity of form, informal character, direct response to the site, and an extensive use of natural materials.

Related architectural styles found in Ford Place include the east coast precedents of the Shingle and Dutch Colonial Revival Styles, English Tudor Revival, and Mission Revival from California's own past. The Prairie School is also represented, which first developed in the work of Frank Lloyd Wright and other Chicago-area architects. A west coast variant developed in Pasadena during this period, characterized by a low horizontal square box with a hipped roof; the quality of horizontality is emphasized by projecting a porch, pergola, or porte-cochere from the central volume.

The most prominent homes of the Ford Place District are found at its center. The Carpenter House (145 North Oakland) sat on two parcels of land and cost more than double any other. The Blinn House (160 North Oakland) is one of only two known examples of George Maher's work on the West Coast. The majority of the single-family homes were built between 1903 and 1906. The multiple family residential properties are similar in size and scale, and are consistent with the architectural quality of Ford Place.

Charles W. Buchanan (1854-1921)

C.W. Buchanan settled in Pasadena from his native Illinois in 1885 and would become one of the city's most prominent architects in the early twentieth century. Both alone and with partner Leon C. Brockway, Buchanan designed a large number of residences, notably for well-known Pasadena families including Mrs. George Clark, F.W. Kellogg, B.O. Kendall, and the Scripps family. He was also responsible for the design of several commercial buildings located in Pasadena's original commercial center, and all of the pre-1938 structures on the campus of the California Institute of Technology (Caltech).

Charles Francis Driscoll (1841-1929)

Charles Driscoll's Pasadena designs incorporated turn-of-the-twentieth-century styles with early Craftsman elements. Showcased in the Behlow residence at Ford Place are many characteristic elements of Driscoll's work, such as strong horizontal lines, bay windows, lack of exposed beams, and symmetrical composition. Although he designed many large houses for wealthy patrons, the majority of his clients were citizens with average incomes that wanted a nice house in a pleasant climate and the beauty of a Southern California community in the early 1900s.

Before arriving in Pasadena from the Midwest in 1898, Driscoll already had a successful career as an architect in New York City and Omaha, Nebraska. He designed and built hundreds of residential and public buildings in Nebraska and Iowa. After moving to Pasadena at the age of 57, Driscoll undertook no large institutional buildings, but he continued to design commercial buildings and many private homes, including his own 1907 home at 465 South Oakland Avenue (demolished 1981).

George Washington Maher, FAIA (1864-1926)

Considered a significant contributor to the Prairie School of architecture during the first-half of the 20th century, Maher is also known for the architectural blending of American traditional with European Arts and Craft influences. Elected a Fellow of the American Institute of Architects in 1916, he began his architectural career at the age of 13 as an apprentice in the Chicago architectural firm of Augustus Bauer and Henry Hill. In 1887 he joined the office of residential architect Joseph L. Silsbee as a draftsman where he worked with George Grant Elmslie and Frank Lloyd Wright. Many of his residences reflect a broad horizontal character, with overhanging roof eaves, a strong rectilinear massing, and symmetrically placed windows centered on a prominent central entry. Maher also was known for his "motif-rhythm" theory of design, which used the form of an indigenous plant as the unifying motif for an individual project.

Sylvanus B. Marston, FAIA (1883-1946)

Raised in a large house with an orange grove in Pasadena, Marston went to Pomona College and earned a bachelor of architecture degree from Cornell University where he was trained in the Beaux Arts tradition. Producing over 1000 projects with his partners, G.B. Van Pelt and Edgar Maybury, S.B. Marston operated a large and varied practice that left an important mark on Pasadena's visual environment during the period of Southern California's most phenomenal growth. Marston's firm achieved sustained acclaim from the nation's most prestigious architectural reviews for its stylistic breadth, understated elegance, and timeless designs.

His work included a mastery of a succession of styles over his 30-year career – Craftsman, Palladian Villa, Spanish Colonial Revival, English Country Gothic, 17th-cenury French. A Fellow in American Institute of Architects, Marston's commissions include: the Y.M.C.A. (listed on the National Register as part of the Civic Center Historic District); the Pasadena Athletic Club; cottages and bungalows for the Huntington Hotel, Hotel Maryland and Vista del Arroyo; and homes for the wealthy and those of more modest means in most of Pasadena's early neighborhoods.

Working in the Craftsman tradition in his early career years, Marston designed Pasadena's first bungalow court, Saint Francis Court (1908) on Colorado Boulevard. In partnership with Maybury and Van Pelt in the 1920s, Marston produced several well-known residential designs including the Italian villa design of the Everett House (1928); a French countryside style influenced manor house for the Staats (1926), and the Peters House (1923), in a rambling Andalusian farm house tradition. Marston also designed the Grace Nicholson Treasure House of Oriental Art (today the Pacific Asian Museum) and the William Wilson Building.

Frederick.L. Roehrig (1857-1948)

Frederick Roehrig graduated from Cornell University in 1883, and went on to study architecture in England and France. After arriving in Pasadena in 1886, he produced some of the most varied designs of any Pasadena architect before and since. He worked in several popular architectural styles, including Victorian-era styles, Craftsman, and Neo-Classical. His most well-known design is the Hotel Green Annex (1898), which features a Mission Revival design with Moorish features.

Conclusion

Ford Place is a unique extant example of an upscale residential planned development located adjacent to Pasadena's original commercial center. Improvements began on the land in 1902, and the first residence was constructed in 1903. The majority of the residences were completed before 1910, with the final property in the district added in 1916. It has significance for its representation of a development pattern in turn-of-the-twentieth-century Pasadena. Its narrow period of development and specific set-back, siting, and landscaping requirements lend to the overall cohesion of the residential district. The architecture of Ford Place includes distinctive examples of period architectural styles executed by master architects and builders.

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Section 10: Geographical Data

Verbal Boundary Description

The District is bounded by Walnut Street on the north; by the west property line of lot 1 of El Molino Tract, a tract of block 180 P 62 of the W.J. Pierce Tract; by the north property line of lot 14 of the W.J. Pierce Tract; by the east property line of lots 14, 15, 16, 17, 18 and 19 of the W.J. Pierce Tract; by the south property line of lot 19 of the W.J. Pierce Tract to the southeast corner of lot 10 of the W.J. Pierce Tract; by the east property line of lots 8, 9, and 10 of the W.J. Pierce Tract; by the south property line of lots 7 and 2 of the W.J. Pierce Tract; by Los Robles Avenue to the west; by the north property line of lot 1 of the W.J. Pierce Tract; by the northeast corner property line of lot 5 of the W.J. Pierce Tract; by the north property line of lot 5 of the W.J. Pierce Tract; and by the west property line lots 3 and 4 of the W.J. Pierce Tract.

Verbal Boundary Justification

The Ford Place subdivision is t-shaped and formed by North Oakland St. between Union and Walnut and a small Street still known as Ford Place joining Oakland at mid-block with Los Robles. Ford Place originally included nineteen lots along two streets (both named Ford Place), which have been historically associated since the inception of the subdivision in 1902 by W.J. Pierce. The northern boundary of Walnut Street maintains one of the original entrances to the subdivision and incorporates landscape features that contribute to the district.

Sketch Map

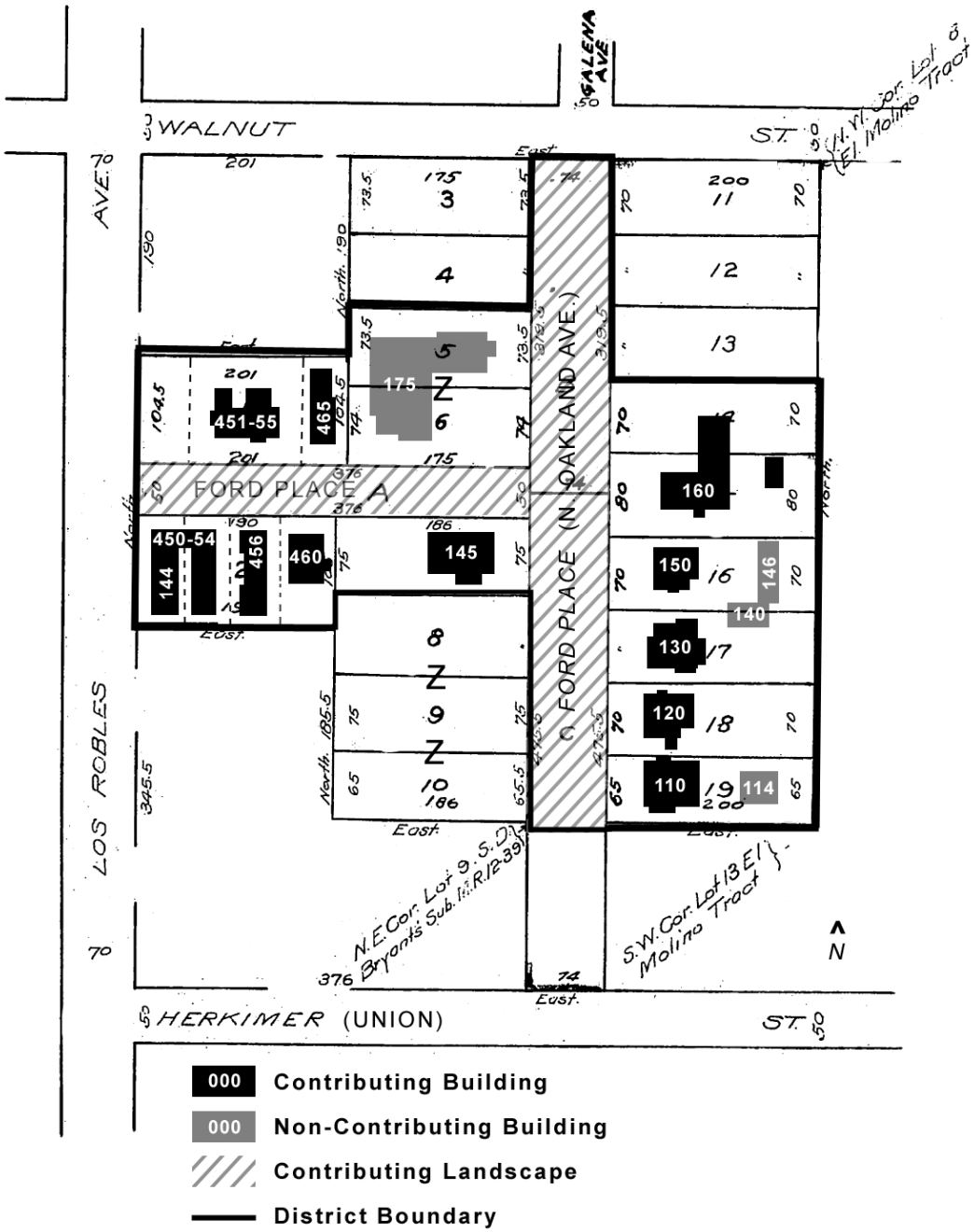

WALNUT
ST.
GALENA AVE
LOS ROBLES
AVE.
HERKIMER (UNION)
ST.
FORD PLACE (N. OAKLAND AVE.)
FORD PLACE
451-55
465
450-54
144
456
460
145
160
150
146
140
130
120
110
114
N.E. Cor. Lot 9 S.D. Bryant's Sub. M.R. 12-39
S.W. Cor. Lot 13 El Molino Tract
N.W. Cor. Lot 8 El Molino Tract
N
000 Contributing Building
000 Non-Contributing Building
Contributing Landscape
District Boundary

Exhibit A

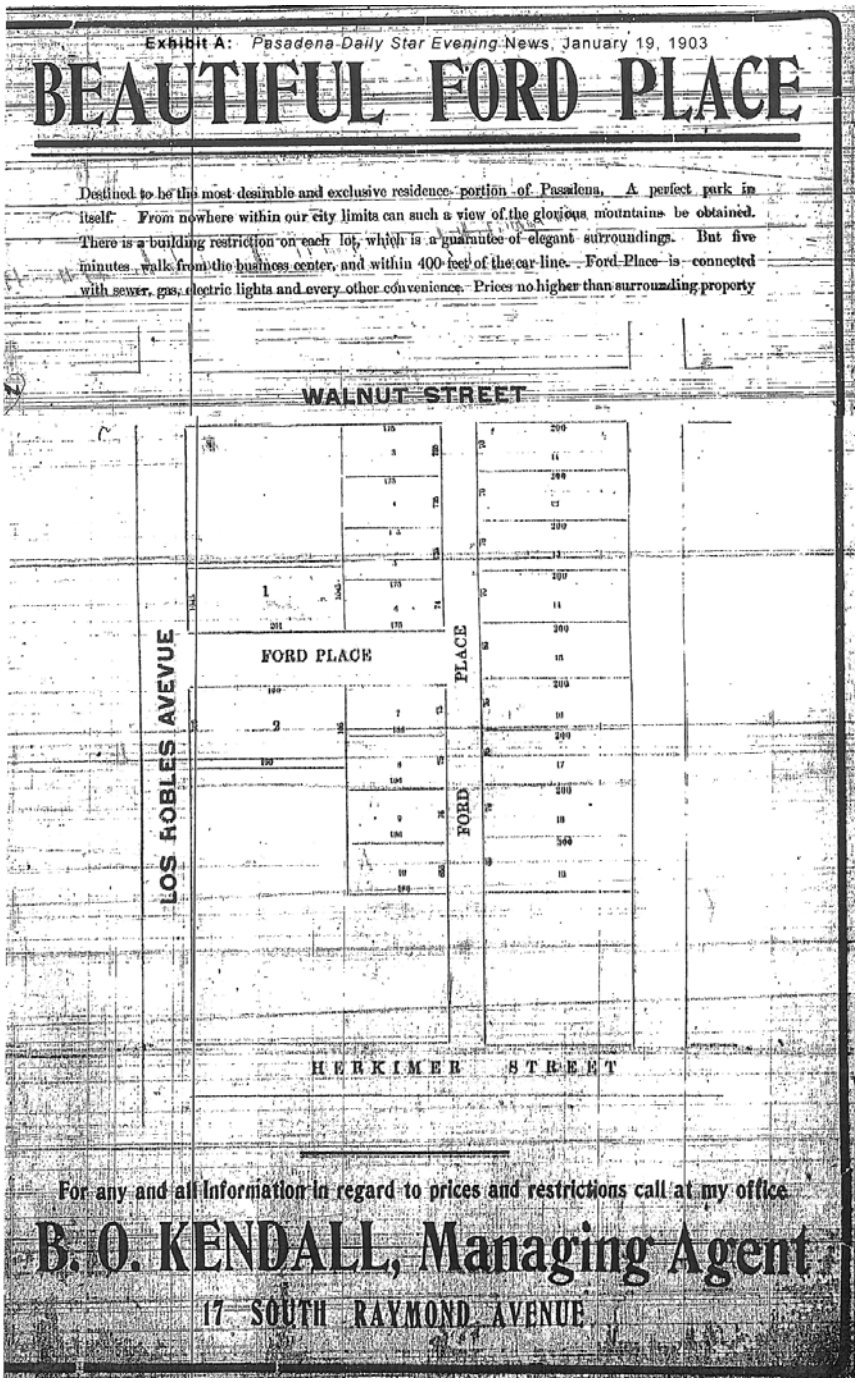


Exhibit A: *Pasadena Daily Star Evening* News, January 19, 1903

BEAUTIFUL FORD PLACE

Destined to be the most desirable and exclusive residence portion of Pasadena. A perfect park in itself. From nowhere within our city limits can such a view of the glorious mountains be obtained. There is a building restriction on each lot, which is a guarantee of elegant surroundings. But five minutes walk from the business center, and within 400 feet of the car line. Ford Place is connected with sewer, gas, electric lights and every other convenience. Prices no higher than surrounding property

WALNUT STREET

LOS ROBLES AVEVUE

FORD PLACE

FORD PLACE

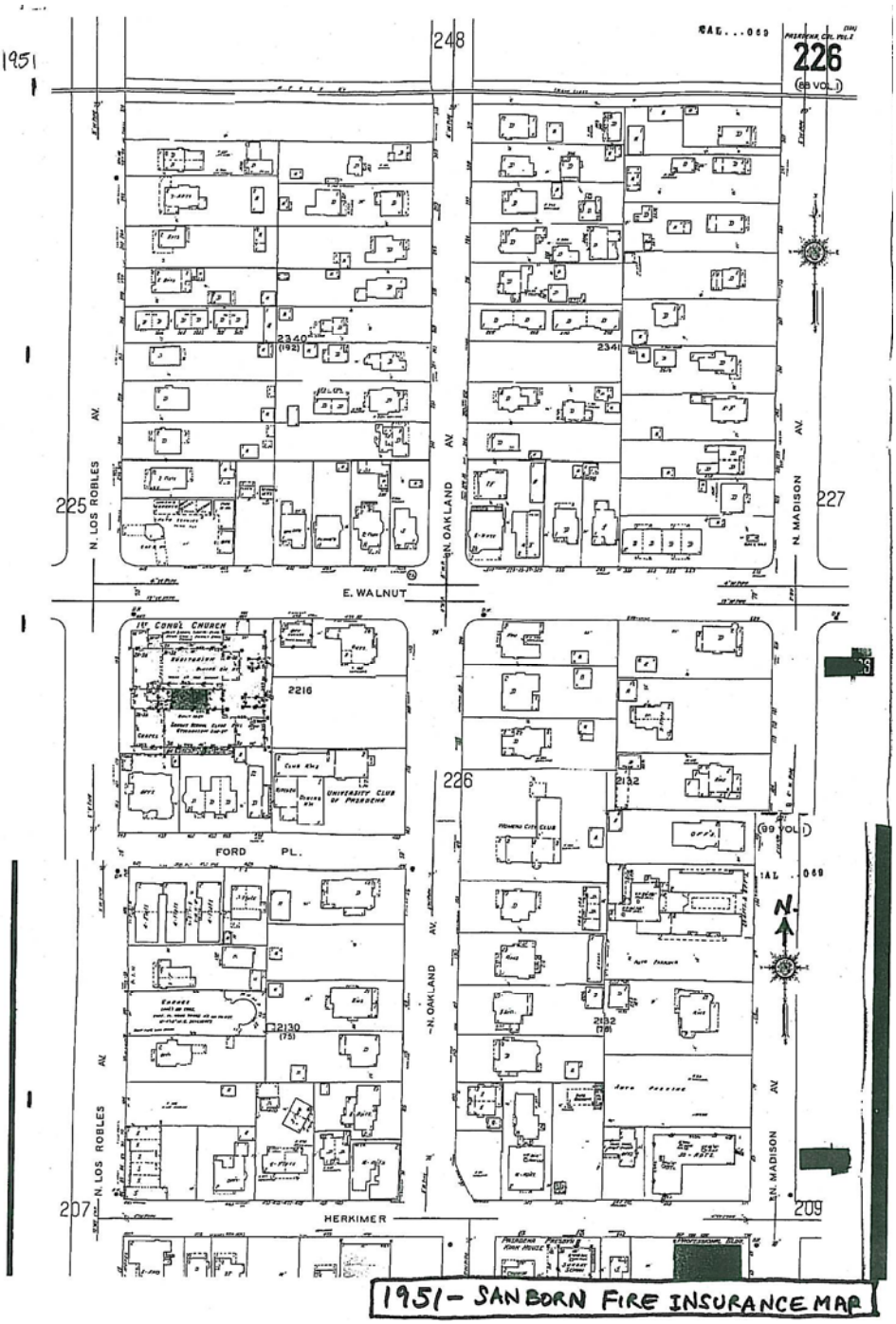
HERKIMER STREET

For any and all information in regard to prices and restrictions call at my office

B. O. KENDALL, Managing Agent

17 SOUTH RAYMOND AVENUE

Exhibit B


1951
248
226
(89 VOL.)
225
227
N. LOS ROBLES AV.
N. OAKLAND AV.
N. MADISON AV.
E. WALNUT
1st CONGL CHURCH
2216
UNIVERSITY CLUB OF PASADENA
FORD PL.
2130
2132
HERKIMER
207
209
N.
1951 - SANBORN FIRE INSURANCE MAP

Additional Documentation: Photographs

Name: **Ford Place Historic District**

Location: **110, 114, 120, 125-135, 130, 140, 145, 146, 150, 160, 175 N. Oakland Avenue; 451-455, 460, 465 Ford Place; and 450-456 Ford Place/144 N. Los Robles Avenue**

Photographer: **Peyton Hall**

Date of Photographs: **February to March 2009**

Locations of Digital Files: **Historic Resources Group**
1728 Whitley Avenue
Hollywood, California, 90028

Photo No.#	Elevation	View
01	Street Lot B: Primary District Elevation, along N. Oakland Ave.	South
02	Street Lot B: Primary District Elevation, along N. Oakland Ave.,	South
03	Street Lot B: Primary District Elevation, along N. Oakland Ave.	North
04	Street Lot C: Primary District Elevation, along Arol Burns Mall/N. Oakland Ave.	South
05	Street Lot C: Primary District Elevation, along Arol Burns Mall/N. Oakland Ave.	North
06	Street Lot C: Primary District Elevation, along Arol Burns Mall/N. Oakland Ave.	North
07	Street Lot A: Primary District Elevation, along Ford Place	West
08	Street Lot A: Primary District Elevation, along Ford Place	East
09	Barker Commons, from rear of 110 N. Oakland Ave.	North
010	Barker Commons, from between 140-150 N. Oakland Ave.	South
011	Lot 19: 110 N. Oakland Ave., west elevation, primary facade	East
012	Lot 19: 110 N. Oakland Ave., south elevation	Northeast
013	Lot 19: 110 N. Oakland Ave., south elevation	Northwest
014	Lot 19: 110 N. Oakland Ave., north elevation	Southeast
015	Lot 19: 110 N. Oakland Ave., first floor entry hall	Northwest
016	Lot 19: 110 N. Oakland Ave., second floor hall	West
017	Lot 19, East/Rear Portion: 114 N. Oakland Ave. north & west elevations, primary façade	Southeast
018	Lot 18: 120 N. Oakland Ave., west elevation, primary façade	East
019	Lot 18: 120 N. Oakland Ave., south elevation	Northeast
020	Lot 18: 120 N. Oakland Ave., south elevation	Northwest
021	Lot 18: 120 N. Oakland Ave., east elevation, rear façade	West
022	Lot 18: 120 N. Oakland Ave., north elevation	Southwest
023	Lot 18: 120 N. Oakland Ave., north elevation	Southeast

Photo No.#	Elevation	View
024	Lot 18: 120 N. Oakland Ave., first floor entry hall	East
025	Lot 17: 130 N. Oakland Ave., west elevation, primary façade	East
026	Lot 17: 130 N. Oakland Ave., south elevation	Northeast
027	Lot 17: 130 N. Oakland Ave., south elevation	Northwest
028	Lot 17: 130 N. Oakland Ave., east elevation, rear façade	Northwest
029	Lot 17: 130 N. Oakland Ave., east elevation, rear façade	Northeast
030	Lot 17: 130 N. Oakland Ave., north elevation	Northwest
031	Lot 17: 130 N. Oakland Ave., north elevation	Northeast
032	Lot 17: 130 N. Oakland Ave., first floor living room	East
033	Lot 17: 130 N. Oakland Ave., NE second floor rear office	North
034	Lot 16-17, East/Rear Portions: 140 N. Oakland Ave., east elevation, primary facade	Southeast
035	Lot 16-17, East/Rear Portions: 140 N. Oakland Ave., first floor entry hall	West
036	Lot 16-17, East/Rear Portions: 140 N. Oakland Ave., second floor hall	North
037	Lot 16: 150 N. Oakland Ave., west elevation, primary facade	East
038	Lot 16: 150 N. Oakland Ave., west elevation, floral decorative detail	East
039	Lot 16: 150 N. Oakland Ave., south elevation	Northeast
040	Lot 16: 150 N. Oakland Ave., south elevation	Northwest
041	Lot 16: 150 N. Oakland Ave., east elevation, rear façade	Northwest
042	Lot 16: 150 N. Oakland Ave., east elevation, rear facade	West
043	Lot 16: 150 N. Oakland Ave., north elevation	Southwest
044	Lot 16: 150 N. Oakland Ave., north elevation	Southeast
045	Lot 16: 150 N. Oakland Ave., first floor entry hall	South
046	Lot 16: 150 N. Oakland Ave., first floor entry hall	West
047	Lot 16, Rear Portion: 146 N. Oakland Ave., east elevation, primary facade	West
048	Lots 14-15: 160 N. Oakland Ave., west elevation of house, primary façade close-up	East
049	Lots 14-15: 160 N. Oakland Ave., west elevation of house & addition, primary façade including addition	East
050	Lots 14-15: 160 N. Oakland Ave., south elevation of house	Northwest
051	Lots 14-15: 160 N. Oakland Ave., east elevation of house & addition, rear façade including addition	Northwest
052	Lots 14-15: 160 N. Oakland Ave., north & east elevations of garage	Southeast
053	Lots 14-15: 160 N. Oakland Ave., north elevation of house, front door, framing and entry details	South
054	Lots 14-15: 160 N. Oakland Ave., north elevation of house & west elevation of addition	Southeast
055	Lot 7: 145 N. Oakland Ave., east elevation, front façade	West
056	Lot 7: 145 N. Oakland Ave., south elevation	Northwest
057	Lot 7: 145 N. Oakland Ave., south elevation	Northeast
058	Lot 7: 145 N. Oakland Ave., west elevation, rear façade	East

Photo No.#	Elevation	View
059	Lot 7: 145 N. Oakland Ave., north elevation	Southeast
060	Lot 7: 145 N. Oakland Ave., first floor entry hall	North
061	Lot 7: 145 N. Oakland Ave., pocket door, first floor entry hall	South
062	Lot 7: 145 N. Oakland Ave., SE first floor front office	Northwest
063	Lot 2, East Portion: 460 Ford Place, north elevation, primary facade	South
064	Lot 2, East Portion: 460 Ford Place, east elevation	West
065	Lot 2, East Portion: 460 Ford Place, south elevation, rear facade	North
066	Lot 2, East Portion: 460 Ford Place, west elevation	Northeast
067	Lot 2, East Portion: 460 Ford Place, west elevation	Southwest
068	Lot 2, East Portion: 460 Ford Place, NE first floor front room	Southeast
069	Lot 2, East Portion: 460 Ford Place, NE first floor front room	Northwest
070	Lot 2, East Portion: 460 Ford Place, Central second floor room	Southeast
071	Lot 2, Western Portion: 450-456 Ford Place & 144 N. Los Robles Ave., north elevation, primary façade on Ford Place	Southwest
072	Lot 2, Western Portion: 144 N. Los Robles Ave., west elevation, primary façade on Los Robles Ave.	East
073	Lot 2, Central & West Portion: 450-456 Ford Place, east elevation	Southwest
074	Lot 2, Central & West Portion: 450-456 Ford Place, east elevation	Northwest
075	Lot 2, Central & West Portion: 450-456 Ford Place & 144 N. Los Robles Ave., south elevation, rear façade of 450-456 Ford Place & 144 N. Los Robles Ave.	Northwest
076	Lot 2, Central & West Portion: 450-456 Ford Place & 144 N. Los Robles Ave., south elevation, rear façade of 450-456 Ford Place close up	North
077	Lot 2, Central & West Portion: 450-456 Ford Place & 144 N. Los Robles Ave., south elevation, rear façade of 450-456 Ford Place close up	Northwest
078	Lot 2, Central & West Portion: 450-456 Ford Place & 144 N. Los Robles Ave., south elevation, rear façade of 144 N. Los Robles Ave. close up	
079	Lot 2, Central & West Portion: 450-456 Ford Place & 144 N. Los Robles Ave., south elevation, rear façade of 450-456 Ford Place & 144 N. Los Robles Ave.	Northeast
080	Lot 2, Central & West Portion: 450-456 Ford Place & 144 N. Los Robles Ave., west elevation of east courtyard, east courtyard of 450-456 Ford Place	Southwest
081	Lot 2, Central & West Portion:450-456 Ford Place & 144 N. Los Robles Ave., west elevation of east courtyard, east courtyard of 450-456 Ford Place	Northwest
082	Lot 2, Central & West Portion:450-456 Ford Place & 144 N. Los Robles Ave., entry hall	West
083	Lot 2, Central & West Portion:450-456 Ford Place & 144 N. Los Robles Ave., first floor apartment living room	Northwest
084	Lot 1, Central Portion: 451-455 Ford Place, south elevation, primary facade	North
085	Lot 1, Central Portion: 451-455 Ford Place, west elevation	East
086	Lot 1, Central Portion: 451-455 Ford Place, north elevation, rear facade	Southwest
087	Lot 1, Central Portion: 451-455 Ford Place, east elevation	Northwest
088	Lot 1, Central Portion: 451-455 Ford Place, first floor entry hall	South

Photo No.#	Elevation	View
089	Lot 1, Central Portion: 451-455 Ford Place, built-in cabinet second floor apartment living room	East
090	Lot 1, East Portion: 465 Ford Place, south elevation, primary façade	North
091	Lot 1, East Portion: 465 Ford Place, west elevation	Northeast
092	Lot 1, East Portion: 465 Ford Place, north elevation, rear façade	Southeast
093	Lot 1, East Portion: 465 Ford Place, south & east elevations	Northwest
094	Lot 1, East Portion: 465 Ford Place, first floor front room	North
095	Lot 1, East Portion: 465 Ford Place, radiator, first floor entry hall	Northeast
096	Lots 5-6: 175 N. Oakland Ave., east elevation, primary façade on N. Oakland Ave.	West
097	Lots 5-6: 175 N. Oakland Ave., east elevation, primary facade	Southwest
098	Lots 5-6: 175 N. Oakland Ave., south elevation, secondary façade on Ford Place	Northeast
099	Lots 5-6: 175 N. Oakland Ave., south elevation, façade and window detail	Northwest
0100	Lots 5-6: 175 N. Oakland Ave., west elevation	Northeast
0101	Lots 5-6: 175 N. Oakland Ave., west elevation	East
0102	Lots 5-6: 175 N. Oakland Ave., north elevation	Southwest
0103	Lots 8-10: 125-135 N. Oakland Ave., east elevation, primary façade of 135 N. Oakland Ave.	West
0104	Lots 8-10: 125-135 N. Oakland Ave., north & east elevations	Southwest
0105	Lots 8-10: 125-135 N. Oakland Ave., east elevation, primary façade of 125 N. Oakland Ave.	Northwest