



**City of South Pasadena
Planning and Community
Development Department**

Memo

Date: July 16, 2020

To: Chair and Members of the Cultural Heritage Commission

From: Kanika Kith, Planning Manager

Re: Additional Document for **Item No. 6** – 1534 Ramona Avenue Landscape Improvements

Four (4) written public comments have been received for this project from the following people:

- Kyle Cologne
- Gabriela Berk
- Betsy Smith
- Joanne Nuckols

In addition to the written public comments received, 15 verbal comments were received via voicemail messages. These verbal comments will be played during the meeting for the Commission and the audience to hear.

Written comments received are attached to this document and the verbal comments can be heard from link provided in the attachment list below.

Attachments:

1. Written Public Comments
2. Verbal Comments ([Click here](#))

ATTACHMENT 1
Witten Comments

From: [Kyle Cologne](#)
To: [PlanningComments](#)
Subject: Agenda Item #6 on July 16
Date: Tuesday, July 14, 2020 7:33:24 AM

CAUTION: This email originated from outside of the City of South Pasadena. Do not click links or open attachments unless you recognize the sender and know the content is safe.

A) Kyle Cologne
1525 Ramona Avenue
South Pasadena

B) I would like to comment on agenda item #6 (1534 Ramona Avenue):
I am quite concerned about the plans to convert this into what amounts to a public park. Already, the city has been dealing with how to best control traffic on the narrow stretch of Ramona. The corner at Ramona and Oak is a blind spot, and already a problem when vehicular and pedestrian traffic come together (and an increase in either vehicular or pedestrian traffic will cause problems - and this plan seeks to do both). I realize that traffic (and parking) are beyond the scope of this commission, but there are larger issues at play here that should be considered.

I know from the previous owners that a big problem was people cutting through the property as a shortcut (including those on bikes, and more than just foot traffic). These owners had put up a very tasteful wooden fence to control this, and then the current owners tore this down but some drought resistant landscape that accomplished the same purpose quite nicely. This was unfortunately hastily torn down to make way for the current plans.

I am quite concerned that this plan for a public gathering spot, including fountain, seating, and vegetable garden is not appropriate for a residential property or single family home. It instead belongs in a park or public gathering place. This concern is heightened by everything with the SARS-Coronavirus2. My wife and I are both physicians, and this virus (and all the consequences of lack of physical distancing) will unfortunately be with us for the foreseeable future. This park is a setup to contribute to community spread of the virus.

So for many reasons, I hope you will take appropriate action. I fear this planned "park" would degrade the rich history of the property and invite those with little regard for the cultural significance of it to take a quick shortcut through it for the sake of time. Thank you.

From: [Gabriela S. Berk - Gabriela Sosa de Berk](#)
To: [PlanningComments](#)
Subject: NO to public garden Ramona #1534
Date: Tuesday, July 14, 2020 7:32:14 PM

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My husband Andrew Berk and I are not supportive of having a public garden at Holy Family's property on Ramona # 1534

Sent from my iPhone

From: [Betsy Smith](#)
To: [PlanningComments](#)
Cc: [Caleb Smith](#)
Subject: 5/16 Item #6: 1534 Ramona Landscaping Changes
Date: Wednesday, July 15, 2020 9:37:59 AM

CAUTION: This email originated from outside of the City of South Pasadena. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good evening, members of the Cultural Heritage Commission.

I am writing to express my concern over the proposed landscaping changes to 1534 Ramona Avenue.

As young girls, living just down the street from Marengo Elementary School, my sister and I would rollerblade all over South Pasadena, imagining who lived in each of the beautiful homes and debating which ones we should live in when we grew up. All these years later, purchasing 1532 Ramona Avenue for my “grown up” family was the fruition of that childhood dream. My husband and I could not believe our luck when we found, not just this house, but this neighborhood for ourselves and our three young children.

It is easy to see why our block, the Ramona Avenue Historic District, is a candidate for the National Register of Historic Places. While so many beautiful, older homes suffer the insult of neglect or the injury of trendy “updates” out of step with their original style, the 1500 block of Ramona boasts a collection of Craftstman homes that have been lovingly maintained with the utmost respect for the pieces of architectural art that they are.

The size of 1534 Ramona and its location on the corner of Ramona and Oak establish the home as the anchor of the neighborhood. Even the unusual angles of the intersection at Oak and Ramona serve to position the property at the forefront, welcoming passersby into our little jewel of a neighborhood. To alter the appearance of the property as dramatically as this proposed design intends to, would not just diminish the stately beauty of 1534 Ramona; it would change the tone of the entire block. The proposed design sacrifices the classic grandeur of this historic home, with its elegant simplicity, in an attempt to integrate the home into the aesthetic of the Holy Family campus.

From the labeling of the building as a “Rectory” on the plans to its concrete pathways, benches, fountain, and statue of St. Francis, this proposal makes no secret of Holy Family’s treatment of 1534 Ramona – a property zoned as a Single Family Home – as an institutional building and a part of their campus. The concern with ADA compliance while in blatant *non-*compliance with the property’s zoning as a Single Family Residence is a red flag hard to miss.

Not to mention that the smaller, hedged-in garden is labeled as the “Resident’s Garden.” If they intended to honor the only legal use of 1534 Ramona – as a residence – the entire garden would be considered the “resident’s garden.” The fact that the plans indicate a distinction between the “resident’s garden” and the rest of the garden should tell us all we need to know.

One of the hallmarks of Craftsman architecture is its deliberate simplicity, its respect for the beauty of material, line, and – well – craftsmanship. The Craftsman aesthetic is the epitome of the old adage that “less is more.” The expansive lawn that used to border the 1534 Ramona property on its south and west sides served those ideals so perfectly, effortlessly directing the onlooker’s gaze to the home itself – providing the frame, but allowing the home to be the picture. To clutter the front of the property with a vegetable garden (which could easily be located in the unused backyard), a fountain, benches, concrete pathways, and a statue, is nothing less than an insult to the integrity of the home and the neighborhood. It shows either a total misunderstanding of or a flagrant disregard for the architectural style of the home and the community of homes it belongs to.

Beyond the ways that this unauthorized public garden would negatively impact the lifestyle of the neighbors, it is my firm belief that the proposed changes to the landscaping of 1534 Ramona would fracture the architectural cohesiveness of the Ramona Avenue Historic District and jeopardize our efforts to obtain a National Register designation.

Thank you, in advance, for ensuring that this project moves forward in a manner that honors the integrity of this historic property and respects its zoning as a Single Family Home.

Betsy Smith

1532 Ramona Avenue

From: [Joanne Nuckols](#)
To: [PlanningComments](#)
Subject: CHC Agenda Item #6, 1534 Ramona Ave-Landscape Improvements
Date: Wednesday, July 15, 2020 10:59:49 PM
Attachments: [Architectural Dwgs.pdf](#)
[Narrative.pdf](#)

CAUTION: This email originated from outside of the City of South Pasadena. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Cultural Heritage Commission Chairman Gallatin and fellow commissioners:

We support the staff recommendation to work with the Applicant and Architectural Historian Debi Howell-Ardila on the proposed landscape improvements for restoring historic features of the yard. This is the only avenue available to us to insure that our long sought National Register of Historic Places listing is not jeopardized by inappropriate landscape changes to the historic Stimson that anchors our historic district and is the most significant house in the Stimson cluster.

Attached are various pictures and historical document we hope will assist you in your determination of the proper landscaping for this site and to add to the city's record for our historic district.

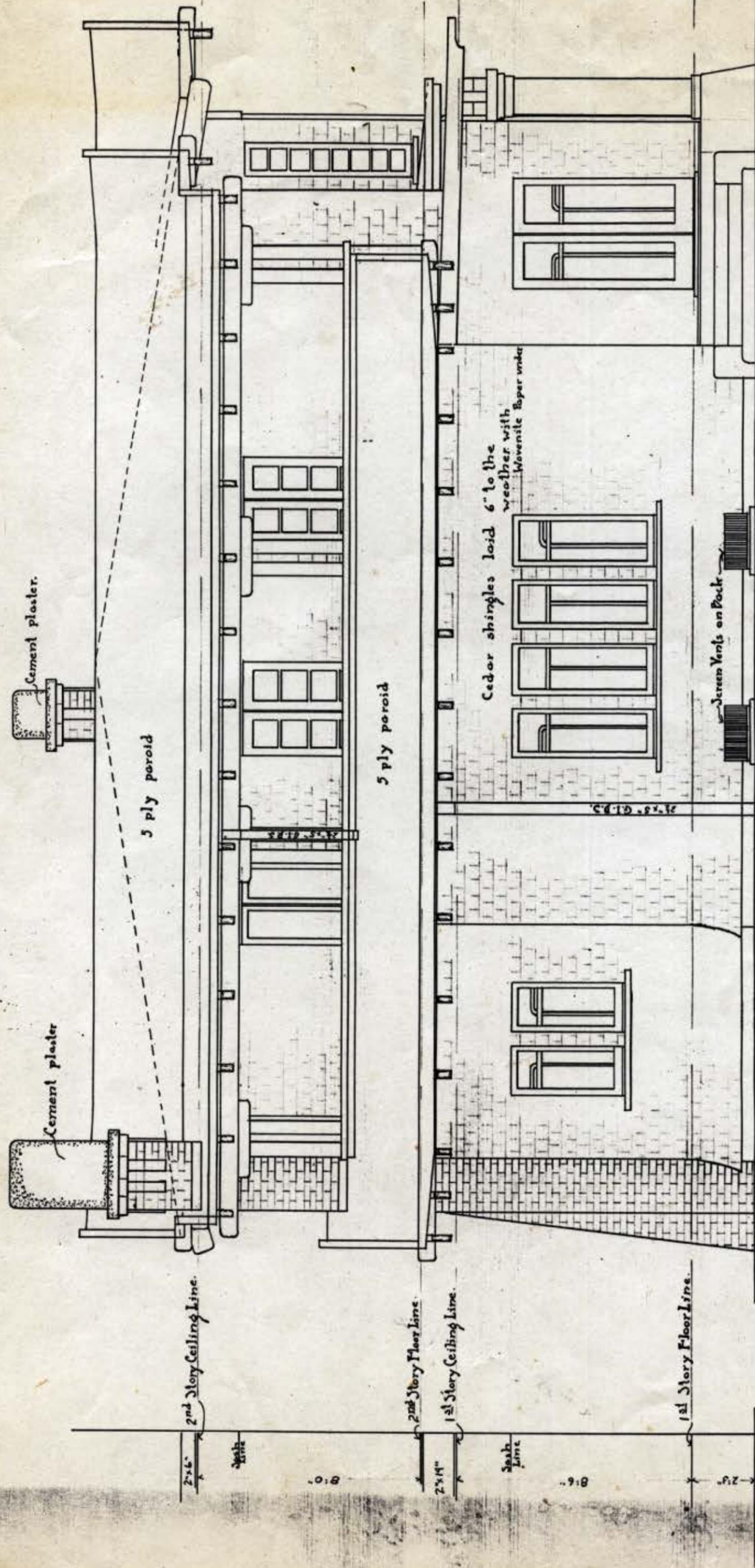
First is a picture of the yard before the current owner, the Archdiocese of Los Angeles, purchased the house which shows the curved path that has been removed. Second is a picture from the early 1920's that shows the original landscaping listed on the DPR from. Also there are copies of the original linen plans which were discovered in the closet of 207 Oaklawn, Stimson's own home.

The owners of Stimson's Oaklawn house had discovered all these plans and drawings which sat in the closet for years. One day Joanne was looking at the plans with the next door neighbor Beverly Girvigian and noticed that the drawings look familiar. It took a few minutes before she realized it was the house across the street. Ultimately the owners of the Oaklawn house gifted the plans to the owner of 1534 Ramona Ave one Christmas..."a gift from our house to yours." It was a very special discovery. Last is a copy of a report on the residents.

We appreciate the city's advocacy for historic districts and historic preservation city wide. We would be happy to assist with any additional historical information the commission and city might need pertaining to the Ramona house.

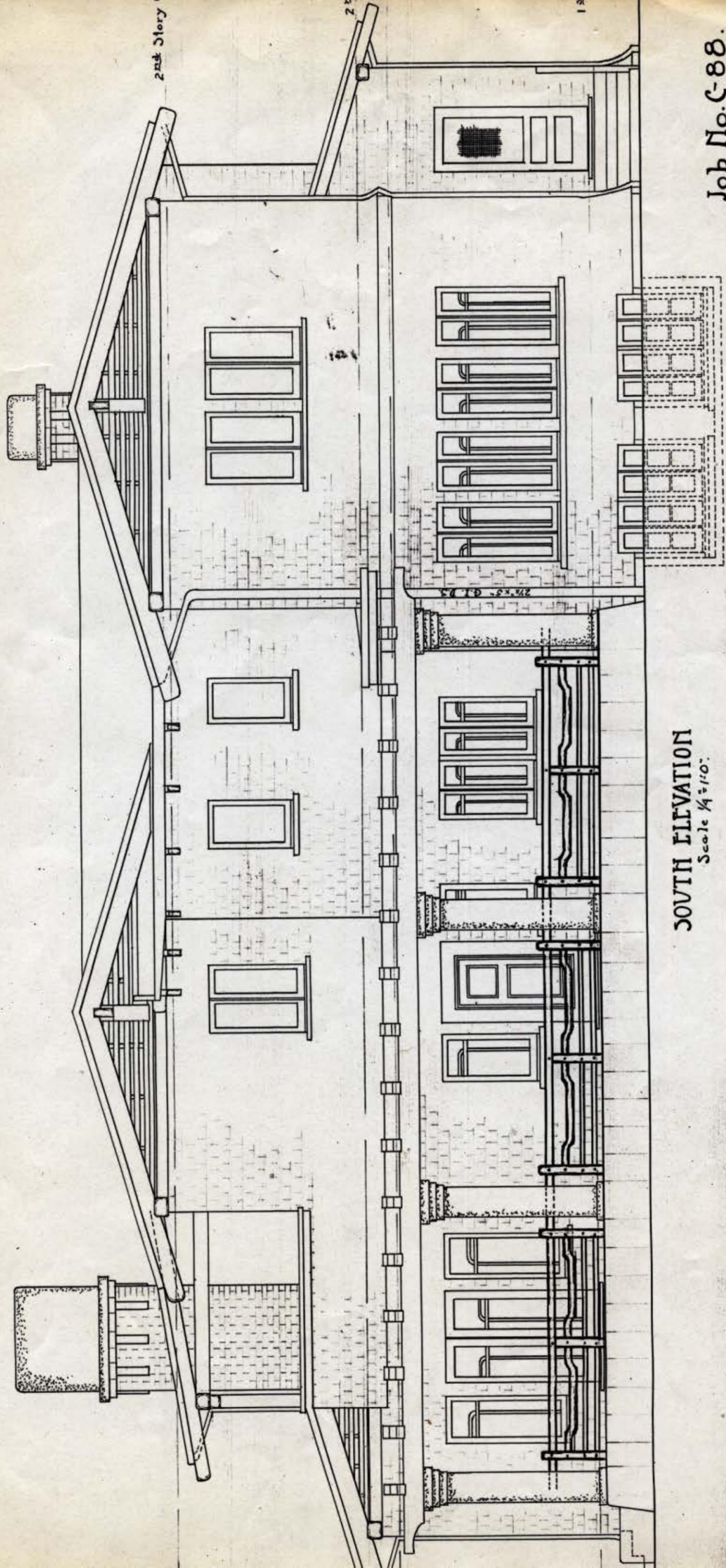
Thank you for your consideration.

Tom & Joanne Nuckols
1531 Ramona Ave (51 year resident)



WEST ELEVATION.
 Scale $\frac{1}{4}'' = 1'-0''$
 Job No. C-88.

Designed by G. Lawrence Timson Co.
 1211 Avoca Ave., Pasadena, Cal.
 Telephone Colorado 4455.

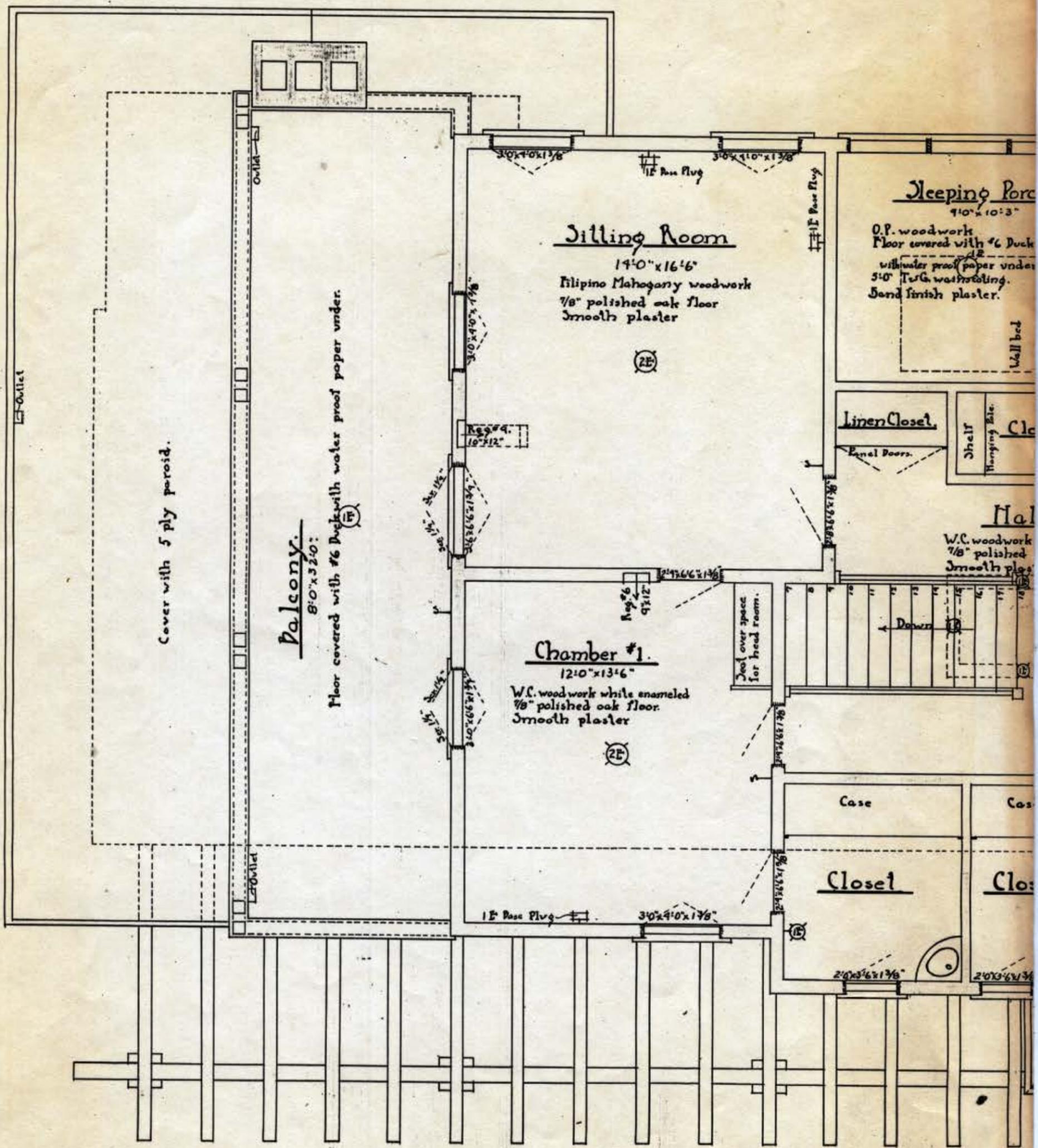


2nd Story

SOUTH ELEVATION
Scale 1/4" = 1'-0"

Job No. C-88.

2 1/2" x 5" - G.I. P.S.



Sitting Room

14'0" x 16'6"
 Filipino Mahogany woodwork
 7/8" polished oak floor
 Smooth plaster

Sleeping Porch

9'10" x 10'3"
 O.P. woodwork
 Floor covered with #6 Duck
 with water proof paper under
 5'0" T.C. wall covering.
 Sand finish plaster.

Palcoony.

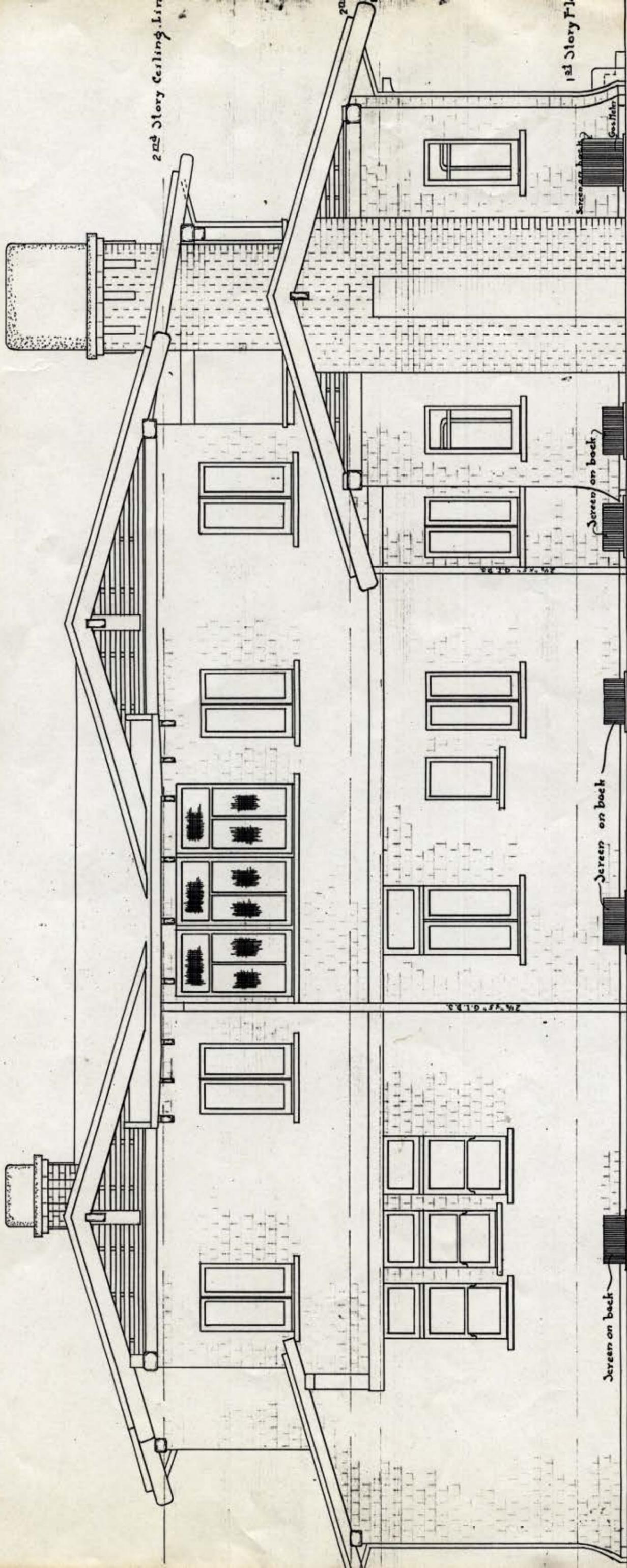
8'0" x 32'0"

Floor covered with #6 Duck with water proof paper under.

Chamber #1.

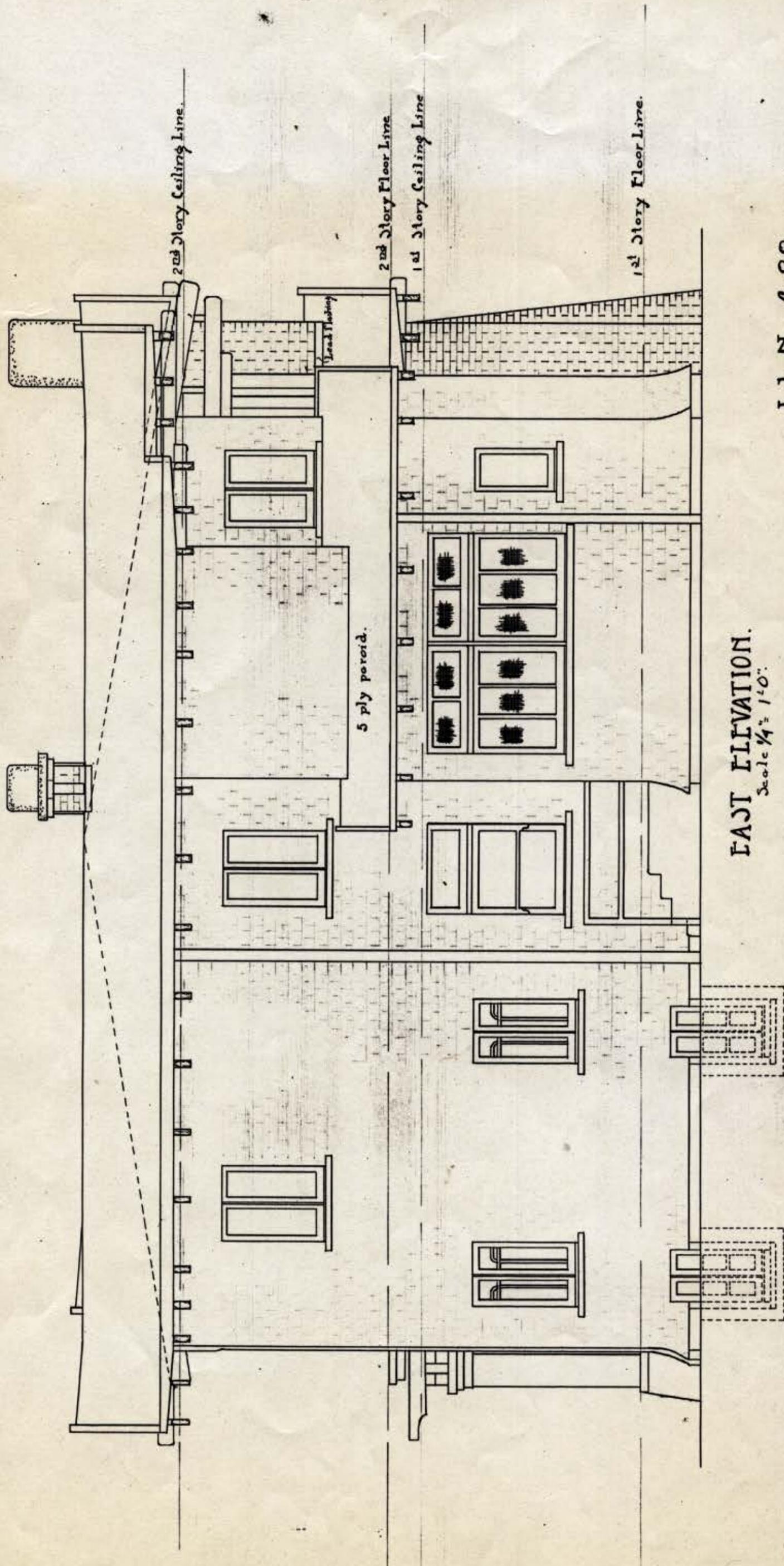
12'0" x 13'6"
 W.C. woodwork white enameled
 7/8" polished oak floor
 Smooth plaster

SECOND STORY FLOOR P
 Scale.



NORTH ELEVATION.
Scale $\frac{1}{4}'' = 1'-0''$.

Job No. C-88.



EAST ELEVATION.
Scale $\frac{1}{4}'' = 1'-0''$

Job No. C-88.

THE GARRIGUES' HOUSE



The Garrigues house, built in 1913 at 1534 Ramona Ave., is a classic example of California Craftsman architecture. This photograph was taken in around the 1920's.

THE STORY OF THE RAMONA AVE. GARRIGUES HOUSE

South Pasadena was incorporated in March of 1888, and as people headed to California, public transportation stimulated tremendous growth in the early 1900's. The City's population in 1903 was 600, and by 1912 it had jumped to 6000 inhabitants. Tracts of land were laid out, and some investors and developers, influenced by the rise of the California Craftsman movement, built quality homes that reflect the California environment. These homes were built of wood, with wide porches, shingle or board sidings, large roof beams with wide overhangs, chimneys of brick or stone, outdoor sleeping porches, and expansive front yards. The Craftsman movement sought to express with architecture and design the principles of healthful living, democracy in housing, and an appreciation of nature and outdoor living.

Ramona Ave., named after the Helen Hunt novel "Ramona", was laid out in 1906 between Fremont and Diamond Aves. in an area known as the Newtonia Place Tract. George Woodbury Stimson was the principal investor in this tract, and his son George Lawrence Stimson, an associate of the well known architects, the Green brothers of Pasadena, established his own business as an architect and builder on this tract. George Lawrence Stimson designed and built many of the houses on both sides of Ramona Ave. from 1524 Ramona south to Oak St.

Many of the families who built homes or moved into existing Stimson homes on the street were business and professional people. Attorney William Russell Law, his wife Mabel and their three children Jean, Richard and Roberta, were the first family to live on the street at 1532 Ramona Ave. Harry Westcott Clough, an advertising executive and his wife Grace, a teacher, came from Massachusetts and built their home at 1532 Ramona, and in 1917 their son Gordon was born in that house.

Sun Oil Company executive John Garrigues, who with his wife Jean, an artist, and their son John Jr. came from the Midwest, and in 1913 began the process of building a \$10,000 home designed and built for them by architect Stimson on the northeast corner of Oak St. and Ramona Ave. The 2-story white-shingled house was built with a windowed porch on the south side leading to the front door that was inset with the Tiffany glass panels. The first floor rooms featured mahogany and oak-paneled walls, and the main stairway to the second floor had a Tiffany glass skylight in the roof above. A bannister made of a thick twisted silk rope was attached along the wall with brass rings. The paneled dining room featured a carved alabaster ceiling light fixture, and walls that were originally covered with silver-colored tapestry. One of the upstairs bedrooms had a wall covering of blue silk fabric. The house was built with several outdoor sleeping porches, a feature of the California Craftsman architecture. A vacuum-cleaning system was installed throughout the house, and a round aluminum electric dishwasher was installed in the kitchen. Mr. Garrigues built a driveway to a 4-car garage and underground gasoline tank on the adjacent Oak St. lot to provide parking for residents of 1534, 1532 and 1528 Ramona Ave. Several orange trees, part of an earlier grove, grew on the front and side lawns at 1534.

Before moving to Ramona Ave. the Garrigues met Theosophist Robert Crosbie, who had been associated with William Q. Judge, a leading early American Theosophist in Boston. Theosophy was founded on the knowledge and wisdom of the Sages of the past and the study of Indian and Eastern writings of the occult. It advocates international brotherhood and humanitarianism, and offers a non-dogmatic approach to the understanding of the nature of life. Neighbors Garrigues and Clough attended meetings held with Mr. Crosbie in Los Angeles and Pasadena. Earlier, Crosbie had been staying at the Theosophical Center in Point

Loma, California before moving to South Pasadena. At Point Loma he had seen members become distracted from the true philosophy by their own personal ambition. In 1910 Robert Crosbie, the Garrigues and the Cloughs formed the United Lodge of Theosophists (ULT), to focus on the teachings rather than on personalities. John Garrigues provided a home for Robert Crosbie at 1537 Ramona Ave.

To enable the financing of the construction in 1925 of the ULT Lodge building in Los Angeles, the Clough family moved into the larger Garrigues house, and in 1926 Theosophists Louis and Maybell Coffey bought the Clough's house. The spacious Garrigues home enabled Adelene Lyon to live there after her husband's death. Subsequently the Law, Lyon, Church and Lischner families became active in ULT, as did Mrs. Thomas Ince, widow of the early Hollywood movie producer and "Father of the American Western", who lived across the street at 1301 Oak St. Following the deaths of John Garrigues and Westcott Clough, Grace Clough continued the work they had begun. ULT is now a world-wide organization with its own publishing company formed to publish Theosophical Literature.

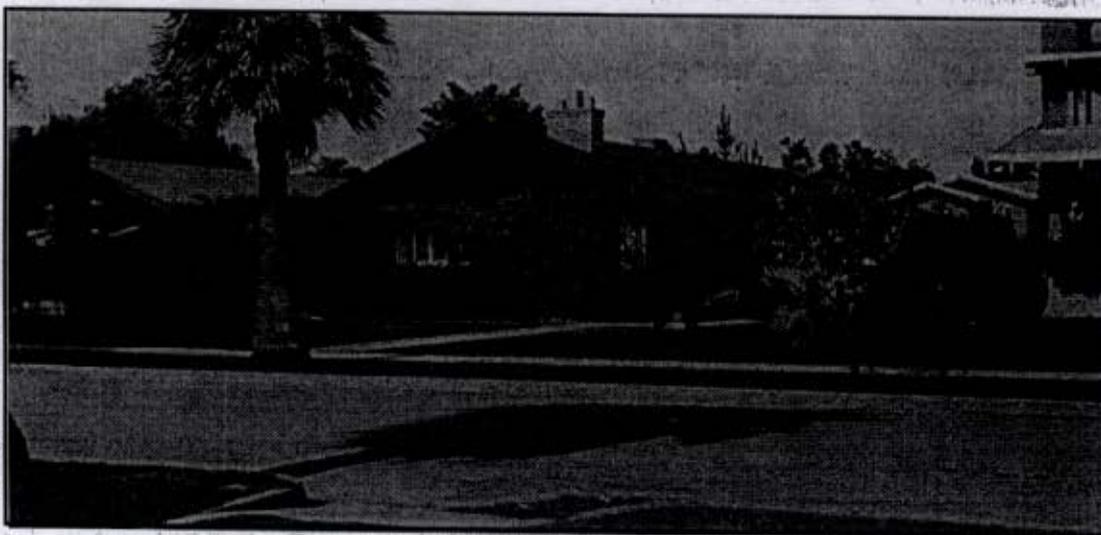


View looking north on Ramona Ave. from Oak St. Note the Oak tree growing in the street, and the old 2-story High School in the background. Photo taken around 1917.

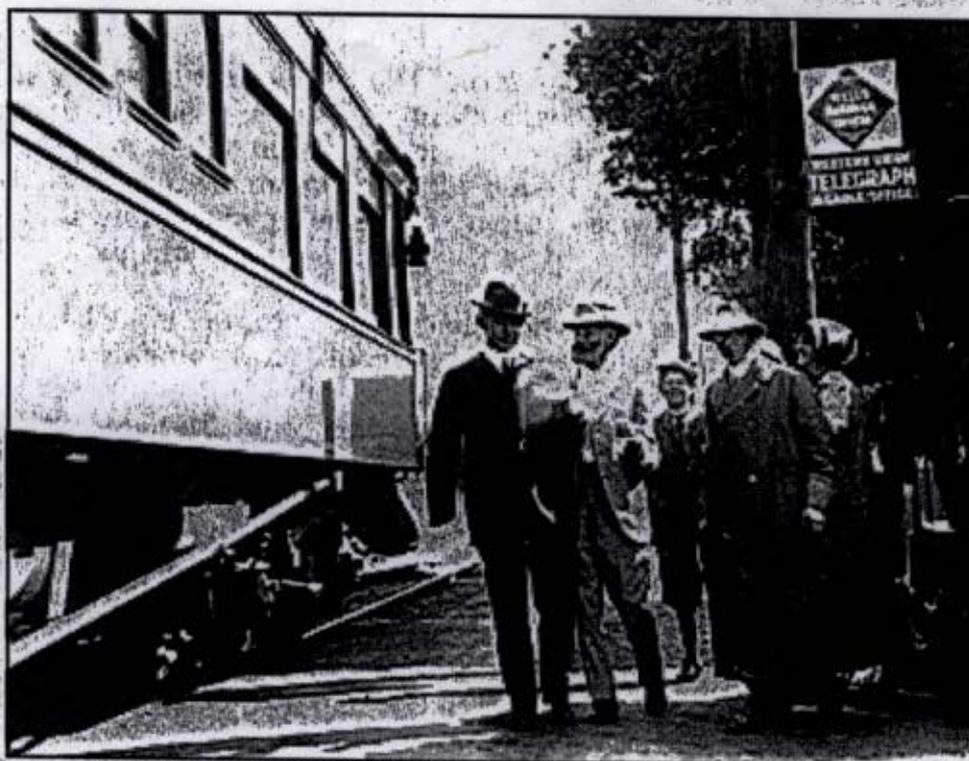
John Garrigues, Harry Westcott Clough and Robert Crosbie in front of Mr. Crosbie's home. Photo taken around 1917.



THE RAMONA AVE. PEOPLE



The Clough home at 1532 Ramona Ave.
Photo taken around 1917.



John Garrigues, Robert Crosbie, John Garrigues Jr.,
H. Westcott Clough and Grace Clough at the Pasadena Train Station.
Photo taken around 1920.

RAMONA AVE. AS I KNEW IT

In 1945 I married Gordon Clough, and moved into 1534 Ramona Ave. At the time, this was home to a group of people who were students of Theosophy.

As I understand the background, the Cloughs and Garrigues, they were neighbors, living side by side at 1532 and 1534 Ramona Ave. Both families had suffered the loss of a child, and were looking for answers to help them cope their loss. I understand also that the Law family had lost a child. Robert Crosbie lived close by, and they all shared their concerns. Mr. Crosbie was a follower of Theosophy, a form of religion based on the teachings of Madame Blavatsky. It was she who wrote *The Secret Doctrine* and *Isis Unveiled*, as well as many other writings concerning eastern religions.

As their interest deepened, they formed the United Lodge of Theosophists (ULT), and built a ULT building at 33rd and Grand Ave. in Los Angeles. The Cloughs moved into the Garrigues' very large home at 1534 Ramona, and they joined in the effort to carry on Madame Blavatsky's teaching. The Lischner family were also interested in the teachings.

John Garrigues (who had one arm) was a financial genius, and at one time was able to recover the financial stability of one of LA's largest petroleum companies. Jean, his wife, had studied art at the Chicago Art Institute, and spent many hours working on mountain landscapes in pastels. The Clough's had come to South Pasadena from Massachusetts, where Mrs. Clough had taught Greek and Latin. Westcott Clough was in the advertising field, and also worked as an editor.

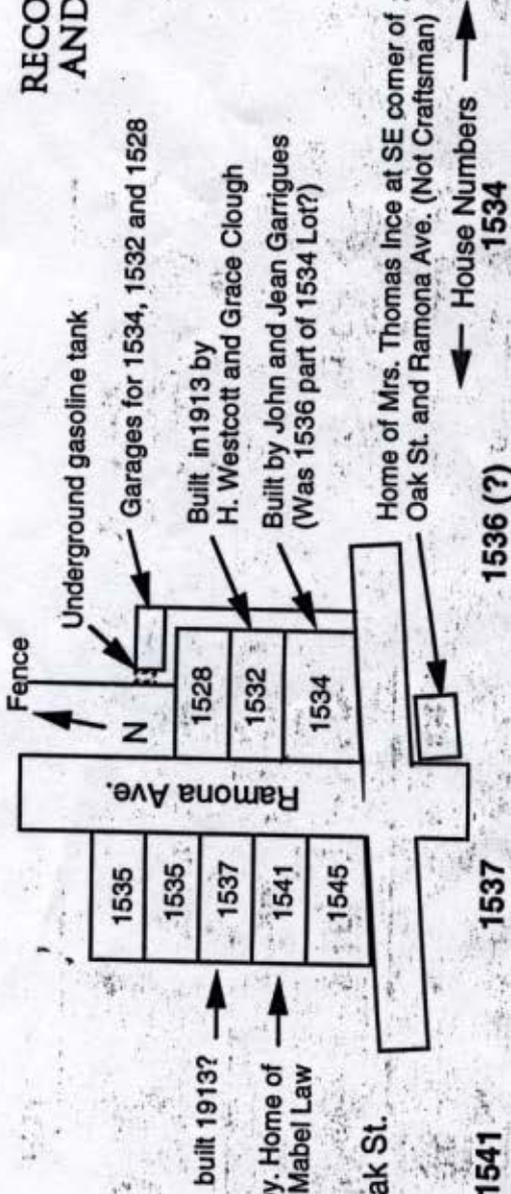
The Garrigue's house was designed by Charles Stimson, and has large bedroom suites, sleeping porches, and beautiful craftsman style woods and lighting fixtures. A gas-heated clothes dryer was located in the basement. When I arrived, housekeeper Mabel Jackson and I shared the pleasure of maintaining the house. Henry Geiger, a Theosophist from New York also lived there in order to work more closely with Mrs. Clough to keep the activities at the Lodge in order.

The Garrigues, Cloughs and Mr. Crosbie collaborated in supporting ULT, which has Lodges all over the world. Mrs. Clough has written books on Theosophy, and was one of the editors of the ULT periodicals. Theosophy Company continues to publish books, and the Los Angeles Lodge still holds classes and lectures at their site in LA.

I lived in the house until 1957, raised 3 children there (one of whom died in the house), and my son was born there. I divorced my husband in 1957, and lost track of the people who were there. I have several photographs of the street in the very early days.

Jean Weed Clough
January 21, 2001

RECORDS FROM 1920 U.S. CENSUS
AND EARLY SO. PASADENA CITY
DIRECTORIES



Years Noted in
So. Pasadena
City Directories

1913	William and Mabel C. Law	Robert Crosbie	John and Jeanne Garrigues	Building permit issued to John and Jeanne Garrigues	H. Westcott and Grace E. Clough	1532	1528
1914-1915	William and Mabel C. Law	Robert Crosbie	John and Jeanne Garrigues		H. Westcott and Grace E. Clough		
1917	William and Mabel C. Law	Robert Crosbie	John and Jeanne Garrigues		H. Westcott and Grace E. Clough		
1926	William and Mabel C. Law	John and Adelene Lyon and/or Fred B. Church family?		John and Jeanne Garrigues H. Westcott and Grace E. Clough, Gordon H. Clough	Louis and Maybell Coffey		
1928	William and Mabel C. Law	John and Adelene Lyon and/or Fred B. Church family?		John and Jeanne Garrigues H. Westcott and Grace E. Clough, Gordon H. Clough	Louis and Maybell Coffey		
1932	William and Mabel C. Law	John and Adelene Lyon and/or Fred B. Church family?		John and Jeanne Garrigues H. Westcott and Grace E. Clough, Gordon H. Clough	Louis and Maybell Coffey		
1935	William and Mabel C. Law	John and Adelene Lyon and/or Fred B. Church family?		John and Jeanne Garrigues H. Westcott and Grace E. Clough, Gordon H. Clough	Louis and Maybell Coffey		

	1541	1537	1534	1532	1528
1936	William and Mabel C. Law	John and Adelene Lyon and/or Fred B. Church family?	John and Jeanne Garrigues H. Westcott and Grace E. Clough Gordon H. Clough Mabel Jackson	Louis and Maybell Coffey	
1937	William and Mabel C. Law, Jean, stdt	John and Adelene Lyon and/or Fred B. Church family?	John and Jeanne Garrigues H. Westcott and Grace E. Clough Gordon H. Clough Mabel Jackson (Housekeeper)	Louis and Maybell Coffey	
1938	William and Mabel C. Law,	John and Adelene Lyon and/or Fred B. Church family?	John and Jeanne Garrigues H. Westcott and Grace E. Clough Gordon H. Clough Mabel Jackson, Henry Geiger	Louis and Maybell Coffey	
1939	William and Mabel C. Law, Jean, tchr, art	John and Adelene Lyon and/or Fred B. Church family?	John and Jeanne Garrigues H. Westcott and Grace E. Clough Gordon H. Clough Mabel Jackson, Henry Geiger	Louis and Maybell Coffey	
1940	William and Mabel C. Law, Jean, tchr, art	John and Adelene Lyon and/or Fred B. Church family?	John and Jeanne Garrigues H. Westcott and Grace E. Clough Gordon H. Clough Mabel Jackson, Henry Geiger	Louis and Maybell Coffey	
1941, 1942	William and Mabel C. Law, Roberta, Stdt	John and Adelene Lyon and/or Fred B. Church family?	John and Jeanne Garrigues H. Westcott and Grace E. Clough Gordon H. Clough Mabel Jackson, Adelene Lyon	Louis and Maybell Coffey	
1943, 1944, 1945	William and Mabel C. Law, Jack Garrigues	Drs. Hyman and Frances Lischner, Miriam, Harold, stdt	John and Jeanne Garrigues Grace E. Clough, Gordon H. Clough, Adelene Lyon Mabel Jackson, Henry Geiger	Mrs. Thomas (Elinor) Ince, at 1301 Oak St.	
943, 1944, 945	William and Mabel C. Law, Jack Garrigues	Drs. Hyman and Frances Lischner, Miriam, sec	John and Jeanne Garrigues Grace E. Clough, Gordon H. and Jean Clough Mabel Jackson, Henry Geiger Adelene Lyon	Mrs. Thomas (Elinor) Ince, at 1301 Oak St. Mrs. Thomas (Elinor) Ince, at 1301 Oak St.	William and Gladys Plummer Later, Wm and Gertrude Dreher Mrs. Thomas (Elinor) Ince, at 1301 Oak St.



1882

1882

W. H. ...

ATTACHMENT 2
Verbal Comments
(Click Here)