

United States Department of the Interior
National Park Service

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 National Register Bulletin, *How to Complete the National Register of Historic Places Registration Form*. If any 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.



1. Name of Property

Historic name: Valentine, Walter D., Cottage B

Other names/site number: 1419 E. Palm Street; previously 1425 Palm Street

Name of related multiple property listing:

N/A

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

2. Location

Street & number: 1419 E. Palm Street

City or town: Altadena State: California County: Los Angeles

Not For Publication: Vicinity:

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 forth 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 at the following level(s) of significance:

___ national ___ statewide ___ local

Applicable National Register Criteria:

___ A ___ B ___ C ___ D

<p>_____</p> <p>Signature of certifying official/Title:</p> <p>_____</p> <p>State or Federal agency/bureau or Tribal Government</p>	<p>_____</p> <p>Date</p>
---	---------------------------------

<p>In my opinion, the property ___ meets ___ does not meet the National Register criteria.</p>	
<p>_____</p> <p>Signature of commenting official:</p> <p>_____</p> <p>Title :</p>	<p>_____</p> <p>Date</p> <p>_____</p> <p>State or Federal agency/bureau or Tribal Government</p>

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4. National Park Service Certification

I hereby certify that this property is:

- entered in the National Register
- determined eligible for the National Register
- 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

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Number of Resources within Property

(Do not include previously listed resources in the count)

Contributing	Noncontributing	
<u>1</u>	<u> </u>	buildings
<u> </u>	<u> </u>	sites
<u> </u>	<u> </u>	structures
<u> </u>	<u> </u>	objects
<u>1</u>	<u> </u>	Total

Number of contributing resources previously listed in the National Register 0

6. Function or Use

Historic Functions

(Enter categories from instructions.)

DOMESTIC/single dwelling

Current Functions

(Enter categories from instructions.)

DOMESTIC/single dwelling

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7. Description

Architectural Classification

(Enter categories from instructions.)

LATE 19TH & EARLY 20TH CENTURY AMERICAN MOVEMENTS:

Bungalow/Craftsman

Materials: (enter categories from instructions.)

Principal exterior materials of the property: foundation: concrete, walls: wood (board-and-batten), roof: asphalt, other: stone (chimney)

Narrative Description

(Describe the historic and current physical appearance and condition of the property. Describe contributing and noncontributing resources if applicable. Begin with a **summary paragraph** that briefly describes the general characteristics of the property, such as its location, type, style, method of construction, setting, size, and significant features. Indicate whether the property has historic integrity.)

Summary Paragraph

Walter D. Valentine Cottage B is a single-family Craftsman style building originally constructed as a small cabin in 1912 by an unknown architect/builder in a rustic area of northeast Altadena. This suburb of Los Angeles in Los Angeles County just south of the Angeles National Forest is known as Wildwood Park. The building measures approximately 1,734 square-feet according to Assessor records. The original 1912 cabin has been enlarged significantly from its original footprint. In 1922-24 the cabin was remodeled and enlarged by famed architect Henry Greene. The cabin is irregular in plan, wood frame, clad in rustic-cut board-and-batten, with natural Arroyo stone boulders used to create prominent design elements throughout. Wildwood Park is a unique natural setting and the building has a strong relationship to its surroundings. The building retains historic integrity despite expansion and alteration from its earliest construction period.

Narrative Description

The property originally belonged to Walter Valentine and his family, who operated a dairy. The cabin was first constructed in 1912 by an unknown builder. Circa 1922-24 Henry Greene was commissioned to remodel and expand the cabin into a residence. The building embodies the rustic aesthetic Henry favored in this period.

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Access is gained by driving to the end of Palm Street where it appears to end in a cul-de-sac, then driving down a narrow street flanked by stone pillars marking the entrance to Wildwood Park (**Photo 1**). Small winding paved roads, almost path-like, lead to “Cottage B,” one of two similar cabins built next to each other. The nominated building is Cottage B, according Edward Bosley’s research published in his book *Greene & Greene*.¹ The first view of the cottage/cabin reveals a gable end with a large stacked Arroyo stone chimney with clinker brick accents and a terrace oriented to the chimney. Multi-pane French doors flank the chimney (**Photo 2**).

Moving past the terrace, a paved drive curves around—following the L-shape of the building. The main front entrance is marked by a small covered gable at the center. The gable is supported by substantial wood posts, and characterized by exposed rafter tails that step into brackets with a lantern marking the center of the gable peak; the front door is made of rustic paneled wood. This main entrance leads to the living room, which is a large long room paneled in wood with open beamed ceiling, the large fireplace marking the end of the room.

The other wing that extends from the main entry wing has a covered porch that extends across its length. A large Arroyo stone chimney marks the end of this wing. Finishing off the front portion of the house is a garage with a room above, circa 1930 based on the Assessor’s record. The connection between the house and the garage features a second-story glassed-in space, circa 1970, that marks the transition between the main house and the garage with living area above. Around the side of the garage is a workshop with carriage doors that sits below an upper deck nestled into the hillside.

The rear of the building reveals the 1970s era alterations, such as sliding glass doors and a small bump-out addition of a bathroom. The assessor inspected the property in 1953 and drew a plot plan that shows various alterations that occurred over the years (**Figure 1**). Essentially, there is a central 1912 portion with 1920s additions on the ends, and then a garage with living quarters above (c.1930), and a workshop at the rear of the garage constructed c.1950. A 1973 building permit shows \$10,000 worth of alterations completed by Volker-Traor (designers) and Theodore Evergreen (contractor).

The interior of the cottage features many elements that characterize and fully embody the Arts and Crafts period. These features include wood paneled walls, rustic Arroyo stone fireplaces, open wood-beamed ceilings, multi-pane wood windows and doors, handmade iron hardware, built-in cabinetry, wood flooring, and plaster wall finishes.

Integrity

The property retains historic integrity. It is in its original location. The design has not been altered or compromised significantly since the 1922 Henry Greene additions. While the kitchen was remodeled and there are later additions, the primary spaces designed by Greene remain intact on the interior and exterior, including the large wood-paneled living room space with

¹ Edward R. Bosley, *Greene & Greene* (London: Phaidon, 2000), 180-183.

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access to the outdoor fireplace patio. The setting is remarkably intact and maintains the communal/natural environment. Materials are largely intact, with unusual rustic wood board-and-batten intact, along with many doors/windows (with hardware) and Arroyo stone elements. Workmanship is clear through the use of classically Greene materials and applications. Feeling and association are also intact. The cottage is a unique and valuable record of Henry Greene's work during this time period and its intact setting enhances the integrity of feeling. Although altered from its original state, the cottage retains its ability to convey its historic significance.

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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.)

- 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 old or achieving significance within the past 50 years

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Areas of Significance

(Enter categories from instructions.)

ARCHITECTURE

Period of Significance

1912-1924

Significant Dates

1912

1922-24

Significant Person

(Complete only if Criterion B is marked above.)

N/A

Cultural Affiliation

N/A

Architect/Builder

Unknown (original builder 1912)

Greene, Henry (architect 1922-24)

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Statement of Significance Summary Paragraph (Provide a summary paragraph that includes level of significance, applicable criteria, justification for the period of significance, and any applicable criteria considerations.)

The Walter D. Valentine Cottage B. is eligible for the National Register of Historic Places at the local level of significance under Criterion C in the area of Architecture. The property embodies the distinctive characteristics of the Arts and Crafts period of architecture and represents the work of master architect Henry Greene who remodeled and enlarged the cottage. The period of significance for the property is 1912 to 1924 to encompass its original construction through the dates of significant alterations and additions completed by architect Henry Greene.

Narrative Statement of Significance (Provide at least **one** paragraph for each area of significance.)

Walter D. Valentine Cottage B is significant under Criterion C for its architectural merit and association with master architect Henry Greene. In addition to embodying the Arts and Crafts period of architecture and reflecting Greene's work, the residence is also unusual in that it was discovered circa 2000 as one of his commissions. Henry Greene's involvement with the Wildwood Park houses was discovered by Edward R. "Ted" Bosley, James N. Gamble Director of The Gamble House, during a visit to the Avery Library at Columbia University in New York. In the Greene & Greene Collection, Bosley found references to the Wildwood project. With some detective work and the assistance of the *Altadena Heritage Newsletter* editor, Bosley located the cluster of cottages that had once belonged to Walter Valentine.²

In his book *Greene & Greene* Ted Bosley discusses Cottage B in the context of Wildwood Park.

One of the most intriguing design projects undertaken by Henry in the early 1920s was the design for a new cottage, a pair of gate portals, and alterations to existing cottages in the Wild Wood Park development owned by Walter D. Valentine in Altadena. Until recently, this village of cottages, hidden from public view at the end of a private driveway, has been virtually unknown as Henry Greene's work. Because the job to design the Valentine cottages came at a lean time for the office, Henry may have given the drawings more attention than they would have received at a busier time. And, since Charles's departure from the firm, Henry had been developing his rendering talents to provide his clients more detailed drawings... Valentine instead chose an Americanized Craftsman aesthetic to reflect the existing board-and-batten structures for which Henry had also designed extensive additions [other cottages of Wildwood Park]. One of these additions was a dramatic new entry, living room, and terrace, all positioned a few steps down the hillside from the existing structure. Wrought-iron and mica lanterns hang from exposed trusses and the dark board-and-batten panels recall the prevailing aesthetic of a decade earlier. An arroyo-stone and clinker-brick chimney show Henry's ability and willingness to faithfully perpetuate the firm's classic legacy in the face of shifting trends."³

² Astrid Ellersieck, "Wild Wood Park," *Altadena Heritage Newsletter* (June 2000).

³ Bosley, *Greene & Greene*, 180-183.

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History

Walter D. Valentine, a real estate entrepreneur and dairy farmer, commissioned an unknown architect to construct at least three cabins in a rustic area of Altadena known as Wild Wood [or Wildwood] Park. Approximately ten years later, Valentine decided to alter and build additions to the cabins, hiring Henry M. Greene to complete the designs in the Craftsman style...

The fact that there are still remnants of a communal barbeque, amphitheater and a now-closed bridge over the wash into Valentine's "backyard" indicates the little community of rustic cabins may have been intended as guest cottages for friends or perhaps as seasonal rentals. Another possible use may have been as housing for their dairy employees. Also around 1912, the Valentines built a new home for themselves and their teenage son Walter Jr., closer to Holliston, which now has the address of 2800. It was designed by George Webster who is thought to have once worked as a draftsman in the Greene & Greene office. The reasons why, in 1922-24, the Valentines converted the cabins of Wild Wood Park into full-scale residences designed by Henry Greene are currently unknown. However, directories reveal that they moved out of their Holliston Avenue home around 1925.⁴

Background

As an unincorporated area, Altadena during the 1920s was still more rural and pastoral than neighboring Pasadena. Period Revival houses were being built, along with those influenced by the Arts and Crafts Movement.

Although several small Craftsman-style neighborhoods came into being in Altadena during the first two decades of the century, development did not start to boom until the 1920s with the creation of the Altadena Country Club Park subdivision—a prestigious large-lot development across Allen Avenue from the golf course. Boosters of the time described Altadena as 'the paradise of the foothills.'⁵

The Architect

The Greene brothers are considered iconic architects of the Arts and Crafts Movement as expressed in the American environment. Some of their more famous commissions include the Gamble House in Pasadena (1908), the Blacker House in Pasadena (1907), the Thorsen House in Berkeley (1909), and the Tichenor House in Long Beach (1904). In 1914 Charles left southern California to pursue work in Carmel and that became his subsequent home. Henry was ill for a time, but resurrected the Pasadena office, resuming his practice actively in 1922 under the name "Henry M. Greene, Architect".⁶ Living in Altadena during the 1920s, the Wildwood houses are

⁴ Tim Gregory, *1419 East Palm Street Altadena: A History*, (Pasadena: Tim Gregory, 2014), 2-3.

⁵ Ibid, 10.

⁶ Edward R. Bosley, *Greene & Greene* (London: Phaidon, 2000), 226.

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an interesting example of Henry's work during the period immediately following his illness and during the time when he was re-building the office's business.

Edward Bosley details the projects Henry Greene was working on, including proposed projects that did not come to fruition. Bosley indicates that Henry may have given the Valentine cottage drawings more time and energy given how lean the office's work was at the time. In 1923 Henry Greene designed "an inexpensive wooden bungalow for Lloyd and Rachel Morrison...in a style similar to that used for modest builders' houses that were meant to emulate the Greene and Greene style at a lower cost...Later in 1923, Henry designed a student pavilion for the campus of the California Institute of Technology...But the project that most closely related to the firm's popular identity was the house that Henry designed for Mr. and Mrs. Thomas Gould, Jr., in Ventura."⁷

Between 1924-1925 business began to pick up, but many of the building diverged from the Craftsman styling that had forged the foundation of the Greenes' earlier business. Henry Greene's design of the Walter D. Valentine Cottage B embodies the distinctive characteristics of the Craftsman style, and also showcases Henry's adaptation of the style to the simpler and more rustic nature of its unique communal and rural setting.

⁷ Ibid., 180-185.

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9. Major Bibliographical References

Bibliography (Cite the books, articles, and other sources used in preparing this form.)

Organizations

Altadena Heritage

Altadena Historical Society

City of Pasadena, Planning Dept., Design & Historic Preservation Section

Los Angeles County Assessor (South El Monte regional office and Los Angeles archives)

Los Angeles Public Library

Pasadena Public Library (Centennial Room)

Pasadena Museum of History (Library & Archives)

Publications

The Altadenan: May 1, 1968.

American Men & Women of Science, 1986.

Beautiful Bungalows of the Twenties: Building Age Publishing Corporation. New York: Dover Publications, 2003.

Bosley, Edward R. *Greene & Greene*. London, Phaidon Press, 2000.

Ellersieck, Astrid. "Wild Wood Park." *Altadena Heritage Newsletter*. June 2000.

Gebhard, David and Robert Winter. *Los Angeles: An Architectural Guide*. Salt Lake City: Gibbs-Smith, 1994.

Horn, Maurice M., ed. *The Encyclopedia of Comics*. Philadelphia: Chelsea House, 1999.

McAlester, Virginia and Lee. *A Field Guide to American Houses*. New York: Knopf, 1984.

Los Angeles Directory Co. *Thurston's Directory of Pasadena*, 1912-1976.

Los Angeles Times: March 2, 1988; October 4, 1988; September 4, 1914; March 3, 1915; December 8-11, 1915; February 15, 1953; July 11, 1954; March 31, 1958.

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Pasadena Star News: August 4, 1916; July 29, 1937; February 3, 1943; January 29, 1956; July 26, 1957; March 2, 1973; October 25, 2000; November 28, 2001.

Philips, Steven J. *Old House Dictionary: An Illustrated Guide to American Domestic Architecture (1600-1940)*. Lakewood, CO: American Source Books, 1989.

Pinney, Joyce Y. *A Pasadena Chronology 1769-1977: Remembering When—Where*. Pasadena: Pasadena Public Library, 1978.

Winter, Robert. *The California Bungalow*. Santa Monica: Hennessey + Ingalls, 1980.

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

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 # _____
- recorded by Historic American Landscape Survey # _____

Primary location of additional data:

- State Historic Preservation Office
- Other State agency
- Federal agency
- Local government
- University
- Other

Name of repository: Greene & Greene Collection, Avery Library, Columbia University New York

Historic Resources Survey Number (if assigned): _____

10. Geographical Data

Acreeage of Property less than one acre

Latitude/Longitude Coordinates

Datum if other than WGS84: _____

(enter coordinates to 6 decimal places)

1. Latitude: 34.194211

Longitude: -118.121156

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Verbal Boundary Description (Describe the boundaries of the property.)

The boundary encompasses two parcels numbered 5844-022-013 and 5844-022-002.
The full legal description is included as "Exhibit A" to the recorded Grant Deed.

Boundary Justification (Explain why the boundaries were selected.)

The boundary is dictated by the city lot parcels and is sufficient to encompass the cottage and additions.

11. Form Prepared By

name/title: Vanessa Withers, Founder/Principal
organization: Historic Preservation Partners
street & number: 419 Concord Avenue
city or town: Monrovia state: CA zip code: 91016
e-mail: vanessa@hppgroup.net
telephone: 626.605.5007
date: November 2015; Revised December 2016

Additional Documentation

Submit the following items with the completed form:

- **Maps:** A **USGS map** or equivalent (7.5 or 15 minute series) indicating the property's location.
- **Sketch map** for historic districts and properties having large acreage or numerous resources. Key all photographs to this map.
- **Additional items:** (Check with the SHPO, TPO, or FPO for any additional items.)

Photographs

Submit clear and descriptive photographs. The size of each image must be 1600x1200 pixels (minimum), 3000x2000 preferred, at 300 ppi (pixels per inch) or larger. Key all photographs to the sketch map. Each photograph must be numbered and that number must correspond to the photograph number on the photo log. For simplicity, the name of the photographer, photo date, etc. may be listed once on the photograph log and doesn't need to be labeled on every photograph.

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Photo Log

Name of Property Valentine, Walter D., Cottage B.

City or Vicinity Altadena

County Los Angeles

State California

Photographer Vanessa Withers

Date Photographed August 11, 2014

Description of Photograph(s) and number, include description of view indicating direction of camera

Photo 1 of 17 Wildwood Park Entrance Markers – Left (view northwest)

Photo 2 of 17 Front of Property from Driveway (view north)

Photo 3 of 17 East Façade (view northwest)

Photo 4 of 17 Additional View of Outdoor Fireplace (view northeast)

Photo 5 of 17 West Facade (view east)

Photo 6 of 17 Front Door (view northeast)

Photo 7 of 17 Living Room (view south)

Photo 8 of 17 Dining Room (view west)

Photo 9 of 17 Bedroom (view north)

Photo 10 of 17 Bedroom (view east)

Photo 11 of 17 Kitchen (view south)

Photo 12 of 17 View of Windows from Stairway (view north)

Photo 13 of 17 Upstairs Bedroom (view west)

Photo 14 of 17 Rear Facade (view south)

Photo 15 of 17 View of Workshop and Deck (view southwest)

Photo 16 of 17 Garage and Workshop (view east)

Photo 17 of 17 Shows Proximity of Cottages B and D (view southeast)

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Location Map

1419 E. Palm Street, Altadena, CA

Latitude: 34.194211

Longitude: -118.121156



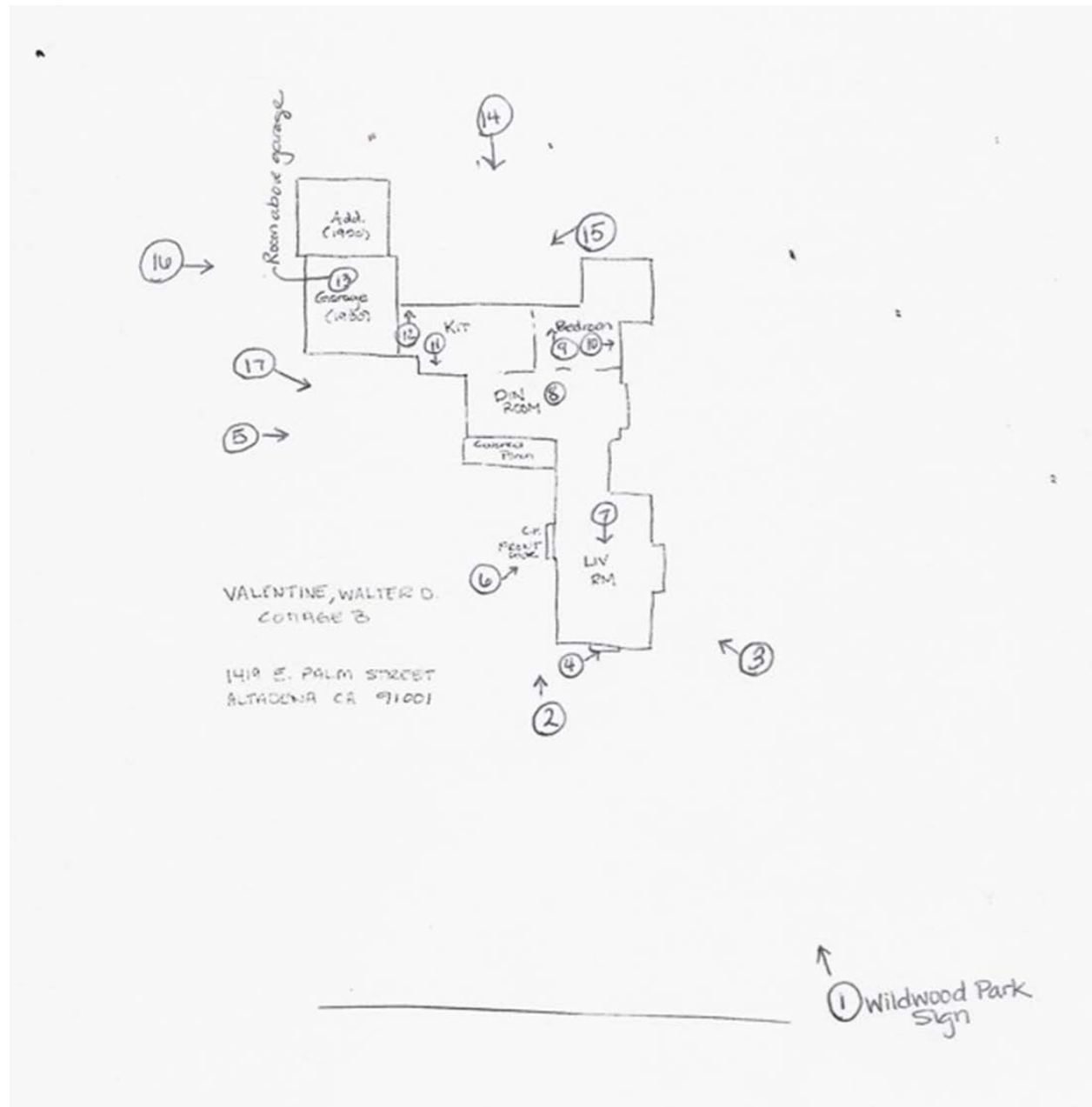
Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C.460 et seq.).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 100 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 Office of Planning and Performance Management, U.S. Dept. of the Interior, 1849 C. Street, NW, Washington, DC.

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Sketch Map/Photo Key

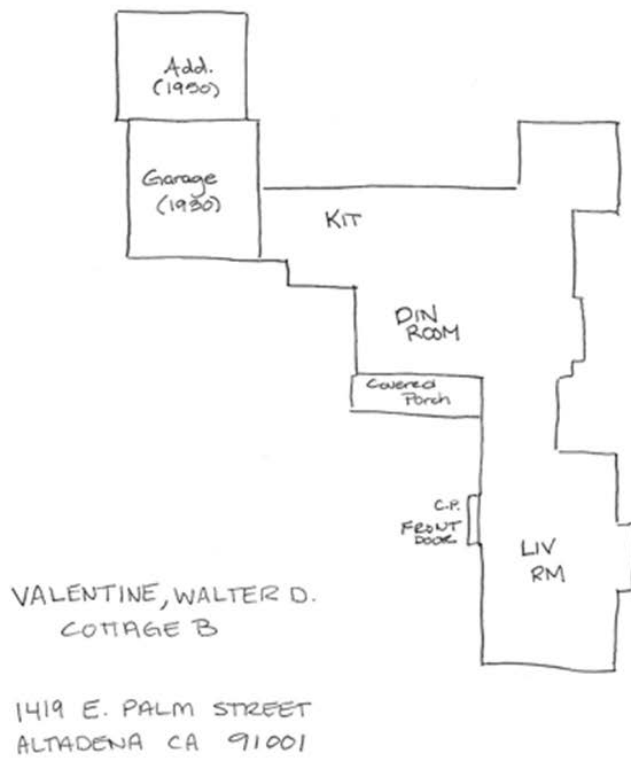


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Floor Plan

Floor plan drawn from Assessor's inspection records



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Figure 1. Building Permit

APPLICATION FOR BUILDING PERMIT

FOR APPLICANT TO FILL IN (Print or type only)

BUILDING ADDRESS: <u>1419 E Palm</u> CITY: <u>Altadena</u> ZIP: _____		COUNTY OF LOS ANGELES DEPARTMENT OF COUNTY ENGINEER BUILDING AND SAFETY DIVISION	
TRACT: <u>21419</u> BLOCK: _____ LOT NO: <u>7</u>	BUILDING ADDRESS: <u>1419 E Palm</u> LOCALITY: <u>Altadena</u>	NEAREST CROSS-STREET: <u>Wallerston</u>	ASSESSOR MAP BOOK: <u>5844</u> PAGE: <u>18</u> PARCEL: <u>4</u>
OWNER: <u>M & M B STURTEVANT</u> ADDRESS: <u>1414 E Palm</u> CITY: <u>Altadena</u> ZIP: _____	DISTRICT: <u>3.1</u> GROUP: <u>1</u> TYPE: <u>1</u> FIRE ZONE: <u>3</u>	ACCESSIBLE BY: _____	STATISTICAL CLASSIFICATION: _____
ARCHITECT/ENGINEER: <u>W D HEX TR B O B 994600</u> ADDRESS: _____	CLASS NO: <u>21</u> DWELL UNITS: _____	ENGINEER MAP NO: _____	USE ZONE: _____ MAP NO: <u>2252</u>
CONTRACTOR: <u>T EVERGREEN</u> LIC NO: <u>795896</u> ADDRESS: <u>185 So De La Cruz</u> LIC NO: <u>91105</u> CITY: <u>PASADENA</u> STATE: <u>CA</u> ZIP: <u>91277</u>	ROAD DEPARTMENT APPROVAL REQUIRED: YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	BLDG. SETBACK FROM FRONT PROP. LINE OF _____ STREET: _____	HIGHWAY: _____ YARD: _____ TOTAL SETBACK FROM FRONT PROP. LINE: _____ TYPE OF HIGHWAY: _____ EXISTING WIDTH: _____
CONSTRUCTION LENDER NAME AND BRANCH: _____	BLDG. SETBACK FROM SIDE PROP. LINE OF _____ STREET: _____	HIGHWAY: _____ YARD: _____ TOTAL SETBACK FROM SIDE PROP. LINE: _____ TYPE OF HIGHWAY: _____ EXISTING WIDTH: _____	CORNER CUTOFF: YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>
ADDRESS: _____ CITY: _____	IN OPEN SPACE: YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	IN COASTAL ZONE: YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	ENVIRONMENTAL IMPACT: CATEGORICAL EXEMPTION YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>
NO. OF STORIES: <u>1.2</u> NO. OF FAMILIES: <u>1</u> CHECK: _____	DESCRIPTION OF WORK: <u>Alter Part of Rear Porch</u>	USE OF EXISTING BLDG: <u>Residence</u>	PREEMPTION DECLARATION SIGNED: _____ IMPACT REPORT PROCESSED: _____
APPLICANT SIGNATURE: _____ LIC NO: <u>795896</u>	SIGNATURE OF PERMITTEE: _____	ADDRESS: <u>185 So De La Cruz</u>	CITY: <u>Pasadena</u> STATE: <u>CA</u> ZIP: <u>91277</u>
VALUATION: <u>\$10,100</u>	MAKE CHECKS PAYABLE TO: HARVEY T. BRANDY, COUNTY ENGINEER	FINAL DATE: <u>3-8-74</u> BY: _____	FEES: _____
PLAN CHECK VALIDATION: _____	PERMIT VALIDATION: _____	PLAN CHECK VALIDATION: <u>153673 AUG 23 2 30 3030</u>	PERMIT VALIDATION: <u>76373 SEP 1 6 400</u>

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Figure 2. Assessor's Records (page 1 of 4)

748801 6 2-51

LOCATION IF CUT BY DATE

E. ON M. S. ON *Office room. NW 31 1/2 ft. fr. Pulver Lot 270. 6327th St W 130 79. 1154th St. Part Sec. 3 3170 6120*

BY *Walter D. Valentine*

DATE *3/27/20*

Unit 3000 E. on 1154th St. Exposed beam coil liv room. Some for painting in liv room. Kitchen approx 7 high. H/c is under heated - all portable except 1 sink for bathroom and 2 fireplaces

4 one thousand 5.

OWNER'S NAME	PERMIT NO.	DATE	AMOUNT
<i>Harriet H. Connor</i>	<i>64725</i>	<i>4/30/20</i>	<i>300</i>
COMPY. CHECKED			
E. ON			
M. S.			
DATE			
COMPALED			

PARCEL *42*

BOOK *5844*

LOS ANGELES COUNTY ASSESSOR'S OFFICE PAGE *22*

ST. No. *1219 E. Tenth*

TRACT *Top San Joaquin Co. etc.*

LOT No. *303 7th R 12 W* BLOCK No. *19-C*

EXAMINED BY *Andrews* DATE *4/30* 19-*20*

CLASS	EXTERIOR	HEATING	EXT. FEATURES
Bungalow	1 1/2 2 3 Story	Fireplace Sligh Dbl.	Steel Sash All Part
Single	Shakes	Insulation	Cap. Spouts Screens
Double	Shakes B & B	Gas Furnace	Galv.
Residence	Siding	No. Pipes Units	Trim-Tile, Plaster
California	Sheet Steel T & G	Gas Radiators	" Stone, Wood, Brk.
Dwelling	Wide Siding	Elec. Heaters	Cornice Boxed
Cottage	Vertical Siding	Stove Furnace	INSIDE FINISH
Factory	Plaster on Tile	Floor Furnace	Plaster Sand, Putty
Warehouse	Asbestos Siding	Wall Heaters	Interior Stucco
Church	Brick Veneer	Ventilating Sys.	Washed Ply. Bd.
School	Corrugated Iron	Washed Air	Gypsum Celotex
Garage	Flat Galv. Iron	Refrig. Air H.P.	Plaster-Board
Barn	Corr. Aluminium	PLUMBING	Walls Panelled
Shed	Transite	No. of Fixtures	Paint Paper
Poultry House	Frame: Wood Steel	Chase	Unfinished
Store		Medicine	Woodwork, Plaid Urn
Auto Court		Good	
Bungalow Court	ROOF	Bath	
Flat	Flat 1/4 1/2 3/4 1/2	Tile Floor	
Apartment	Hip Shed Monitor		
No. Units	Sables Dormers		
Area per:	Sawtooth	Tile-Trim	
Unit	Copper	Tile Walls	
Basin	Shingles	Height	
Fix.	Shakes Gravel	Shower	
	Sheet Steel Slate	Ovw Tub	
	Corrugated Iron	Stall	
FOUNDATION	Flat Galv. Iron	Tile Walls	
Concrete	Corr. Aluminium	Glass Dr.	
Hillside	Composition	Tile Pull's	
Cross Walls	George Shingle	Yield Pull's	
Steel Joists	Asbestos Shingles	LIGHTING	
	Transite	Chase	
	Tile Trim	Medium	
BASEMENT	Tile	Good	
12 foot x 16	1/4 3/4 1/2 1/2 Full	Special	
6 foot x	Wood Steel Truss		
@ sq. ft.	Spas		

Check Sanitas	B	1	2	3	BUILDING VALUE
Living Room		1			Year 1954
Dining		1			No. Sq. Feet 1796
Bedrooms		2			@ \$ 260
Dressing Rm.					Buld. Value 400
Bathroom		1			Gar't. Value 172
" No Tub		73			Garage Value 307
Tile () ()		1			Office Value
Kitchen					Other Value
Stal. R. or H.					
Plank					
Hwd. Floors		6			789
Hwd. Finish					
P. C. by Date	%	P. C. Val.			
					Total Value 5518

Year	Depr.	Spec. Depr.	Depr. Value	Assessed Value	Year	Depr.	Spec. Depr.	Depr. Value	Assessed Value
54	.000		2543	1270					
57	.00			1400					

Valentine, Walter D., Cottage B
 Name of Property

Los Angeles, California
 County and State

Figure 3. Assessor's Records (page 2 of 4)

76801A 6 11-49 PARCEL 82
 Building Description Blank Index 5844
 LOS ANGELES COUNTY ASSESSOR'S OFFICE
 BY NO. 14198 [Signature] ST. 22
 TRACT Part of San Fernando R.R. known as [Signature]
 0.49 ac. etc.

LOT NO. Sec 37 11 R 12 W BLOCK NO.
 EXAMINED BY [Signature] DATE 9-6-1950

CLASS Bungalow Single Double Residence California Dwelling Cottages Factory Warehouse Church School Garage Barn Shed Poultry House Store Auto Court Bungalow Court Flat Apartment No. Units Area per: Unit Room Pk. Flt.	EXTERIOR 1 1/2 2 3 Story Siding Shakes Shingles Sheet Steel T & G Wide Siding Knotty Pine Vertical Siding Plaster on Tile Asbestos Siding Brick Veneer Corrugated Iron Flat Galv. Iron Corr. Aluminum Transite Framed Wood Steel ROOF Flat 1/4 1/2 3/4 5/8 Hip Gables Sawtooth Copper Shakes Sheet Steel Corrugated Iron Flat Galv. Iron Corr. Aluminum Composite Shingles Asbestos Shingles Transite Tile Tile Trm 1/4 5/8 3/4 5/8 Full Wood Steel Truss Spce FL	HEATING Fireplace Single Dbl. Jassulation Gas Furnace No. Pipes Units Gas Radiators Elec. Heaters Blower Furnace Floor Furnace Wall Heaters Ventilating Sys. Washed Air Refrig. Air H.P. PLUMBING No. of Fixtures Cheap Medium Good Special Bath Tile Floor Tile-Trin Tile Walls Height Shower Over Tub Scall Tile Walls Glass E.P. Tile Part's LIGHTING Cheap Medium Good Special	EXT. FEATURES Steel Sash All Part Cap. Spouts Screens Galv. Trim-Tile, Plaster " Stone, Wood, Brk. Coralce Banded INSIDE FINISH Plaster Sand, Putty Interior Stucco Knotty Pine Ply-Bd. Gypsum Celex Plaster-Board Walls Penaltid Paper Unfinished Woodwork, Plain Orn BUILT-INS Refrigerator Elec., Gas, Ice Buffet Bookcases Patent Beds Cedar Chests Venetian Blinds BUILT 1950			
				FOUNDATION Concrete Brick Hillside Stone Cross Walls Wood Semi Joists Piers	BASEMENT feet x feet x feet deep sq. ft.	CLASSIFICATION Cheap Medium Good Special Dam. State 2 2

Valentine, Walter D., Cottage B
 Name of Property

Los Angeles, California
 County and State

Figure 4. Assessor's Records (page 3 of 4)

LOCATION IF CUT
 BY
 DATE

E. ON M. B. ON 0.49 Acre, more or less, Lot 71W31.32
 BY E. M. from 71W Lot 7 and 27K No 6 227749
 DATE 11/30/70 on SW 1/4 Sec 11, T2N, R7E, S4E, 1/4

18 x 15 = 270 sq ft
 18
 15 ADD

150
 2 STY
 150 sq ft

1450

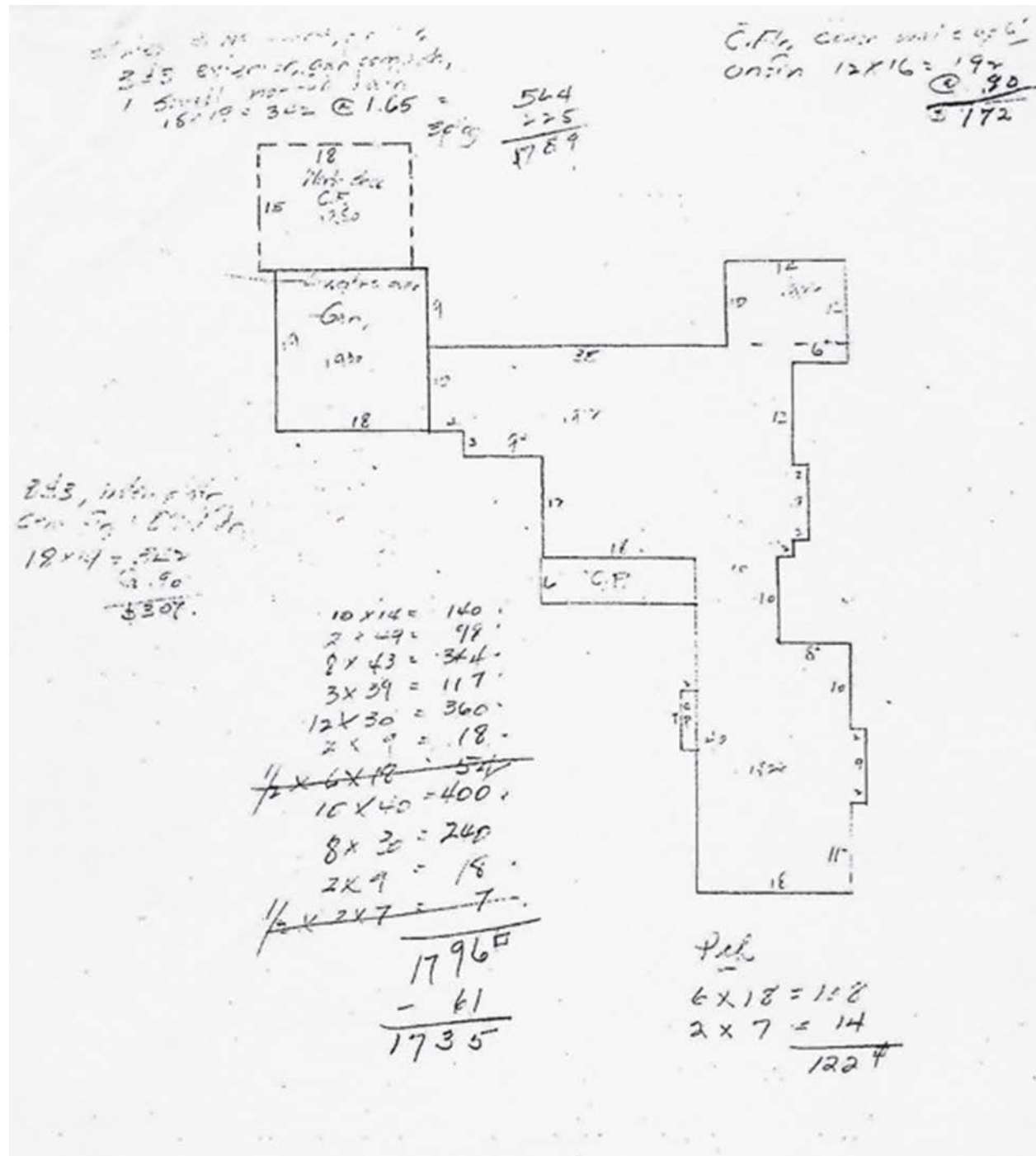
OWNER'S NAME Herbert Carter

V. F. CHECKED	PERMIT NO.	DATE	AMOUNT
COMPT. CHECKED	9277	7/9/50	12.00
E. ON			Shirley Stads
M. B.			Foot Wall
DATE			2/1/50
COMPARED			

Valentine, Walter D., Cottage B
 Name of Property

Los Angeles, California
 County and State

Figure 5. Assessor's Records (page 4 of 4)



Valentine, Walter D., Cottage B
Name of Property

Los Angeles, California
County and State

Figure 6a. *Altadena Heritage Newsletter*: June 2000



Valentine, Walter D., Cottage B
Name of Property

Los Angeles, California
County and State

Figure 6b. *Altadena Heritage Newsletter*: June 2000 (transcript)

WILD WOOD PARK by Astrid Ellersieck

A classic case of solid detective work has led to the discovery of the Walter D. Valentine Cottages in “Wild Wood Park,” Altadena, designed in 1922-1924 by Henry Mather Greene.

One morning last summer, your editor’s phone rang with a call from Edward R. “Ted” Bosley, The James N. Gamble Director of The Gamble House, who was back East researching his new book on Charles and Henry Greene, due out this month. In the Avery Librar at Columbia University, where most of the Greenes’ drawings are archived, he had come across some unidentified drawings for a (he thought unbuilt) project by Henry Greene.

With the aid of an address faintly visible on one of the Avery tracings, Ted returned home and located a pair of stone portals at the entrance to a private lane. Once back East again, he phone me, as a long-time Gamble House member and Altadena Heritage founder.

As he described the rustic stone gateposts and the drawings he’d uncovered, I immediately visualized a cluster of Craftsmen-style stone and wood structures on a prive drive down in a small canyon in northeast Altadena. For 30 years, I’d wondered about eh origins of these unique houses.

Within minutes, I’d called the owner of one, and learned that when they moved there in 1967 they’d done extensive research but never turned up an architect or builder. A few moments later, Ted and my friend were speaking, and the excitement grew. It appeared that Ted Bosley had a real “scoop” for his book—the first newly discovered Greene designs in many years. Subsequent site investigations and visits yielded extensive documentation for the find, and copies of the Avery drawings are now at both The Gamble House and Altadena Heritage.

Keeping the discovery under wraps for academic reasons has not been easy, but it was agreed immediately that the public announcement of this important find would be made jointly by Altadena Heritage and The Gamble House.

The wonderful owners of the cottages—actually good-sized houses—have generously agreed to open their homes for a tour this July, preceded by a lecture by Ted Bosley on Wild Wood and his new book.