

**THE**  
**GEORGE E. MANWARING**  
**HOUSE**

**A History**



**900 WEST ROSES ROAD**

**SAN GABRIEL**

## THE OWNERS

In 1905, George E. Manwaring purchased much of Lot A of Tract 1511—a parcel containing about 3.07 acres near the then-unincorporated community of San Gabriel. The original dimensions of the site were 465 feet north-south by 286 feet east-west along Dobbin's Road (known as Rose's Road, and later Roses Road, since about 1915). Mr. Manwaring commissioned well-known Pasadena architect Charles W. Buchanan to design a one-story bungalow for him in a transitional Victorian Classical/Craftsman style. The builder was Johnson & Barlow. The house was ready for occupancy in 1906.

Little is known about George Manwaring (sometimes spelled Manwarring). He was born in Lafayette, Indiana on December 26, 1880. Early Alhambra-area directories indicate he was involved in the automobile business, but he is later referred to merely as a "chauffeur." He lived for many years at 101 El Molino in Alhambra with his wife Winifred. He died on August 1, 1942 at the age of 62. A copy of his obituary is attached on page 17.

Not long after the house at 900 Roses Road was built, title to the property transferred to Charles W. Manwaring, perhaps an uncle of George Manwaring. Born about 1857 in Indiana, Charles Manwaring had been a resident of the local area since around 1901. He worked in the real estate field, building a number of houses in the Oak/Milan neighborhood of South Pasadena, starting about 1909. The Manwaring Tract in the Oneonta Park section of that city is named after him. He and his wife Carrie Potter Manwaring were active members of the First Congregational Church of Pasadena. Mr. Manwaring died on November 19, 1931 at the age of 74. His short obituary from the *Pasadena Star-News* is attached on page 18. Mrs. Potter died in 1933.<sup>1</sup>

John C. Thompson later became the recorded owner of 900 Roses Road. In 1919, Florence E. Walters purchased the property. She was followed, just one year later, by Frederick Junius Flagg, an attorney, who shared the house with his wife Georgia Everett Flagg. Mr. Flagg, born on September 25, 1869, was a native of Decatur, Illinois. After attending military schools in Canada, he graduated from the University of Michigan with

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<sup>1</sup> It had been thought by past owners of the house and by neighbors that the Patton family had once owned 900 Roses Road. The Pattons were pioneer settlers of the area, the most famous member of the family being General George S. Patton, a leader of European forces during World War II. However, no documentation could be found connecting the Pattons to this property. They lived not far away at the Lake Vineyard Ranch in the vicinity of San Marino and also owned land along the San Gabriel River in what is now El Monte. The San Gabriel area was very sparsely populated in the early days of the 20<sup>th</sup> century, and the Manwaring and Patton families, both involved in real estate development, probably knew of, and maybe even entertained, each other in their respective homes.

a law degree and set up a legal practice in Toledo, Ohio. He came to the Pasadena area after his retirement in 1917. Mr. Flagg was active in the American Liberty League of California and sat on the boards of the Pasadena Home for the Aged and the California Junior Republic. He had also served as a vestryman at the Church of Our Saviour in San Gabriel and was an active member of the Valley Hunt Club, the San Gabriel Golf Club, the Sons of the American Revolution, and the Masons. In addition, he served as secretary of the California Taxpayers Association. Later directories referred to him as a "rancher" (which usually meant "citrus rancher.") Mr. Flagg passed away on June 7, 1948 at the age of 78. Mrs. Flagg, a native of Toledo, died in 1938. Copies of Mr. Flagg's obituaries, which described him as a "civic leader and clubman," can be found on pages 19 and 20.

Sometime in the late 1920s, the City of South Pasadena gained possession of the property. During this time, it was rented to the Somerville family which consisted of James M. and his wife Emma J.; Justin M., a clerk; and William M., an attorney, and his wife Susan E. James and William appear to have been brothers. Other successive tenants included the Kelley family (around 1937), Stanley Demarest (in 1939), and Kenneth R. Hoon and his wife Birdelle Vivian (early 1940s).

In August 1944, Arthur E. and Margaret L. Bevan gained title to the property. Mr. Bevan, born in 1906, was a native of Ohio. He ran unsuccessfully for the San Gabriel City Council in 1942 and became a director of the San Gabriel Property Owners Association in 1945. Mrs. Bevan (1908-1957) was a native of Pennsylvania. Mr. and Mrs. Bevan later moved to Fallbrook. Mr. Bevan died in Sacramento County in 1981.

In April 1947, the Roses Road property was sold to Hobart W. and Edythe V. Rude. It was at this time the original property began to be subdivided. Mr. Rude was born in Illinois in 1896 and died in Los Angeles County in 1950. Mrs. Rude (1893-1967) was a native of Virginia.

Bernard J. Bannan became the owner of the house in October 1949. He shared it with his wife Catherine. A California native, born in 1920, Mr. Bannan was general manager and later vice-president of Western Gear Works in Lynwood. He passed away in 1997. He had sold the Roses Road property in June 1953 to Zoriada D. George. Mrs. George, a waiter, lived there with her son William P., who was in the U.S. Air Force.

In December 1954, Jack Edson Simons, an accountant, and his wife Mary E. Simons purchased the property. Mr. Simons, born in California in 1916, worked as the controller and assistant secretary of Great Western Financial Corporation. He died in San Luis Obispo County in 1995.

After almost ten years of ownership, in April 1964 the Simons had sold their Roses Road home to Lawrence (Larry) W. Crispo. Wilhelmina R. Crispo joined her husband on title in May 1970. In March 1992, she gained sole ownership of the property. Mr. Crispo, an

attorney, was active in the local Knights of Columbus fraternal organization. He also was involved in the San Gabriel Chamber of Commerce. Mrs. Crispo was a member of the Alhambra Junior Women's Club during the 1960s.

John V. and Mary W. Hatton have been the owners of the Roses Road property since November 1999.

## THE ARCHITECT

Charles W. Buchanan (or "C. W. Buchanan" as he was commonly referred to) was born in Indiana on February 15, 1852. His father, John A. Buchanan, was one of the pioneers of that state and founded the Republican Party there. Charles attended the public schools and learned the trade of carpenter and millwright. While working in the building trades and mill supply business, Charles took up the study of architecture over a period of six years. About 1885, seeking a more equable climate for his chronic health problems, Charles Buchanan relocated to Pasadena.

In Pasadena, Charles soon became involved in various municipal ventures and was seen as being instrumental in the growth of the city. He served as president of the Pasadena City Railway Company and was a member of the school board. He worked to provide the City's north side with a water system, helping to organize, and later working for many years as a director and the treasurer of the North Pasadena Land and Water Company. Charles' father followed his son out west in 1886, and together they formed a building company. (John Buchanan had been for many years a prominent contractor in Indiana and had served as president of the Builders' Exchange.)

By the late 1890s, his father had retired from their construction business, and C. W. Buchanan increasingly became known as an architect of great skill and popularity, who could work well with contractors, having been one himself. His first offices were in the Vandervort Building, but in 1896 he moved them to the Strong Block on East Colorado Street.

Buchanan is identified with many of the young city's most prominent buildings. Although he designed several business and civic structures, such as the Union Savings Bank, La Pintoresca Hotel, the Columbia School, and the original Pasadena Public Library (all demolished), he was especially known for his large, solidly imposing residences, mostly in the Craftsman style, in the Flintridge, Oak Knoll, and central neighborhoods of town. But Buchanan didn't restrict himself to Pasadena. He also accepted commissions for buildings in Alhambra, Covina, and Pomona. Some of Buchanan's clients included William Scripps of Altadena, George Clark, F. W. Kellogg, Mrs. George W. Childs, J. D. Giddings, and B. O. Kendall. Unfortunately, many of his

works in central Pasadena have since been demolished due to redevelopment, re-zoning, and road construction .

By 1903, Buchanan was also investing in real estate, designing smaller homes on his own lots that he would then sell. All his residential designs, whether small or large, were known for incorporating the latest ideas for comfort and convenience, including first-class plumbing, electric lights, and built-in china cupboards, closets, mantels, and grates. Full front porches and large bay windows were hallmarks of his designs. Interior finishes were often in different varieties of pine. Buchanan is remembered as being particularly adept at achieving a massive, sturdy look for his residential buildings--a design feature that earned him write-ups in *The Ladies' Home Journal* and *The Craftsman* magazines.

In 1916, Buchanan formed a partnership with Leon C. Brockway. Buchanan & Brockway, with Buchanan as the senior partner, set up new offices in the Chamber of Commerce Building in Pasadena. Buchanan lived with his wife, the former Delphine Robinson of Indianapolis (whom he had married in 1873), at 67 North Hudson Avenue. They had two sons and a daughter.

C. W. Buchanan, upon his death on February 3, 1921 at the age of 69, was characterized as a quiet, but friendly, man whose accomplishments belied his seemingly frail physical condition. He was a 32<sup>nd</sup>-degree Mason and his obituary said he was "honored and respected in the city at large as a fine type of solid and substantial citizen."

Scripps Hall, at 209 East Mariposa Street, Altadena (1904), represents the midpoint in the prolific architectural career of C. W. Buchanan. It became one of his most well-known commissions, due to the social prominence of his client, newspaper publisher William Scripps, and the sheer size of the project. Although the original twenty-plus acres of Scripps Hall's grounds have now been reduced to just over five acres, it still constitutes the largest plot of land upon which a Buchanan house still stands and retains more of its original surroundings than any other local site.

Other still-extant Buchanan works include the following, all in Pasadena: the Perkins house--380 Waverly Drive (1905); the White house--645 South Euclid Avenue (1908); the Bolter house--939 South Marengo Avenue (1910); the Bukowski house--now at 447 North El Molino Avenue (1912); the Flintoft house--800 South Oakland Avenue (1911); the Hale house--835 North Holliston Avenue (1910); the Kelley house--629 South Oakland Avenue (1910); the Peterson house--503 South Hudson Avenue (1912); Reinway Court--380 Parke Street (1915); and the Tintzman house--544 Prescott Street (1914). Altadena has one other documented Buchanan design at 932 New York Drive.

## THE ARCHITECTURAL STYLE

The Manwaring house is a good example of the transitional Craftsman style with its steeply-pitched cut-up and hipped roof, the eaves of which flare out a bit over carved beam-ends; dormers, both original and later additions; clapboard siding; recessed L-shaped front porch (its roof supported by wooden Doric columns), with elaborately carved brackets and board balusters with uniform circular cut-outs; plain wooden front door with quatrefoil window and heavily molded surround; bays supported by heavy carved brackets; windows featuring solid and leaded-glass transoms; and a tall brick chimney.

## THE HOUSE AND PROPERTY IN THE PUBLIC RECORD

There is no original building permit on file for this property. The City of San Gabriel was not incorporated until 1913 and the County of Los Angeles did not begin issuing permits for its unincorporated areas until 1927. However, an announcement about the impending construction of the house was published in the July 27, 1905 issue of the *Builder and Contractor*, a weekly journal of the construction trade. It described the house as a seven-room bungalow with “rough rustic and shingle exterior; brick foundation and chimney; two mantels; built in sideboard, seats and bookcases; [and] leaded glass sidelights and transoms.” In a later issue (September 21, 1905), the recording of the building contract was announced. The cost was set at \$3,616—a fairly substantial amount in those days for a house of this size. Copies of these announcements can be found on page 13.

Major electrical work occurred in March 1941, including the installation of a new meter.

A permit was issued in December 1944 to move the garage to within forty feet of the residence. The garage and house were both to be re-shingled as well. The cost was estimated at \$1,000. The owner would act as his own contractor.

A new 90,000-BTU gas furnace was installed in February 1945. The following April, a new shower was installed. In January 1947, water closet was replaced. An electric range was installed the following March. In August 1948, another furnace was installed, this one rated at 50,000 BTUs.

Alterations were made to the maid’s quarters in January 1946. The following December, major alterations were to be made to the garage. Its interior walls and ceilings were to be plastered and partitions installed on the second floor to create a study. The owner was to act as his own contractor for this project, valued at \$800.

Construction of a swimming pool was permitted in May 1952. It was to measure approximately 17 by 39 feet and would be made of gunite with steel reinforcement.

Mackintosh & Mackintosh of Los Angeles were the designers. Anthony Brothers, Inc., of San Gabriel was the contractor. The cost was estimated at \$2,300.

The house received a new garbage disposal in November 1952 and an electric dryer in September 1956.

A permit was issued in June 1970 to add attic rooms and a dormer to the house. This project was to increase the square footage of the building by 630, with new areas measuring 15 by 23 feet and 18 by 15 feet. Carroll Nordquist of Los Angeles was the contractor. The cost estimate was \$7,000.

The house was re-roofed with heavy cedar shakes in November 1974 for \$3,990. The kitchen was modernized for \$4,000 in October 1979. The work included the replacement of cabinets. Nordquist was the contractor. A new lavatory was installed in April 1980.

In July 1988, a permit was issued for \$30,000 in repair of earthquake damage. The foundation was strengthened as part of this work. Henry Thompson of Anaheim was the designer and the Bennett-Rice Construction Company of Irvine was the contractor.

In July 2001, a covenant was entered into with the city to build a senior unit on the property. The guest house was to be remodeled in September 2001 for \$10,000. Robert Parada Construction Company of Arcadia was the contractor.

A portion of the roof structure of the main house was re-framed in October 2004. In addition, the second floor was to be remodeled, with the relocation of interior walls. The project, which would enlarge square footage by 562, included adding a bedroom, a full bathroom, and a three-quarter bathroom. On the first floor, a half-bathroom would be added and a bedroom would be converted to a family room. Parada was again the contractor for this project, valued at \$56,465.

Seven 42-inch block and brick pilasters were to be built on the property in April 2005. Lights were to be installed in each pilaster. Landscaping work was also included in this permit, with a total value of \$1,100.

The oldest building record for this property found in the district office of the Los Angeles County Assessor dates back to December 9, 1947. On that day, the Assessor recorded a single one-story residence which he described as an "altered old bungalow." It had a concrete foundation, walls of wood siding over a wood frame, and a hipped and shingled "good"-quality roof. Heat was provided by a fireplace and a gas furnace with six openings. There were nine plumbing fixtures. Electrical fixtures were of "good" quality. Interior finishes consisted of plaster, wallpaper, and mahogany veneer (which in the den measured six feet). Over-all construction quality of the house was rated "good." The

Assessor noted that the house had a new shingled roof and some interior alterations. He also commented that “a lot of money will be spent on this old house before it is finished.”

The Assessor estimated the square footage at 2,679. The house contained three living rooms (one was probably a dining room), three bedrooms, two tiled bathrooms, and a kitchen with a tile drainboard. The house had six wood floors. There was also a basement that measured 12 by 16 feet and was 4 feet deep.

Also on the property was an old garage with an apartment above. Like the main house, it had a concrete foundation, walls of wood siding over a wood frame, and a hipped and shingled roof. The first-story garage had a cement floor and overhead doors. The inside of the apartment was finished in interior stucco. Over-all construction quality of this structure was rated “medium.” Encompassing 720 square feet, the apartment contained a living room and a bathroom with a portable stall shower.

The property also contained a 16-foot-square chicken house with a cement floor, tongue-in-groove siding, and a shed-like composition roof. There was a brick barbecue and 485 linear feet of 5-foot wire fencing strung on steel posts sunk in cement.

The Assessor returned on August 19, 1952 to record the completion of the swimming pool. Of “medium” construction quality and of the “inverted dome” type, it measured approximately 17 by 39 feet and had a marine light but no diving board or ladder. It was surrounded by a 3-foot concrete terrace.

The Assessor has continued to update the building record as additions have been made to the house. Copies of the records can be found on pages 21 through 25.

## **THE WORLD AND COMMUNITY IN 1906**

The western world was at the height of Edwardian elegance and style in 1906 and thoughts of world war and economic turbulence seemed very distant. In India, Mahatma Gandhi began his first nonviolent civil disobedience campaign while the Congress Party of his country demanded home rule. Britain’s Labor Party was formed in 1906, while in Russia Czar Nicholas II began a reign of terror against all revolutionaries. The world lost two pivotal people in 1906: scientist Pierre Curie and social reformer Susan B. Anthony.

Everything seemed “bully” in the United States under President Teddy Roosevelt as American troops began a three-year occupation of Cuba. In California, Republican George C. Pardee was Governor. Pasadenan May Sutton won the women's national tennis championship for the second time. Mother Nature, however, decided to shake up this idyllic life with the great earthquake and fire in San Francisco on April 18. (What



seems to have been forgotten is that there was an even greater quake on the island of Formosa the day before that killed thousands.)

Among the literary works appearing in 1906: *Man of Property* by John Galsworthy; Upton Sinclair's landmark muckraking novel *The Jungle*; O. Henry's classic short story *The Gift of the Magi*; and *White Fang* by Jack London. Artists Pablo Picasso, Paul Cezanne, Georges Braque, Claude Monet, Edvard Munch, and Henri Matisse were all active in 1906. Theater-goers were entertained by such debut presentations as George Bernard Shaw's *Caesar and Cleopatra*; George M. Cohan's *Forty-five Minutes from Broadway*; and Victor Herbert's operettas *Naughty Marietta* and *The Red Mill*. Famous Norwegian playwright Henrik Ibsen died in 1906. Also in that year, the first known radio program in the United States was broadcast on Christmas Eve by a man in Massachusetts. Popular songs of the day included *You're a Grand Old Flag* by Cohan; *Waltz Me Around Again*, *Willie* by Cobb and Shields; and Carrie Jacobs-Bond's classic *I Love You Truly*. On a more serious note, pianist Artur Rubinstein made his first American tour in 1906.

*A Brief History of San Gabriel*—San Gabriel could quite rightly be called the earliest European settlement in Los Angeles County, its founding dating from the establishment of the Mission San Gabriel in 1771, which has occupied its present site since 1791. One of the most prosperous in the chain of 21 California missions, San Gabriel's grounds were cultivated for miles around and also used for stock grazing. The community's trading center grew up close to the Mission around which many Mexican and Spanish residents had built their homes. The main street of the early settlement was what is now Mission Drive. Throughout the 19<sup>th</sup> century, especially after the dissolution of the Mission about 1846, the area became known as a rough western outpost where lawlessness dominated. However, when in 1890 the several hundred residents of the area voted to ban saloons, the neighborhood became much more peaceful. By 1905, San Gabriel was a quiet community of about 500 people whose main pursuits were raising grain crops and pasturing sheep, mostly for the Los Angeles market which was a two-hour horse-and-buggy drive away. The City of San Gabriel did not incorporate until 1913. Its early fame rested on John Steven McGroarty's "Mission Play" which premiered in 1912 and would receive 3,200 consecutive performances in the city over the next 21 years. The present San Gabriel Civic Auditorium, built in 1927 as the "Mission Playhouse," was intended to be the play's permanent venue.

Extensive residential development of the City did not begin in earnest until 1924 when the Ramona Center subdivision was made available. Easy terms made the rather primitive lots attractive to both new residents and speculators. The influx of new citizens spurred the development of utilities and roads. In the 1930s, the San Gabriel Village tract on the south side of town also fostered the city's development. The Mission San Gabriel underwent a restoration project in 1938 which resulted in its becoming a recognized tourist attraction and an economic contributor to the community. Another primary city amenity, the San Gabriel Country Club, is said to be the oldest such organization in

California. By 1950, San Gabriel's population had reached 20,000. Over the next 35 years, with intensive multi-unit development, it was to grow to over 32,000. However, throughout its history, four-square-mile San Gabriel has maintained its identity as a "mission town," preferring residential and small-business development to the introduction of large-scale industry.

### **THE SIGNIFICANCE OF THE PROPERTY**

The Manwaring house is potentially eligible for listing on the California Register of Historical Resources due to its association with a pioneer San Gabriel family and with a prominent local architect, its good state of preservation, and its contribution to the architectural and historical context of the Roses Road neighborhood.

## SOURCES CONSULTED

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Los Angeles Public Library

San Gabriel Historical Society

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*Pasadena Daily Evening Star*: July 29, 1896

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August 3, 1943; June 8, 1948

*Pasadena Union*: February 19, 1887

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

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
Architect C. W. Buchanan is making plans for Mr. G. E. Manwaring of a seven room bungalow to be built at Alhambra. It will have rough rustic and shingle exterior, brick foundation and chimney, two mantels, built in sideboard, seats and book cases, leaded glass side lights and transoms.

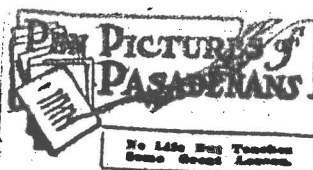
Builder and Contractor  
July 27, 1905; p. 1

**Bungalow.**

George E. Manwaring, San Gabriel, owner. Chas. W. Buchanan architect. Johnson & Barlow contractors; all labor and material for a one-story seven-room bungalow on west 270 feet of S.  $\frac{1}{2}$  of S. W.  $\frac{1}{4}$  Sec. 2, Twp 1 S., R. 12 W., S. B. M. in Alhambra. Limit Jan. 1, 1906. Amt. \$3315. Payments \$677 foundation in; \$677 rafters on; \$677 plastered; \$680.25 completed and accepted; \$903.75 in 35 days after. Bond to owner \$900; sureties J. G. Rief and Hans Eief. Filed Sept. 20.

Builder and Contractor  
September 21, 1905; p. 4

 W. BUCHANAN, contractor and builder, Pasadena, was born in Indiana, February 15, 1852. His father, John A. Buchanan, a native of Pennsylvania, emigrated to Indiana during his boyhood and learned the trade of carpenter, joiner and millwright. He served in the Mexican war. For many years he was a prominent contractor in Indiana. Was president of the Builders Exchange. During the last war he held various Government positions, and is now associated with his son in business. The latter attended school in his native State and learned his trade with his father, and studied architecture, but gave it up on account of his health, and engaged in the mill-supply trade; carried on the business successfully for six years and had a large trade. On account of ill health he came to California, and in the spring of 1885 located in Pasadena, engaged in contracting and building, and since then has been prominently identified in erecting some of the finest structures in Pasadena, and has an enviable reputation as a contractor. He is the president of the City Railroad Company, a member of the school board, and is a director and treasurer of the board of water commissioners of North Pasadena, and is actively identified with all public improvements of the town. In 1873 Mr. Buchanan married Miss Delphine Robinson, a native of the city of Indianapolis. They have three children: May, Charles Frederick and Jerome.



### C. W. BUCHANAN, QUIET BUT EFFECTIVE

There is undoubtedly something in stock, and Charles W. Buchanan, whose father was a famous Indiana pioneer and one of the founders of the republican party, transmitted to his son those sterling qualities of mind which made him a leader in pioneer days in Indiana. J. A. Buchanan was long an honored citizen of Pasadena and his son, Charles W., has been even longer held in like regard.

The spirit of adventure was strong in J. A. Buchanan. He took it out by pioneering in a new country. This same spirit manifested itself in Charles W. Buchanan when he came to pioneer Pasadena, and he further evidenced it by pioneering in several of the municipal ventures which ultimately made the Crown City what it is. He was president of the Pasadena City-Railway company when that was a very venturesome undertaking, and he was one of those who gave the northside its water system. In fact, Charles W. Buchanan was long a director and treasurer of the North Pasadena Land and Water company.

In the early days Charles W. Buchanan always had ambitions beyond his physical strength, and the amount of work he has done is a visible evidence of sheer will power. Ill health brought Mr. Buchanan to Pasadena, and long before he was in robust health he had become an important factor in the city and its up-building. He knew the builder's art both from the standpoint of the artisan and the architect, and the structures his genius have produced in Pasadena are his greatest assets.

Mr. Buchanan was born in Indiana on February 15, 1852. His father had emigrated to Indiana in boyhood and had learned to be a first class carpenter, joiner and millwright. He gave his son a good education in the common-schools of Indiana and then the lad learned the trade of his father. But C. W. Buchanan was not contented to remain an artisan, and he studied that highest branch of building, architecture, as he worked, and soon was able to enter the field as one who knew the profession from the ground up or the roof down, as one prefers to have it.

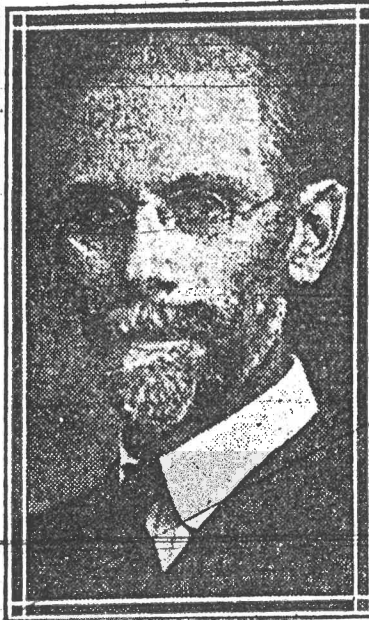
Mr. Buchanan had overworked. He was ambitious to succeed and now his health had to be taken into account in planning, and so he gave up the hard work of the calling he had so dearly learned, and engaged in the mill supply trade. For six years he followed this business with excellent success, but health lagged behind and so in 1885 he sought Pasadena as a spot in which to recover his strength.

In Pasadena Mr. Buchanan engaged in contracting and building, and from the start he was a success. He had married Miss Delphine Robinson at Indianapolis in 1873, and in his wife Mr. Buchanan found a help-mate who encouraged his every effort. With this spur to his efforts he was bound to succeed, and that he has done so can be testified to by all who know him.

Mr. Buchanan is a quiet man who is noted for effective work. Socially when he makes a friend he makes a warm one. In the Masonic fraternity, where he holds the thirty-second degree, he is honored for his worth, and in the city at large he is respected as a fine type of solid, substantial citizenship.

Pasadena Star-News,  
March 2, 1916

PIONEER HERE  
ANSWERS CALL



CHARLES W. BUCHANAN  
Well Known Architect Summoned  
by Death Last Night.

# ARCHITECT IS CALLED BY DEATH

Chas. W. Buchanan, Long  
a Pasadena Resident,  
Passes Away

DESIGNED MANY  
HANDSOME HOMES

Identified With the Earlier  
Municipal Ventures  
in Pasadena

Death last night claimed Charles W. Buchanan, a prominent Pasadena architect who had been a resident of this city for a period of thirty-six years, during which time he had been identified with the erection of some of Pasadena's most prominent buildings. A large share of his life had been materially handicapped by ill health.

Mr. Buchanan is the senior partner of the architect firm of Buchanan and Brockway in the Chamber of Commerce building, which was formed five years ago. Leon C. Brockway of 306 North Raymond avenue is the other member of the partnership.

Mr. Buchanan passed away at his home, 67 North Hudson avenue, at the age of 69 years. He is survived by his widow, Mrs. Delphin Buchanan; one son, Jerome Buchanan of Homestead, Ore., who arrived in Pasadena today; one daughter, Mrs. May Gaylord, and two grandsons, Frederick and John V. Gaylord. Frank Robinson, superintendent of mails at the local postoffice, was a brother-in-law.

Mr. Buchanan was born in Indiana on February 15, 1852. His father, J. A. Buchanan, was a famous Indiana pioneer and one of the founders of the Republican party. When father and son came to Pasadena, Charles became interested in several of the municipal ventures which ultimately brought success to the Crown City. He was president of the Pasadena City Railway Company at a time it was an exceedingly venturesome undertaking. He was one of the citizens who gave the Northside its water system, being long a director and treasurer of the North Pasadena Land and Water Company.

Pasadena Star-News,  
March 4, 1921; p. 1

Ill health brought Mr. Buchanan to Pasadena after he had learned the trade of carpenter and millwright following an education in the public schools of Indiana. However, he was not contented to remain an artisan, but while working in the building trade took up the study of architecture. For six years he followed the mill supply business and then in 1885 sought Pasadena in which to recuperate from lagging health.

#### Success at Start

In this city he engaged in contracting and building, making a success from the start. In his early days he had ambitions beyond his physical strength and the amount of work he accomplished was a visible evidence of his will power. He was a quiet man and when he made a friend socially he acquired a warm one. In the Masonic fraternity he held a thirty-second degree and was honored and respected in the city at large as a fine type of solid and substantial citizenship.

Several beautiful architectural designs in Flintridge, in the Oak Knoll district and in other parts of the city are permanent testimonials of Mr. Buchanan's talent. He had been in fair health until about a week ago, when attacked by pneumonia, which resulted in his death.

Funeral services will be held at 3:30 o'clock Saturday afternoon at the parlors of Reynolds & Van Nuys. Rev. Leslie E. Learned, pastor of the All Saints Episcopal Church, will conduct the ceremony. A Masonic service will also be held. The body may be viewed between the hours of 12 and 2 o'clock Saturday, is the statement made by the funeral directors.



**MANWARRING**—George E. Manwarring passed away Aug. 1, 1943, at his home, 105 North El Molino Street, Alhambra. A native of Lafayette, Ind., he had been a resident of Alhambra 30 years. He is survived by his wife, Mrs. Winifred M. Manwarring; two daughters, Mrs. Velma L. Algie of Pasadena, and Mrs. Dorothy B. Hobson of San Diego; one son, Melvin L. Manwarring of the U. S. Army; his mother, Mrs. Elizabeth R. Manwarring of Pasadena; a sister, Mrs. Abbie A. Edwards of Pasadena; three brothers, James A. Manwarring of Hollywood, Albert S. Manwarring of Concordia, Kan., and Thomas E. Manwarring of Washington, D. C.; also three grandchildren. Funeral services will be held at 11:30 a. m. Wednesday at the Little Stone Church of Turner, Stevens & Turner, 550 East Main Street, Alhambra. Interment, San Gabriel Cemetery.

Pasadena Star-News  
August 3, 1943; p. 15

## CHARLES MANWARING SERVICES SATURDAY

Former Real Estate Man  
in South Pasadena

Funeral services are to be held tomorrow afternoon, in South Pasadena, for Charles W. Manwaring, a native of Indiana and a resident of the neighboring municipality for about thirty years, who died at his residence, 1701 Mission street, yesterday, at the age of 74 years.

Mr. Manwaring, until his retirement some years ago, had been active in real estate buying and selling. He developed a tract of high-class residential sites at Milan avenue and Oak street.

A member of First Congregational Church, Pasadena, his old friend, Dr. Daniel Fox, will conduct the service tomorrow at the parlors of Turner, Stevens and Berry, 1000 Fremont avenue. Dr. E. A. Thompson will assist. Interment will be at Forest Lawn.

The widow, Mrs. Carrie Potter Manwaring, and a number of nieces and nephews survive.

Pasadena Star-News  
November 20, 1931; p. 36

## F. J. Flagg Funeral Set

Funeral services will be held tomorrow at 10:30 a.m. at Turner & Stevens Chapel for Frederick J. Flagg, 70, Pasadena clubman and civic leader, who died at a local hospital yesterday. Burial will follow in the San Gabriel Cemetery. Dr. John Frank Scott, rector of All Saints Episcopal Church, will officiate. Pallbearers will be John E. Jardine, George E. Hume, Dr. O. F. Hills and Claude M. Griffith.

Mr. Flagg, a resident of Pasadena more than 30 years, was a director of the Pasadena Home for the Aged and on the advisory board of the California Junior Republic. He formerly was a vestryman at the Church of Our Saviour, San Gabriel. He was a member of the Valley Hunt Club and the San Gabriel Golf Club and the Society, Sons of the American Revolution, and on the executive committee of the 48th Assembly Republican District and of various Masonic organizations, including the Knights Templar. For several years he was secretary of the California Taxpayers Association of Los Angeles.

Mr. Flagg was born in Decatur, Ill., and attended military school in Canada and the University of Michigan, graduating from the law department.

After a number of years as a successful lawyer at Toledo, O., he retired and came to Pasadena in 1917. He resided at 3585 Locksley Drive, Chapman Woods. His wife, formerly Georgia Everett of Toledo, passed away in 1938.

Mr. Flagg is survived by his sister-in-law, Mrs. Edith E. Rowley of Altadena; and two nieces, Mrs. Halian George, of Altadena, and Miss Elizabeth Rowley of Glendale.

Pasadena Star-News  
June 8, 1948; p. 22

FORM 6

**Building Description Blank** Index

BOOK **5364**  
PAGE **713**

LOS ANGELES COUNTY ASSESSOR'S OFFICE

ST. No. **900 Rases Rd.**  
TRACT **1511** PARCEL **12**  
**2 42 Acs**

LOT No. **A** BLOCK No. **19**  
EXAMINED BY **Bowsher** DATE **12/9/47**

<b>CLASS</b> Bungalow Single Double Residence California Dwelling Cottage Factory Warehouse Church School Garage Barn, Stable Shed Poultry House Store Auto Court Bungalow Court Flat Studio Apartment No. Units Area per Unit Room Plb. Fixt.	<b>EXTERIOR</b> 1 1 1/2 2 3 story Stucco Rustic Shakes B & B Siding Shingle Sheet Steel T & G Wide Siding Knotty Pine Vertical Siding Plaster on Tile Asbestos Siding Brick Veneer Corrugated Iron Flat Galv. Iron Transite Frame, Wood, Steel	<b>HEATING</b> Fireplace Single Dbl. Insulation Gas Furnace No. Pipes Units Gas Radiators Elec. Heaters Blower Furnace Floor Furnace Wall Heaters Ventilating Sys. Washed Air Refrig. Air H.P.	<b>EXT. FEATURES</b> Steel Sash All Part Cop. Spouts Screens Galv. Spouts Screens Trim-Tile, Plaster Stone, Wood, Brk. Cornice Boxed	
	<b>ROOF</b> Flat 1/4 1/2 3/4 Hip Shed Monitor Gables Dormers Sawtooth Cur-up Copper Shingle Shakes Gravel Sheet Steel Slate Corrugated Iron Flat Galv. Iron Composition Compo Shingle Transite Tile-Trim Tile 1/4 1/2 3/4 Full Wood Steel Truss Span	<b>PLUMBING</b> No. of Fixtures Cheap Good Medium 9 Special Bath Tile Floor LINO 2 Tile-Trim Tile Walls Height 4 Shower Over Tub Stall Tile Walls Glass D'r. Tile Pull'n	<b>INSIDE FINISH</b> Plaster Sand Putty Interior Stucco Knotty Pine Ply-Bd. Gypsum Celotex Plaster-Board Walls Panelled Paint Paper Unfinished W'dwork Plain Fcy. Mahogany veneer 6' in. diam.	<b>BUILT-INS</b> Refrigerator Elec., Gas, Ice Buffet Bookcases Patent Beds Cedar Closets Venetian Blinds BUILT 1906 Pa. " 1946 div. 1927
	<b>FOUNDATION</b> Concrete Brick Hillside Stone Cross Walls Wood Steel Joists Piers	<b>LIGHTING</b> Cheap Medium Good Special	<b>CLASSIFICATION</b> Cheap M'dium Good Special Depr. Rate	
	<b>BASEMENT</b> 12 feet x 16 feet x 6 feet deep 60 sq. ft.	good		

Check Sanitas	B	1	2	3	BUILDING VALUES
Living Room		3			YEAR 1948
Living Dining Combination					No. Sq. FEET 2679
Bedrooms		3			@ \$ 300 -
Dressing Rm.					BLDG. VALUE 8037
Bathroom		1			BSMT. VALUE 115
" No Tub		1			GARAGE VALUE
Tile Kitchen		1			OFFICE VALUE
Bfst. R. or N.					OTHER VALUE
Plank Hdwd. Floors		6			
Hdwd. Doors					
Hdwd. Finish					
P.C. by Date % P.C. Val.					
75 of 9-5-44 RB 7-1-45 EST 150					
Jul 5 1946 E 700					TOTAL VALUE 8152

Year	Depr.	Spec. Depr.	Depreciated Value	Assessed Value	Year	Depr.	Spec. Depr.	Depreciated Value	Assessed Value
1948	603		4915	2460					
57		1.10		2710					

ST. NO. **900 Roses Rd**  
 TRACT **1511**  
*Lot com at inter. of S. line of Roses Rd with E. line of etc. Part of*  
 LOT NO. **A** BLOCK NO.  
 EXAMINED BY **Bowcher** DATE **12/9/47** 19

<b>CLASS</b> Bungalow Single Double Residence California Dwelling Cottage <i>over</i> Factory Warehouse Church School Garage Barn Shed Poultry House Store Atuo Court Bungalow Court Flat Apartment No. Units Area per: Unit Room Plb. Fixt.	<b>EXTERIOR</b> 1 1/2 2 3 Story Stucco Rustic Shakes B & B Siding Shingle Sheet Steel T & G Wide Siding Knotty Pine Vertical Siding Plaster on Tile Asbestos Siding Brick Veneer Corrugated Iron Flat Galv. Iron Transite Frame: Wood Steel	<b>HEATING</b> Fireplace Single Dbl. Insulation Gas Furnace No. Pipes Units Gas Radiators Elec. Heaters Blower Furnace Floor Furnace Wall Heaters Ventilating Sys. Washed Air Refrig. Air H.P.	<b>EXT. FEATURES</b> Steel Sash All Part Cop. Spouts Screens Galv. " " Trim-Tile, Plaster " Stone, Wood, Brk. Cornice Boxed
	<b>ROOF</b> Flat 1/4 1/2 3/4 Hip Shed Monitor Gables Dormers Sawtooth Cut up Copper Shingle Shakes Gravel Sheet Steel Slate Corrugated Iron Flat Galv. Iron Composition Compo Shingle Asbestos Shingles Transite Tile Trim Tile 1/4 1/2 3/4 Full Wood Steel Truss. Span ft.	<b>PLUMBING</b> No. of Fixtures Cheap Good Medium Special	<b>INSIDE FINISH</b> Plaster Sand Putty Interior Stucco Knotty Pine Ply-Bd. Gypsum Colotex Plaster-Board Walls Panelled Paint Paper Unfinished Woodwork, Plain Foy
<b>FOUNDATION</b> Concrete Brick Hillside Stone Cross Walls Wood Steel Joists Piers	<b>BASEMENT</b> feet x feet x feet deep @ sq. ft.	<b>LIGHTING</b> Cheap Good Medium Special	<b>BUILT-INS</b> Refrigerator Elec., Gas, Ice Buffet Bookcases Patent Beds Cedar Closets Venetian Blinds

Check Sanitas	B	1	2	3	<b>BUILDING VALUE</b>				
Living Room			1		Year	1948			
Living Dining Combination		1			No. Sq. Feet	720			
Bedrooms					@ \$	2'04			
Dressing Rm.					Build. Value	1512			
Bathroom					Bas't. Value				
" No Tub			1		Garage Value	648			
Tile Kitchen					Office Value				
Bfst. R. or N.					Other Value				
Plank Hdwd. Floors			58			140			
Hdwd. Doors Hdwd. Finish									
P. C. by	Date	%	P.C. Val.		Total Value 2300.5				

Year	Depr.	Spec. Depr.	Depr. Value	Assessed Value	Year	Depr.	Spec. Depr.	Depr. Value	Assessed Value
1948	738		1697	850					
	57	1.10		930					



75880 1A-6-6-50

**SAN GABRIEL PARCEL**  
**Building Description Blank**

BOOK 5364  
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LOS ANGELES COUNTY ASSESSOR'S OFFICE  
 ST. No. 900 W. Roses Road

TRACT 15-11  
*Let com at intef of line of Rose Rd with E line of A 11  
 W on 20 ft line 100ft with a v. d. 7310 ft. Part 7*

LOT No. A BLOCK No. 6  
 EXAMINED BY Pearse DATE 8/19 1954

<b>CLASS</b> Bungalow Single Double Residence California Dwelling Cottage Factory Warehouse Church School Garage Barn Shed Poultry House Store Auto Court Bungalow Court Flat Apartment No. Units Area per: Unit Room Pib. Fixt.	<b>EXTERIOR</b> 1 1 1/2 2 3 Story Stucco Rustle Shakes, B & B Siding Shingle Sheet Steel T & G Wide Siding Knotty Pine Vertical Siding Plaster on Tile Asbestos Siding Brick Veneer Corrugated Iron Flat Galv. Iron Corr. Aluminum Transite Frame: Wood Steel	<b>HEATING</b> Fireplace Single Dbl. Insulation Gas Furnace No. Pipes Units Gas Radiators Elec. Heaters Blower Furnace Floor Furnace Wall Heaters Ventilating Sys. Washed Air Refrig. Air H.P.	<b>EXT. FEATURES</b> Steel Sash All Part Cop. Spouts Screens Galv. " " " Trim-Tile, Plaster " Stone, Wood, Brick Cornice Boxed
<b>BASEMENT</b> foot x foot x foot deep sq. ft.	<b>TRANSITE</b> Tile Trim Tile 1/4 1/2 3/4 Full Wood Steel Truss Span ft.	<b>LIGHTING</b> Cheap Good Medium Special	<b>BUILT-INS</b> Refrigerator Elec., Gas, Ice Buffet Bookcases Patent Beds Cedar Closets Venetian Blinds
<b>BATH</b> Bath Tile Floor Tile-Trim Tile Walls Height Shower Over Tub Stall Tile Walls Glass Door Tile Pail'n	<b>BUILT</b> 1954	<b>CLASSIFICATION</b> Special Good Medium Cheap	Dep. Rate 25%

Check-Sanitas	B	1	2	3	BUILDING VALUE				
Living Room					Year	1953			
Living-Dining Combination					No. Sq. Feet				
Bedrooms					@ \$				
Dressing Rm.					Build. Value				
Bathroom					Bas't. Value				
" No Tub					Garage Value				
Kitchen					Office Value				
Tile ( ) ( )					Other Value				
Bfst. R. or N.									
Plank ( )									
Hwd. Floors									
Hwd. Doors									
Hwd. Finish									
P. C. by	Date	%	P.C. Val.		Total Value	1605			

Year	Depr.	Depr. Spec.	Depr. Value	Assessed Value	Year	Depr.	Spec. Depr.	Depr. Value	Assessed Value
1953			1605	800					
57		1.16		930					

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