



**THE BUILDING
BIOGRAPHER
TIM GREGORY**

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2016 MAR VISTA AVENUE

ALTADENA

Previous Address: 2160 Mar Vista Avenue (1915-1941)

Style: Craftsman/Mission Revival

Year Completed: 1915

Cost To Build: \$15,000--a very large sum in 1915.

Original Building Permit: Los Angeles County did not begin issuing building permits until 1927, so there is no documentation of construction in the public record. On May 13, 1915 the *Pasadena Daily News* announced that Dr. Waterman was contemplating the construction of a home on the property he had just purchased. In June 1915 *The Southwest Builder & Contractor* described the house as follows: "Plaster over metal lath, 11 rooms, 4 baths, 106 by 105 feet, clay tile roof, cement porches; pine, oak and maple floors; brick and tile mantels, tile bathroom floors and wainscots, floor furnaces, automatic water heaters, and garage." Please see the copies of these articles attached on pages 15 and 16.

Architect: The Architectural Designing Company, Los Angeles. Please see the history of this relatively short-lived firm attached on pages 7 through 11.

Builder: Edward D. Wyman, Los Angeles.

First Owners: Dr. William W. Waterman, a physician from New York City, and his wife Evelyn B. Waterman. They shared the home with their four children.

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William Whitney Waterman (1874- 1940), who went by his middle name Whitney, was born in Detroit, Michigan, the son of William James Waterman, a lawyer, and Ella (Howard) Waterman. In 1893 William attended the Michigan Military Academy. He graduated from the University of Michigan with a B.A. in 1897 and, while a student, played on their baseball team. He then went on to earn his medical degree from the College of Physicians and Surgeons at Columbia University in 1904.

In 1895, in Georgia, Dr. Waterman married the former Evelyn (“Eva”) Burbank Hartley (1861-1933), born in St. Paul, Minnesota, the daughter of James Crawford Burbank, the president of a life insurance company, and Evelyn Sophia (Delano) Burbank. The younger Evelyn was married previously and had lived in France for ten years where her child Gladys Hartley (1891-1976) was born. Evelyn met Dr. Waterman in London. After the Waterman marriage, Gladys lived with her mother and new stepfather in America. Dr. and Mrs. Waterman would have three children of their own: William Whitney, Jr. (1897-1996); Crawford Burbank (1898-1937); and Evelyn Burbank (1900-1976). William Jr., as an adult, lived with his parents and worked as a bacterial entomologist.

By 1900, the Waterman family was living in Greenwich, Connecticut where Dr. Waterman worked as an “expert chemist.” Several years later he was practicing medicine in New York City, specializing in children’s diseases. He was said to be one of the first doctors to prescribe pasteurized milk for babies. Dr. Waterman held appointments in the department of surgery and general medicine at Vanderbilt Clinic, the Roosevelt Hospital, and the Harlem Hospital, all in New York City. He is said to have been the personal physician to the Vanderbilt family when practicing at the Vanderbilt Clinic. In 1909, he and his wife moved to Pasadena where he resumed his pediatric practice. It is thought that the Vanderbilt family financed the construction of the Watermans’ Altadena residence as a tribute to Dr. Waterman. During World War I, Dr. Waterman served in the Volunteer Medical Service Corps. He was a member of the American Medical Association, the New York State Medical Society, and the Annandale Golf Club.

Two years after his wife’s death at the age of 72, Dr. Waterman married Antoinette Beauchamp (1897-1978), a native of France. They lived for a number of years in Santa Monica.

Dr. William Waterman passed away at the age of 66 in San Gabriel and is interred at the Cavalry Cemetery in East Los Angeles. Please see the biographical articles on Dr. Waterman attached on page 12 through 14.

Assessor's Records: The oldest building record in the Los Angeles County Assessor’s district office for this property dates back only to September 16, 1955. The Assessor recorded a single two-story residence with a concrete foundation, wood-frame and stucco walls, and a hipped, gabled tile roof. Heating was provided by two fireplaces and four gravity furnaces. (The Assessor noted that, at some unknown date in the past, these had replaced the original twelve floor furnaces. In 1955, two of the gravity furnaces were replaced by a Holland forced-air air-conditioning system.) There were twenty plumbing fixtures. Inside finishes were of plaster, gumwood, and cedar. Some bookcases were built-in.

The Assessor estimated the square footage at 5,501. The first floor contained four living rooms (one was probably a dining room), four bedrooms, four bathrooms, and a kitchen. On the second floor were one bedroom and one bathroom. There were nine hardwood floors throughout. There was also a crawl-space that was three feet deep.

The Assessor reported that in 1992 the kitchen was remodeled and its floor and that of a bedroom were replaced.

The County Assessor currently estimates the square footage of the house at 5,010 with four bedrooms and five bathrooms.

Please see the copies of the Assessor's records attached on pages 21 through 24.

Other Owners and Residents: In 1929, Effie Frances Cowie, the widow of the vice-president of American Railway Express, purchased the property. Upon her death in 1940, a "deluxe auction" was held to sell off her estate. Please see the copy of the newspaper advertisement attached on page 17.

Between 1940 and 1942 Homer Harrison Leach, his wife Elinor Leach, and their three sons were the residents. Mr. Leach sold cooking stoves.

Julius J. and Catherine A. Smith had gained title to the property by 1942. Mr. Smith was a salesman for a hardwood company. Mr. and Mrs. Smith shared their home with their four children.

The Smiths were followed in 1947 by Anthony Paul Straub, Jr. and his wife Ione P. Straub of Chicago. They were associated with the Evergreen Sanitarium in Temple City.

By 1955, the owner was Virginia Garlett, the widow of William R. Garlett. Mrs. Garlett ran the Altadena Guest Home at the Mar Vista address.

Daniel M. Asimus, a psychiatrist, was the owner of 2016 Mar Vista by 1981.

Linda Ru, an independent graphic designer, purchased the property in 1987.

Jean E. Esminger, a social science professor at Caltech, is the current owner. She purchased the property in 2000.

Notes: Attached on page 6 is part of the page of a 1949 Sanborn Fire Insurance map that shows a footprint of the house.

From the late 1940s into the 1970s the house was identified as the Altadena Guest Home, a group home for elderly residents.

The International Guiding Eyes sponsored a home-tour in Altadena in 1987 which featured the Waterman House. A docent script from that tour is attached on page 18.

In 1994 the property was one of the stops on the “Craftsman Holiday Fantasy Historic Home Tour” sponsored by Altadena Heritage. Publicity from that tour is attached on page 20.

Significance: In its historical and architectural resources survey of the community undertaken in the early 1990s, Altadena Heritage determined that this property is potentially eligible for listing on a local inventory of significant properties due to its fine design, wonderful state of preservation, and its association with a nationally-known original owner. A photograph of the house taken ca. 1990 by Altadena Heritage can be found on page 19.

Sources:

Altadena Heritage
 Altadena Historical Society
 Los Angeles County Assessor (Archives and South El Monte district office)
 Los Angeles Public Library
 City of Pasadena, Planning Dept., Design & Historic Preservation Section (Archives)
 Pasadena Public Library (Centennial Room)
 Pasadena Museum of History (Library & Archives)

Gebhard, David and Robert Winter. *An Architectural Guidebook to Los Angeles*, 6th ed.
 Santa Monica, Angel City Press, 2018.

McAlester, Virginia Savage. *A Field Guide to American Houses*. 2nd ed.
 New York, Knopf, 2013.

Who's Who in the Pacific Southwest, 1913.

City Directories: 1915-

Los Angeles Times: October 13, 1935; December 11, 1940

Pasadena Daily News: May 13, 1915

Pasadena Evening Post: January 28, 1940

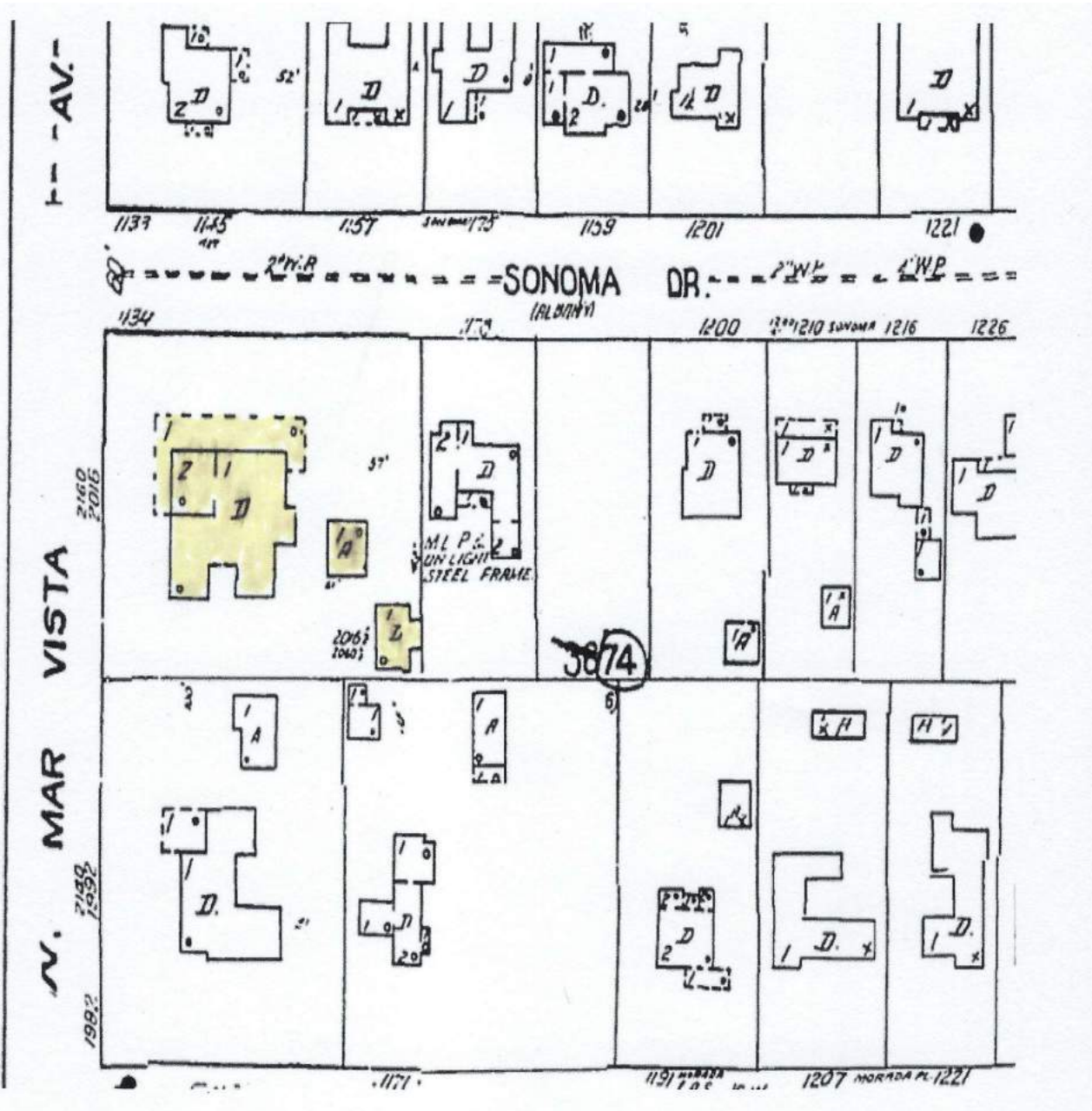
Pasadena Star-News: November 17, 1994

Southwest Builder & Contractor: May 27, 1915; June 3, 1915

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1926-1949 SANBORN MAP
Sheet 23

THE ARCHITECTURAL DESIGNING COMPANY

Little is known about the history and eventual fate of the Architectural Designing Company. A relatively short-lived design firm headquartered in Los Angeles, it was significant not only for the quality of its work but for the fact that it was for a few years managed by a woman—an almost unheard-of arrangement in the first decades of the 20th century.

The Architectural Designing Company first appeared in Los Angeles city directories around 1910, located at 124 West 6th Street (the Grosse Building), Room 624. William James Kitts was identified as the manager at that time. Mr. Kitts (1878-1940) emigrated with his family from Ontario, Canada in 1886. His father was an English-born shoemaker. By 1895, William was in Los Angeles, working as a shoe salesman. He later entered the jewelry manufacturing business. By 1907, he had his own realty and development firm. As a young man, Mr. Kitts was a well-known, handsome sportsman and “man about town” who got into a number of financial scrapes. He would evidently enter into agreements to build houses and then would leave them unfinished as he used clients’ money to start construction on even more houses. An attached 1907 article from the *Los Angeles Times* describes in detail Mr. Kitts’ financial troubles.

In the 1908 phone book Mr. Kitts was identified as a “draftsman” and by 1909 was being called an “architect,” although it is unknown if he had any formal training in design. By 1916, the Architectural Designing Company was under the management of Miss Cora Adele Lane who lived at 1432 Maltman in Los Angeles. Miss Lane (1886-1955) was born in Idaho. By 1910, working as a stenographer, she was a lodger in the home of Mr. Kitts and his first wife Alice. In 1917 she married Mr. Kitts. (The 1907 newspaper article on Mr. Kitts’ escapades, mentioned above, talks about a Miss Bertha Lane who may have actually been Cora or a relative.)

Working with Cora Lane at the Architectural Designing Company was Frank L. Bedell (1870-1932), a native of Iowa who resided at 1000 Wilde. He had been associated with the Architectural Designing Company since 1909. Strangely, he was identified over the years in directories not only as the firm’s president but also as a motorman on a streetcar line. It is probable that none of the principals in the firm did much architectural work themselves but employed a staff of designers and draftsmen.

When the Architectural Designing Company went out of business around 1920, having survived only ten years, Cora Kitts apparently left the design/construction field. She had divorced her husband by 1930. After leaving the Architectural Designing firm Mr. Kitts worked as a self-employed architectural draftsman. Later in life, he was employed as an investment broker and also worked in the lending and mortgage fields. No obituaries could be found for Mr. Kitts and Mrs. Kitts or for Mr. Bedell in the *Los Angeles Times*.

The Architectural Designing Company received commissions from throughout Southern California, including Santa Barbara, Pomona, San Pedro, Hollywood and Los Angeles itself. A number of fine residences in Pasadena were designed by the company. Among the first was the Hopkins residence at 3060 San Pasqual Street (1910). Others that followed included the Baird house (552 North Oakland Avenue–1910); the Kay residence (979 Atchison Street–1910); the Miller house (416 South Madison Avenue–1910–now demolished); the Fogg residence (189

North Los Robles Avenue–1911–also now gone); two residences for the Black family, both in 1911 (464 Maylin Street and 310 Congress Street); the Hall residence (1050 North Los Robles Avenue–1912); and the Rice house (1270 North Hudson Avenue–1915). Also in 1915, the Architectural Designing Company created what many consider to be a landmark in Craftsman design in Altadena–the Waterman house at 2016 Mar Vista Avenue, designed for the personal physician of the Vanderbilt family. Another house ascribed to the company in Altadena is at 1231 New York Drive (1911). The firm also designed and built at least five apartment buildings in Los Angeles between 1916 and 1917.

Sources:

Los Angeles Times: July 4, 1907

Southwest Builder and Contractor: March 31, 1910

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

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by Tim Gregory

REALTY MAN DISAPPEARS.

*No Trace Can Be Found of
Him but Debts.*

*Kitts Travels Primrose Path
to End of Trail.*

*Beautiful Long Beach Girl
Also Missing.*

William J Kitts, of the Kitts Realty Company, who is well known in local business circles and a favorite in society, is missing. His friends cannot explain his absence, though they say he talked of going to Canada. He is not at his home, No. 3642 South Flower street. The place has been watched for two nights by deputies of Constable De la Monte, who are anxious to serve a summons upon the missing man.

Though he has apparently kept his headquarters in Los Angeles, Kitts is known to have lived in Long Beach for the past few weeks, at the home of his brother, Robert J. Kitts, on Maline street. He could not be located here yesterday.

Miss Bertha Lane, a beautiful girl, employed at the brother's home, is also missing. The house was closed yesterday when a Times reporter called.

Creditors are clamoring for money they claim Kitts owes them. Recently a Pasadena man is said to have secured Kitts's expensive automobile in settlement of a claim against the handsome young realty man.

PRIMROSE PATH.

Kitts was a lover of all kinds of sport. He attended baseball and football games, and recently was a constant attendant at every prize fight. Two constables, watched at the door of McCarey's Pavilion the night of the Burns-Montana Kid fight, expecting to catch Kitts as he entered. They did not find him, though he is said to have attended the fight.

Money flowed through the hands of the young man. He was host at sumptuous dinners. He gave auto parties, and invited his lady friends. He cut a wide swath, and seemed always to have money. He is said to have traveled the primrose path with discretion. He associated with the city's best people.

Mrs. C. T. Mitchell, for whom Kitts undertook to build a home at Hollywood, is most anxious to locate the delinquent youth. Several hundred dollars of her money, which she claims Kitts has in his possession, has not been applied to the building of the home. The matter has been placed in the hands of Attorney Tom Thornton, who has papers in a civil suit which he has not been able to serve.

Until recently Kitts maintained sumptuous offices on South Broadway. He advertised to build houses on easy terms. He seemed to do a thriving business. It was noticed, however, that most of his customers were women often widows with small means. Kitts promised much, and seems to have done little.

ONE BUSY WA

Business was apparently lavish scale at Kitts's real estate office. Stenographers and clerks were busy on an endless array of matters which seemed to need immediate attention. The visitor was left with the impression that the realty man was pressed for time.

Smiling and affable Kitts received callers who were ushered into his private office. He explained his plan, and always demanded a large first payment on any house he undertook to build, and then bowed his caller out with a suavity that pleased. He established a credit.

His plan seems to have been peculiar. He would begin the erection of a house and when the floor was laid, and before any of the finishing work was done, he would demand another large payment. This payment, it is said, he would use to begin another contract, instead of completing the first. When the second payment was received on the second house, he would apply this money on the first house and was enabled, it is said, to keep thousands belonging to other people in his pocket. This plan Mrs. Mitchell says Kitts used in building her home at Hollywood.

"I knew his scheme," said Mrs. Mitchell yesterday, "but I became suspicious. I called him to my office and asked him why he had not completed my house when he had received the money. He blushed, excused himself, and when I demanded an explanation he offered to sign a note for the money. I have the note, but I cannot find Mr. Kitts. He seems to have left the city."

Letoy S. Enoart, an electrical contractor, has a bill against Kitts for supplies which were never paid for according to Mr. Enoart.

ARE MONUMENTS.

Several uncompleted houses in tracts near Los Angeles, which Kitts contracted to build, stand as monuments to the young realty man's desire to do a rushing business. He is said to have undertaken to do far more than he was able to accomplish.

There are those who still have full confidence in Kitts and who believe if he is given a chance will pay every cent he owes. These are disposed to be lenient. Others, who represent thousands of dollars of outstanding debts, are not disposed to be so lenient and have sought redress by process of law.

E. R. Bohan, attorney for Kitts, admitted yesterday that he does not know where his client is. He said:

"Kitts called me up several days ago. He did not tell me where he was or what he intended to do. He talked with me on business matters. I do not know where he is."

Young Kitts is well known in society circles in Los Angeles. He has been entertained in the finest homes in this city. His address and faultless manners made him a favorite. Only a few years ago he married a beautiful wife.

DEVOTED TO BRIDE.

The devotion of Kitts to his bride was remarked by his friends. The two were constantly together. Several months ago Mrs. Kitts left suddenly on an extended visit to friends in St. Louis. It is not known whether she has returned.

Shortly afterward Kitts removed to Long Beach to the home of his brother, Robert J. Kitts, who had offices in the National Bank building. Here he met Mr. Bertha Linn.

While the girl and Kitts were here

(Continued on Third Page)

ing in the same home her younger brother, Albert Lane, committed suicide without any apparent reason being given for the act other than that



W. J. KITTS.

his sister was not living at home. When Miss Lane was sought yesterday she could not be found. Neighbors said Kitts had returned to Los Angeles.

Robert J. Kitts, the brother, could not be found in Long Beach yesterday. He is said to be employed by A. L. Sonderegger, chief engineer of the Los Angeles Dock and Terminal Company.

WATERMAN, Whitney. Retired physician. Res., 840 No. Michigan ave., Pasadena, Cal. Born in Detroit, Mich., May 11, 1874; son of William James and Ella (Howard) Waterman. Married to Evelyn Burbank in 1894. Attended Michigan Military Academy,

1893; graduated from Univ. of Mich., B. S., 1897; from College of Physicians and Surgeons, Columbia Univ., New York City, 1904. Practiced for several years in New York City, specializing in children's diseases; held appointment in dept. of surgery and general medicine in Vanderbilt Clinic, Roosevelt Hospital and in Harlem Hospital, New York City; retired and moved to Pasadena, Cal., 1909. Formerly member American Medical Assn., New York State Med. Soc. New York co., Med. Soc. Member Univ. of Mich. Base Ball Team; Delta Kappa Epsilon fraternity; Annandale Country Club.

San Diego Flight Ends in Marriage

Miss Beauchamp Bride of Dr. Waterman

Miss Antoinette Beauchamp surprised her friends when she flew to San Diego and was married to Dr. Whitney Waterman of Los Angeles and Pasadena. Dr. Waterman is a graduate of the universities of Michigan and Columbia and is affiliated with Delta Kappa Epsilon Fraternity.

The bride, who has made her home with Mrs. Elsie A. Thomas of Twenty-first street, Santa Monica, is the grand-daughter of Pierre Mercotei of France. She is a graduate of Notre Dame Convent of Montreal, Can. Dr. and Mrs. Waterman are at home at the Embassy in Santa Monica.

Los Angeles Times
October 13, 1935; p. 52

Noted Physician Dies at San Gabriel

SAN GABRIEL, Dec. 10.—Dr. Whitney Waterman, 65, retired physician, whose father endowed Waterman gymnasium at the University of Michigan, died today.

Dr. Waterman, one of the first to use Pasteurized milk for babies, was prominent in New York City medical circles up to the time he moved to California. He previously had lived in Altadena and Santa Monica.

More than 30 years ago he donated 50 young live oak trees to the San Gabriel Country Club, of which he was a member.

He leaves his widow Antoinette, a daughter, Mrs. Evelyn B. Bowker of Beverly Hills; a son, Whitney Waterman Jr., Honolulu, and a step-daughter, Mrs. Gladys Hartley, Bermuda.

SALES MEAN THREE NEW HOMES

Large Lots at Albany Street
and Mar Vista Sold as
→ Residence Sites

Two Fine Houses Being Built
in Same Locality—One
Near Completion

Three new houses will soon be added to the list of fine homes in Altadena through a deal recently closed by which Dr. N. H. Williams, now residing at the Nerklmer Arms apartments, and Dr. Whitney Waterman, of 846 North Michigan avenue, have bought building lots from J. Q. Prentice of Albany street and Mar Vista avenue. A fourth residence is being built in the same neighborhood for Frank L. Stiles, of New Haven, Conn.

Dr. Waterman plans to build a residence costing about \$15,000 on his new property, 163 by 208 feet in extent, at the southeast corner of Mar Vista and Albany. His lots are Nos. 13 and 14 of the Albany Heights tract.

Dr. Williams has purchased the northeast corner of the same street intersection, giving him 131 feet frontage on Albany street and 168 feet on Mar Vista. His lot is No. 1 of the same tract and he has commissioned an architect to draw plans for a residence to cost about \$5000.

J. Q. Prentice, the seller of the three lots, will build a five-room bungalow at once on lot No. 7 of the Albany Heights tract, facing south on Albany street. It will have a white plaster exterior and will have a frontage of 48 feet. An architect is drawing the plans.

The residence of Mr. Stiles now nearing completion is being constructed under the direction of J. H. Woodworth & Son at Mar Vista avenue and Morada place and is unusually attractive in design. Mr. Stiles is owner of the Frank L. Stiles Brick Company, of New Haven, and is building the residence for a winter home. It has 10 rooms with three baths and garage, and is to cost about \$11,000.

Pasadena Daily News,
May 13, 1915

Residences—E. D. Wymen, 133 Frank-
 lin street, has a contract at about \$15,
 000 for the erection of a two-story
 frame and plaster residence at the cor-
 ner of Mar Vista avenue and Albany
 street, Alhambra, for Dr. Whitney Wa-
 lterson, 245 North Michigan avenue. It
 will contain eleven rooms and four
 baths and will have concrete founda-
 tion, 18x22 feet, clay tile roof, plaster
 over metal lath on the exterior, pine
 oak and maple floors, brick and tile
 mantels, the bath floors and walls, a
 four fan stove, automatic water heat-
 ing, garage, etc.

Southwest Builder and Contractor
 June 3, 1915

AUCTION DELUXE
IN THE
10 ROOM PALATIAL ESTATE

OF THE LATE

Effie Frances Cowie

Widow of Former Vice President American Railway Express

FINE FURNITURE, FURNISHINGS, OBJETS D'ART, SILVER, SHEFFIELD,
CHINA, GLASSWARE, LINENS, PERSIAN RUGS, PAINTINGS,
BRIC-A-BRAC, STEINWAY GRAND PIANO

2160 MAR VISTA, ALTADENA

Directions: North on Lake Ave. to New York Ave., turn right 2 blk. to Mar Vista, turn north 2 blk. to Home

Tuesday,

Wednesday,

Thursday,

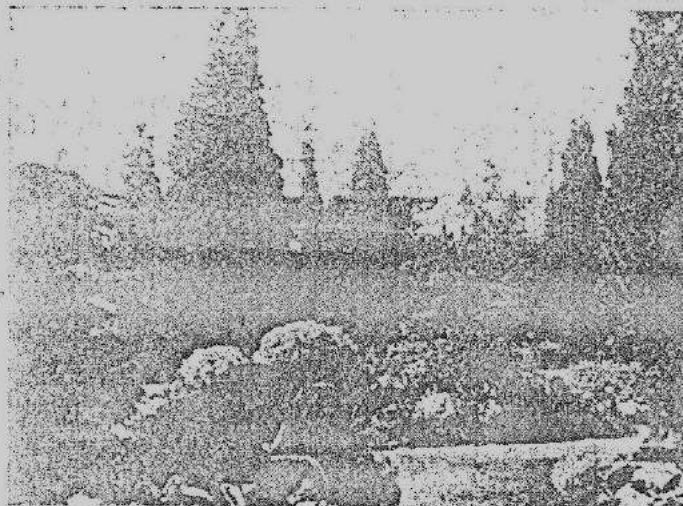
Jan. 30,

31, and

Feb. 1st

1:30 and

7:30 p.m.



PREVIEW
SUNDAY
and
MONDAY,
1 to 5 p.m.

TO LIQUIDATE THE ESTATE OF EFFIE FRANCES COWIE

This Beautiful Home MUST Be Sold Immediately!

Situated on a corner in the heart of Altadena on approx. 200x165 ft. landscaped as a beautiful park with 10 Room home constructed at an original cost of \$55,000. This Estate must be seen to be appreciated.

Agent on Premises. No reasonable offer will be refused Subject to confirmation of the Probate Court.

FURNITURE

Consisting of many very fine antiques as well as modern Living Room, Dining Room, Bedrooms Furniture, Sun Porch, Den and servants quarters Furniture.

PERSIAN RUGS

An unusual collection of real antique and semi-antique in all sizes. Also modern and domestic rugs.

CHINA and GLASSWARE

You will find in this collection Bohemian, Venetian, Crystal, Limoges, Lennox, Bavarian, Wedgwood, Dresden, Staffordshire, Minton and Coalport ware.

This sale is worthy your attendance. Unusual care has been taken in augmenting this home with beautiful furnishings and bric-a-brac collected here and abroad. It is impossible to enumerate all the fine pieces that are to be offered at this sale.

**STERLING and SHEFFIELD
SILVERWARE**

Surprisingly fine assortment of antique and modern Sterling and Sheffield of all descriptions.

OBJETS D'ART

Many rare pieces that words cannot describe and must be seen to be appreciated.

PAINTINGS, PRINTS, ENGRAVINGS

Fine paintings, Etchings and Prints by well known artists.

UTILITARIAN OBJECTS

2-Door General Electric Refrigerator.
Porcelain 2-oven AB Range.

Dan Feldman AUCTIONEER

DR. 3313

3986 WILSHIRE BLVD.

Pasadena Evening Post,
January 28, 1940

WATERMAN/VANDERBILT HOUSE

Believed to be built by the Vanderbilt family for their private physician, Dr. Waterman, no expense was spared and the interior of this home is surprisingly luxurious for its unassuming bungalow heritage. An oriental theme is repeated throughout the home, most evident in the light fixtures inside and outside in the central courtyard.

This home is truly representative of the craftsman ideal of integrating indoor and outdoor living. Every one of the 42 doors opens to either the massive front porch, a sleeping porch, or the delicate interior courtyard.

The main living room is completely paneled in African gum wood, a fire and insect retardent material. The delicate wood grain in each panel in the vaulted coffered ceiling is "bookmatched," so that it is the mirror image of the panel next to it. The room features a Batchelder fireplace. In the center of the living room is a library table made out of African gum wood, original to the house, and so massive that luckily it has been difficult to remove over the years.

The home has 5 bedrooms each with a full bath. All bedrooms have walk-in closets that include built-in dressers. Each bathroom has the original claw foot tub and pedestal sink and most of the bathrooms include built-in storage space.

Special features of the home include counter-sunk windows that slide down into that wall panel to be hidden from view when open, a vacuum cleaning system that includes connections in the walls of most of the rooms, a full basement constructed of poured concrete that runs the length of the 4000 square foot "U" shape floor plan, a commercial fire hose on each wing of the house, plumbing throughout the house that features hidden handles for watering the landscape and flower boxes outside,, a pre-airconditioning system that controls airflow in each room from a fan in the basement, secret panels that must be opened with complicated mechanisms and wooden keys, and a phone booth closet in the central hallway that still has what appears to be the original wallpaper, unfaded from the sun and elements.

The lighting fixtures were imported from the orient prior to the turn of the century. The east wing features three hanging lamps, delicately detailed. Especially noteworthy is the chandelier that lights the staircase in the central hallway, with two oriental style bronze lamps that counterbalance one another and hang from a wooden pulley.

The focus of the central hallway is the stained glass designed with the Waterman family crest and a winding staircase that leads to a single upstairs room. Originally called the billiard room, this bedroom is completely paneled in African gum wood, and is warmed by a Batchelder fireplace. Not so common to the typical bungalow of that time is the full bath that services the billiard room. One has access to attic storage space from this room by opening wall doors that masquerade as simple wall panels.

The house sits on 1 1/3 acres of land with a guest house and a garage. Although the neighbor who lives immediately to the east purchased the side lot several years ago to protect the neighborhood from subdivision, the property includes a pergola supported by greek columns so reminiscent of the typical craftsman gardens of the period.



Taken Ca. 1990

Altadena historic home tour slated for weekend

PSN 11-17-94 H.3

By Angel Perez
STAFF WRITER

ALTADENA — Want to take a tour of some of the most historic homes in California?

Altadena Heritage will present a "Craftsman Holiday Fantasy Historic Home Tour" from 11 a.m. to 5 p.m. Saturday and Sunday.

Six local Craftsman-era landmark homes, designed by noted architects such as Sylvanus Marston and George Webster, will be featured.

"Altadena is one of California's oldest communities, and a treasure trove of lovely and historically significant homes," said Astrid Ellersieck, a member of Altadena Heritage. "Many were designed by America's most famous architects."

Each house will be festively decorated for the holidays by

renowned area florists. There also will be entertainment and refreshments.

The Waterman House on North Mar Vista Avenue is one of the homes that will be on exhibit. Builder E.D. Wyman built this house in 1915 for Dr. and Mrs. Whitney Waterman.

Waterman was personal physician to the Vanderbilt family in New York, and it is rumored that the Vanderbilts paid for the home.

Its long, low, sweeping lines, wrap-around veranda, central interior court with its gardens and fountains convey a sense of luxury and beauty.

Other homes on the tour include the Lacey House on Woodbury Road, Griffith House on Mar Vista Avenue, Buttolph House on New York Drive, a "mystery" Craftsman home on New York Drive, and the Crowley



THE WATERMAN HOUSE, on North Mar Vista Avenue is one of the residence on the Altadena Heritage Home Tour Saturday and Sunday.

House on Mar Vista Avenue.

Altadena Heritage is a non-profit historic preservation organization dedicated to preserving

and restoring some of the historic homes in Altadena. Tickets are \$15 presale, \$18 at door. For more information, call (818) 633-1785.

Pasadena Star-News,
November 17, 1994

768801-6-Qb 3-55

LOCATION IF CUT

BY
DATE

E. ON M.B. ON

BY
DATE

1955246 4910

ALTA DENA 3 PARCELS 7319
 BLDG. SLIP L. A. County Assessor's Office BOOK 5847
 ST. NO. 2016 N. Mar Vista PAGE 13
 TRACT 1627

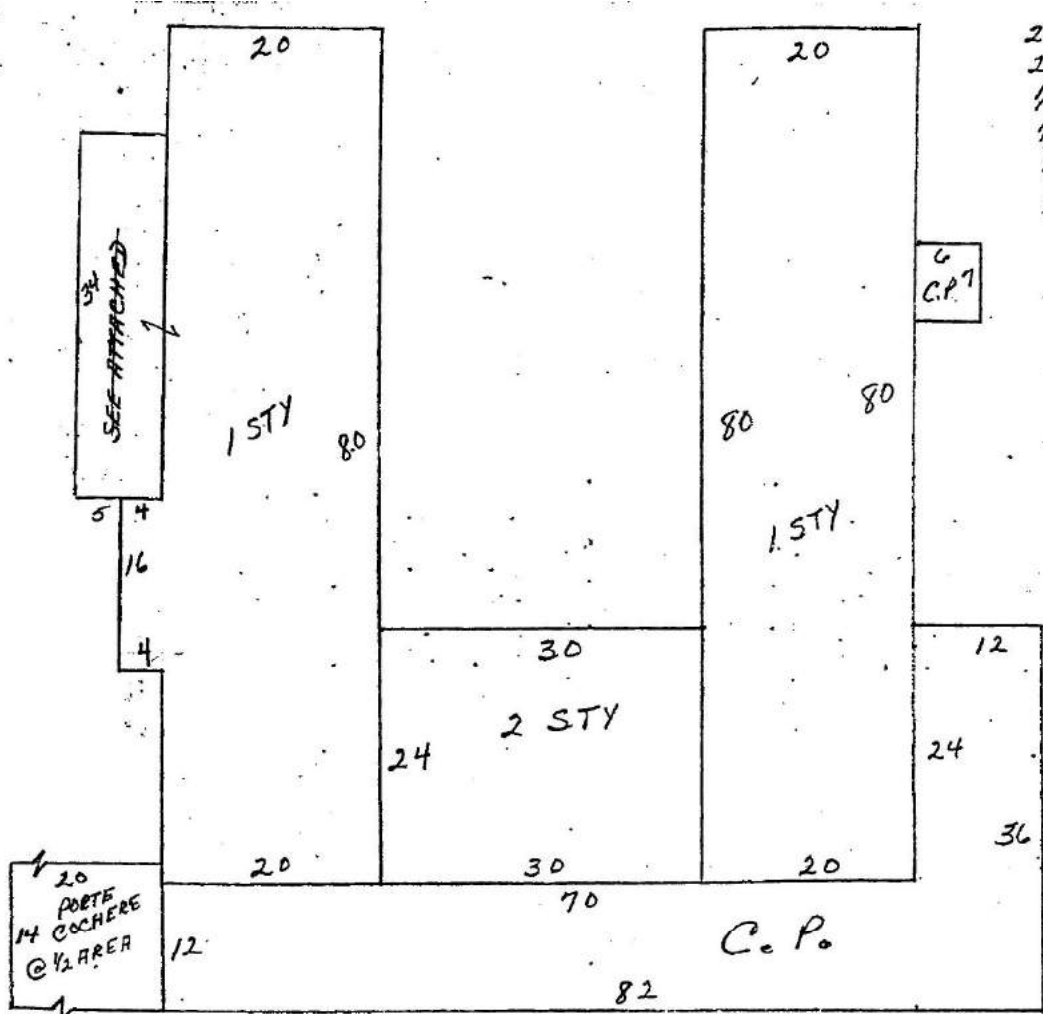
LOT NO. 14 BLOCK NO. _____
 APPRAISED BY RING DATE 9/16 1955

CLASS Bungalow Single Residence California Garage Shed Store Bungalow Court Flat Apartment No. Units Area per: Unit Room Pib. Fixt.	EXTERIOR 1 1/2 3 Story Stucco Rustic Shakes, B & B Siding Shingle Sheet Steel Vertical Siding Asbestos Siding Brick Veneer Corrugated Iron Flat Galv. Iron Corr. Aluminum Transite Frame: Wood Steel	2 HEATING Fireplaces Single Dbl. Gas Furnace Blower Gravity Elec. Heaters Floor Furnace Wall Heaters Radiant Heat Air Cond: <i>NEP</i>	EXT. FEATURES Bash: Wood Alum. Steel Spouts Trim: Stone, Wood, Brick Coralce Boxed
FOUNDATION Concrete Brick Hillside Stone Cross Walls Wood Steel Joists Piers	ROOF Flat 1/4 1/2 3/4 % H/S Shed Monitor Gables Dormer Sawtooth Shingle Shakes Gravel Sheet Steel Slate Corrugated Iron Flat Galv. Iron Corr. Aluminum Composition Compo Shingle Asbestos Shingles Transite Tile Trim No 1/4 1/2 1/2 % Full Wood Steel Truss Span	Bath Tile Floor 411 Tile/Tub Tile Walls Height Shower Over Tub Stall Tile Walls Glass D'r. Pull'n	INSIDE FINISH Plaster Sand, Putty Interior Stucco Knotty Pine Ply-Bd. Gypsum Ceilings Walls: Panelled Paint, Paper, Unfinished W'dwork Plain, Orn.

		B	1	2	3	BUILDING VALUE:		
Living Room		4	1			Year 1956		
Living-Dining Combination						Sq. ft. 5501		
Bedrooms		4				@ \$ 550		
Dressing Rm.						Build. Value 30255		
Bathroom		4	1			Bas't. Value 1444		
" No Tub						Garage Value		
Kitchen		1				Office Value		
Drain Board Tile, Formica								
Bist. R. or N.								
Plank () Hwd. Floors		9						
Hwd. Doors		56				56M - BAL CEDAR		
Hwd. Finish								
Appr. Date % P.C. Val.								
Total Value							31699	

Year	Depr.	Spec. Depr.	Depr. Value	Assessed Value	Year	Depr.	Spec. Depr.	Depr. Value	Assessed Value
1956		Walls + Ceil	10100	5050					
57		1.1D		5550					

	Fdn.	Frame	Roof	Plaster	Trim	Paint	Pib.	Ltg.
Date								
OWNER'S NAME								
V.P. CHECKED <i>W.P. (3) + Co. (3)</i> 9/26/55								
COMPT. CHECKED <i>Ray</i>	PERMIT NO.	DATE	AMOUNT					
	77048	1/24/55	1357 Furnace					
E. ON M.B. <i>B. D. ... 1/17/55</i>								
DATE								



$2 \times 20 \times 80 = 3200$
 $2 \times 30 \times 24 = 1440$
 $\frac{1}{2} \times 6 \times 7 = 21$
 $\frac{1}{2} \times 12 \times 24 = 144$
 $\frac{1}{2} \times 12 \times 82 = 492$
 $\frac{1}{2} \times 20 \times 14 = 140$
 $4 \times 16 = 64$
5501
 LESS RV. 797
 NET. 4704
 $9 \times 34 = 306$
5010

P. COCH.
 $14 \times 20 = 280 \phi$
 PCH.
 $6 \times 7 = 42 \phi$
 $6 \times 12 = 72 \phi$
 $12 \times 70 = 840 \phi$
1314 \phi

DIAGRAM COPIED FROM ORIG. SLIP

RES. ORIG. B.L.T. 1915 AND ORIG RECORD SHOWED 12 FLOOR FURNACES. SOMETIME IN PAST 4 GRAVITY FURNACES WERE INSTALLED. IN 1955 2 OF THE GRAVITY FURNACES WERE REPLACED WITH 1 HOLLAND FORCED AIR CONDITIONER + OTHER 2 WERE RELINED, RING 9/16/54
 WATTS & CO. 9/26/55

(OLD SLIP INCLUDED PORCHES @ FULL AREA AND SHOWS 6299 # WITH A.V. OF 4470)
 WATTS & CO. 9/26/55

MISCELLANEOUS STRUCTURES

STRUCTURE	FOUND	FLOOR	EXTERIOR	ROOF	INTERIOR

COMPUTATIONS

MAIN AREAS	OTHER AREAS

REMARKS: 1) H.ALT/REMOL. REMOL KIT & REPLACE KIT & BED FURS.
 NO ADDED CABS OR COUNTERS OR P. NAV. TAKIZAMA 960226

OWNERS NAME: OTHERS NAME:

PERMIT NO.	DATE	AMOUNT	IMPROVEMENT
CL-0001	950525	48000	ALT/REMOL