

THE BUILDING
BIOGRAPHER
TIM GREGORY

- Building Histories
- Environmental Reviews
- Historic Resources Surveys
- Local, State, and National Landmarking
- Historic Preservation and Archival Consulting

1130 SHENANDOAH ROAD
SAN MARINO

Style: Spanish Colonial Revival

Year Built: 1927

Architect and Original Owner: Henry Palmer Sabin (1892-1956). H. Palmer Sabin, as he was known professionally, was a renowned Southern California architect who designed this home for himself and his wife Dorothea. He was born in Janesville, Wisconsin and received both a Bachelor's and Master's Degree in architecture from MIT. After several years of travel and education in Europe, his first position was with the New York firm of York and Sawyer. In 1924 he became a Job Captain with Allied Architects in Los Angeles and by 1927 he worked for Reginald Johnson of Pasadena. He set up his own firm in 1928.

Mr. Sabin specialized in residential design. Among his other Pasadena-area works: 1139 Wotkyns (1930), 1260 North Arroyo Blvd. (1932), 636 South Arroyo Blvd. (1926), and 165 Linda Vista (1930). He also designed his own office building at 170 East California Blvd. (now demolished). Although justly famed for his fine residential designs, Mr. Sabin was also responsible for the Earhart Laboratory at Caltech (1948), the Pasadena Hall of Justice (1949), Loma Alta Elementary School (1951), and the Huntington School in San Marino (1935). Among his awards was an Honor from the Southern California Chapter of the American Institute of Architects and a national award from House Beautiful. Mr. Sabin was socially active and served in a voluntary capacity on a number of professional boards and commissions. He lived in his home on Shenandoah Road until just prior to his death in 1956.

Please consult the attached article copies for further details on Mr. Sabin's life and career.

Builder: Peter Hall (1867-1937). Mr. Hall was born in Stockholm in 1867 and was brought to the United States at the age of four. He came to Pasadena with his mother and two brothers in 1886. For six years he was active in gold mining in Alaska, and in fact kept a financial interest in mines until his death. Eventually, Hall became a self-taught craftsman who gained a reputation as the best stair builder on the Pacific Coast. He went into the contracting and building business for himself and was joined by his brother John who ran the carpentry mill.

By 1895, local directories listed him as a "cabinetmaker". Peter Hall met Charles and Henry Greene in 1906 and was to become virtually their personal contractor and their most significant associate. The Halls and Greenes were said to have worked together most harmoniously. Some of the most well-known Greene works such as the Gamble House and the Blacker House definitely owe some of their magnificence to the work of Peter Hall.

Some have claimed that the Greenes set Peter Hall up in business and trained his craftsmen to meet their demands. Records show, however, that he was working with other architects before 1906. The Bragg House, as well as scores of other houses in the Pasadena vicinity, and in the Holmby Hills area of Los Angeles, are evidence that Peter Hall did fine work outside the Greenes' control as well. (In fact, the Hall Manufacturing Company had been established by 1911.) Peter Hall resided with his wife Lida at 769 North Marengo Avenue in Pasadena. He was very active in fraternal orders, being a member of the Shriners, the Elks, the Masons, and the Knights Templar. Hall also served as a Pasadena City director in the early 1930s. In 1937 he associated with his son Robert in the firm of Peter Hall & Son. Hall died suddenly at the age of 71 in Pasadena in 1939, having just completed the construction of three homes and in the middle of planning another.

Please consult the attached newsclipping copy for more information on Mr. Hall.

Original City Building Permit: Issued December 7, 1926 for a two-story, ten-room residence to measure 120 by 84 feet at its largest point and 120 by 44 feet at its smallest point. The house was to be 24 feet high, have a concrete foundation and three brick chimneys with five flues. Construction was to be of wood and plaster and the roof was to be tile and composition.

Cost to Build: \$35,644.

Other Building Permits On File: In 1950, Mr. Sabin supervised the replumbing of the house. A swimming pool, measuring 20 by 42 feet, was added in 1957 at a cost of \$3,000 by Anthony Pools. The house was rewired and a new furnace installed in 1958. Also in 1958 a lanai room was added and dressing rooms were attached to the garage, for a total addition of 700 square feet. A fence around the pool was constructed in 1968. In 1971 the kitchen, three bathrooms and one bedroom were remodeled at a cost of \$33,000. Norwood & Longe were the contractors. Air-conditioning was also added at this time. A new ceiling was built in the family room in 1977 at a cost of \$4,500. The roof was rebuilt in 1986 at a cost of \$20,000, but the original tiles were reused.

Other Owners and Residents: By 1958 Macdonald and Frances A. Lynch became the owners. Mr. Lynch was in the investment business in Los Angeles. He later became the chairman of the board of Aeco, Los Angeles. In 1967 the property was sold to Donald Hadley Albrecht and his wife Jo Anne A. Albrecht. Mr. Albrecht was an attorney with the firm of Kendel & Anderson, Los Angeles. By 1974 he was the president of Terramics, Inc. of Century City.

Significance: This property is eligible for inclusion on the California State Register of Historical Resources due to its fine design, association with a well-known architect, and its contribution to the historic and architectural context of its neighborhood.

Sources:

City of Pasadena, Planning Dept., Design & Historic Preservation Section (Archives)
 Pasadena Public Library (Centennial Room)
 Pasadena Historical Society and Museum (Library & Archives)
 City of San Marino, Building Department
 San Marino Public Library

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Gebhard, David and Robert Winter. Architecture in Los Angeles:

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

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Pineda, Manuel. Pasadena Area History, Pasadena, 1972.

City Directories: 1926-

California Arts & Architecture, November 1929

California Southland, ?/??/1927

Pasadena Star-News: September 20, 1956.

Pasadena Post: September 18, 1939

October 1995

Palmer Sabin

Palmer Sabin, one of the leading architects of Southern California, has maintained an office in Los Angeles or Pasadena for the past twenty years, his present headquarters being at 1009 East Green Street in Pasadena.

A native of Wisconsin, Mr. Sabin was born in Janesville, son of Sidney Sabin and Stella E. (Palmer) Sabin. His family moved to Denver, Colorado, where Mr. Sabin received his preliminary education, graduating from the Manual Training High School. He then entered Massachusetts Institute of Technology, from which institution he holds the degrees of B.S. and M.S. in Architecture.

During World War I Mr. Sabin served as Captain of Infantry, and later Major, in the 89th Division, which participated in the St. Mihiel and Meuse-Argonne drives, and was in the Army of Occupation in Germany. Subsequently he attended the Architectural School at Bellevue, Paris, France. Following his discharge from military service, Mr. Sabin spent four years in the architectural firm of York & Sawyer in New York City, during which time he specialized in hospital work, and was in charge of various phases of design of a number of important hospitals erected in and around New York. Coming to Los Angeles in 1924 he became associated with the Allied Architects, in charge of the design of the Los Angeles County Hospital.

During the twenty years of his private practice, Mr. Sabin's work has included residential, commercial, and school buildings. For three years, 1942-1945, he was connected with California Institute of Technology in performing special work in connection with the war. Subsequently he has done architectural work for Caltech.

Mr. Sabin is a member of the American Institute of Architects and a former vice-president of the Los Angeles Chapter. He was a member of the Board of the California Graduate School of Design—a school organized to give advanced courses in industrial design. He was a member of the Civic Center Committee of Los Angeles, appointed for study of a master plan for the civic center, which plan was adopted in 1941. He is a past president of the Pasadena Art Institute. He is a member of the Annandale Golf Club, the Overland Club, the University Club of Los Angeles, and the Delta Tau Delta college fraternity.

Mr. Sabin and Mrs. Sabin, the former Dorothea Underwood, have four children: Dorothea, a senior at Smith College; Richard Palmer, a student at Massachusetts Institute of Technology; John Underwood, attending the Santa Barbara School; and Peter Sidney, who is in school in Pasadena.

Mr. Sabin's hobbies are fishing, tennis and sketching.



PALMER SABIN

PALMER SABIN

One of Southern California's leading architects, Palmer Sabin, native of the state of Wisconsin, first came to the Los Angeles area in 1924. For many years he maintained his professional headquarters at 170 E. California Street and 1009 E. Green Street, Pasadena.

The son of Sidney Avery and Stella E. (Palmer) Sabin, Palmer Sabin first moved from his native state with his parents when they settled in Denver, Colorado where he received his preliminary education, graduating from Manual Training High School. From there he went on to the Massachusetts Institute of Technology, from which institution he received both bachelor's and master's degrees in architecture.

During the many years of his private practice Mr. Sabin's work included school, residential, and commercial structures. For three years — 1942-1945 — he did special war-connected work at the California Institute of Technology. The impression made on Caltech authorities at that time resulted in Mr. Sabin's call to do additional work for that institution.

Prior to his death in September 1956, Mr. Sabin was a member of the American Institute of Architects and an erstwhile vice-president of its Los Angeles chapter. He served on the board of the California Graduate School of Design, an institution organized to give advanced courses in industrial design. In 1941 a master plan for Los Angeles' Civic Center was set up, with Palmer Sabin as a prominent member of the committee in charge. His plan was adopted that same year. He was a member of the Pasadena Art Institute and twice elected president. He was a member of the Annandale Golf Club, the Overland Club, the University Club of Los Angeles, and Delta Tau Delta college fraternity.

He married the former Miss Dorothea Underwood who was a graduate of Smith College. They are the parents of four children, the eldest being Dorothea who is now Mrs. Edwin A. Barnes. Her husband is an executive of the Broadway Department Stores. Dori also was graduated from Smith, where she majored in history. She is the mother of four children, but still finds time to be business manager for the Pasadena Symphony.

Richard Palmer Sabin, a graduate of Claremont Men's College, holds an executive position with Owens-Illinois, Inc. in

John Underwood Sabin, who was graduated from the University of California at Berkeley, is an account executive with Dean, Witter and Company, members of the New York Stock Exchange in Oakland, California. Jack and Carol Louise (Racine) Sabin reside in Orinda with their son and daughter.

The youngest child, Peter Sidney Sabin, is the only one to follow professionally in his father's footsteps. Upon graduation from Stanford University he took his master's degree at U.C. Berkeley. Peter Sidney and Kay Mathilda (Pascoe) Sabin are the parents of four children, and make their home in Palo Alto where he is practicing architecture with the firm of Sabin, O'Neal & Mitchell.

Mrs. Palmer Sabin has been especially active in cultural and charitable affairs in and around Pasadena. One of the earliest members of the Annandale Golf Club, she is a member of the Pasadena Philharmonic and Pasadena Symphony Associations, and of the Pasadena Guild of Children's Hospital. She is a member of Sycamores and holds a life membership in the Huntington Hospital Auxiliary.

Few families are as prominently and closely identified with the civic, social, and cultural life of Pasadena as are the Palmer Sabins, and long after they are gone their influence will be felt and appreciated in the community.

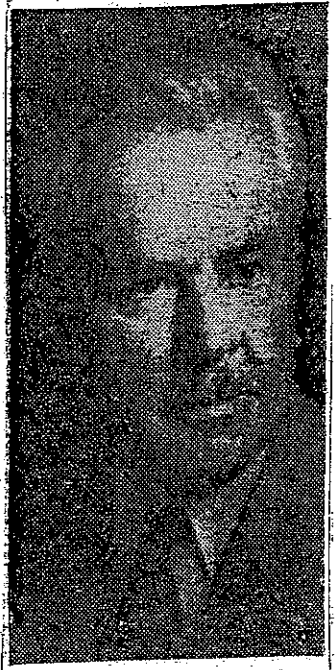
From Pasadena Area History,
by Manuel Pineda (1972)

par Bill Sabin
Architect,

Art Museum

Head Dies

SN 9/15/56
Henry Palmer Sabin, 63, noted Southern California architect and president of the Pasadena Art Museum, died yesterday in the California Hospital, Los Angeles. He was a



HENRY PALMER SABIN
... Architect Dies

resident of San Marino for 32 years.

Funeral services will be conducted tomorrow at 4 p.m. in the All Saints Episcopal Church, Pasadena. Canon John Frank Scott will conduct the rites.

Mr. Sabin, who until recently lived at 1130 Shenandoah Rd., San Marino, took an important part in designing many noted Los Angeles County buildings. Among these were the Los Angeles Civic Center, the Los Angeles County General Hospital and a laboratory at Caltech.

Survivors include his widow, Mrs. Dorothea Sabin; a daughter, Mrs. Edwin A. Barnes Jr. of Saratoga, Calif.; three sons, Richard of Berkeley, John of Orinda, Calif., and Peter of San Marino; a brother, Gerould of Denver; a sister, Mrs. Cloyd E. Mangrum of Los Angeles; and five grandchildren.

PETER HALL, FORMER CITY DIRECTOR, LONG RESIDENT HERE, DIES

Prominent Building Contractor, Who Served
On City Board Following Recall Vote,
Succumbs Suddenly At Age Of 71

SEP 18 '39

Peter Hall, prominent building contractor and former city director, died yesterday at his home, 1901 Queensbury Road. Death was due to a heart attack. He was 71.

Mr. Hall had not been feeling well for three days. His death shocked his host of friends throughout the city.

Mr. Hall became a member of the board at the time of the recall, taking office in January, 1932, and serving until late spring, 1933.

At the expiration of his term, Mr. Hall did not run for re-election due to the pressure of business. However, he recently expressed the hope that he might again enter a campaign.

Shortly before his death, Mr. Hall completed the construction of three homes, one in San Marino and two in Pasadena, and was due to start construction this week in residence in Altadena.

Since coming to Pasadena in 1886, Mr. Hall constructed scores of fine dwellings in Pasadena and vicinity, and in Halmby Hills, Los Angeles.

Mr. Hall moved to Pasadena with his mother and two brothers, John Hall and the late Rev. Albert Hall, who was at St. Mark's Episcopal Church. For six years during his early residence here Mr. Hall was active in gold mining in Alaska. At the time of his death he had an interest in a mine at Barstow. Mining and hunting were his hobbies.



PETER HALL

Active In Lodges

Mr. Hall was born in Sweden, and came to the United States at the age of 4.

He was a life member of the Shriners and Pasadena Elks Lodge, and a member of the Masonic Lodges. He was past commander of the Knight Templars, and retired from office a year ago as prelate, becoming prelate emeritus. For several years he was senior warden at St. Mark's.

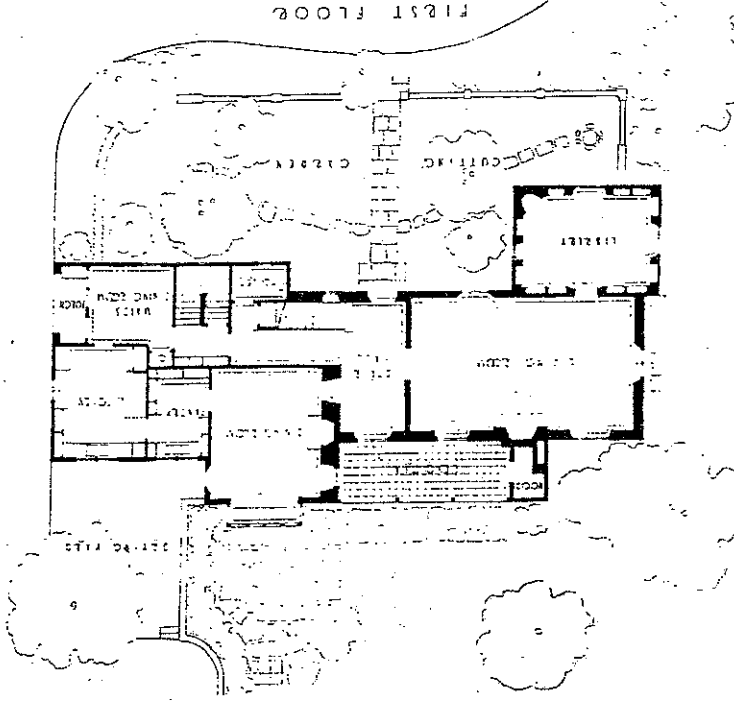
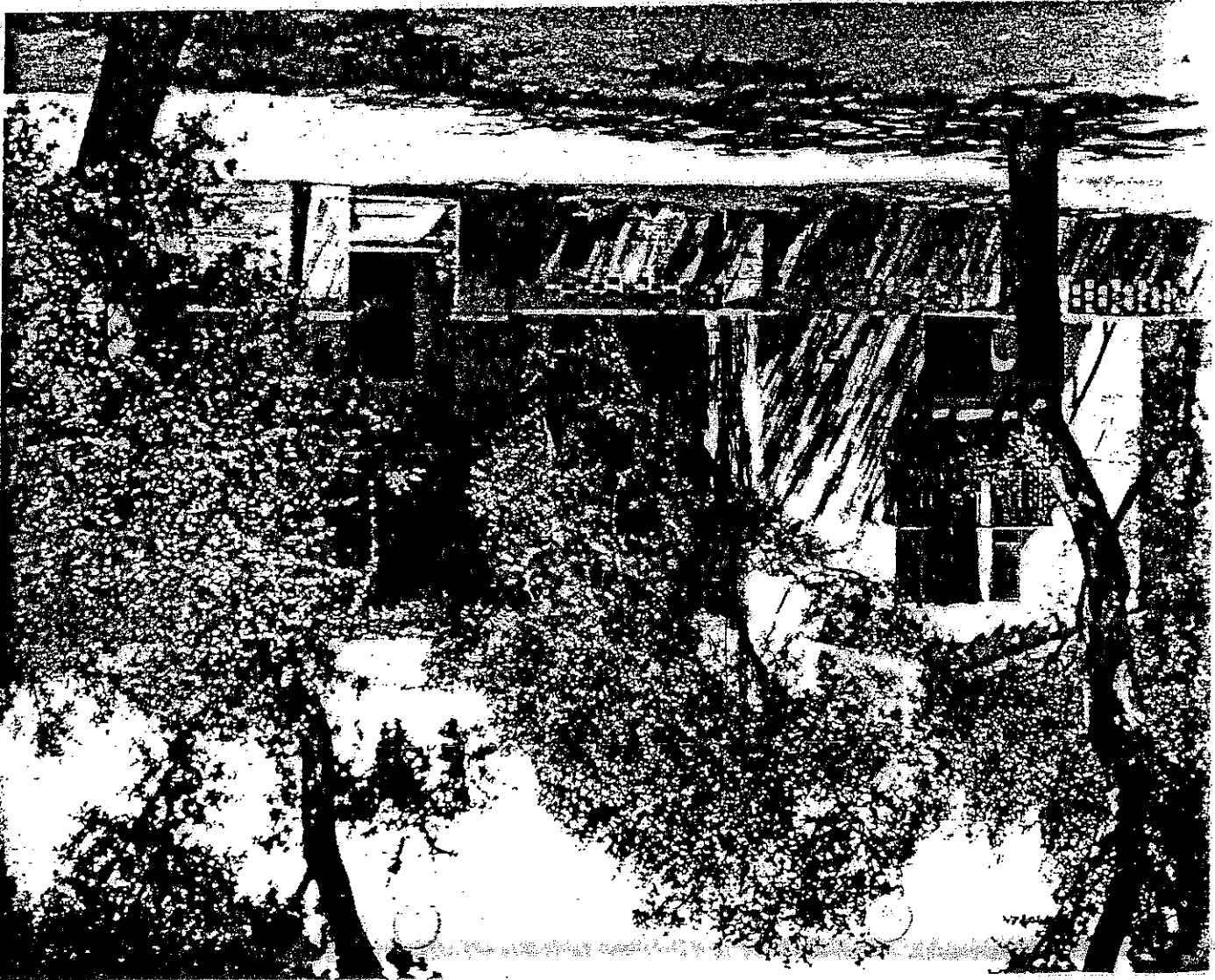
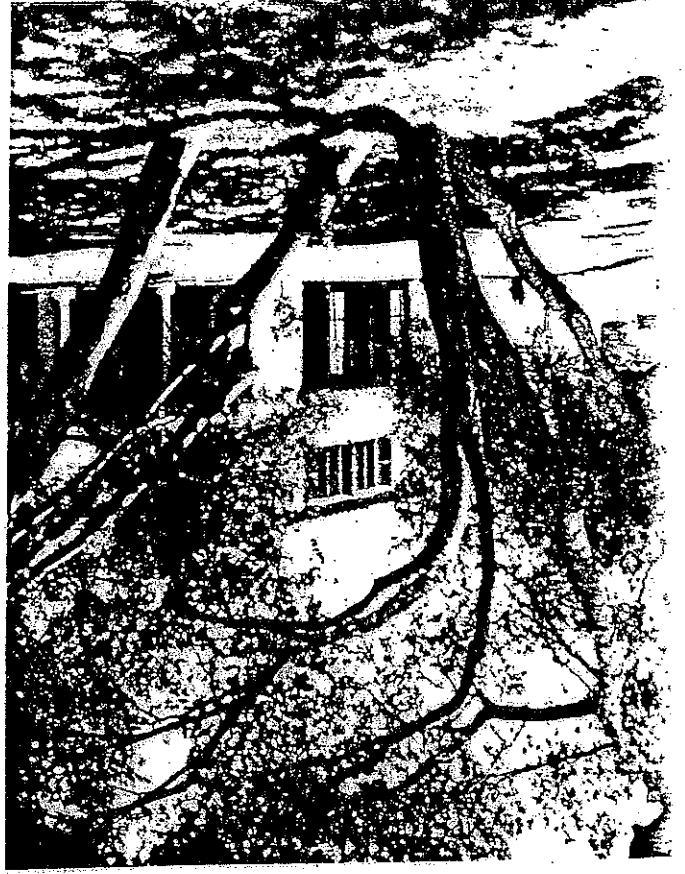
For the past two years Mr. Hall's son, Robert Donald Hall, has been associated with his father in the contracting business.

He is survived by his widow, three children: Mrs. Guy E. Hodgkins, Mrs. Clinton C. Campbell, and son, Mr. Hall, all of Pasadena, and a brother, John Hall of 269 North Oakland Avenue, and five grandchildren.

Funeral arrangements in charge of Turner and Stevens, will be announced later.

Pasadena Post,

September 18, 1939



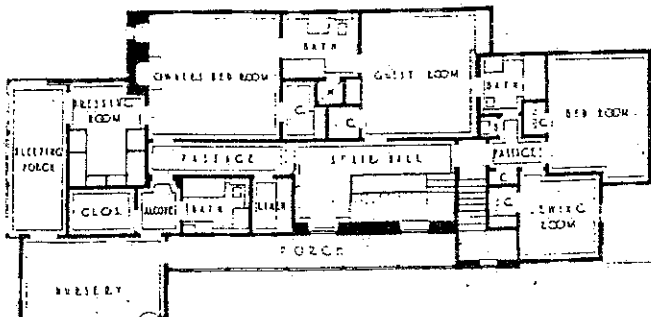
Mr. Palmer Sablin, architect, has built for himself in Pasadena, a house that unquestionably belongs to California. The fact that it was required to fit the building carefully in among the many fine trees, was probably not the least of the factors that induced him to choose this spot.

Photographs by the Padilla Company



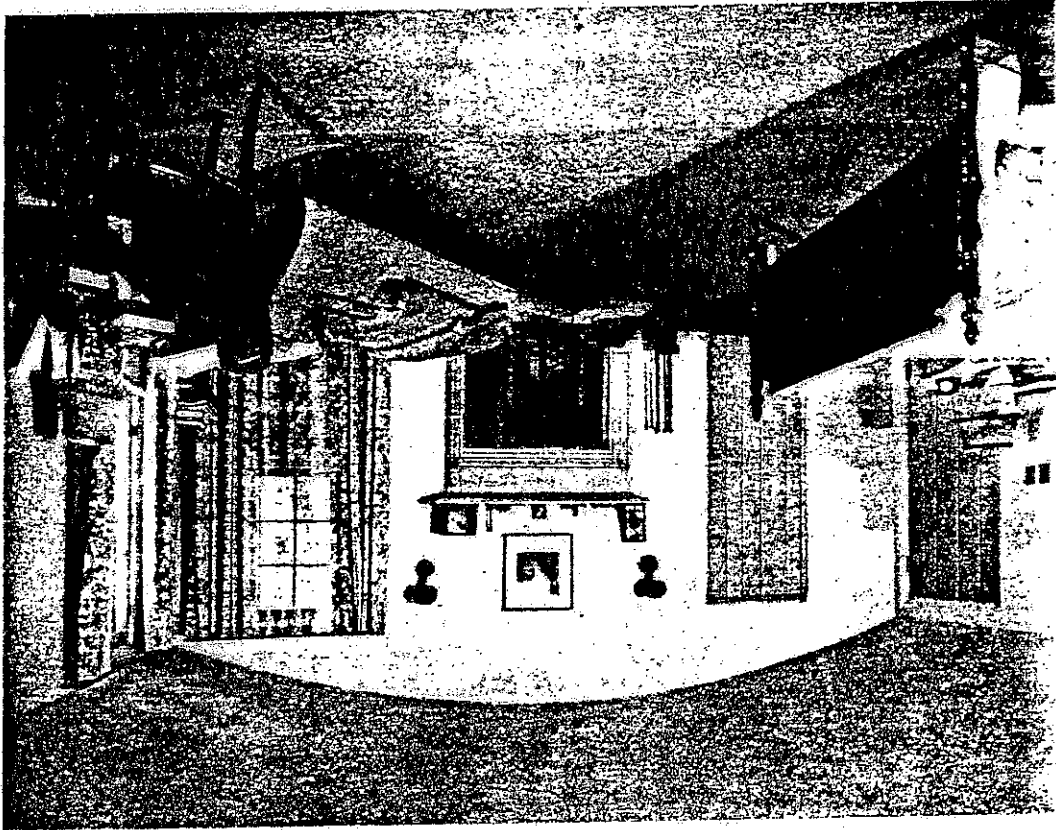
PASADENA PUBLIC LIBRARY

The wall enclosing Mr. Sabin's house garden might almost be called a "brick fence"; it shields but does not quite exclude. It permits charming opportunities for the ambitious vine. Attention should be called to the arrangement of rooms, in the plans here reproduced, by which every one receives a double or even triple exposure. For airiness in summer heat, for the pursuit of sunshine in winter, for the variety of pleasant outlook, this result is most desirable, but seldom easily obtained.

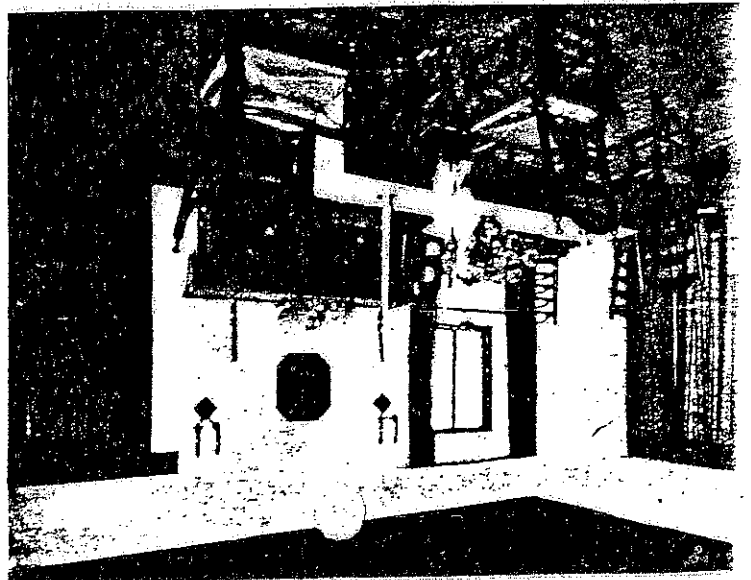




Whether for comfort, looks, or ventilation, Mr. Sabin has provided more fireplaces than usually found, including two in the second story. The living room, indicated at right, of owner's room and fires above and at right, of owner's room and home-like effect which has been secured; and without loss of dignity or good taste.



In designing the interior treatment for his own home, Mr. Palmer Sabin has maintained the same simple spirit of California tradition which characterizes the exterior. Walls are of Latin-textured stucco, woodwork plain and sturdy; in the ceilings alone is there any special treatment. The dining room, at the left, has a flat paneled wood ceiling which gives the room character.

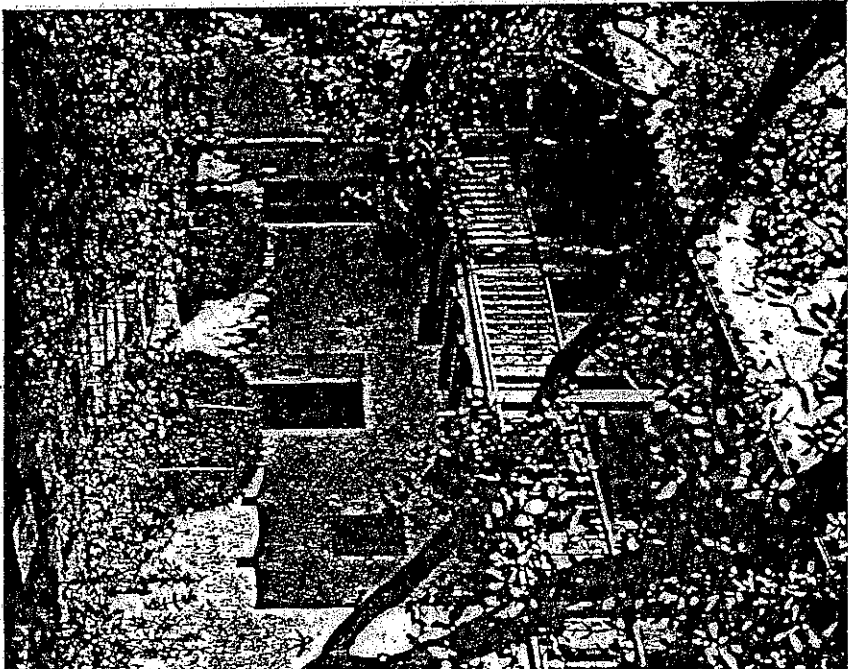


further modernized by the use of hollow tile, or kiln-dried brick and the development of concrete in all its forms. The simple lines, the deep reveals, the great stretches of white wall on which the shadows of palms and pomegranate bushes play, are alike picturesque and comfortable to live with, inside and out, for the life of the Californian of the present, as well as for the eyes of the world which travels hitherward to see what may be seen.

Anglo-Saxons, trekking across mountain and desert, from colonial Kentucky and from New England, New York, and Pennsylvania had other ideas. But at first they had to use the same materials and live in the same dry land.

They wanted a two story house on the level instead of the hacienda on a hill. So they built, as far north as Monterey, two story adobe residences with porches instead of patios; and these early California houses also are being developed by our architects in California today.

Mr. Myron Hunt and Mr. Reginald Johnson have published in this magazine articles setting forth the local color and climate influences, as well as the beauty of these houses and their reason for being. Trained men of talent coming to the Coast have immediately sensed the appropriateness of designing and building such houses as have grown out of the life of the native Californian whose immediate forebears are from these contemporary colonial United States. The result is immediate, satisfactory and beautiful. Variety is endless among the architects; imitation is



THE SECOND STORY PORCH IS ONE OF THE CHARMING FEATURES OF MR. SABIN'S CALIFORNIAN HOUSE.

impossible by the ignorant. The house grows out of the personal requirements of the owner and the art of the particular architect employed. We shall present each month during the coming year the work of our best men and women architects practicing in California; and we hope that even the owner of the smallest house will see to it that an architect well versed in the art of living in a semi-arid, semi-tropical climate and at the same time a highly civilized American community, shall build him a beautiful house.

Mr. Palmer Sabin comes to us from one of the best architectural offices of the Atlantic Coast, and has worked here in offices of equally high standard. His natural talents and background fit him to absorb and adapt the best wherever he sees it and his work is an addition to the natural beauty of California.

The salient features of Mr. Sabin's architectural experiences are the following: Graduate Massachusetts Institute of Technology, 1915; Post-graduate, 1916, with both degrees in architecture.

1917-1919—War service, after which four months in Paris at the A. E. F. architectural school.

1920-1924—Office of York & Sawyer, New York City. Experience there consisted largely of hospital and bank work.

THE WHITE WALL SPACE WHERE OAKS MAY CAST THEIR LACEY SHADOWS, THE PIERCED TILE WILL AND PORCHES ARE SOME OF THE SOURCES OF BEAUTY IN THE NEW CALIFORNIA ARCHITECTURE. HOUSE IN SAN MARINO. PALMER SABIN, ARCHITECT.

