

United States Department of the Interior
 National Park Service

National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in National Register Bulletin, *How to Complete the National Register of Historic Places Registration Form*. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions.

1. Name of Property

DRAFT

Historic name: Jones, William Donelson and Neva Marguerite Myers, House

Other names/site number: Toad Hall (preferred)

Name of related multiple property listing: N/A

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

2. Location

Street & number: 353 Anita Drive

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

Not For Publication: Vicinity:

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended,

I hereby certify that this ___ nomination ___ request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60.

In my opinion, the property ___ meets ___ does not meet the National Register Criteria. I recommend that this property be considered significant at the following level(s) of significance:

___ national ___ statewide ___ local

Applicable National Register Criteria:

___A ___B ___C ___D

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

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

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4. National Park Service Certification

I hereby certify that this property is:

- entered in the National Register
- determined eligible for the National Register
- determined not eligible for the National Register
- removed from the National Register
- other (explain:) _____

Signature of the Keeper

Date of Action

5. Classification

Ownership of Property

(Check as many boxes as apply.)

- Private:
- Public – Local
- Public – State
- Public – Federal

Category of Property

(Check only one box.)

- Building(s)
- District
- Site
- Structure
- Object

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Number of Resources within Property

(Do not include previously listed resources in the count)

Contributing	Noncontributing	
<u>2</u>	<u> </u>	buildings
<u> </u>	<u> </u>	sites
<u> </u>	<u> </u>	structures
<u> </u>	<u> </u>	objects
<u>2</u>	<u> </u>	Total

Number of contributing resources previously listed in the National Register 0

6. Function or Use

Historic Functions

(Enter categories from instructions.)

DOMESTIC/ single dwelling

Current Functions

(Enter categories from instructions.)

DOMESTIC/ single dwelling

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7. Description

Architectural Classification

(Enter categories from instructions.)

LATE 19th AND 20th CENTURY REVIVALS

Tudor Revival

Materials: (enter categories from instructions.)

Principal exterior materials of the property: concrete foundation, brick and stucco walls, concrete roof shingles, brick chimney, wood entry porch

Narrative Description

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

Summary Paragraph

The 1926 Tudor Revival style house is a two story, single-family residence in the hillside neighborhood of Cheviotdale Heights in Pasadena. The house is set back and sited prominently above the street with a view of the San Gabriel Mountains and the Arroyo Seco valley. The house and contributing two-story detached garage occupy a significant portion of the irregular-shaped lot on the west side of Anita Drive. Both the house and garage were constructed with a conventional wood frame atop a poured concrete foundation. Original extant landscape features include a brick and stone wall demarcating the property from the street and from the adjacent property on the north side, iron gates supported by brick pillars, and a curved driveway that slopes up toward the garage. Other landscape elements include mature trees, garden foliage, patios, and paths. A contiguous rear parcel within the nominated boundary, with the remnants of a tennis court, is otherwise vacant. As noted by a plaque installed on the boundary wall facing Anita Drive, the residence is called Toad Hall, after the house in the children's novel *The Wind in the Willows* by Kenneth Grahame. The name was coined by the H. Graham and Willa A. Zoff family, owners of the property from about 1963 to 2019.¹ The property retains all aspects of historic integrity.

¹ Sheree Samson, "Toad Hall," Pasadena Heritage Spring Home Tour, 2001.

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Narrative Description

Brick pillars supported by an iron gate mark the street entrance to the driveway. Within the front terraced yard is a paved area that includes a covered barbeque and fireplace that are not original to the property. Paved pathways and steps are found throughout the mostly terraced rear yard. The landscaped vegetation is comprised of garden beds and mature trees. On the northwest side of the property is a two-story detached garage constructed circa 1938. The surrounding neighborhood has a curvilinear street pattern and includes single family residences in a variety of sizes and architectural styles estimated to have been built between 1926 and 1995.

Exterior

The two-story single-family residence was designed in the Tudor Revival style and constructed in 1926. The house sits atop a poured concrete foundation and is constructed of conventional wood frame. Capping the house is a high-pitched roof system that includes three gable-on-hip intersecting roof volumes and several dormers. The roofs are finished with a shake-effect concrete roofing material and have moderate overhanging eaves. A brick chimney attached at the rear of the northern wing of the house projects from the ground and above the roof. Exterior walls are clad with red brick, stucco and a decorative half-timbering made of wood.

The house features an irregular footprint that comprises three principal volumes: a central rectangular volume, a northern wing, and a southern wing, which are splayed from the central volume at different angles. Six elevations make up the asymmetrical plan of the residence, the primary elevation, two side elevations and three rear elevations. The primary elevation faces east though the southern wing is sited at an angle facing northeast. The main entrance to the residence is in the northern wing accessed from the ascending driveway by way of stone steps and pathways. The entry door is set back within a small porch and approached from a deep one-story sitting porch supported by squared piers under the main roof form.

The primary elevation also features a secondary entrance in the southern wing, with French doors approached by way of steps and a patio. The prominent feature of the primary elevation is the middle volume. While the southern and northern wings are clad in red brick from the ground to the eaves, the central wing is clad in half-timbering, with a painted finish and infill with stucco, above the red brick foundation. Tall multi-paned steel-framed casement windows installed off-center also distinguish this central volume on the main floor. Second floor dormer windows under hipped roofs are features of each of the three volumes.

The side elevation facing southeast is one room deep, clad in red brick and features a bank of multi-paned, steel-framed casement windows under moderate roof overhang.

The rear elevation that faces south is also asymmetrical with varying roof heights. The residence is at grade here and is approached by a patio surrounded by a hedge and other foliage. Wall cladding is a combination of red brick, half-timbering and stucco infill, and flat surfaces of

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painted stucco. Notable features include a French door entry way deeply set back under a wide, rounded arch framed in red brick, and a Juliet balcony with iron railings on a wood deck supported by wooden corbels.

The rear elevation that faces west is also asymmetrical with a varied roof line and hipped roof dormers. Wall cladding is a combination of red brick, half-timbering and stucco infill, and flat surfaces of painted stucco. Among the notable features are two arches clad in red brick. They shelter a porch and door under the main roof and are accessed by means of a concrete staircase. Featured just below the roof overhang is a long bank of 3 x 3 casement windows with steel frames.

The rear elevation facing northwest has an asymmetrical layout and varied roof form and is fully clad in red brick. A notable feature is the prominent red brick chimney that tapers inward as it extends from the ground upward past the gable. Above the roof, a brickwork pattern forms two chimney shafts displaying ornamental clay pots. The elevation also features an entry way set in below the roof line and approached by way of a staircase.

On its west and northwest facing elevations, the residence maintains its elevated siting and is approached at a steep incline from the property line by a series of retaining walls, brick lined paths, and steps designed around garden foliage.

The north facing elevation (living room wing) is one room deep and is distinguished by a large bay of multi-paned and steel-framed casements windows. The red brick wall cladding terminates under a moderate overhang below the roof gable.

Interior

The house has a unique and irregular floor plan comprised of a two-story central volume, two one-story wings, and a basement. Situated in the northwest wing, the main entrance to the house opens to a foyer that leads by descending steps to a living room on one side and on the other side, to the long corridor of the two-story, central section. The main entrance door is solid wood with paneling, iron strap hinges, and a window with leaded panes and textured glass tinted yellow. Wood beams are arranged on the foyer ceiling. The large, sunken living room is comprised of a wood-paneled inglenook with built in cabinetry and a fireplace surround decorated with Batchelder tile. A triple bay of leaded pane, multi-lite casement windows is at the northwestern end of the room and two sets of leaded pane multi-lite casement windows on the eastern wall offer panoramic views of the San Gabriel Mountains. The high, angled ceiling is adorned with wooden beams, and both the living room and foyer floors are laid with original hardwood.

The dining room is located on the eastern side of the main floor corridor that runs through the house's central section. Notable features include tall multi-lite casement windows that have a view to Anita Drive and the mountains, and original plaster ceiling decoration of Tudor rose and palmetto. Directly across the hallway from the dining room, on the corridor's west side, is a

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guest room/office with a fireplace mantel with Batchelder tile surround, an exterior door, and an adjoining full bathroom with original wall tiles. Further along the west side of the corridor is an original wood door that leads to the basement staircase. On the same side, another original wood door opens to the second floor staircase, unusual for its enclosed location and utilitarian design. Residences of this era, size, and style usually boasted a prominent, formal staircase between the first and second stories. Anecdotal evidence suggests that Toad Hall was designed and used as a model home for the Cheviotdale Heights development, and the obscured staircase was intended to provide privacy to the original Jones family occupants.

Toward the southeastern wing, the corridor terminates in a set of French doors leading to a sheltered exterior courtyard. The single-story southeastern section of the house comprises the kitchen, butler's pantry, and breakfast room. The kitchen has been updated within the wing's original footprint. The breakfast room has original multi-pane casement windows on three sides and a secondary entrance leading to the paved patio in front of the resident's main elevation.

The second story, situated in the house's central volume, contains five bedrooms. One of the five bedrooms is located off the landing between two flights of stairs. This bedroom is adjoined by the Juliet balcony evident on the house's southern elevation and has a full bathroom with original mauve porcelain wall and floor tile. The four remaining bedrooms are located off the linear central hallway, two on the east side- including the master- and two on the west side. The master suite was expanded in 2020 when a shared wall was removed, and an adjacent bedroom was incorporated into the original master bedroom to create a sitting room and additional closet space. The master bathroom plumbing and lighting fixtures and floor tile were updated at that time, and the original pale green wall tile remains extant. The two bedrooms on the west side were created from one large dormitory room at an unknown date. The hallway terminates in a full bathroom with original pale blue porcelain wall tile. A multi-paned window (skylight) in the ceiling of the hallway is original.

Approached by means of a staircase off the main floor hallway, the basement is partially at grade with door access to the rear yard. It has full-height ceilings, full bathroom with original cream and green wall tile, and a kitchenette.

Character-Defining Features

The following character-defining features have been identified on the exterior of the house and in significant semi-public interior spaces, notably the foyer and living room:

Exterior

- Complex and asymmetrical massing that conforms to the topography of the site
- Irregular plan with multiple volumes
- High-pitched, gable-on-hipped intersecting roof with dormers, shake-effect concrete roofing material, and moderate eaves overhang

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- Massive brick chimney tapering inward and extending past the gable where brickwork pattern forms two shafts displaying ornamental clay pots
- Red brick (on concrete) foundation, stucco and red brick wall cladding with decorative half-timbering on stucco wall surfaces
- Recessed primary entrance accessed from prominent rustic wood porch with square hand-adzed posts
- Solid wood primary entrance door with decorative leaded glazing and iron strap hinges
- Banks of steel and multi-paned casement windows, and multi-paned bay window
- Red brick arched door and porch surrounds
- Juliette balcony with iron balustrade on wood deck supported by wood corbels
- Two-car garage with gable-on-hipped roof has a stucco wall surface and wooden decorative half-timbering

Interior

- Sunken living room with full height beamed ceiling, prominent bay window, and paneled inglenook with fireplace
- Built-in wood benches and bookcase make up the inglenook and the fireplace has a Batchelder tile surround and copper hood
- Dining room ceiling decoration with Tudor-influenced rose and palmette
- Main floor guest bedroom/office contains a fireplace with Batchelder tile surround
- Breakfast room has built-in corner cabinetry
- Several bathrooms contain matching decorative wall, floor, shower and bath tile
- Several rooms contain original iron and iron and glass lighting fixtures

Garage

The driveway charts a curve from the east side to the north side of the property terminating at the two-story detached garage situated immediately adjacent to the residence on its northwest side. Two double-width metal garage doors are at grade and face east. The building measures 660 square feet, has a hipped roof and a concrete foundation, and is clad in painted stucco. A painted wood half-timbering effect is evident on the side and rear elevations on the upper level. The garage's hipped roof is capped by a cupola with a weathervane at the center. The house's builder, the William R. Myers Company, constructed the garage circa 1938; the architect is unknown.

Alterations

Visual inspections of the property, comparison of historical and current photographs, and analysis of historical building permits obtained from the City of Pasadena indicate that the residence at 353 Anita Drive retains integrity and has undergone few alterations since its construction in 1926.

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The following development chronology summarizes major alterations that have been made to the property and have impacted its physical appearance:

1926 Original construction. On the building permit, Donald R. Wilkinson is listed as the architect, William R. Myers Company as the builder, and W. D. Jones as the original owner. The addition of second floor living quarters above an outbuilding measuring 20' x 40' was approved at an estimated cost of \$1,000. The architect was D. R. Wilkinson, and the contractor was J. R. Tyson according to an undated building permit. This is likely the gardener's or chauffeur's cottage, dating to 1926 according to tax assessor information. The building is extant at 390 Glen Holly Drive outside the nominated boundary. The date of subdivision is unknown.

1938 A 660 square foot garage with a bedroom was permitted. This is the detached garage on the northwest side of the residence.

1939 The application of 90 square yards of exterior stucco on lath was permitted.

1951 A permit was issued for the installation of new kitchen appliances.

1989 The installation of a six-foot-high chain link fence was approved, to be located on the southern property line.

1996 The house was re-piped with copper.

2007 A new roof was installed with Class A Cedarlite Concrete shakes.

2020 The master suite was expanded.

Other alterations not reflected in the permit record were noted on a site visit conducted by Kelly Sutherlin McLeod Architecture and alteration dates are not known. Remodeling projects have been carried out in the kitchen, some bathrooms, and other secondary interior spaces to provide these rooms with updated finishes and fixtures. Painted stenciling was added to walls in the foyer and living room. The tennis court was built at an unknown date. It has not been in use or maintained as a court for several years as evidenced by substantial vegetation growth. The original surface material is extant, damaged; tennis net (unknown age) is extant; and metal net posts and perimeter fence posts are heavily rusted. A portable basketball hoop and stand is located on the north side of the court.

Integrity

There have been very few alterations to the property. It retains all aspects of integrity and thus the ability to convey its important associative and architectural features.

Location: The house remains on its original site and therefore retains integrity of location.

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Design: The original form, plan, massing, and configuration of the house remain intact and legible. Thus, the house retains integrity of design.

Setting: The original property boundaries were reduced, and several houses were added to the surrounding lots in the Cheviotdale Heights neighborhood since Toad Hall was constructed. The residence has retained its hilltop setting and view of the San Gabriel Mountains. Thus, it retains integrity of setting.

Materials: Except for the roofing material, almost all of the residence's original materials remain intact. Thus, the residence retains integrity of materials.

Workmanship: The distinguishing characteristics that provide the house with its architectural character and details that express the skill underpinning its design, remain entirely intact. Thus, the house retains integrity of workmanship.

Feeling: The residence retains its essential character-defining features and appearance from its historic period; thus, it retains integrity of feeling.

Association: The house has remained in continuous use as a single-family residence since its construction in 1926 and appears almost exactly as it did during the period of the original owner's residency. Thus, it retains integrity of association.

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8. Statement of Significance

Applicable National Register Criteria

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

- A. Property is associated with events that have made a significant contribution to the broad patterns of our history.
- B. Property is associated with the lives of persons significant in our past.
- C. Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- D. Property has yielded, or is likely to yield, information important in prehistory or history.

Criteria Considerations

(Mark "x" in all the boxes that apply.)

- A. Owned by a religious institution or used for religious purposes
- B. Removed from its original location
- C. A birthplace or grave
- D. A cemetery
- E. A reconstructed building, object, or structure
- F. A commemorative property
- G. Less than 50 years old or achieving significance within the past 50 years

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Areas of Significance

(Enter categories from instructions.)

ARCHITECTURE

Period of Significance

1926-1938

Significant Dates

1926

Significant Person

(Complete only if Criterion B is marked above.)

N/A

Cultural Affiliation

N/A

Architect/Builder

Wilkinson, Donald Reuben, architect

William R. Myers Company, builder

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

Toad Hall is eligible for the National Register of Historic Places at the local level of significance under Criterion C in the area of Architecture as a residence that embodies the distinctive characteristics of the Tudor Revival style. The house was designed by Donald R. Wilkinson, an architect with a prolific career in the region. Completed in 1926, the house was built by the William R. Myers Company, a real estate development company that began in Los Angeles in 1907 and was the earliest developer of the Cheviotdale Heights neighborhood. The period of significance is from 1926, when construction of the house was completed, to 1938, when the detached two-story garage, designed by an unknown architect, was built by the Myers Company.

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

The property embodies the distinctive characteristics of the Tudor Revival style, a popular choice for residential architecture in Pasadena from the 1920s to the 1940s.² Tudor Revival architecture developed within the Period Revival movement, which flourished after World War I and heavily influenced Southern California architecture in the interwar period. In general, Period Revival styles appropriated and reinterpreted elements of historical architecture, often loosely and eclectically. This appropriation was made possible in large part by the inexpensive reproduction and circulation of photography and plan books illustrating the architectural details of old-world dwellings. Efficient techniques for applying a masonry veneer to any exterior also facilitated the adoption of period revival detail on buildings throughout the U.S.

The Tudor Revival style drew inspiration from the architecture and history of the medieval and pre-industrial periods in Great Britain and Northern Europe. In the early twentieth century, architects interpreted the vernacular domestic European styles for suburban and rural country estates throughout the United States drawing mostly from English and French Normandy medieval forms such as steep asymmetrical gables, dormer windows, high chimneys, and sometimes half-timbering.³

Before the Tudor Revival became widespread, Pasadena was a center for the Craftsman style of architecture in the early twentieth century. The medieval English house was a design source for the style as were Swiss and Japanese building traditions. In this period Pasadena produced landmark properties such as the Gamble House designed by Charles and Henry Greene and the Hindry House designed by Alfred and Arthur S. Heineman.⁴ A simplicity of form, a harmonious

² Teresa Grimes and Mary Jo Winder, "Residential Period Revival Architecture and Development in Pasadena from 1915-1942," City of Pasadena, August 2004.

³ Mark Gelerntner, *A History of American Architecture: Buildings in their Cultural and Technological Context*, Hanover and London: University Press of New England, 1999, 234.

⁴ Robert Winter, ed. *Toward A Simpler Way of Life: The Arts & Crafts Architects of California*, Berkeley, California: University of California Press, 1997.

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relationship to the surrounding landscape and climate, and an extensive use of natural materials were hallmarks of the style. Primary features of both the custom designed Craftsman residence and the ubiquitous bungalow were a horizontal orientation, low-pitched roof, and wood clad exterior.

The Craftsman style dates from the early 1900s to the 1920s. By 1911, a more explicitly historicist trend began to appear in parallel in Pasadena. Identified by a City of Pasadena survey to be among the first to demonstrate the transition from rusticity to a more direct expression of the architecture of the English country house were a handful of residences designed by local architecture firm of Marston (Garrett Beekman) and Van Pelt (Sylvanus Boardman). While still romantic and anti-modern like a Craftsman house, wooden half-timbering was introduced on stucco surfaces and roofs took on a higher pitch demonstrating a clear link to the Tudor Revival of the 1920s.⁵

The Tudor Revival style was applied to modest homes and formal mansions, and perhaps more than any Period Revival style was a visual reference to a quiet country lifestyle in a simpler time before urbanization and industrialization. Even the more modest examples were typically two stories in height with high pitched roofs. The Tudor Revival style's picturesque qualities were derived from the visual contrast created between materials and textures.⁶ The decorative woodwork known as "half-timbering," with stucco or brick between timbers, is the hallmark of a Tudor Revival residence. Originally, the timbers of a Tudor building were structural. In nearly all Tudor Revival style examples, the timbers are no more than boards fixed to the surface of a structural wall.

Character-defining features of the Tudor Revival style, all exhibited by Toad Hall, include:

- Asymmetrical façade and irregular massing
- Steeply pitched usually multi-gabled roof with wood or slate shakes roofing
- Plaster exterior wall cladding; ornamental half-timbering or brick details
- Tall, narrow divided-light windows, usually casement, often grouped horizontally or in bays; may have leaded panes
- Entrance vestibules with arched opening
- Prominent chimney
- Usually, two stories

⁵ The three Pasadena residences marking the transition from Craftsman to a Tudoresque revival were the 1911 Roscoe Thomas Residence (574 Bellfontaine Place); the 1912 William Hepeler Residence (239 North Orange Grove); and the 1913 Henry Newby Residence (1015 Prospect Boulevard). Grimes and Winder, "Residential Period Revival Architecture," 32.

⁶ Herbert Gottfried and Jan Jennings, *American Vernacular Buildings and Interiors, 1870-1969*, New York: W.W. Norton & Co., Inc., 67.

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Donald R. Wilkinson (1891-1975)

The architect responsible for the design of Toad Hall was Donald Reuben Wilkinson. Wilkinson is the architect recorded on the original building permit for the house and extant elevation drawings of the residence were signed by Wilkinson. He was also recorded on the original building permit for the aforementioned gardener's or chauffeur's cottage no longer associated with Toad Hall. Wilkinson had a long career that began in 1912 and continued until his death in 1975. He was a prolific, regional architect with a broad experience of building types, and Toad Hall is an exceptional example of his independent residential work.

Wilkinson was born in Chicago in 1891 and following course work at the Chicago Art Institute in 1910, he apprenticed with the nationally recognized Chicago firm, D. H. Burnham & Company. Upon his arrival in Los Angeles in 1912, Wilkinson worked as a draftsman for leading architects Robert Farquhar and Reginald Johnson. Wilkinson travelled extensively in Europe following the First World War and earned a diploma from the esteemed École des Beaux-Arts in Paris in 1919. In the same year, Wilkinson entered a competition sponsored by the Los Angeles Pressed Brick Company and won third place for his design submission of a small Spanish Colonial Revival residence.⁷

At the time of the 353 Anita Drive commission, Wilkinson was practicing as an architect with the prominent Los Angeles firm of Meyer & Holler Architects, Engineers and Builders (formerly the Milwaukee Building Company). Meyer & Holler was a significant presence in the design-build field in Southern California and especially Hollywood. Complex deal-making carried out by the managing partners required staff to handle the design work, which was varied and extensive. Warehouses, office buildings, theatres, department stores, movie studios, churches and private residences were among the building types produced by Meyer & Holler.⁸ Wilkinson was at the firm in its busiest period from 1920 to 1932 and has been variously referred to as partner and chief architect.⁹ His name has been associated with some of the firm's high-profile projects such as Grauman's Chinese Theatre (1926) in Hollywood, the Hollywood Athletic Club (1927), the Petroleum Securities Building (1928) in Los Angeles, and at least three churches for Christian Scientist Church in Los Angeles and Glendale between 1924 and 1928.¹⁰ The

⁷ Referring to the award-winning design of 1919, the summary of Wilkinson's career attached to the Gregory report found that the "*Southwest Builder and Contractor* of December 26, 1919 featured a page of renderings of Wilkinson's work." Tim Gregory, "353 Anita Drive, Pasadena," 6.

⁸ *Los Angeles Times*, January 1, 1924, 95.

⁹ Wilkinson may have left Meyer & Holler in 1932 because they declared bankruptcy in that year. Alan Michelson, "Meyer and Holler, Architects, Engineers, and Builders (Partnership)," Pacific Coast Architecture Database, 2005. <https://pcad.lib.washington.edu/firm/116/> (accessed July 2, 2022).

¹⁰ Wilkinson may have contributed to drafting the plans for Grauman's Chinese Theatre. It seems the lead architect was C.E. Toberman. Wilkinson was responsible for a remodel in 1957 that added twin marquees to the main façade. "Grauman's Gets Hollywood Face Lift Treatment," *Los Angeles Evening Citizen News*, September 9, 1957, 7; "Grauman Plans Theater," *Los Angeles Times*, September 14, 1924, 94. Wilkinson was the architect for the First, Fourth and Ninth Church of Christ, Scientist churches according to the records found by Pacific Coast Architecture Database, <https://pcad.lib.washington.edu/person/3665/> (accessed July 2, 2022).

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Hollywood Athletic Club was recognized with an Honor award by the Southern California chapter of the American Institute of Architects in 1929.

When Donald Wilkinson was commissioned to design the Anita Drive residence, he was a resident in the Garvanza section of Highland Park. The house he designed for himself was just a couple of blocks from William and Harriet Myers' and W.D. and Neva Jones' homes in Highland Park. In 1925, Wilkinson's home at 6456 Roble was recognized with an Honor award from the American Institute of Architects and later was featured in a variety of publications.¹¹

Throughout the period Wilkinson was with Meyer & Holler he also worked independently on his own commissions. He was promoting his residential design work as early as 1924 with the Architecture Club of Los Angeles.¹² He exhibited house plans created for modest hillside lots for the Club's Small House Service following his project for the Anita Drive residence.¹³ Wilkinson also wrote an article in the *Los Angeles Times* about how an architect approaches a site before designing a house and the particular challenges of a hillside property.¹⁴ Wilkinson could almost be describing his approach to the Anita Drive residence when he wrote:

The hillside problem is always particularly interesting and is necessarily outside the field of the stock plan. For an intelligent study of the particularities of the site—grade, contour, approach, outlook, etc.—and of the client's requirements, lead to an unusual result and make for a picturesque effect.¹⁵

Wilkinson participated in an architecture exhibit associated with the Los Angeles Olympics in 1932 and his plans for a large Tudor Revival residence were purchased by a Dallas resident.¹⁶ In 1928, he completed the Walker residence on Moreno Drive in Los Angeles, and in 1929 he completed the Serim residence at 1595 Rubio Drive in South Pasadena (later San Marino).¹⁷ The two story Serim residence was designed in the Tudor Revival style with steeply pitched cross-gabled roof and ornamental half-timbering on stucco.

After leaving Meyer & Holler, Donald Wilkinson began working with architect Ralph Mitchell Crosby. Their partnership occurred in two phases, from 1932 to 1942 and from 1952 to 1959. They initially specialized in residential designs—a large bungalow in Santa Anita Oaks neighborhood of Arcadia was completed in 1937—and went on to complete the Westwood

¹¹ *Los Angeles Times*, November 2, 1930, 64. According to the summary of Wilkinson's career attached to the Gregory report, Wilkinson's house was featured in the September 1930 issue of *California Arts & Architecture*. Ibid, 353 Anita Drive, 6.

¹² *Los Angeles Times*, December 24, 1924, 112.

¹³ *Los Angeles Times*, July 5, 1931, 54.

¹⁴ "Hillside Problem Attacked," *Los Angeles Times*, August 9, 1931, 68.

¹⁵ Ibid.

¹⁶ "Southland Home Charm Inspires Olympic Visitors," *Los Angeles Times*, August 21, 1932, 16.

¹⁷ Pasadena Post, April 19, 1929, 25; "1595 Rubio Drive, San Marino, CA 91108," www.redfin.com, <https://www.redfin.com/CA/San-Marino/1595-Rubio-Dr-91108/home/7015419> (accessed July 11, 2022).

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Presbyterian Church (1953), the Lakewood Community Methodist Church (1955), and the Presbyterian Fellowship Hall (1956) in Claremont.¹⁸

Between 1949 and 1952, Donald Wilkinson was a staff architect in the office of the California State Architect. Following his last stint with Crosby, he joined the large Los Angeles firm of Welton Becket & Associates.¹⁹

William R. Myers Company

The residence was built on the Cheviotdale Tract as part of the larger planned community of Cheviotdale Heights. The Cheviotdale Tract and three adjacent tracts were owned and developed by the William R. Myers Company and the Myers Jones Company, affiliated real estate development firms with roots dating to 1907 in Los Angeles. The Anita Drive property was built as the private residence of W.D. Jones and Neva Myers Jones. The prominent siting at the peak of Cheviotdale as well as the unique floor plan and Tudor Revival architecture style suggest that the residence was designed as a model home that influenced subsequent development in the new tract.

When the City of Pasadena began to grow beyond its original city limits, it mostly expanded north and west with annexations of San Rafael Heights and Linda Vista in 1914, Annandale in 1917, and the Arroyo addition in 1919.²⁰ Cheviotdale Heights was established as the southwestern boundary of the City of Pasadena when it was annexed in 1923, the beginning of a period of rapid suburbanization. At the time the Myers company began Cheviotdale Heights, the development was still identified as an outgrowth of the northeastern suburbs of Los Angeles, namely Highland Park, Garvanza, and Eagle Rock.²¹ The residences that characterized Cheviotdale Heights in the formative years were detached single-family houses with yards, the dominant housing form in Pasadena.²² Toad Hall and its lot were among the largest in the community. Most of the houses built in Cheviotdale in the 1920s were smaller single and two-story houses designed in Period Revival styles.

The residence was built for Neva Marguerite Myers Jones (1891-?) and William Donelson (W.D.) Jones (1888-1967), who lived there from 1926 to 1939. Neva Jones, born in Anita, Iowa, and W.D. Jones, born in Memphis, Tennessee, were married in 1912.²³ They lived in San Pedro in Los Angeles following their wedding and at the time W.D. Jones worked for the harbor

¹⁸ "Santa Anita Oaks Dwelling Planned," *Los Angeles Times*, March 28, 1937, 77. "House for Hillside Lot," *Los Angeles Times*, April 25, 1937, 82. The list of Crosby and Wilkinson building from Gregory, 7.

¹⁹ Gregory, 7.

²⁰ O'Connor, Architectural/Historical Development, 22.

²¹ *Highland Park News-Herald*, 5 March 1926, 3. This advertisement for the Cheviotdale Heights subdivision in its "crude state" refers to its location in the Highland Park District. A 1928 article in the *Highland Park News Herald* refers to Cheviotdale Heights as the "northeast section" of Highland Park. *Highland Park News-Herald*, April 20, 1928, 7.

²² *Ibid*, 22.

²³ *Los Angeles Evening Express*, March 6, 1912.

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department. By 1921, they lived at 6438 Pasadena Avenue in Highland Park.²⁴ In 1926, Neva Jones was listed as the secretary and W.D. Jones as the vice president of the William R. Myers Company. Neva's father was William R. Myers, the founder and president of the company.

Records indicate that William R. Myers was buying and selling real estate in eastern Los Angeles from about 1907 and was associated with several subdivisions in Highland Park, Eagle Rock, and Pasadena until his death in 1924. William Raymond Myers (1866-1924) was born in Cooperstown, New York in 1866, the only child of Cornelius Martin Myers (1833-1914) and Margaret Helen Myers (?-1919). He moved with his parents to Anita, Iowa in 1876 where Cornelius Myers was associated with the Bank of Anita. William married Harriet Goodhue Williams (1867-1950) in 1890 in Iowa City, Iowa and the couple settled in Los Angeles in 1895.²⁵

In 1907, William Myers and his father, Cornelius Myers, were partners in a real estate development firm called Crites, Myers and Kulli.²⁶ The firm appears to have owned and subdivided multiple housing tracts as well as acted as selling agents in Highland Park, Eagle Rock, and Pasadena.²⁷ Crites, Myers, and Kulli Streets in Highland Park are named after the three partners.

In 1908, William Myers was made a director of the Highland Park branch of the Security Trust and Savings Bank.²⁸ In 1909, the same year that Myers was elected to the membership of the Los Angeles Chamber of Commerce, he incorporated the Myers Land Company.²⁹ The company primarily subdivided housing tracts and sold lots and was referred to in the local booster press as a "pioneer subdivider" and "pioneer realtor" and one of the "oldest realty firms in Los Angeles, having been located in this [Highland Park-Garvanza] district from its earliest days and having been closely identified with remarkable growth of this community."³⁰

The Myers Land Company owned the Mt. Angelus Tract on a hilltop in Highland Park near the intersection of York Boulevard and Figueroa Street and announced the sale of 128 lots in local papers in January 1922 for "families of moderate means."³¹ The company also acquired Pine Flat, a 640-acre resort property in the Sierra Nevada mountains in Tulare County. Adjacent to Sequoia National Forest, Pine Flat was an existing "mountain camp" that the company developed in the early 1920s adding new amenities such as the El Capinero Lodge and offering lots and cabins for sale.³² A subsequent high-profile purchase was made in 1929 when the company

²⁴ *Los Angeles Times*, March 19, 1912; and *Highland Park Herald*, September 16, 1921.

²⁵ "The Late Grand Chancellor," *Petaluma Argus-Courier*, July 30, 1924, 7.

²⁶ William Myers' father, Cornelius Myers is listed as President of Myers & Kulli in a 1910 *Los Angeles City Directory*.

²⁷ *Highland Park Herald*, 19 October 1907 and *Highland Park Herald News*, 2 July 1930, 10.

²⁸ *Highland Park Herald*, February 1, 1908.

²⁹ Membership in Chamber, *Los Angeles Herald*, June 3, 1909.

³⁰ *Highland Park Herald*, June 14, 1929; *Highland Park Herald*, April 18, 1924.

³¹ *Highland Park Herald*, January 20, 1922, 7.

³² "New Resort is Opened in the High Sierras," *Los Angeles Times*, June 18, 1922, 25; *Los Angeles Times*, June 7, 1925, 46.

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acquired the Bresee estate, the former Charles Munger property. The company subdivided the 2.5 acres on North Avenue 66 along the banks of the Arroyo Seco.³³

In addition to the Myers Land Company, William Myers ran the William R. Myers Company, a landowner, developer, and sales agent.³⁴ The William R. Myers Company bought the land in what became Cheviotdale Heights and was associated with the neighborhood's initial development. As early as 1921, William Myers' son-in-law, W.D. Jones, was working for the William R. Myers Company and was cited as company vice president. When his father-in-law died at his home in Pine Flat in 1924, Jones remained in this senior role while Harriet Myers, William Myers' widow, was named president of the company.³⁵ From the outset, Jones was responsible for the Cheviotdale Heights development, and it is with his involvement that custom home building became a core offering of the business.³⁶ The Myers' other son-in-law, R.W. Rohrer, married to Helen Myers, was also active in the business at this time and is most closely associated with the mortgage loans and insurance services offered by the company into the 1930s.

The William R. Myers Company and the Myers Land Company continued to operate at least until the 1940s. Sometime following the death of William R. Myers in 1924, the family founded the Myers Jones Company and began to market Cheviotdale Heights under this name beginning in 1929 with W. D. Jones as the company manager.³⁷

Cheviotdale Heights

Cheviotdale Heights was marketed as a subdivision "on the Red Car Line" offering lots and custom home building by the Myers companies from about 1924 to 1941.³⁸ The first phase of the tract opened in early 1924 with eighty-five lots advertised for sale.³⁹ In April 1924, the company was already announcing the opening of 102 lots for the second phase of the tract.⁴⁰ Display ads in this first year located Cheviotdale Heights "near the Annandale Golf Course and exclusive San Rafael district."⁴¹ In the euphemistic language of the time, the development boasted building restrictions intended to attract middle- and upper-income White buyers:

³³ *Highland Park Herald*, June 14, 1929.

³⁴ Mortgage and insurance services offered by other son-in-law, RW. Rohrer by 1930.

³⁵ "Myers Land Company," *Highland Park Herald*, July 8, 1921, 2. Harriet Myers was an active community member: at one time she was President of the Ebell Society of Los Angeles, and an amateur ornithologist who wrote and spoke publicly about the subject. "Mrs. Harriet W. Myers, Clubwoman, Dies at 83," *Los Angeles Times*, December 7, 1950, 53.

³⁶ There's evidence that the Myers' companies bought or partnered with a company called Home Builders and that contractor J.R. Tyson (second building permit for 353 Anita) and architect Fred Swaner were associated with it.

³⁷ "Myers-Jones Company to Locate Here," *Highland Park News-Herald*, July 26, 1929. The Myers companies had been headquartered in downtown Los Angeles until 1929.

³⁸ *Highland Park Herald*, January 4, 1924, 7.

³⁹ 1924 ad for phase 1 85 lots

⁴⁰ *Highland Herald*, April 18, 1924, 9.

⁴¹ *Los Angeles Times*, May 1924.

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A feature which will appeal both to careful investors and home seekers is the matter of restrictions that have been placed on these lots. While these restrictions do not require the construction of a palatial mansion they do insure the purchaser against the proximity of shacks, temporary houses and unsightly structures of any kind.⁴²

In addition to selling lots on which buyers could build their own house, the company built some small speculative homes and marketed them for sale.⁴³ The City of Pasadena annexation of Cheviotdale Heights occurred in 1923. Investment by the utility companies and the City only began to scale up in early 1926. In March that year, the William R. Myers Company delivered a “prosperity message” announcing several improvements to attract homebuyers who may have still perceived this part of the county as rural or out of the way. They forecasted for Cheviotdale Heights that:

The extension of Figueroa Street, the Fletcher Drive improvement, the acquisition of Eagle Rock Park by the city, and the beautifying of the Arroyo Seco will greatly enhance the value of your realty holdings... La Loma Road, running through the center of the property, will soon be paved from Avenue 64 to Annandale Boulevard... The steam shovel is completing the grading, following the installation of water, sewer, gas and light facilities. The concrete paving will soon be laid, and ornamental lights will soon appear.⁴⁴

City officials were still deliberating on the installation of sewers in portions of the tract in July 1928 and a year later streets were being graded and paved and lighting installed for the first time on several streets such as Sycamore Glen, Redwood, and Tamarac.⁴⁵

Many of the Cheviotdale street names are a legacy of the William R. Myers’ family and companies. Sequoia, Capinero, and Kaweah relate to the area of the Sierra Nevada mountains where the company’s Pine Flat resort was located, namely in the vicinity of the Sequoia National Forest, the Capinero Creek and Falls and the Kaweah River and Lake. Anita Drive is named after the town in Iowa where William Myers and his parents lived for several years before moving to Los Angeles, and where Neva Myers Jones, the resident of 353 Anita Drive, was born.

⁴² Ibid., April 18, 1924, 9.

⁴³ *Highland Park News Herald*, October 24, 1924,

⁴⁴ *Highland Park News Herald*, March 5, 1926, 3; “Work May Proceed,” *Pasadena Post*, June 24, 1929, 9.

⁴⁵ “Cheviotdale Heights to Soon Have Sewers,” *Pasadena Post*, July 19, 1928, 3.

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9. Major Bibliographical References

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

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Previous documentation on file (NPS):

- preliminary determination of individual listing (36 CFR 67) has been requested
- previously listed in the National Register
- previously determined eligible by the National Register
- designated a National Historic Landmark
- recorded by Historic American Buildings Survey # _____
- recorded by Historic American Engineering Record # _____
- recorded by Historic American Landscape Survey # _____

Primary location of additional data:

- State Historic Preservation Office
 - Other State agency
 - Federal agency
 - Local government
 - University
 - Other
- Name of repository: City of Pasadena; Pasadena Public Library

Historic Resources Survey Number (if assigned): _____

10. Geographical Data

Acreage of Property less than one acre

Latitude/Longitude Coordinates

Datum if other than WGS84: _____
(enter coordinates to 6 decimal places)

1. Latitude: 34.134706 Longitude: -118.178262

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

The property is located within the Cheviotdale Tract on a lot 148' wide by 150' deep on the west side of Anita Drive in the city of Pasadena, California.

Boundary Justification (Explain why the boundaries were selected.)

The property lines are legally recorded boundary lines, historically associated with the property. A boundary change at an unknown date eliminated the land where the cottage was built in 1926 (later 390 Glen Holly Drive), southwest of the main house.

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11. Form Prepared By

name/title: Krista Nicholds
organization: Kelly Sutherlin McLeod Architecture, Inc.
street & number: 3827 Long Beach Boulevard
city or town: Long Beach state: CA zip code: 90807
e-mail: krista_nicholds@me.com
telephone: (562) 427-6697
date: December 2022; Revised February 2023; May 2023

Additional Documentation

Submit the following items with the completed form:

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

Photographs

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

Photo Log

Name of Property: Toad Hall
City or Vicinity: Pasadena
County: Los Angeles
State: California
Photographer: Kelly Sutherlin McLeod Architecture, Inc.
Date Photographed: June 1, 2021 and February 3, 2022

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

1 of 28 Primary (east) elevation viewed from street level, view west

2 of 28 Boundary wall and driveway viewed from street level, view northwest

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- 3 of 28 Primary (east) elevation viewed from driveway, view southwest
- 4 of 28 Primary (east) elevation, detail of main entrance porch, view south
- 5 of 28 View east toward Anita Drive, viewed from main entrance
- 6 of 28 Primary (east) elevation, middle wing, view northwest
- 7 of 28 Primary (east) elevation, south wing (kitchen), view south
- 8 of 28 Southeast elevation, view northwest
- 9 of 28 Rear (south-southwest) elevation, view northeast
- 10 of 28 Rear (southwest) elevation, view north
- 11 of 28 Rear (west-southwest) elevation, below grade, Juliette balcony, view north
- 12 of 28 Rear (west-northwest) elevation, viewed from below grade, view south
- 13 of 28 Rear (west) elevation, brick wall surface, view south
- 14 of 28 Rear (northwest) elevation, garden steps, chimney, view northeast
- 15 of 28 Rear and side (north, northeast) elevations, living room bay window, view south
- 16 of 28 Primary and side (east, northeast) elevations, entrance porch, view southwest
- 17 of 28 Garage, primary elevation, view west
- 18 of 28 Garage, side and rear elevations, view south
- 19 of 28 Northeast boundary wall, view east
- 20 of 28 Main entrance door detail, view north
- 21 of 28 Foyer, view toward main entrance, view east
- 22 of 28 Foyer, view toward living room, view northeast
- 23 of 28 Living room, view north toward bay window
- 24 of 28 Living room, view south toward foyer

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- 25 of 28 Living room, vertical glazing, view southeast
- 26 of 28 Living room inglenook, view north
- 27 of 28 Inglenook, fireplace mantel
- 28 of 28 Dining room, vertical glazing, view east

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County: Los Angeles
State: California
Source: Carolyn and Jake Szymanski

Figures 1-5

Period photographs, photographer and date unknown

- Figure 1 Main elevation (east), viewed from N. Avenue 64, view west
- Figure 2 Rear elevation, viewed from what became Glen Holly Drive, view east; foreground cottage also designed by Donald Wilkinson remains extant, no longer part of property
- Figure 3 Rear elevation (southwest), view northeast
- Figure 4 Rear elevation (northwest), view southeast
- Figure 5 Main elevation (east), view northwest

Figures 6-9

Elevation drawings by Donald R. Wilkinson

- Figure 6 "East [primary] elevation. See interior for L.R. windows. DRW."
- Figure 7 "West [rear] elevation."
- Figure 8 "South [rear] elevation."
- Figure 9 "[Side] Elevation of North End of Living Room Wing."

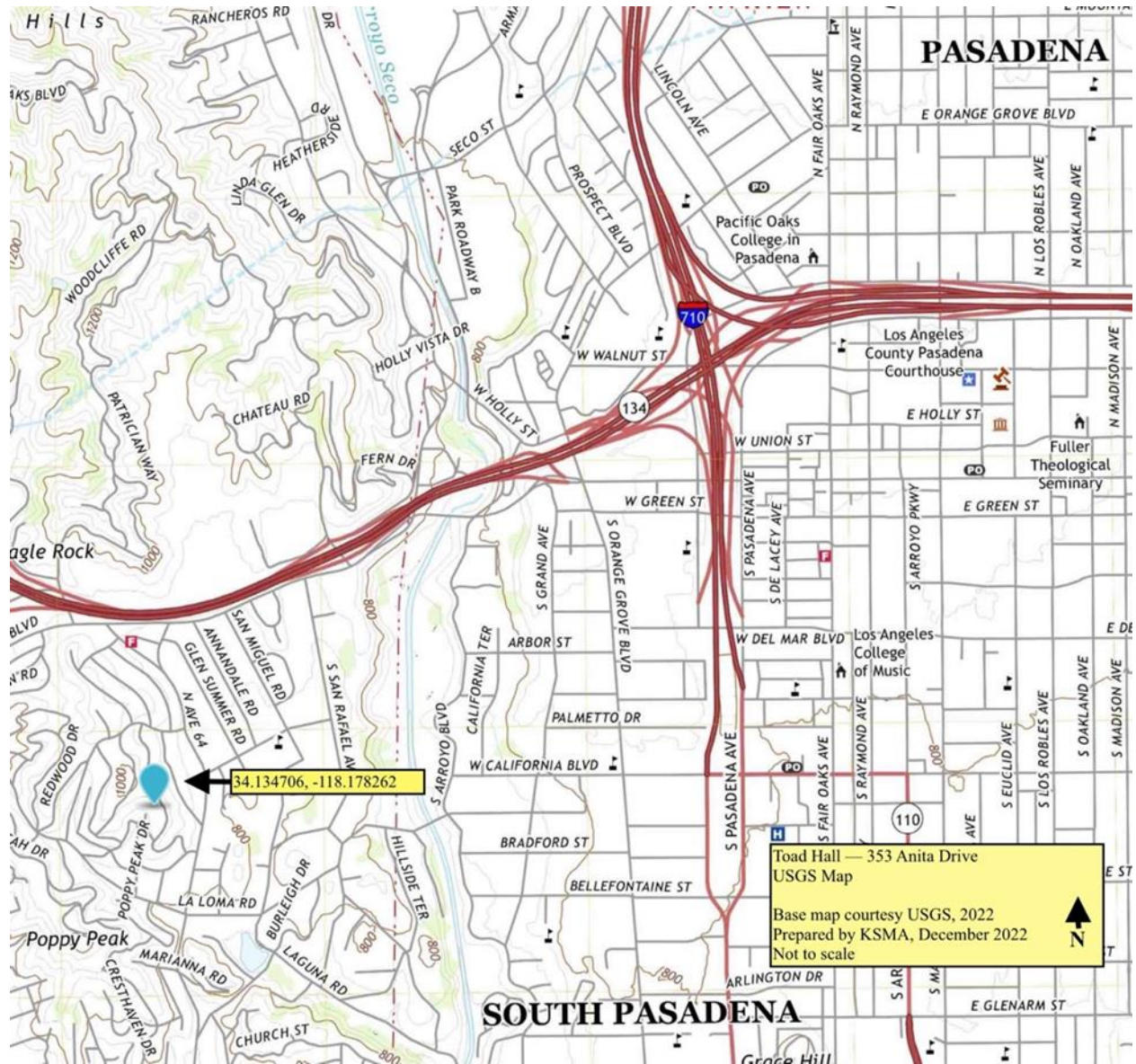
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USGS Map

Latitude: 34.134706

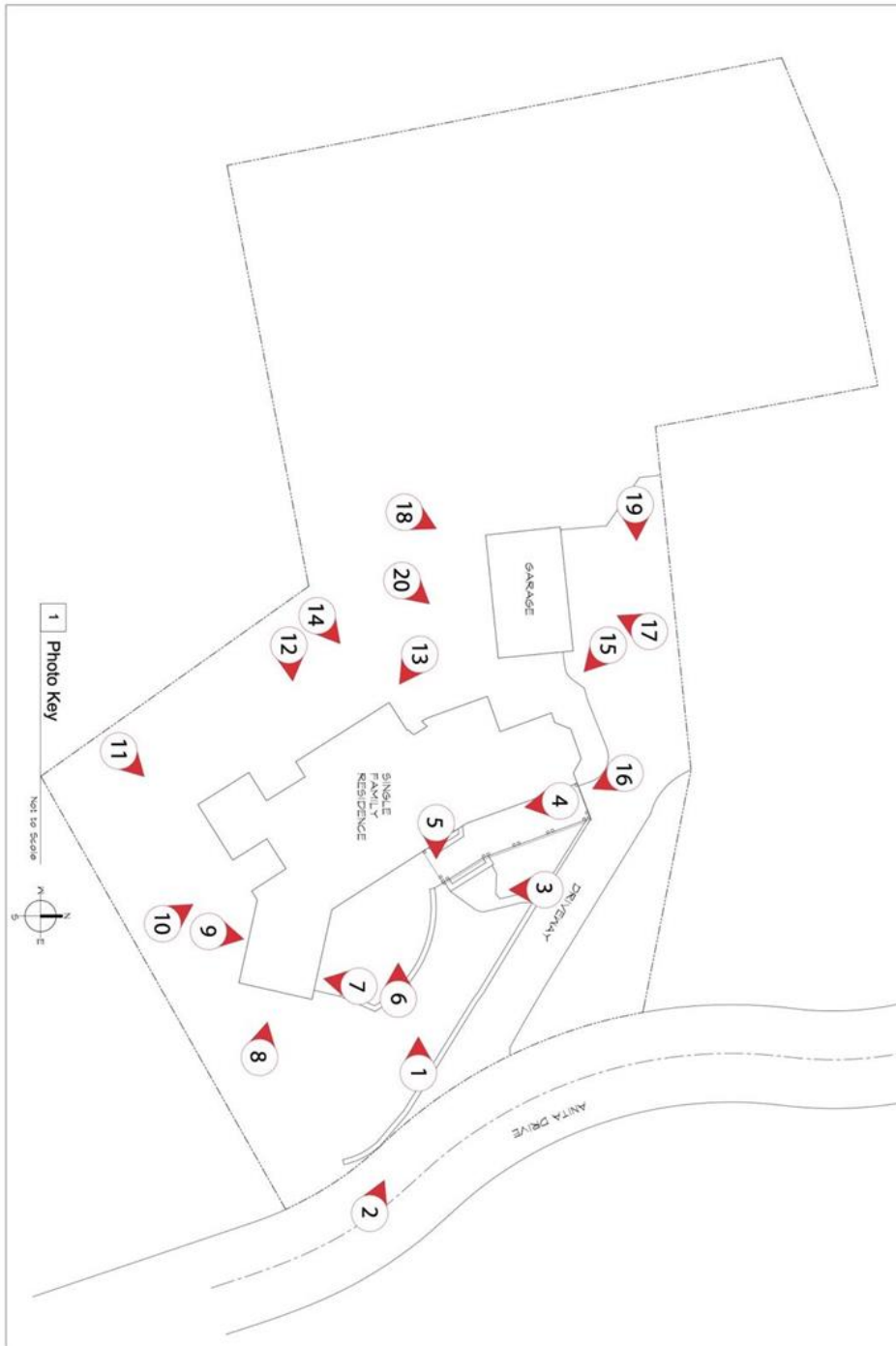
Longitude: -118.178262



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Sketch Map/ Photo Key—Exterior



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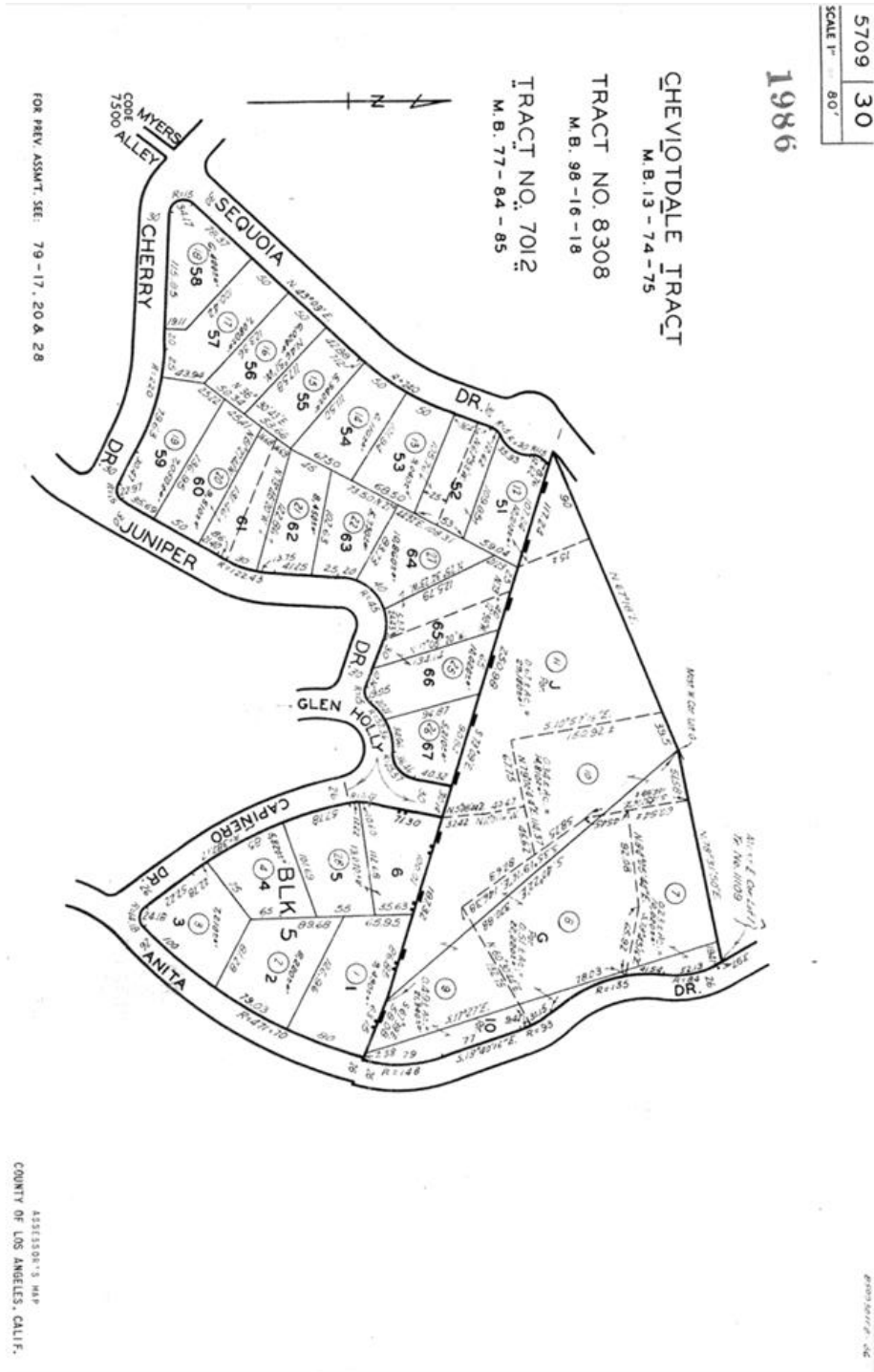
Sketch Map/ Photo Key—Interior



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Assessor's Map



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Figure 1 Main elevation (east), viewed from N. Avenue 64, view west



Figure 2 Rear elevation, viewed from what became Glen Holly Drive, view east; foreground cottage also designed by Donald Wilkinson remains extant, no longer part of property



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Figure 3 Rear elevation (southwest), view northeast



Figure 4 Rear elevation (northwest), view southeast



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Figure 5 Main elevation (east), view northwest



Figure 6 “East [primary] elevation. See interior for L.R. windows. DRW.”



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Figure 7 “West [rear] elevation.”



Figure 8 “South [rear] elevation.”



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Figure 9 “[Side] Elevation of North End of Living Room Wing.”



Paperwork Reduction Act Statement: This information is being collected for nominations to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C.460 et seq.). We may not conduct or sponsor and you are not required to respond to a collection of information unless it displays a currently valid OMB control number.

Estimated Burden Statement: Public reporting burden for each response using this form is estimated to be between the Tier 1 and Tier 4 levels with the estimate of the time for each tier as follows:

- Tier 1 – 60-100 hours
- Tier 2 – 120 hours
- Tier 3 – 230 hours
- Tier 4 – 280 hours

The above estimates include time for reviewing instructions, gathering and maintaining data, and preparing and transmitting nominations. Send comments regarding these estimates or any other aspect of the requirement(s) to the Service Information Collection Clearance Officer, National Park Service, 1201 Oakridge Drive Fort Collins, CO 80525.

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Photo 1 Primary (east) elevation viewed from street level, view west



Photo 2 Boundary wall and driveway viewed from street level, view northwest



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Photo 3 Primary (east) elevation viewed from driveway, view southwest



Photo 4 Primary (east) elevation, detail of main entrance porch, view south



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Photo 5 View east toward Anita Drive, viewed from main entrance



Photo 6 Primary (east) elevation, middle wing, view northwest



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Photo 7 Primary (east) elevation, south wing (kitchen), view south



Photo 8 Southeast elevation, view northwest



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Photo 9 Rear (south-southwest) elevation, view northeast



Photo 10 Rear (southwest) elevation, view north



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Photo 11 Rear (west-southwest) elevation, below grade, Juliette balcony, view north



Photo 12 Rear (west-northwest) elevation, viewed from below grade, view south



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Photo 13 Rear (west) elevation, brick wall surface, view south



Photo 14 Rear (northwest) elevation, garden steps, chimney, view northeast



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Photo 15 Rear and side (north, northeast) elevations, living room bay window, view south



Photo 16 Primary and side (east, northeast) elevations, entrance porch, view southwest



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Photo 17 Garage, primary elevation, view west



Photo 18 Garage, side and rear elevations, view south



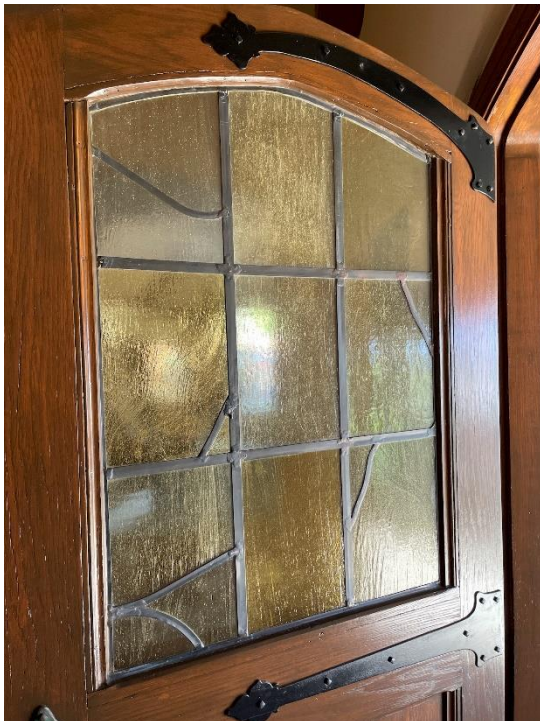
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Photo 19 Northeast boundary wall, view east



Photo 20 Main entrance door detail, view north



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Photo 21 Foyer, view toward main entrance, view east



Photo 22 Foyer, view toward living room, view northeast



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Photo 23 Living room, view north toward bay window



Photo 24 Living room, view south toward foyer



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Photo 25 Living room, vertical glazing, view southeast



Photo 26 Living room inglenook, view north



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Photo 27 Inglenook, fireplace mantel



Photo 28 Dining room, vertical glazing, view east

