

United States Department of the Interior
National Park Service

National Register of Historic Places Registration Form

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

1. Name of Property

Historic name: Lyon, W. Parker, House **DRAFT**

Other names/site number: _____

Name of related multiple property listing:

Cultural Resources of the Recent Past, City of Pasadena

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

2. Location

Street & number: 280 California Terrace

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

Not For Publication: Vicinity:

3. State/Federal Agency Certification

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

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

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

___ national ___ statewide ___ local

Applicable National Register Criteria:

___ A ___ B ___ C ___ D

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

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

Lyon, W. Parker, House
Name of Property

Los Angeles County, CA
County and State

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

Lyon, W. Parker, House
Name of Property

Los Angeles County, CA
County and State

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>0</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

Lyon, W. Parker, House
Name of Property

Los Angeles County, CA
County and State

7. Description

Architectural Classification

(Enter categories from instructions.)

Modern Movement

Other: Mid-century Modern

Materials: (enter categories from instructions.)

Principal exterior materials of the property: Stucco

Brick

Glass

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 W. Parker Lyon House was designed by Thornton Ladd in the Mid-century Modern style. It is located on a sloping, wooded, irregularly-shaped parcel on the east bank of the Arroyo Seco in Pasadena, California. The Lyon House exhibits the horizontal emphasis, large expanses of glass, and open plan associated with Mid-century Modern architecture. Though alterations have been made to the Lyon House over time, it retains significant character-defining features on the interior and exterior. It retains integrity of location, design, setting, materials, workmanship, feeling, and association.

Lyon, W. Parker, House
Name of Property

Los Angeles County, CA
County and State

Narrative Description

The W. Parker Lyon House is located on a sloping, wooded, irregularly-shaped parcel on the east bank of the Arroyo Seco in the City of Pasadena. The property is accessed from the north end of California Terrace by a private road and is flanked on all sides by other single-family residential properties. The house is set back from the private road by a curvilinear driveway and rectilinear parking area paved in asphaltic concrete, and a wide sunken lawn surrounded by dense landscaping and mature trees, including a large oak and Podocarpus. The house is accessed from the parking area by a series of concrete terraces and steps sheltered under a flat-roofed, steel-framed pergola with slender steel posts. The house is flanked to the north and west by terraces of square concrete pavers, fountains and a swimming pool. A detached garage with attached workroom, guestroom and bath is located off the southwest corner of the house. The garage has a rectangular plan, simple massing, a flat roof with plaster soffits and wood fascia, exterior walls finished in smooth cement plaster, and a wood plank garage door. A steel arbor wraps the front (west) and north façades of the garage.

The Mid-century Modern style house is one story over a semi-subterranean basement, built into the sloping site. It has an irregular plan, asymmetrical composition, and complex massing consisting of two wings connected by an elevated, glass-walled bridge containing the entrance gallery. The house has a very low-pitched hipped roof with wide soffits boxed in redwood or plaster, redwood fascias, concealed stainless-steel gutters, and two interior Roman brick chimneys. The exterior walls are veneered in Roman brick with raked horizontal joints and flush vertical joints, accented with bands of smooth cement plaster at the floor level of the entrance gallery/bridge, living room, dining room, and the enclosed balcony of the south wing. Fenestration consists of steel-framed sliding glass doors and windows in a variety of configurations including fixed and sliding floor-length windows, butt-glazed corner windows, awning windows, and casement units. Near the southwest corner of the house, square cement plaster columns frame a covered porch that shelters a small elevator. The primary entrance is asymmetrically located on the east (rear) façade, at the northeast corner of the bridge, and consists of a steel-framed sliding glass door. It is accessed by a series of concrete terraces and steps that wrap a square fountain at the west (front) façade, continue up the slope under the bridge, and switch back to the entrance door and pool terrace. In the corner, at the junction of the bridge and dining room, is a tiered, dendriform sculpture of wood and steel, which rises from a sloping planter at grade up to the roof soffit.

The entrance door opens to a glass-walled gallery that occupies the bridge connecting the living and bedroom wing to the north with the dining and service wing to the south. The gallery has glazed brick flooring, glass walls, and a ceiling of intersecting rectangular panels at staggered heights, each with a wood fascia, that penetrate the exterior walls and extend in either direction to the living and dining wings. The panels appear to emanate from the top of the dendriform sculpture just outside. They are illuminated from above with concealed lighting. The gallery terminates at its north end at a mirrored, built-in wet bar concealed behind straight-grain Douglas fir pocket doors. A pair of flush bi-fold wood doors to the west (left) of the bar open to the living

Lyon, W. Parker, House
Name of Property

Los Angeles County, CA
County and State

room; a corridor to the east (right) of the bar leads to the bedrooms. The living room is a large rectangular room with large floor-length fixed and sliding windows on three sides that wrap the corners of the room and look out into the surrounding treetops. The room's solid wall surfaces are paneled in straight-grain Douglas fir, framed with steel channels. The fireplace on the east wall has a mantel and hearth of black granite, with a recessed overmantel of brushed stainless-steel panels. There is a cantilevered terrace with stainless-steel mesh guardrails off the northwest corner of the room, with a floating concrete stair leading down to the garden.

The bedroom corridor runs along the east side of the north wing and has large sliding glass doors that open to the swimming pool terrace. The inside wall is lined with large closets and a display niche with a glass shelf, illuminated from below. A guest bedroom and bath open off of the west side of the corridor. The guest bedroom has floor-length windows and a sliding glass door that opens to the living room terrace; a wall of built-in closets flanking a dresser. The guest bath has marble flooring, a marble shower, and a translucent ceiling illuminated by a dormer window. The corridor terminates at an indoor planter and a screen of operable wood louvers that mark the entrance to the master bedroom suite at the north end of the house. The planter and screen are illuminated by a skylight. The master bedroom has a fireplace with a marble mantel and mirrored overmantel; steel-framed windows and glass doors that open to a private terrace; and adjacent bathrooms and dressing rooms. The south end of the entrance gallery terminates at the dining room. It has wood flooring, floor-length windows on three sides, and staggered wood-framed ceiling panels as in the entrance gallery. On the south wall is a wood-paneled niche with a floating shelf. Beyond the dining room is the kitchen, remodeled in 1973, 1989, and 2017. It has vinyl flooring, walnut cabinets, granite countertops, a built-in telephone desk, and ceiling panels installed by the present owners, designed to resemble those in the dining room and entrance gallery. A former balcony, enclosed by the present owners in 1989, leads to the elevator and stairwell that provide access to the lower level. The stair has carpeted treads and risers and a stainless-steel balustrade and handrail. The lower level contains a laundry room and a bedroom and bathroom, originally designed as staff quarters.

Alterations

The W. Parker Lyon House has undergone some alterations over time, including:

- Addition of the swimming pool in 1958, designed by Thornton Ladd¹
- Complete remodel of the kitchen, breakfast nook, and pantry in 1973, 1989, and 2017
- Substantial re-landscaping of the grounds in 1990
- Replacement of the tennis court with landscaping in 2012
- Replacement of cork flooring in the entrance gallery with glazed brick (date unknown)
- Replacement of dining room carpet with wood flooring (date unknown)

¹ Per owner

Lyon, W. Parker, House
Name of Property

Los Angeles County, CA
County and State

- Replacement of the cork panels on the dining room walls with drywall (date unknown)
- Re-facing of the cork shelf in the dining room with walnut in 1989
- Re-facing of the cork telephone desk with walnut in 1989
- Conversion of carport to garage and addition of guest room and bath (date unknown)
- Enclosure and interior reconfiguration of elevator balcony in 1989

Character-defining Features

Character-defining features of the W. Parker Lyon House include:

- Sloping, wooded site, including large oak and Podocarpus trees
- Concrete terraces and steps leading up hillside under bridge
- Flat-roofed, steel-framed pergola
- Square fountain in southeast corner of front terrace
- Irregular plan and asymmetrical composition of house
- Complex massing of two wings connected by glass-walled bridge
- One-story height over semi-subterranean basement
- Very low-pitched hipped roof with wide redwood soffits and fascias, and concealed stainless steel gutters
- Roman brick interior chimneys
- Exterior walls of Roman brick with smooth cement plaster accents
- Steel-framed sliding glass doors and windows in a variety of configurations including fixed and sliding floor-length windows, butt-glazed corner windows, awning windows and casement units
- Tiered, dendriform sculpture of wood and steel
- Cantilevered terrace and stair off living room
- Interior configuration and spatial relationships
- Intersecting rectangular ceiling panels with concealed illumination in entrance gallery and dining room
- Mirrored, built-in wet bar
- Flush wood doors, pocket doors and bi-fold doors

Lyon, W. Parker, House
Name of Property

Los Angeles County, CA
County and State

- Douglas fir wall panels with steel channels
- Living room fireplace with black granite mantle and hearth, and stainless steel overmantel
- Planter, skylight, and screen of operable wood louvers at master bedroom
- Master bedroom fireplace with marble mantel and mirrored overmantel
- Built-in closets and dresser in guest bedroom
- Translucent ceiling with dormer in guest bathroom
- Walnut-paneled niche with floating shelf in dining room
- Built-in telephone desk
- Elevator
- Interior stair with stainless steel balustrade and handrail

Integrity

Although there have been alterations to the property over time, the Lyon House retains all aspects of historic integrity.

Location: The Lyon House remains on its original site. It retains integrity of location.

Design: The Lyon House retains a majority of the significant character-defining features of its original Mid-century Modern design by Thornton Ladd, including its irregular plan, asymmetrical composition, complex massing of two wings connected by a glass-walled bridge, very low-pitched hipped roof with wide redwood soffits and redwood fascias, exterior walls of Roman brick with smooth cement plaster accents, interior configuration and spatial relationships, and integration with the site. Later alterations, including the replacement of interior finishes and the remodel of the kitchen, are minor and do not detract from the overall character of the residence. It therefore retains integrity of design.

Setting: Although the grounds were substantially re-landscaped in 1990 and the tennis court was replaced with a front garden in 2012, these alterations remain true to the original design intent of the Lyon House's setting on a sloping, wooded site. The house remains surrounded by large single-family residences with expansive grounds, as it was when it was constructed. Therefore, the Lyon House retains integrity of setting.

Materials: The Lyon House retains the majority of its historic materials, including its Roman brick exterior wall cladding with smooth cement plaster accents, redwood soffits and fascias, metal frame sliding glass doors and windows, Douglas fir wall panels with metal channels, marble and granite mantels, and stainless steel overmantel. It retains integrity of materials.

Lyon, W. Parker, House
Name of Property

Los Angeles County, CA
County and State

Workmanship: The Lyon House retains the physical evidence of its mid-20th century construction techniques, including its glass-walled bridge, metal frame sliding glass doors and windows, and incorporation of existing trees. It retains integrity of workmanship.

Feeling: The Lyon House retains integrity of location, design, setting, materials, and workmanship, and continues to convey the aesthetic sense of its Mid-century Modern design. It therefore retains integrity of feeling.

Association: The Lyon House is not significant for an association with an important historic event or person; therefore, integrity of association does not apply to the Lyon House.

Lyon, W. Parker, House
Name of Property

Los Angeles County, CA
County and State

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

Lyon, W. Parker, House
Name of Property

Los Angeles County, CA
County and State

Areas of Significance

(Enter categories from instructions.)

Architecture

Period of Significance

1948

Significant Dates

Significant Person

(Complete only if Criterion B is marked above.)

Cultural Affiliation

Architect/Builder

Ladd, Thornton (architect)

Lyon, W. Parker, House
Name of Property

Los Angeles County, CA
County and State

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

The W. Parker Lyon House is eligible for listing in the National Register of Historic Places at the local level of significance under Criterion C as an excellent example of the Mid-century Modern residential architecture in Pasadena, designed by master architect Thornton Ladd. It meets the registration requirements outlined in the Multiple Property Documentation Form "Cultural Resources of the Recent Past, City of Pasadena." It exhibits a high quality of design in the Mid-century Modern style, dates from the period of significance, and retains all aspects of integrity. The period of significance is 1948, reflecting the date that the house was completed.

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

Criterion C

The W. Parker Lyon House exemplifies the tenets of Mid-century Modern residential architecture identified in the Multiple Property Documentation Form (MPDF) "Cultural Resources of the Recent Past, City of Pasadena; Context 1: Residential Architecture of the Recent Past in Pasadena, 1935-1968."² It is an excellent and early example of the Mid-century Modern residential architecture of master architect Thornton Ladd.

*Mid-century Modernism*³

In its elimination of historical references in favor of inventing new forms and attitudes and ways of building predicated on new ideals that spoke to the future, Modernism changed architecture irrevocably. Southern California was one of the earliest areas in America where residential Modernism was introduced and where it became far more integrated into popular culture than elsewhere in the nation. Pasadena not only has important examples of Mid-century Modern residential architecture, it has some of the earliest examples of the style.

Modern houses in Pasadena illustrate the depth and adaptability of the movement as it matured from early work to a Mid-century Modernism with middle-class appeal. While they vary widely, houses of the Modern movement share certain attributes. Horizontality is a common feature; on hillside properties, many Modern houses incorporate stepped rectangular volumes that follow the site to retain horizontal qualities. Historical precedents such as bilateral symmetry and traditional interior layouts with individual rooms with doors were eliminated in favor of exterior forms that directly expressed interior layouts based on

² Barbara Lamprecht and Daniel Paul, "Cultural Resources of the Recent Past, City of Pasadena," National Register of Historic Places Multiple Property Documentation Form, April 2, 2008.

³ Discussion of Modern movement excerpted and adapted from Lamprecht and Paul, "Cultural Resources of the Recent Past, City of Pasadena," Section F, 29.

Lyon, W. Parker, House
Name of Property

Los Angeles County, CA
County and State

function, and formerly separate uses merged. Traditional styles of detail and ornament were eschewed in favor of simple, stripped geometrical forms and exteriors, often with little or no window or door trim. Exposed structure was advocated as evidence of honesty in materials. Familiar materials, or materials associated with industrial or commercial uses (such as battleship linoleum) were employed in new ways. Using new, experimental materials such as the new waterproof plywood and Masonite was encouraged. However, despite the sometime “machine look” of some of these houses, the key distinguishing traits of the Modern movement as expressed in Pasadena almost invariably includes a careful siting of the house onto a particular lot and setting, exploiting topography, sun and views. Generous expanses of fenestration, including large windows, French or sliding glass doors, patios and rear and side decks (usually confined to the rear of the house), fostered an intimate connection with the outdoors while a relatively closed street facade conferred privacy.

Pasadena Style and the USC School of Architecture⁴

The Modern movement in Pasadena evolved into a phenomenon of such renown that it became known as “Pasadena” or “USC style” Modernism. The term, coined by architectural historian Esther McCoy, reflects the profound impact that graduates of the University of Southern California’s School of Architecture, many of whom lived and worked in Pasadena, had on the architectural landscape of the region.

The University of Southern California School of Architecture, founded in 1916, was the first architecture school in Southern California. The school rose to prominence following World War II, after Arthur B. Gallion was named Dean in 1945, and dramatically transformed the program. The term “The USC School” is sometimes used to denote the Post-and-Beam movement in Southern California, emphasizing its roots in the academic institution. Within a smaller radius of geography, though not influence, the practitioners of post-World War II Post-and-Beam architecture, especially in wood, in the Pasadena area are sometimes referred to as “The Pasadena School.”

The American, California, USC, and Pasadena schools of Modernism largely did not subscribe to the European Modernist tenets of machine-age prefabrication, standardization, and socialism. Especially in Southern California, American Modernism had an altogether lighter touch. It promoted consumerism and well-being as a matter of right, centered upon the individual and the nuclear family. The USC School’s emerging style, while inspired by and grounded in the aesthetic lessons of European theorists, responded to several new conditions: the more casual conditions of the new suburban American middle-class, the new wealth of the postwar economy, the nuclear family, and the abundance of available land in the Los Angeles region.

The circumstances in postwar Southern California provided the young, eager, and mutually supportive architects the opportunity to develop a new design direction and construction

⁴ Discussion of the Pasadena style and USC School of Architecture excerpted and adapted from Lamprecht and Paul, “Cultural Resources of the Recent Past, City of Pasadena,” Section E, 13-17.

Lyon, W. Parker, House
Name of Property

Los Angeles County, CA
County and State

system that continues to influence architecture today. As a result, the majority of the architects working in Pasadena during the postwar period are not well known outside of the city. Among the most successful in reaching some level of acclaim were the firms of Buff, Straub & Hensman; Smith & Williams; and Ladd & Kelsey. These were just some of the many Modernist architects who came out of the USC School of Architecture during the postwar period. Pasadena's Mid-century Modern residential architecture, therefore, is characterized not by individual genius, but by the collective excellence of the architects who worked there after the War.

Thornton Ladd, Architect

Thornton Ladd (1924-2010) was born in Portland, Oregon, on January 29, 1924. He was the grandson of William Ladd, a co-founder of Ladd-Tilton Bank in Oregon, and the son of Mary Andrews Ladd, a pianist, teacher, and art collector. Ladd became an accomplished pianist and continued his studies when he began college at the University of Southern California (USC). After serving in the United States Navy from 1944 to 1945, Ladd returned to USC, and began to pursue a degree in architecture.

While receiving his professional training, Ladd designed a number of single-family residences, including 280 California Terrace (1948), 1085 Glen Oaks Boulevard (1949), and 1083 Glen Oaks Boulevard (1950). He graduated from the University of Southern California with a B.S. in Architecture in 1952, after spending a year studying landscape architecture in addition to the curriculum required for his degree. After graduating, he worked for Pereira & Luckman, his former professors at USC, for two years, and then opened a solo practice in Pasadena and Santa Barbara.

With the design of his mother's house and his studio (1083 and 1085 Glen Oaks Boulevard, Pasadena, 1949), Ladd achieved a national reputation in architecture.⁵ In the design, Ladd created a "contemplative architectural totality based on a rectangular and square geometry."⁶ The outdoor structures (pool, pavilion, sleeping porches, gardens, and peristyle) blend seamlessly into the design of the entire complex, providing insight into Ladd's approach to residential architecture, which was "uniquely flavored with a pervasive, urbane harmony."⁷ The Ladd Studio has been characterized as "Pasadena's own version of the house as a glass box [...] without a doubt, one of the great classics of post-World War II Modern architecture in Southern California."⁸ The tall ceiling employed at the property became a characteristic feature in many of Ladd's future designs.

⁵ "Faces of a City: New Ideas, New Forms and Financial Solidarity," *Los Angeles Times*, January 2, 1958.

⁶ Pierluigi Serraino, "Urbane Architecture: On the Work of Ladd & Kelsey, Architects," *Architecture for Sale Quarterly: Modernism Issue*, Spring 2015, 44.

⁷ Serraino, "Urbane Architecture: On the Work of Ladd & Kelsey, Architects," 44, 50.

⁸ David Gebhard and Robert Winter, *Los Angeles: An Architectural Guide* (Layton, UT: Gibbs Smith, 1994), 368-369.

Lyon, W. Parker, House
Name of Property

Los Angeles County, CA
County and State

Ladd met John Kelsey (1925-2012; B.Arch. 1954) while he was a student at USC, and the two formed a partnership in 1959.⁹ The Ladd & Kelsey practice was general in scope and undertook a wide variety of building projects. Over the course of nearly 25 years, until the dissolution of the partnership in 1981, Ladd & Kelsey designed many prominent commercial, institutional, and residential projects in Southern California, including two of the choicest local commissions of the 1960s: the Pasadena Art Museum (now the Norton Simon Museum) in Pasadena, and the California Institute of the Arts campus in Valencia.¹⁰

Ladd & Kelsey's design for the Pasadena Art Museum, begun in 1964, reflected their "belief that the space itself, if properly conceived and executed, can be part of the event and experience."¹¹ They designed the building to be "residential in atmosphere" in response to the nearby residential neighborhood, creating a series of interconnected pavilions with curved walls and rounded corners. In 1969, the firm was retained to design the campus of the California Institute of the Arts (CalArts) in Valencia. CalArts was founded by Walt Disney in the early 1960s as a school for the visual and performing arts, with no boundaries between the two disciplines. In keeping with Disney's intent, Ladd & Kelsey designed a sprawling Late Modern "mega-building" nestled among rolling hills and eucalyptus trees. Completed in 1971, the complex consisted of theaters, galleries, workshops, studios, and classrooms that could be reconfigured as needed to "keep the various arts associating easily in rhythmic and random order."¹²

At the core of Thornton Ladd's design philosophy was the belief that "architecture is a profession demanding the same degree of experience, skill, and personal attention as medicine or the law."¹³ Total design control, orderly articulation of space, and meticulous care in the solution of individual problems were the three basic principles informing Ladd's work and that of Ladd & Kelsey. A feature article in the December 1959 issue of *Progressive Architecture* described Ladd & Kelsey's principal design aim of fully-integrated structure, landscape, and interior design. Ladd considered the essence of mid-century architecture to be at the residential level, and noted that because of its climate, freedom from convention, and willingness to experiment, California was an effective laboratory for architectural development.¹⁴ His niece, Susan Dworski, noted that Ladd "came by his modernism [...] via his immersion in Asian art, in particular Japanese woodcuts, paintings, sculpture, and their manicured temple gardens."¹⁵ Ladd felt that "there is "something grotesque about any product that is self-consciously 'modern.' The best modern work evolves from the best in traditional architecture."¹⁶ Ladd &

⁹ Valerie J. Nelson, "Architect John Kelsey dies at 86; designer of Pasadena museum," *Los Angeles Times*, August 30, 2012, <http://articles.latimes.com/print/2012/aug/30/local/la-me-john-kelsey-20120830> (accessed February 2019); Lamprecht and Paul, "Cultural Resources of the Recent Past, City of Pasadena," Section E, 15.

¹⁰ Serraino, "Urbane Architecture: On the Work of Ladd & Kelsey, Architects," 44-60.

¹¹ "Larry Wilson: A Pasadena craftsman of modern times," *Pasadena Star-News*, August 30, 2012.

¹² Los Angeles Conservancy, "California Institute of the Arts," *Los Angeles Conservancy*, <https://www.laconservancy.org/locations/california-institute-arts> (accessed February 2019).

¹³ Serraino, "Urbane Architecture: On the Work of Ladd & Kelsey, Architects," 50.

¹⁴ "Faces of a City: New Ideas, New Forms and Financial Solidarity."

¹⁵ Serraino, "Urbane Architecture: On the Work of Ladd & Kelsey, Architects," 46.

¹⁶ "Faces of a City: New Ideas, New Forms and Financial Solidarity."

Lyon, W. Parker, House

Name of Property

Los Angeles County, CA

County and State

Kelsey's designs reflected later developments in the International Style, although they frequently utilized the pure Miesian post-and-beam tradition.

Ladd's retirement from architecture brought the Ladd & Kelsey practice to a close in 1981.¹⁷ The archive of Ladd & Kelsey was not put in storage, but rather discarded. In his retirement, Ladd studied of the works of C.G. Jung, and intended to compile a comprehensive index to the psychoanalyst's works, made available to scholars worldwide. Ladd died on January 29, 2010.

Notable work¹⁸ includes the Lyon House at 280 California Terrace (1948); Ladd's own house and studio at 1083 and 1085 Glen Oaks Boulevard (1949); the Hixon House at 1100 Paso Alto Road (1954); the Hodges House at 507 Bellefontaine Street (1955); the First Methodist Church in LaVerne (1961); the USC Research Institute on Communist Strategy and Propaganda (now the Registration Building, 1963); Herrick Memorial Chapel at Occidental College in Eagle Rock (1964); Prudential Savings and Loan Association in Glendale (now Chase Bank, 1965); Busch Gardens in Van Nuys (1966); the Crippled Children's Society Regional Office Building (1969); the Pasadena Museum of Art (now the Norton Simon Museum, 1969); and California Institute for the Arts (1969-1971).

W. Parker Lyon, Jr.

Little is known about the life of W. Parker Lyon, Jr. (1897-1989; also known as W. Parker Lyon II). He was born on June 9, 1897 to W. Parker Lyon, Sr. and Clara Louise Elsey Lyon in Fresno, California.¹⁹ His father was the head of Lyon Van and Storage Company, as well as the creator of the Pony Express Museum.²⁰ Lyon married Gladys Stover (1901-1976) on November 1, 1920. They had one child: William Parker Lyon III (1921-2009). W. Parker Lyon, Jr. was Manager-Director of the Pasadena branch of the Lyon Van and Storage Company from 1929 until the mid-1940s, after which he served as vice president of the company until the early 1960s.²¹ After his father's death in 1949, W. Parker Lyon, Jr. inherited the Pony Express Museum, which he sold to William Harrah in 1955.²²

¹⁷ Serraino, "Urbane Architecture: On the Work of Ladd & Kelsey, Architects," 54; "Woodard Establishes Architectural Group," *Los Angeles Times*, October 4, 1981. At the time of the firm's dissolution, it was known as Ladd, Kelsey, Woodard, AIA. Stewart Woodard, the firm's president, formed a new architectural and planning group, Stewart Woodard & Associates, AIA, located at the firm's former Newport Beach headquarters. Kelsey chose to pursue sculpture and to continue working as an architect part-time.

¹⁸ Work designed after 1959 was completed under the auspices of Ladd & Kelsey, later Ladd, Kelsey, Woodard.

¹⁹ "William Parker Lyon, II," Find A Grave, <https://www.findagrave.com/memorial/165463364> (accessed February 2019).

²⁰ Ed Ainsworth, "Death Takes the Fabulous Showman Parker Lyon," *Los Angeles Times*, December 16, 1949.

²¹ "Lyon Company Buys Pasadena Establishment," *Los Angeles Times*, November 19, 1929; Pasadena City Directories.

²² "Pony Express Museum Sold to Reno Man," *Los Angeles Times*, January 17, 1955.

Lyon, W. Parker, House
Name of Property

Los Angeles County, CA
County and State

Lyon House

The land on which the Lyon House sits originally belonged to Tod Ford, Jr., who commissioned the Mediterranean Revival mansion (Reginald Johnson, 1917) facing South Grand Avenue on the hill above. By the late 1940s, Baldwin M. Baldwin, grandson of Lucky Baldwin,²³ owned the Ford house. He was a close friend of the Lyons and sold them a portion of his property for the construction of their home.²⁴

The Lyon House was among Thornton Ladd's first commissions, designed approximately two years into his architectural studies at USC, along with the house and studio that he designed for himself and his mother in 1949. Gladys Lyon hired Thornton Ladd to design their home after seeing his remodel of a house on Lombardy Road.²⁵ The Lyons had several requests for the design of their home: that it be one story; that family and guests would be able to go from the tennis court in front to the swimming pool in back without going through the house; and that there be marked separation between the living and sleeping end of the house, and the dining and service areas.²⁶ Thornton Ladd's mother, Lillian, a close friend of the Lyons, designed the home's original interior décor.²⁷

To take advantage of the oak trees on the site, Ladd situated the house at the narrowest part of the lot, and because of the steep slope, extended it along the bank of the hill to fulfill the Lyons' one-story requirement.²⁸ When *Los Angeles Times* reporter Jean Burden covered the Lyon House in 1951, she noted that Ladd created, "visually and in terms of abstract esthetics, [...] a continuous flow of form."²⁹ The home's centerpiece, a striking glass bridge, links the two volumes of the house, allowing passage between the tennis court (present-day front garden) and the pool up the hill without having to walk through or around the house. The house is not designed around a grand entrance, but rather reveals itself as the entrance pathway proceeds under the bridge, allowing visitors to experience the home's wooded setting as they wind their way to the primary entrance. The materials comprising the home's exterior "are those of rigidity – brick, glass and redwood; the integration is as fluid as water."³⁰ The pale buff Roman brick was specially fired for the house. The dendriform sculpture rising up to the corner of the bridge and living room can be seen as an abstracted tree of life, serving an aesthetic purpose, linking the two sides of the house and mirroring the oak trees on the property. The 19 intersecting rectangular forms on the ceiling flow from the dendriform

²³ Elias Jackson "Lucky" Baldwin was a pioneering California real estate speculator and businessman. He became the wealthiest landowner in Southern California in 1880, laying claim to over 40,000 acres in Los Angeles County.

²⁴ Pasadena Heritage, "280 California Terrace," *Spring Home Tour 2018: Better Homes and Gardens* docent script, Spring 2018.

²⁵ Pasadena Heritage, "280 California Terrace."

²⁶ Jean Burden, "The Bridge and Bowering Tree," *Los Angeles Times*, September 2, 1951.

²⁷ Burden, "The Bridge and Bowering Tree."

²⁸ Burden, "The Bridge and Bowering Tree."

²⁹ Burden, "The Bridge and Bowering Tree."

³⁰ Burden, "The Bridge and Bowering Tree."

Lyon, W. Parker, House
Name of Property

Los Angeles County, CA
County and State

through the dining room and bridge, evoking the canopy of trees surrounding the home. The Lyon House is the only residence at which Ladd incorporated this type of sculptural element.

Julius Shulman photographed the Lyon House in 1951, and it has been published several times, including features in the *Los Angeles Times* in September 1951, *House and Garden* in July 1952, *Architectural Review* in May 1957, and in *Julius Shulman: Modernism Rediscovered*.³¹

Conclusion

The Lyon House is an early and excellent example of Ladd's residential work, constructed only two years into his pursuit of a Bachelor of Architecture degree at USC. As such, the Lyon House is among Ladd's earliest explorations into the residence as the essence of architecture. It represents the beginning of Ladd's prolific career in architecture, which spanned over 30 years until his retirement in 1981. The design is an innovative solution for the site and the client, providing ample light and views on a steeply sloping lot. It exemplifies an early iteration of Ladd's design philosophy of total design control, orderly articulation of space, and meticulous care in the solution of individual problems. Ladd responded to the unique challenges presented by the site and his clients' requests with a post-and-beam design with a glass bridge, perched on a sloping, wooded lot. The home's design and placement take full advantage of the seclusion and topography of the site, while allowing unobstructed movement between the tennis court and pool. The integration of the house with the landscape, the generous expanses of fenestration, and the multiple terraces exemplify the connection of interior and exterior space that characterizes residential architecture from this period in Southern California. The Lyon House reflects important characteristics of the "USC style" of Modernism seen in postwar residential designs in Pasadena, while also representing Ladd's own explorations with the style, and the specific requirements of the site and the client.

The Lyon House meets the registration requirements outlined in the Multiple Property Documentation Form "Cultural Resources of the Recent Past, City of Pasadena; Context 1: Residential Architecture of the Recent Past in Pasadena, 1935-1968." It retains significant character-defining features of the original design and retains all aspects of integrity.

³¹ Pierluigi Serraino, *Julius Shulman: Modernism Rediscovered* (Cologne, Germany: Taschen, 2013), 96-97.

Lyon, W. Parker, House
Name of Property

Los Angeles County, CA
County and State

9. Major Bibliographical References

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

Ainsworth, Ed. "Death Takes the Fabulous Showman Parker Lyon." *Los Angeles Times*. December 16, 1949.

Burden, Jean. "The Bridge and Bowering Tree." *Los Angeles Times*. September 2, 1951.

City of Pasadena. Building Permits.

"Faces of a City: New Ideas, New Forms and Financial Solidarity." *Los Angeles Times*. January 2, 1958.

Gebhard, David and Robert Winter. *Los Angeles: An Architectural Guide*. Layton, UT: Gibbs Smith, 1994. 368-369.

Lamprecht, Barbara and Daniel Paul. "Cultural Resources of the Recent Past, City of Pasadena." National Register of Historic Places Multiple Property Documentation Form. April 2, 2008.

"Larry Wilson: A Pasadena craftsman of modern times." *Pasadena Star-News*. August 30, 2012.

Los Angeles Conservancy. "California Institute of the Arts." *Los Angeles Conservancy*. <https://www.laconservancy.org/locations/california-institute-arts>. Accessed February 2019.

"Lyon Company Buys Pasadena Establishment." *Los Angeles Times*. November 19, 1929.

Nelson, Valerie J. "Architect John Kelsey dies at 86; designer of Pasadena museum." *Los Angeles Times*. August 30, 2012. <http://articles.latimes.com/print/2012/aug/30/local/la-me-john-kelsey-20120830>. Accessed February 2019.

Pasadena City Directories, 1948-1970. Ancestry.com. Accessed February 2019.

Pasadena Heritage. "280 California Terrace." *Spring Home Tour 2018: Better Homes and Gardens* docent script. Spring 2018.

"Pony Express Museum Sold to Reno Man." *Los Angeles Times*. January 17, 1955.

Sanborn Fire Insurance Map, 1950.

Lyon, W. Parker, House
Name of Property

Los Angeles County, CA
County and State

Serraino, Pierluigi. *Julius Shulman: Modernism Rediscovered*. Cologne, Germany: Taschen, 2013. 96-97.

Serraino, Pierluigi. "Urbane Architecture: On the Work of Ladd & Kelsey, Architects." *Architecture for Sale Quarterly: Modernism Issue*. Spring 2015. 44-60.

"William Parker Lyon, II." Find A Grave.
<https://www.findagrave.com/memorial/165463364>. Accessed February 2019.

"Woodard Establishes Architectural Group." *Los Angeles Times*. October 4, 1981.

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: Getty Research Institute

Historic Resources Survey Number (if assigned): _____

Lyon, W. Parker, House
Name of Property

Los Angeles County, CA
County and State

10. Geographical Data

Acreege of Property 0.78

Use either the UTM system or latitude/longitude coordinates

Latitude/Longitude Coordinates (decimal degrees)

Datum if other than WGS84: _____

(enter coordinates to 6 decimal places)

- | | |
|------------------------|------------------------|
| 1. Latitude: 34.141280 | Longitude: -118.163527 |
| 2. Latitude: | Longitude: |
| 3. Latitude: | Longitude: |
| 4. Latitude: | Longitude: |

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

The property is located at 280 California Terrace in the City of Pasadena. The parcel is bounded by a private road on the west, and by single-family residences to the north (260 California Terrace and 215 S. Grand Avenue), east (257 S. Grand Avenue), and south (260 and 294 California Terrace).

Boundary Justification (Explain why the boundaries were selected.)

The boundaries represent the historic and current boundaries of the Lyon House property.

11. Form Prepared By

name/title: John LoCascio, AIA, Principal; Molly Iker-Johnson, Associate Architectural Historian/Staff Photographer

organization: Historic Resources Group, LLC

street & number: 12 S Fair Oaks Avenue, Suite 200

city or town: Pasadena state: CA zip code: 91105

e-mail john@historicresourcesgroup.com

telephone: 626-793-2400

date: February 26, 2019

Lyon, W. Parker, House
Name of Property

Los Angeles County, CA
County and State

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.)

Historic photographs

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.

Lyon, W. Parker, House
Name of Property

Los Angeles County, CA
County and State

Photo Log

Name of Property: W. Parker Lyon House

City or Vicinity: Pasadena

County: Los Angeles

State: California

Photographer: Molly Iker-Johnson

Date Photographed: November 2018

Description of Photograph(s) and number:

PHOTO #	DESCRIPTION/VIEW
----------------	-------------------------

0001	View of west (primary) façade, facing east.
0002	Contextual view of Lyon House property from California Terrace, facing southeast.
0003	View of detached garage, driveway, and parking area, facing east.
0004	View of west (primary) façade, facing northeast.
0005	View of front garden, facing southwest.
0006	View of elevator, enclosed balcony, and glass bridge, facing southeast.
0007	View of concrete terraces, square fountain, and glass bridge, facing northeast.
0008	View of concrete terraces, dendriform sculpture, and glass bridge, facing west.
0009	View of dining and service wing and terrace, facing southwest.
0010	View of concrete terraces, dendriform sculpture, and pool terrace, facing northwest.
0011	View of dendriform sculpture, glass bridge, and primary entrance, facing southwest.
0012	View of entrance gallery, facing south.
0013	Detail view of mirrored bar, facing north.
0014	View of living room, including fireplace, facing northeast.

Lyon, W. Parker, House
Name of Property

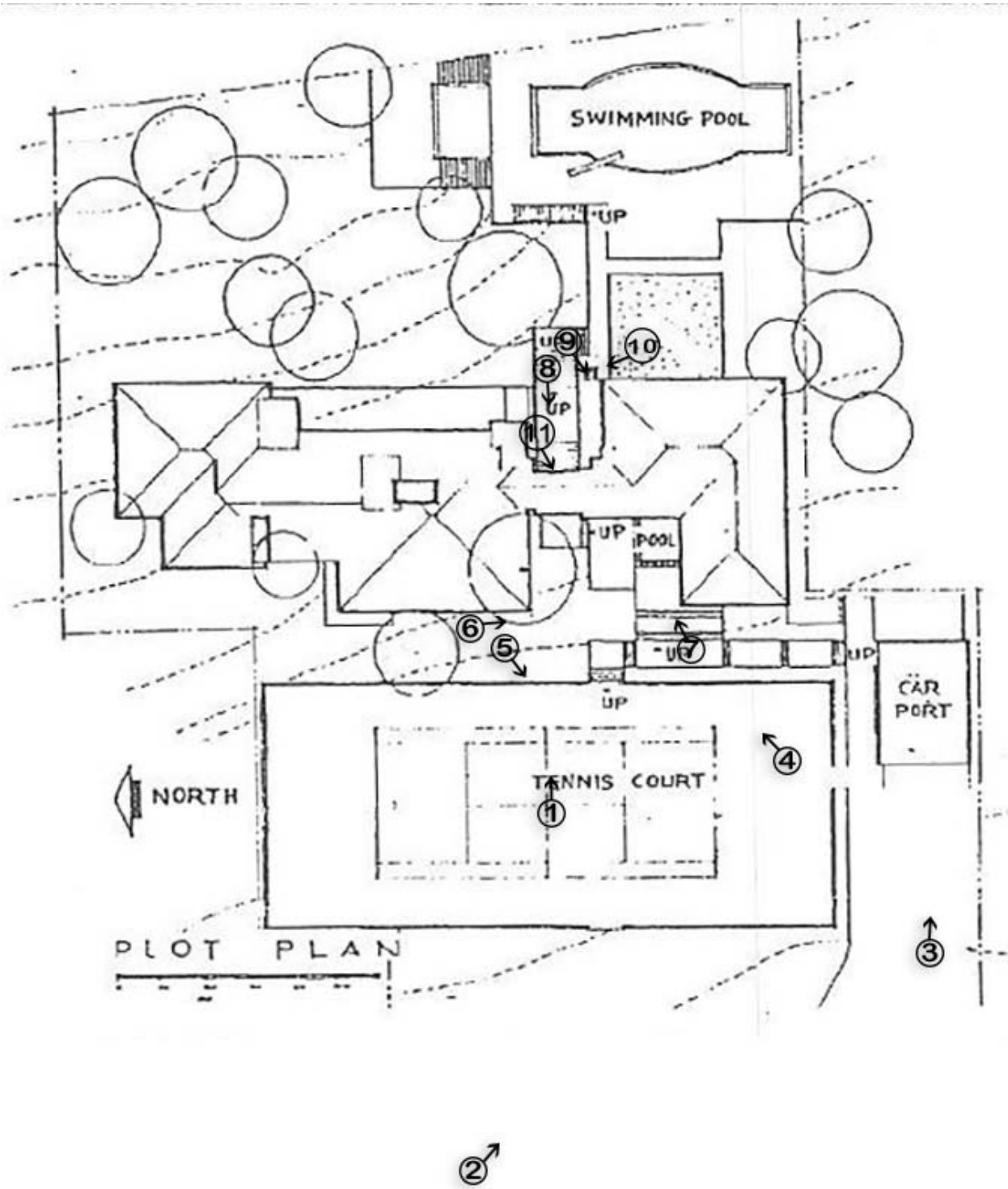
Los Angeles County, CA
County and State

- 0015 View of living room, view through windows of enclosed elevator balcony and front garden, facing southwest.
- 0016 View of master bedroom, including fireplace and wood louvers, facing southeast.
- 0017 View of master bedroom, including adjacent bathroom and private terrace, facing northeast.
- 0018 View of entry gallery and dining room, facing northeast.
- 0019 Detail view of walnut-paneled niche with floating shelf in dining room, facing southeast.
- 0020 View of kitchen, facing southeast.
- 0021 View of enclosed elevator balcony and stair, facing southwest.
- 0022 View of stair, facing west.
- 0023 View of former staff quarters, facing southwest.

Lyon, W. Parker, House
Name of Property

Los Angeles County, CA
County and State

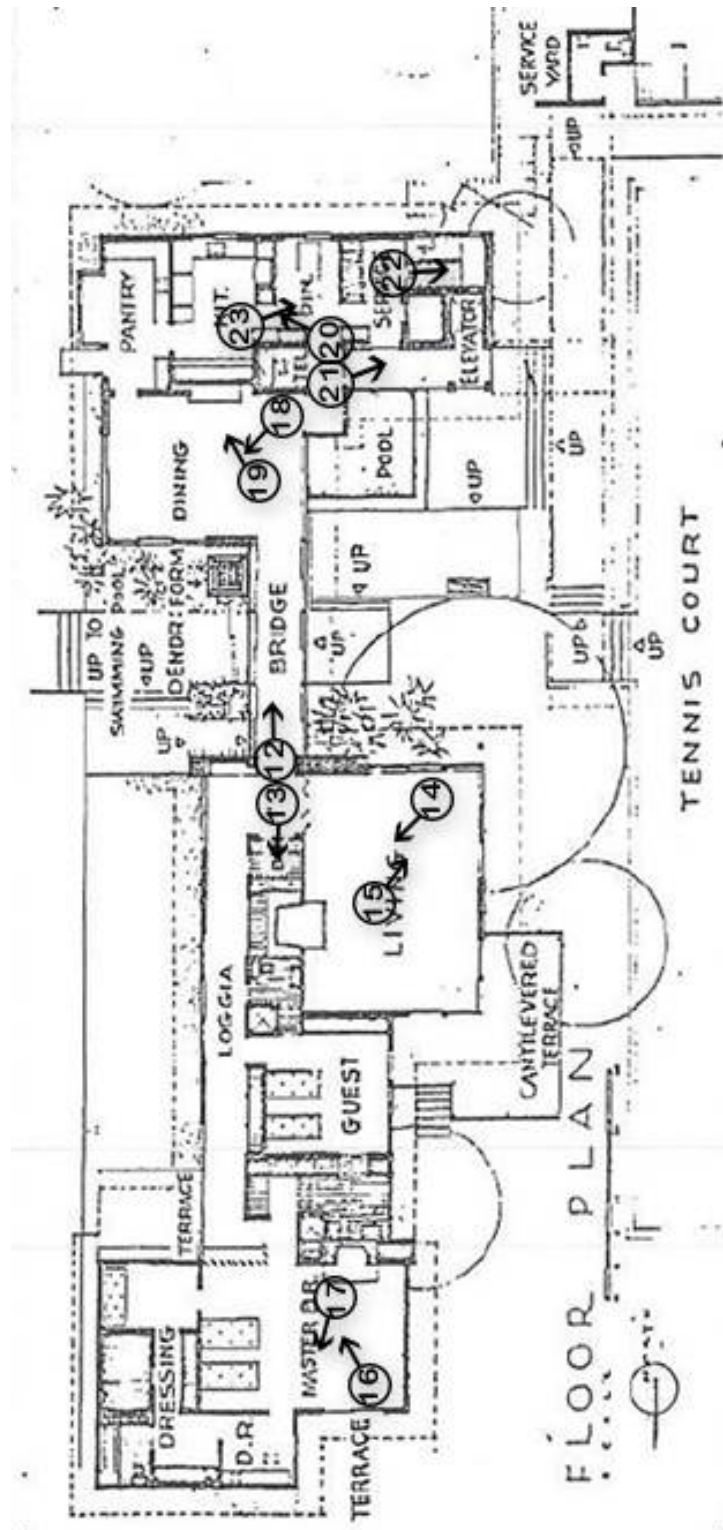
Figure 1. Photo Key (exteriors)



Lyon, W. Parker, House
Name of Property

Los Angeles County, CA
County and State

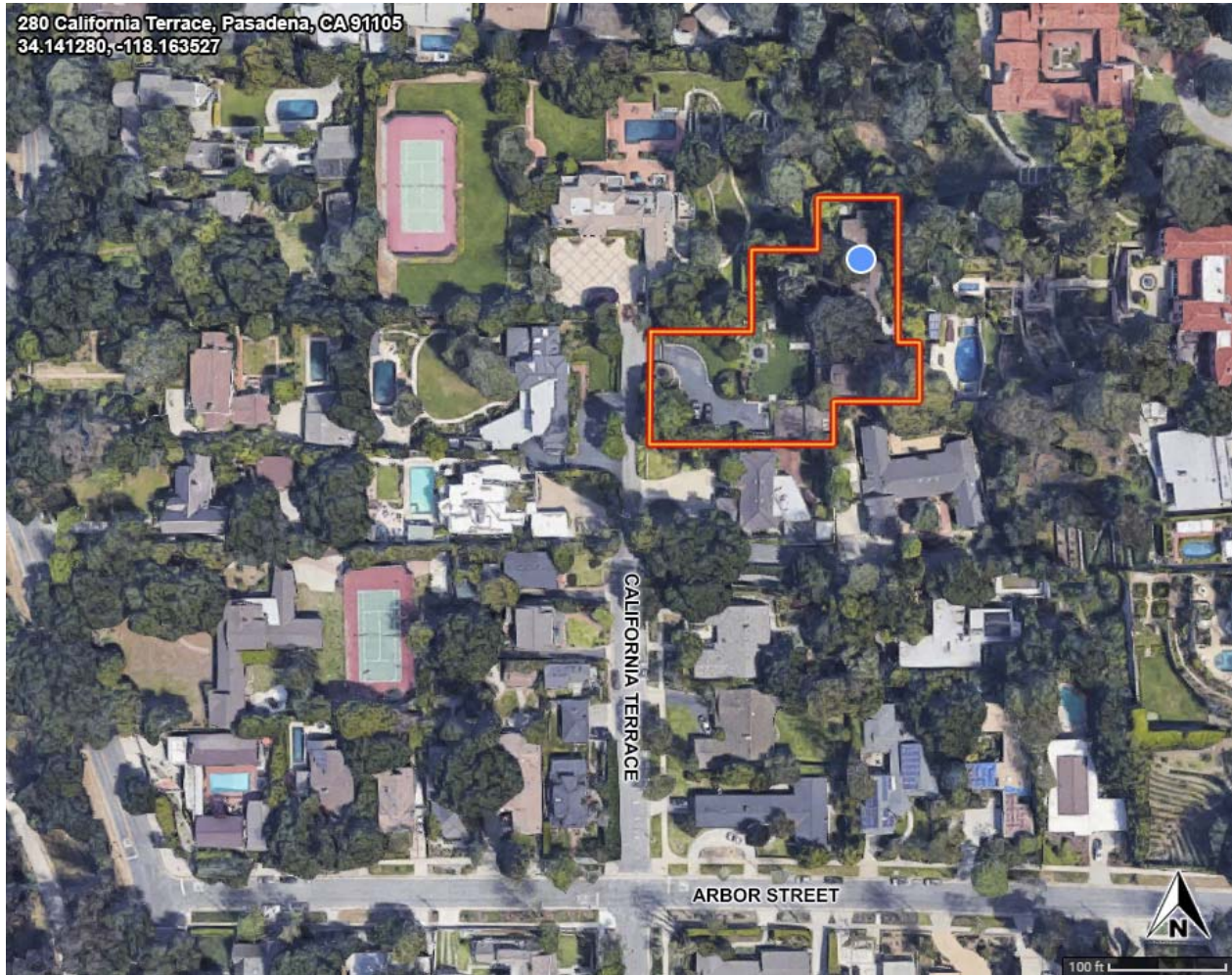
Figure 2. Photo Key (interiors)



Lyon, W. Parker, House
Name of Property

Los Angeles County, CA
County and State

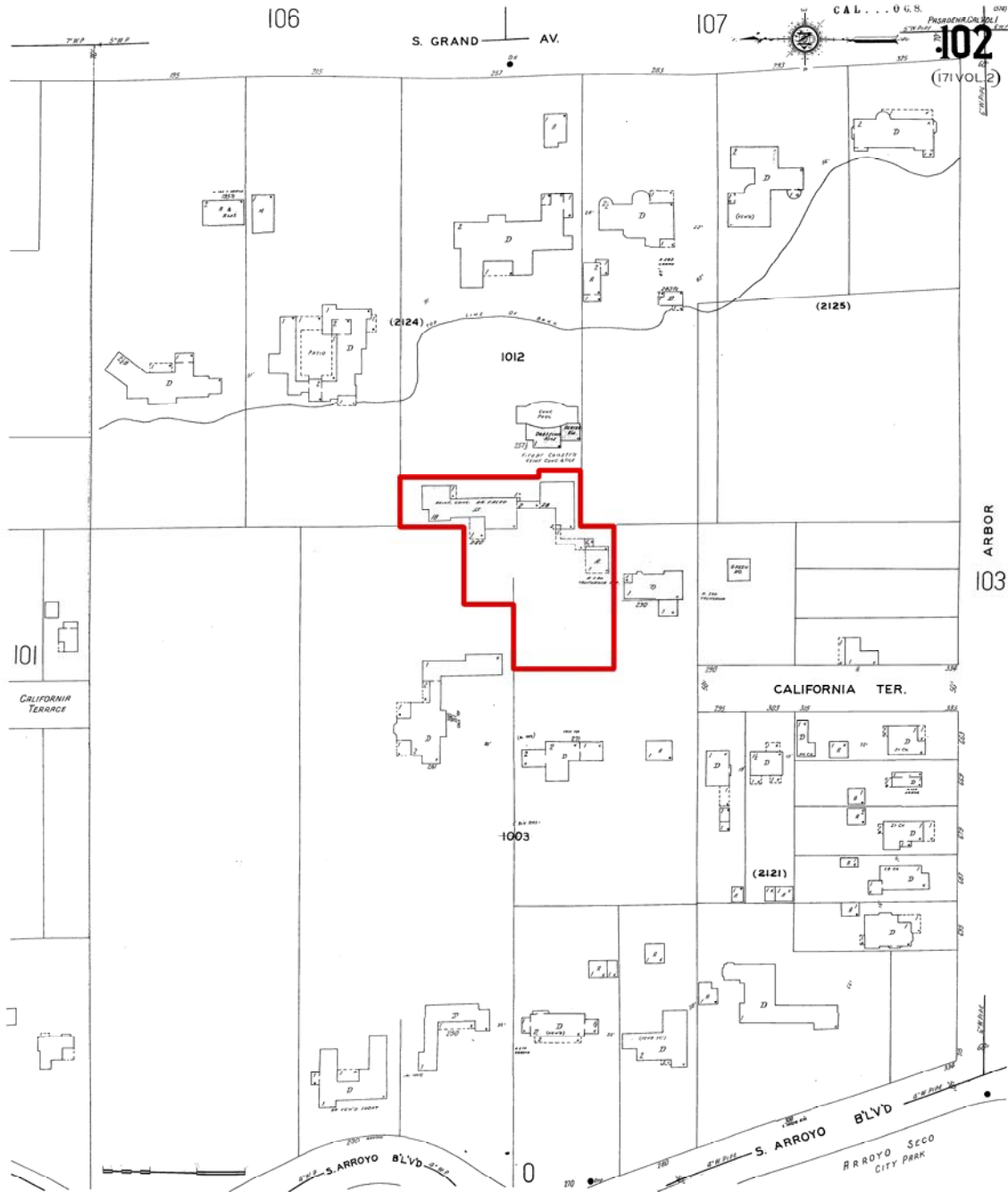
Figure 3. Location Map



Lyon, W. Parker, House
Name of Property

Los Angeles County, CA
County and State

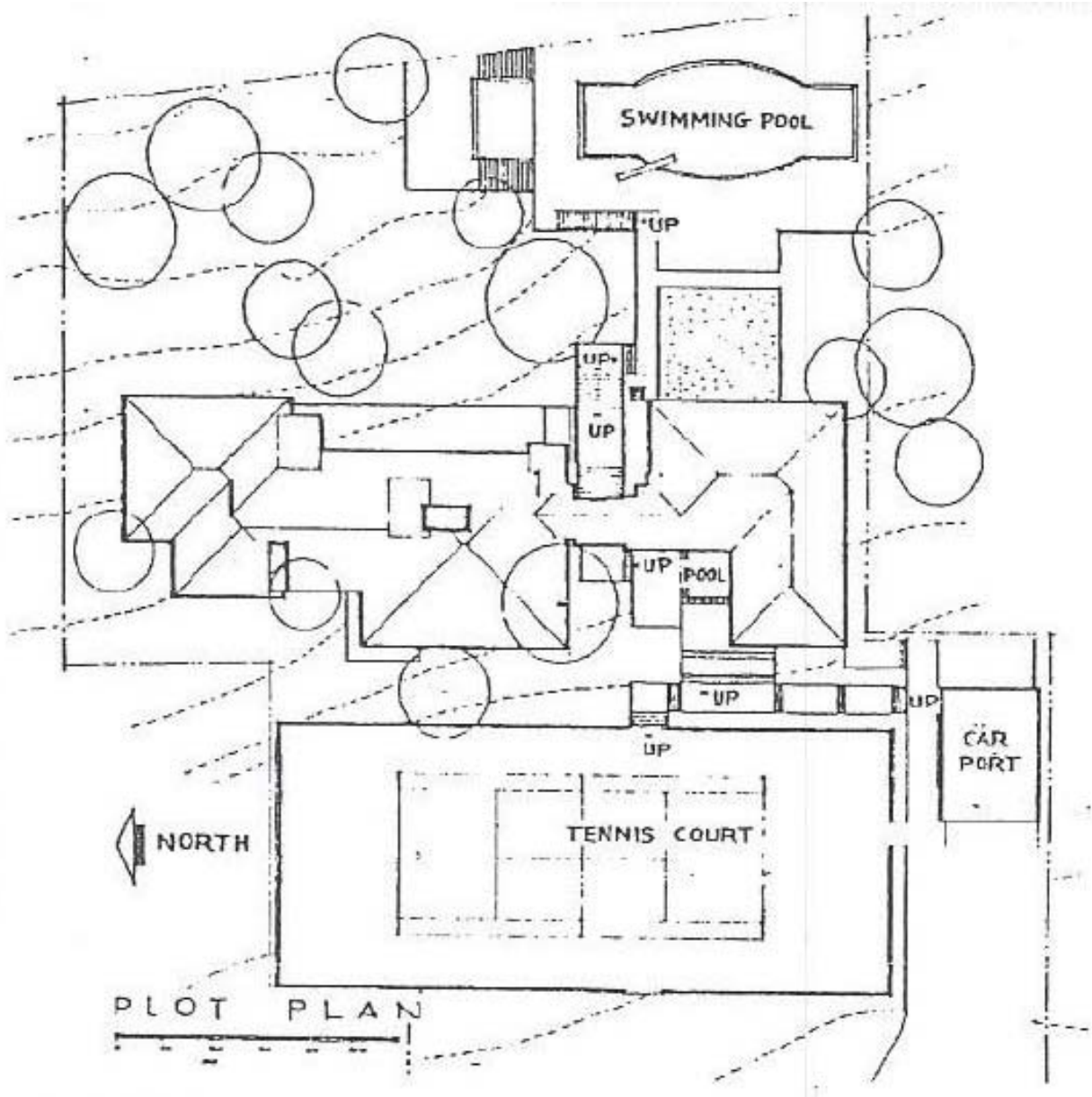
Figure 4. Sanborn Fire Insurance Map, 1951.



Lyon, W. Parker, House
Name of Property

Los Angeles County, CA
County and State

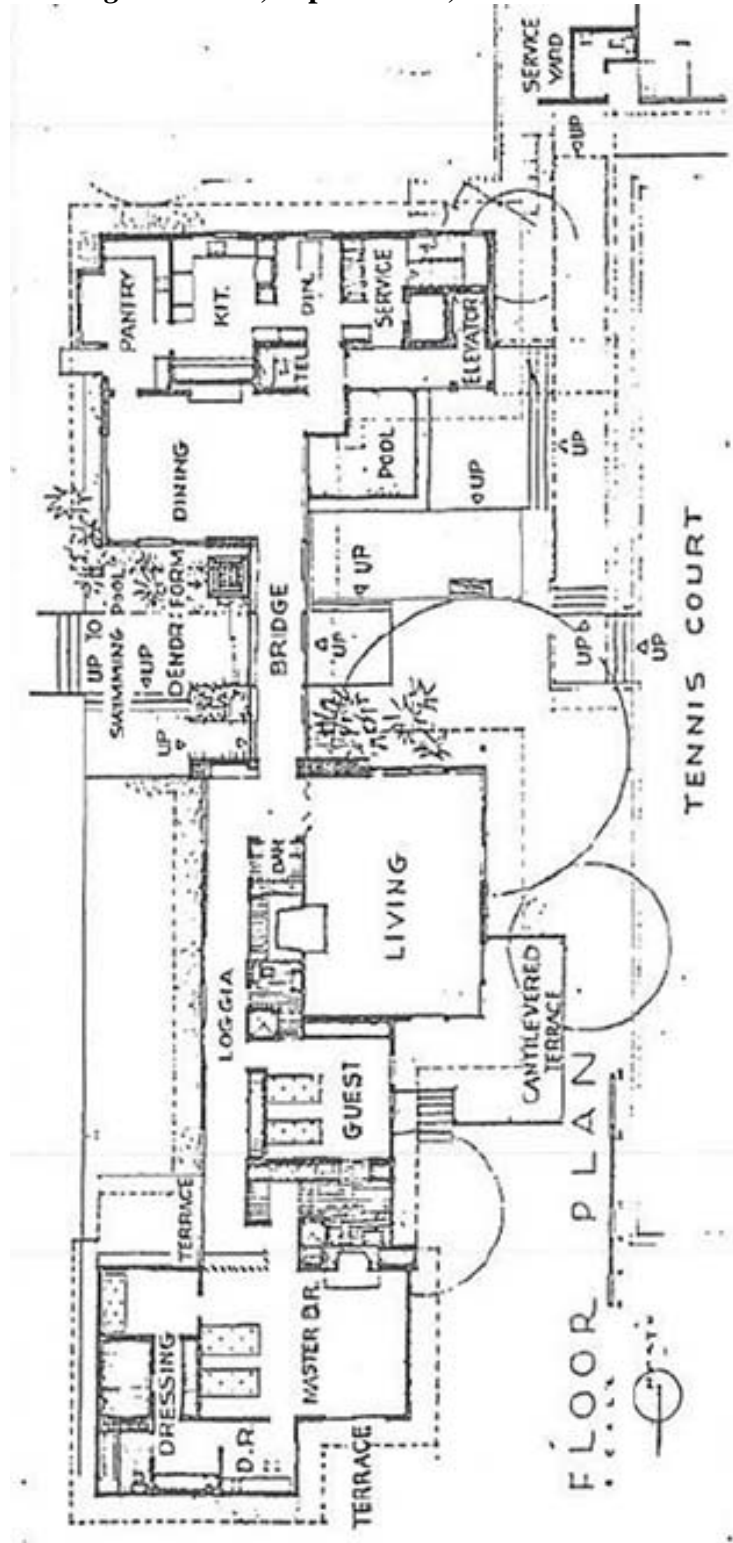
**Figure 5. Lyon House plot plan. Source: Jean Burden, "The Bridge and Bowering Tree,"
Los Angeles Times, September 2, 1951.**



Lyon, W. Parker, House
Name of Property

Los Angeles County, CA
County and State

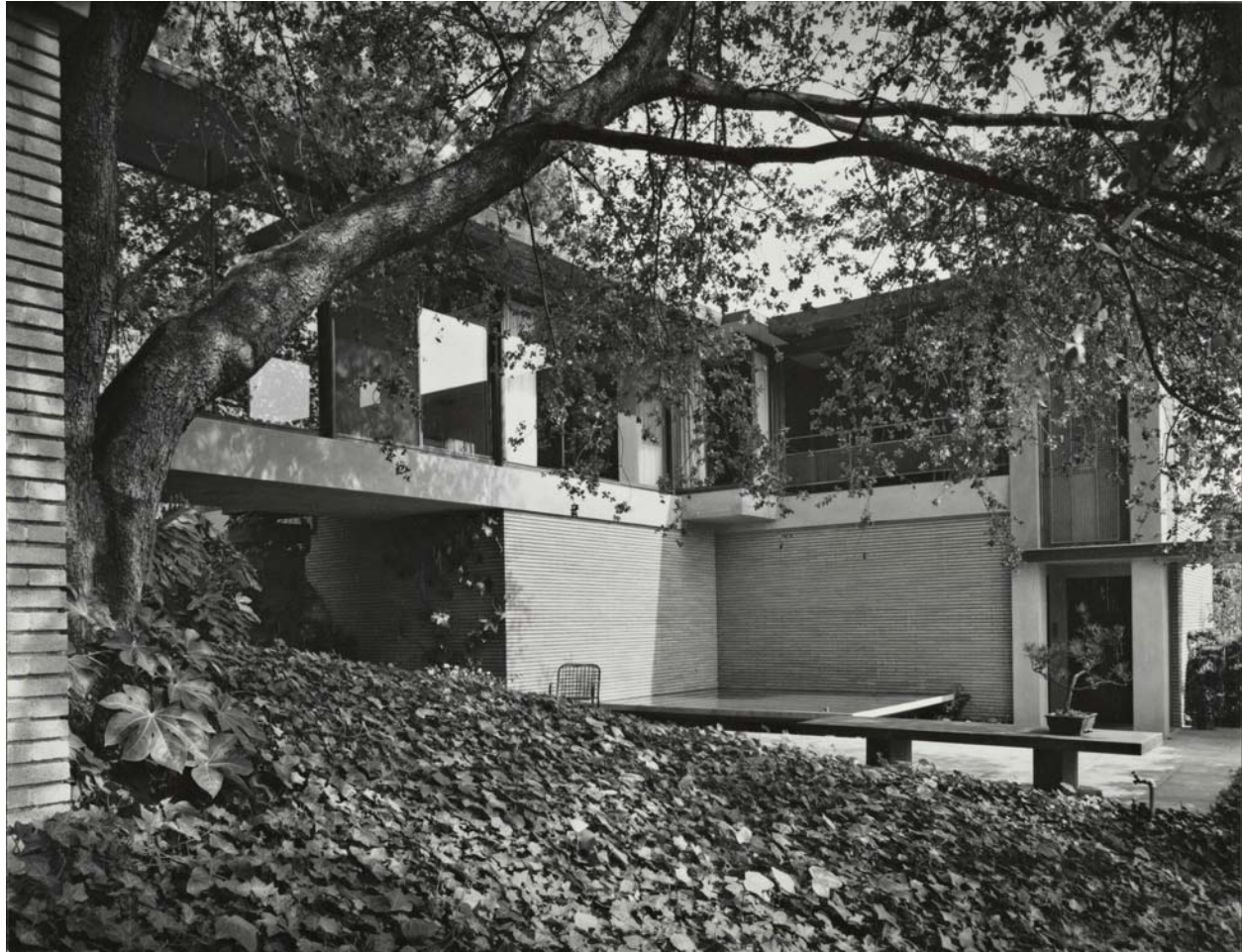
Figure 6. Lyon House floor plan. Source: Jean Burden, "The Bridge and Bowering Tree," *Los Angeles Times*, September 2, 1951.



Lyon, W. Parker, House
Name of Property

Los Angeles County, CA
County and State

**Figure 7. Lyon House, west (primary) façade and glass bridge, view facing southeast.
Photograph by Julius Shulman, 1951. © J. Paul Getty Trust. Getty Research Institute, Los Angeles [2004.R.10(Job 958)].**



Lyon, W. Parker, House
Name of Property

Los Angeles County, CA
County and State

**Figure 8. Lyon House, west (primary) façade and glass bridge, view facing northeast.
Photograph by Julius Shulman, 1951. © J. Paul Getty Trust. Getty Research Institute, Los Angeles [2004.R.10(Job 958)].**



Lyon, W. Parker, House
Name of Property

Los Angeles County, CA
County and State

Figure 9. Lyon House, east and north façades, view facing northwest. Photograph by Julius Shulman, 1951. © J. Paul Getty Trust. Getty Research Institute, Los Angeles [2004.R.10(Job 958)].



Lyon, W. Parker, House
Name of Property

Los Angeles County, CA
County and State

**Figure 10. Lyon House, interior view of gallery on glass bridge, view facing south.
Photograph by Julius Shulman, 1951. © J. Paul Getty Trust. Getty Research Institute, Los Angeles [2004.R.10(Job 958)].**



Lyon, W. Parker, House
Name of Property

Los Angeles County, CA
County and State

Figure 11. Lyon House, interior view of living room fireplace. Photograph by Julius Shulman, 1951. © J. Paul Getty Trust. Getty Research Institute, Los Angeles [2004.R.10(Job 958)].



Lyon, W. Parker, House
Name of Property

Los Angeles County, CA
County and State

Figure 12. Lyon House, interior view of living room, view facing southwest. Photograph by Julius Shulman, 1951 (Job 958). Source: Ethan Lipsig.



Lyon, W. Parker, House
Name of Property

Los Angeles County, CA
County and State

Figure 13. Lyon House, interior view of living room, view facing northwest. Photograph by Julius Shulman, 1951 (Job 958). Source: Ethan Lipsig.



Lyon, W. Parker, House
Name of Property

Los Angeles County, CA
County and State

Figure 14. Lyon House, interior view of guest bedroom, facing southeast. Photograph by Julius Shulman, 1951. © J. Paul Getty Trust. Getty Research Institute, Los Angeles [2004.R.10(Job 958)].



Lyon, W. Parker, House
Name of Property

Los Angeles County, CA
County and State

Figure 15. Lyon House, interior view of master bedroom, facing southeast. Photograph by Julius Shulman, 1951. © J. Paul Getty Trust. Getty Research Institute, Los Angeles [2004.R.10(Job 958)].



Lyon, W. Parker, House
Name of Property

Los Angeles County, CA
County and State

Figure 16. Lyon House, interior view of dining room, view facing northwest. Photograph by Julius Shulman, 1951 (Job 958). Source: Ethan Lipsig.



Lyon, W. Parker, House
Name of Property

Los Angeles County, CA
County and State

Figure 17. Lyon House, interior view of walnut paneled niche with floating shelf.
Photograph by Julius Shulman, 1951. © J. Paul Getty Trust. Getty Research Institute, Los Angeles [2004.R.10(Job 958)].



Lyon, W. Parker, House
Name of Property

Los Angeles County, CA
County and State

Figure 18. Lyon House, interior view of kitchen, view facing southeast. Photograph by Julius Shulman, 1951 (Job 958). Source: Ethan Lipsig.



Lyon, W. Parker, House
Name of Property

Los Angeles County, CA
County and State

**Figure 19. Lyon House, interior view of pantry with dining area, view facing southeast.
Photograph by Julius Shulman, 1951 (Job 958). Source: Ethan Lipsig.**



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

Estimated Burden Statement: Public reporting burden for this form is estimated to average 100 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Office of Planning and Performance Management, U.S. Dept. of the Interior, 1849 C. Street, NW, Washington, DC.