

Vista del Arroyo Hotel Complex, Bungalow "A"  
(Bungalow 8) (Apartments #161-175)  
125 South Grand Avenue  
Pasadena  
Los Angeles County  
California

HABS No. CA-2184-I

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19-PASA,  
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**PHOTOGRAPHS**

**WRITTEN HISTORICAL AND DESCRIPTIVE DATA**

**Historic American Buildings Survey  
National Park Service  
Western Region  
Department of the Interior  
San Francisco, California 94102**

UNITED STATES DEPARTMENT OF THE INTERIOR  
NATIONAL PARK SERVICE

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HISTORIC AMERICAN BUILDINGS SURVEY  
ARCHITECTURAL DATA FORM

STATE California	COUNTY Los Angeles	TOWN OR VICINITY Pasadena
HISTORIC NAME OF STRUCTURE (INCLUDE SOURCE FOR NAME) Vista del Arroyo Hotel Complex, Bungalow "A" (Building Permits)		HABS NO. CA-2184-I
SECONDARY OR COMMON NAMES OF STRUCTURE Bungalow 8 Apartments #161-175		
COMPLETE ADDRESS (DESCRIBE LOCATION FOR RURAL SITES) 125 South Grand Avenue		
DATE OF CONSTRUCTION (INCLUDE SOURCE) 1921 (Building Permits)	ARCHITECT (S) (INCLUDE SOURCE) Myron Hunt (Building Permits)	
SIGNIFICANCE (ARCHITECTURAL AND HISTORICAL, INCLUDE ORIGINAL USE OF STRUCTURE) See Attachment A		
STYLE (IF APPROPRIATE) Spanish Colonial Revival		
MATERIAL OF CONSTRUCTION (INCLUDE STRUCTURAL SYSTEMS) Wood frame walls with interior and exterior plaster; wood joists; 1-1/2" tongue and groove oak hardwood floors; wood shingle roof; concrete footings; wood windows, doors and trim.		
SHAPE AND DIMENSIONS OF STRUCTURE (SKETCHED FLOOR PLANS ON SEPARATE PAGES ARE ACCEPTABLE) See floor plans		
EXTERIOR FEATURES OF NOTE A three story and basement building with smooth finish plaster walls; wood frame paired casement, fixed, and double-hung windows; wood frame doors with ten divided lights; wood shingle gable roof. There are two open terraces facing the Arroyo at the west elevation on the upper and middle floors. Both have decorative wrought iron railings. The west elevation has a pattern of arched openings on the lower floor. The structure is built into a cliff, making the east elevation only one story and the west elevation four stories. Concrete steps with a metal pipe rail run down the hill between this building and the adjacent Hinds + Conner Bungalow to provide access to the lower floors.		

**INTERIOR FEATURES OF NOTE (DESCRIBE FLOOR PLANS, IF NOT SKETCHED)**

See floor plans for room layout. It is not known how many units the building was originally divided into, but at some time prior to 1939, it was divided into fifteen apartments (#161-175). The lowest level is an unfinished basement. There are two fireplaces on the upper level.

At the northeast corner room is a gas burning fireplace with an ornate wood mantel and brown brick inlay. The fireplace in the center is a wood burning fireplace of plaster with a plaster niche. The wood burning fireplace at the middle level is in good condition and is similar in design to the gas burning one at the upper level. Both have wood mantels with fluted pilasters. Several rooms have built-in shelves and cabinetry. Bathrooms have 6 x 6 ceramic tile, floors and walls, some laid in a diagonal pattern, in shades of blue, white, rose, tan and green.

**MAJOR ALTERATIONS AND ADDITIONS WITH DATES**

Extend ballroom, new porch, 1927; new porch, 1941.

**PRESENT CONDITION AND USE**

The building has been vacant since 1974. The exterior is in fair condition, with the exception of the roof. The interior has severe water damage and has suffered vandalism and deterioration.

**OTHER INFORMATION AS APPROPRIATE**

UTM Reference: 11/392870/3778620

**SOURCES OF INFORMATION (INCLUDING LISTING OF NATIONAL REGISTER, STATE REGISTER, ETC.)**

See Attachment B

**COMPILER, AFFILIATION**

Leonard M. Kliwinski, Thirtieth Street Architects, Inc.  
James C. Wilson, Thirtieth Street Architects, Inc.  
Principal-In-Charge

**DATE**

10 February, 1992

## ATTACHMENT A

### SIGNIFICANCE (ARCHITECTURAL AND HISTORICAL, INCLUDE ORIGINAL USE OF STRUCTURE)

#### History

The Vista del Arroyo Hotel, located on a dramatic landscaped site, has long been a visually prominent landmark in Pasadena. The entire complex originally consisted of the large main hotel building and twenty surrounding bungalows. The hotel was positioned at the edge of a wealthy residential neighborhood and at the crest of a steeply sloped site overlooking the Arroyo Seco. The Vista del Arroyo was one of the great Southern California hotels which had as part of its operations separate bungalows on the grounds for its guests. The "Bungalowland" idea was conceived by hotel owner D. M. Linnard, who owned numerous other hotels. The management of the hotel encouraged individuals to construct private bungalows on the hotel site for which the owners had free use for an agreed period of time, usually ten years. After the agreement time elapsed, the hotel gained possession but reserved the use of the bungalow for the original occupants.

D.M. Linnard bought the Vista del Arroyo Hotel, at that time a collection of wood frame buildings, in 1919. He built a new hotel building on the site in 1920. During this period, construction also began on the bungalows adjacent to the hotel. The addition of these bungalows, located primarily along the crest of the arroyo, altered the setting of the main hotel buildings. They ranged from one and two-story single family bungalows to two, three and four-story units, which focused mainly on the view out to the arroyo. The Vista del Arroyo Hotel became known as the "bungalow hotel" that emphasized images of the residential atmosphere of these charming structures.

Prominent architectural firms employed to create these new bungalows during 1921-1938 included Myron Hunt and Marston, Van Pelt & Maybury. Bungalow "A" was designed by Myron Hunt and was built in 1921. Originally conceived as vacation homes for the resort season, the bungalows also became retirement homes after the mid-1920s, when Pasadena's Hotels began to stay open year round.

The Vista del Arroyo Hotel was closed to guests in February, 1943. At this time the U.S. War Department took possession of the entire 15.3 acre property under the War Powers Act of 1943. The U.S. Army converted all 21 buildings for use as the McCornack Army Hospital.

In its short life as an active military installation, the Vista del Arroyo and its bungalows underwent extensive alterations into a hospital. In June, 1949 the hospital was deactivated and the property considered surplus. In July, 1957 the U.S. Army Ordnance District took complete control of the property and it was designated the Pasadena Area Support Center. When the military moved out, the hotel and bungalows were used for various offices by the General Services Administration. In 1974, the federal government moved its employees out of the Vista del Arroyo to other locations in Pasadena. The hotel was rehabilitated into the U.S. Court of Appeals in 1983-85. When the government abandoned and failed to maintain the bungalows, deterioration increased and the buildings were subject to vandalism.

#### Significance

The Vista del Arroyo bungalows are significant as an integral part of the hotel complex, of which the main building is the centerpiece. Historically, the hotel-bungalow idea, originated in Pasadena by D.M. Linnard, spread throughout southern California, and the Vista del Arroyo remains as a fine example of this concept. In addition, the association with D.M. Linnard, a leading figure in the history of the hotel business in California (at one time or another he owned or managed the Green, the Raymond, the Maryland, the Huntington, the Vista in Pasadena, the Fairmont in San Francisco, the Samarkand, the Arlington and El Encanto in Santa Barbara and the Coronado in San Diego), makes the Vista and its bungalows a significant site.

Bungalow "A" represents the work of one of Southern California's greatest architects of the period, Myron Hunt. Hunt became nationally known for his work in the Spanish Colonial Revival and Mediterranean styles. He designed numerous hotels, including the Ambassador in Los Angeles; hospitals, including the Huntington Memorial Hospital in Pasadena; and civic buildings such as the Pasadena Public Library. Hunt also designed the Huntington Library and Art Gallery.

## ATTACHMENT B

### SOURCES OF INFORMATION

#### Books

Carpenter, Thomas D., Pasadena: Resort Hotels and Paradise. Pasadena: Castle Green Times Publisher, 1984.

Pasadena Community Book. 1943, 1951.

Thurston's Pasadena City Directory. 1925-1941.

#### Newspapers

"Vista Guests Remaining in City", Pasadena Star-News, February 5, 1943.

"It's Moving Day at Vista Hotel, but to No One's Surprise, and Here's Why", Pasadena Star-News, February 3, 1943.

"Vista Story Goes Back Many Years", Independent Star-News, September 7, 1958.

#### Periodicals

"Attractive Hillside Home at the Vista Del Arroyo Recently Completed", California Life, July 15, 1929, p. 12-13.

"Colorful and Luxurious Gardens Surround Hotel Vista Del Arroyo", California Life, December, 1930, p. 10-11.

"Conservative Firm Designs Vista Additions", California Life, August 15, 1928, p. 12-13.

"Mid-Summer at the Vista", California Life, August 1, 1929, p.10.

"Pasadena Garden Club Members Enjoy View of Beautiful Grounds at Hotel Vista Del Arroyo", California Life, May 15, 1929, p. 16-17.

"Recent Arrivals at the Vista Del Arroyo", California Life, December 1, 1928, p.19.

"Seeing Stars at the Vista Del Arroyo", California Life, December 20, 1924, p. 10.

"Semi-Tropical Gardens Surround the Popular Hotel Vista Del Arroyo", California Life, August 15, 1928, p. 16-17.

"The Vista Del Arroyo", California Life, May 13, 1922, p. 14-15.

"The Vista Season in Review and Preview", California Life, August 15, 1928, p. 5-7.

#### Other

Alternative Reuse Feasibility Study for the Vista Del Arroyo Hotel Bungalows. Thirtieth Street Architects, Inc. 1991.

Architectural Notebooks, Pasadena Public Library.

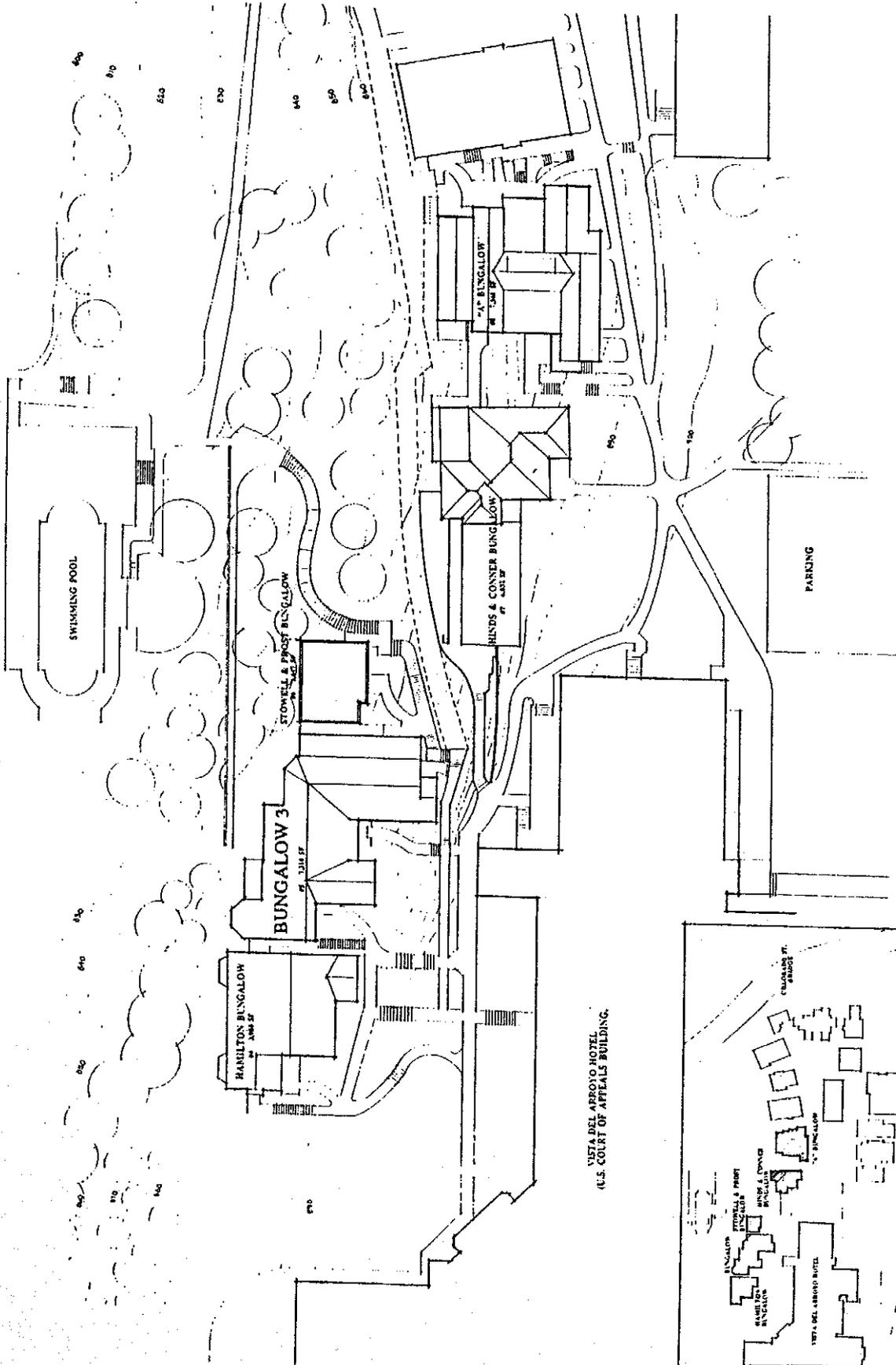
Final Environmental Impact Statement. Vista Del Arroyo.

Historic Structure Report - Vista Del Arroyo Hotel. Charles Hall Page & Associates, Inc. 1980.

National Register of Historic Places Inventory - Nomination Form. Vista Del Arroyo Hotel & Bungalows. 1980.

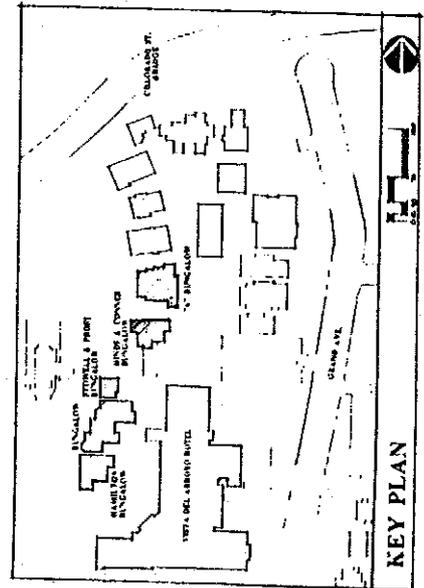
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 Inc.  
 7 DEC '90

VISTA DEL ARROYO HOTEL BUNGALOWS  
 PASADENA, CA



PARTIAL SITE PLAN

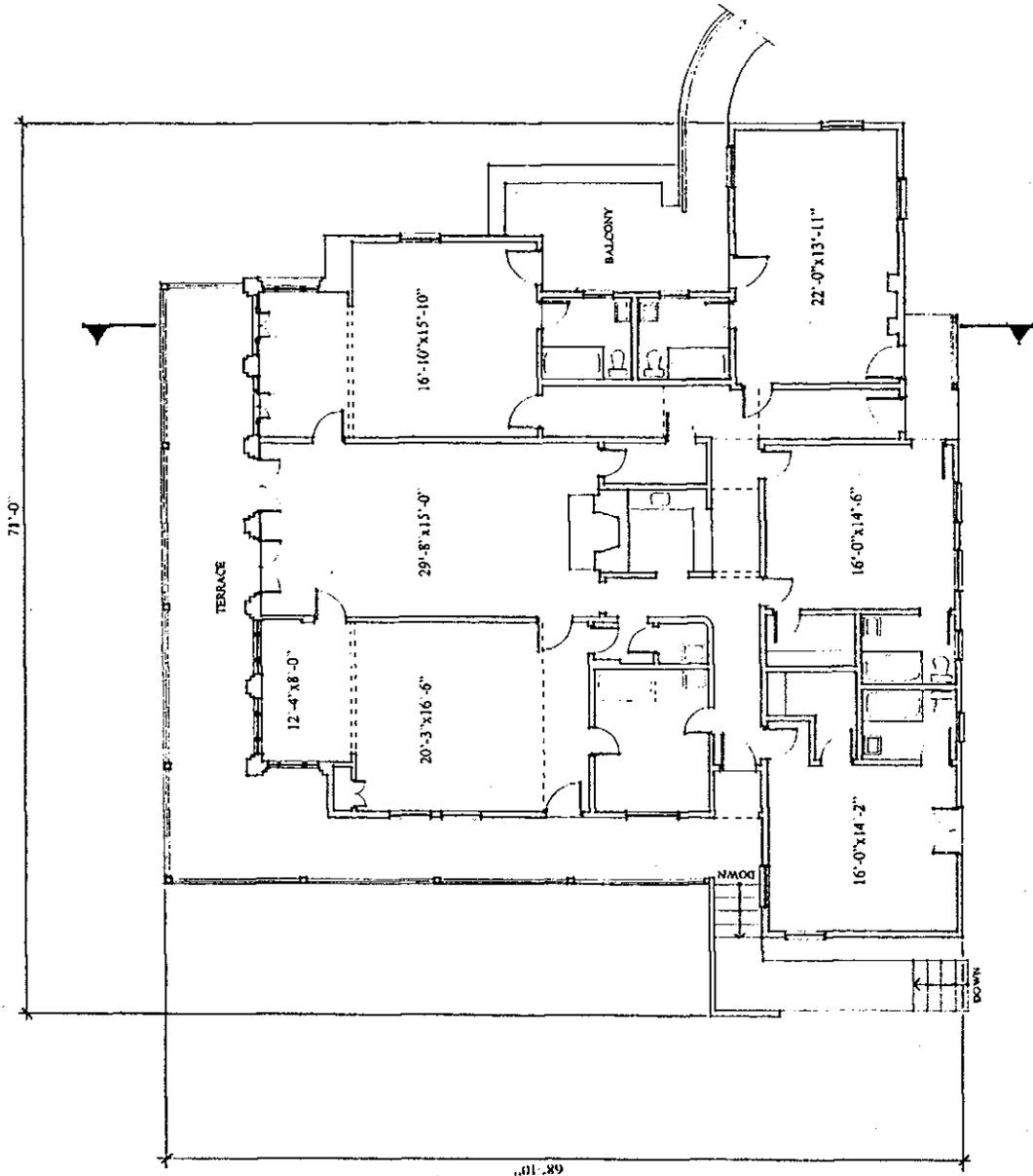
VISTA DEL ARROYO HOTEL  
 (U.S. COURT OF APPEALS BUILDING)



KEY PLAN

Shrout  
Street  
Architects  
Inc.  
7 DEC. '96

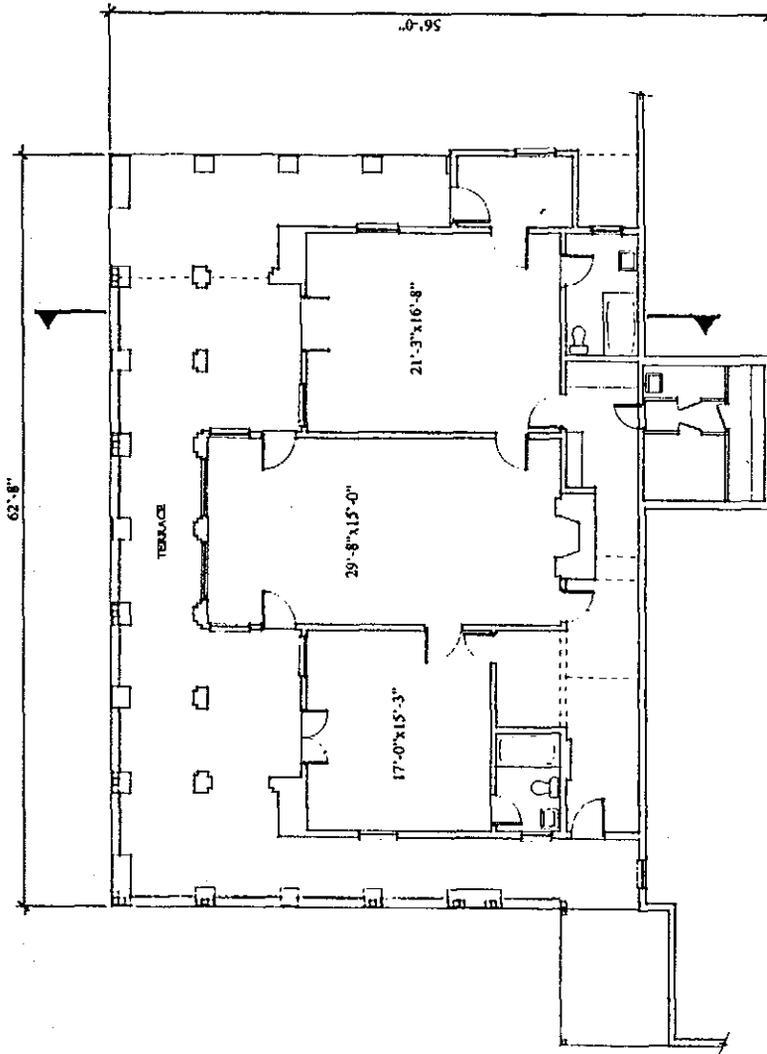
VISTA DEL ARROYO HOTEL BUNGALOWS  
PASADENA, CA



UPPER FLOOR  
3,205 SF  
"A" BUNGALOW  
FLOOR PLANS

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Architects  
Inc.  
7 DEC. '90

VISTA DEL ARROYO HOTEL BUNGALOWS  
PASADENA, CA



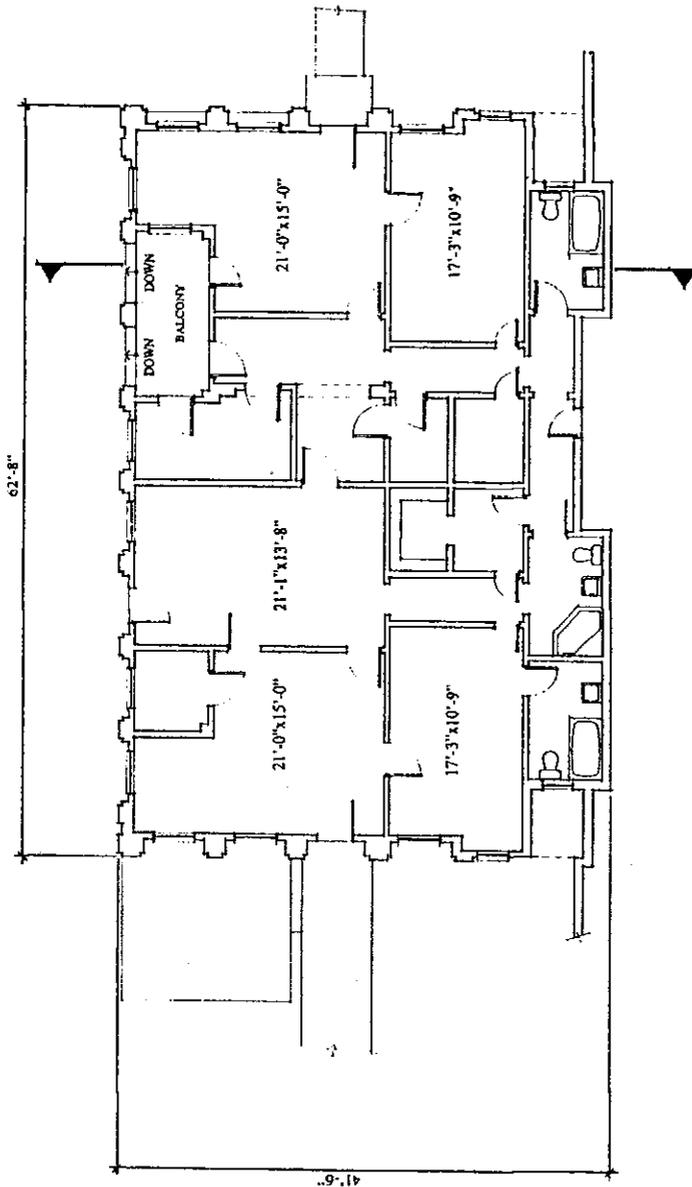
MIDDLE FLOOR  
2,067 SF

"A" BUNGALOW  
FLOOR PLANS



Shirley  
Smith  
architects  
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7 DEC. 90

VISTA DEL ARROYO HOTEL BUNGALOWS  
PASADENA, CA



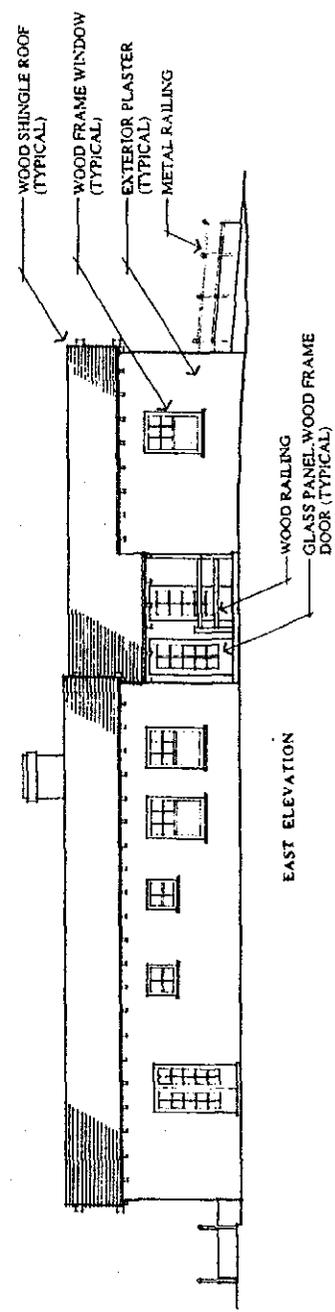
LOWER FLOOR  
1,288 SF

"A" BUNGALOW  
FLOOR PLANS

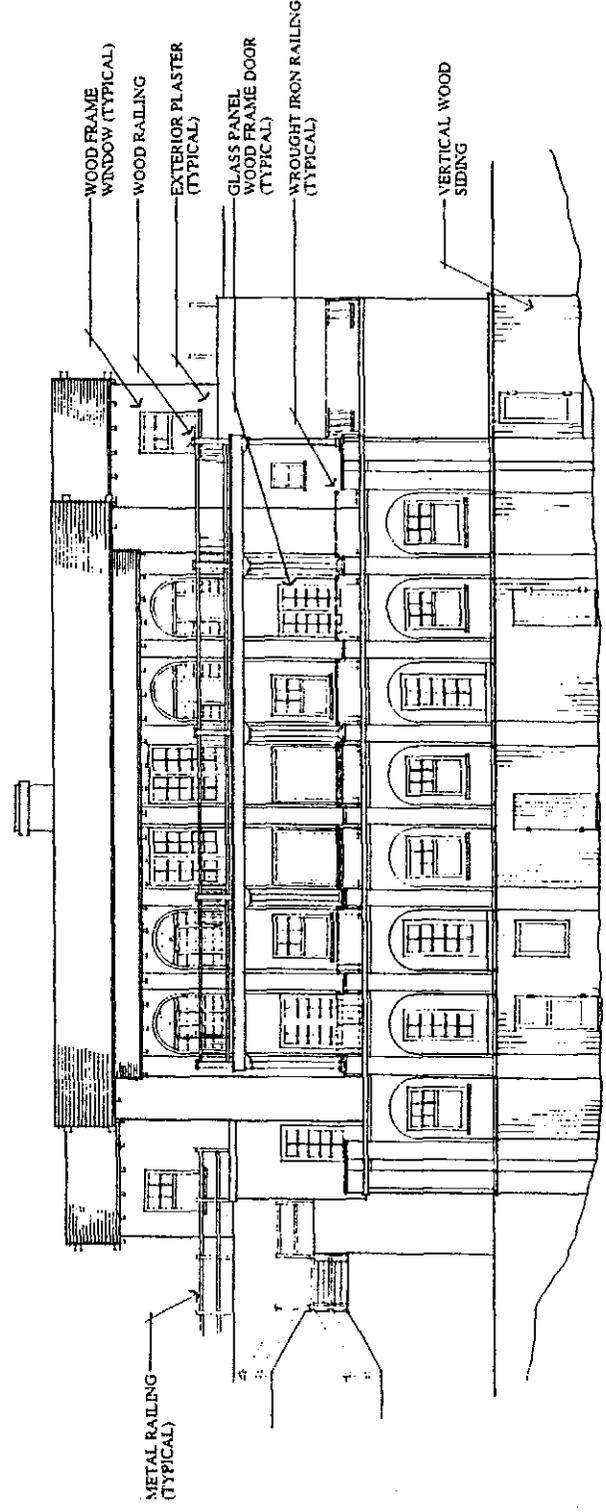


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 INC.  
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VISTA DEL ARROYO HOTEL BUNGALOWS  
 PASADENA, CA



EAST ELEVATION



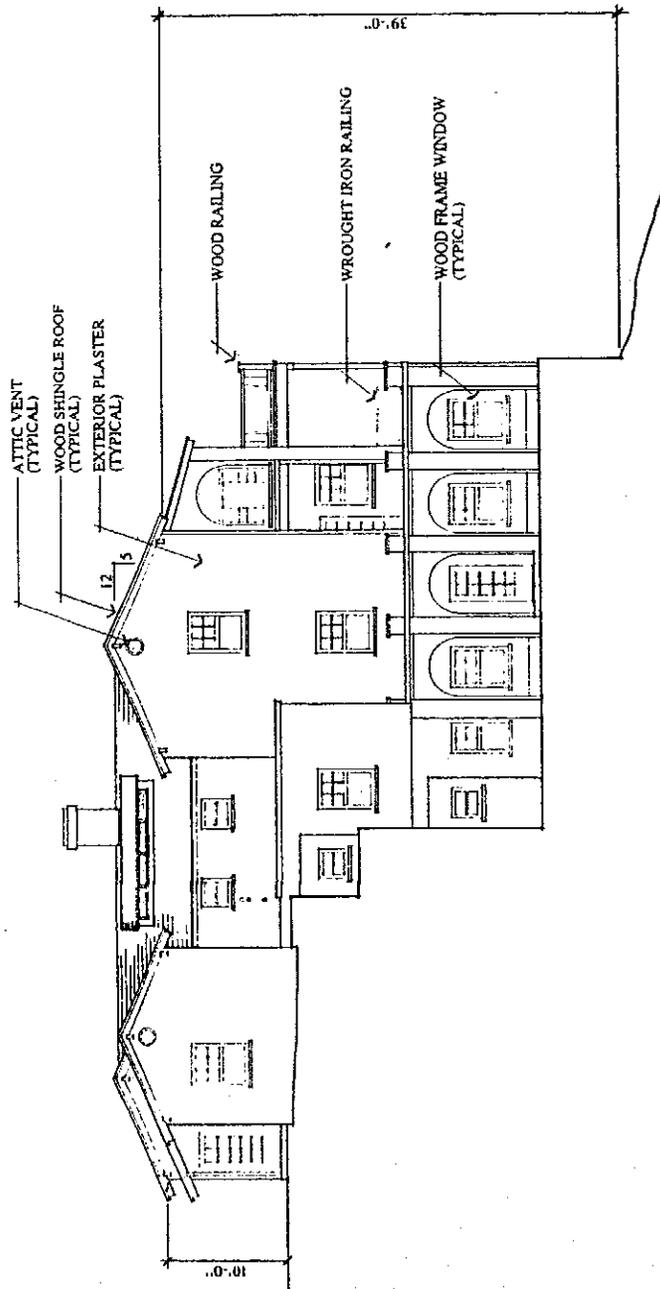
WEST ELEVATION



"A" BUNGALOW  
 BUILDING ELEVATIONS

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 PASADENA, CA



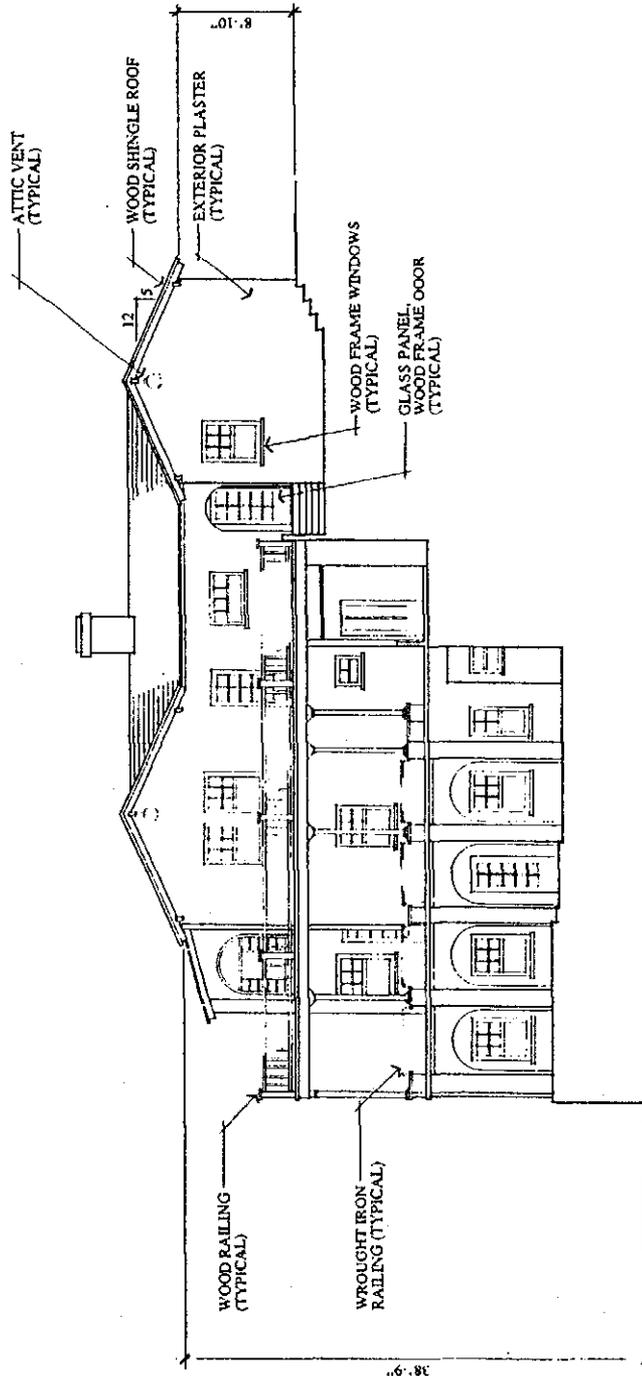
NORTH ELEVATION

"A" BUNGALOW  
 BUILDING ELEVATIONS



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 PASADENA, CA



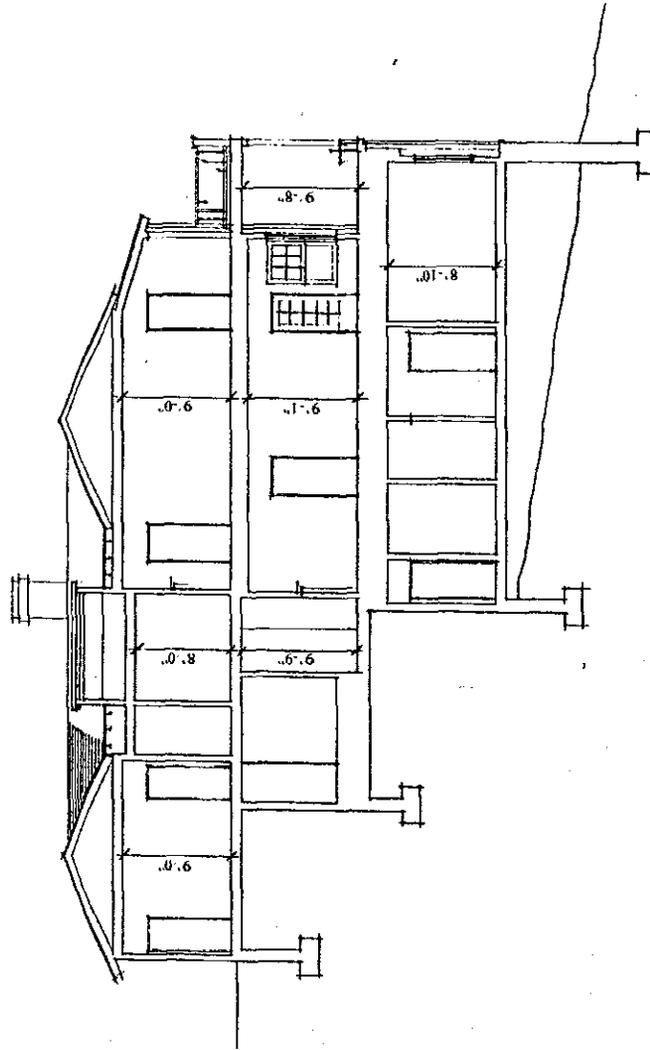
SOUTH ELEVATION

"A" BUNGALOW  
 BUILDING ELEVATIONS



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VISTA DEL ARROYO HOTEL BUNGALOWS  
PASADENA, CA



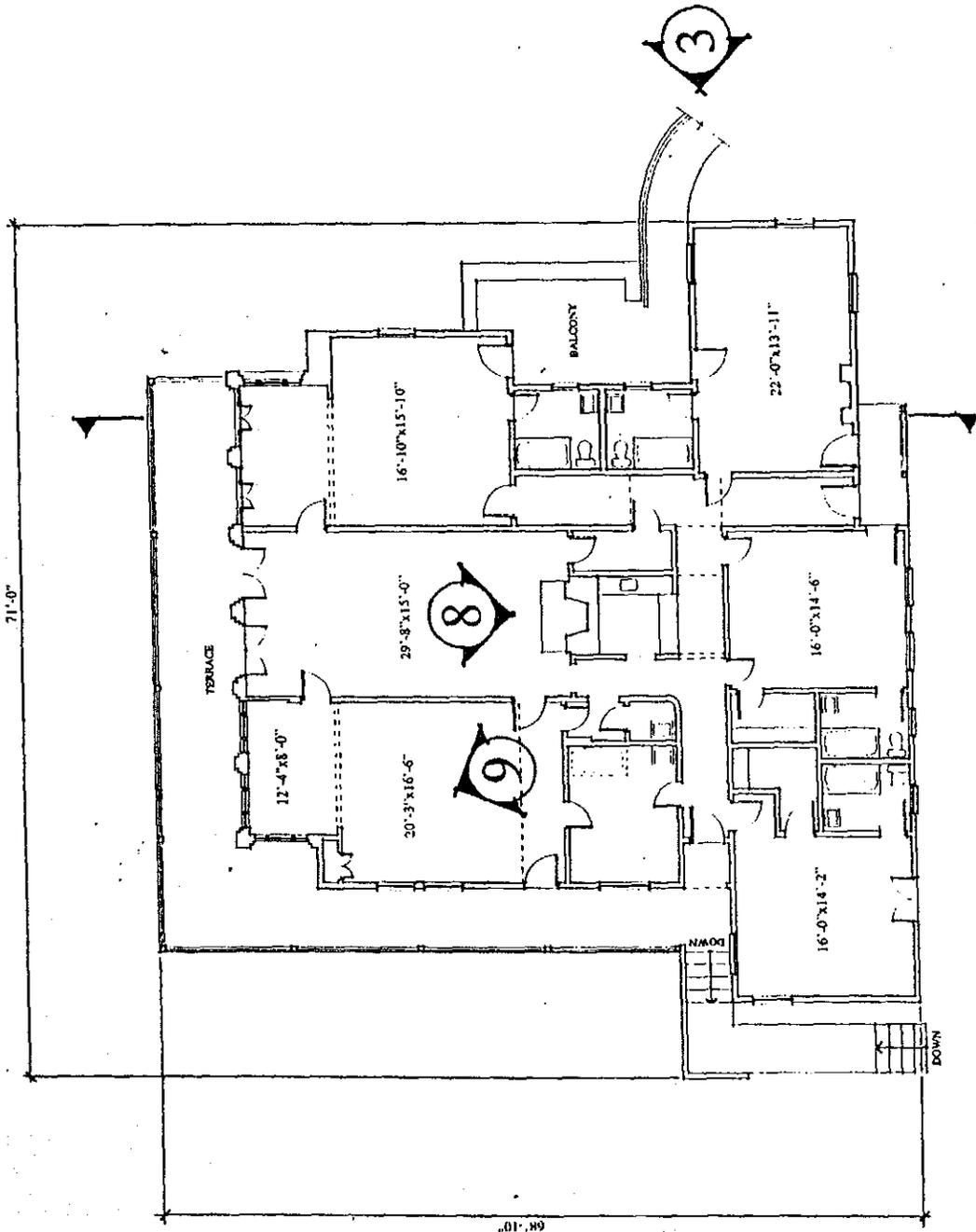
"A" BUNGALOW

BUILDING SECTIONS



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 7 DEC. '90

VISTA DEL ARROYO HOTEL BUNGALOWS  
 PASADENA, CA



UPPER FLOOR  
 3,305 SF

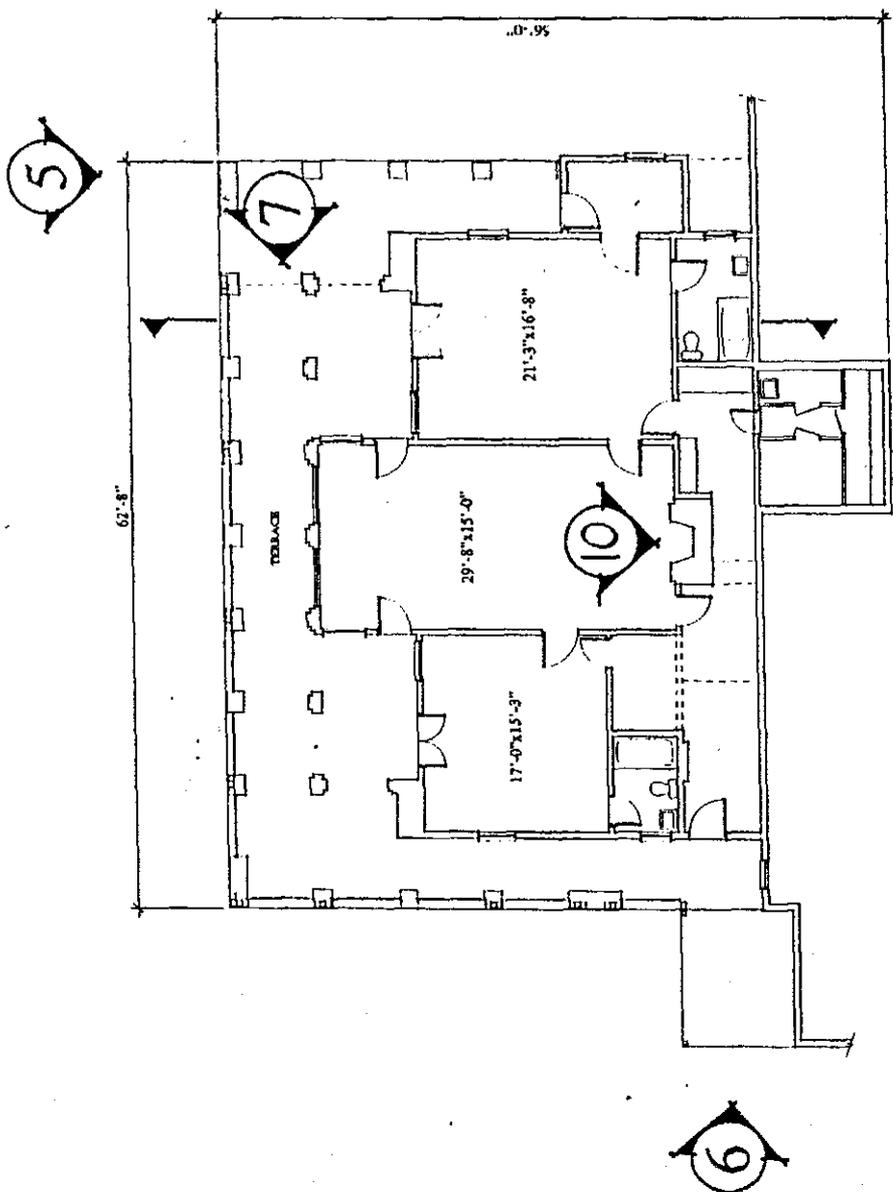
"A" BUNGALOW  
 FLOOR PLANS

KEY TO PHOTOGRAPHS



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architects  
INC  
7 DEC. 90

VISTA DEL ARROYO HOTEL BUNGALOWS  
PASADENA, CA



MIDDLE FLOOR  
2,067 SF

"A" BUNGALOW  
FLOOR PLANS  
KEY TO PHOTOGRAPHS