



## Planning Commission **STAFF REPORT**

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*Gina Frierman-Hunt, Vice-Chair*  
*Matt Buckles, Commissioner*  
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*Leslee Hinton, Commissioner*  
*John C. Hutt, Commissioner*  
*Bob Spears, Commissioner*

*Vincent Gonzalez, Director of  
Planning and Community  
Preservation*

DATE: November 5, 2015

TO: Planning Commission

FROM: Monica Esparza, Assistant Planner

THROUGH: Vincent Gonzalez, Director – Planning and Community Preservation

**SUBJECT: Historic Designation – 101 W. Bonita Ave: An application to consider the nomination as a local Historic Cultural Landmark for the property located at 101 West Bonita Avenue.**

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### **Executive Summary**

The property owner, Mark Abernathy, is requesting that the Planning Commission consider approving a request to nominate the property, Webster House, located at 101 West Bonita Avenue, as a local Historic Cultural Landmark to be included in the City's Designated Historic Landmark List.

Staff recommends that the Planning Commission recommend approval to the City Council of the historic designation of the Webster House, pursuant to Planning Commission Resolution 15-14 included herein.

### **BACKGROUND**

The property owner, Mark Abernathy, submitted an application to nominate the Webster House located at 101 West Bonita Avenue as a local Historical Cultural Landmark. Pursuant to Code Section 17.80.050, ("Designation Criteria") the City Council may approve a request for designation upon recommendation by the Planning Commission if the property meets the required findings based on historic or architectural criteria.

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## **REQUEST FOR HISTORIC DESIGNATION**

According to the Los Angeles County Tax Assessor, the Webster residence is a 2,782-square-foot, 1½-story house located on an 18,500-square-foot lot. The property includes a garage and a guest house located on the north and northeast of the house, respectively.

The home was named after Tasker Milton Webster who originally built the house in 1906 on the property deeded to him by his mother, Mary A. Webster. Mary came from England and bought land in Sierra Madre from Nathaniel H. Hosmer in the 1900s. She made a substantial donation of land to the Episcopal Church where family members were active parishioners. Tasker Webster started his career as a carpenter and eventually became a building contractor, building many of the homes in Sierra Madre during the turn of the century building boom. Upon his engagement to Caroline Hauxhurst, he acquired the subject lot from his mother and built the home he lived in for the remainder of his life. The house was built a year prior to the incorporation of the City of Sierra Madre, therefore permits for the original structure are not available. An increase in the assessed value of the property within tax year 1918-1919 indicates that Tasker Webster completed additional construction on the property during that time.

Tasker was active in the community and well-known for his involvement in directing the first municipal band and being a member of the local Kiwanis Club. He also held leadership positions in various organizations such as holding the position of President for the Sierra Madre Club, Board of Directors for the Chamber of Commerce, and serving as a member of the Sierra Madre City Council. Tasker's wife, Caroline Webster, was also very involved in the community, serving as treasurer of the Sierra Madre's Woman's Club. Caroline remained in the house after Tasker's death until 1933 when she sold the house to Holten Robinson. Robinson in turn sold the house in 1940 to William Stratton who used the house as rental property.

In 1947, the house was deeded to the First Congregational Church of Sierra Madre, later renamed Sierra Madre Congregational Church in 1951. The City's building permit file shows that permits were issued to the Sierra Madre Congregational Church in 1954 for electrical and plumbing work as well as for erecting the guest house in 1958. The house was parsonage for the Church for the next 19 years.

Duane Dier acquired the property in 1972 and expanded the house to its present configuration, and made a number of improvements including a five-car garage built in 1973 and a swimming pool built in 1977. In 1978, Dier built the second story addition at the rear of the house and a 400-square-foot workshop attached to the garage. In 2015 he sold the property to the current owners, Mark D. and Kerri L. Abernathy.

## **ANALYSIS**

The Historical Resources Evaluation prepared by historian Charles J. Fisher, submitted as part of the application and included herein as Exhibit C, states that the Webster House is an early example of Craftsman design, a design that originated along the Arroyo Seco in Pasadena and Highland Park. According to a reference from “A Field Guide to American Houses” included in Mr. Fisher’s evaluation, Craftsman houses feature “hipped roof – These make up less than 10 percent of the Craftsman houses; they are almost equally divided between one and two-story examples. This subtype is similar to some simple Prairie houses, which normally lack the exposed rafters and other typical details.” The Webster House includes this feature along with other architectural features that emulate the features of a Craftsman.

According to the Historical Resources Evaluation, the following elements are “character defining features” of the Webster House that embody the distinctive characteristics of the Craftsman architectural style:

- The gable that stretches from the South to the main hipped roof
- The main hipped roof that partially ends at a gabled two-story rear addition
- The east facing gabled dormer
- The stained cedar shingles
- The multi-light double hung and casement wood windows
- The eaves which are open with boxed ends with decorative 2”x4” beams spaced to support the eaves
- The horizontal lattice style attic vent opening on the upper part of the front gable,
- The open framed second-story wooden balcony
- The porch which is made of stone, flanking a wide concrete staircase with two tiered stone stoops
- The staircase which is topped with a solid shingle covered balustrade which the three pillars sit atop
- The multi-wood and beveled glass front door that is slightly offset to the right and directly in line with the steps
- The concrete chimney on the West side of the house
- The five-car garage
- The wood shingle siding

## **FINDINGS**

Pursuant to the provisions of SMMC Chapter 17.82.050, a site may be designated a historic landmark by the City Council upon a recommendation by the Commission if it meets the following criteria:

- 1. That the architectural style is representative of the work or is one of a few remaining examples of a notable builder, designer or architect, or, it embodies distinctive characteristics of a style, type, period, or method of construction,**

**or, is a valuable example of architectural achievement or innovation such as the use of indigenous materials or craftsmanship.**

The Webster House is architecturally significant as it is one of the few Craftsman Style houses found in Southern California that include a hipped roof, a feature found in less than 10 percent of Craftsman houses. The exterior features of the house display an outstanding level of integrity in its Craftsman style design and materials, and has been well preserved. The design is representative of the Craftsman style that flourished from the Arts and Crafts movement of the 19<sup>th</sup> Century. This was the dominant style for smaller houses built throughout the country during the period from about 1905 until the early 1920s. The Craftsman style originated in Southern California and most landmark examples are concentrated there. The style rapidly faded after the mid-1920s and few were built after 1930. The Webster House retains its original design with the 1978 addition blending into the original design, while being clearly distinguished from the original house. The garage and guest house utilize the same materials and are complementary in design to the main house.

- 2. That the site is associated with local, state or national cultural, social, economic, political or natural history, events or persons significant to the history of Sierra Madre, or it reflects significant geographical patterns, including those associated with different eras of settlement and growth, particular transportation modes, or distinctive examples of park or community planning.**

Tasker Webster was a person significant to the history of Sierra Madre in that he was very active in the Sierra Madre community, as was his mother Mary A. Webster, the first owner of the property. Tasker was well-known for his involvement in directing the first municipal band and being a member of the local Kiwanis Club. He also held leadership positions in various organizations such as that of President for the Sierra Madre Club, member of the Board of Directors for the Chamber of Commerce, and a Sierra Madre City Councilmember. Tasker's wife, Caroline Webster, was also very involved in the community, serving as treasurer of the Sierra Madre's Woman's Club.

#### General Plan

**The proposed designation is consistent with and serves to implement the general plan, specifically promoting a greater understanding and appreciation of the City's historic past and is consistent with general plan policies that pertain to compiling and maintaining an inventory of those architectural and historical resources within the City which are identified as significant;** in that the Webster House is a rare example of the Craftsman style in that only 10 percent of Craftsman style homes have a hipped roof. This property is also associated with individuals with local historic significance in the City. These attributes contribute to the designation of

the residence as a significant architectural and historical resource to the City of Sierra Madre.

### **ENVIRONMENTAL ASSESSMENT**

The request for designation qualifies for a Categorical Exemption, pursuant to Sections 15301 and 15331 of the California Environmental Quality Act (CEQA) as it involves no expansion of an existing structure and pertains to preservation of a historic resource.

### **PUBLIC NOTICE**

The required legal notice of this public hearing was provided, including publication in the Mountain Views News newspaper, posting at City Hall, Library and the City's website, and by electronic mail to the property owner.

### **ALTERNATIVES**

The Planning Commission has the following alternatives:

1. Recommend approval of the request for historic designation pursuant to Resolution 15-14
2. Recommend denial of the request for historic designation, stating the reasons why the findings cannot be made, and direct staff to prepare a Resolution denying the request.
3. Continue the matter, and provide direction to staff for further information.

### **RECOMMENDATION**

Staff recommends Alternative #1:

Recommend approval of the designation of the Webster House as a local Historical Cultural Landmark to be listed on the City's Historic Cultural Landmark list pursuant to Planning Commission Resolution 15-14.

Prepared by:



Monica Esparza  
Assistant Planner

**Attachments:**

1. Exhibit A: Planning Commission Resolution 15-14
2. Exhibit B: Nomination Application for Historic Cultural Landmark Status
3. Exhibit C: Historical Resources Evaluation Report dated August 2015

# EXHIBIT A

Planning Commission Resolution 15-14

## **PC RESOLUTION 15-14**

### **A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SIERRA MADRE RECOMMENDING APPROVAL OF THE DESIGNATION OF THE WEBSTER HOUSE, LOCATED AT 101 WEST BONITA AVENUE, AS A LOCAL HISTORIC CULTURAL LANDMARK**

THE PLANNING COMMISSION OF THE CITY OF SIERRA MADRE DOES HEREBY RESOLVE:

WHEREAS, an application for the designation of Historic Cultural Landmark Status was filed by:

**Mark Abernathy  
101 W. Bonita Ave  
Sierra Madre, CA. 91024**

WHEREAS, the request for the DESIGNATION OF HISTORIC CULTURAL LANDMARK STATUS can be described as:

A request to nominate the property, Webster House, located at 101 West Bonita Avenue, as a local Historic Cultural Landmark to be included in the City's Designated Historic Landmark List. Pursuant to Code Section 17.82.050, a property may be designated a historic landmark if it meets prescribed historic or architectural criteria.

WHEREAS, the Historical Cultural Landmark Status would apply to the Webster House at 101 West Bonita Avenue, Sierra Madre, CA, 91024;

WHEREAS, the Planning Commission has received the report and recommendations of staff;

WHEREAS, a public hearing was held before the Planning Commission on November 5, 2015, with all testimony received being made part of the public record;

WHEREAS, the proposed project qualifies for a Categorical Exemption, pursuant to Sections 15301 and 15331 of the California Environmental Quality Act (CEQA) as it involves no expansion of an existing structure and pertains to preservation of a historic resource.

NOW THEREFORE, in consideration of the evidence received at the hearing, and for the reasons discussed by the Commissioners at said hearing, the Planning Commission now finds as follows:

- **That the architectural style is representative of the work or is one of a few remaining examples of a notable builder, designer or architect, or, it embodies distinctive characteristics of a style, type, period, or method of construction,**



**or, is a valuable example of architectural achievement or innovation such as the use of indigenous materials or craftsmanship.**

The Webster House is architecturally significant as it is one of the few Craftsman Style houses found in Southern California that include a hipped roof, a feature found in less than 10 percent of Craftsman houses. The exterior features of the house display an outstanding level of integrity in its Craftsman style design and materials, and has been well preserved. The design is representative of the Craftsman style that flourished from the Arts and Crafts movement of the 19<sup>th</sup> Century. This was the dominant style for smaller houses built throughout the country during the period from about 1905 until the early 1920s. The Craftsman style originated in Southern California and most landmark examples are concentrated there. The style rapidly faded after the mid-1920s and few were built after 1930. The Webster House retains its original design with the 1978 addition blending into the original design, while being clearly distinguished from the original house. The garage and guest house utilize the same materials and are complementary in design to the main house.

- **That the site is associated with local, state or national cultural, social, economic, political or natural history, events or persons significant to the history of Sierra Madre, or it reflects significant geographical patterns, including those associated with different eras of settlement and growth, particular transportation modes, or distinctive examples of park or community planning.**

Tasker Webster was a person significant to the history of Sierra Madre in that he was very active in the Sierra Madre community, as was his mother Mary A. Webster, the first owner of the property. Tasker was well-known for his involvement in directing the first municipal band and being a member of the local Kiwanis Club. He also held leadership positions in various organizations such as that of President for the Sierra Madre Club, member of the Board of Directors for the Chamber of Commerce, and a Sierra Madre City Councilmember. Tasker's wife, Caroline Webster, was also very involved in the community, serving as treasurer of the Sierra Madre's Woman's Club.

#### General Plan

**The proposed designation is consistent with and serves to implement the general plan, specifically promoting a greater understanding and appreciation of the City's historic past and is consistent with general plan policies that pertain to compiling and maintaining an inventory of those architectural and historical resources within the City which are identified as significant;** in that the Webster House is a rare example of the Craftsman style in that only 10 percent of Craftsman style homes have a hipped roof. This property is also associated with individuals with local historic significance in the City. These attributes contribute to the designation of the residence as a significant architectural and historical resource to the City of Sierra Madre.

**Planning Commission Resolution 15-14**  
**November 5, 2015**

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PURSUANT TO THE ABOVE FINDINGS, IT IS RESOLVED that the Planning Commission RECOMMENDS APPROVAL of the Designation of Historic Cultural Landmark Status, subject to the conditions of approval in the attached Exhibit A.

The recommendation for approval is final, unless appealed to the City Council in writing within ten (10) days following the adoption of this Resolution, pursuant to the provisions of Section 17.60.120 of the Sierra Madre Municipal Code.

The time in which to seek judicial review of this decision shall be governed by Code of Civil Procedure Section 1094.6. The Planning Commission Secretary shall certify to the adoption of this resolution, transmit copies of the same to the applicant and his counsel, if any, together with a proof of mailing in the form required by law and shall enter a certified copy of this resolution in the book of resolution of the City.

APPROVED, the 5<sup>th</sup> day of November, 2015, by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

\_\_\_\_\_  
Ken Goldstein, Chairperson  
Sierra Madre Planning Commission

ATTEST:

\_\_\_\_\_  
Vincent Gonzalez, Director  
Planning & Community Preservation Department

**EXHIBIT A**

**Historic Cultural Landmark Status – Webster House**

**General Conditions:**

The applicant and property owner shall:

1. Comply with all applicable provisions of the Sierra Madre Municipal Code, including but not limited to those Chapters pertaining to Zoning, Building and Construction, Vehicles and Traffic, and Health and Safety, and including all such provisions which may be contained in Uniform Codes which have been incorporated by reference within the Sierra Madre Municipal Code.
2. Comply with all applicable provisions of Federal, State and Los Angeles County law and regulations, including but not limited to the California Environmental Quality Act.
3. Execute and deliver to the City's Department of Development Services an Affidavit of Acceptance of Conditions on a form to be provided by such Department within ten business days of the date of this approval. This approval shall not be effective for any purpose until the Applicant complies with this condition.
4. To the fullest extent permitted by law, fully protect the City, its employees, agents and officials from any loss, injury, damage, claim, lawsuit, expense, attorneys' fees, litigation expenses, court costs or any other costs arising out of or in any way related to the issuance of this approval, or the activities conducted pursuant to this approval. Accordingly, to the fullest extent permitted by law, the applicant and property owner shall defend, indemnify and hold harmless City, its employees, agents and officials, from and against any liability, claims, suits, actions, arbitration proceedings, regulatory proceedings, losses, expenses or costs of any kind, whether actual, alleged or threatened, including, but not limited to, actual attorneys' fees, litigation expenses and court costs of any kind without restriction or limitation, incurred in relation to, as a consequence of, arising out of or in any way attributable to, actually, allegedly or impliedly, in whole or in part, the issuance of this approval, or the activities conducted pursuant to this approval. Applicant and property owner shall pay such obligations as they are incurred by City, its employees, agents and officials, and in the event of any claim or lawsuit, shall submit a deposit in such amount as the City reasonably determines necessary to protect the City from exposure to fees, costs or liability with respect to such claim or lawsuit.

(end of conditions)

# EXHIBIT B

Nomination Application for Historic Cultural  
Landmark Status



# City of Sierra Madre

**RECEIVED**  
AUG 04 2015  
CITY OF SIERRA MADRE  
PLANNING & BUILDING

## NOMINATION APPLICATION FOR HISTORIC CULTURAL LANDMARK STATUS

Note: Please use the attached instructions when preparing this form. If more space is needed feel free to add as many sheets as necessary.

### IDENTIFICATION

1. Name of proposed historic landmark Webster House
2. Street address 101 W. Bonita Avenue
3. Assessor's parcel number 5767-039-031 (Please attach assessor's parcel map)
4. Complete legal description/tract Hosmer's Subdivision of Lot 5 of the Sierra Madre Tract  
Block Y Lot(s) 22 APN No. 5767-039-031
5. Range of addresses on property 101 thru 119 W. Bonita Avenue
6. Present owner(s) Mark Abernathy  
Street address \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_  
Mailing Address \_\_\_\_\_  
Phone (h) (626) 241-9654 (w) (626) 574-1000
7. Ownership is: Private ☒ Public \_\_\_\_\_ Commercial \_\_\_\_\_ Nonprofit \_\_\_\_\_
8. Present use Residence Original use Residence

### DESCRIPTION AND CONSTRUCTION DETAILS

9. Architectural Style Craftsman
10. On a separate, attached page, briefly state the present physical description of the site or structure.

### NAME OF PROPOSED MONUMENT Webster House

11. Construction date 1906
12. Architect(s)/Designer(s) and/or Engineer(s) \_\_\_\_\_
13. Contractor/Builder Tasker M. Webster
14. Dates of enclosed photographs February 23, 2015 / June 1, 2015 / MLS photos from 2015

232 W. Sierra Madre Blvd., Sierra Madre, CA 91024  
Telephone (626) 355-7135 Fax (626) 355-2251

15. Condition of site/structure: Newly restored/excellent X Good \_\_\_\_\_ Fair \_\_\_\_\_  
Deteriorated \_\_\_\_\_ No longer in existence \_\_\_\_\_
16. Alterations 2-Story addition to rear in 1977
17. Current threats to site: None at present X Private development \_\_\_\_\_ Zoning \_\_\_\_\_  
Vandalism \_\_\_\_\_ Other \_\_\_\_\_

### SIGNIFICANCE

18. Briefly state historical and/or architectural importance, include dates, events and persons associated with the site:  
Important example of early Craftsman design built in 1906  
by prominent local builder Tasker Milton Webster, who was  
an important civic leader, later serving on City Council.  
(See report for more detailed history)
19. Documentation (list books, surveys, newspaper articles, property records, or oral histories with dates):  
(See bibliography in report for list of sources)
20. Date form prepared August 1, 2015 Preparer's Name Charles J. Fidler  
Organization (if any) \_\_\_\_\_ Address 140 S. Avenue 57, Highland Park, CA  
Phone (323) 256-3593 90042

### CONSENT OF OWNER

21. I understand that by placing my property on the Sierra Madre Register of Historic Landmarks, my property is subject to all provisions of the Sierra Madre Municipal Code Chapter 17.82.

Mark Avery  
OWNER'S SIGNATURE

8/3/15  
DATE

# EXHIBIT C

Historical Resources Evaluation Report  
dated August 2015



# Historical Resource Evaluation



## Webster House

**101 W. Bonita Avenue, Sierra Madre**

**Lot 22, Block Y, of Hosmer's Subdivision of Lot 5 of the Sierra Madre Tract, as per Map Recorded in Book 10, Page 14 of Miscellaneous of Los Angeles County**

*Prepared by:*

Charles J. Fisher, Historian  
140 S. Avenue 57  
Highland Park, CA 90042

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Webster Marriage Announcement & note on building house

Tasker M. Webster Obituary

Building Permit List

Building Permits

## *Section I*

### *Executive Summary*

The purpose of this report is to evaluate the structure located at 101 W. Bonita Avenue, in the City of Sierra Madre, California, to determine whether it meets the requirements as a historical resource in accordance with Section 15064.5 of the California Environmental Quality Act (CEQA) guidelines more specifically for the purpose of designation as a Historical Landmark by the City of Sierra Madre, California and the establishment of a Mills Act contract. The ultimate conclusions in this report represent the professional opinions of the author and are based on the data that has been found through research of the historical and architectural background of the subject property that was available at the time of preparation, as well as the application of local, state and federal criteria of eligibility as well as the best professional practices.

This report has been prepared for the property owner, Mark, for the purpose of nominating the resource as a Sierra Madre Historical Landmark in order to establish eligibility for participation in the Mills Act program. The report looks at the resource at the National level in order to determine a California Historical Resource Status Code, however it is specifically discussed at the local level for the purpose of establishing its eligibility under the Sierra Madre City ordinance.

The author is a professional historian with extensive experience in property research and historic preservation, dating from the mid 1980's. This background includes the research, preparation and/or advocacy of over 150 Historic Cultural Monument Nominations for the City of Los Angeles, three for Ventura County and one in the City of Ojai, as well as research and documentation of numerous other historic structures. Other qualifications include work as a past president and board member of the Highland Park Heritage Trust, past co-chair of the Cultural Resources Committee of the Los Angeles Conservancy, president of the Heritage Coalition of Southern California and 28 years doing property research for Transamerica Real Estate Tax Service.

The resource to be evaluated is a 1½-story, single-family residential building built in 1905 and located at the center of the property, referred to as the Webster House, named for its first owner/builder. It is sited on Lot 22, Block Y of Hosmer's Subdivision of Lot 5 of the Sierra Madre Tract.

The structure is not presently listed on any local, state or federal register nor is it listed as a contributor to any local, state or federal historic district



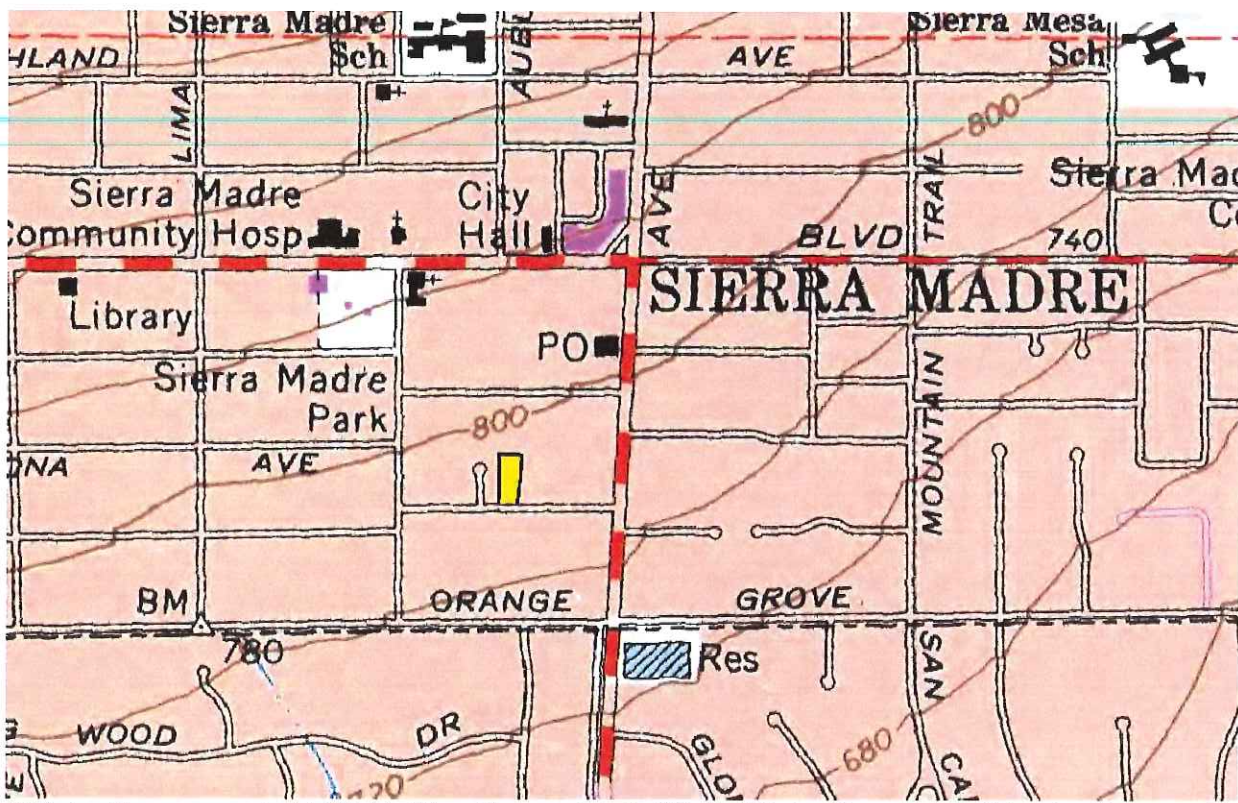
The full legal description of the property is as follows:

**PARCEL 1:**

**LOT 22 IN BLOCK "Y" OF HOSMER'S SUBDIVISION OF LOT 5 OF THE SIERRA MADRE TRACT, IN THE CITY OF SIERRA MADRE, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 10, PAGE 14 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS.**

The subject house was originally built in 1906 by Tasher M. Webster expanded by Webster around 1919 and expanded to its present configuration in 1978 by Duane Dyer. The property also includes a garage building to the North of the house and a guest house located to the Northeast of the house.

The site is situated in the Southern portion of the City of Sierra Madre and is located at 34.158648°, - 118.054748°, within the boundaries of the original Rancho Santa Anita.



*Webster House property highlighted in yellow on detail of United States Department of Interior Topographic Map of Sierra Madre, Los Angeles County, California.*

## *Section II*

### *Methodology*

In evaluating a potential historic property, several criteria are employed, including an analysis of architectural and historical significance, as well as specific evaluations as to whether the subject property meets the various requirements for it to be considered historic.

These requirements may include the age and rarity of the design, significance of an architect, builder or owner/resident of the property, along with how the structure relates to its historic context, how much of its own architectural integrity has survived as well as whether non-historic alterations can be easily reversed.

Age and integrity are important criteria here because the structure was built 110 years ago and slightly enlarged by the original owner/builder fourteen years later.

A site visit was made on June 1, 2015 when photos were taken both the interior and exterior of the subject property.

An analysis was also made of the history of the structure including owners, occupants, using various public records, such as census data, death records and newspaper citations. Some historical context was also gathered from previously published books and articles as noted in the bibliography.



### ***Section III***

#### ***Historic Property Regulations***

In a determination of eligibility a potential historic resource must be considered under the California Environmental Quality Act (CEQA) to determine if it is either eligible for the California Register of Historic Resources (California Register). The California Register is modeled after the National Register of Historic Places (National Register). There are only a handful of differences in the standards for the National and California Registers. The California Register has a slightly lower integrity requirement than the National Register. A resource is also presumed to be historic if it is locally listed or has been identified as historically significant in a historic resources survey.

However, a preponderance of evidence could show that a property so is either no longer historic due to alterations subsequent to a survey or further examination has found that it does not meet the criteria and requirements set forth in the California Register. The National and California Register programs are discussed below.

#### **National Register of Historic Places**

The National Register is described in Title 36 of the Code of Federal Regulations as “an authoritative guide to be used by federal, state or local governments, private groups and citizens to identify the nation’s cultural resources and to indicate what properties should be protected from destruction or impairment.”

To be eligible for listing in the National Register, the resource must normally be at least 50 years of age and must possess significance in American history and culture, architecture or archeology. To be considered significant, a property must meet one or more of the following four established criteria:

- A. It must be associated with events that have made a significant contribution to the broad patterns of our history; or
- B. It must be associated with the lives of persons significant in our past; or
- C. It must embody the distinctive characteristics of a type, period, or method of construction, or that represents the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction; or
- D. That it yield, or may be likely to yield, information important in prehistory or history.

The resource must also have integrity so that, according to National Register Bulletin #15 on How to Apply the National Register Criteria for Evaluation, “to be eligible for the National Register, a property must not only be shown to be significant under National Register criteria, but it must also have integrity”, which is the ability of the resource to convey its significance. In other words, a property must not be so altered from the condition during the period of significance, that it fails to show the reasons for that significance.

A resource should also be significant within a historic context to be eligible for listing. According to National Register Bulletin #15, historic contexts are “those patterns, themes or trends in history by which a specific occurrence, property, or site is understood and its meaning (and ultimately its significance) within history or prehistory is made clear.” The significance of a historic property can be determined only when it is evaluated within its historic context. The resource must represent an important aspect of the area’s history or prehistory and still have the integrity to convey that to qualify for the National Register.

The National Register also allows for the establishment of historic districts, where the properties may not be eligible for individual listing, but as a grouping, convey both the integrity and context to meet one or more of the four criteria.

### California Register of Historic Resources

The California Register was established in 1992, when Governor Pete Wilson signed Assembly Bill 2881. Like the National Register, the California Register is used by state and local agencies, private groups and individual citizens to identify and list historic resources and to help determine which resources are to be protected, to the extent prudent and feasible, from substantial adverse impacts.

The California Register consists of all California properties that are listed on or determined eligible for the National Register and all California Landmarks from No. 770 up, which are automatically listed, as well as others that are directly nominated by an application processed through a public hearing process and are determined eligible for listing by the State Historic Resources Commission (SHRC). In addition, those California Points of Historical Interest that have been evaluated by the Office of

Historic Preservation (OHP) and have been recommended to the SHRC are automatically listed.

To be eligible for listing in the California Register, the resource must normally be at least 50 years of age and must possess significance in local, state or national, under one or more of the following four criteria:



- 1.) It is associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States; or
- 2.) It is associated with the lives of persons significant to local, California or national history; or
- 3.) It embodies the distinctive characteristics of a type, period, or method of construction, or that represents the work of a master, or that possess high artistic values; or
- 4.) It has yielded, or has the potential to yield, information important in prehistory or history of the local area, California, or the nation.

Historic resources eligible for listing in the California Register may include buildings sites, structures, objects and historic districts. Resources less than 50 years of age may be eligible if it can be demonstrated that sufficient time has passed to understand their historical importance. While the criteria for the California Register is less rigorous with regard to the issue of integrity, there is the expectation that the resources reflect their appearance during their period of significance.

#### Sierra Madre Historical Landmark

In 1987, City adopted Ordinance 1036, which established the Cultural Heritage Commission of the City of Sierra Madre (CHC) along with a regulatory scheme for preserving structures of cultural and historic significance. In July 1997, by Ordinance 1134, City repealed Ordinance 1036, except for the list of properties designated as historic landmarks there under. In general, Ordinance 1134, known as the Historic Preservation Ordinance, made future private property listings on City's Register of Historic Landmarks "voluntary," while retaining on the Register of Historic Landmarks those structures already designated as historic landmarks. The Ordinance set out some of the benefits of designation as a historic landmark, including waiver of City building permit and plan check fees, the use of the State Historic Building Code as the governing building code, Mills Act contracts, and the availability of a conditional use permit procedure for changes of use. (Sierra Madre Mun. Code, § 17.82.060, subd. B.)

The ordinance authorizes the City Planning Commission to act as the Cultural Heritage Commission.

The owners of 29 properties pushed a ballot initiative to remove them from the list as they were originally listed without their consent. The initiative passed, but it was challenged in court. The California Supreme Court upheld the lower court ruling that the delisting was not done in accordance with due process in 2000 threw out the initiative in that it violated the California Environmental Quality Act by calling for

the arbitrary removal of 29 listed landmarks from the official list of Historical Monuments without any findings under CEQA.

Historic resources as defined by CEQA also includes properties listed in "local registers" of historic properties. A "local register of historic resources" is broadly defined in Section 5020.1 (k) of the Public Resources Code, as "a list of properties officially designated or recognized as historically significant by a local government pursuant to a local ordinance or resolution." Local are defined in essentially two forms:

- 1.) Historic resource surveys conducted by or for a local agency in accordance with the procedures and standards set by the State Office of Historic Preservation and are adopted by that agency. These surveys are to be periodically updated in order to maintain the most current list of potential historic resources.
- 2.) Landmarks designated under local ordinances or resolutions. These properties are "presumed to be historically or culturally significant." (Public Resources Guide Sections 5024.1, 21804.1 and 15064.5)

A new measure was passed in 2001 authorizing a 120 day period in which property owner could ask to be removed from the designation. After the removal of those properties the remaining landmarks were renumbered to eliminate the gaps caused by the delisted resources.

The current Sierra Madre ordinance does not list any criteria for designation, but instead relies on the criteria listed at the state and national level. It does, however, list a series of procedural requirements under Section 2.28.30, "Powers and Duties", as follows:

Subject to applicable state laws and city ordinances, the commission shall have the following powers and duties:

- A. Adopt procedural rules for the conduct of its business in accordance with the provisions of this chapter;
- B. Conduct a comprehensive survey in conformance with state survey standards and guidelines of potential historic resources within the boundaries of the city. Periodically update the survey results. Transmit the survey to the city council for approval, to the city staff, and make it available to the public;
- C. Recommend in accordance with the criteria set forth in Section 17.82.050, Designation Criteria, including individual properties and landmark sites;



- D. With the consent of the respective owners thereof, maintain a local register of historic resources consistent with the National Register of Historic Places criteria, including individual properties and landmark sites, including all information required for each designation;
- E. Adopt development standards and submittal requirements to be used by the commission in reviewing applications for permits to construct, change, alter, modify, remodel, remove or significantly affect any historic landmark;
- F. Provide support on behalf of the city council regarding recommendations for the purchase by the city of fee or less-than-fee interests in property, transfer of development rights, easements or other mechanisms for purposes of historic resources preservation;
- G. Investigate and make recommendations to the city council on the use of various federal, state, local or private funding sources and mechanisms available to promote historic preservation in the city;
- H. Approve or disapprove, in whole or in part, or approve with conditions, applications for permits pursuant to Section 17.82.090 of this chapter;
- I. Review all applications for permits, environmental assessments, environmental impact reports, environmental impact statements, and other similar documents as set forth in this code, pertaining to historic landmarks;
- J. Cooperate with local, county, state and federal governments in the pursuit of the objectives of historic resource preservation;
- K. Keep minutes and records of meetings and proceedings including voting records, attendance, resolutions, findings, determinations and decisions. All such material shall be public record;
- L. Provide opportunity for owners' consent and direct public participation in all responsibilities delegated to the certified local government including the survey and National Register nomination process. Commission meetings shall be open to the public with published agenda and minutes in accordance with the California Open Meeting Act;
- M. Render advice and guidance, upon the request of the property owner or occupant, on the restoration, alteration, decoration, landscaping or maintenance of any historic landmark;
- N. Encourage and render advice and guidance to property owners or occupants on procedures for inclusion of an historic resource on the National Register of Historic Places;

- O. Participate in, promote and conduct public information, educational, and interpretive programs pertaining to historic resources preservation.
- P. Confer recognition upon the owners of designated landmarks by means of plaques or markers, and from time to time issue commendations to owners of designated landmarks or contributors who have rehabilitated their property in an exemplary manner;
- Q. Undertake any other action or activity necessary or appropriate to the implementation of its powers or duties to fulfill the objectives of historic resource preservation;
- R. Maintain on file with the city clerk, to be accessible to the public, three copies of any published standards or guidelines adopted or referenced by the commission or the ordinance codified in this chapter;
- S. This chapter shall be known as the historic preservation ordinance by the city of Sierra Madre;
- T. This chapter shall be voluntary and, notwithstanding any other provision of this chapter, shall be so interpreted so as not to impose any burden, limitation or restriction of property rights (or with regard to procedures with regard thereto) without the prior consent of the respective property owners, provided that once a property has been designated by the city council, with the consent of the property owner, as a historical landmark then this ordinance shall no longer be voluntary and all provisions shall apply.

## *Section IV*

### *Architectural Description*

The Webster House is an early example of Craftsman design. The forward gable of the single-story house stretches from South to the main hipped roof, with a central main entry facing to the South within a full width covered front porch, supported by three square pillars. The main hipped roof ridge partially ends at a gabled two-story rear addition (built in 1978) to the structure, which is offset to the East. An east facing gabled dormer is to the front of the rear extension.

The house is sheathed with stained cedar shingles with the exterior punctuated by multi-light double hung and casement wood windows. The eaves are open with boxed ends with simple decorative 2"x 4" beams spaced to "support" the eaves. A narrow horizontal lattice style attic vent opening is in the upper part of the front gable. An open framed second-story wooden balcony extends out from the pediment of the rear facing gable.

The porch is of stone, flanking a wide concrete staircase with two tiered stone stoops. The staircase is topped with a solid shingle-covered balustrade which the three pillars sit atop. The multi light wood and beveled glass front door is slightly offset to the right directly in line with the steps, which are likewise offset. A concrete chimney is on the West side of the house. The original house is set on a stone foundation, while the rear addition is set on a concrete slab.

Significant interior features include original 1906 woodwork, including doorframes, and baseboards as well as four panel doors which include original brass hardware, hardwood floors and brick fireplace.

A swimming pool (built in 1977) is to the rear of the house, with a combination 5-car garage (built in 1974) and pool house structure along the rear of the lot. A small guest house (built in 1958) is to the East of the main house. Both the garage and guest house are sheathed in cedar shingles to match the house.



## *Section V*

### *Architectural Significance*

The Webster House is an early example of Craftsman house, a design that originated along the Arroyo Seco in Pasadena, South Pasadena and Highland Park, and quickly spread throughout the United States. The Craftsman style was a product of the Arts and Crafts movement that flourished toward the end of the 19<sup>th</sup> Century. Taking their lead from the British William Morris' movement which was an antithesis to the Industrial Revolution. The Craftsman design in housing was pioneered by Pasadena architects, Henry Mather Greene and Charles Sumner Greene, who began utilizing the Arts and Crafts concepts in their designs as early as the 1890s.

Besides the English Arts and Crafts movement, the Greene Brothers were also influenced by Japanese architectural treatments as well as the Asian bungalow. The Arts and Crafts treatments were found in the Mission Revival architecture of the Greens and others during the '90s and came into its own around 1903, with the bungalow becoming entrenched by 1905. While most Craftsman homes are smaller scale, the Greenes were to produce such large Craftsman master works as the Gamble and Blacker Houses in Pasadena.

According to Virginia and Lee McAllister, in their book, "A Field Guide to American Houses", Craftsman houses featured:

"Low pitched, gabled roof (occasionally hipped) with wide, unenclosed eave overhang; roof rafters usually exposed; decorative (false) beams or braces commonly added under gables; porches, either full or partial-width, with roof supported by tapered square columns..."

"Hipped roof---These make up less than 10 percent of the Craftsman houses; they are almost equally divided between one and two-story examples. This subtype is similar to some simple Prairie houses, which normally lack the exposed rafters and other typical Craftsman details...."

"This was the dominant style for smaller houses built throughout the country during the period from about 1905 until the early 1920s. The Craftsman style originated in Southern California and most landmark examples are concentrated there. Like vernacular examples of the contemporaneous Prairie style, it was quickly spread throughout the country by pattern books and popular magazines. The style rapidly faded after the mid-1920s; few were built after 1930."

The Webster House retains its original design with the 1978 addition blending into the original design, while being clearly distinguished from the original house. The addition is barely visible from the street view.

The other buildings on the site, the garage and guest house, utilize the same materials and are complementary in design to the main house.

In spite of the changes, the Webster House retains enough integrity to be considered to be a historic resource. This property is not currently listed at either the National, State or local level. However, due to the high level of design as well as a high level of integrity, the structure appears to architecturally meet the criteria for local listing as an individual architectural resource.

## *Section VI*

### *Construction History*

The original house was constructed in 1906, after the property was deeded to Tasner Milton Webster by his mother, Mary A. Webster. Mrs. Webster had bought the lot from Nathan H. Hosmer, the original subdivider of the tract, which dates from 1886.

Webster, who was a contractor by trade, then began the process of building his family home, as noted in the Los Angeles Times on March 11, 1906. County assessment records from 1907 indicate that the cost of the new construction was about \$3,000.00, an above average price at that time.

The early records that would show the details of the construction and changes to the property are not available and the earliest data in the file dates from 1964. The house was built the year before the incorporation of the City of Sierra Madre and the permit files for that city are sparse for the early years, with the first permit in the file for the Webster House dating from 1954..

#### **SIERRA MADRE NEWS.**

*Los Angeles Times (1886-1922); Mar 11, 1906;*  
ProQuest Historical Newspapers Los Angeles Times (1881 - 1987)  
pg. IV12

#### **SIERRA MADRE NEWS.**

#### **Daily Budget of Brisk and Breezy Happenings—Social Notes and Personals.**

**SIERRA MADRE. March 10.—The engagement is announced of Miss Caroline Hauxhurst and Tasker M. Webster. Both are prominent young people of the community and quite active in social circles. The wedding is to take place this summer. Mr. Webster plans to build a cosy six-room bungalow on Bonita avenue.**

Los Angeles Times article on March 11, 1906 announces both the engagement of Tasker M. Webster to Caroline Hauxhurst and the plans to build the Webster House.

An increase in the assessor's valuation by \$320.00 (\$640.00) of the house indicates that there was either an addition or some new construction, such as a barn or large garage built around 1918-19. The construction would have been done by Webster.

The next permits were to issued to the Sierra Madre Congregational Church for electrical and plumbing work on the house in 1954 when it was being used as the parsonage for the church. In 1958, the church had the guest house built. The church had air conditioning installed in 1966 as they were preparing to sell the property.

Duane Dier, who owned the property from 1972 until 2009 made a number of changes, starting with the construction of a five-car garage in 1973 and a swimming pool in 1977. The following year, Dier built the two-story addition at the rear of the

house, as well as a 400 square foot workshop attached to the garage. In 1992, Dier converted a carport attached to the West end of the garage into a pool room and added a perimeter fence at the rear the following year. Dier re-roofed the garage in 2000 and converted a laundry room to a bathroom in 2001. The house was re-roofed in 2006.

## *Section VII*

### *Historical Outline*

The history of the Webster House in many ways parallels the history of the City of Sierra Madre itself. Much of Sierra Madre is located within what was the Rancho Santa Anita, which was granted to Perfecto Hugo Reid in 1843 by Mexican Governor Pio Pico.

Sierra Madre, itself, was subdivided in 1881 by Nathaniel Coburn Carter, who had come out West from his native Lowell, Massachusetts, where he was born in 1840, in order to find a milder climate to help with his failing health. He had first visited the area in 1870, and then he brought his family out and settled in the Flores Ranch near San Gabriel in 1872. Two years later he organized "Carter Excursions", bringing trainloads of Easterners out to California to check out the place and maybe to buy land.

In 1881, Carter bought 845 acres of the Rancho Santa Anita from Elias J. "Lucky " Baldwin, as well as 150 acres from a John R. Richardson and an additional 108 acres from the Southern Pacific Railroad. This was the land, totaling 1,103 acres, which he then had surveyed and subdivided into the Sierra Madre Tract in 1881. Lot 5 consisted of 26.10 acres of that tract, directly to the West of Baldwin Avenue, between Sierra Madre Boulevard (then Central Avenue) on the North and Live Oak Avenue on the South.

Lot 5 was sold to Nathan H. Hosmer in 1882, who then planted a vineyard. He subdivided the land into home site lots in 1886. Lot sales were brisk at first with most of the early development in the North end of the tract along Central Avenue, which was later renamed Sierra Madre Boulevard. After the bust of the real estate market in 1889, Hosmer was left still owning a small number of lots in his subdivision. Sales were slow during the 1890s, but they began to pick up after 1900. One of these sales was to Mrs. Mary A. Webster, a widow, originally from England, who had arrived in Sierra Madre with several of her younger children in 1893, purchasing an orange grove.

The Websters were parishioners of the local Episcopal church, with Mrs. Webster making a substantial donation of land around the church in 1899. She also contributed a generous sum toward the purchase of the pipe organ in memory of her daughter, Alice. Mrs. Webster had purchased land just to the West of the subject property and had her home there. Many years later, as the land was split four ways, a small street was laid out to supply access to the rear parcels, named Webster Way.

Her youngest son, Tasher Milton Webster, was born on January 13, 1872, in Brooklyn, New York. Once the family settled in Sierra Madre, Tasher found work as

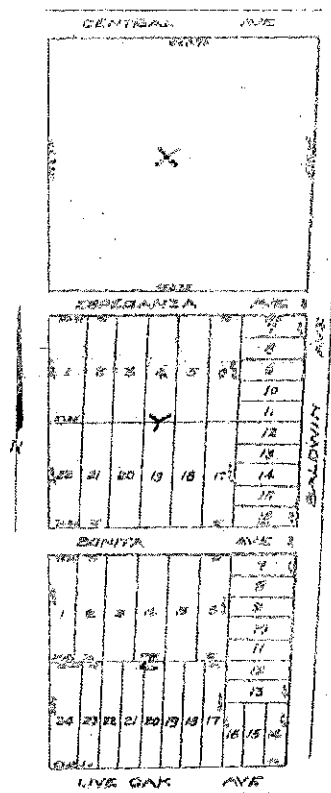


a carpenter, eventually becoming a building contractor, building many of the new homes in the area during the turn of the Century building boom. By 1906, the 34 year old was engaged to Caroline Hauxhurst, the Iowa-born daughter of a civil engineer, who was almost a year older than her new husband. He acquired the lot from his mother and built the home that he was to live in for the remainder of his life. In this house, couple raised two sons, Tasher Jr., born February 24, 1908 and Robert H., born November 1, 1910.

Tasher Webster was well known and respected in the community, directing the growing town's first municipal band as a young man and being a member of the local Kiwanis Club and the Sierra Madre Club, for which he served as president. Later, he was on the board of directors for the Chamber of Commerce and served as a member of the Sierra Madre City Council.

Caroline Webster was also active in the community, serving for a time as the treasurer of the Sierra Madre Women's Club of which she and her sister-in-law, Lydia Webster, were charter members in 1907. Her brother, Henry, was a cartoonist and lived with his wife and family next door, at 115 W. Bonita Avenue.

Map  
of  
*Hosmer's Subdivision*  
of Lot 5 of the Sierra Madre Tract  
Sierra Madre, California  
Surveyed July 1886, by J. W. Hosmer and David C. Gray  
Scale 100 ft. to 1 in.



Reproduced at the request of the Department, July 13, 1988.

Hosmer's Subdivision was filed in 1886.

Tasker Webster died unexpectedly after he parked his car and collapsed from a stroke in his garage on June 3, 1929 returning from a Chamber of Commerce function. Caroline Webster remained in the house until April 14, 1933, when she sold it to

Holton D. Robinson. She never remarried and eventually passed away in Marin County, California, at the age of 95, on July 21, 1966.

Not much has been found on Robinson, who sold the property to William P. Stratton, Jr. on October 17, 1940, a 53 year old Hollywood studio technical director, who had tried his hand at acting as a young man. William P. Stratton was actually the third generation to have that name. He and his wife, Aubrey appear to have used the Webster House as a rental property, while they lived in Burbank. On November 10, 1947, he deeded the house to the First Congregational Church of Sierra Madre, which used it at its parsonage for the next 19 years.

The church was organized on March 27, 1886 and quickly became a home for Christians of several Protestant denominations. On December 14, 1890, the church dedicated its sanctuary, which was replaced with a larger building in 1928. In 1951, the church was renamed "Sierra Madre Congregational Church. The church upgraded electrical and plumbing in 1954 and built the guest house in 1958 at a cost of \$3,500.00. Kenneth L. Rempel was the contractor for the guest house.

The church deeded the property to Robert L. and Marilyn L. Mantz on December 9, 1966. On March 9, 1966, The Mantz's sold the property to Glendale car dealer Duane Dier and his first wife, Karen. Assessor's records indicate that marriage appears to have ended in 1985. Records then indicate that Dyer remarried in 1989 to his second wife, Susan, but by 1993, he was single again. His third wife, Katalina Klein appears on the deed on January 3, 1997. The Diers put the property in a trust in 2005, but by August 12, 2009, the property was only in Katalina Klein's name.



Dier built this 5-car garage in 1972 for his car collection, such as the 1941 Chevrolet on the right.

It was during the Dier ownership that the most changes to the property occurred, with the construction of the 5-car garage and an attached carport in 1972 to accommodate the owner's car collection. Dier followed up in 1977 with the swimming pool and spa. In 1978, Dier added a two-story addition at the rear of the house, keeping the new construction in conformance with the design and materials of the original house. Four windows of the guest house were replaced in kind in 1989. In 1992, the car port was converted to a pool room at a cost of \$6,000.00. A laundry room was converted to a bathroom in 2001.

The Webster House was sold to the current owners, Mark D. and Kerri L. Abernathy, on April 29, 2015. The Abernathy's are asking that it be added to the historic register.

## ***Section VIII***

### ***Historical Significance***

The Webster House has significance as one of the earliest Craftsman houses to be built in Sierra Madre, with the hipped roof subset being a rare variation. It was built by Tasker Milton Webster, who was one of the most significant early contractors in the city. He is also important for his civic achievement, including his service on the City Council.

A 2010 report by Pasadena historian Tim Gregory, states that “The Webster House is potentially eligible for listing on a local inventory of significant properties due to its fine design, its association with one of Sierra Madre’s early families, its good state of preservation and its contribution to the architectural and historical context of the West Bonita Avenue Neighborhood.”

The house is a visible reminder of the early development and history of not only Sierra Madre, but the San Gabriel Valley as a whole.

## *Section IX*

### *Conclusion*

The Webster House is a rare extant example of a architectural type specimen, specifically that of an early hipped-roof Craftsman House. It is a design that was pioneered along the Arroyo Seco by Pasadena architects Henry Mather Greene and Charles Summer Greene, beginning with the Arts and crafts movement of the 1890s. The Craftsman style was intended to be the antithesis of the various ornate Victorian designs that were the standard at the time.

As a representative type specimen of the Craftsman, Gable hipped roof subset, the house displays an outstanding level of integrity in both its original design and materials. The structure retains most of its original fixtures, in spite of the 1977 2-story rear addition, which is not particularly visible from the street.

The design is both representative of the type of practical craftsmanship that was representative in the United States in the early 20th Century, as well as its association with the early homes of the San Gabriel Valley, and particularly with the City of Sierra Madre.

It is also significant due to its association with Tasker M. Webster, one of the early builders within the City of Sierra Madre and as an early civic leader in both municipal and the private sector.

Therefore, based on its merits as an architectural type specimen and the high level of artistic merit, the Webster House qualifies to be individually eligible for local listing based on under criterion "2" and "3", with a California Historic Resource Code of 3S.

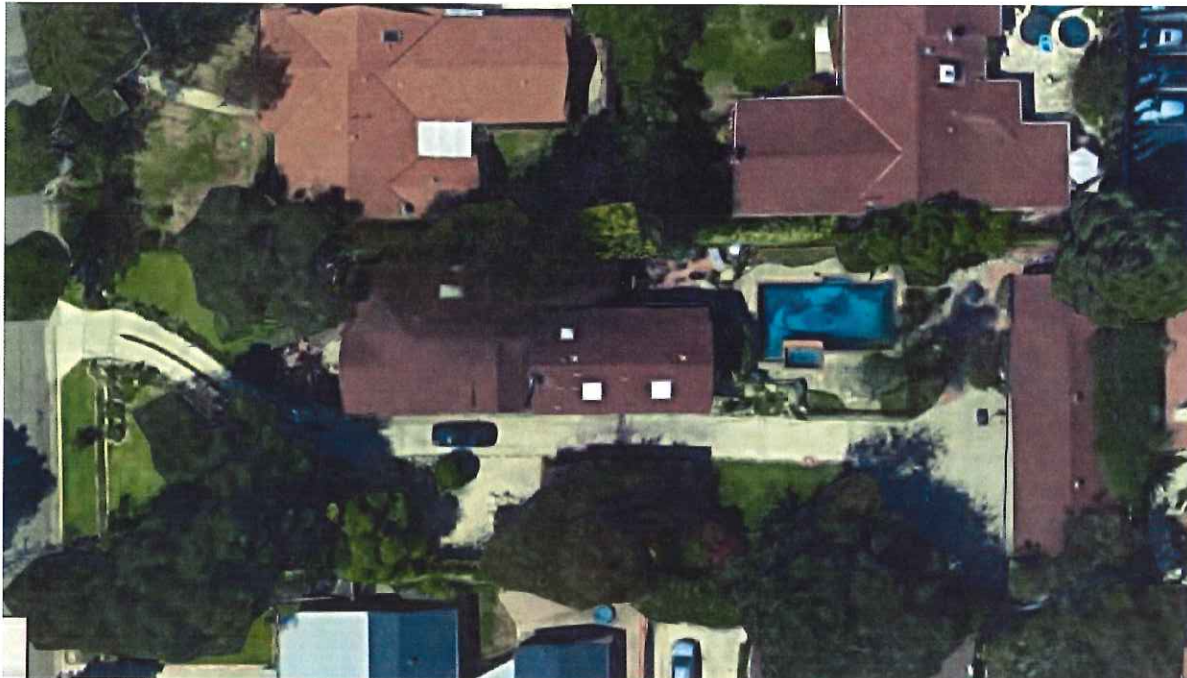
Therefore, the property qualifies for local listing under the criteria of the Sierra Madre Cultural Heritage Ordinance in that it embodies the distinctive characteristics of a type, period and method of construction. It also retains a high level of integrity in both the structure itself and its immediate surroundings, as well as its association with the lives of persons significant to local history.



*Section X  
Photographs*



*Webster House, front facade, 101 W. Bonita Avenue, Sierra Madre, June 1, 2015 (Charles J. Fisher photo)*



*Webster House, satellite view, 101 W. Bonita Avenue, Sierra Madre, 2015 (Google Earth photo)*





*Webster House, front gable, 101 W. Bonita Avenue, Sierra Madre, June 1, 2015 (Charles J. Fisher photo)*

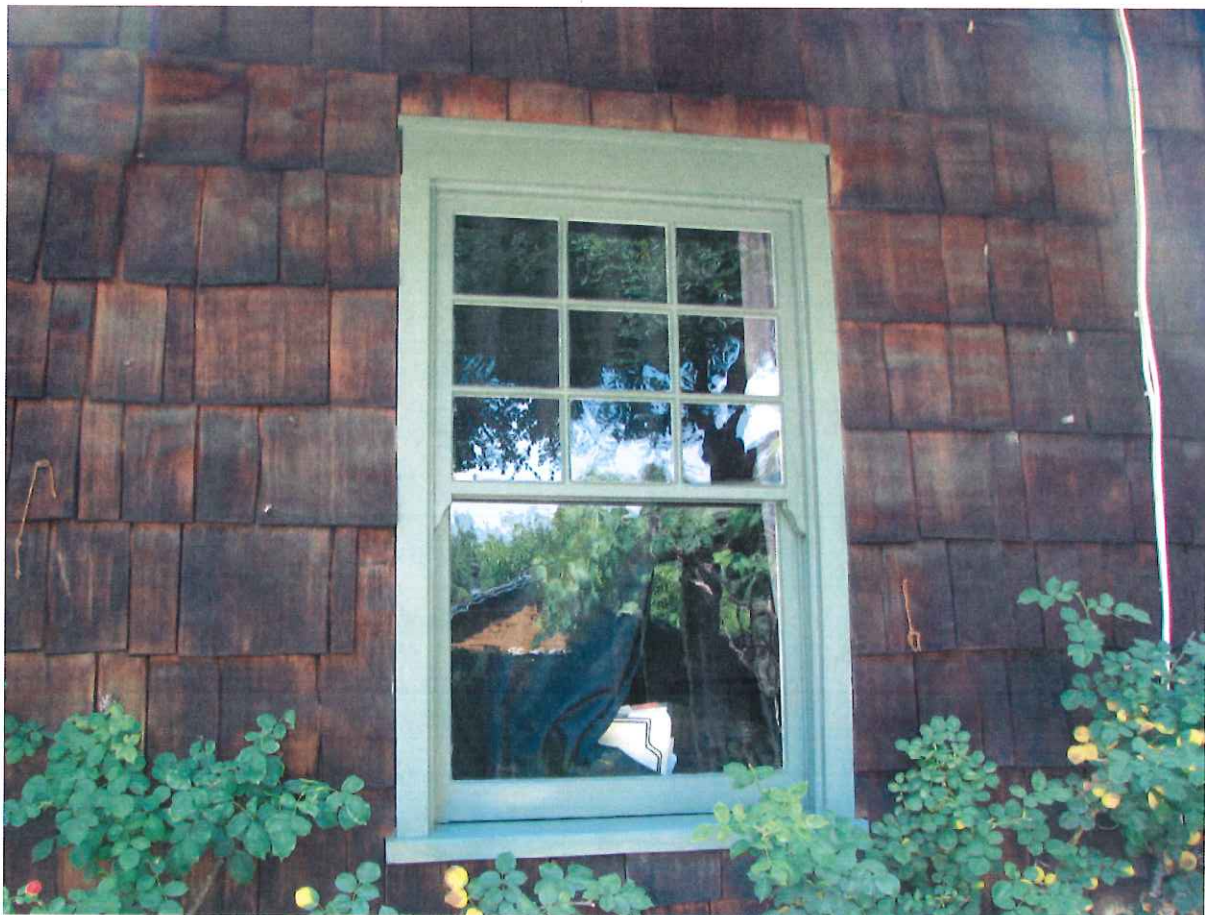


*Webster House, East façade, dormer & addition, 101 W. Bonita Avenue, June 1, 2015 (Charles J. Fisher photo)*





*Webster House, rear facade, 101 W. Bonita Avenue, Sierra Madre, June 1, 2015 (Charles J. Fisher photo)*



*Webster House, historic window, 101 W. Bonita Avenue, Sierra Madre, June 1, 2015 (Charles J. Fisher photo)*





*Webster House, guest house, 101 W. Bonita Avenue, Sierra Madre, June 1, 2015 (Charles J. Fisher photo)*



*Webster House, garage, 101 W. Bonita Avenue, Sierra Madre, 2015 (MLS photo)*





*Webster House, chimney, 101 W. Bonita Avenue, Sierra Madre, February 23, 2015 (Mark Phillips photo)*





*Webster House, swimming pool and garage, 101 W. Bonita Avenue, Sierra Madre, 2015 (MLS photo)*



*Webster House, front porch, 101 W. Bonita Avenue, Sierra Madre, June 1, 2015 (Charles J. Fisher photo)*





*Webster House, front porch, 101 W. Bonita Avenue, Sierra Madre, 2015 (MLS photo)*



*Webster House, front stoop, 101 W. Bonita Avenue, Sierra Madre, June 1, 2015 (Charles J. Fisher photo)*





*Webster House, front porch window, 101 W. Bonita Avenue, Sierra Madre, June 1, 2015 (Charles J. Fisher photo)*



*Webster House, front door, 101 W. Bonita Avenue, Sierra Madre, June 1, 2015 (Charles J. Fisher photo)*





*Webster House, street view, 101 W. Bonita Avenue, Sierra Madre, 2015 (MLS photo)*



*Webster House, front facade, 101 W. Bonita Avenue, Sierra Madre, 2015 (MLS photo)*

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