

BUILDER

AND HISTORY

1550 LOMA VISTA STREET, PASADENA, CA 91104

CHARLES F. MATHEWS

CURATED HISTORICAL INFORMATION ADAPTED FROM LOCAL HISTORIAN JOHN RIPLEY AND HISTORICAL DOCUMENTS

ABOUT THE HOUSE

Built in 1922 by owner-builder-designer Charles F. Mathews, this single story residence is located in the North Pasadena Heights Landmark District. Clad in Arroyo river rock, likely sourced from the land when the area was still a natural arroyo, with cement window detailing that mimics branches and demonstrates highly labor-intensive craftsmanship.

The building permit (#1938B) was issued on May 17, 1920 at a cost of \$4,000. Mathews was not a regular building contractor, but a cement contractor. Apparently, the work took a long time to complete because he had to come back in 1923 for a supplemental permit to add to the declared value. This means he probably did the work on the side whenever he could find some time.

A building permit (#9662) was issued on October 2, 1922 to add value to the original building permit (#1938B) in the amount of \$1,000. Mathews filled out the permit as if it was for a new building. The information he filled out includes: 1 story; stone and concrete foundation; cobblestone fireplace; interior studs 4x4; 2x4 roof rafters; wood shingle roof; oak floors, but Douglas fir in kitchen.

Additionally, there are some inspection slips from the 1922 supplemental permit: lathing passed November 23, 1922; final building inspection passed June 19, 1923. All in all, construction of this home took slightly over 3 years to build. Normal construction time in that era would have been about 4 months so it appears this was really dragged out and done in fits and starts.

HOUSE FACTS

Contributing structure to the North Pasadena Heights Landmark District

2 Bedrooms, 1 Bath

2-Car Garage/
Potential ADU

Single Story Home

Living Area:
1,294 sqft (assessor)

Bonus Area:
444 sqft (taped)

Lot Size:
10,555 sqft (assessor)

APN:
5749-006-033



ABOUT CHARLES F. MATHEWS

Born in 1869 in Kansas, Charles F. Mathews would have been in his early 50s in 1922 when he built this home. Mathews and his wife Lucy had 4 children at home in the 1920 census. He died in 1937 and is buried with his wife Lucy at Mountain View Cemetery in Altadena, California.

LISTING REPRESENTED BY:
MICHAEL B. BELL

626.796.4100
MIKE@MICHAELBBELL.COM
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This property is within a city-designated landmark district. *

RESOURCE OVERVIEW**Address:** 1550 LOMA VISTA ST**City:** Pasadena**Zip Code:****County Code:****State:** CA**County:** Los Angeles**Historic Name:****APN:** 5749-006-033**Building Sq. Ft:****Year Built:** 1922 Documented**District:** North Pasadena Heights (LD14) (designated)**Contributing Status:** C**Common Name:****Zoning:****Site Size (Acres):** 0.240**District:** North Pasadena Heights (LD14)**Property Status:** Designated**Resource Description:****Legal Description:****RESOURCE DETAILS****Primary Architectural Style:****Secondary Architectural Style:****Architect:****Builder:****Contractor:****Context:****Original Owner:****Original Use:****Original Location:****Demolished:** no**Notes:****Moved:** no**Date Moved:** n/a**Designation Date:** n/a

* This is a simplified statement of the property's status. Please review the NRHP Status Code field on the search screen for official, adopted status language.

1550 Loma Vista

3 messages

Michael Bell <mbell@bradmont.com>
Reply-To: michael.bell@sothebyshomes.com
To: "John G. Ripley" <jgripley@yahoo.com>

Wed, Dec 17, 2025 at 2:19 PM

Hi John,

I hope you are well, and that you will be relaxing during Christmas.

I'm wondering if you have any basic information about 1550 Loma Vista. I can't find anything about it in my archive of Building Bios or any searches. It's a need riverrock clad home a few blocks away. Even the city doesn't have anything about it. Don't spend much time on it, and please let me pay you for your time.

Sincerely,

Sotheby's
INTERNATIONAL REALTY

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mike@michaelbbell.com
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 [publicprintWiz.cfm.pdf](#)
246K

John G. Ripley <jgripley@yahoo.com>
To: "michael.bell@sothebyshomes.com" <michael.bell@sothebyshomes.com>

Wed, Dec 17, 2025 at 10:23 PM

Hi Mike - we're doing well. Hope you and yours are, too.

It didn't take very long to look up the information.

BP #1938B, 5/17/1920; residence, 1 story, 6 rooms plus garage; \$4000; C. F. Mathews, owner, builder and designer.

Mathews was not a regular building contractor, but he was a cement contractor.. Apparently the work took a long time to complete, because he had to come back in 1923 for a supplemental permit to add to the declared value: He probably did the work on the side whenever he could find some time.

BP # 9662, 10/2/1922; add value to BP #1938; \$1000; C. F. Mathews, owner, builder and designer. Mathews filled out the permit form as though for a new building, and the information includes the following: size of building 40 x 40; 1 story; stone and concrete foundation; cobblestone fireplace with 3 flues; interior studs 4 x 4; 2 x 4 roof rafters; wood shingle roof; oak floors but Douglas fir in kitchen.

There are some inspection slips for this 1922 supplemental permit: lathing passed 11/23/1922; final building inspection passed 6/19/1923. So it took slightly over 3 years to construct - normal construction time in that era would have been about 4 months. So this was really dragged out. It must have been done in fits and starts.

I have attached the assessor's Building Description Blanks. The assessor listed the roof as cement Dutch tile rather than wood shingle. The 1931 Sanborn sheet is also attached and it verifies the tile roof.

The owner-builder-designer's name was Charles F Mathews, born in 1869 in Kansas, and thus not a young man in 1920. He and his wife Lucy had 4 children at home in the 1920 census. He died in 1937 and is buried at Mountain View.

https://www.findagrave.com/memorial/177362095/charles-f.-mathews?_gl=1*8tauq5*_gcl_au*NDkwNjAyMDE3LjE3NjAxMzg2MTA.*_ga*NjgxMjgwNTc5LjE1MzM0Mzg0NjQ.*_ga_4QT8FMEX30*czFiNmZINTAwLTdIMzUtNDRhYi04YTQ4LWZhOWM3NmVkJNTRiNSRvMjM4MiRnMSR0MTc2NjAzODU5OCRqNDUkbDAkaDA.*_ga_LMK6K2LSJH*czFiNmZiNTAwLTdIMzUtNDRhYi04YTQ4LWZhOWM3NmVkJNTRiNSRvMTQxNyRnMSR0MTc2NjAzODU5OCRqMzckbDAkaDA.

I've always liked this house. I hope it finds a sympathetic owner.

John R

[Quoted text hidden]

2 attachments

-  **1550 Loma Vista BDBs.pdf**
1547K
-  **Pasadena 1930-1931 vol. 3, 1931, Sheet 376.pdf**
125K

BUILDING DESCRIPTION BLANK

90475

Map No.

444-1554. Loma Vista
735

Lot No.

Block No.

Examined by

Date

OCCUPANCY		bsmt	1	2	3	4	5	attic
Owner, Rented, Vacant		Living Room	35					
Rent Paid \$	Per Mo.	Bed "	35					
Basement		Bath "	1					
20 ft.x 20 ft.		Kitchen	1					
4 ft. deep		Storage						
cu.ft. @		Store						
+ Lot Grade—		Hardwood Floor	5					
		Hardwood Fin.	3					
		Cement Floor	3					
		Unfinished	2					

Remarks:

1000

OWNER		Mr. Mathews	
Mr. Mathews	18	8.00	BLDG. VALUES
Company (cheap)	25	18	CLASS
SEE PLOT	25	NO. CU. FT.	1469
PLAN P.N.		No. SQ. FT.	
3251-0		AT \$ 250	
14	6	BLDG. COST \$	3672
12	16	BSMT COST \$	225
16	4	HEAT COST \$	80
14	3	TOTAL COST \$	4177
23	30	9-2-60 ADD	246
19	14	PER CENT DEP.	4417
14	5	PER CENT UTILITY DEP.	
18	4	DEP. VALUE	Woods
		ASSESSED VALUE \$	4180

$$4177 \times \frac{23}{975} = 4070 \quad | \quad \frac{1923}{212} \quad \frac{270}{270}$$

$$4177 + 925 = \cancel{348600} \quad \cancel{284900} \quad \cancel{70}$$

$$4177 \times \frac{1923}{814} = 3400 \quad | \quad \frac{1923}{814} \quad \frac{4900}{4900}$$

$$4177 \times \frac{1923}{715} = \cancel{2970} \quad \cancel{6905} = 2880$$

$$4177 \times 6486 = 2710$$

$$4177 \times 6068 = 2530$$

$$40 \quad 4177 \times 5649 = 2360$$

$$42 \quad 4177 \times 6075 = 2540$$

$$46 \quad 4177 \times 6325 = 2640$$

$$2640 \times 125 = 3300$$

$$47 \quad 4177 \times 75625 = 3160$$

$$49 \quad 4177 \times 6875 = 2870$$

$$51 \quad 4177 \times 7572 = 3160$$

$$53 \quad 4177 \times 71982 = 3010$$

$$55 \quad 4177 \times 68427 = 2860$$

$$57 \quad 4177 \times 69376 = 2900$$

$$58 \quad 4177 \times 71880 = 3000$$

$$60 \quad 4177 \times 68331 = 2850$$

$$61 \quad 4417 \times 80503 = 3560$$

$$62 \quad 4417 \times 78893 = 3480$$

$$68 \quad 4417 \times 96 = 4240$$

$$71 \quad \text{Round Off} = 4250$$

$$72 \quad \text{Round Off} = 4200$$

90475

BUILDING DESCRIPTION BLANK

No. 1550 LOMA VISTA ST

St.
Ave.

Assessment No. 90475 Map No. 4444

Description

TRACT No. 735 As per bk 15 p 177 of Map
Records of L.A. Co.

Lot 11 60X176

REM. KITCH : 3039-0 = 2300⁰⁰ = 4.7.60 NO VAL

PERMIT No. 3251-0 Cost \$375.00 5-4-60

OWNER ROY HENRY

Basement	
ft. x	ft.
ft. deep	
cu. ft. @	
Sq. ft. in Drives, etc.	

	Bsmt.	1	2	3	4	5	Attic
Living Room							
Bed "							
Bath "							
Kitchen							
Storage							
Offices							
Store							
Marble Floor							
Tile Floor							
Hardwood Floor							
Hardwood Fin.							
Cement Floor							
Unfinished							

ADD PATIO, GAR. ADDN.

SEE PLOT
PLAN = OVER =

CLASS	ROOF	TRIMMINGS	BUILT IN FEATURES
Single, Double	Flat Hip	Plain	Plain
California	Gables, Dormers		
Bungalow	Cut up, Ordinary		
Residence	Plain, Gravel		
Flat, Apartment	Tile, Shingle		
Factory	Corr. Iron, Tin		
Garage	Composition		
Shed, Barn	Slate, Concrete		
Church	Asbestos		
School, Office		INSIDE FINISH	CONDITION
Store, Storage		Plain	Good Medium Poor
FOUNDATION	CONSTRUCTION		Built
Stone, Brick	Good, Medium		1960
Concrete, Wood	Cheap		
Piers			Dep. Rate 2 1/2
EXTERIOR	HEATING	BUILDING VALUES	
Bay Windows	Fire Place	NO. SQ. FT.	@ \$
1 sty 2 sty 3 sty	Gas Furnace		
Wall Covering:			
Plaster, Met Lath		BLDG. COST \$	
Hollow Tile		BSMT. COST \$	
Concrete Brick		HEAT COST \$	
Reinforced Concrete	No. of Fixtures	PLMB. COST \$	CANOPY 168
Shakes, T. & G.		Out-Buildings GAR. ADDN	72
Siding, B & B		Drives, Walks, etc.	
Brick, P or C			240 R
Corr. Iron			
Steel			
Terra Cotta			
DEBRICATED Ave	DEBRICATED	AV. THE Y22E22ED	

Report Dated

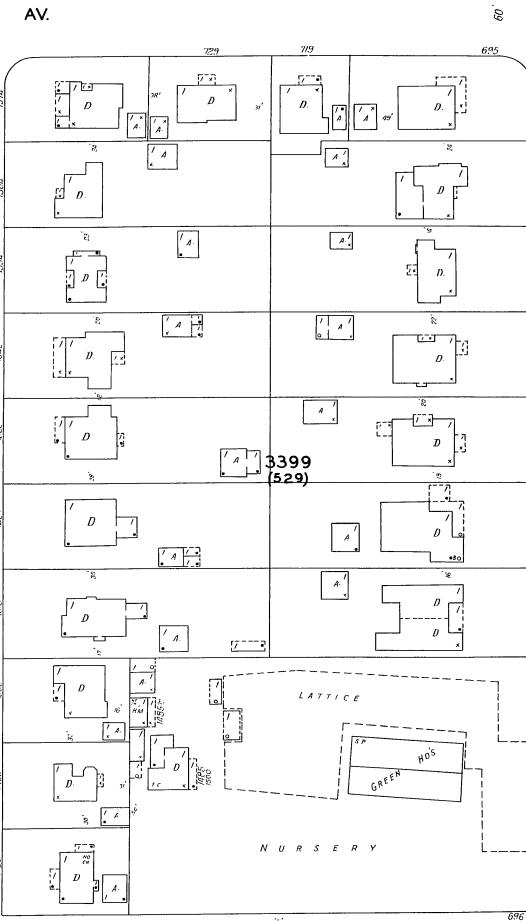
9-2-60 DS

2m 8-4-59 B8

YEAR DEPRECIATED	DEPRECIATION	ASSESSED VALUE
1962		\$
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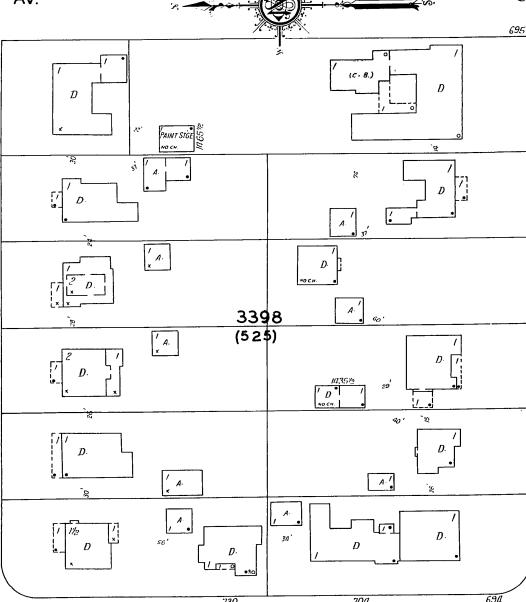


E. ORANGE GROVE AV.

S B E I U M B T W D

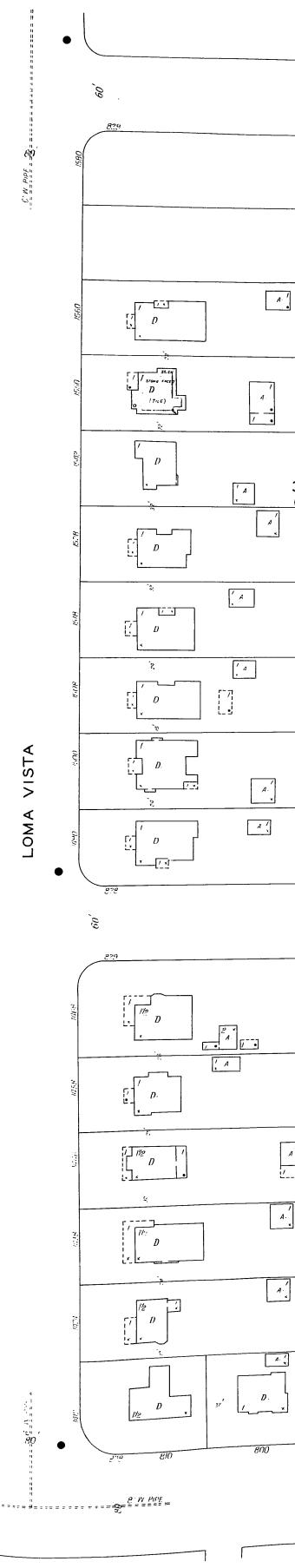
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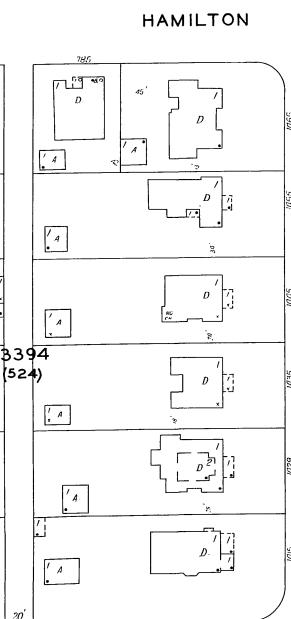
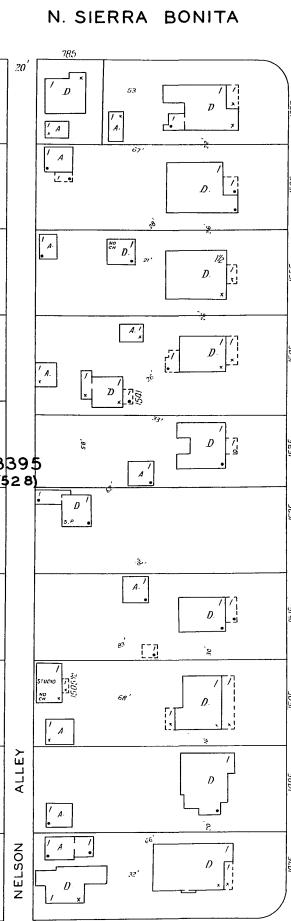


374

AV.



LOMA VISTA



N. HILL

AV.

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