

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CURATED HISTORICAL INFORMATION ADAPTED FROM LOCAL HISTORIAN JOHN RIPLEY AND HISTORICAL DOCUMENTS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
MICHAELBBELL.COM

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 durnign 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

Michael B. Bell

Broker Lic. #01164731
Sotheby's International Realty

Office: 626.796.4100 Cell: 626.354.8505

mike@michaelbbell.com

www.michaelbbell.com

 **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*czFiNmZiNTAwLTdIMzUtNDRhYi04YTQ4LWZhOWM3NmVkNTRiNSRvMjM4MiRnMSR0MTc2NjAzODU5OCRqNDUKbDAkaDA.*_ga_LMK6K2LSJH*czFiNmZiNTAwLTdIMzUtNDRhYi04YTQ4LWZhOWM3NmVkNTRiNSRvMTQxNyRnMSR0MTc2NjAzODU5OCRqMzcckbDAkaDA.

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

Map No. 444-1554 Loma Vista
 Tract 735
 Lot No. 11 Block No. 11/6/23
 Examined by 11/6/23 Date 11/6/23

CLASS	EXTERIOR	HEATING	TRIMMINGS
Single Double California Bungalow Residence Flat Apartment Factory Garage Shed Barn Church School Store Storage	Bay Windows 1 sty 2 sty 3 sty Number Wall Covering: Plaster, Met Lath .. " .. Wood Lath Shakes, Rustic Siding, B & B Brick, P or C Corr. Iron	Fire Place Wood, Coal, Oil and Gas Furnace Steam Stove	Cobblestone Brick, Plaster Stone, Wood Plain Ornamental
FOUNDATION	ROOF	PLUMBING	INSIDE FINISH
Stone Concrete Brick Wood	Flat Hip Gables, Dormers Cup up, Ordinary Plain, Gravel Tile, Shingle Corr. Iron Composition	No. of Fixtures <u>6</u>	Plain Ornamental Stock Special
	CONSTRUCTION	LIGHTING	BUILT IN FEATURES
	Good Medium Cheap	Gas, Electric Good Medium Cheap	Buriet Patent Beds Refrigerator Bookcases Plain Ornamental
			CONDITION
			Good Medium Poor

OCCUPANCY	bsmt	1	2	3	4	5	attic
Living Room ...		✓					
Bed " ...		3			2	1/2	
Bath " ...		1					
Kitchen ...		1					
Storage ...							
Store ...							
Hardwood Floor		5					
Hardwood Fin.		3					
Cement Floor...		3					
Unfinished ...		2					

Remarks: 966213
1000.
 OWNER C H Mathews

BLDG. VALUES
CLASS
NO. CU. FT.
No. SQ. FT. <u>1469</u>
AT \$ <u>250</u>
BLDG. COST \$ <u>3672</u>
BSMT COST \$ <u>225</u>
HEAT COST \$ <u>80</u>
TOTAL COST \$ <u>4177</u>
PER CENT DEP. <u>9-2-60 ADD</u>
PER CENT UTILITY DEP. <u>4417 R</u>
DEP. VALUE <u>4180</u>
ASSESSED VALUE \$ <u>4180</u>

$$4177 \times \frac{23}{975} = 4070$$

$$\begin{array}{r} 1923 \\ 212 \\ \hline \end{array}$$

$$298$$

$$4177 \times 925 = 3860$$

$$4177 \times \frac{1923}{814} = 3400$$

$$4177 \times \frac{1923}{715} = 2970$$

$$6905 = 2880$$

$$4177 \times 6486 = 2710$$

$$4177 \times 6068 = 2530$$

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

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

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

$$2640 \times 125 = 3300$$

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

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

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

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

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

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

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

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

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

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

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

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

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

90475

BUILDING DESCRIPTION BLANK

No. 1550 LOMA VISTA ST

St.
Ave.

Assessment No. 90475 Map No. 444

Description

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

Lot 11 60X176

REM. KITCH : 3039-0 = 2300⁰⁰ = 4-7.60 VAL

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

OWNER ROY HENRY

Basement	Bsmt.	1	2	3	4	5	Attic
ft. x ft.	Living Room						
ft. deep	Bed "						
cu. ft. @	Bath "						
Sq. ft. in Drives, etc.	Kitchen						
	Storage						
	Offices						
	Store						
	Marble Floor						
	Tile Floor						
	Hardwood Floor						
	Hardwood Fin.						
	Cement Floor						
	Unfinished						

ADD PATIO, GAR. ADN.

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	INSIDE FINISH	CONDITION
Shed, Barn	Slate, Concrete	Plain	Good Medium Poor
Church	Asbestos		Built 1960
School, Office	CONSTRUCTION		Dep. Rate 2 1/2
Store, Storage	Good, Medium Cheap		
FOUNDATION	HEATING	BUILDING VALUES	
Stone, Brick	Fire Place	NO. SQ. FT.	@ \$
Concrete, Wood	Gas Furnace		
Piers			
EXTERIOR	PLUMBING	BLDG. COST \$	
Bay Windows	No. of Fixtures	BSMT. COST \$	
1 sty 2 sty 3 sty		HEAT COST \$	
Wall Covering:		PLMB. COST \$ CANOPY	168
Plaster, Met Lath		Out-Buildings GAR. ADN	72
Hollow Tile		Drives, Walks, etc.	
Concrete Brick			240 R
Reinforced Concrete			
Shakes, T. & G.			
Siding, B & B			
Brick, P or C			
Corr. Iron			
Steel			
Terra Cotta			
	LIGHTING		
	Electric		
	Good, Medium Cheap		

Report Dated

9-2-60 DS

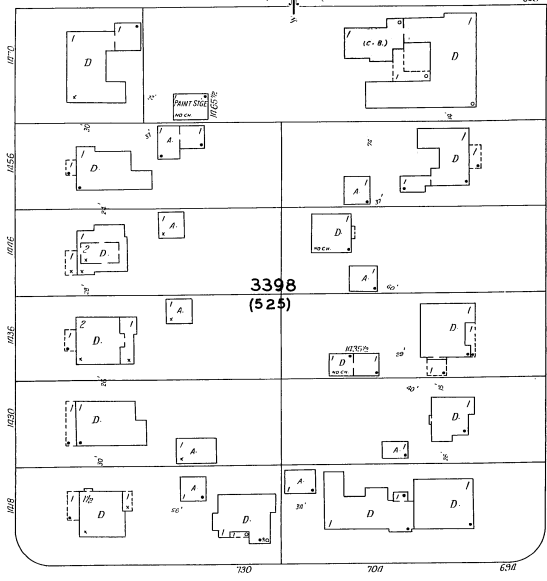
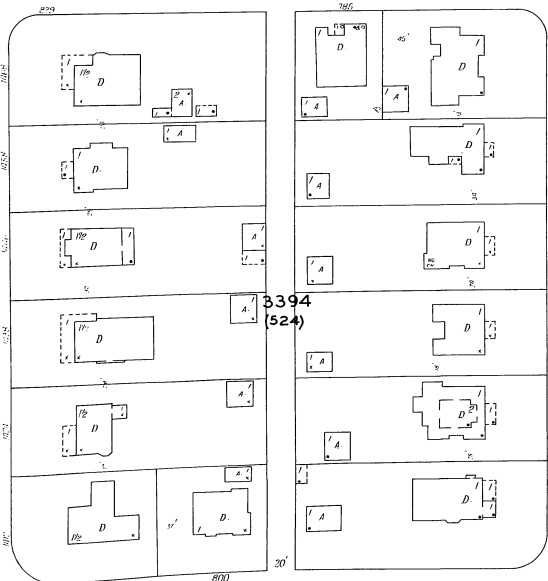
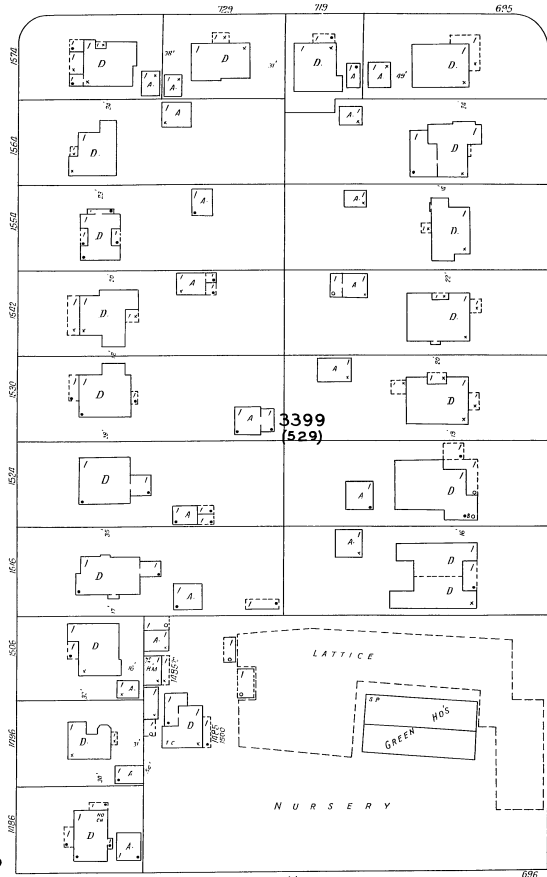
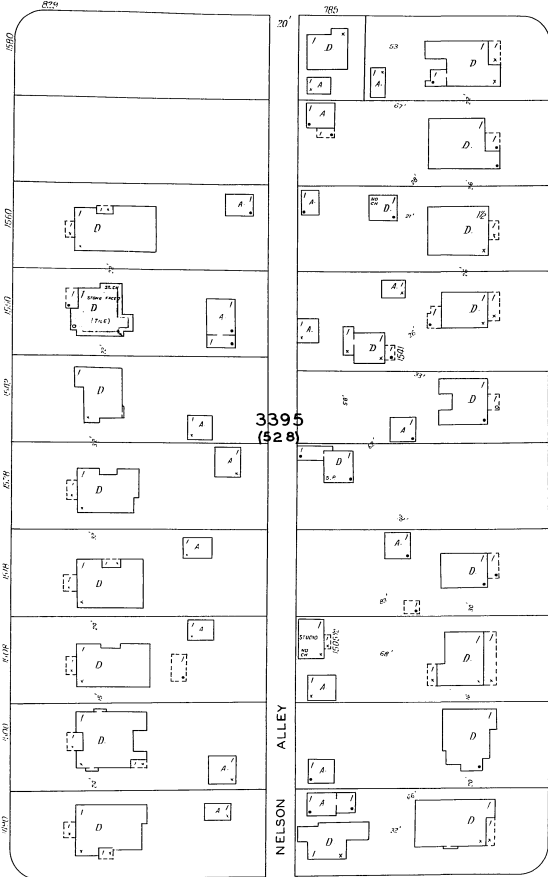
N. SIERRA BONITA

AV.

HAMILTON

AV.

E. ORANGE GROVE AV.



N. HILL

AV.

8" W. PIPE

