

CORRESPONDENCE FOR

COUNCIL MEETING OF

MAY 23, 2005

To: The Honorable Mayor and Pasadena City Council
From: Laura Kaufman, applicant, Holliston Court as a Pasadena Historic Landmark

Re: City Attorney Opinion of Demolition Permit Issuance Within Pending Landmark Districts

Good evening. We are happy to learn that the City Attorney has concluded that demolition permits may not be issued in pending Landmark Districts. We are glad that since Holliston Court is considered a historic resource under the city code, no building permit may be issued to demolish any of the cottages and replace them with two-story condos, without the prior approval of the Historic Preservation Commission.

Tonight, we ask you to follow the recommendation of your Historic Preservation Commission and name Holliston Court a Pasadena Historic Landmark for four reasons. Number one, it demonstrates the simplified building style used during a time of great economic deprivation. No one will again construct individual cottages in a park-like setting. This courtyard deserves to be preserved intact and recognized as a monument of its time, and a thing of beauty.

Number two, individual Landmarking is the highest form of protection for this historic bungalow courtyard. Number three, our North Holliston Landmark District is not yet in place, and Number four, we believe that the developers are insensitive to maintaining the historic fabric of Holliston Court.

To wit, the developer's April 29 letter to the City Council states that the developers are consulting with the owners of modern townhouses around the corner on Orange Grove to improve their design for condos within Holliston Court -- our 70-year-old historic courtyard.

We also want you to know that city staff in late September approved the replacement of Holliston Court's historic windows with modern windows -- two months after we turned in our initial petition for the North Holliston Landmark District (Aug. 1) and while we were awaiting a hearing with the Historic Preservation Commission (Nov. 14). Staff also approved the replacement of the original doors with new doors.

Shortly thereafter on Sept. 30, we appealed that approval, asserting that modern windows were inappropriate for our historic neighborhood and pending Landmark District. The developers agreed to hold off on window and door replacement until their entire project was considered.

So tonight, we also ask you to declare Holliston Court a Pasadena Historic Landmark to prevent these insensitive alterations.

Thank you.

05/23/2005
6.A. (8:00 P.M.)
Submitted by Laura Kaufman

A TIMELY SECTION
OF NEWS, EVENTS
AND CLASSIFIEDS
FOR ARTS AND CRAFTS
ENTHUSIASTS
AND OWNERS OF
EARLY 20TH-CENTURY
STYLE HOMES

AMERICAN BUNGALOW NEWS

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NT COLLECTORS
BUILDERS OF
ONTEMPORARY
BUNGALOWS

HOMIE HOME TOUR

The Twin Cities Bungalow Club's tours often focus on specific parts of a home, including "biffy" (bathroom), kitchen and finished-attic themes in the past. This year's May 14 Minneapolis/St. Paul event (see page 128) again showcases kitchens, though club editor Tim Counts says other parts of the star houses are wonderful as well.

"Last year's tour, which included six houses featured in the book *Bungalow Nation*, was our most successful yet," he says. "We had nearly 1,000 attendees, more than double the attendance for the year before. It seems to grow in popularity each year—not bad for a modest event that includes just five or six homes."

Neighborhood groups looking to start their own events might be interested in his comments about rounding up homes to showcase and the attendant preparation and security concerns. "Some homeowners need a little encouragement to place their homes on the tour, but most are happy to volunteer," he says. "I think those who step forward understand how helpful it is for owners of old houses to see what other people have done, what solutions they've come up with for old-house challenges such as small kitchens. I've never heard a homeowner say they regret being on a tour. It's a long, tiring day, but the flood of compliments and the opportunity to visit with like-minded people is exhilarating."

So far the group isn't hauling in big bucks—they set the ticket price at \$5 to encourage attendance—but Counts says the revenue does fund bringing in national-level speakers for other club events during the year. Non-Minnesotans might still consider joining the group for its information-packed quarterly newsletter, the *Small Home Gazette*, covering renovation topics in some detail and juicy classified ads—a



two-bedroom bungalow with natural woodwork for \$212,000.

The event, like the sometimes-lam-pooned upper Midwesterners, is low-key and friendly. "We try to give people more than they expect for their money," Counts says.



WALT MANGINI

PRESERVING PASADENA

North Holliston Avenue neighbors won a victory on February 7 when the Pasadena Historic Preservation Commission unanimously rejected their staff's recommendation and said Holliston Court should be designated a local Historic Landmark. Residents nominated the half-acre courtyard, just south of Bungalow Heaven, last year after developers proposed to demolish it for townhouses.

The 1936 U-shaped court consists of cottages set among extensive gardens and large trees. However, the Commission staff called the Depression-era bungalows box-like and concluded their simple design lacked "architectural integrity." Co-applicant Laura Kaufman, a former Holliston Court resident, noted that the buildings lack of ornamentation reflected the depth of the '30s economic crisis and was typical of Depression-era architecture built for the working class. Using the staff's definition, all modern architecture would be insignificant due to its simple design, she said.

Former Historic Preservation Commissioner Bob Kneisel said Holliston Court's pared-down architecture shows the "de-evolution" of this housing type. "If you're going to tell the story of the bungalow court, you better include this one," Kneisel said. Architect David Thurman, who lives three doors away, said Holliston

Court's "simple architectural forms and details reflected the minimalist design vocabulary of its time and circumstances and this, in itself, is well worth preserving."

Commissioner Kelly Craig Jones agreed, saying that the staff's conclusion had "missed the boat." Commissioner Renee Morgan-Hampton held up a 1989 *Pasadena Star-News* editorial that called for the preservation of remaining bungalow courts in Pasadena (there are about 100 left here, from a high of more than 400 and only about one-third of them are protected) and asked, "What are we doing?" Commissioner Ken Miedema commented that the neighbors had presented a strong case for landmark status and made the motion to throw out the staff report. The landmark application then went to the Pasadena City Council for a final decision.



SEATTLE IN SEPTEMBER

This year's Historic Seattle event brings more than 50 exhibitors — artisans in metal, tile, glass, textiles, ceramics and lighting, along with antique dealers, architects and interior designers — from around the country to Historic Town Hall Seattle, 1119 Eighth Ave. at Seneca St. The event kicks off with an embroidery workshop led by Ann Chaves on Friday, September 23, and runs through Sunday, September 25. Lectures, some of which are free this year, include author Jane Powell speaking on repairing and restoring bungalows, and Paul Freeman shares his extensive textile collection, focusing on designs from England and Europe. Other speakers include Brian Coleman, who looks at revival English Cotswold cottages, Normandy chateaux and Spanish haciendas, and Lawrence Kreisman's exploration of the Arts and Crafts movement in the



Pacific Northwest. Jane Powell ties up the lecture series with a second topic: "What Would Stickley Do With a Computer? Incorporating Technology into Arts and Crafts Interiors."

All events are held at Town Hall Seattle; hours are 10 a.m.–5 p.m. Saturday, and 10 a.m.–4 p.m. Sunday. General admission is \$10; a Bungalow Fair Pass is also available that includes admission to all events. For more information, call 206 622-6952 or visit cityofseattle.net/commnty/histsea.



ROYCROFT CENTENNIAL CELEBRATION CONTINUES

As reported in *AB News*, Issue No. 45, on June 10, the Roycroft Inn in East Aurora, N.Y. is celebrating its 100th anniversary and the 10th anniversary of its \$8 million restoration. Events during the remainder of the year include a celebration of Elbert Hubbard's birthday on June 17, a series of outdoor movies during July and August, a September 18 tour of a dozen East Aurora homes originally built or occupied by Roycroft designers and workers, and a Harvest Hay Ride in November. Holiday festivities during December will conclude the Centennial Celebration. For updates and reservation information, call 716 652-5552 or visit roycroftinn.com.

Additionally, October is the month for the second Roycroft conference at The Chautauqua Institution in Buffalo, N.Y. See page 130 for details or visit roycroftconference.com.



ARLETTE KLARIC JOINS STICKLEY MUSEUM

The Stickley Museum at Craftsman Farms in Morris Plains, N.J., has chosen art and design historian Arlette Klaric to be the museum's executive director. Klaric, who holds a doctorate in the history of American

art from the University of Wisconsin, Madison, specializes in modern and contemporary American art and material culture and is engaged in a long-term study of Stickley titled "Gustav Stickley and the Commerce of Arts and Crafts Ideals." Prior to joining the Stickley Museum, she taught design history at Buffalo State College, SUNY, for 10 years and earlier held faculty positions at the University of North Carolina, Greensboro, and Boston University.

UPCOMING EVENTS

TWIN CITIES, MINN., MAY 14: Bungalow Kitchen Tour. The Twin Cities Bungalow Club hosts a homey tour of bungalow kitchens. Tickets \$5. Call 612 724-5816, visit bungalowclub.org or e-mail them at bungalowclub@hotmail.com for time and beginning location. See expanded coverage page 127.

DENVER, COLO., MAY 14–15: Bungalow Workshop, Show & Sale. The Colorado Arts & Crafts Society is hosting a two-day event at the 1770 Sherman Street Event Center. In addition to vendors, workshops will cover lighting styles, woodworking techniques, kitchen and bath renovation, garden design and overall bungalow preservation and maintenance issues such as heating and cooling systems. From 10 a.m. to 4 p.m.; \$10. More information at 303 526-1390 or coloarts-crafts.org.

HIGHLAND PARK AND PASADENA, CALIF., MAY 15: Museums of the Arroyo Day. Five museums located along the Arroyo Seco and known collectively as the Museums of the Arroyo open their doors to the public free of charge from 11 a.m. to 5 p.m. on this special Sunday featuring the Arroyo's diverse cultural, artistic and architectural legacy. Craft workshops, music, dance, tours and exhibitions are all part of the celebration. Free shuttles connect the museums — The Gamble House, Heritage Square Museum, Lummis Home and Garden, Pasadena Museum of History and Southwest Museum — so that visitors can enjoy the day without extensive driving. For more information, call 213 740-8687.

MILWAUKEE, WIS., MAY 19–SEPTEMBER 5: The Arts and Crafts Movement in Europe and America, 1880–1920: Design for the Modern World. The Arts and Crafts Movement in Europe and America was more than an artistic style; it was a worldview that had significant, far-reaching and enduring effects. It provided a framework for many essential issues still being debated today: standardization versus individuality.

651 South Saint John Avenue
Pasadena, California 91105 2913
Telephone 626 441 6333
Facsimile 626 441 2917

P A S A D E N A H E R I T A G E

May 23, 2005

Mayor Bill Bogaard and Members of the City Council
City of Pasadena
100 North Garfield Avenue
Pasadena, California 91109

RE: City Council Agenda of May 23, 2005
 Item 6A – Holliston Avenue Landmark Application
 Item 6 B – 1022 North Marengo Window Replacement



Dear Mayor Bogaard and Council Members:

Item 6A – Holliston Avenue Landmark Application

Oh behalf of Pasadena Heritage, I am writing to express concern for the future of the bungalow court at 636 North Holliston Avenue and to acknowledge the considerable effort on the part of the applicants, staff, property owners and commissioners to come to the right decision for this property. We commend the passion and commitment of the applicants and former residents, the willingness of the new owners to retain six of the seven existing buildings on the site, and the careful consideration of both staff and commissioners who have ultimately disagreed on whether the court meets landmark criteria on an individual basis.

When Pasadena Heritage first looked at the site, we believed that the property would qualify under the definition of a bungalow court and could be landmark eligible. Upon further review, however, we also found merit in the analysis of staff and the outside consultant. After reviewing the materials and decisions made so far in the process, Pasadena Heritage has concluded that 636 North Holliston most clearly qualifies as a contributor to a Landmark District, while its individual status remains the subject of controversy.

As a contributor to a pending Landmark District, it is our understanding that the court is protected, which would appear to meet the overall goal of the applicants. We understand that the proposed project, which retains the majority of the buildings, but not all, would need to return to the Preservation Commission for review, which would provide an additional opportunity. We are also mindful that changes can be made to historic structures under the Secretary of the Interior's Standards, and a project which includes some changes to the existing court could be designed to meet those Standards.

Pasadena Heritage believes that the proposed project and the future of the bungalow court could benefit by being returned to the Preservation Commission for additional review. Our suggestion is that the bungalow court be recognized as a contributor to a pending Landmark District for now and that the proposed project be reviewed by the Preservation Commission for compliance with the Secretary of the Interior's Standards.

Item 6B – Window Replacement at 1022 North Marengo Avenue

Pasadena Heritage supports the recommendation of the City Manager and the decisions of staff and the Preservation Commission. The windows should comply with the Landmark District Conservation Plan and the Secretary of the Interior's Standards! We urge the Council to uphold the work of the Preservation Commission and staff and the rules of the Landmark District.

Thank you for this opportunity to comment on these two preservation issues.

Sincerely yours,

A handwritten signature in black ink, reading "Susan N. Mossman". The signature is written in a cursive, flowing style with a large initial "S".

Susan N. Mossman
Executive Director

T4 & ASSOCIATES, LLP

DESIGN • PLANNING • DEVELOPMENT

OFFICE OF THE MAYOR
2005
MAY -2 AM 10:13

1 South Fair Oaks Ave. Suite 207
Pasadena, CALIFORNIA 91105
tel 626.395.0600
fax 626.395.0124

MEMORANDUM

Date: April 29, 2005 ✓
To: Mayor Boggard, Vice Mayor Tyler, Councilmember, Ms. Streator,
Mr. Little, Mr. Holden, Mr. Haderlein, Mr. Gordo, Mr. Madison
Cc: Mary Jo Winder, Susan Lin
From: Johnny Lu
RE: 636 N. Holliston Ave.

Dear Mayor, Vice Mayor, Councilmember:

This is Johnny Lu. Today, I am writing to you as a local business owner in Pasadena. As a design professional myself, I have a lot of passions in this field. I also respect other professionals and willing to learn from them. This industry is created by group of different professionals and professional information has crucial impact on functionality and aesthetic of the buildings.

After continues efforts and researching by group of professionals, this property is determined as an ineligible individual landmark per professionals' finding. Again, I respectfully ask this council to review their reports and make your final decision base on the findings and facts.

In our proposal, we are proposed to preserve the existing courtyard and upgrade it to provide quality open spaces and visual pleasure. Design team understands the original design spirit of the courtyard in a bungalow court. The renovated existing courtyard will utilize its open spaces to provide social and visual interaction for the occupants and neighbors. The landscape consultant had a preliminary vision and concept plan. We are currently reviewing and developing this concept.

The 6 of 7 existing bungalows will also be preserved and renovated. (We are currently in the process of renovating the interior of front 6 units and bring these 6 structures up to current safety code requirements.) Preserving these 6 units will maintain the integrity of this bungalow court. The street fronting units will be upgraded to fit into this neighborhood.

We are proposing to enhance this property's conditions, aesthetic appearance, functionalities, and quality of the living spaces. We has been

spending continues efforts to ensure the quality of the design. All design decisions are made to enhance the overall quality of this neighborhood and existing bungalow court.

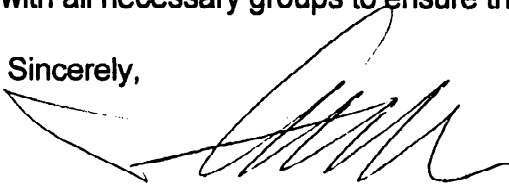
We are also in agreement that the front units and courtyard have tremendous contributions to this neighborhood. Therefore, in our proposal we made a decision to preserve and upgrade the courtyard and 6 existing units. Our proposal would like to be one of the contributors to this Landmark District. The design team is also willing to offer its design knowledge and existing researches to the Landmark District.

The original proposed 8 new townhouse scheme was completely abandon by design team after 4 months of work with city staffs. Design team recognizes the value of the existing courtyard and decides to preserve and enhance it. This decision was made before the landmark designation application.

The design team is also in communication with the neighbors located at 1348 Orange Grove Ave. (8 townhouse/condo property) and 1370 Orange Grove Ave. (16 townhouse/condo property.) Both properties' HOA presidents are accepted our preliminary proposal and willing to work with the design team to make this project better.

As I can promise, our design team is very willing to work with the neighbors. **Again, one of the purposes of this project is enhancing the overall quality of this neighborhood by preserving the existing courtyard and 6 existing units.** I would like to represent the design team to express our gratitude for the opportunity to present our project during the public hearing. We will continue to work with all necessary groups to ensure the quality of this project.

Sincerely,

A handwritten signature in black ink, appearing to read 'Johnny Lu', written over a horizontal line.

Johnny Lu

CORRESPONDENCE FOR

COUNCIL MEETING OF

MAY 16, 2005



RECEIVED
05 MAY 12 P2:03
CITY OF PASADENA

TO: City Clerk Jane Rodriguez and the Pasadena City Council

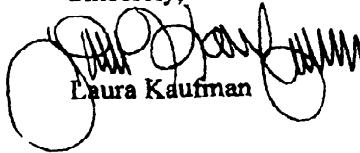
FROM: Laura Kaufman, applicant, Holliston Court nomination as a Pasadena Historic Landmark

Dear Ms. Rodriguez and City Council members,

I am writing this to let you know I am fine with the May 23, 7 p.m. hearing date set for the Holliston Court nomination.

I look forward to seeing you at the meeting. Thanks a lot.

Sincerely,



Laura Kaufman

5/16/2005
6.A. 7:00 P.M.

CORRESPONDENCE / MATERIALS

FOR COUNCIL MEETING OF

APRIL 25, 2005

April 25, 2005 Testimony to the Pasadena City Council — Laura Kaufman

For seven years, I lived in a courtyard of cottages with multi-paned windows and scalloped porch covers. Each morning, I awoke to chattering squirrels and acorn woodpeckers squawking in the trees above. On moonlit nights, the trees cast magical shadows on the gardens.

In February, the Historic Preservation Commission declared Holliston Court a Historic Landmark finding that it met the three criteria of the National Register for eligibility --Historic Integrity, History Context and Historic Significance. We ask you to reaffirm that finding.

Holliston Court's individual cottages should not be compared to courtyards with duplexes and triplexes — which are merely attached courtyard housing — or courtyards, with more design details, that were built earlier, or a few years later when the Depression had lifted. Holliston Court reflects the severe economic times in which it was built and that makes it special.

The consultant hired by staff makes several of our points for us. She notes that building activity by 1931 had slowed to a crawl and that construction bungalow courts had ceased. Exactly! That's what makes our court special, it was of the last one built in Pasadena in the home of bungalow courts and one of the few developments constructed during the depth of the Depression.

The consultant also notes that their simplicity of appearance was probably more a budgetary consideration than a design choice. Right again. The cottages reflect the time when budgetary constraints meant you had no choice but to build the most simple design possible. That makes them worth preserving as an artifact of their time.

<She also contends that based on its date of construction, Holliston Court would not be a contributor to our Landmark District. However, that contradicts staff's November 15 report, stating that the 1936 courtyard falls within the period of significance.(ending in 1942)>

Staff states in its report that properties in Landmark Districts essentially receive the same protection as individual Historic Landmarks. Therefore, we ask you to name Holliston Court a Historic Landmark tonight since one or all of the bungalows are subject to demolition between now and the time when you -- the City Council -- officially approve our block as a Landmark District. That could be several months away.

<We don't believe it's appropriate to consider demolishing a historic structure in our pending Landmark District and we believe the developers proposal violates the City of Gardens ordinance, which encourages the retention of healthy, mature trees. And Holliston Court serves as a model for the type of multi-family housing on which the City of Gardens Ordinance is based.>

A 1989 Pasadena Star-News editorial called for the preservation of remaining bungalow courts — there are about 100 left, from a high of more than 400, only about one-third protected. .

04/25/2005
Item 6.G. (8:00 P.M.)
Submitted by Laura Kaufman

And we'd like to quote from "Courtyard Housing In Los Angeles" which the consultant sites as a reference. "If a small minority of courts should be preserved for all their assorted virtues as isolated monuments, the overwhelming majority should be for their ability to shape our cities."

To conclude, bungalow courts are our homegrown form of historic , affordable housing and we urge you to save this historic treasure for all time by bestowing Pasadena Historic Landmark Status on the enchanted Holliston Court. And if the developer is not happy, I know of people who'd like to buy and maintain the courtyard and upgrade it, with beautiful flowers and gardens. Thank you.###

April 20, 2005

To: The Honorable Mayor Bill Bogaard and the Pasadena City Council

Dear Mayor Bogaard and City Council Members,

For seven years, I lived in a wonderful, magical bungalow courtyard, named Holliston Court, composed of seven cottages with multi-paned windows and scalloped porch covers. Each morning, I would awake to chattering squirrels and acorn woodpeckers squawking in the trees that sheltered my cottage. At night, my neighbors and I would meet in the center gardens and discuss the day's events. It was an idyllic existence and we felt so blessed to live in this park-like setting.

Today, I ask you to confirm the unanimous recommendation of the Historic Preservation Commission, and name Holliston Court a Pasadena Historic Landmark. Holliston Court's unadorned bungalows are typical of Depression-era architecture built for working people and it deserves to be preserved as an intact U-shaped courtyard, with more than a dozen trees, several on the city's protected species list. This is one of the last bungalow courtyards to be built in the city that invented bungalow courts.

Staff contends that Holliston Court's bungalows "lack architectural integrity." It compared Holliston Court to several courtyards, which it contends have more architectural integrity than Holliston. However, three of the four courtyards are composed of duplexes or triplexes — not the individual cottages that make Holliston unique. The fourth one at 595 East Washington, with individual bungalows, lacks Holliston's multi-paned windows and it also has an anachronistic Craftsman-style gate which reduces its historic integrity.

These other courtyards amount to attached courtyard housing, not bungalow courtyards. No one would ever build a Holliston Court today, with its miniature houses, lush gardens — including two of roses — and forest of towering trees.

I also disagree with staff's conclusion that Holliston Court's "simple execution and lack of design details" make it devoid of "high artistic values." Using staff's definition, all modern architecture would be insignificant due to its simple design. According to architect David Thurman, who lives three doors away, Holliston Court's "simple architectural forms and details reflected the minimalist design vocabulary of its time and circumstances and this, in itself, is well worth preserving."

David Thurman compared it to the 1942 Village Green complex in Baldwin Hills, which is on the National Register and praised for its architecture which is "clear and simple" and for buildings that "don't focus attention on themselves."

On February 7, the Historic Preservation Commission concluded that Holliston fits the three criteria listed in National Register Bulletin 16 for determining the integrity and authenticity of historic resources. It meets the criteria of **Historic Significance** because of its importance to the history, architecture and culture of this community that invented bungalow courts, which

became a national housing trend. It is achieved through its distinctive physical characteristics of design, construction and form, including individual cottages in a detached, wide-court layout, set among lush oasis-like gardens' which distinguishes bungalow courtyards from other multi-family developments that followed it.

Holliston meets the requirement of **Historic Integrity**, since it retains all its original design features. It meets the criteria of **Historic Context** since Holliston Court is organized by a theme, place and time, and provides a link to an important historic trend, that of late bungalow court development. And according to the city's 1989 Inventory, Holliston Court was designated as 1D, possibly eligible for listing in the National Register, as part of a thematic grouping.

It's not appropriate to consider demolishing a historic structure in our pending Landmark District and build a two-story condo that will loom over the remaining little cottages and destroy the integrity of our U-shaped courtyard, as well as more than half the trees on the site, including city-protected species of English Walnut and Victorian Box. The developers' proposal also violates the City of Gardens ordinance, which encourages the retention of healthy, mature trees. And Holliston Court serves as a model for the type of multi-family housing on which the City of Gardens ordinance is based.

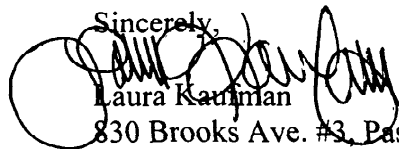
A 1989 Pasadena Star-News editorial called for the preservation of remaining bungalow courts — there are about 100 left, from a high of more than 400, only about one-third protected. "They provide multi-family housing while retaining the garden character and close relationship with the outdoors typical of the best of Southern California architecture," that April 26, 1989 article noted.

Historic Preservation Commissioner Renee Morgan-Hampton read aloud from that editorial during the February 7 hearing: Bungalow courts, she read, "are a valuable part of Southern California's architectural legacy and can be a model for humane and aesthetic future housing solutions as well. We need to make sure the courtyards that have escaped demolition are around for the long haul."

Architect David Thurman asserted that "we owe it to ourselves to recognize this dignified gem as a reflection of our need for economic diversity in our housing. We should not repeat the mistake we made not so long ago, when 60 and 80-year-old out-of-date bungalow and Victorian homes were needlessly destroyed."

I couldn't agree more. Bungalow courts are our homegrown form of historic, affordable housing and Holliston Court, in particular, represents the soul of Pasadena -- the city that I love. Please save this historic treasure for all time by bestowing Pasadena Historic Landmark Status on the enchanted Holliston Court. Thank you for your consideration.

Sincerely,

A handwritten signature in black ink, appearing to read "Laura Kaufman", written over a circular stamp or mark.

Laura Kaufman

830 Brooks Ave. #3, Pasadena 91103