

**ATTACHMENT D**

Nomination of Holliston Court,  
636 North Holliston



as a Pasadena Historic Landmark



**CITY OF PASADENA  
HISTORIC PRESERVATION COMMISSION**

**APPLICATION TO DESIGNATE A HISTORIC RESOURCE AS  
A HISTORIC MONUMENT OR LANDMARK**

§17.52.050 of the Pasadena Municipal Code sets forth a procedure for designating any historic resource in the City as a historic monument or landmark. 1) The process begins with a preliminary evaluation by staff to determine if the nominated property meets the applicable criteria and is eligible for designation. 2) If staff determines that the nominated property is eligible for designation, the nomination is scheduled for a public hearing before the Historic Preservation Commission. 3) The Historic Preservation Commission determines if the historic resource meets the criteria for designation as a historic monument or landmark. If the Commission finds that the nominated resource qualifies for designation, it forwards a recommendation on the designation to the City Council. 4) At a noticed public hearing, the Council then determines whether to approve or deny the request for designation.

**PART I. PROPERTY PROPOSED FOR DESIGNATION**

1. Name of Property:	HOLLISTON COURT	
2. Property Address:	636 NORTH HOLLISTON	
3. Date of Original Construction	1936-37	
4. Architect / Builder:	Laura Schmidt, Marcella Keeney, Designers	Winfield Davis, Contractor
5. Present Owner: (Name)	Francis & Susan Lin	
(Address)	1346 OXFORD ROAD	
(State/ZIP)	SAN MARINO, CA 91108	
(Phone/FAX)		
(E-mail)		

**PART II. APPLICANT**

Applicants (if not property owner)	#4 ↑	#5 ↑
(Address)	BEVERLY DUNNING & LAURA KAUFMAN	
(State/ZIP)	636 NORTH HOLLISTON PASADENA, CA 91106	
(Phone/FAX)	Laura: 626.356.8058	Beverly: 626.795.7522
(E-mail)		

Date SEPT 28, 2004

Signature

*[Handwritten signatures]*

PLN 2004-00405

Date received: 9/28/04

Planner: AC

**PART III: TYPE OF DESIGNATION**

**PROPERTY TO BE DESIGNATED AS A:**

<b>HISTORIC MONUMENT</b> <input type="checkbox"/>	<b>LANDMARK</b> <input checked="" type="checkbox"/>
<i>A historic monument means any historic resource that is significant at a regional, state or national level, and is an exemplary representation of a particular type of historic resource.</i>	<i>A landmark means any historic resource that is significant at a local level, and is an exemplary representation of a particular type of historic resource.</i>

**PART IV: BRIEF DESCRIPTION OF PROPERTY**

Briefly describe the property proposed for designation, indicating whether the entire site or a portion of the site is the subject of the nomination (e.g., how many buildings on the site). A map may be used for the description. Please also submit recent photographs. Use continuation sheet if necessary.

Holliston Court is an enclosed, U-shaped, wide court with seven bungalows nestled on a lot shaded by large trees. There are two rose gardens and numerous protected trees on the half-acre including Camphor, Victorian Box, Black Walnut, Camelia and two Coral Trees. A 1989 city survey called Holliston Court “a fine and intact example of local design.”

See attached: Nomination of 636 North Holliston as a Pasadena Historic Landmark

**PART V: SUPPLEMENTAL INFORMATION ON SIGNIFICANCE OF PROPERTY.**

With this application, please attach information that will assist staff with the preparation of a designation report. Books, photographs, articles, and other archival information will all be useful to document the significance of the historic resource.

Refer to bibliography, historical photographs, chronology, and other supporting information.

See attachments



# CRITERIA FOR DESIGNATION

<b>CRITERIA FOR DESIGNATING A HISTORIC MONUMENT</b>
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<input type="checkbox"/>	1. It is associated with events that have made a significant contribution to the broad patterns of the history of the region, state or nation.
<input type="checkbox"/>	2. It is associated with the lives of persons who are significant in the history of the region, state or nation.
<input type="checkbox"/>	3. It is exceptional in the embodiment of the distinctive characteristics of a historic resource property type, period, architectural style or method of construction, or that is an exceptional representation of the work of an architect, designer, engineer, or builder whose work is significant to the region, state or nation, or that possesses high artistic values that are of regional, state-wide or national significance.
<input type="checkbox"/>	4. It has yielded, or may be likely to yield, information important in prehistory or history of the region, state or nation.

A historic monument designation may include significant public or semi-public interior spaces and features.

<b>CRITERIA FOR DESIGNATING A HISTORIC <del>MONUMENT</del> LAND MARK <sup>DC</sup></b>
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<input type="checkbox"/>	1. It is associated with events that have made a significant contribution to the broad patterns of the history of the city.
<input type="checkbox"/>	2. It is associated with the lives of persons who are significant in the history of the city.
<input checked="" type="checkbox"/>	3. It embodies the distinctive characteristics of a locally significant historic resource property type, architectural style, period, or method of construction, or that represents the work of an architect, designer, engineer, or builder who is locally significant, or that possesses high artistic values that are locally significant.
<input type="checkbox"/>	4. It has yielded, or may be likely to yield, information important locally in prehistory or history.

## Nomination of 636 North Holliston as a Pasadena Historic Landmark

by Laura Kaufman

Holliston Court, 636 North Holliston, embodies the distinctive characteristics of a locally significant historic resource property type, architectural style, and period and should be preserved as a Historic Landmark for these reasons.

And the half-acre property, just south of Orange Grove Boulevard, represents one of the last bungalow courtyards to be constructed in the city, and typifies the subdued style of Depression-era 1930s architecture, combined with the distinctive physical characteristics of courts (Exhibit 0, National Register of Historic Places Inventory Nomination Form, p2).

Holliston Court was built for Pasadena's growing population of working and middle-class residents. Housing for these groups was "stripped down and somber and the buildings reflect that," said Alan Michelson, PhD., a Stanford-trained architectural historian and expert on 1930s architecture. (Exhibits 1, 2) (Formerly based at UCLA, he currently heads the Architecture and Urban Planning Library at the University of Washington, Seattle.)

A 1989 Pasadena inventory (Area 39, Block 48, Lots 16 and 17) of the property describes the cottages as having a "very simple design, with low-pitched gable roofs (close cropped), and paired and solitary 6/1 sash (double hung)" windows. "This bungalow court from the late 1930s illustrates the longevity of this housing type, and is a fine and intact example of local design." It also was designated 1D — as possibly eligible for listing in the National Register of Historic Places, as part of a thematic grouping (Exhibits 3A, 3B; 3C photos).

Bungalow courts are a highly significant feature of Pasadena's architectural and urban heritage and this city is widely believed to have birthed the first examples of this property type in 1909. (Exhibit 4A, National Register of Historic Places Multiple Property Nomination Project p71) "The bungalow court form, with Pasadena generally attributed as its point of

origin, represented an innovative solution to high density housing which reached its highest expression in Southern California," (Exhibit 4B, NRHPINF, p4).

But Holliston Court is in danger of being demolished by developers who purchased the property earlier this year and propose to build condominiums on the site. Holliston Court is not only an important Historic Landmark but is just south of Bungalow Heaven Landmark District. And as part of the proposed Holliston Landmark District, it forms a continuous Historic District with Bungalow Heaven. The proposed demolition would result in the "disruption of a continuous grouping of architecturally significant buildings or create an inappropriate void in the existing architectural or visual character of the area(Exhibit 4C, Historic Preservation Ordinance, 17.52.100).

Even the revised proposal calling for the demolition of cottage #7(in the middle of the U)and replacement with four units would disrupt the visual character of the street, because the two-story modern condominiums would be visible from the street in the proposed Holliston Landmark District, which is in the process of being formed(more than 51 percent of the signatures of property owners within the district were turned into the city in July).

"Pasadena became world famous for the development of bungalow courts and the protection of the whole record is important — to get a sense of where and when it started and when and why it died," said Michelson. "This is a document of one of the last ones built in Pasadena and its importance cannot be overstated. It transcends local history and is part of a national building trend, part of the nation's architectural heritage."

#### HOLLISTON COURT RISES

Holliston Court, just south of Orange Grove Boulevard, consists of seven cottages, with large shade trees and extensive gardens(Exhibit 26b). It was designed by sisters Laura Schmidt(also known as Laura Smith) and Marcella Keeney, while they resided at Pasadena's Marengo Hotel. Schmidt and Keeney were two of nine children from a politically active San Francisco family.(see End Note 1, Exhibits 40) They were sisters to Huntington Park Judge Harry R. Simon(see End Note 2, Exhibits

41)and Pasadenan Ethyle Flexner, for whom Flexner Court was built in 1922.

Holliston Court was built by contractor Winfield Davis, who constructed the cottages in 1936-37 while he himself lived at Flexner Court, 1620 Whitefield Road. The cottages were constructed for about \$2,000 apiece.(original Building Permit, Building Description Blank, Exhibit 4D)

There are obvious design similarities between Flexner Court and Holliston Court. For example both contain low-pitched gable roofs and an unusual rounded walkway, with curved sidewalks leading to the back of the property. In 1994, Flexner Court qualified for listing on the National Register of Historic Places and its nomination sheet noted, "the circular orientation of the central walkway is a unique feature which was not found to exist in any other bungalow courts in this study."(Holliston Court was not part of that study)(Exhibits 5A, 5B).

Unlike Holliston Court, Flexner Court is sparcely landscaped.(Exhibit 6, photo) "Flexner Court doesn't strike me as any more distinctive than Holliston Court," said Michelson, noting that Flexner Court lacks the lush landscaping and park-like setting of Holliston Court. "If Flexner Court is eligible for historic listing, Holliston Court certainly should be."

Further, the fact that two women, Schmidt and Keeney designed the gardens places them in the company of their female contemporaries. By the mid-20s "many of the most important landscape architects working in Pasadena were women(Exhibit 7, Historic Pasadena, p20)." Myron Hunt wrote in 1931, "The profession of landscape architecture is fortunately attracting an increasing number of able, highly-trained, much-travelled and experienced women."

#### THE BIRTH OF COURTYARDS

The very first bungalow court in Pasadena was the St. Francis Court of 1909, according to the Bungalow Courts in Pasadena, National Register of Historic Places Multiple Property Nomination Project(p56, Exhibit 8), and by 1915, the number of bungalow courts in Pasadena was rapidly growing(p60, Exhibit 9).

Although initially providing temporary housing for tourists and people relocating to the area, the bungalow courts of Pasadena gradually came to be seen as an alternative to the apartment building for high-density housing and shifted to year-round residency (p58, Exhibit 10). And while a 1918 advertisement for a court touted its conveniences for "high class people..." (p60, Exhibit 11, see Exhibit 9) by the 1920s, permanent accommodations became necessary for the increasing numbers of working class people who settled in Pasadena (p61, Exhibit 12)

As late as 1930, an advertisement in the Tournament of Roses program exclaimed, "Tourists from all over the world have admired California's artistic bungalow courts." (p57, Exhibit 13)

But the Great Depression soon took its toll on Pasadena's tourism industry. And the building of bungalow courts came to a virtual standstill. Holliston Court was one of the last bungalow courts built in Pasadena -- as apartments, with underground parking, supplanted courts as the favored multi-family building type. (p62, Exhibit 14)

"The fact that they were still being built -- 20 to 30 years from when they began shows they are a survivor of an old Pasadena tradition," said Michelson. "And while the superficial stylistic details changed, the significance of this building form with its individual homesteads lingering into the late 1930s cannot be overlooked."

#### COURTS CHANGING FASHIONS

Architecturally, bungalow courtyards reflected the changing design trends over the period that they were built -- beginning with Craftsman and continuing with Colonial Revival and Spanish Vernacular styles, among others, into the 1920s. ( p69, Exhibit 15)

The Holliston cottages, too, reflect their period of origin, with little exterior ornamentation, other than fluting around the window casements and scalloped wood framing the porch shelter. ""They're typical of the unadorned architectural style of the 1930s," during which only housing built for the wealthy contained more than a modicum of decoration, Michelson said. "The fact that there are few stylistic details shows they were built for working

and middle class people," Michelson added.

"After the Depression, for economic and psychological reasons, ornamentation became less important," said Michelson. "Because of the depth of the economic crisis, designers didn't want to be ostentatious. The style became less important than the indoor/outdoor space and fluid interior space."

That said, the Holliston Court interiors contain stylistic details that are luxurious by today's standards including a coved ceiling, arched entryway, hardwood floors and wooden window frames.

And Holliston Court's residents included many teachers, in addition to nurses, business people and others active in the community, according to Pasadena City Directories.

For example, teacher Ruth Ellis (Pasadena City Directories 1947-49) served as one of the first principals of Andrew Jackson School in Altadena (p 254, Altadena by Sarah Noble Ives, Exhibit 16A). Home economics teacher Mary Fleming, was promoted to supervisor in the Pasadena school district during her 15 years at Holliston Court (L.A. Times, Exhibit 16B; Pasadena City Directories 1940-55). John M. Kellie ran J.M. Kellie Moving out of cottage #2 from 1958 to 1963 (ad, 1962, Pasadena City Directory, Exhibit 16C). Civil engineer Richard Barhite (Pasadena City Directory 1951) went on to become Downey's director of public works (L.A. Times, Exhibit 16D). And Independent reporter Jack Cressman (Pasadena City Directory 1953) chaired Pasadena Chamber of Commerce's publicity committee (L.A. Times 1962, Exhibit 16E).

#### LIVING LARGE IN THE DEPRESSION

According to the Multiple Property Nomination Project (E11), in later courts...the size of the bungalows, as a rule, [are] much reduced." (p65, Exhibit 17).

But despite the economic times in which they were built, Holliston Court is exceptionally generous in its layout and individual building size. There are seven units, with extensive gardens on the half-acre property. Compare that to the Cornish Court (500 South El Molino), built in the Roaring Twenties, which contain almost double the units -- numbering 12 -- on a .6-acre

lot (Inventory Form, Exhibit 18).

Holliston Court's L-shaped cottages contain an extra room off the living room that also includes a second closet. The bungalows began in 1937 as 520-square-foot units. The extra room was added in 1949 by subsequent-owner-resident Bert Gerpheide, to make a total of 630 square feet. The cottages also include a service porch with washing machine hookups (Building Description Blank, Exhibit 19).

Because the room additions were made a few years after they were originally built — and are now 55 years old -- the additions have taken on their own historical importance. "Some changes to a building may be evidence of the history of the structure, its inhabitants and its neighborhood," according to Design Guidelines for Historic Districts in the City of Pasadena (p71, Exhibit 20). "Such changes may have developed significance in their own right and this significance should be recognized and respected. For example, a porch or a kitchen wing may have been added to the original building early in its history."

Holliston Court also represented the wide court form at a time when the rule was to build on smaller lots. "They harken back to the wide court bungalows of the teens," Michelson said.

While a large majority of the early courts (1910-1916) make use of the wide court form (built on at least a 100-foot-wide lot), from 1920 onward the narrow court form (75-foot-wide lot) was more popular (p67-68, Exhibit 21) as dwellings were built on increasingly smaller lots.

The eminent architect Arthur Heineman opined "you cannot build a successful bungalow court on (sic) a lot less than 112 feet wide (p65, Exhibit 22, see Exhibit 17). Indeed, the Holliston Court lot is 112 feet wide. (Building Permit, Exhibit 4D) However, by the 1920s, the average parcel size for a court was only 75 feet wide (Exhibit 17).

And 25 of the 27 narrow courts in the Bungalow Courts of Pasadena study are from the post 1920 period (p68, Exhibit 24).

## GENTLEMEN AND LADIES, PARK YOUR PACKARDS

Meanwhile, Holliston Court fits squarely into the historic trend of later courts by situating its parking garage at the rear of the property, with side driveways leading to it. Inside the garage, posts holding up the lintels across the doors are made of redwood, now a rare building material due to its expense. The property "combined the old style of communal living with the new convenience of automobiles. It's an unusual plan type and a useful document of the time," Michelson said.

Michelson said the perimeter driveway's grassy median echoes parkways in the street centers of older neighborhoods. The graceful, curved driveway design also is unique, according to Michelson. And its concrete composition also contributes to its historical significance because the high cost of that material would make it too expensive for driveways today, Michelson said.

## PASADENA, A GARDEN CITY — A CITY OF GARDENS

Driveways "play an important role in the feeling of Pasadena," according to A City of Gardens, Pasadena Design Ordinance for Multi-Family Housing. "...Driveways which were built in the old days were not only narrow, but also useful and pleasant even as places to walk." (p4, Exhibit 25) Indeed at Holliston Court rose bushes, flowering shrubs, a wall of indigo morning glories, and overhanging trees including a purple blossoming Jacaranda make the perimeter driveway a delightful footpath.

According to that design ordinance, "the most noticeable and important quality of Pasadena neighborhoods is their overall garden character." (p3, Exhibit 26a)

And Holliston Court's lush greenery contributes greatly to the block's park-like setting. The front rose garden is flanked by two concrete paths that flare out around it and circle the garden, with flowering shrubs, ficus, and English Ivy. Brick planters fronting the cottages nurture camelia, bouganvilla and varigated ivy. Behind the cottages, there is a semi-circular rose garden with a large bird of paradise. "There's an element of style and attention to the natural environment that's more important than the architectural details," said Michelson.



## HOLLISTON'S URBAN FOREST

Huge shade trees also cool the bungalows and come alive with the squawking and tapping of acorn woodpeckers and chattering squirrels. The trees include several city-protected species (diagram, Exhibit 26b; list of protected trees, Exhibit 26c; Tree Protection Ordinance list, Exhibit 26d). The California Black Walnut (in the back on the raised patio) (tree photographs, Exhibit 27) is one of 13 Native Species earmarked for protection "because they help maintain native populations of birds, insects and other animals and promote better environmental conditions." (Tree Protection Ordinance, Exhibit 28a) Specimen Trees on the property include a Victorian Box Tree on the south side of Cottage #7 (slated for demolition in the latest proposal) (Exhibit 28b), two Coral trees (front yard) (Exhibit 28c), a Camphor tree (the second of three large trees in the center garden) (Exhibit 28d) and a Camellia tree in front of Cottage #5 (Exhibit 28e). Specimen trees "enhance the beauty of the City of Pasadena." (Tree Protection Ordinance, Exhibit 28d)

The city's Tree Protection Ordinance was approved "in recognition of the significant aesthetic, environmental, and economic benefits to the community provided by trees and to increase the tree canopy in Pasadena." (Exhibit 28f). The trees are of sufficient size to merit protection by the Tree Protection Ordinance. (Exhibits 28i, j, Protected Tree List, diagram of protected trees on property)

There is also a towering Acacia tree in back of Unit #7.

Protected Native Specimen Trees near the property line directly south of Holliston Court that would be adversely affected by this project include a towering Jacaranda tree and Weeping Bottlebrush (Exhibits 28g, h).

A towering Avocado tree in the courtyard, which like Native Species provide food for local squirrels and birds — and a couple large Avocado trees of similar size across the street, may be a remnant of Pasadena's agricultural legacy. Holliston Court was part of the 5,000-acre Grogan Tract sold in 1868 or 1869 to James Craig, acting as an agent for Alexander Grogan. Craig carved out about 150 acres of that property — originally part of San Pasqual Ranch -- for himself. In fact, Craig's adobe

farmhouse, "L'Hermitage," stands today on Monte Vista Street, one mile southeast of Holliston Court, and is the oldest structure standing within city limits. (Historic Pasadena, p15, Tech MLS Listing, Exhibits 29a, b)

In 1908, Harold E. Cox, who then owned the North Holliston property, built a shed in the back. (Building Description Blank, Exhibit 30a) Cox, who was a surveyor (Pasadena City Directory, July 1905, photo, Exhibit 30b) may have used the shed for his equipment or for storing harvested fruit and nuts.

The City of Gardens ordinance also recognizes the importance of trees. It states, "Where mature, healthy trees already exist on a site, their retention is encouraged." (p16, Exhibit 31a). "And to ensure that their retention is successful, the following requirements shall be met ... cutting through woody roots is not permitted." It also strongly discourages removal of healthy street trees and calls for the shaping of driveways to avoid or accommodate trees (p16, Exhibit 31b).

The proposed townhouse development on this property calls for underground parking, which would completely destroy the roots of some or all of these large and protected tree species.

"You're losing important trees here," said Ann Scheid, a former senior city planner and author of "Historic Pasadena." (Exhibit 31c) And she added, "this kind of court was used as a model for the City of Gardens ordinance." "You're losing this courtyard plan with its landscaping. There will be one less court like this."

Holliston Court, with its extensive gardens, individual patios for potted plants and front and back porches, demonstrates the primary tenets of California architecture - that is, outdoor living and informality. Adding to the communal atmosphere is the raised concrete patio in the back, framed by the Black Walnut Tree, the protected Native Tree specimen, and bench, where residents can gather (Exhibit 27).

"It's the concept of pleasant living coming from the connection to the outdoors. This is a perfect example of traditional California design," said Michelson.

## BUNGALOW COURTS PROGNOSIS: GRIM

For a variety of reasons — including the economic devastation caused by the Depression which stopped most court construction and later, increasing land values that conspired to replace the cottages with apartment buildings — bungalow courtyards are in danger of becoming extinct.

By the 1930s, the Depression precluded house building for all but the wealthy (p66, Exhibit 32a). And by 1993, according to the National Register of Historic Places Multiple Property Nomination Project, "Rising real estate values and increasingly stringent parking requirements have created pressures to replace aging courts with better investments — apartments with more units and on-site parking." (Exhibit 32a)

Also, bungalow courts' proximity to downtown, once a drawing card for renters, has now "turned into a liability. The continuing construction of office and retail space, along with a corresponding increase in the demand for high-density housing such as condominiums and apartments, have placed the numerous bungalow courts in need of protection and recognition." (p4, Exhibit 32b).

By 1933, there were 414 bungalow courts in Pasadena (p61, Exhibit 33) but that number had shrunk to about 100 by 1989 (Pasadena Star-News, 4/20/89, Exhibit 34). Today, only about one-third of them have been protected by listing in the National Register of Historic Places. (During that study, between the first windshield survey and more detailed investigation, 11 courtyards were demolished, see p83, Exhibit 35) And the 10-year lifespan of Proposition 2, approved by the voters, which required demolition of housing not to "have a significant adverse impact upon the City's ability to meet its affordable housing obligations," expired in 1999, leaving the remaining bungalow courts vulnerable to replacement with high-priced condominiums. (Pasadena Star News Editorial, 4/26/89, Exhibit 36).

## WRECKING BALL HANGS OVER HOLLISTON COURT

Indeed, today the race to save endangered courts has intensified. On April 5, 2004, the new owners of Holliston Court

applied for a permit to demolish the cottages and replace them with eight townhouses. (Exhibit 37a)

A subsequent September proposal (Exhibit 37b) to convert six bungalows to condominium ownership and demolish cottage #7 in the middle of the U — and replace it with four new condominiums — would destroy the integrity of the detached, enclosed U, wide-court form courtyard, one of about 12 of its kind, identified in the May 1993 Bungalow Courts study (see Exhibit 15, p69). And it would and diminish rental housing with the garden character and close relationship with the outdoors that typifies the best of Southern California architecture (Exhibit 36.).

The effect of extensive landscaping in courtyards as Holliston, "was to heighten the oasis-like quality of the court, further differentiating it from surrounding development." (Exhibit 15, p69) However, the developer is requesting a reduction in the required garden areas (Preliminary Plan Check #6, Exhibit 37c) Gone would be the back rose garden and protected Specimen Trees including the Victorian Box and the Native Tree, the California Black Walnut, in order to replace them with four modern units in this historic courtyard.

And in the past five years, overall building demolitions have increased dramatically in Pasadena — 62 percent between 1998 and 2003, from 25 to 40 permits. (Source: City of Pasadena, via Librarian Darlene Bradley) Pasadena is losing its architectural heritage, particularly when it also serves as affordable housing, according to Pasadena Heritage.

#### L.A.'S DISAPPEARING COURTYARDS

And the Los Angeles Times on June 23 featured an extensive story detailing the battle to save the Ramona, a 1923 Spanish Revival courtyard in West Hollywood that may be destroyed to build 17 loft-style condominiums. (L.A. Times, Exhibit 38) "The courtyard building they're rallying to protect is in danger of being taken down, like so many before it and like others once on the block; the Ramona is the last standing," the article stated.

Until five years ago, many of the tiny stand-alone bungalows built for Pacific Electric Railway workers remained along San Vicente Boulevard, according to the L.A. Times. The cottages

represented "a window into the modest beginnings of a community," Ken Bernstein, the Los Angeles Conservancy's director of preservation told the Times.

But when developers spotted the potential for the land, preservationists attempted to have the bungalows designated as "cultural resources." The City Council refused and now condominiums loom where the bungalows once stood; only five original houses were spared, according to the Times.

Charles Lockwood, author of seven architectural books, told the Times that Southern California lags behind most of the country in historic preservation. "You have many communities that haven't even bothered to designate all their potential landmarks," Lockwood told the Times.

"The respect and reuse of historic structures is not just some warm and fuzzy thing that we should do. These buildings create distinctive neighborhoods, and they're instrumental in attracting tourists. You get enough historical buildings together and you have an economic engine that's never going to wear out. Look at Santa Barbara."

#### CONCLUSION

The authors of "Courtyard Housing in Los Angeles" argued that courtyards should be saved because they are woven into the social and architectural fabric of communities. "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," wrote James Tice, Stephanos Polyzoides, and Roger Sherwood. (p211, Courtyard Housing in Los Angeles, Exhibit 39)

And the Pasadena Star-News in 1989 editorialized that Pasadena's homegrown form of historic, affordable housing should be preserved, long after Proposition 2 demolition and growth limits expire. "They 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." (Pasadena Star-News, 4/26/89, Exhibit 36)

Concluded Michelson, "Pasadena is one of the architecturally richest cities in California. It's important to safeguard Holliston Court as a valuable remnant of the 1930s. In the home of bungalow courts, Holliston Court is a rare survivor from a period when this building type was rapidly disappearing."

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#### End Notes

1. Schmidt and Keeney's father was Sigmund Simon, who came to San Francisco in 1851 and was one of the city's first mail carriers, covering his route on horseback. A veteran of the Union Army in the Civil War, he was active in politics and later worked for the Sheriff's office. (Obituary, San Francisco Examiner, November 13, 1933, Exhibit 40)

2. Harry R. Simon, Schmidt and Keeney's brother, was a lawyer who represented John Frazier, Huntington Park's "laughing boy" mechanic. Frazier was arrested at the behest of Judge Stanley Moffatt in May of 1949 for laughing too loud at a cafe — Moffatt referred to it as a "blood-curdling scream or yell or war whoop resembling somewhat the braying of an ass or the howl of a coyote", followed with "loud and raucous laughter." Frazier was held for two hours but later acquitted of a charge of disturbing the peace. Frazier, repped by Simon, then sued Moffatt for false arrest and false imprisonment, and was awarded \$4,150. Simon, meanwhile, ran against Moffatt for judge and won (Los Angeles Times 1949-50, Exhibit 41).

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[home](#)

## Alan Michelson

Architecture Librarian, UCLA Arts Library, 1400 Public Policy Building. E-Mail: [alanmich@library.ucla.edu](mailto:alanmich@library.ucla.edu), Telephone: (310) 206-5426.

### Collection Responsibilities

- Architecture
- Design

### Other Responsibilities

- Reference
- Bibliographic Instruction - by appointment

### Experience

- University Library Associate, Media Union Library, University of Michigan
- Weekend Supervisor, Art Library, Stanford University Library
- Rare Book Specialist, Department of Special Collections, Stanford University Library
- Historic Resource Inventory Director and Writer, San Mateo County Historical Society
- Teaching Assistant, Art Department, Stanford University Library

### Education

- BA in Art History/Political Science from the University of Rochester
- MA. and Ph.D. in Art History (specialty in Architectural History) from Stanford University
- MIS in Library and Information Science from University of Michigan

### Professional Activities, Publications

- Publications and public lectures in architectural history
- Member of American Library Association



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## ORANGE GROVE - VILLA GROUPING -- CONTINUATION SHEET

S39.303 636 N. Holliston Avenue  
Legal Description: Lots 16 & 17, Block 48, Pasadena Heights  
Present Owner: Ruby M. Hillary, 3445 Fair Oaks Ave.,  
Altadena, CA 91101

Built: 1936-37 Rating: 1D (?)  
Builder: Winfield G. Davis (Thematic grouping)  
Designers: Laura Schmidt & Marcella Keeney

This is a bungalow court consisting of seven one-story cottages of frame and stucco construction in a U-plan configuration. A flattened hexagonal-shaped planting area occupies much of the center of the property, with narrow concrete walkways flanking it on both sides, and converging at the pointed ends of the planter. The planter contains a dense mat of English Ivy along with several mature shade trees. The cottages are of very simple design, with low-pitched gable roofs (close-cropped), and paired and solitary 6/1 sash (double-hung).

This bungalow court from the late 1930's illustrates the longevity of this housing type, and is a fine and intact example of local design.







S39.303      636 N. Holliston Avenue  
View: Southeast, near front of  
property

United States Department of the Interior  
National Park Service

## National Register of Historic Places Continuation Sheet

Section number F Page 5

Bungalow Courts in Pasadena

Style: Spanish Colonial Revival 1  
Style: Spanish Vernacular 3

### Significance

Bungalow courts are a highly significant feature of Pasadena's architectural and urban past. The first examples of the property type anywhere are widely attributed to be the early Pasadena courts of 1909-1910, and their architects were pioneers in this building type. At first seen as temporary housing for tourists, the early courts were built as adjuncts to the great resort hotels of Pasadena. But the charm and easy informality of the bungalow court lifestyle resulted in year-round residency. The advantages of court living grew to hold a special appeal to the elderly (courts offer easy accessibility, a location usually close to downtown or neighborhood services, and friends close by); to the young (most courts rented for reasonable rates, and were small yet did not sacrifice individuality); to the artistic (many architects and artists are known to have enjoyed the picturesque, communal atmosphere of Pasadena's courts). In the 1920s, especially, densely built-up courts became popular as workers' housing.

Additionally, bungalow courts became a major factor in the real estate development market, providing an opportunity for multiplying one's investment in even a small lot. Pattern books offered appropriate plans and specifications or an architect could be retained. As the demand for housing in Pasadena increased with each boom in southern California, bungalow courts emerged as an alternative to apartment houses and were often built in close proximity to each other.

In certain cases, bungalow courts have an association with an architect or builder who had a substantial impact on Pasadena's architecture or the design of bungalow courts. Some of the most notable architects or builders are as follows:

J. Cyril Bennett (Colonial Court, 1916): Bennett had his early training with Greene & Greene and Sylvanus Marston, and designed such notable buildings as the Pasadena Civic Auditorium, Pasadena Masonic Temple and Raymond Theatre. Bennett was the architect of many Pasadena public schools as well. His designs for Colonial Revival residences gained him wide popularity.

Buchanan and Brockway (Reinway Court, 1916): Charles W. Buchanan was a well-known Pasadena architect who, shortly before the completion of Reinway Court, promoted his experienced draftsman Leon C. Brockway to junior partner. Buchanan worked for 36 years toward the betterment of Pasadena and promoting its civic welfare. He helped found the North Pasadena Land and Water Company, and designed many business structures in Pasadena. He was renowned for his work in residential architecture, including the Scripps residence in Altadena.

Henry C. Deming (Deming Court, 1912; 231 Ohio, 1913): Deming was a prominent contractor and built many large and small homes in Pasadena and Los Angeles. He was a booster and promoter of the City as well.

# Significance

Period	Areas of Significance—Check and justify below			
prehistoric	<input type="checkbox"/> archeology-prehistoric	<input type="checkbox"/> community planning	<input type="checkbox"/> landscape architecture	<input type="checkbox"/> religion
1400-1499	<input type="checkbox"/> archeology-historic	<input type="checkbox"/> conservation	<input type="checkbox"/> law	<input type="checkbox"/> science
1500-1599	<input type="checkbox"/> agriculture	<input type="checkbox"/> economics	<input type="checkbox"/> literature	<input type="checkbox"/> sculpture
1600-1699	<input checked="" type="checkbox"/> architecture	<input type="checkbox"/> education	<input type="checkbox"/> military	<input type="checkbox"/> social/
1700-1799	<input type="checkbox"/> art	<input type="checkbox"/> engineering	<input type="checkbox"/> music	<input type="checkbox"/> humanitarian
1800-1899	<input type="checkbox"/> commerce	<input type="checkbox"/> exploration/settlement	<input type="checkbox"/> philosophy	<input type="checkbox"/> theater
<input checked="" type="checkbox"/> 1900-	<input type="checkbox"/> communications	<input type="checkbox"/> industry	<input type="checkbox"/> politics/government	<input type="checkbox"/> transportation
		<input type="checkbox"/> invention		<input type="checkbox"/> other (specify)

Specific dates 1910-1931 Builder/Architect multiple

## Statement of Significance (In one paragraph)

The bungalow court form, with Pasadena generally attributed as its point of origin,<sup>1</sup> represented an innovative solution to high density housing which reached its highest expression in Southern California.

The courts promoted a specific style of living, providing the amenities of a single-family residence--privacy, gardens, porches--with the conveniences of an apartment--affordability, community, security. The Craftsman magazine noted that the court form "filled a real need in home building" by furnishing "for the same money greater comfort and independence than is possible in an apartment."<sup>2</sup> Along with the economic and aesthetic considerations, the social importance of the courts has also been recognized: "The residents of a court complex had a small neighborhood identity within a larger neighborhood, and a group identity within the community."<sup>3</sup>

The bungalow court design has continued for over half a century to fulfill the housing needs of diverse segments of the population. Initially, courts "proved a good investment for the builders, especially in residential districts, and more particularly in resort cities,"<sup>4</sup> providing temporary housing for tourists and people relocating to Los Angeles. Gradually courts incorporated a broader range of uses and shifted to year-round residency as various groups discovered particular advantages: the elderly (easy accessibility and maintenance, friends nearby); the young (affordability); the artistic (architects and artists enjoying the picturesque and communal atmosphere); and minorities (an opportunity to continue an extended family lifestyle). With few exceptions, courts continue today as rental properties, with the waiting list in some locations remaining lengthy.

Another characteristic which has attracted people to bungalow courts has been a proximity to downtown, a convenience now turned into a liability. The continuing construction of office and retail space, along with a corresponding increase in the demand for high-density housing such as condominiums and apartments, have placed the numerous bungalow courts in need of protection and recognition. The courts embodied a specific and successful design solution for multiple housing demands of the early twentieth century within the context of the lot size and building scale of single-family neighborhoods. Its impact continues to the present, the courts a functional and familiar element of the Pasadena residential landscape.

WILLY  
ENDANGERS  
INT UGM

Title 17 ZONING\*

Chapter 17.52 HISTORIC PRESERVATION\*

**17.52.100 Replacement building permit requirement.**

~~A. No permit for the demolition of a building or structure that is a primary building or structure on a property may be issued unless a building permit has been issued for construction of a replacement project, building, structure or surface parking lot if the surface parking lot:~~

~~1. Will serve as required parking under Chapter 17.68 of this code for either new construction, substantial alteration or enlargement of an existing structure at a remote location, consistent with the distance requirements of Chapter 17.68 of this code, and the proposed demolition meets the criteria for relief indicated below; or~~

~~2. A parking lot permit has been issued in accordance with Section 17.68.020(H) for construction of a surface parking lot that will serve the functional needs of a historic resource that is or qualifies as a category 1 historic resource and the proposed demolition meets the criteria for relief indicated below.~~

~~B. An applicant for a demolition permit may apply for and may be granted relief from the requirements of this section by the commission if:~~

~~1. The building or structure to be demolished is not or does not qualify as a category 1 historic resource; and~~

~~2. The proposed demolition would not result in the demolition of habitable dwelling units or units that have been occupied within the previous twelve months from the date of the application on a property zoned for residential use; and~~

~~3. The proposed demolition would not result in the disruption of a continuous grouping of architecturally significant buildings or create an inappropriate void in the existing architectural or visual character of the area. (Ord. 6915 § 3 (part), 2002)~~

EXHIBIT 4D

LOCATION OF JOB  
 636 N. Harbor Street  
 PERMIT NO. 4766 Final Insp. MAR 20 1937

## BUILDING

Department of Building, Pasadena, Calif.

LEGAL DESCRIPTION  
 DO NOT FILL IN FOR USE OF APPLICANT ONLY  
 Lots 16 & 17 1312

Map No. 373

Size of Lot	Size Bldr.	Date
112x200	26x20	12/24/36
Height, Feet	Stories	Type
15 FT	1	R2

Use Residential

Side RET BACK Side  
 Front

Name: VAN FLELD, DAVID  
 Address: VAN FLELD ROAD  
 Contractor's License No. 45889

Special Permit No.

	MATERIAL	SIZE
Foundation	Concrete	12"
Exterior Walls	Concrete	2 1/2"
Partitions	Plaster	5/8"
Jolsts	2x10	2 1/2"
Rafters	2x10	2 1/2"
Roof	Asph/Flt	2 1/2"
Chimney	Brick	12"
Fireplace	Brick	12"
Roof Structures	X	
Signs	X	
Fences	X	

Total Cost \$2000  
 including labor, material, wiring, Fee heating, plumbing, etc. 575

ORIGINAL LOCATION OF JOB  
 636 N. Harbor Street  
 PERMIT NO. 4766 Final Insp. MAR 20 1937

## BUILDING

Department of Building, Pasadena, Calif.

LEGAL DESCRIPTION  
 DO NOT FILL IN FOR USE OF APPLICANT ONLY  
 Lots 16 & 17 1312

Map No. 373

Size of Lot	Size Bldr.	Date
112x200	26x20	12/24/36
Height, Feet	Stories	Type
15 FT	1	R2

Use Residential

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Roof	Asph/Flt	2 1/2"
Chimney	Brick	12"
Fireplace	Brick	12"
Roof Structures	X	
Signs	X	
Fences	X	

Total Cost \$2000  
 including labor, material, wiring, Fee heating, plumbing, etc. 575

# BUILDING DESCRIPTION BLANK

EXHIBIT 4D

No. 636 N. Holliston St. Map No. 373

Description .....

.....

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.....

.....

.....

.....

PERMIT No. 4542 G. Cost \$2000 7/26

OWNER Schmidt + Keeney

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

ft.x ft.

ft. deep

cu. ft. @

Sq. ft. in Drives, etc.

4384 @ 10  
(INC WALKS AND PLATFORMS)

(ALL BUNG. INC)

<b>CLASS</b> Single, Double California <del>Bungalow</del> Residence Flat, Apartment Factory Garage Shed, Barn Church School, Office Store, Storage	<b>ROOF</b> Flat Hip <del>Gables, Dormers</del> Cut up, Ordinary <del>Shale, Gravel</del> Tile, Shingle Corr. Iron, Tin Composition Slate, Concrete Asbestos	<b>TRIMMINGS</b> Tile, Marble Cobblestone Brick, Plaster Stone, Wood <del>Slate, Concrete</del> Ornamental Terra, Cotta	<b>BUILT IN FEATURES</b> Desk, Buffet Patent Beds Refrigerator Bookcases <del>Plum</del> Ornamental Elevator
<b>FOUNDATION</b> Stone, Brick Concrete, Wood <del>Piers</del>	<b>CONSTRUCTION</b> Good, <del>medium</del> <del>Cheap</del>	<b>INSIDE FINISH</b> <del>Plum, Ornmtl.</del> Stock, Special <del>Plaster</del> Plaster Board B. & B., T. & G.	<b>CONDITION</b> Good <input type="checkbox"/> Built Medium <input type="checkbox"/> <u>37</u> Poor <input type="checkbox"/> Dep. Rate. <u>2/2</u>
<b>EXTERIOR</b> Bay Windows 1 sty 2 sty 3 sty Wall Covering: <del>Plaster, Met Lath</del> Hollow Tile Concrete Brick Reinforced Concrete Shakes, T. & G. Siding, B & B Brick, P or C Corr. Iron Steel Terra Cotta	<b>HEATING</b> Fire Place <del>Gas</del> Furnace Steam Stove False Mantel Floor Furnace Gas Radiators	<b>BLDG. VALUES</b>	
<b>PLUMBING</b> No. of Fixtures <u>5</u> Automatic Storage Good, <del>Medium</del> <del>Cheap</del> Cesspool; Sewer	<b>LIGHTING</b> Electric Good, <del>Medium</del> <del>Cheap</del>	No. CU. FT.	No. SQ. FT. <u>3692</u>
		AT \$ <u>240</u>	BLDG. COST \$ <u>7753</u>
		BSMT COST \$	HEAT COST \$ <u>140</u>
		PLB. COST \$	PLB. COST \$ <u>453</u>
		Out-Buildings	Drives, Walks, etc. <u>438</u>
			<u>8284</u>
		<u>1-26-49 ASD</u>	<u>1410</u>
		Assessed Value \$	<u>10199</u>

Report Dated 9/24/37

Im 12-4-35

National Register of Historic Places  
Continuation Sheet

EXHIBIT 5A

Section number 8 Page 1

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Flexner Court  
Los Angeles County, California

NARRATIVE STATEMENT OF SIGNIFICANCE

Flexner Court meets the registration requirements for its property type. The court is an example of the detached wide court (enclosed) form of bungalow court. It is one of fourteen examples of this form, and one of four examples of the Bungalow/Craftsman style classified under this form in the Bungalow Courts in Pasadena National Register Multiple Property Nomination. For a definition of characteristics, forms and significance of the bungalow court property type, please refer to the National Register Multiple Property Nomination.

Flexner Court was built in 1922 for owner Ethyle S. Flexner. The architect and builder are not known. The design of Flexner Court is representative of the late Craftsman/Bungalow style. By 1922 (the date of the court's construction) many distinctive Craftsman characteristics were being simplified, modified or completely omitted. This was especially true in smaller, lower-cost bungalows. These houses do not include the level of Craftsman detailing often found in the previous decade, but they do illustrate the style through readily apparent features. These include the low pitched gable roofs; exposed rafter tails; and the use of vertical wood attic vents at gables.

The circular orientation of the central walkway is a unique feature which was not found to exist in any other bungalow courts in this study. Flexner Court has some alterations, but the overall character of the court as well as the majority of original features and materials have been preserved and it is in excellent condition.

EXHIBIT 5B  
FLEXNER COURT







and naturalist, Charles  
 a new type of garden behind  
 aungalow on Lake Avenue.  
 of beds separated by  
 with no lawns,  
 be reached from the house  
 unusual terraced patch.

THESE TOP LIBRARY

rise of the Prairie School made him aware of the important relationships between building and site, house and garden. While his architectural designs could be somewhat dry, he never failed to provide well-thought-out visual and practical access to the garden. His Pasadena Public Library was originally designed to allow readers to take their books out onto the patio to enjoy the charm of the splashing fountain. His own house on North Grand Avenue featured a pergola and porch enclosing the garden behind, which had at its center a small pool and fountain.

Charles and Henry Greene also sought to extend their houses into the out of doors by means of porches, terraces, walkways and views. Rustic clinker brick walls, distinctive terra cotta pots, Japanese-style ponds, subtle grading to nestle the house more firmly into the site and to take advantage of perspective, and consideration of available vistas into the landscape are features of their designs that remain part of many of their houses, even today.

Paul Thiene (1880-c.1960) was born in Germany, and came to California in about 1910. Already trained as a landscape designer in Europe, he began to work for the Olmsted Brothers on the San Diego Exposition of 1915. There he became acquainted with

on his own, including estates in Beverly Hills and Pasadena, many of them working with architects Gordon Kaufmann and Reginald Johnson. He also designed the garden for the Coppel house (1916) by Bertram Goodhue on South Grand Avenue in Pasadena. Other important gardens by Thiene in the Pasadena area include the Wigmore estate (later subdivided), the Severance estate, the Hoag estate in Altadena, and a pool and pool house for Wellington Morse on San Rafael Avenue (extant). Thiene's own house and garden (house by Kaufmann) at the corner of South Arroyo Boulevard and Bradford Street has recently been altered extensively.

By the mid-1920s many of the most important landscape architects working in Pasadena were women. Myron Hunt wrote in 1931:

*The profession of landscape architecture is fortunately attracting an increasing number of able, highly-trained, much-travelled and experienced women, who handle with firmness and decision those broad background essentials of the good garden,—the ground plan and the mass planting. They also have what seems an inborn interest in that other essential element of continuing success,—the planting and the yearly renewal of the annuals and perennials whose blending colors make the jewels of a garden.*

The most active of these women were Helen Van Pelt, Katherine Bashford, and the partners, Florence Yoch and Lucile Council. Van Pelt (b. 1901), who is credited with the landscape design for Frank Lloyd Wright's La Miniatura, among other landscape designs in Pasadena, was a graduate of Bryn Mawr and lived and worked in Pasadena in the 1920s. Later, as Helen Van Pelt Wilson and living in the East, she became a well-known garden writer, publishing several books and numerous magazine articles on gardening and plants.

The gardens of Florence Yoch (1890-1972) and her partner Lucile Council (died in 1964) have become legendary in Pasadena, largely because there are so many of them and they

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National Park Service

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Bungalow Courts in Pasadena

accommodation of more than one dwelling per parcel of land. The first bungalow court in the city of Pasadena, and possibly the first example anywhere of the property type as it is defined in this study, was St. Francis Court of 1909.

Bungalows at St. Francis Court were rented (primarily to tourists) at \$1,000-\$1,500 per year, or for \$900-\$1200 from November to May. The bungalows were furnished, equipped with "good furniture, oriental rugs, hangings, silver, linen, kitchen utensils and such things."<sup>2</sup> Five bungalows of this court were moved in 1925-26 to 701-725 South Catalina Avenue and are still extant.

Another early bungalow court built primarily for tourist rental is Bowen Court of 1910. As Bowen Court's rental policy was described in a 1912 article, "the majority of bungalows are for rent already furnished; a few are obtainable unfurnished." The rent cost between \$35 and \$45 per month furnished; \$20 to \$25 unfurnished, and "grounds are kept in order by a gardener furnished by the owner of the court. Rental includes water and electric. Gas is extra -- each bungalow has an individual meter."<sup>3</sup>

The "Summer House" at Bowen Court, the focal point of community activity for the residents, was described as "an outdoor lounging retreat for all of the court occupants." The two-story building was rustic in design and entirely open on all sides. Among other group activities, tea ceremonies were held there at which girls in kimonos would host visitors from the nearby Maryland Hotel.<sup>4</sup>

The 1915 San Diego Panama-Pacific Exposition, celebrating the opening of the Panama Canal, drew many tourists to Pasadena as well. "Pasadena is well prepared to handle some mammoth crowds during Exposition year," said the Pasadena Star-News, declaring "bungalow courts a leading feature." Describing plans for housing this influx of tourists, the writer states, "already between 400 and 500 new residences have either been built or are under course of construction at the present time. A number of these are flats, while not a few partake of the more modern nature and are in the form of courts, ideal for rental purposes." The main sources of housing for tourists

<sup>2</sup> Saylor, Henry. Bungalows. Philadelphia, 1911.

<sup>3</sup> Byers, Charles Alma. "New Idea in Apartments". Technical World, Vol. 16 (February 1912).

<sup>4</sup> Byers, Charles Alma. "New Idea in Apartments". Technical World, Vol. 16 (February 1912).

1915  
EXPOSITION

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### Bungalow Courts in Pasadena

the concept "eradicating the tenement evil." He enthusiastically requested construction costs, plans and photographs of other Pasadena bungalow courts.<sup>13</sup>

Across the country, the "court" idea developed in Pasadena was adopted and regionally modified. A 1913 article illustrates the "evolution of the court idea, by Chicago capitalists, on quite an extensive scale" as follows:

The small brick cottages are set close together, on each side of a broad street, extending through the entire block. A handsome ornamental gateway of brick pillars and wrought iron makes an effective entrance feature at each end of the court, and distinguishes it from the surrounding neighborhood. It gives a sort of eclat to these cottages, so that they are always in good demand. There is really no end to the artistic combinations that will suggest themselves in working out similar schemes.<sup>14</sup>

By 1915, the number of bungalow courts in Pasadena was rapidly growing. "So frequently have inquiries become for the location of bungalow courts," the Pasadena Star-News reported in "Cottage Courts Cause Trouble,"

that the Street Department wants bungalow court owners to let them know where their courts are. Bungalow courts have been springing up all over the city and they are not down on any existing city maps. They are privately maintained, as a rule, and not knowing them, a person would have difficulty in locating their position. The Building Inspector's Department has been appealed to by the Street Department for answers to many of the inquiries.<sup>15</sup>

The rapid expansion in the number of bungalow courts corresponded with their increasing promotion as a new type of housing for those who longed for an independent lifestyle, but one with a strong sense of community and security. In 1918, Alexandria Court was touted in advertisements as "complete little homes that are attractively furnished, all steam heated and [with] the convenience that high class people desire... containing living room, dining room, two bedrooms, kitchen and bath, all ready to hang up your hat and call the tradesman, garages nearby to take care of your car."<sup>16</sup> The number of "high class" people who responded positively to these

<sup>13</sup> "Pasadena Houses Arouse Interest". Pasadena Star-News, February 22, 1912.

<sup>14</sup> Randall, Kate. "A Bungalow Court in Pasadena". Keith's Magazine on Home Building, September 1913, pp. 165-168.

<sup>15</sup> "Cottage Courts Cause Trouble". Pasadena Star-News, March 4, 1915.

<sup>16</sup> California Southland, August-December 1918. Advertisement for Alexandria Court.

United States Department of the Interior  
National Park Service

# National Register of Historic Places Continuation Sheet

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Bungalow Courts in Pasadena

Context: Residential Building in Pasadena, 1910-1931

Although initially providing temporary housing for tourists and people relocating to the area, the bungalow courts of Pasadena gradually came to be seen as an alternative to the apartment building for high-density housing, and shifted to year-round residency.

The courts promoted a specific style of living, providing the amenities of a single-family residence -- privacy, gardens, porches -- with the conveniences of an apartment -- affordability, community, security. As the Keith's Magazine on Home Building article, "A Bungalow Court in Pasadena" (1913) put it: "The court fills a place between the real house and the apartment, is more homelike than the latter and a blessing to those who are too busy to have the care of their own grounds, and too fond of air and sunshine to be satisfied with the dark, cramped apartment."<sup>7</sup> The new form of housing was continually and favorably compared to apartment living, as described in 1912:

"The old-style apartment house, so necessary to and so popular with the modern city dweller, will probably never go out of existence ... nevertheless there is a movement in such a direction - apartments that, in a way, are not apartments but little individual bungalow homes. The idea is one that has just reached development in the last two or three years, and in the cities of southern California there are already a number of these "community courts." The builders are finding them extremely popular.<sup>8</sup>

Bowen Court initiated the concept of the "affordable" bungalow court in Pasadena. A 1910 article announcing the plans for Bowen Court states, "small courts are becoming very popular in Pasadena, but most of them have been built in rather exclusive districts and with costly homes. It is understood that this new court will have cottages of more moderate price."<sup>9</sup> Bowen Court was constructed for \$1,253 per unit while Gartz Court, built in the same year, cost \$2,333 per unit. The first bungalow court, St. Francis Court of 1909, cost \$3,000 per unit. The median construction cost for Pasadena single-family houses of the same period was \$1,750 -- bringing the price of individual cottages in Bowen Court well under the cost of a single-family house.<sup>10</sup>

1910  
BOWEN  
COURTS

<sup>7</sup> Randall, Kate. "A Bungalow Court in Pasadena". Keith's Magazine on Home Building, September 1913, pp. 165-168.

<sup>8</sup> Byers, Charles Alma. "New Idea in Apartments". Technical World, Vol. 16 (February 1912).

<sup>9</sup> "Cottage Court Being Planned". Pasadena Star, August 30, 1910, p. 3.

<sup>10</sup> Ripley, John. "Pasadena Bungalow Courts of the Craftsman Era". Unpublished research, 1993. Located at City of Pasadena Urban Conservation Archives.

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National Park Service

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Bungalow Courts in Pasadena

advertisements was an indication of the fact that, at this time, the city had the highest per capita income of any city of its size in the country.

But by the 1920s permanent accommodations became necessary for the increasing numbers of working class people who settled in Pasadena as well. The years following World War I brought about new urban residents including a large number of young working women as well as returning servicemen. Development of mass transit lines made commuting the short distance from home to the business district easy. The bungalow courts allowed a moderately high density of habitation on a standard residential lot. The courts responded to the intense demand for affordable housing within the context of the residential lot and zoning patterns that already existed.

In 1921 an article in the Pasadena Star-News aspired "to trace the introduction and growth in popular favor of the city "courts" and "places" as residence spots.

It is surprising how insiduously and steadily the appeal of the neighborly court has attached itself to popular favor, until each has won a rather wistful and yearning appreciation, based on the advancing values that have followed the increasing demand for homes in these attractive spots.<sup>17</sup>

This article also charts the concentration of bungalow courts around the central business district -- in particular, Colorado Boulevard. "There are some charming courts on the avenues north and south of Colorado [Boulevard], so well kept and so attractive that their open view has almost an effect of a city park, then there are several in other localities which have an opposite charm of cozy seclusion."

"A garage, however, is a rank necessity"<sup>18</sup> in a bungalow court, according to another more realistic writer in 1921. This statement of the importance of the automobile can be seen as a harbinger of the courts' fate -- not all bungalow courts could provide on-site parking.

By 1933, according to a City Planning Commission Study, there were 414 bungalow courts in Pasadena. The courts averaged five units each, and if all were in use, would accommodate 6,555 persons (out of a total housing capacity of 81,363 persons). In comparison, there were 104 apartment buildings with five or more units.<sup>19</sup>

<sup>17</sup> Spencer, Josephine. "Pasadena's Courts and Places". Pasadena Star-News. May 19, 1921.

<sup>18</sup> "Bungalow Courts". Keith's Magazine on Home Building, October 1921, pp. 138-141.

<sup>19</sup> "This is, Truly, City of Homes". Pasadena Star-News, July 13, 1933.

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## Bungalow Courts in Pasadena

are listed as first class hotels; flats and apartment houses; and bungalow courts. The article continues to describe the "more important courts erected during the year".<sup>5</sup>

Keith's Magazine on Home Building from October, 1921 illustrates the significance of the bungalow court as tourist housing, as the writer describes:

the preparation made so commonly and necessarily in California for the 'tourist-rush-season', when very small but complete houses must be had at reasonable rentals for families of two or three or four. In a court, women feel they may dwell in safety, at little expense, with more privacy than may be had in a hotel, and with more light and air than can be had in a small apartment. They prepare their own meals, keep their own hours, and come and go on sight-seeing tours without an accumulation of boardbills, and without consulting anyone. These courts, crowded full of miniature houses, completely, often expensively furnished, are to be had for a week, month or season or, occasionally a whole year at comparatively small expense, while netting the property-owner a neat profit on the amount of ground and building costs, as they are always inexpensively constructed.

This ready-to-wear house serves the transients remarkably well. Old couples and people in ill-health coming to spend the winter, and school-teachers and business people on their midsummer vacations gladly pay thirty, forty or fifty dollars and on up to a hundred dollars, and more, a month for such accommodations; or small families, wanting to look about before settling, find them a rest between flittings.<sup>6</sup>

As late as 1930, an advertisement in the Tournament of Roses program exclaimed, "Tourists from all over the world have admired California's artistic bungalow courts. The Alexandria, Los Robles and Garden Courts, R. D. Davis Estate properties, are the finest of their type." But the Great Depression soon took its toll on Pasadena's tourism industry. Most large hotels struggled and remained open, but others were demolished or converted to other use. The building of bungalow courts came to a virtual standstill.

DING  
SALON  
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One outcome of the use of bungalow courts for tourist housing was the development of the motel. The motel, a successor to informal roadside campsites known as auto camps, transformed the bungalow court design by turning the central common space over to the automobile. The name "Mo-tel" was registered with the Library of Congress by Pasadena bungalow court architect Arthur S. Heineman in 1925. In the following year, he built the first motel, the Milestone Motel in San Luis Obispo, which is still extant.

<sup>5</sup> "Many Houses to Welcome Visitors". Pasadena Star, October 29, 1914.

<sup>6</sup> "Bungalow Courts". Keith's Magazine on Home Building, October 1921, pp. 138-141.

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Bungalow Courts in Pasadena

The Depression brought about a virtual halt in the construction of bungalow courts in Pasadena. A few were built in the mid-to-late 1930s and early 1940s, but for the most part, these lacked the characteristics and style which distinguished the earlier courts. Also during the 1930s, apartments, which covered a parcel more completely and provided rear, and eventually underground, parking, gradually supplanted bungalow courts as the favored multi-family building type.

in 1930s only housing for working class

The qualities of low density and common space that made bungalow courts desirable working class housing also led to the courts' demise, as apartments were constructed to make more efficient and profitable use of the land. New construction shifted to apartment buildings in the city and single-family homes in suburban areas, and this trend continued throughout the post-World War II era.

With few exceptions, the historic bungalow courts continue today as rental properties, with the waiting list in some locations remaining lengthy. The courts have persisted in fulfilling the housing needs of diverse segments of Pasadena's population.

← DRAW ABOUT TREES

### Context: Real Estate Development in Pasadena, 1910-1931

Prior to the development of the bungalow court in 1909, developers characteristically subdivided the land in favor of the single-family dwelling. This method of land division became the basic unit of development for the bungalow courts.

St. Francis Court, the first bungalow court in the city, was notable at the time for the unique use of its parcel: "Owing to its location, the land was too valuable to be divided up in the ordinary way for building bungalows. In order to take advantage of its nearness to the business section of Pasadena the plot ... has been so divided that eleven bungalows are built upon it."<sup>20</sup>

As a building type, the bungalow court quickly became accessible to small developers. <sup>\*</sup> Inexpensive land and typically small units made the bungalow court affordable to build and to rent. An early plan book from E. Sweet Design and Building Company provides an illustration of the quick rise of bungalow courts in real estate investment popularity. In 1912, less than three years after the first bungalow court, Sweet's stated, "if you are looking for a money maker and a sure income producer, build a 'Sweet Bungalow Court.' It will mean an income for life for you."<sup>21</sup>

<sup>20</sup> Saylor, Henry. Bungalows. Philadelphia, 1911.

<sup>21</sup> E. Sweet Design and Building Company (editors). Sweet's Bungalows "Just a Little Different". 1912.

United States Department of the Interior  
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## National Register of Historic Places Continuation Sheet

Section number F Page 3

### Bungalow Courts in Pasadena

history of residential building, and reflects the importance of the automobile in the region's culture.<sup>34</sup>

The California climate profoundly influenced the architecture of the region and the bungalow courts were no exception. Single-family houses had capitalized on the use of exterior space before the courts, and provided a tradition on which the courts were built. Porches, patios and balconies all became various ways to amplify interior spaces. Planting in both semi-public and private spaces became a developed art and helped create the overall ambiance of the court. The effect of landscaping was often to heighten the oasis-like quality of the court further differentiating it from surrounding development.

The landscaping at Gilford Court at 435 Sacramento Street was an example. As described in 1927, in this court a "wide range of tropical and semi-tropical growths are utilized to make a pictorial setting for a series of bungalows in the Spanish architectural style." Plantings at the court (now demolished) included palms, cypress trees, cactus, Joshua trees and Birds of Paradise.<sup>35</sup>

As the courts varied in size and form, they also varied in architectural style. Craftsman design dominated the early bungalow courts. After World War I, the revival styles which dominated most architectural design were also visible in the courts. Spanish Colonial Revival, Tudor and English Cottage Revival and American Colonial Revival were the most popular, although a pared-down version of Craftsman -- typical of bungalows in the 1920s -- surfaced as well. Workmanship and quality of design veered from outstanding to average, depending on the skills of the architect and/or contractor and the amount of money involved in construction.

The 56 bungalow courts in this study are quantified according to form, type and style in the following categories (the 27 courts listed individually and in the previous thematic nomination are included):

#### ◀ Wide Court Form (total quantity: 20) ▶

Type A: Detached (enclosed): 12	
Style: Bungalow/Craftsman	4
Style: Colonial Revival	3
Style: Spanish Colonial Revival	1

<sup>34</sup> Chase, Laura. "Eden in the Orange Groves: Bungalows & Courtyard Houses of Los Angeles". Landscape, Vol. 25, No. 3, pp. 29-36.

<sup>35</sup> "Discern Exceptional Variety of Trees and Plants in Picturesque Court Situated in Northern Area". Pasadena Star-News, June 25, 1927.



EXHIBIT 16A  
RUTHELLIS

254

ALTADENA

pupils and four hundred and fifty-eight enrolled in elementary grades. The valuation in 1929 was: land, \$10,000; buildings, \$79,000, and equipment, \$7000.

After the earthquake of March 10, 1933, the primary building was considered unsafe, and was condemned. A well-built structure has replaced it. During the process of building, portable bungalows were used as class rooms.

In the Altadena Grammar School first, second, third and fourth grades are taught. Charles D. Howk, Principal; Dollie Mahood, Assistant Principal, eighteen teachers, two janitors and a clerk, constitute the present staff.

ANDREW JACKSON SCHOOL

Five different purchases of land have been made for the site of the present Andrew Jackson School. In 1909, when the distance to the Altadena Grammar School was deemed too great for the smaller children of western Altadena, the original lot was acquired from Milton D. Painter, and was a part of the old Painter and Ball Tract. It was a long, narrow strip lying along Atlanta Street to Casitas Avenue. On this was built a wooden school house of one or two rooms. This was in use for about thirteen years. The first teacher was Mr. T. E. Glenn, and at the end of the year, in 1910, the number of pupils enrolled was twenty-six. All were promoted.

In 1911 Miss Stella Darling was principal, teaching the fourth, fifth and sixth grades. Her assistant, Miss Elsie Richter, taught the first, second and third grades. In this year two lots similar to the first were added on the north as a playground. This had been the property of a Mr. Spaulding. In 1915 the staff was increased to four teachers, with Miss Alice Gibbetts, Principal. Miss Ruth Ellis held this office from 1915 to 1918.

In 1920 another lot was purchased of Mr. Spaulding. It lay east of the first three parcels of land, and abutted on Spaulding Place. The present Andrew Jackson School was begun in 1922. Two rooms were built at first. Then, in 1924-1925, two more purchases of three long, narrow lots were added to the northwest, and in 1925 a two-story addition was built at the rear, facing Spaulding Place. The staff in the new school was increased to eleven, with eighty-one kindergarten pupils and three hundred and fifty-two in the elementary grades.

The grounds have an area of over four and one-half acres, and are L-shaped, a large northeast corner being privately owned. In 1927 the land was valued at \$22,000; the building, \$187,000, and equipment, \$4000. This building, in 1934, was the first to be made earthquake-proof.

EXHIBIT IGB  
MARY FLEMING

**First Home Economics Assembly Set**

*Los Angeles Times (1886-Current File); May 22, 1947; ProQuest Historical Newspapers Los Angeles Times*  
pg. A5

## First Home Economics Assembly Set

Although the California Home Economics Association is celebrating its 25th year of service its first State convention will be held May 30 to June 1 in Hotel Huntington, Pasadena. Mrs. Helen Matlock of Sacramento, retiring president, will open the convention after informal breakfast and luncheon meetings.

Local arrangements are in charge of Jean Henderson, retiring president of the southern section; Katherine Rathbone, southern section president; Mary Fleming of Pasadena.

### Hostesses Named

Convention hostesses-at-large are Mmes. Iris Albert and Edith Harwood of San Diego and Miss E. May Luther of Sacramento.

At the first session Mrs. Matlock will induct graduating seniors from the home economics departments of California colleges into the organization.

Speaker at the college dinner May 30 will be Richard J. Werner of the California Dairy Council. Mrs. Marvel Fisher, State councillor-elect, will preside.

### Banquet on Program

The second day's program which includes section meetings, luncheon and style show, will be climaxed with a silver anniversary banquet. Marjorie Annin of San Diego, next year's president, will preside.

Presiding at the closing breakfast session June 1 will be Miss Hilda Faust of Berkeley.

## Tri-Delt Pansy Ring Event Slated *New Baby Welcomed*

U.C.L.A. Delta Delta Deltas will be assembling some 8000 flowers tomorrow, getting ready for their pansy ring breakfast Saturday morning in the patio of the University Religious Conference Building.

The breakfast will honor all graduating senior women at the university. Through the pansy ring, which will be six feet in diameter, will step all senior women who are engaged or married.

Mrs. Marvel Beem has returned from Nunn, Colo., where she welcomed Jay Ivan Turner, son born to Mr. and Mrs. Russell Turner (Alice Beem.)

## Friday Club Will Hold Memorial

A candle-lighting ceremony will mark memorial services for deceased members of the Friday Morning Club at its meeting tomorrow. George-Ellen Ferguson, soprano; Lisa Minghetti, violinist; Mildred Seymour, pianist, will present a musical program.

The club's Past Officers Association will meet following luncheon.

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EXHIBIT 1GD  
RICHARD BARHITE

**STREET WIDENING DOOMS 131 TREES**

*Los Angeles Times (1886-Current File); Jan 16, 1955; ProQuest Historical Newspapers Los Angeles Times  
pg. H4*

## STREET WIDENING DOOMS 131 TREES

### Construction Totaled

Downey — Building permits in Downey for 1954 totaled \$16,675,060 in comparison to \$23,278,919 for 1953.

LAKEWOOD—There are plenty of woodsmen hired by the County Road Department who are interested in saving healthy trees, but the 131 dying eucalyptus trees on Woodruff Ave. between Conant Ave. and Carson St. are doomed because Woodruff Ave. will be widened from two

to four lanes.

A contract has been let to remove these trees within approximately two weeks, according to Richard Barhite, assistant district engineer of the County Road Department's Hollydale district office. The contract for removing the eucalypti is approximately \$6500, the engineer explained. Both the widening and tree extraction will cost the county and city of Long Beach approximately \$30,000.

#### Near End of Span

"If there was any hope of saving those beautiful trees, we would have fought to save them," Averil Barton, roadside tree superintendent for the County Parks and Recreation Department, said. "But we know from past experience that these eucalypti are a hazard."

Barton said that the average tree in this area is from 60 to 80 years old. He pointed out that under favorable conditions this type of euca-

lyptus lives to be 90 years old. "However," he explained, "utility piping has been laid along the road, cutting into the roots, causing the roots to be infested by fungus."

Residents of the area point to two trees which have dropped over within the last year. One tree fell into the electric power lines while another toppled into the street. These trees also are self-paring and drop their huge limbs without warning.

EXHIBIT 1G D  
RICHARD BARHITE

**Downey Sets Deadline for Cleaning Lots**  
*Los Angeles Times (1886-Current File); Feb 15, 1959, ProQucs: Historical Newspapers Los Angeles Times  
pg. SC7*

## **Downey Sets Deadline for Cleaning Lots**

**DOWNEY** — Owners of this city's estimated 1000 vacant lots have until March 2 to eliminate weeds and any other possible fire hazards that might be on their property.

The program is aimed at preventing fires from breaking out during the summer months. Personnel in the city public works department will have notices posted notifying owners prior to the expiration of the time limit, said Richard Barhite, director.

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EXHIBIT 1GE  
JACK CRESSMAN

Chamber to Organize Speaker Unit  
*Los Angeles Times (1886-Current File); Mar 8, 1962; ProQuest Historical Newspapers Los Angeles Times*  
pg. G5

## Chamber to Organize Speaker Unit

PASADENA — The board of directors of the Chamber of Commerce has voted to establish a speakers bureau.

A recommendation was brought to the board by Jack Cressman, chairman of the public relations committee, urging the formation of the bureau since at the present time there is no organized speakers bureau of any size or stature in the San Gabriel Valley, Cressman said.

Leading authorities on a variety of topics will be included on the panel, and will be available for all types of meetings throughout the valley.

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## Bungalow Courts in Pasadena

labor and material, it is said. This would yield a good investment on the money invested, it is declared.

Marston and Van Pelt have completed drawings for a typical bungalow of the court variety ... it will be placed on exhibition for all who may desire to study the plans and who are contemplating building such bungalows. The movement is daily growing in favor ... [and] has many inquiries from moneyed persons which will be given to the general committee at its next meeting.<sup>26</sup>

Criticism by those such as Charles Greene and idealistic alternatives such as cooperative living notwithstanding, bungalow courts "born of the ever-persistent speculator" boomed in the 1920s. "The development [of bungalow courts] has been most rapid in the past two years," the Star-News declared in 1922, "during which time the court has become very popular with investors."<sup>27</sup> And although Arthur Heineman wrote in the early days that "you cannot build a successful bungalow court on a lot less than 112 feet wide,"<sup>28</sup> the average parcel size for a 1920s court was only 75 feet wide. The abundance of real estate investors and growth of the bungalow court market was described in a 1922 article on the "rapid growth in fourteen years" of the bungalow court. This brief excerpt charts the evolution of the bungalow court form in a short period of time.

*IMMENSIONS*  
\*  
The original bungalow court in Pasadena, being built at a time when land and building material were much less precious than at the present time, is made up of six-room bungalows and has a wide drive in the center with a parked circle for turning. In later courts the drive has been eliminated and the size of the bungalows, as a rule, much reduced. Consequently, Pasadena at the present time offers a wide range of choice from the two-room to the six-room court bungalow. The bungalow court has been developed also along many original and artistic lines until it has become a typically California institution.<sup>29</sup>

*LATER COURTS SIZE REDUCED*  
\*  
Mail-order plan companies proliferated, each offering their versions of courts in the latest popular Revival styles. The Angelus Architectural Service Company boasted in their 1924

*26* Ibid.

*27* "Court Idea Has Local Origin". Pasadena Star-News, October 7, 1922.

*28* Impastato, Nancy (compiler). "Arthur and Alfred Heineman". Unpublished manuscript, October, 1979. Located at City of Pasadena Urban Conservation Archives.

*29* "Court Idea Has Local Origin". Pasadena Star-News, October 7, 1922.

EXHIBIT 18  
CORNISH COURT

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CONTINUATION SHEET

16

ITEM NUMBER

7

PAGE 12 OF 12

5. Cornish Court

500 South El Molino Ave.

Date: 1923

Acreage: 0.6

UTM:

Verbal Description:

book 5734/page 20/parcel 14

Tudor style court with half-timbering, exposed beams and rafters, gable windows with quarrels, and ogee arch porch openings. Twelve units in eight one-and-one-half-story buildings and one two-and-one-half-story car structure. Entrance to court through opening in wrought iron fence with brick piers. Walkways, close to buildings, leave central green area.

6. Rose Court

449-57 South Hudson Ave.

Date: 1921-22

Acreage: 0.3

Architect: Stewart, Young and Stewart

UTM:

Verbal Description:

book 5734/page 28/parcel 12

Half-court of five units in three one-story structures. Block-like design, textured stucco exteriors, broken parapet roof, and flat arched porch openings reminiscent of Mission and Mediterranean design. Gable roof on car building. Garages located between units.

7. Haskett Court

824-34 East California Blvd.

Date: 1926

Acreage: 0.4

Architect: Charles E. Ruhe

UTM:

Verbal Description:

book 5721/page 27/parcel 5

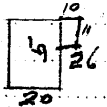
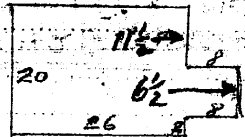
Unit court of five one-story buildings dominated by massive hipped roofs, giving impression of two-story structures. Reminiscent of English country cottage design, finished in unpainted stucco with wood trim. Tall stuccoed chimneys. Entrance to court through opening in hedge. One winding central path through formally landscaped courtyard. Individual listing on the National Register pending.



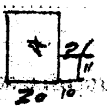
- 38 8784 x 837 = 7350
- 40 8784 x 837 = 7350
- 42 8784 x 90 = 7910
- 46 8784 x 10175 = 8940
- 8940 x 125 = 11180
- 47 8784 x 12375 = 10870
- 49 10194 x 116875 = 11910
- 51 10194 x 107932 = 11000
- 53 10194 x 102603 = 10460
- 55 10194 x 97537 = 9940
- 57 10194 x 98896 = 10080
- 58 10194 x 102457 = 10440
- 60 10194 x 97399 = 9930
- 61 10194 x 106820 = 10890
- ~~62 10194 x 104684 = 10670~~
- 68 10194 x 124 = 12640
- 71 Round Off = 12650
- 72 Round Off < 12600

1937  
~~240~~  
 290

7 CAR GAR. 40' CON. FL.  
 63 COMP. RE-FLAT  
 18 x 63 = 1134 x 40 = 4536

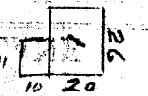
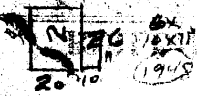
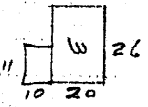


(20 x 26) x 6 = 3120



20 x 26 = 520  
 6 1/2 x 8 = 52

3692



# CHAPTER 8

## DESIGN GUIDELINES FOR ADDITIONS

### INTRODUCTION

Many historic buildings in Pasadena, including secondary structures, experienced additions over time as need for more space occurred. In some cases, owners added a wing onto a primary structure for use as a new bedroom, or to expand the kitchen. Typically the addition was subordinate in scale and character to the main building. The height of the addition was usually lower than that of the main structure and was often located to the side or rear, such that the original plan and facade remained intact.

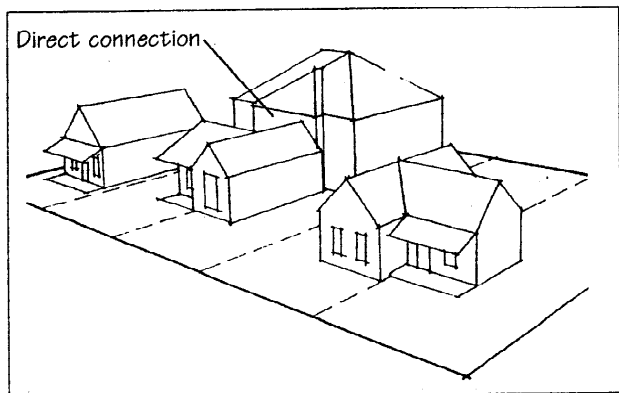
The addition was often constructed of materials that were similar to those used on the original structure. In some cases, owners simply added dormers to an existing roof, creating more usable space without increasing the footprint of the structure. These traditional ways of adding onto historic buildings are preferred solutions for new additions. It is important that a new addition be designed in such a manner that it preserves the historic character of the original structure.

### Existing Additions

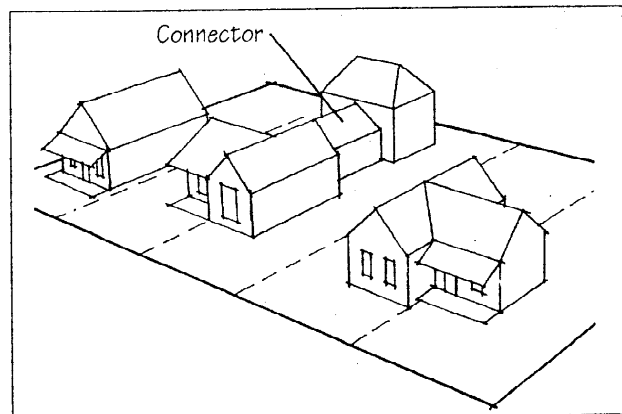
An early addition may have taken on historic significance itself. It may have been constructed to be compatible with the original building and it may be associated with the period of historic significance, thereby meriting preservation in its own right. In contrast, more recent additions usually have no historic significance. Some later additions detract from the character of a building, and may obscure significant features and detract from the character of the building. Such inappropriate additions do not have historic significance, and the removal of such noncontributing additions should be considered.

### In This Chapter:

- Preservation of existing additions
- Design of an addition
- Roof-top additions



*This addition is too large and is directly attached to the historic structure, and is inappropriate.*



*This addition is reduced in scale and is more clearly separated from the historic building with a connector, which is a preferred solution.*



**Policy: Some additions may have developed significance in their own right, and should be preserved.**

---

Some changes to a building may be evidence of the history of the structure, its inhabitants and its neighborhood. Such changes may have developed significance in their own right, and this significance should be recognized and respected. For example, a porch or a kitchen wing may have been added to the original building early in its history.

**8.8 Preserve an older addition that has achieved historic significance in its own right.**

**8.9 A more recent addition that is not historically significant may be removed.**



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National Park Service

# National Register of Historic Places Continuation Sheet

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Bungalow Courts in Pasadena

### F. Associated Property Types

Property Type: Bungalow Courts

### Description

The early bungalow court is clearly described in the 1912 article "New Idea in Apartments":

LARGE MAJORITY  
OF EARLY COURTS  
(1910-1916) IN 1937  
\* WIDE CT FORM  
(AT LEAST 100 FT WIDE LOT) → 112  
TYPICAL GARDEN 50 FT WIDE →  
  
FROM 1920 ONWARD  
NARROW CT FORM  
\* (75 FT WIDE) MORE POPULAR  
ALL BUT TWO OF NARROW COURTS IN STUDY  
ARE FROM POST 1920 PERIOD (27 IN ALL)

The "community court" idea, or plan, consists of taking two, and sometimes three or more city lots, each about 40 or 50 feet wide and from 120 to 150 feet deep, located reasonably close to the business part of the city, and constructing on the plot thus created a number of up-to-date and modernly equipped cottages, or bungalows, through the center of which runs a sort of park-way, or court. Such plots of ground will allow the building thereon of from eight to fifteen of these little individual homes.<sup>32</sup>

Bungalow courts may generally be identified by three major characteristics:

1. The focal point created by a central open space, which provides access and a realm for public activity;
2. The site plan configuration; or, arrangement of dwellings around the central space, and
3. A service zone often providing automobile access to the rear of units.

These elements provided a format for bungalow court design without becoming restrictive. Creativity in execution and adaptation to circumstances produced an architectural form filled with individuality, yet always exhibiting the court's common goal: to duplicate the amenities of the single-family house.

Bungalow courts may be classified into two major forms based on spatial arrangement and chronological development: wide court and narrow court forms. A wide court is defined as one built on a lot at least 100 feet wide. It usually contains a spacious central garden area with a walkway on either side having paths leading to each dwelling unit; or, in some cases, it may contain a central walkway leaving ample room for a lawn area at each building.

A large majority of the early bungalow courts, dating from 1910 to 1916, were designed and built in the wide court form. A 1913 article suggests a frontage of 150-200 feet with a depth as great. The typical court is described as having a "center garden space 50 feet wide, with a broad central walk and green turf and shrubs in front of each cottage." But, this was not considered a "rule" for

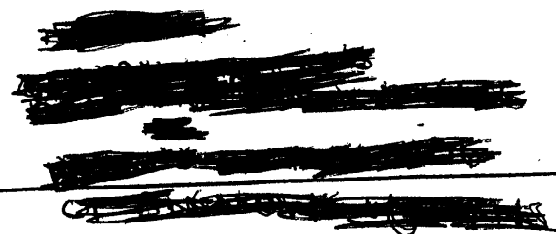
<sup>32</sup> Byers, Charles Alma. "New Idea in Apartments". Technical World, Vol. 16 (February 1912).

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Continuation Sheet

Section number F Page 2

Bungalow Courts in Pasadena



bungalow courts. As the article continues, "there is really no end to the artistic combinations that will suggest themselves in working out similar schemes."<sup>33</sup>

From 1920 onward, the narrow court form became more popular as the dwellings were built on increasingly smaller lots (typically 75-feet wide) by real estate investors. All but two of the narrow courts in this study are from the post-1920 period.

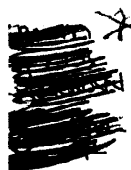
Bungalow courts of both the wide and narrow court forms can be further classified by two additional characteristics: enclosure and proximity of dwelling units. Courts may be either enclosed or open. Enclosed courts have a building at the terminus of the central landscaped area or walkway, resulting in a "U-shaped" configuration and creating a sense of enclosure. In open courts, the buildings face each other across a central walkway without a terminus building at one end to create a sense of enclosure.

Detached courts have individual dwelling units arranged around a central landscaped area or walkway. The rear unit is often a duplex. In the attached court, more than two of the bungalows share a common wall (e.g., there are more than two duplexes in the court).

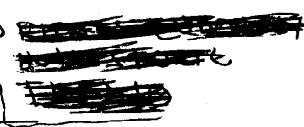
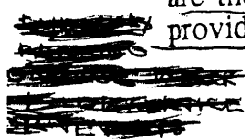
The half court is another variation of the bungalow court form. The dwelling units are lined in a row, with an end building(s) usually sited perpendicular, to form an "L"-shaped configuration. The half court also typically has a narrow common green space on one side for the common use of the residents.

In floor plan, the majority of the bungalow courts have small "efficiency" units consisting of living/dining room, kitchen, bedroom and bathroom. While this is typically the case, larger courts have units with up to three bedrooms and more elaborate plans. In all courts, the living spaces typically orient toward the major central space, while services such as the kitchen and bathroom line the sides and rear.

Bungalow courts integrate the automobile without allowing it to dominate the building environment. It should be noted that the accommodation of the car by this building type occurred as early as 1910 at St. Francis Court, with its central driveway. Several courts of the 1920s have a driveway as the central focus of the court. More typical, in virtually every other bungalow court, are the parking garages which occur in the rear of the property with side service driveways providing access. This incorporation of the car into the complex was a radical departure in the



EN  
S  
256D



<sup>33</sup> Randall, Kate. "A Bungalow Court in Pasadena". Keith's Magazine on Home Building, September 1913, pp. 165-168.

United States Department of the Interior  
National Park Service

# National Register of Historic Places Continuation Sheet

Section number F Page 2

Bungalow Courts in Pasadena

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bungalow courts. As the article continues, "there is really no end to the artistic combinations that will suggest themselves in working out similar schemes."<sup>33</sup>

From 1920 onward, the narrow court form became more popular as the dwellings were built on increasingly smaller lots (typically 75-foot wide) by real estate investors. All but two of the narrow courts in this study are from the post-1920 period.

Bungalow courts of both the wide and narrow court forms can be further classified by two additional characteristics: enclosure and proximity of dwelling units. Courts may be either enclosed or open. Enclosed courts have a building at the terminus of the central landscaped area or walkway, resulting in a "U-shaped" configuration and creating a sense of enclosure. In open courts, the buildings face each other across a central walkway without a terminus building at one end to create a sense of enclosure.

Detached courts have individual dwelling units arranged around a central landscaped area or walkway. The rear unit is often a duplex. In the attached court, more than two of the bungalows share a common wall (e.g., there are more than two duplexes in the court).

The half court is another variation of the bungalow court form. The dwelling units are lined in a row, with an end building(s) usually sited perpendicular, to form an "L"-shaped configuration. The half court also typically has a narrow common green space on one side for the common use of the residents.

In floor plan, the majority of the bungalow courts have small "efficiency" units consisting of living/dining room, kitchen, bedroom and bathroom. While this is typically the case, larger courts have units with up to three bedrooms and more elaborate plans. In all courts, the living spaces typically orient toward the major central space, while services such as the kitchen and bathroom line the sides and rear.

Bungalow courts integrate the automobile without allowing it to dominate the building environment. It should be noted that the accommodation of the car by this building type occurred as early as 1910 at St. Francis Court, with its central driveway. Several courts of the 1920s have a driveway as the central focus of the court. More typical, in virtually every other bungalow court, are the parking garages which occur in the rear of the property with side service driveways providing access. This incorporation of the car into the complex was a radical departure in the

<sup>33</sup> Randall, Kate. "A Bungalow Court in Pasadena". Keith's Magazine on Home Building, September 1913, pp. 165-168.

In places that people like and enjoy, the ground surface also has definite characteristics. Often it is not elaborate, but elegant and simple. Inexpensive concrete or asphalt can be used on paths and driveways. More beautiful paving tiles for paths and courtyards creates memorable spaces.

### 1.3. THE CHARACTER OF STREETS, DRIVES AND PARKING

Pasadena's residential streets are relatively free from dominance by the automobile. Pasadena has a slow and graceful character created by trees and buildings. Many streets are shaded by canopies of beautiful trees, with green patches of grass showing between building and sidewalk. A definite long space is formed between the line of trees and building fronts. Buildings enter into the street, so that the street is enlivened by the buildings, doors and windows, porches and entrances.

The traditional Pasadena quality depends very much on the fact that parking is invisible. In the most beautiful parts of the city parked cars are almost never visible. This was most often achieved, in the past, by placing parking behind the buildings. Long lots make this natural and sensible in Pasadena. In the historical projects many parking lots are even pleasant to be in, almost like minor backyards or patios. Parking visibility is thus critical. Historically parking ratios were sometimes as low as 0.5 and rarely more than 1.0. Parking arrangements in which parked cars and driveway dominate the scene are highly destructive to the city. A key intention of this ordinance is the handling of contemporary parking demand with the grace and discretion with which lesser numbers of cars were handled in historic projects.

Driveways, like parking, play an important role in the feeling of Pasadena. Driveways in older projects are very modest in width. In addition, the driveways which were built in the old days were not only narrow, but also useful and pleasant, even as places to walk. There were also few curb cuts, and those which exist are small and unobtrusive. Driveways that are beautiful in Pasadena are like mysterious paths, leading through trees or shrubs, to some place in the back. Projects where a wide asphalt aisle with parked cars entirely dominates half of a 50 foot lot completely lose this character.

### 1.4. THE CHARACTER OF BUILDINGS

The density and texture of the old city is a principal factor in the quality which people remember. Buildings and gardens are in equal balance. Density is such that most buildings have a direct relation to the ground. It is the equal relationship of building to garden which allows people to experience the ground, the garden, and the building.

The major building types which created the character of Pasadena originally created useful space. The courtyard type creates an interior garden. The bungalow type, with a gracious front porch, creates a small compact volume with a definite shaped garden next to it. The old fashioned apartment type creates a single block of apartments with a garden next to it or behind it. The mansion type has a large and beautiful front lawn going down to the street, a lawn shaped by buildings on either side.

The actual shape and form of buildings is also important. Long buildings at right angles to the street, especially when they have blind fronts, have been among the most disrespectful to the street in recent years. They create long narrow alleyways going away from the street instead of helping to form coherent useful space. The building types which are characteristic of Pasadena evolved in response to the size of lots. Bungalows fit 50' or 60' wide lots. Courtyard buildings were typically developed for double lots. Larger aggregations of land tend to produce development detrimental to the historic scale and character of neighborhoods.

This ordinance seeks to remedy this situation, with an entirely new approach in which the garden -- viewed as coherent useful space -- plays a role as important as building volume and parking layout in shaping development.

In the following pages the City wishes to communicate to developers a vision of the City of Pasadena which is intended for the future. This chapter presents the intent of the ordinance both with regard to its purpose and to the problems which it is trying to remedy. Any ambiguities or questions which arise in the administration of Chapters 2 and 3 are to be resolved by reference to the content of Chapter 1.

The following sections provide a series of observations which define characteristics vital to the City's character. The character of Pasadena is something which people feel, and wish to preserve. Yet since it is mainly qualitative, it is hard to define in simple quantifiable terms. Also, it cannot be attributed clearly, to any one part of town. The city is varied. It is the sum total of these variations and qualities which make up the unique and precious character that people are attached to.

Nevertheless, it is possible to attribute the character of the city to certain specific features which occur within the following categories.

- 1) The character of gardens.
- 2) The character of streets, drives and parking.
- 3) The character of buildings.

The importance of these categories is described here in general terms. The same concepts are then described in detail in the ordinance provisions of chapter 2.

## 1.2.

### THE CHARACTER OF GARDENS

The most noticeable and important quality of Pasadena neighborhoods is their overall garden character. In the most memorable places the character is dominated by gardens. In a few all-important historical cases, these gardens exist in the form of internal or half enclosed courtyards. In most cases, these courtyards and gardens are rather generous. There are magnificent front lawns, or glimpses of hidden gardens or courtyards. In many cases this beautiful private space, whether in the form of gardens, or courtyards, is sensed and felt by a person on the street so that it not only benefits the inhabitants but the whole neighborhood.

A crucial factor in the special feeling of the open space and gardens and courtyards in Pasadena is the physical size of the spaces. Interior courtyards of the old Pasadena type are typically 50' by 80', 45' by 85', 45' by 75' etc., with an average size of 3,500 to 4,000 square feet. Front gardens which achieve a feeling of pleasantness, in relation to the buildings they support, tend to be in the range of 35' by 75', 40' by 70', etc., almost never less than 3,000 square feet. Even small gardens, when successful, often have their space amplified in feeling by the presence of adjacent gardens which extend the effectively experienced space. In these cases the effective space created is once again large, even if the individual garden is small.

Carefully placed plants and trees, located so that they can be enjoyed and used, are essential to the garden character. In the traditional parts of Pasadena to which the city aspires, the vegetation has a definite and formal character. Flower beds are placed along buildings. Lawns have definite shape. Trees are planted in groups, forming edges to spaces. Flowering bushes in definite masses help to enliven a particular garden or courtyard or terrace. Hanging gardens, potted flowers, etc. form clear boundaries to spaces, creating a definite geometry and shape. Single trees, in courtyards, give shade and make a center. Hedges define lawns and gardens. Low walls give people places to sit.



★  
BLACK  
WALNUT

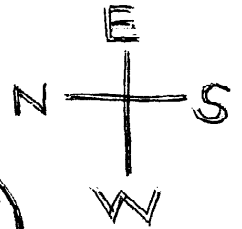
ROSE  
GARDEN

ACACIA

7

★  
VICTO-  
RIAN  
BOX

TOBIRA  
PITTO  
SPORUM



6

★  
AVOCADO

★  
CAMELLIA

5

★  
BOTTLE  
BRUSH

NORFOLK  
ISLAND  
PINE

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4

★  
CAMPHOR

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JACARAN  
DA

2

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ELM

1

ROSE  
GARDEN

★

★  
CORAL

★  
CORAL

★

★ = PROTECTED

636 NORTH HOLLISTON

**List of Protected Trees  
Holliston Court, 636 North Holliston**

1. **Coral Tree** (front yard, north)

A. at 42 inches up, circumference is 139 inches, divided by 3.14 = **44.3 inches diameter**(must be at least 25 inches)

B. splits into trunks at 28 inches above ground, circumference of trunk is 100 inches, divided by 3.14 = **32 inches diameter**(must be at least 25 inch)

2. **Coral Tree**(front yard, south)

A. at 42 inches up, circumference is 123 inches, divided by 3.14 = **39.2 inches diameter**(must be at least 25 inches)

B. splits into trunks at 10 inches above ground, circumference of trunk is 50 inches, divided by 3.14 = **16 inches diameter**(must be at least 25 inches)

3. **Camelia**(in front of cottage #5)

A. at 42 inches up, circumference is 28 inches, divided by 3.14 = **9 inches diameter**(must be at least 8 inches)

4. **Victorian Box**(south side, cottage #7)

A. at 42 inches up, circumference is 84 inches, divided by 3.14 = **26.7 inches diameter**(must be at least 12 inches)

5. **California Black Walnut**(back, northeast corner)

A. splits into two trunks at 22 inches above ground, circumference is 110 inches, divided by 3.14 = **35 inches diameter**(must be at least 25 inches)

6. **Camphor Tree** (middle tree, center garden)

A. at 42 inches up, circumference is 81 inches, divided by 3.14 = **26 inches diameter** (must be at least 25 inches). ###

TREE PROTECTION ORDINANCE  
NATIVE TREE SPECIES LIST

Genus	Species	Common Name	Protection Size*
Aesculus	californica	California Buckeye	8 inches
Alnus	rhubifolia	California Alder	8 inches
Juglans	californica	California Walnut	8 inches
Platanus	racemosa	California Sycamore	8 inches
Quercus	agrifolia	Coast Live Oak	8 inches
Quercus	berberidifolia	Scrub Oak	8 inches
Quercus	chrysolepis	Canyon Oak	8 inches
Quercus	engelmannii	Engelman Oak	8 inches
Quercus	lobata	Valley Oak	8 inches
Populus	fremontii	Cottonwood	8 inches
Populus	trichocarpa	Black Cottonwood	8 inches
Salix	lasiolepis	Arroyo Willow	8 inches
Umbellularia	californica	California Bay	8 inches

\*Protection size is diameter in inches as measured 4 ½ feet above natural grade

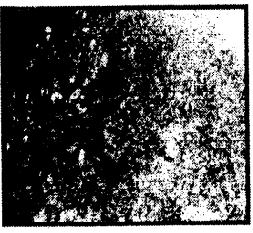
Nuxia	floribunda	Kite Tree	12"
Olea	europa	Olive	12"
Phoenix	reclinata	Senegal Date Palm	10' tall (brown trunk)
Pinus	halepensis	Aleppo Pine	20"
Pinus	canariensis	Canary Island Pine	25"
Pinus	pinea	Italian Stone Pine	25"
Pinus	torreyana	Torrey Island Pine	25"
Pittosporum	undulatum	Victorian Box	12"
Platanus	acerfolia	London Plane Tree	15"
Podocarpus	gracillior	Fern Pine	20"
Pseudotsuga	menziesii	Douglas Fir	25"
Quercus	kelloggii	California Black Oak	12"
Quercus	douglasii	Blue Oak	12"
Quercus	macrocarpa	Burr Oak	12"
Quercus	robur	English Oak	12"
Quercus	ruber	Red oak	12"
Quercus	suber	Cork Oak	12"
Quercus	virginiana	Southern Live Oak	12"
Schinus	molle	California Pepper	20"
Sequoia	sempervirens	Redwood	25"
Stenocarpus	sinuatus	Firewheel Tree	12"
Syzigium	paniculata	Eugenia	12"
Tabebuia	avellandae	Lavendar Tabebuia	10"
Tabebuia	ipe	Pink Trumpet	10"
Trachycarpus	fortuneii	Chinese Windmill Palm	15' tall
Tristania	conferta	Brisbane Box	20"
Ulmus	parvifolia	Chinese Elm	25"
Washingtonia	filifera	California Fan Palm	35' tall (brown trunk)

### Canyon Live Oak

(*Quercus chrysolepis*)

The Canyon Live Oak is a variable tree adapted to the often dry, hot conditions in Southern California. It can grow in a shrub form in harsh hillside conditions, or to heights of 70 feet in open areas.

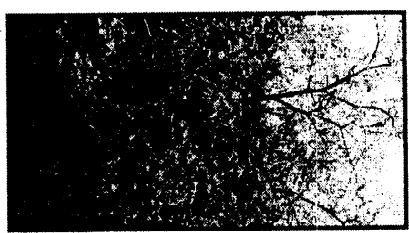
The average canopy spread is 20-60 feet. The leaves are bright, shiny green on top and bluish gray underneath; leaf edges can be spiny or smooth. The bark tends to be smooth while the tree is young, but becomes rougher and grayish with age. Besides its exceptionally strong hardwood, another feature is the large acorns that take two years to mature and can be between 2 to 3 inches long. The scientific name "chrysolepis" means "gold scale" and comes from the tiny golden hairs that cover the underside of the leaves and the bumpy scales of the acorn cups.



### California Black Walnut

(*Juglans californica*)

This native tree is 15-30 feet tall and frequently has several trunks. Trunks of mature trees are dark brown. Many separate leaves, the same size and shape, grow along a stalk up to 11 inches long; they turn from bright green to yellow before falling off in the winter. The walnut is small, thick-shelled and when cracked open resembles the face of an owl. Black walnuts, like acorns, were an important food for indigenous people of California and remain important for wildlife.



Department of Public Works  
Parks and Natural Resources  
100 North Sanfield Ave., Pasadena, CA 91109 (626) 744-4321  
[www.ci.pasadena.ca.us/publicworks](http://www.ci.pasadena.ca.us/publicworks)

# 13 Native Trees

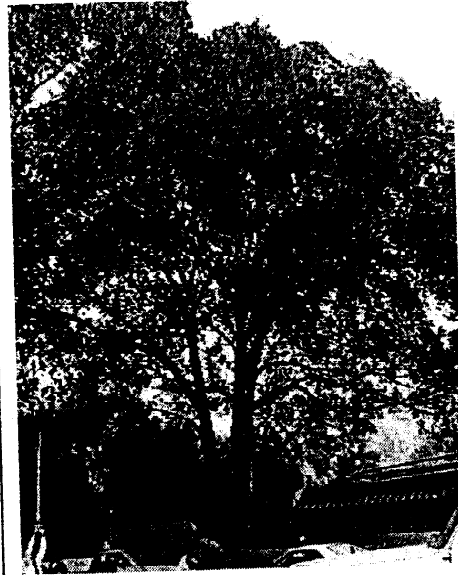
Protected by the City Trees and Tree Protection Ordinance May 2002 Amendment

**The May 2002 amendment** to the City Trees and Tree Protection Ordinance created protection measures for three types of trees on private property — native, specimen, and landmark. Native trees are specified for protection because they help maintain native populations of birds, insects, and other animals, and promote better environmental conditions. The 13 native trees that are protected in the amendment are illustrated and described in this brochure. To qualify for protection, native trees must have a trunk diameter of 8 or more inches at chest height. In residential zones, the trees must be in a specified setback. On non-residential properties, native trees are protected on the entire site.

Peppermint 25" DBH



*Eucalyptus leucoxydon*, White Ironbark  
25" DBH



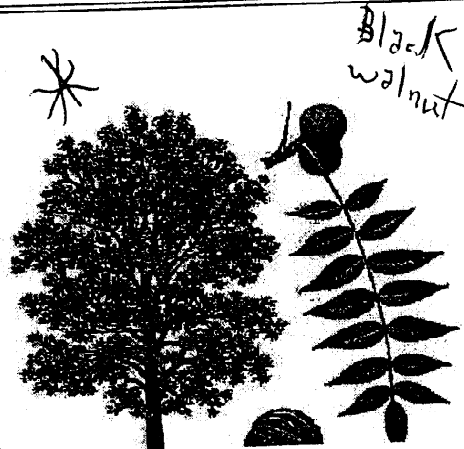
*Ficus macrophylla*, Morton Bay Fig  
30" DBH



*Ficus microcarpa* 'Nitida', Indian Laurel Fig  
30" DBH



*Frexinus oxycarpa*, Ray Wood Ash Tree  
30" DBH



<p><i>Ginkgo biloba</i>, Maidenhair Tree 25" DBH</p>	<p><i>Juglans nigra</i>, Black Walnut 25" DBH</p>
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233 W. Mountain Ave. Pasadena, CA 91103









28B  
VICTORIAN BOX

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 <p><i>Pinus Halepensis</i>, Aleppo Pine 20" DBH</p>	 <p><i>Pittosporum Undulatum</i>, Victorian Box 12" DBH</p>
 <p><i>Platanus Acerifolia</i>, London Plane Tree 15" DBH</p>	 <p><i>Podocarpus Gracilior</i>, Fern Pine 20" DBH</p>
 <p><i>Quercus Douglasii</i>, Blue Oak 12" DBH</p>	 <p><i>Quercus Kelloggii</i>, California Black Oak 12" DBH</p>
	



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**AMENDED Jun 2, 2003 >>>**

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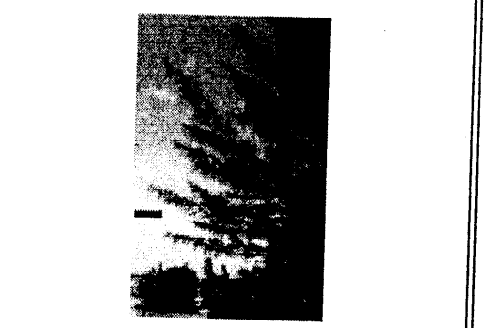
*Cocculus laurifolius*, Laurel Leafed Snail  
Seed 12" DBH



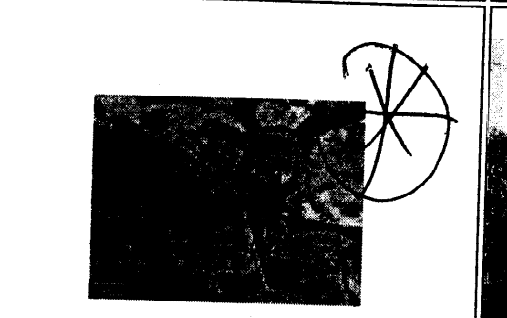
*Chorisia insignis*, White Silk Floss  
25" DBH



*Brahea edulis*, Guadalupe Palm  
10' Feet Tall



*Casurina equisetifolia*, Horsetail Tree  
25" DBH



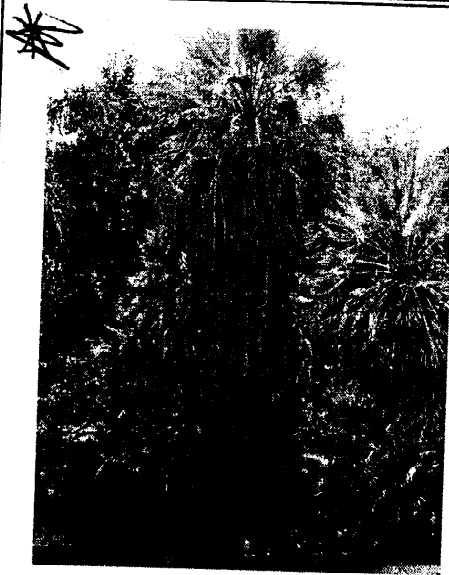
*Erythrina caffra*, Coral Tree  
12" DBH

*Erythrina crista-galli*, Cockspur Coral Tree  
12" DBH



*Erythrina Coralloides*, Naked Coral Tree  
12" DBH

*Phoenix reclinata*, Senegal Date Palm  
10' Feet Tall



*Brahea armata*, Mexican Blue Palm  
10' Feet Tall

*Lagerstroemia indica*, Crepe Myrtle  
12" DBH

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**NOTE: AMENDED SPECIMEN TREE LIST** - On June 2, 2003, the Pasadena City Council adopted the Amended Specimen Tree List, which now protects 108 trees that enhance the beauty of the City of Pasadena. These trees are protected consistent with the Tree Protection Ordinance 8.52.

The City of Pasadena is pleased to provide the list of Specimen trees adopted by Resolution of the City Council. Included with the list, are the minimum size requirements for these trees. Some trees have been established based on a minimum height. Most trees are protected once their trunk reaches a minimum diameter at 4 ½ feet above the natural grade. Many trees look alike. If you have any question about the species of a tree, and whether it is protected, you can contact the Pasadena Beautiful Foundation at (626) 795-9704, or a certified arborist of your choosing. These resources can help you identify your tree, as well as understanding how to determine the diameter of the tree. If you have any questions relating to the Tree Protection Ordinance 8.52 PMC, you can also contact the City of Pasadena's Parks and Natural Resources Staff at (626) 744-4321.

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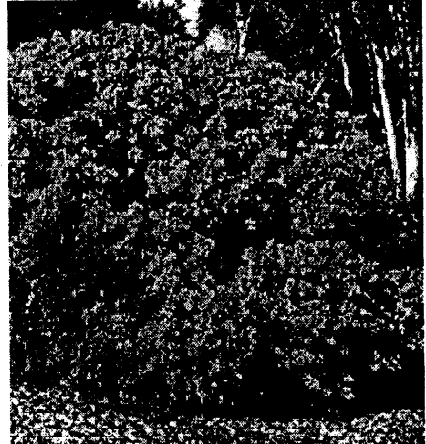



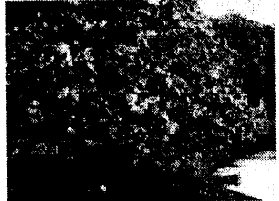

<p><i>Cinnamomum camphora</i>, Camphor Tree 25" DBH</p>	<p><i>Acer macrophyllum</i>, Big Leaf Maple 12" DBH</p>
<p><i>Acer buergerunum</i>, Trident Maple 12" DBH</p>	<p><i>Acer palmatum</i>, Japanese Maple</p>

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 <p><i>Acacia Baileyana</i>, Purple Bailey Acacia 12" DBH</p>	 <p><i>Acacia Cultriformis</i>, Knife Acacia 12" DBH</p>
 <p><i>Araucaria Heterophylla</i>, Star Pine 20" DBH</p>	 <p><i>Callistemon Viminalis</i>, Weeping Bottlebrush 12" DBH</p>
 <p><i>Calocedrus Decurrens</i>, Incense Cedar 12" DBH</p>	 <p><i>Camellia Sp.</i>, Camellia 8" DBH</p>
	

NEXT DOOR ON THE SOUTHERN PROPERTY LINE

IN FRONT OF COTTAGE # 5

## Parks & Natural Resources Division

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In recognition of the significant aesthetic, environmental, and economic benefits to the community provided by trees, and to increase the tree canopy in Pasadena, the City Council adopted measures to protect public trees, landmark trees, native trees and specimen trees in certain areas of the city.

#### Public, Landmark, Specimen and Native Trees

1. **Public trees** are those trees located on property under ownership or control of the city.
2. A **landmark tree** is a tree designated under chapter 2.75 (Cultural Heritage) because it is one of the largest or oldest species located in the city; it has a historic significance due to an association with a historic building, site, street, person, or event; or it is a defining landmark or significant outstanding feature of a neighborhood.
3. A **specimen tree** is a tree of a species and size established on a list adopted by the city council and is thereby presumed to possess distinctive form, size or age, and to be an outstanding specimen of a desirable species. There are 63 species listed on the specimen tree list.
4. A **native tree** is a tree with a trunk size of more than 8 inches in diameter and is one of thirteen listed species.

#### Public Trees

All public trees are afforded protection in the ordinance and it is a violation to prune, remove, injure, or plant a public tree. No attachments (wire, rope, sign, or nail) to public trees, tree supports, shrubs or plants in public places are permitted. The Public Works Department will review out-of-cycle pruning and planting request submitted by a property owner. Requests for the removal of public trees will be reviewed and approved by the City Manager or designee based on the following criteria:

1. The condition of the tree in regards to health, age, viability, and performance.
2. Public tree consistency with the Master Street Tree Plan,
3. Project consistency with the General Plan policies and objectives,
4. The project will enhance the urban design strategy set forth in the General Plan, Specific Plan, or applicable long-term planning documents,
5. After thoroughly exhausting feasible design alternatives, the only recourse is to remove the tree so that the prevailing setback along the block face can be enhanced.

For one or two public trees, the City Manager will notify the abutting property owners and applicant ten days prior to the removal. For three or more public trees the City Manager will also notify the City Council, Design Commission, and any known neighborhood association.

EXHIBIT 2.8C  
JACARANDA

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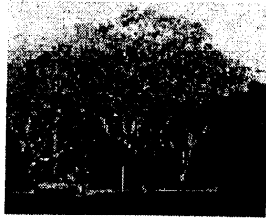
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*Grevillea Robusta*, Silk Oak  
20" DBH



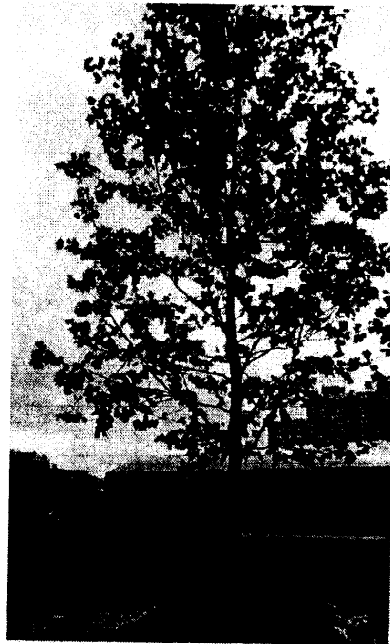
*Heteromeles Arbutifolia*, Toyon  
10" DBH



*Jacaranda Mimosifolia*, Jacaranda  
12" DBH



*Koelreuteria Bipinnata*, Chinese Flame Tree  
15" DBH



*Liriodendron Tulipifera*, Tulip Tree



*Livistona Chinenses*, Chinese Fan Palm  
15' Tall

NEXT DOOR ON THE SOUTHERN PROPERTY LINE

interest in the San Pasqual Ranch for \$4,000. Because of this joint ownership by Griffin and Wilson, Pasadena settlers were to have a difficult time getting both partners to agree to sell part of the San Pasqual Ranch in 1873.

While Griffin lived in Los Angeles, Wilson lived on his Lake Vineyard Ranch, purchased from Victoria Reid in the 1850s. A prominent figure in early Los Angeles history, Wilson served as the city's second mayor and as a state senator. Like Rose, Wilson developed his ranch into vineyards and citrus trees, with smaller acreages devoted to walnuts and olives. In 1874, a visitor to Lake Vineyard reported that over a million oranges were expected to be shipped that season from about 2,000 orange trees on both Lake Vineyard and Mt. Vineyard estates (the latter being the adjacent property of James De Barth Shorb, Wilson's son-in-law).

Wilson and Griffin built ditches from Devil's Gate in the Arroyo out onto the mesa of the San Pasqual Ranch in what is now north Pasadena. This was the first attempt to irrigate the high land that lay north and east above the Raymond Dike and the Arroyo Seco, the two principal sources of water on the ranch. These ditches were an important asset in the sale of part of the San Pasqual to early Pasadena settlers; the existence of the ditches reassured the settlers that irrigation of this arid upland was indeed possible.

At various times, Wilson and Griffin did sell off portions of the San Pasqual Ranch. One of the earliest sales was to Mrs. Albert Sidney Johnson, widow of a Civil War general. Mrs. Johnson was also the sister of Dr. Griffin, and she named her ranch after the old Griffin plantation in Virginia, "Fair Oaks." Mrs. Johnson built a modest home there, but stayed only a short while. In 1865, Judge Benjamin S. Eaton took over her ranch, which comprised about 260 acres now in northeast Pasadena and Altadena west of Eaton Canyon. The ranch house, moved and remodeled, still stands in Altadena. In 1868 or 1869 Wilson and Griffin sold 5,000 acres to James Craig, who was acting as agent for Alexander Grogan of San Francisco. This Grogan Tract was bordered on the east by Santa Anita Avenue (now Altadena Drive), and originally extended west of Lake Avenue, but a portion of that was repurchased by Wilson later to make up his Lake Vineyard

Tract. Craig carved out for himself about 150 acres of the eastern portion of the land, naming his ranch *L'Hermitage*. Craig built an adobe farmhouse on the property; it still stands on Monte Vista Street in east Pasadena and is the oldest house standing within the city limits. In 1870, Wilson, at Griffin's behest, sold a large acreage in north Pasadena to Henry G. Monk of Boston. This property included Redmont or Prospect Mount, later known as Monk Hill, the highest point in north Pasadena (now the site of Washington School).

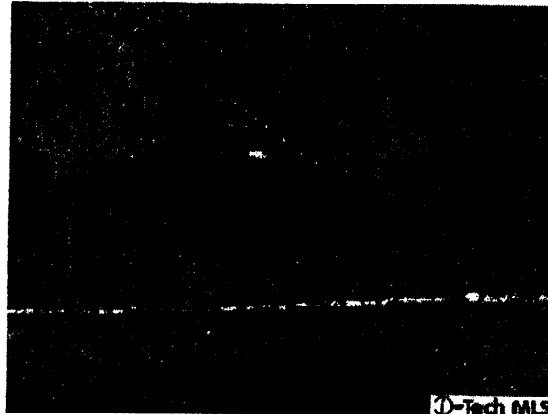
After the conclusion of the Mexican-American War in 1848, when the United States gained control of Alta California, more and more Americans from the East and Midwest migrated to Southern California, gradually acquiring the former Spanish lands. The land that had been so hospitable to the Indians, and had proved adaptable to the grazing and agriculture introduced by the Spanish missionaries and ranchers, was further developed by the newcomers. Hugo Reid, Leonard Rose, and Benjamin Wilson planted extensive orchards and vineyards, using the plentiful water supplies to irrigate portions of their large acreages. During the third quarter of the nineteenth century, portions of the large ranches, Santa Anita and San Pasqual, were sold off. The western portion of Rancho San Pasqual, used only for sheep grazing, remained untilled, but promised to be as productive as the Reid, Rose, and Wilson lands. It awaited only settlers to develop its water supply, to till the land, and to plant vines and citrus trees, in order to produce a rich agricultural bounty.



Above: Dr. John S. Griffin owned a half-interest in the San Pasqual Ranch. When Berry wanted to buy the ranch, Griffin was delighted, since he needed money. Wilson, however, was less enthusiastic, and it took several months to persuade Wilson to agree to the sale.

Below: This early zanja, or water ditch, shows how many of the early irrigation ditches must have looked.





**2121 Monte Vista St Pasadena, CA 91107-2424**

**\$1,495,000**

The Hermitage or James Craig Adobe, the oldest standing structure in Pasadena now available for sale for the first time in 60 years. Holds the City of Pasadena Local Treasure and National Register of Historic Places Landmarks. The Ranch home was developed in 1869 as it served as main ranch house for 5000-acre citrus ranch (1869-1911). The adobe predates back before 1850, James Craig, a prominent Southern California citrus grower and water system engineer, raised his family there through the development of Pasadena. Once owned by Lenore Shanewise, an actress and associate director at the Pasadena Playhouse, hosting several large parties for the Hollywood and Pasadena acting community, Ms. Shanewise sold the home to the current owners who have restored and cherished the history. This home retains all the architecturally significant features of James Craig's 1869 home, which fully encourage a relaxed and artistic lifestyle. There is a 500 sqft Studio that serves as a great home office.

**Directions:** West of Craig

Listing #: 22042462	Year Built: 1869	Interior/Exterior	Main Floor Mstr Bdrm
Property Type	Residential	Lot Description	Attic, Driveway, French
Property SubType	Single Fam Res Detch	Fireplace	Doors, French/Mullioned Wnd
Tax ID	5745010042	Air Conditioning	20, 000-39, 999 SqFt
Style	Architectural	Pool	Yes
Stories:	Two Level	Family Room	No
Beds: 5	Baths (FTHQ): 3 (0 3 0 0)	Floors	No
Structure (approx sq ft)	3795 Taped	Roof	Yes
Lot Sq Ft (approx)	21750	Den/Office	Hardwood, Wood
Lot Acres (approx)	0.499	Great Room	Fire Retardant, Shingle - Wood
Price/SqFt	393.94	Formal Dining Room	Yes
Cross Street	W/Craig	Yard	Yes
Map Coordinates	566, D3	Terms	Cash to New Loan
County	Los Angeles	Land	Fee
School District	Pasadena Unified		
Building Description	Historical, Main Floor Bdrm,		

**Presented By: David J Melford**

Primary  
Secondary  
Other

Fax : 626-229-0515

E-mail:  
dmelford@dbl.com

Web Page:  
www.davidmelford.com

**DBL REALTORS**

459 East Colorado Blvd.  
Pasadena, CA 91101  
626-229-0909

See our listings on the Internet:  
<http://www.dbl.com>

August 2004

The above featured property may not be listed by the office/agent presenting this brochure.  
Information has not been verified, is not guaranteed, and is subject to change.





BUILDING DESCRIPTION BL [REDACTED] 16352  
 THE JOINT BUREAU OF APPRAISERS LOS ANGELES, CITY & COUNTY  
 FORM NO. 1

No. 6367 [REDACTED] St. PL  
 Tract Pasadena Heights in Gwynn  
 Lot No. 16 Block No. 48 (7)  
 Examined by [REDACTED] Date 7/2

CLASS	EXTERIOR	HEATING	TRIMMINGS
Single Double California Bungalow Residence Flat Apartment Out Building Garage Shed Open Church School Shop Storage	Bay Windows 1 sty. 2 sty. 3 sty. Number Wall Covering: Plaster, Met. Lath " Wood Lath Shakes, Rustic Siding, Board and Batten Corr. Iron <b>ROOF</b> Flat, Hip Gables, Dormers Cut up, Ordinary Plain Tile, Shingle Tin, Gravel Composition <b>CONSTRUCTION</b> Good Medium Cheap	Fire place Wood, Coal, Oil and Gas Furnace Steam Stove <b>PLUMBING</b> No. of Fixtures  Good, Medium Cheap Sewer Cesspool <b>LIGHTING</b> Gas, Electric Good Medium Cheap	Cobblestone Brick, Plaster Stone, Wood Plain Ornamental <b>INSIDE FINISH</b> Plain Ornamental Stock Special <b>BUILT IN FEATURES</b> Buffet Patent Beds Refrigerator Bookcases Plain Ornamental <b>CONDITION</b> Good Medium Poor

OCCUPANCY		BSMT	1	2	3	4	5	ATTIC
Owner, Rented, Vacant	Living Room							
Rent Paid \$ Per Mo.	Bed							
Basement	Bath							
ft. x ft.	Kitchen							
ft. deep	Storage							
cu. ft. @	Store							
Lot Grade <u>+D</u>	Hardwood Floor							
	Hardwood Fin.							
	Cement Floor							
	Unfinished							

Remarks:  
 OWNER: H. E. Cox

EACH SQUARE EQUALS 10 FEET										BLDG. VALUES									
															CLASS				
															NO. SQ. FT.	1600			
															AT \$	30			
															BLDG. COST \$	480			
															BSMT. COST \$				
															HEAT COST \$				
															TOTAL COST \$				
															PER CENT DEP.				
															DEP. VALUE \$				
															PER CENT UTILITY DEP.				
PRESENT VALUE \$	1400																		

Revised - W



"FOUR GENERATIONS OF COX"  
 MR. JOHN COX, GEORGE COX & BOBBY,  
 AND M.E. COX

D. Overlapping areas are not permitted. Space counted as one category cannot be counted again as another.

E. All garden area requirements must be met within the site boundaries.

2.1.4.

#### RESIDUAL OPEN SPACE

Open space in addition to required garden space shall be attractively finished with landscaping or decorative paving. When landscaped, it shall meet the requirements of Section 2.1.5.

2.1.5.

#### LANDSCAPING AND MAINTENANCE

Landscaping standards for new construction are intended to insure that new plantings be consistent with neighborhood character, and that important resources such as large specimen plants are retained.

A. Where a particular species of tree is used consistently as a street tree, new street trees shall be of the same species.

B. Where mature, healthy trees already exist on a site, their retention is encouraged. To ensure that their retention is successful, the following requirements shall be met:

1. All grading around existing trees shall be done by hand.
2. Cutting through woody roots is not permitted.
3. All foundations shall step over major roots.
4. No change of grade shall be permitted at the tree base.

C. All garden areas shall be permanently maintained and irrigated with an automatic system. Maintenance shall include watering, weeding, fertilizing, pruning, insect control, and replacement of plant materials and irrigation equipment as needed to preserve the health and appearance of plant materials.

#### Recommended Practices

D. Preferred ground covers in the main garden and the front yard are ones that can be walked on., such as grass.

E. Lawns and planting should be ordered and formal rather than random and scattered. Trees and bushes should be massed in groups creating containment of the garden space.

F. The incorporation of fountains, pools and other water features into the main garden is encouraged as are other decorative elements such as tile and iron work.

G. The removal of healthy street trees is strongly discouraged. The shaping of driveways to avoid or accommodate trees is preferable. When such removal is absolutely necessary, trees shall be replaced in a manner consistent with the prevailing pattern on the street.

H. Planting in front yards should be consistent with planting in neighboring front yards. Where lawns are the prevailing pattern, a lawn should be provided.

I. Substantial trees are encouraged in front yards of 2,000 square feet or more. In cases where the front yard is over fully subterranean parking, tree wells with an inside diameter of at least 6 feet should be provided. Minimum tree size at planting should be 5 gallons.



**ANN SCHEID LUND**

### **ABOUT THE AUTHOR**

Ann Scheid Lund is a local historian with special interests in architectural history, planning history, and the history of landscape architecture. She has written three books on local history and several articles on local architecture and gardens. Formerly employed by the City of Pasadena as a planner specializing in historic preservation and design review, she has an intimate knowledge of the city, its history, and its built environment.

A graduate of Vassar College with Master's degrees from the University of Chicago and from Harvard University's Graduate School of Design, Ms. Lund is now a private consultant in preservation planning and a frequent lecturer and tour guide in the Pasadena area and Southern California. She has served on the Board of Trustees of the Pasadena Historical Society and on the Board of Directors of the Society of Architectural Historians, Southern California Chapter. She is also a charter member of the Society for American City and Regional Planning History. She lives in the Jean Mannheim Studio overlooking the Arroyo Seco in Pasadena.

Author's photograph courtesy of Bettina Molly.

United States Department of the Interior  
National Park Service

# National Register of Historic Places Continuation Sheet

Section number E Page 12

## Bungalow Courts in Pasadena

catalog, "Units can be arranged on almost any lot to form a court - a well known revenue producer in California."<sup>30</sup> The plan book shows four examples of Spanish Vernacular narrow bungalow courts which have ten 18' x 24' units.

The Pacific Ready-Cut Homes, Inc. catalogue of 1923 illustrates two bungalow courts, a Colonial Revival narrow court on a lot 80 feet wide by 140 feet deep, with two single units (\$1245 each) and three duplex units (\$2441 each), and a Spanish Vernacular narrow court with eight single units on the same lot size for \$1005 per unit.

An advertisement for an unidentified mail-order plan company from the 1920s shows a Spanish Vernacular court in elevation with the caption "a bungalow court of six units and six garages for a 60-foot front." The ad entices:

An attractive bungalow court can be built for \$1,800 per unit. The dressing room off the living room is provided with a built-in dresser and a rolling bed put in the dressing room during the day and rolled out into the living room at night. These units will rent for \$50.00 per month unfurnished. Plans and specifications furnished for \$50.00.

We design bungalow courts to fit any size lot. If you want your property to yield a big income, don't fail to consult us.<sup>31</sup>

By the 1930s, the boom ended and there was little residential building. The Depression precluded house building for all but the wealthy.

FOR  
Real estate development in Pasadena in the present time continues to play an important role in determining the historic context of the bungalow court within the city. Rising real estate values and increasingly stringent parking requirements have created pressures to replace aging courts with better investments -- apartments with more units and on-site parking. In addition, the proximity of many courts to the central business district, with its continuing construction of office and retail space along with a corresponding increase in the demand for condominiums and apartments, has threatened bungalow courts and placed them in need of recognition.



<sup>30</sup> Angelus Architectural Service Company. Angelus Distinctive Architecture. Los Angeles, 1924.

<sup>31</sup> Unidentified Mail Order Plan Advertisement, ca. 1920s. Located in Pasadena Heritage files.

# Significance

EXHIBIT 32B

Period	Areas of Significance	Check and justify below
<input type="checkbox"/> prehistoric	<input type="checkbox"/> archeology-prehistoric	<input type="checkbox"/> community planning
<input type="checkbox"/> 100-1499	<input type="checkbox"/> archeology-historic	<input type="checkbox"/> conservation
<input type="checkbox"/> 1500-1799	<input type="checkbox"/> agriculture	<input type="checkbox"/> economics
<input type="checkbox"/> 1800-1899	<input checked="" type="checkbox"/> architecture	<input type="checkbox"/> education
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> art	<input type="checkbox"/> engineering
<input type="checkbox"/> 1800-1899	<input type="checkbox"/> commerce	<input type="checkbox"/> exploration/settlement
<input checked="" type="checkbox"/> 1900-	<input type="checkbox"/> communications	<input type="checkbox"/> industry
		<input type="checkbox"/> invention
		<input type="checkbox"/> landscape architecture
		<input type="checkbox"/> law
		<input type="checkbox"/> literature
		<input type="checkbox"/> military
		<input type="checkbox"/> music
		<input type="checkbox"/> philosophy
		<input type="checkbox"/> politics/government
		<input type="checkbox"/> religion
		<input type="checkbox"/> science
		<input type="checkbox"/> sculpture
		<input type="checkbox"/> social/humanitarian
		<input type="checkbox"/> theater
		<input type="checkbox"/> transportation
		<input type="checkbox"/> other (specify)

Specific dates: 1910-1931 Builder/Architect: multiple

Statement of Significance (in one paragraph)

The bungalow court form, with Pasadena generally attributed as its point of origin,<sup>1</sup> represented an innovative solution to high density housing which reached its highest expression in Southern California.

The courts promoted a specific style of living, providing the amenities of a single-family residence--privacy, gardens, porches--with the conveniences of an apartment--affordability, community, security. The Craftsman Magazine noted that the court form "filled a real need in home building" by furnishing "for the same money greater comfort and independence than is possible in an apartment."<sup>2</sup> Along with the economic and aesthetic considerations, the social importance of the courts has also been recognized: "The residents of a court complex had a small neighborhood identity within the larger neighborhood, and a group identity within the community."<sup>3</sup>

The bungalow court design has continued for over half a century to fill the housing needs of diverse segments of the population. Initially, courts "proved a good investment for the builders, especially in residential districts, and more particularly in resort cities,"<sup>4</sup> providing temporary housing for tourists and people relocating to Los Angeles. Gradually, courts incorporated a broader range of uses and shifted to year-round residency as various groups discovered particular advantages: the elderly (easy accessibility and maintenance, friends nearby); the young (affordability); the artistic (architects and artists enjoying the picturesque and communal atmosphere); and minorities (an opportunity to continue an extended family lifestyle). With few exceptions, courts continue today as rental properties, with the waiting list in some locations remaining lengthy.

Another characteristic which has attracted people to bungalow courts has been a proximity to downtown, a convenience now turned into a liability. The continuing construction of office and retail space, along with a corresponding increase in the demand for high-density housing such as condominiums and apartments, have placed the numerous bungalow courts in need of protection and recognition. The courts embodied a specific and successful design solution for multiple housing demands of the early twentieth century within the context of the lot size and building scale of single-family neighborhoods. Its impact continues to the present, the courts a functional and familiar element of the Pasadena residential landscape.

United States Department of the Interior  
National Park Service

National Register of Historic Places  
Continuation Sheet

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Bungalow Courts in Pasadena

advertisements was an indication of the fact that, at this time, the city had the highest per capita income of any city of its size in the country.

But by the 1920s permanent accommodations became necessary for the increasing numbers of working class people who settled in Pasadena as well. The years following World War I brought about new urban residents including a large number of young working women as well as returning servicemen. Development of mass transit lines made commuting the short distance from home to the business district easy. The bungalow courts allowed a moderately high density of habitation on a standard residential lot. The courts responded to the intense demand for affordable housing within the context of the residential lot and zoning patterns that already existed.

In 1921 an article in the Pasadena Star-News aspired "to trace the introduction and growth in popular favor of the city "courts" and "places" as residence spots.

It is surprising how insiduously and steadily the appeal of the neighborly court has attached itself to popular favor, until each has won a rather wistful and yearning appreciation, based on the advancing values that have followed the increasing demand for homes in these attractive spots.<sup>17</sup>

This article also charts the concentration of bungalow courts around the central business district -- in particular, Colorado Boulevard. "There are some charming courts on the avenues north and south of Colorado [Boulevard], so well kept and so attractive that their open view has almost an effect of a city park, then there are several in other localities which have an opposite charm of cozy seclusion."

"A garage, however, is a rank necessity"<sup>18</sup> in a bungalow court, according to another more realistic writer in 1921. This statement of the importance of the automobile can be seen as a harbinger of the courts' fate -- not all bungalow courts could provide on-site parking.

By 1933, according to a City Planning Commission Study, there were 414 bungalow courts in Pasadena. The courts averaged five units each, and if all were in use, would accommodate 6,555 persons (out of a total housing capacity of 81,363 persons). In comparison, there were 104 apartment buildings with five or more units.<sup>19</sup>

<sup>17</sup> Spencer, Josephine. "Pasadena's Courts and Places". Pasadena Star-News. May 19, 1921.

<sup>18</sup> "Bungalow Courts". Keith's Magazine on Home Building, October 1921, pp. 138-141.

<sup>19</sup> "This is, Truly, City of Homes". Pasadena Star-News, July 13, 1933.

1921

33

1  
b

EXHIBIT 34  
(NEXT PAGE)

Pasadena - Bungalow Court

# Vanishing Oasis

A reminder of simpler times, Pasadena's bungalow courts face extinction as they make room for better investments

by Lizanne Fleming Paswally  
4/20/84 (1)

**A** young woman sat in a lawn chair in the center of the quiet, palm tree-lined yard of the bungalow court, soaking up the few available rays on a typically hazy California spring day. Neighbors of various ages greeted one another and went about their business as a healthy quota of cats lounged in the shadows. The court's tranquility came in a welcome contrast to the noisy rush-hour East traffic only a few blocks away on Lake Roble Avenue.

Out on Bowen Court, an L-shaped courtyard of them a 35 bungalows on Villa Street, seems like the quintessential neighborhood. "What I like about these is that they're not the most sophisticated kind—they're more like old-fashioned bungalows," says the original intent, landman said Tim Brick, a writer who has lived in the court for about two years. "I had to move out of a Victorian I was renting and I knew I wanted to live in a court." A young woman with flaming red hair whizzed by on rollerblades. "It's an interesting group of people—creative types who look out for each other," Brick added as she passed by.

Local preservationists hold a special affection for bungalow courts, which are thought to have had their origins in Pasadena sometime in the 1910s. Although generally considered remnants



Photo by Lizanne Fleming

scarcity of vacant land. "The whole integrity of the court plan is disrupted by putting them up into individual lots. The way the bungalows were arranged together." Scheid said that the mission will probably form a commitment to study the situation and make a recommendation to the Board of City

plow court preservation may be assured for the time being, according to City Director Rick Cole. At a board meeting, Cole pointed out the sage of Proposition 2, the growth of voters last month, exempts a of affordable housing and construction of high-density housing of the type that commonly

4/20/84 (24)



...  
 because when you kiss her your line  
 really 'oman who has pimples  
 new word juice. Like, "Never date a  
 I need some new inspiration. Some  
 the waistband off my skivvies.  
 seen them so often that they're boring  
 tough, the tough get going." But I've  
 ts quotes. One hell of a lot better than  
 e happy when we are growing."  
 a couple on Marge's naked body. They're  
 em pasted up over my desk. I have them in  
 up for it." Or "Perfectionism leads to pro-  
 happiness is neither virtue nor pleasure nor  
 d refrigerator  
 ever, scotch  
 na  
 ts



Bowen Court resident Tim Brick.

# Bungalow

*Continued from page 1*

Sylvanus Marston's St. Francis Court on East Colorado Boulevard (near Los Robles Avenue). Their unique architectural style and affordability quickly made them a popular housing alternative.

Out of approximately 100 bungalow courts still standing in the Pasadena area, less than half are on the National Register of Historic Sites. "If the building meets landmark criteria, the commission can stay demolition up to one year," said Scheid.

"But the stay is only for eventual relocation, an unlikely course of action with courts," she added, due to the undesirability of breaking them up and

the scarcity of vacant land. "The whole integrity of the court plan is disrupted by splitting them up into individual lots. The point was the way the bungalows were arranged together." Scheid said that the commission will probably form a committee to study the situation and make a recommendation to the Board of City Directors.

Bungalow court preservation may already be assured for the time being, according to City Director Rick Cole. At a recent Board meeting, Cole pointed out that passage of Proposition 2, the growth management measure approved by Pasadena voters last month, exempts demolition of affordable housing and restricts construction of high-density housing projects of the type that commonly replace courts. ■

*Pas Weekly 4/20/89 (24)*

United States Department of the Interior  
National Park Service

## National Register of Historic Places Continuation Sheet

Section number   H   Page   1  

Bungalow Courts in Pasadena

### H. Summary of Identification and Evaluation Methods

The multiple property listing of Bungalow Courts in Pasadena is an amendment to a 1981 thematic nomination titled Historic Resources of Pasadena (Partial Inventory: Bungalow Courts). The 1981 nomination was coordinated and prepared by Pasadena Heritage. This nomination concentrated on bungalow courts located within the Central District, as they were deemed the most endangered by new development. The 27 bungalow courts included in this nomination were listed in or determined eligible for the National Register on July 11, 1983.

After certification of the thematic nomination, the City of Pasadena Urban Conservation Section staff conducted a citywide windshield survey to identify other potentially significant bungalow courts. The list contained 118 properties. In 1993, Thirtieth Street Architects, Inc. was selected to prepare the Bungalow Courts in Pasadena multiple resource nomination. It was decided that this nomination would build upon and amend the existing thematic nomination by including additional information on the property type and historic context as well as additional properties throughout the City of Pasadena. The new multiple resource nomination was to include those bungalow courts from the windshield survey determined to be eligible for the National Register.

The citywide windshield survey of bungalow courts was used as the basis for further investigation. Each of the properties on the list was visited and photographed, and field inspected for architectural features and style, alterations, and site planning and layout of the structures. Simultaneously, research was conducted regarding the history and characteristics of the bungalow court property type in general. Using this field work, research and the previous thematic nomination, the registration requirements for the property type were developed.

Upon establishing the registration requirements for the property type, it became apparent that many of the properties in the windshield survey were not eligible for the multiple property listing. First of all, 11 of the properties had been demolished since the windshield survey was undertaken. Another 51 properties did not meet the registration requirements due to various reasons including: not an example of the property type; not within the period of significance; loss of integrity; and not located within the City limits.

The Pasadena Architectural and Historical Survey was used as a source of information on many of the bungalow courts. Begun in 1976, the City's Architectural and Historical Survey combines volunteer and professional input to identify and document important resources. Two City staff members trained and supervised volunteers as they surveyed assigned areas. Staff checked and finalized volunteer information and a committee of noted local experts reviewed all work before the forms were completed. Beginning in 1991, surveys were conducted by National Park Service qualified consultants. The survey forms contain background research as well as descriptions of the buildings.

*Pasadena Bungalow Courts*  
**A bungalow bill**

**Pasadena needs to protect remaining bungalow courts**

As the city of Pasadena incorporates the affordable-housing protections of the growth-management plan passed by voters as Proposition 2 into its policies, we're glad to note that one of the effects will likely be to protect the remaining bungalow courts sprinkled throughout town.

Ever since a Star-News reader who live in a South Marengo Avenue courtyard wrote us a letter early this year describing the wonders of this uniquely Pasadenan form of historical affordable housing, there have been discussions among courtyard dwellers, preservationist groups and the city about ways to ensure we will hold on to this irreplaceable housing type even after the 10-year Prop. 2 demolition and growth limits expire.

Shirley Curren, vice-chair of the Cultural Heritage Commission, notes in a letter to the Pasadena Board of City Directors, "Bungalow courts were first developed in Pasadena as a Southern California alternative to the courtyard apartment buildings found in Eastern cities. These courts provide multi-family housing, while retaining the garden character and close relationship with the outdoors typical of the best of Southern California architecture. Twenty-seven of Pasadena's bungalow courts are listed on the National Register of Historic Places."

She goes on to say that one of the most important aspects of courtyards is that they foster a sense of community among residents. Anyone who has ever strolled down the wonderful center lawn of, for instance, the Reinway Court on Parke Street in the Northwest knows how this subtle social engineering through architecture works.

Each unit stands separately in its own garden, and there is plenty of privacy, but the small bungalows face each other and allow for plenty of interaction when residents so choose. There is none of the dulling isolation of some parts of suburbia. That's why the courtyards of Pasadena, designed by such stellar architects as Hunt and Grey, Albert and Alfred Heineman, Sylvanus Marston and Irving Gill, are still so popular 60 and 70 years after they were built, especially among artists and young people.

But, although they provide low-cost, relatively dense housing in style, the courtyards have been in danger of disappearing. That's why reader Janet Sporleder originally wrote to us — her Spanish Revival-style courtyard was slated to be razed in favor of condominiums.

Now that Prop. 2 requires demolition of housing not to "have a significant adverse impact upon the City's ability to meet its affordable housing obligations," most courtyards are probably safe for the time being.

But we agree with the Cultural Heritage Commission that a separate limited moratorium on the destruction of bungalow courts is a good idea. They are a valuable part of Southern California's architectural legacy, and can be a model for humane and aesthetic future

*PSN  
4-26-89  
A-10*

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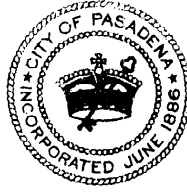
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But we agree with the Cultural Heritage Commission that a separate limited moratorium on the destruction of bungalow courts is a good idea. They are a valuable part of Southern California's architectural legacy, and can be a model for humane and aesthetic future housing solutions as well. We need to make sure the courtyards that have escaped demolition are around for the long haul.

PSN426/B9(A-10)



PLANNING & DEVELOPMENT DEPARTMENT  
PLANNING DIVISION

April 19, 2004

Shawn Chang  
1 South Fair Oaks Ave #207  
Pasadena CA 91108

**RE: Preliminary Plan Check for a new two-story, 8-unit development in the RM-16 zoning district located at 636 North Holliston Avenue (PLN2004-00115).**

Dear Mr. Chang:

The following is a list of plan check corrections and comments on the two-story, 8-unit development proposed for the property located at the above referenced address in the City of Pasadena:

**Corrections:**

1. Please provide dimensions on the plans (i.e. property lines, front yard setback, side yard setbacks, Main Garden, Garden encroachments, etc.)
2. Provide a Block Face Diagram for both sides of the street along the entire blockface that shows whether the existing structures have a one-story or two-story element at the street. When more than 50% of the buildings on a blockface of a proposed project and the blockface on the opposite side of the street have a one-story building element at the street, the project shall have a substantial one-story building element for a distance of 15 feet behind the minimum front yard. The maximum permitted height of the one-story element at the front of the building is 12 feet to the ridgeline. The height is measured from natural grade. Please dimension this height on your resubmittal.
3. Additional information is needed to determine if the project meets the Light and Air Separation requirements along the interior property lines. Please show ALL structures on the abutting properties that are within 15-feet of the subject site's property lines (including the rear property line). Additionally, call-out the type/use of structure, provide the setback dimension, size of windows on all the buildings, and the number of stories. Pursuant to Section F.2 of the City of Gardens Development Standards, when new construction contains major windows or faces major windows or doors, there shall be a minimum

*175 North Garfield Avenue • Pasadena, CA 91101-1704*



PLANNING & DEVELOPMENT DEPARTMENT  
PLANNING DIVISION

September 15, 2004

Johnny Lu  
1 South Fair Oaks Ave #207  
Pasadena CA 91108

**RE: Preliminary Plan Check for the development of a new two-story, 4-unit building behind an existing six (6) bungalows in the RM-16 zoning district located at 636 North Holliston Avenue (PLN2004-00364).**

Dear Mr. Lu:

The following is a list of plan check corrections and comments on the two-story, 8-unit development proposed for the property located at the above referenced address in the City of Pasadena:

**Corrections:**

1. Please provide two (2) sets of photos of the site and adjacent properties.
2. Submit a site plan showing existing conditions on the property and the number of existing parking spaces on site.
3. Additional information is needed to determine if the project meets the Light and Air Separation requirements along the interior property lines. Please label and clarify the use of the structure to the rear of the subject site and identify the size and location of all windows. Pursuant to Section F.2 of the City of Gardens Development Standards, when new construction contains major windows or faces major windows or doors, there shall be a minimum building separation of 15 feet for a minimum of 3 feet beyond each side of the width of the window or door at all stories. When new construction contains minor windows or faces minor windows, the minimum separation shall be a minimum of 10 feet. No building separation is necessary when a windowless wall of new construction faces an existing windowless wall on an adjacent lot.
4. Call-out the height of any walls and/or fences for the project. The height of a wall or fence in a front yard shall not exceed 2 feet if it is solid and 3 feet 6 inches if it allows at least 50 percent visibility. The height of a wall or fence along the side property lines shall not exceed 10 feet for the back 50 percent of the site and shall not exceed 6 feet for the remainder of the site, excluding the front yard.

5. The maximum height of walls or other elements separating private garden space from the Main Garden shall be 2 feet or less in height if opaque and 3'-6" or less in height if it allows more than 50% visibility. Please revise accordingly.
6. The proposal submitted is requesting a reduction in the required Garden areas. A reduction in the Main Garden area may be permitted pursuant to Section 17.24.030 (X) of the Zoning Code, which allows such a reduction to preserve significant structures. To obtain approval of a reduction, a written statement from the City's Design & Historic Preservation must be submitted to me identifying specifically why the required Main Garden area cannot be provided and why the reduction is necessary to preserve the existing structure. At that time, it will be forwarded to the Department's Director for a determination to be made.
7. On the landscape plan, please call-out the percentage of landscape vs. hardscape and percentage of turf used as compared to other landscaping. Review Section M.4, N.3, O and Q of the City of Gardens Development Standards. At least 50% of the **Main Garden** shall be planted, and no more than 20% of the **Total Garden** area may consist of grass.
8. Please call out all planters and their heights. Also, provide a note that states that the top of walls of the planters may be no more than 18" above finished grade.
9. Show the street trees to be approved that will be provided along the planting strip between the sidewalk and the street at a frequency of at least one tree per 30 feet of street frontage. Minimum tree size at planting shall be 15 gallons. Contact the Public Works department at (626) 744-7414 to determine the appropriate types of tree(s).
10. Please label and dimension all parking spaces (including guest parking). Also, clarify the use of the unmarked open spaces on the ground level of the new structure.
11. Please show the elevation of the garage(s) with a minimum of 7'-00" clearance in height for the garage door entrance.
12. A minimum backup of twenty-eight (28) feet is required for 16-foot wide garage doors. A minimum backup of twenty-four (24) feet is required for 18-foot wide garage doors. Please revise accordingly.
13. Please show the location and setbacks for all HVAC condensers. HVAC condensers must be a minimum of 5-feet from all side and rear property lines and must not be visible from the public right-of-way or the Main Garden.
14. Show the respective date of the revised plans clearly on the resubmitted set of plans.

**Comments:**

- Since the proposed project exceeds 3 dwelling units, the project is subject to Design Review.
- The existing structure proposed to be demolished (Unit 7) may be considered historically significant. I would advise contacting the Design and Historic Preservation Section of the Planning Department to discuss what is involved in the process of demolishing these structures.

**Los Angeles Times** (1985-Current)

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Record 1 of 1

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Los Angeles Times (CA)

June 24, 2004

**PRESERVATION**

**Idyllic ... and endangered**

**Should it stay or should it go? It's West Hollywood's call. Tenants want to save the complex, with its adobe walls and classic L.A. courtyard. The owners have other ideas.**

Author: Steven Barrie-Anthony; Times Staff Writer  
Features Desk

Edition: Home Edition  
Section: Home  
Page: F-1

*Index Terms:*

WEST HOLLYWOOD (CA)  
HISTORIC BUILDINGS  
CONSERVATION  
APARTMENTS  
ARCHITECTURE  
Infobox (text included here)

Estimated printed pages: 7

Correction: For The Record

Los Angeles Times Saturday June 26, 2004 Home Edition Main News Part A Page 2 National Desk 1 inches; 30 words Type of Material: Correction

Courtyard apartments -- An article in Thursday's Home section about courtyard apartments misspelled San Vicente Boulevard as San Vincente Boulevard. The article also misidentified actor Gilbert Roland as Roland Gilbert.

For The Record

Los Angeles Times Thursday July 01, 2004 Home Edition Home Part F Page 6 Features Desk 1 inches; 30 words Type of Material: Correction

Apartments -- An article in last week's Home section about courtyard apartments misspelled San Vicente Boulevard as San Vincente Boulevard. The article also misidentified actor Gilbert Roland as Roland Gilbert.

Article Text:

On this sunny Thursday afternoon, Ramona residents do what they do best -- they chat, they chill, they gather around the fountain and commune. Janelle Paradee helps her 3-year-old son, Tristan, blow bubbles, and Rich Johnson watches his dog Mr. French chase them.



Courtyard life ebbs and flows. In the evenings, tenants and neighbors sip martinis (or, in Tristan's case, juice) and debrief about their days spent beyond this garden oasis. Life out there can be tough, say these mostly single men and women. Life can get lonely. In the mornings, tenants inevitably gather again on their way to work. They can't escape camaraderie. When they talk about the Ramona, the word they keep returning to is "family."

"There is love in this building," says Johnson. The surrounding chorus nods in agreement.

Time may be running out for this Ramona family. Up and down Harper Avenue, neon signs blatantly announce themselves from windows and lawns, all demanding one thing: "Save the Ramona from Demolition." Residents of the West Hollywood neighborhood don't have much time. The courtyard building they're rallying to protect is in danger of being taken down, like so many before it and like others once on the block; the Ramona is the last standing.

It's not just the tenants who are campaigning, but a growing number of petitioners pleading for the survival of the 81-year-old structure, whose fate will ultimately be decided by the West Hollywood City Council. If these activists and sympathizers lose, a Santa Monica-based developer will raze the property -- its fountain, its palms, its 12 units -- and build 17 loft-style condominiums.

What's at stake, the preservation-minded will tell you, is not just the home of a dozen people, but a classic architectural style, instantly recognizable as belonging only to L.A. It is probably the one most associated with the city in our collective memories because of the courtyard apartments' starring roles in movies such as the 1950 Humphrey Bogart mystery "In a Lonely Place" and the more recent (and more mysterious) "Mulholland Drive."

Imagine Los Angeles, and you imagine courtyard buildings and Hollywood in its heyday. Colonies of "courts," as they're often called for short, were built blocks away from the big studios for technicians, extras and aspiring actors. More elaborate versions became the homes of movie moguls.

The low-rise, high-density courtyard apartment buildings provided agreeable, inexpensive housing for everyday working people, and they became as emblematic of early 20th century Los Angeles as bungalows or Spanish Colonial Revival houses.

James Tice, coauthor of "Courtyard Housing in Los Angeles," says he's not surprised by the allegiance of tenants and neighbors to the Ramona: Courtyard apartments are uniquely suited to L.A. living. Spanish mission-style courtyards like the Ramona usually feature thick adobe walls, ornamental tile, wrought iron balconies and mosaic fountains bounded by greenery.

Architectural and landscaping elements combine to create a communal atmosphere that is both practical -- you can interact with tenants, and easily keep watch over who comes and goes -- and "spiritual, ethereal," says Tice.

Johnson, an architect turned furniture designer who has lived in the Ramona for seven years, says the layout of the building doesn't just allow community, it necessitates it. All doorways and windows open onto courtyards. He leaves his windows open, summer, autumn, winter, spring. "I like the contact," he explains. "Even though we're not talking to each other, I can hear people, see them walking by."

Courtyard apartments, Tice insists, should be preserved as remnants from the past and also as paradigms for the future. It is hard to calculate how many have been lost: not even the Los Angeles Conservancy knows the number. Their relative humility as landmarks, Tice explains, may have made them

vulnerable.

"In a way, they are more fragile because they can begin to disappear piecemeal, and then Hollywood is just like Burbank, and Burbank is just like La Canada, and La Canada is just like everywhere else," Tice says.

Consider what happened along North San Vicente Boulevard. Until five years ago, many of the tiny stand-alone bungalows built for Pacific Electric Railway workers remained, "a window into the modest beginnings of a community," says Ken Bernstein, the conservancy's director of preservation issues. When developers spotted the potential for the land, preservationists applied to have the bungalows designated "cultural resources." The City Council thought otherwise. Condominiums now loom where the bungalows once stood; only five original houses were spared.

But the lack of care and protection of historic buildings is not just an issue in West Hollywood, according to Charles Lockwood, author of seven architectural books. "Southern California really lags behind most of the country," he says. "You have many communities that haven't even bothered to designate all their potential landmarks. The respect and reuse of historic structures is not just some warm and fuzzy thing that we should do. These buildings create distinctive neighborhoods, and they're instrumental in attracting tourists. You get enough historical buildings together and you have an economic engine that's never going to wear out. Look at Santa Barbara."

Although West Hollywood is known for the strides it has made in preserving worthy structures, tenants and preservationists say they've been frustrated numerous times by the City Council's decision to ignore recommendations of the Historic Preservation Commission and side with property owners.

Councilman Jeffrey Prang agrees that the council is "too quick to scrap properties just because they're old. We need to be much more cautious."

But John Duran, mayor of West Hollywood, says the council has a duty to balance conservation issues with private property rights. And he is quick to point out that his community has preserved plenty of courtyards in two major districts, the Courtyard Thematic District and the Harper Historic District.

The Harper district, just a block north of the Ramona, is redolent with true Hollywood pedigree. Katharine Hepburn and James Dean lived in Villa Primavera, and Norma Talmadge and Roland Gilbert in Harper House.

The simple, unassuming Ramona has yet to house any of the Hollywood elite in its three buildings, but it is no less worthy of consideration than its grander, more glamorous neighbors, says Johnson, who is spearheading the movement to keep it alive. The Ramona, built in 1923, is one of the oldest courtyards in the city, and, except for the Primavera, built the same year, is the grande dame of the neighborhood.

But Fred Schaeffer, a principal at GTO Development, the company that bought the Ramona in March, doesn't believe it merits cultural resource designation.

"It has no significant detailing and is not particularly well constructed," he says. Schaeffer urges journalists and West Hollywood residents to resist the cliché of the evil developer versus the righteous tenant. Instead of protecting this "tired old building," he suggests that the city embrace his vision of environmentally conscious condos.

"It would be wonderful," says Richard Abramson, architect on the GTO project, "if West Hollywood

becomes known as a place where living in the 21st century starts to take shape."

Eight days after Johnson submitted an application in March for cultural resource designation, GTO sent a letter to Ramona tenants informing them that they would eventually have to vacate.

The koi were the first to go.

City law forbids developers from moving forward with development while cultural resource applications pend, but in late April, GTO's insurance company said safety-related changes had to be made to the property. Most were mundane -- updating smoke detectors and so forth. But the final item was a massive blow to tenants: "The decorative fountain presents the same hazard as a swimming pool and must be enclosed or the water removed."

Instead of safety-proofing the fountain, GTO removed the koi -- which had been swimming in the fountain for as long as anyone can remember -- and drained the water. That act outraged tenants and neighbors. "As weird as it sounds," say Ben Easter, an actor who lives across the street from the Ramona, "turning off the fountain is a monumental thing. The fountain brings peace. In my crazy life, it brings me peace."

Tenants met, petitions circulated, neighbors spread the word, and Brian Boyd heard about it "from a friend of a friend of a friend." Co-owner of the Pacific Trust Group, Boyd visited the property and was hooked. "This is an architectural piece that you don't find," he says. Since each unit only has one shared wall, it "gives you the feeling that you're in a house."

Boyd has offered to buy the building from GTO so that he can restore and preserve it. If the sale goes through, Boyd and his partner intend to abandon their four-bedroom Spanish house in the Hollywood Hills and live in a single unit at the Ramona.

But GTO is not interested in selling. The developers want to build their project, Schaeffer says, and if things go their way, they will. "If we're stymied ....then I guess we'd reconsider," he says.

For now, Boyd will leave his offer on the table; the residents will continue to campaign. The Historic Preservation Commission will take up the issue July 26 and eventually pass judgment. And the Ramona's fate, like so many other dwellings before it, will be decided by the City Council.

"It's a beautiful building," says Mayor Duran, "reminiscent of a style of living in Southern California that one doesn't see any longer. If it meets the criteria, I hope we preserve it."

\*

(BEGIN TEXT OF INFOBOX)

Enduring visions

Preservation ordinances ensure that these West Hollywood area apartments remain standing:

Villa Primavera (1300-1308 N. Harper Ave.): Husband-and-wife architect duo Arthur and Nina Zwebell's first foray into Spanish Revival courtyards features an outdoor fireplace and mature foliage.

Patio del Moro (8225-8229 Fountain Ave.): Since 1926, these Zwebell apartments have stood apart

because of prominent Arab influences -- pointed and horseshoe arches, latticed openings and surface arabesque patterns.

Andalusia (1471-1475 Havenhurst Drive): The most celebrated Zwebell court, built in 1926, has three courtyards: a paved one for cars, a picturesque Andalusian patio and another inside the complex that has provided privacy for the many actors, including Cesar Romero and Clara Bow, who have called the Andalusia home.

Villa d'Este (1355 Laurel Ave.): Italian villas in rural Tuscany inspired architect brothers F. Pierpont Davis and Walter S. Davis when they designed the complex in 1928. Here, water cascades from the mouths of lions into multiple pools and waterways.

Roman Gardens (2000 N. Highland Ave.): Designed by the Davis brothers in 1926, the complex has one of the most romantic courtyards -- a Spanish-Moorish tower pokes above eucalyptus, palm and citrus trees.

Harper House (1334-1336 N. Harper Ave.): Drawn in 1929 by architect Leland Bryant a luxury courtyard with Churrigueresque stylings.

El Pasadero (1330 N. Harper Ave.): Jason and Irene Reese designed a 1931 structure in the Spanish-Revival tradition with a central court that resembles a Spanish street.

-- Steven Barrie-Anthony

**Caption:**

PHOTO: URBAN OASIS Janelle Paradee and son Tristan entertain Mr. French and his owner, Rich Johnson, at the Ramona's now-dry fountain. Johnson is behind the effort to save the 12-unit complex, which developers want to replace with 17 loft-style condos.

PHOTOGRAPHER: Anne Cusack Los Angeles Times

PHOTO: AIRY AND OPEN: At top, Jeanie Lee walks her dog in the courtyard of Villa Primavera in the Harper Historic District. Above, evening light filters through the windows of Rich Johnson's dining room at the Ramona. He says the building's layout, with doorways opening onto courtyards, fosters community.

PHOTOGRAPHER: Photographs by Anne Cusack Los Angeles Times

PHOTO: AIRY AND OPEN: At top, Jeanie Lee walks her dog in the courtyard of Villa Primavera in the Harper Historic District. Above, evening light filters through the windows of Rich Johnson's dining room at the Ramona. He says the building's layout, with doorways opening onto courtyards, fosters community.

PHOTOGRAPHER: Anne Cusack Los Angeles Times

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Record Number: 000039088

Article Bookmark(OpenURL Compliant): [Los Angeles Times \(CA\): PRESERVATION Idyllic ... and endangered Should it stay or should it go? It's West Hollywood's call. Tenants want to save the complex, with its adobe walls and classic L.A. courtyard. The owners have other ideas.](http://docs.newsbank.com/openurl?ctx_ver=z39.88-2004&rft_id=info:sid/iw.newsbank.com:LATB&rft_val_format=info:ofi/fmt:kev:mtx:ctx&rft_dat=1036DBEB11244B7&svc_dat=InfoWeb:current&req_dat=0E343B3584647B4A)  
[http://docs.newsbank.com/openurl?ctx\\_ver=z39.88-2004&rft\\_id=info:sid/iw.newsbank.com:LATB&rft\\_val\\_format=info:ofi/fmt:kev:mtx:ctx&rft\\_dat=1036DBEB11244B7&svc\\_dat=InfoWeb:current&req\\_dat=0E343B3584647B4A](http://docs.newsbank.com/openurl?ctx_ver=z39.88-2004&rft_id=info:sid/iw.newsbank.com:LATB&rft_val_format=info:ofi/fmt:kev:mtx:ctx&rft_dat=1036DBEB11244B7&svc_dat=InfoWeb:current&req_dat=0E343B3584647B4A)

**E-Mail Text Only Display List**

COURTYARD  
HOUSING IN LA 728.09794  
STEPHEN POLYZOIDES  
RICK & SHERWOOD & TICE

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The typological consistency of buildings is largely responsible for the quality of the resulting urban form. If one accepts this premise, two very serious consequences arise.

First, there is no serious divergence of goals or methods between preservation and urban design. The value of buildings lies in their capacity as "building blocks" to generate the city and the life that is acted out within it. In the process of urban change, the sense of order in any given district has to be established in order to guide its future development. Distinguished as well as modest, buildings can be vital in their role as carriers of that sense of order. In the case of Los Angeles courtyard housing, widely accepted building types were applied in stylistically diverse but typologically continuous ways and generated beautiful city fragments. The act of saving older buildings could also formally guide the restructuring of the city.

Second, urban planning, as has been practiced and made bureaucratic in the last thirty years, places a low priority on the quality of the city as a place. This kind of planning is largely verbal and consequently non-formal. Extraordinary decisions about urban form are being made every day in this country without reference to the physical consequences. Two-dimensional zoning, density increases in given areas, prescriptive standards, superimposition of rapid transit systems on existing cities, location of new institutions—all are being applied without any consideration of their

effects on the existing typological and physical structure of the city or the ability of the individual buildings to generate the overall form of the city. Examples of the destruction of cities by the imposition of typologically discontinuous buildings abound. The time has come to stress a fact that is almost self-evident: new buildings conceived in a vacuum are not capable of creating a city. Large-scale planning without a stress on typological continuity and morphological consistency becomes an agent of unchecked private economic interests at best or a generator of organized chaos—a product typical of the bureaucratic postindustrial state—at worst.

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. Their typological structure should be interpreted, and the understanding of courts as type should lead to the extensive study of other building types, so that the complete structure of the city can become uncovered, understood, and useful as a guide for future development.

It is inevitable that there will continue to be an increase in the amount of housing construction in multifamily configurations in the United States. In the last twenty-five years, the cost of housing has increased at over twice the rate of family income. The result of this trend has been a steady erosion of the middle-income family's capability to own a home; one family in three could

afford to buy a home in 1966 (assuming the Department of Housing and Urban Development's standard of paying no more than four times annual income for a house), but only one out of ten can afford to today. While there is a current preference for single-family houses in southern California, it is probable that apartments and other forms of dense urban housing will continue to be built at a rate that will rapidly overtake the rate of single-family home construction.

The typical bland Los Angeles apartment building does not offer an attractive housing choice in a region where an extravagant form of suburban housing has long flourished. If apartment buildings are to be viable alternatives to single-family houses, they must offer some of the presumed amenities of suburban living: quiet, privacy, security, adequate outdoor space, easy accommodation of the automobile, and the miscellaneous equipment of today's recreation-oriented family.

If we can expect a denser form of living accommodations in the future, it is certainly a worthwhile undertaking to identify as well as document the salient characteristics of significant existing housing types. It is equally important to apply the lessons of the courts at the scale of the single building to future housing efforts. How have new buildings failed to incorporate the typological logic of older buildings? Why has urban discontinuity become a typical feature of so much new housing? What strategies can we pursue in order to return to

EXHIBIT 40

**From:** John Kenny <jkenny@sfpl.org>  
**To:** lkaufman@earthlink.net <lkaufman@earthlink.net>  
**Date:** Thursday, August 19, 2004 1:39 PM  
**Subject:** SFPL San Francisco Examiner morgue search

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Dear Ms Kaufman:

We were successful in finding the obituary of Sigmund L. Simon which I've transcribed below. Unfortunately, we were not able to find any clippings for Marcel Keeney or Laura Schmidt.

The obit had a rubber stamped date on it which looked like Nov 13, but may possibly be Nov 18.

Hope this information is helpful to you.

John Kenny  
San Francisco Public Library  
San Francisco History Center

Sigmund Simon War Vet, Dies

SF Examiner November 13, 1933

[date is rubber stamped—could possibly be Nov 18th?]

Sigmund L. Simon, active in San Francisco politics half a century ago and for thirty-three years chief bookkeeper and cashier at the sheriff's office, died yesterday at the age of 85 years.

Simon came to San Francisco in 1851 and was one of the city's first mail carriers, covering his route on horseback. He served in the Northern armies during the Civil War, and shortly after his return went to work in the sheriff's office and continued under administration after administration until twenty years ago when he retired. He was a member of Lincoln Post, G. A. R., and an honorary member of Richter W. McKinnon Camp, Spanish American War Veterans.

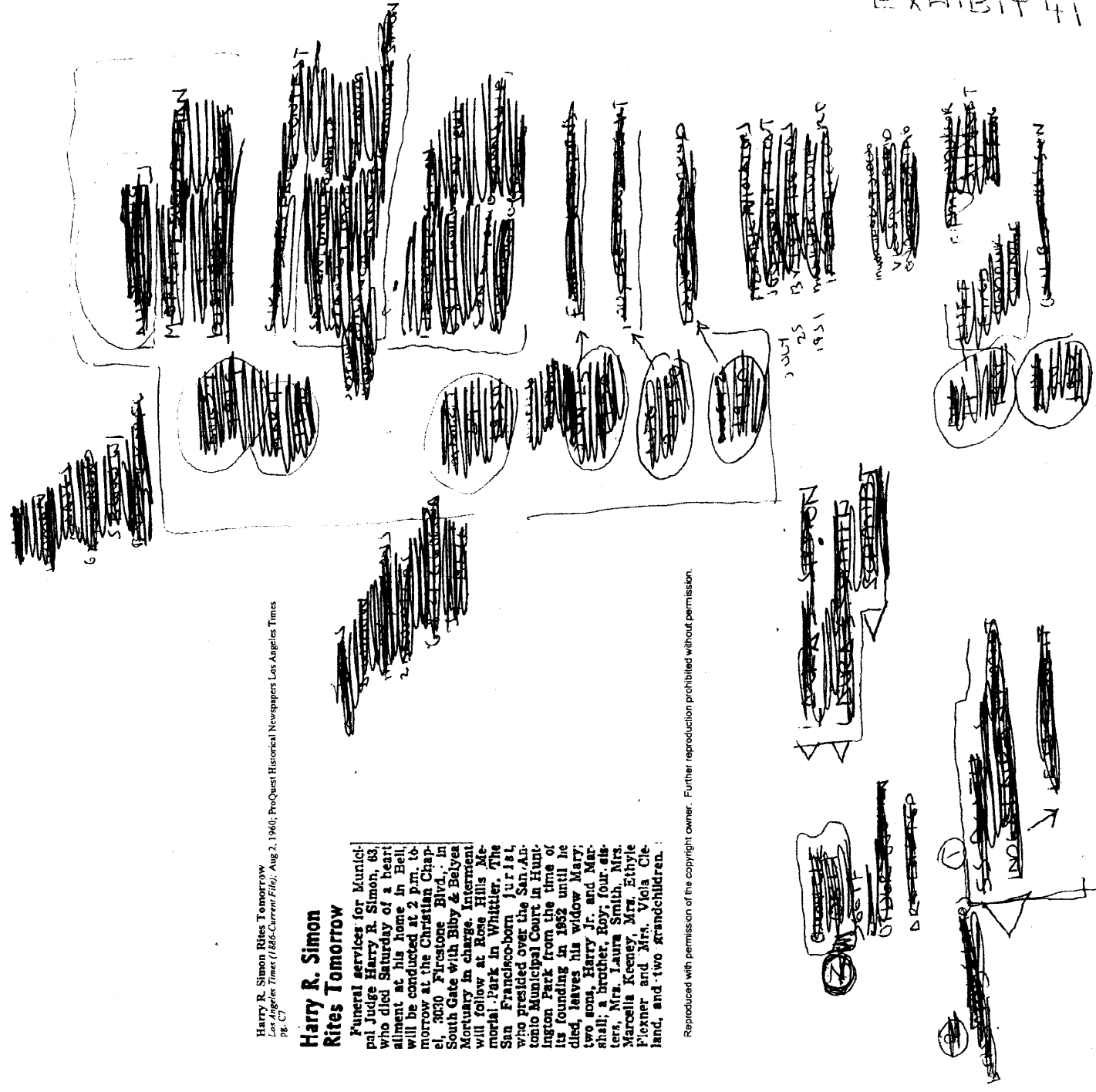
He was the father of nine children, eight of whom survive him. The children are Leonard B., V.L., Harry R., Roy and the late Marshall R. and Mrs. Marcella Keeney, Mrs. Laura Schmidt, Ethyle Flexner and Viola Cleland, all of San Francisco.

Harry R. Simon Rites Tomorrow  
Los Angeles Times (1866-Current File); Aug. 2, 1960; ProQuest Historical Newspapers Los Angeles Times  
pg. C7

### Harry R. Simon Rites Tomorrow

Funeral services for Municipal Judge Harry R. Simon, 83, who died Saturday of a heart ailment at his home in Bell, will be conducted at 2 p.m. tomorrow at the Christian Chapel, 3030 Firestone Blvd. in South Gate with Elby & Belyea Mortuary in charge. Interment will follow at Rose Hills Memorial Park in Whittier. The San Francisco-born jurist, who presided over the San Antonio Municipal Court in Huntington Park from the time of its founding in 1952 until he died, leaves his widow Mary, two sons, Harry Jr. and Marshall; a brother, Roy; four sisters, Mrs. Laura Smith, Mrs. Marcella Keeney, Mrs. Ethyle Flexner and Mrs. Viola Cleland, and two grandchildren.

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# Moffatt Sued by Man He Jailed for Laughing

Justice of the Peace Stanley A. Moffatt was sued for \$100,150 damages yesterday by the man whose arrest he caused for laughing too loudly.

The Superior Court complaint was filed by John G. Frazier, 68, mechanic, who complains that Moffatt had him held for a couple of hours last May 16.

His troubles began, Frazier asserts, when Moffatt objected to a peal of laughter to which Frazier gave vent in a restaurant, 2814 E Gage Ave., Huntington Park, while Moffatt was partaking of lunch.

## Charges False Arrest

The complaint, charging false arrest and false imprisonment, states that the Justice of the Peace "seized and arrested" Frazier and, with the aid of two Huntington Park officers "commandeered" for the purpose, tossed him into a police car.

Frazier relates that the incident occurred about 1:30 p.m. and that he was released from the Huntington Park Police Station two hours later. Before his release, Frazier adds, Moffatt had sworn to a complaint charging him with disturbance of the peace.

Last June 2, the petition recalls, Frazier was acquitted on the charge by City Judge Charles G. Hedgcock.

Frazier demands \$50,000 as

compensatory damages. He asks \$25,000 more as punitive damages, charging that Moffatt, in causing arrest and imprisonment, "acted with deliberate and premeditated malice" and "without probable cause. Frazier demands another \$25,000 for injury to his good reputation for honesty, integrity and peacefulness.

He requests reimbursement in the amount of \$150—the sum he spent for attorney's fees in getting himself acquitted. The civil suit was prepared for him by Atty. Harry R. Simon. Frazier lives at 6361 Marconi St., Huntington Park. Moffatt is justice of the peace of San Antonio Township, which includes Huntington Park.



**LAST LAUGH**—Justice of the Peace Stanley Moffatt, left, was sued for \$100,150 yesterday by John Frazier, right, whose arrest he caused for laughing loudly.



## DISTURBED J. P. PATS SELF IN LAUGH TRIAL

Justice of the Peace Stanley that he would continue making Moffatt treated himself to a pat all the noise he wanted and it on the back yesterday when he was then that police were summoned. answered the \$100,150 false arrest

suit filed against him in Superior Court by John G. Frazier, 68, Huntington Park's "laughing boy" mechanic. Frazier was arrested at the restaurant, 2814 E Gage Ave., but last June 2 he was acquitted by City Judge Charles G. Hedgcock.

Frazier sued two weeks ago on the complaint that Moffatt was unjustified last May 16 in causing his arrest in a Huntington Park restaurant for disturbing the magistrate's peace with a peal of laughter. In this connection, Moffatt asserts that Judge Hedgcock and Atty. Simon formerly held joint law offices and remain close friends.

But, in his answer, Moffatt insists that he was within his legal rights in ordering police to take Frazier into custody. He adds that the incident was seized upon by political enemies who want to defeat him in June, 1950, possibly by backing Police Judge Harry R. Simon of Bell who as Frazier's lawyer got him acquitted.

### 'Courageous Judge'

Moffatt sets forth in his answer that his troubles arise from the fact that he is "a very independent and courageous judge and refuses to yield to pressure of certain special interests and certain newspapers who try to dictate to him as to the policies and judgments of his court."

The justice of the peace also observes that he is a person of "very progressive and liberal political views and has been repeatedly elected with the support of all branches of organized labor, rather than the financial big business interests."

### 'Howl of a Coyote'

As to Frazier's arrest itself, Moffatt explains that the law gave him the power as a magistrate to order police to act when a breach of the law takes place in his presence.

Moffatt contends, also, that Frazier did much more than laugh or he would not have accused the mechanic of disturbing the peace and quiet of his lunch after a very trying morning on the bench.

Frazier, Moffatt charges, stood up a few feet away from him and "gave vent to a blood-curdling scream or yell or 'war whoop' resembling somewhat the braying of an ass or the howl of a coyote" and then followed with "loud and raucous laughter."

Five minutes later, Moffatt complains, Frazier repeated.

By then, Moffatt admits, he was so "disturbed, shocked and bewildered" that he stood up and told Frazier he wanted to finish his lunch in peace.

Moffatt says that Frazier said

# Six Judges Face Contest in Election.

## List of Candidates Completed by Hite at Filing Deadline

Six of the 28 Superior Court judges up for re-election will face opposition at the polls according to declarations of intention filed by deadline time with Registrar of Voters Benjamin S. Hite yesterday.

Those incumbents and opponents who have filed declarations of intention are as follows:

Office 3—Charles E. Haas, incumbent; Ralph E. Burns and Elmer D. Doyle.

Office 7—Edward R. Brand, incumbent, and Ida May Adams.

Office 10—A. A. Scott, incumbent, and Richard A. Ibanes.

Office 15—Harold B. Jeffery, incumbent, and John Ennis.

Office 19—Edwin L. Jefferson, incumbent, and Frank I. Hogan.

Office 23—Julius V. Patrosso, incumbent, and Harry Sullivan.

### Justices File

In 16 of the 23 townships there will be races for Justice of the Peace. The declared contestants are as follows:

Altadena Township—Theodore W. Ward, incumbent, and William W. Waters.

Antelope Township—William D. Keller, incumbent; John F. McNeil, and Lester P. Miller.

Belvedere Township—Myer B. Marlon, incumbent, and Frank F. Sells.

Beverly Hills Township—Henry H. Draeger, incumbent; Manley Bowler, Robert M. Dulin, N. Stanley Leland, Bernard Rose, R. Norman Wenzell and Barry M. Woodmancee.

Calabasas Township—O. Benton Worley, incumbent, and Ernest M. Wilson.

### Lawyer in Race

Centinela Township—Bernard K. Lawler, incumbent, and George W. Saunders.

Culver Township—Lawrence Paul Scherb, incumbent, and Victor A. Berry.

East Los Angeles Township—Paul G. McIver, Joseph Francis Quigley, Cecil Bernard Skipwith, Nathan Harris Snyder, Howard H. Walshok and Elwyn B. Bennett.

El Monte Township—Byron M. Graham, John K. Otis and Harry E. Tullar.

Gardena Township—John A. Shidler, incumbent; Dudley Gray, Elmo Loren Morris and Otto B. Willett.

San Antonio Township—Stanley Moffatt, incumbent; Francis W. Bunnett and Harry R. Simon.

### Decker Opposed

San Fernando Township—Herbert A. Decker, incumbent, and Parks Stillwell.

San Gabriel Township—Lthrop E. Smith, incumbent, and Sidney A. Chernias.

Signal Hill Township—Roberta S. Butzbach, incumbent; Joseph Roland, Albert J. Corske and John C. Landis.

Soledad Township—Arthur C. Miller, incumbent, Paul Palmer and Stanley Angie Viasel.

South Los Angeles Township—Ralph C. Dills, incumbent, and George E. Kennedy.

## Purdue Men Honored Here

Dr. Frank Hockema, vice-president and executive dean of Purdue University, and Elheridge Baugh, executive secretary of the Purdue Alumni Association, were honored at a dinner last night at the Rodger Young Auditorium.

One hundred and seventy-five members and guests of the Purdue Club of Los Angeles appeared to hear the men speak on subjects concerning activities on the campus of Purdue University. Baugh received \$130 as a gift from the local organization to the Purdue Alumni Scholarship fund.

## Educator Enters Race for U.S. Senatorial Post

Los Angeles Times (1886-Current File); Mar 29, 1950; ProQuest Historical Newspapers Los Angeles Times pg. 8

# Educator Enters Race for U.S. Senatorial Post

Candidates who filed their names yesterday with Registrar of Voters Benjamin S. Hite for offices to be voted on at the June 6 primary election included:

For U.S. Senator: Ulysses Grant Bisby Meyer, psychologist and educator, 1330 W 11th St., by the Republican and Democratic parties.

For U.S. Representatives: John J. Reitano, insurance broker, 1852 Chikkasaw Ave., 13th District, by the Democratic Party; Gordon B. Severance, attorney, 1541 Campus Road, 13th District, by the Republican Party; Stuart G. Wheeler, Mayor of Claremont, 671 Circamonga Ave., Claremont, 12th District, by the Republican Party, and Lee E. Cooper, real estate man, 2544 Prospect Ave., Montrose, 20th District, by the Democratic Party.

For Governor: Weihurn F. Mayoek, lawyer, 1224 S Van Ness Ave., by the Democratic Party.

### Assembly Leads Lists

For Assemblyman: Robert L. Meyer, attorney, 5914 San Vicente Blvd., 59th District, by the Republican and Democratic Parties; Robert M. Hamud, contractor, 6165 E Olympic Blvd., 51st District, by the Republican Party; William Briggs, 2512 Johnston St., 45th District, by the Prohibition Party; Walter R. Hinton, Burbank Councilman, 215 N Reese Place, Burbank,

42nd District, by the Republican and Democratic Parties; Jack J. Bronson, executive, 2324 Harcourt Ave., 61st District, by the Republican Party; Cora Johnson, 1356 E 110th St., 67th District, by the Democratic, Republican and Independent Progressive Parties; Albert L. Barney, publisher, 1044 S Montebello Blvd., Montebello, 51st District, by the Democratic Party; Gayle L. Collins, automobile worker, 1824 Orchard Ave., Compton, 69th District, by the Democratic Party; Christy G. Turner, newspaperman, 8438 Rhodes Ave., North Hollywood, 42nd District, and Cornell F. Wingfield, apartment house manager, 1515 S Figueroa St., 55th District, by the Republican Party.

For State Senator: Henry R. Schmidt, contractor, 3907 Park Place, Montrose, 38th District, by the Prohibition and Republican Parties.

### Other Offices

For Judge of the Superior Court: John M. Ennis, attorney, 10550 Butterfield Road, Office No. 15.

For Justice of the Peace: Arthur C. Miller, 621 8th St., Newhall, Soledad Township, incumbent; John A. H. Sturgeon, 357 N Mayflower Ave., Monrovia, Mon-

rovia Township, incumbent; Stanley A. Chernias, 1680 Euclid Ave., San Marino, San Gabriel Township, attorney; Albert J. Corake, 6039 Castana, Bellflower, Signal Hill Township, attorney; Roberta S. Butzbach, 4620 White-wood Ave., Long Beach, Signal Hill Township, incumbent; Stanley Visel, Saugus, Soledad Township, attorney; Harry R. Simon, 6821 Georgia Ave., Bell, San Antonio Township, City Judge of Bell, and William W. Waters, 2282 Norwic Place, Altadena, Altadena Township, attorney.

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**Final County Returns Set New High Record**  
*Los Angeles Times (1886: Current File); Jun 25, 1950; ProQuest Historical Newspapers Los Angeles Times*  
pg. 26

## BALLOTING ECHOES

# Final County Returns Set New High Record

Final election returns from Los Angeles County were released yesterday and showed the highest percentage of votes ever cast in a primary election here.

The total vote cast was 1,228,137 including 9568 absentees. This represented 59.43% of the registered voters as compared with 1944's 51.50%, the previous

high. The figures were released by the Board of Supervisors who are ex-officio election commissioners for the county.

The figures showed only two changes from results announced earlier. Francis W. Bunnett with 12,452 votes topped Harry R. Simon's 12,346 for Justice of the Peace in San Antonio Township. Both defeated Veteran Incumbent Stanley Moffat; however, and will fight it out in November.

In Beverly Hills Township, Manley Bowler pulled ahead of Robert M. Dulin, 2292 to 2240 for second place in the Justice of Peace race. Votes for the five challengers totaled 8455 to Incumbent Henry H. Draeger's 7780 and will necessitate a runoff between Judge Draeger and Bowler.

# \$100,150 Laughter Suit Doesn't Amuse Moffatt

Huntington Park Justice in Court Over  
Ordering Arrest for Guffaw in Restaurant

Justice of the Peace Stanley Moffatt of Huntington Park definitely was not amused yesterday when he went to court as the defendant in a \$100,150 lawsuit which grew out of a peal of laughter.

In Superior Judge Samuel R. Blake's court, John G. Frazier, 69-year-old service station attendant, demanded the damages from the 64-year-old Moffatt on the complaint that the magistrate had him arrested May 16, 1949, for laughing too loudly.

From the witness stand, the white-haired petitioner told the court that the incident occurred shortly after noon in a Huntington Park cafe, 2814 E. Gage Ave.

#### Incident in Cafe

"I was joking and laughing with the owner and the waitress," Frazier testified. "Moffatt was the only other customer in the place, but at that time I didn't know who he was. Suddenly he got up and came over to me and told me to shut up."

Frazier said he was a little startled by the order and didn't know exactly what to do.

"Then," he continued, "the man said, 'I guess you don't know who I am—I'm Judge Moffatt.' I said, 'That don't spell anything to me.' And then he said he was going to have me arrested for disturbing the peace. He went to the phone, the police came, and I was taken off to jail."

#### Demonstrates Laugh

Frazier did not forget to tell Judge Blake that a couple of weeks later he had been acquitted on the peace disturbance charge. But the affair cost him \$150, the fee he paid his lawyer, Harry R. Simon, who also is representing him in the false arrest civil suit.

For the enlightenment of the court and under instructions of his lawyer, Frazier somewhat reluctantly demonstrated the intensity and tone of his laughter on that day 14 months ago.

"He's laughing into a loud speaker now," Atty. Simon pointed out lest Judge Blake fail to take into account the mechanical aid provided for witnesses.

Moffatt, in his opening statement to the court, said that the laughter in question was not really laughter. He expressed the belief that it was more like a "blood-curdling war whoop" and said it most assuredly had disturbed his peace while he was trying to eat his lunch after a hard morning in court.

#### Charges Embarrassment

As to the complaint on Frazier's part that the publicity resulting from the incident had caused him a great deal of embarrassment and humiliation, Moffatt voiced a different opinion.

"The newspapers made him the laughing boy hero," the Justice of the Peace observed, "and they made me appear like the worst of stinkers."

Moffatt contended, before Judge Blake stopped him by pointing out that politics had nothing to do with the case at hand, that the affair had been largely instrumental in his defeat for re-election last June 6.



**HIS SUIT** — J. G. Frazier, who is suing jurist as result of "laughing" arrest.



**DEFENDANT** — Peace Justice Stanley Moffatt, in court in \$100,150 suit.

Times photo

# LAUGH THAT IRKED JUDGE DRAWS \$4150

## Justice of Peace Moffatt Says He Will Appeal Damages Awarded in False Arrest Litigation

John G. Frazier, 69, whom Justice of the Peace Stanley Moffatt put behind bars for laughing too loudly, yesterday was awarded \$4150 false arrest damages against the magis-

trate.

The figure was fixed by Superior Judge Samuel R. Blake who found in Frazier's favor week ago but put off decision on the amount for further study.

Moffatt promptly announced that he will appeal the decision "as far as the Supreme Court, if necessary."

### 'Braying' Charged

Frazier, white-haired part-time service station attendant, complained he was held in jail for almost two hours May 10, 1949. He charged that his arrest was made by Huntington Park police at Moffatt's request in a restaurant at 2814 E. Gage Ave.

Moffatt's accusation was that Frazier disturbed the peace of the judicial lunch hour by too loud a peal of laughter. The Justice of the Peace, in fact, insisted that Frazier's laugh was more like the "braying of a jack ass." But Frazier won acquittal on the peace disturbance charge and then brought his civil suit.

### Immunity Argued

In defense, Moffatt pleaded that he was protected by judicial immunity in ordering the arrest. But Judge Blake held that Moffatt could not take his judicial immunity with him to lunch at a public restaurant.

Moffatt, accordingly, was directed to pay Frazier \$3000 compensatory damages, \$1000 exemplary damages and \$150 more to cover the fee Frazier paid his attorney, Harry R. Simon, for defending him in the criminal case. Moffatt's term as Justice of the Peace of San Antonio Township ends this year. He was defeated for a new term June 6.

# Description

Condition		Check one	Check one	
<input checked="" type="checkbox"/> excellent	<input type="checkbox"/> deteriorated	<input checked="" type="checkbox"/> unaltered	<input checked="" type="checkbox"/> original site	
<input checked="" type="checkbox"/> good	<input type="checkbox"/> ruins	<input type="checkbox"/> altered	<input type="checkbox"/> moved	date _____
<input type="checkbox"/> fair	<input type="checkbox"/> unexposed			

## Describe the present and original (if known) physical appearance

Bungalow courts must by definition share a number of space and building relationships, such as building configuration, use of a service zone, and focal point created by the central courtyard. These elements provided a format for bungalow court design without becoming restrictive; creativity in execution and adaptation to circumstances has produced an architectural form filled with individuality.

First, the buildings of this high-density housing type were most often arranged in a "U"-shape, open end at the street, a result of the rectangular shape of land parcels (#19,#27). The "L"-form appeared twice in this survey (#3,#5), as did the "L"-shape variation known as a half-court (#23,#26). Almost all courts were built as single construction projects. In two instances in this survey however, a court was created by moving a pre-existing house to the rear of the property, altering it to a contemporary architectural style, and building a series of matching structures extending toward the street (#21,#22). Regarding the number of living units per court, just under 60% in this survey were between five and nine. The remainder consisted of ten to fourteen, except for examples of 24 (#3) and 34 (#5). In terms of size, courts generally occupied between 0.2 and 0.7 acres, although the largest two examples covered over one full acre (#3,#5).

Courts could be comprised entirely of buildings with multiple living units (#7,#17), however in this survey the designs were almost equally divided between structures with only single units and those with a combination of single and multiple. The dwellings lining each side of the property were most often one-story, while the building across the rear was sometimes one additional story in height, emphasizing a visual terminus for the design (#24,#25). This usual pattern of closure varied on occasion, with substitutions such as the placement of two buildings off-center with a space remaining between (#9,#17), an irregular composition (#21), or absence of a building entirely (#4,#8). On the interior, floor plans remained consistent, with living areas (living/dining room, bedroom, porch) facing the courtyard, while service rooms (kitchen, bathroom) bordered the perimeter service zone of the court.

Generally, courts were constructed between 1910 and 1930, although a few were built later. Architecturally, courts reflected the changing design trends over this period. Each, however, adhered to a single style to create a harmonious scheme. Craftsman design dominated the early courts, while from the mid-1910's onward revival styles such as the American Colonial, Spanish Colonial, and Tudor were the most popular. During this time, Mission Revival, Art Deco, and simplified Craftsman designs also appeared. Design quality varied, ranging from simple execution of the general court format to creative use of space, style, and landscaping by leading Pasadena architects such as Buchanan and Brockway (#3), Heineman



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**ATTACHMENT E**

**LESLIE HEUMANN AND ASSOCIATES**  
**ARCHITECTURAL AND HISTORICAL RESEARCH**

**MEMORANDUM**

**DATE:** April 18, 2005  
**TO:** Jeff Cronin, Principal Planner  
Mary Jo Winder, Senior Planner  
**FROM:** Leslie Heumann, Architectural Historian  
**SUBJECT:** Landmark nomination of 636 North Holliston Avenue

This memorandum is presented in accordance with your request to provide an independent evaluation of the eligibility of the property located at 636 North Holliston Avenue as a landmark of the City of Pasadena. I have reviewed the application materials, the National Register of Historic Places Multiple Property nomination of Bungalow Courts in Pasadena (1993), the National Register Partial Inventory of Bungalow Courts nomination (1981), the Staff Report of February 7, 2005, and the Staff letter to the applicants of October 25, 2004. I also visited the site and several other bungalow courts in Pasadena, and reviewed the book *Courtyard Housing in Los Angeles* (Stephanos Polyzoides et al, 1982). In preparing this opinion, I have drawn on my experience as the former coordinator of the Pasadena Architectural and Historical Inventory (1978-1981) and as a historic resources consultant (1981 to the present).

It is my conclusion that that the property does not meet the criteria of significance as a bungalow court for landmark designation (Section 17.52.40 B of the Pasadena Municipal Code).<sup>1</sup> Specifically, the court at 636 North Holliston Avenue does not “embody the distinctive characteristics of a locally significant historic resource property type, architectural style, period, or method of construction, or represent the work of an architect, designer, engineer or builder that is locally significant, or possess high artistic value that is locally significant” (Criterion C), as is argued in the landmark application. A general comment first: there is a often a tendency among advocates for historic preservation to confuse “history” with “historical significance.” That is, all properties have a history, but simply documenting that history does not provide evidence of significance. Significance must be demonstrated within a historic context defined by theme, period of significance, geographic area, and associated property types, as explained in *National Register Bulletin 15: How to Apply the National Register Criteria for Evaluation* (United States Department of the Interior, 1990, revised 1991). Moreover, a property, to be historical, must be a significant product of the identified context. Thus, not every illustration of a particular context is a significant representation of an associated property type.

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<sup>1</sup> The landmark application is based on qualification under criterion (C). Therefore, this memo focuses primarily on criterion C.

## **LESLIE HEUMANN AND ASSOCIATES**

### **ARCHITECTURAL AND HISTORICAL RESEARCH**

The significance of the bungalow court form as a property type in Pasadena and in the region is undisputed. Two group nominations of bungalow courts in Pasadena to the National Register of Historic Places attest to this fact. The 1993 Multiple Property Documentation Form established three historic contexts—Tourism in Pasadena, 1890-1931; Residential Building in Pasadena, 1910-1931; and Real Estate Development in Pasadena, 1910-1931—and described the associated property types. The period of significance for these contexts ends in 1931, a date which is not arbitrary but in fact represents historic trends. By 1931, building activity in general had slowed to a crawl, construction of bungalow courts had ceased, and the period of bungalow court innovation and maturity had ended. When building resumed in the late 1930s, the era of the bungalow court had passed. Courtyards continued to be popular, but had evolved in new directions, with individual bungalows supplanted by contiguous units arranged around a common open space.

Holliston Court was built in 1937, after the period of significance of bungalow courts. Its form of seven detached cottages in a U-shaped configuration around a central garden was, at this point in time, more anachronistic than significant. Comparisons with the earlier bungalow courts, given that the Holliston Court represents a different period of time and a different set of circumstances, are irrelevant.

Architectural detailing of the Holliston Court is extremely limited, reflecting the influence of a watered-down Colonial Revival. Although the landmark application describes this paucity of design features as the “subdued style of the Depression-era,” other Colonial Revival courtyard apartments of the period in the region belie this assertion, incorporating leaded glass windows, bay windows, Classical window and door surrounds, combinations of materials, variations of roof treatment, and other features to convey their stylistic identity. The simplicity of appearance and ordinary materials exhibited by the Holliston Court bungalows was probably more a budgetary consideration than a deliberate design choice. Other features identified as noteworthy in the landmark application such as the integration of the automobile into the design through side driveways leading to rear garages and the use of wood floors were, in 1937, simply standard building practice.

The builder of Holliston Court, Winfield Davis, made no known significant contributions to the Pasadena built environment. No architect for Holliston Court was shown on the building permits; instead, “owner” was shown in this space. This was a common practice on building permits; however, the extent to which the owners, Laura Schmidt and Marcella Keeney, can be inferred to have actually designed the court is unknown. No evidence of other buildings, or gardens, developed by the pair was introduced or is known. The implication that they were among the important generation of female landscape designers to which architect Myron Hunt referred in 1931 is unsupported

## **LESLIE HEUMANN AND ASSOCIATES**

### **ARCHITECTURAL AND HISTORICAL RESEARCH**

(landmark application, page 3 of 13). In fact, Hunt was referring to Florence Yoch and her contemporaries, whose skill and contribution to landscape architecture is well documented. Regardless of who designed them, the gardens at Holliston Court are undeniably pleasant, but this fact alone is not sufficient to qualify the property as a landmark, and the gardens certainly do not rise to the level of high artistic value that would qualify them as a landmark in their own right.

The landmark application also refers to the potential historic district on Holliston Avenue and the contribution that Holliston Court makes to the streetscape. From a visual inspection of the 600 block of North Holliston Avenue, it appears that the historic character of such a district is defined by the Craftsman bungalows dating to the 1910s that still line much of the street. Holliston Court could be described as a compatible improvement due to its scale and garden, but it would not be a contributor to such a district. It was built around fifteen or more years after the period of significance of the street, represented a different style and building type, and used different materials. Similarly, the landmark application suggests that this block is "continuous" with the Bungalow Heaven district. However, East Orange Grove Boulevard functions as a boundary and a barrier between the two areas, precluding such a linkage. Moreover, the period of significance established for the nomination of Bungalow Heaven to the National Register ends in 1929 and its eastern boundary is further to the west.

Qualification under Criteria A, B, or D is also problematic. No association with events that have made a significant contribution to the broad patterns of the history of the city is known (Criterion A). Holliston Court was a product of the general recovery from the Depression and was one of many multi-family residential improvements made between 1936 and 1942 in Pasadena, when building activity ceased due to World War II. No association with the lives of persons significant in the history of the city is known (Criterion B). The nomination identifies several white-collar workers who resided at Holliston Court between 1947 and 1962. However, none of these individuals has been demonstrated to be significant. National Register Bulletin 15 states: "A property is not eligible if its only justification for significance is that it was owned or used by a person who is a member of an identifiable profession, class, or social or ethnic group. It must be shown that the person gained importance within his or her profession or group." Holliston Court has not yielded, nor would it be expected to yield, information important to the prehistory or history of the city (Criterion D). Although this criterion generally applies to archaeological resources, it could also be applied to a building, if study of that building would provide important information. However, Holliston Court has no potential to yield architectural, engineering, aesthetic, or other physical information, important or otherwise, that would not be available elsewhere.