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DESIGN • PLANNING • DEVELOPMENT

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## MEMORANDUM

**Date:** April 22, 2005  
**To:** Mayor Bogaard, Vice Mayor Tyler, Councilmember, Ms. Streator, Mr. Little, Mr. Holden, Mr. Haderlein, Mr. Gordo, Mr. Madison  
**Cc:** Mary Jo Winder, Susan Lin  
**From:** Johnny Lu  
**RE:** 636 N. Holliston Ave.

CITY CLERK  
CITY OF PASADENA

05 APR 22 P 3 :12

RECEIVED

Dear Mayor, Vice Mayor, Councilmember:

I represent Susan Lin in opposing the attempt to impose a Landmark Designation on 636 N. Holliston Ave. T4 & Associates is the owner's representative and project manager for 636 N. Holliston Ave. and is a local architectural business on Fair Oaks Ave.

It is our understanding that the city staff has already rejected the Landmark Designation application. We believe that the City Council should reject the appeal when this matter is before it on Monday, April 25, 2005.

We have consulted with PCR and Jones & Stokes, two professional firms who specialize in what constitutes an historical landmark. Both firms are very knowledgeable and known for providing fair and independent comments on every project they review. PCR previously assisted the city on its documentation of historical properties. Per their comments and suggestions, this property does not have any significant historical value. **They found that this property does not meet the current criteria for landmark designation and in agreements with the city staff's denial of the application.**

T4 & Associates also researched California bungalow design and history.<sup>1</sup> Our own research finds that this property is lacking the care of design and construction craftsmanship necessary for Landmark Designation. We also visited several other Bungalow Courts in Pasadena, which are on the National Register of

<sup>1</sup> For your reference, I received my Bachelor and Masters degrees in Architecture and Building Science from the University of Southern California. I serve as a guest lecturer for the USC Marshall School of Business, was a teaching assistant in architectural structure and professional practice classes and have worked for RTKL, BTA, JVM Architect and EQE, all architectural firms.

Historic Places Inventory list. Per our field observation and reference documents, this property does not have the same level of detail in comparison with other significant bungalow courts in Pasadena.

I have enclosed some additional documents with this memorandum for your review.

The improper designation of private property is an issue affecting everyone who lives in Pasadena. Moreover, the designation of an ineligible landmark will negatively impact the overall quality of this city's historical value. Susan Lin and T4 & Associates therefore ask that on April 25, 2005 you vote to reject the appeal and affirm the findings of the city staff and historical commission.

Sincerely,

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

Johnny Lu

Enclosures:

1. PCR's Report on this property.
2. Jones & Stokes' peer review on staff report.
3. T4 & Associates' research.
4. Letter of support from HOA President, Brian Larsen of 1348 Orange Grove Ave.
5. Letter of support from Patrick Wong, Pasadena resident and local business owner.
6. Letter from James Sung, Pasadena resident and business owner.
7. Letter from Robert Hsu, Pasadena resident.

# **HISTORIC RESOURCES ASSESSMENT REPORT**

**636 North Holliston Avenue, Pasadena  
(APN: 5739-019-006)**

**Historic Resources Survey and Evaluation**

**Prepared for**

**T4 & Associates  
1 South Fair Oaks Avenue, Suite 207  
Pasadena, CA 91105**

**Prepared by**

**Jan Ostashay, Director of Cultural Resources Management  
Peter Moruzzi, Cultural Resources Specialist  
PCR Services Corporation  
One Venture, Suite 150  
Irvine, CA 92618**

**April 2005**

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## I. INTRODUCTION

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### A. INTRODUCTION

This assessment report, completed by PCR Services Corporation (PCR), documents and evaluates the federal, state, and local significance and eligibility of the property located at 636 North Holliston Avenue, Pasadena, Los Angeles County, California. This assessment report includes a discussion of the survey methodology used, a brief historic context of the property and surrounding area, and the identification and formal evaluation of the subject property. A completed State Department of Parks and Recreation (DPR) inventory form for the assess property is attached as an Appendix to this report. This document does not, however, discuss potential impacts and mitigation measures for any specific project.

The subject property consists of a seven-unit bungalow court and a detached carport situated on a rectangular parcel located at 636 North Holliston Avenue. The property is sited on Lots 16 and 17 of Block 48 of the Pasadena Heights subdivision. The flat parcel is rectangular in plan with dimensions of approximately 112 feet by 200 feet. The property is sited on the east side of North Holliston Street between North Hill Avenue to the east, North Chester Avenue to the west, East Orange Grove Boulevard to the north, and East Villa Street to the south. The subject property is located in a mixed single- and multi-family residential neighborhood. (See Figure 1, Regional and Site Vicinity Map).

### B. BACKGROUND INFORMATION

In 1981, a National Register of Historic Places (National Register) district nomination was prepared by the City of Pasadena's Urban Conservation Section that partially inventoried Bungalow Courts within the City as a distinctive property type. The 1981 nomination entitled "Pasadena Bungalow Courts National Register District" included a brief context of the history of Pasadena's bungalow courts, description of the property type's key character-defining features, and a listing of what were considered at the time to be the most significant examples of bungalow courts in the City. The subject property was not identified as a contributor to this district grouping as part of this nomination. Eight years later, in 1989, the subject property was surveyed as part of the City of Pasadena's Architectural and Historical Inventory Survey Area 39: Orange Grove-Villa Grouping. At that time the resource was given a status code rating of "1D" indicating (incorrectly) that the subject property was a contributor to the "Pasadena Bungalow Courts National Register District that had nominated and formally listed on the National Register in 1981."

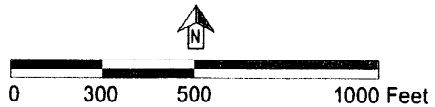
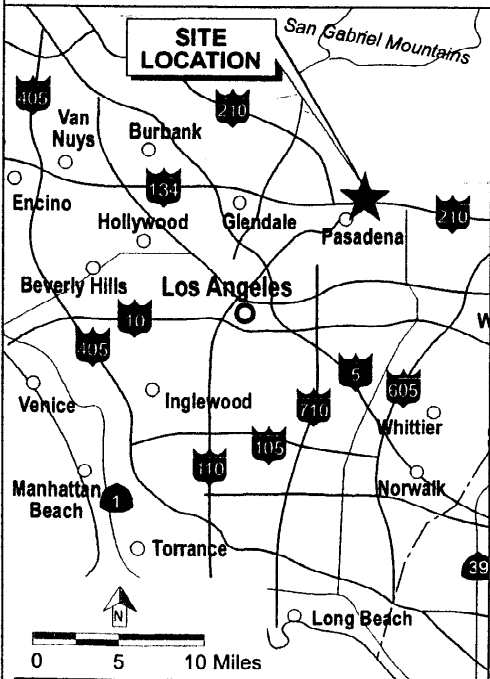
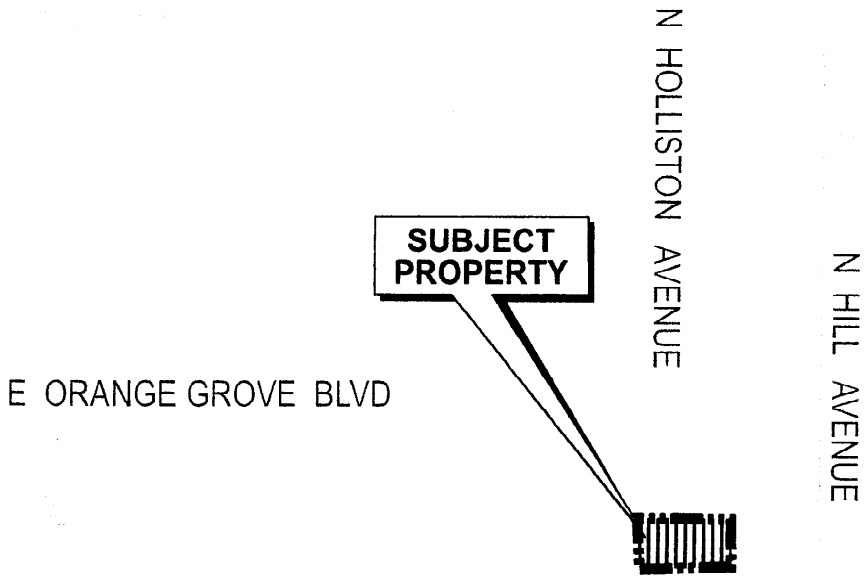


Figure 1  
636 North Holliston Avenue  
Regional and Site Vicinity Map

Source: PCR Services Corporation, 2005.

A follow-up National Register Multiple Property Nomination for Bungalow Courts in Pasadena was prepared by Thirtieth Street Architects of Newport Beach, California for the City of Pasadena in 1993. This Multiple Property Nomination expanded on the earlier (1981) historic context, identifying additional significant bungalow courts in the City that appeared to qualify for inclusion as contributors to the Pasadena Bungalow Courts National Register District. The subject property was not identified in the 1993 National Register nomination as qualifying for inclusion as a contributor to the district grouping.

In 2004, an application to designate 21 parcels located on North Holliston Avenue, including the subject property, as the North Holliston Landmark District was submitted to the City. Additionally, in 2004, the subject property was nominated for individual designation as a City of Pasadena landmark. Both of these nominations remain pending at this time. Currently, the subject property remaining undesignated at any level (federal, state, or local).

### C. METHODOLOGY

The historic resource assessment of the property was conducted by PCR personnel, Jan Ostashay and Peter Moruzzi. In order to identify and evaluate the subject property as a potential historic resource, a multi-step methodology was utilized. Site inspections and review of building permits were done to document existing conditions and assist in assessing and evaluating the properties for significance. An intensive-level survey of the property, including photography and background research, was also conducted. The National Register, California Register of Historical Resources (California Register), and the City of Pasadena historic resources criteria were employed to evaluate the significance of the property. In addition, the following tasks were performed for the study:

- Searched records of the National Register of Historic Places, the California Historic Resources Inventory, the City of Pasadena's list of Monuments, Landmarks, and Landmark Districts, and the City's historical resources survey list.
- Conducted a field inspection of the study area and subject property.
- Photographed the subject property and other properties in the area that exhibited potential architectural and/or historical associations.
- Conducted site-specific research on the subject property utilizing Sanborn fire insurance maps, city directories, newspaper articles, historical photographs, and other published sources.
- Research Los Angeles County Tax Assessor records and a review of building permits on file with the City of Pasadena for the subject property.



- Reviewed and analyzed ordinances, statutes, regulations, bulletins, and technical materials relating to federal, state, and local historic preservation, designation assessment processes, and related programs.
- Evaluated potential historic resources based upon criteria used by the National Register of Historic Places, the California Register of Historical Resources, the City of Pasadena's Historic Preservation Ordinance, and survey methodology of the State Office of Historic Preservation (OHP).

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## II. REGULATORY FRAMEWORK

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Historic resources fall within the jurisdiction of several levels of government. Federal laws provide the framework for the identification, and in certain instances, protection of historic resources. Additionally, states and local jurisdictions play active roles in the identification, documentation, and protection of such resources within their communities. The National Historic Preservation Act (NHPA), as amended; the California Register of Historical Resources; and the City of Pasadena's Historic Preservation Ordinance are the primary federal, state, and local laws and regulations governing the evaluation and significance of historic resources of national, state, regional, and local importance. A description of these relevant laws and regulations are presented below.

### A. FEDERAL LEVEL

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

First authorized by the Historic Sites Act of 1935, the National Register of Historic Places (National Register) was established by the National Historic Preservation Act of 1966, as "an authoritative guide to be used by Federal, State, and local governments, private groups and citizens to identify the Nation's cultural resources and to indicate what properties should be considered for protection from destruction or impairment."<sup>1</sup> The National Register recognizes properties that are significant at the national, state and local levels. Further discussion of National Register criteria and guidelines is provided in Section III, Environmental Setting, of this document.

### B. STATE LEVEL

The California Office of Historic Preservation (OHP), as an office of the California Department of Parks and Recreation, implements the policies of the National Historic Preservation Act (NHPA) on a state-wide level. The OHP also carries out the duties as set forth in the Public Resources Code (PRC) and maintains the California Historic Resources Inventory. The State Historic Preservation Officer (SHPO) is an appointed official who implements historic preservation programs within the state's jurisdictions.

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<sup>1</sup> *Code of Federal Regulations (CFR), 36 § 60.2.*

## 1. California Register of Historical Resources

Created by Assembly Bill 2881, which was signed into law on September 27, 1992, the California Register of Historical Resources (California Register) is “an authoritative listing and guide to be used by state and local agencies, private groups, and citizens in identifying the existing historical resources of the state and to indicate which resources deserve to be protected, to the extent prudent and feasible, from substantial adverse change.”<sup>2</sup> The criteria for eligibility for the California Register are based upon National Register criteria.<sup>3</sup> Certain resources are determined by the statute to be automatically included in the California Register, including California properties formally determined eligible for, or listed in, the National Register of Historic Places.<sup>4</sup>

The California Register consists of resources that are listed automatically and those that must be nominated through an application and public hearing process. The California Register automatically includes the following:

- California properties listed on the National Register of Historic Places and those formally Determined Eligible for the National Register of Historic Places;<sup>5</sup>
- California Registered Historical Landmarks from No. 770 onward;
- Those California Points of Historical Interest that have been evaluated by the OHP and have been recommended to the State Historical Commission for inclusion on the California Register.<sup>6</sup>

Other resources which may be nominated to the California Register include:

- Individual historical resources;
- Historical resources contributing to historic districts;
- Historical resources identified as significant in historical resources surveys with significance ratings of Category 1 through 5;
- Historical resources designated or listed as local landmarks, or designated under any local ordinance, such as a historic preservation overlay zone.<sup>7</sup>

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<sup>2</sup> *California Public Resources Code § 5024.1(a).*

<sup>3</sup> *California Public Resources Code § 5024.1(b).*

<sup>4</sup> *California Public Resources Code § 5024.1(d).*

<sup>5</sup> *California Public Resources Code § 5024.1(d)(1).*

<sup>6</sup> *California Public Resources Code § 5024.1(d).*

## C. LOCAL LEVEL

### 1. City of Pasadena

The City of Pasadena, through provisions in the Pasadena Municipal Code, has established processes to protect, enhance, and perpetuate its historic resources that represent or reflect distinctive and important elements of the City's cultural, social, economic, political, archaeological, and architectural history. The provisions of the Pasadena Municipal Code relative to historic preservation (Chapters 2.75, 17.52, and 17.92), referred to hereon as the Historic Preservation Ordinance (Ordinance), provide a planning tool for implementing the City of Pasadena's Comprehensive General Plan. The Ordinance establishes a Historic Preservation Commission and encompasses both the obligations of historic property ownership and a broad range of incentives available to owners of historic resources.

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<sup>7</sup> *California Public Resources Code § 5024.1(e).*

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### III. ENVIRONMENTAL SETTING

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#### A. HISTORIC CONTEXT

##### 1. Pasadena<sup>8</sup>

Pasadena's settlement as a distinct community dates from 1873, when a group of entrepreneurial farmers from Indianapolis formed the "Indiana Colony" with a view toward the purchase of land in a milder, more hospitable climate than the Midwest afforded, and settled on the Pasadena region. Their initiative was undertaken in direct response to the aggressive promotion of tourism by the railroad industry, which had just completed the transcontinental railroad to San Francisco in 1869. Dr. Thomas Elliot and his brother in law, Daniel Berry, conceived of the speculative real estate plan and sought participants. Though willing investors joined, many of the original shareholders withdrew following the Panic of 1873, and Berry subsequently formed the San Gabriel Orange Grove Association and filed for incorporation. The heart of present-day Pasadena, then still part of Rancho San Pasqual, was promptly acquired by the Association, surveyed and platted in January 1874. The first Indiana Colony settlers arrived shortly thereafter and by 1875, an estimated 40 homes were in place and 10,000 acres of citrus were in cultivation, together with deciduous fruit trees, olives and grapes and a variety of row crops.

The name "Pasadena," generally believed to be a phonetic English translation and combination of the Chippewa words for "valley" and "between the hills," was chosen in 1875 for the new settlement, supplanting various earlier names including the Indiana Colony, California Colony of Indiana, the Orange Grove Association and Muscat. A commercial center known as "The Corners" developed by 1880 at the intersection of Fair Oaks Avenue and Colorado Boulevard, which remains the heart of Pasadena's central business district. By 1880 Pasadena's population was 392, and the City incorporated on June 7, 1886 following a referendum vote.<sup>9</sup> The City's population peaked at an estimated 12,000-15,000 citizens by 1886, coincident with the great southern California land speculation and population "Boom of the '80s" then taking place. Contemporary historical accounts credit the subdivision and sale in 1886 of the City's 5-acre public Central School property at Colorado Boulevard and Fair Oaks Avenue with

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<sup>8</sup> Adapted in part from a report entitled "Architectural/Historical Settlement of the City of Pasadena: Historic Context/Property Type Report," by Pamela O'Connor and the Urban Conservation Section, Planning Division, City of Pasadena, January 13, 1993.

<sup>9</sup> Scheid, Ann, *Pasadena: Crown of the Valley*, Pasadena: Windsor Publications, 1986, p. 58.

sparkling real estate speculation and development of Pasadena's business district in earnest and "ignit[ing]" the boom in Pasadena.<sup>10</sup>

To a considerable degree, Pasadena owes its presence to two southern California industries that developed simultaneously with its settlement: agricultural cultivation (especially the citrus industry) and tourism. Together with neighboring foothill communities, Pasadena occupies a portion of the so-called "citrus belt," a climatic sub-region reaching from the San Gabriel Valley to San Bernardino. A direct outgrowth of the completion of the transcontinental railroad, which greatly increased marketing opportunities for the fruit, the citrus industry flourished in southern California from 1880 to roughly 1940 and was one of Pasadena's earliest industries. An infrastructure that included growers' exchanges and associations developed rapidly. Local citrus production peaked around 1891, when Pasadena out produced its neighboring cities, and remained an integral part of the City of Pasadena's economy until the early twentieth century, when urbanization overtook agricultural production.

The legacy of these early agricultural roots remains in Pasadena's "Garden City" reputation, which originated with the subdivision of the Indiana Colony's San Gabriel Orange Grove Association lands. Present-day Orange Grove Boulevard formed the center of the Association's tract, originally planned by the Association for development with large lots, street alignments accommodating preservation of native trees and planting of island parks with the eponymous orange trees. Citrus cultivation initially formed the basis of the local economy following settlement of Association lands in 1874. Additionally, public roadways were planted with ornamental trees by the town's citizens. Formal ornamental landscaping enhancement efforts throughout the City began with a tree-planting program in 1905. Pasadena residents were encouraged to landscape their properties, coinciding with the prevalent Victorian-era passion for horticultural gardening and collecting, as well as the "City Beautiful" movement inspired by the 1893 World Expo in Chicago. The City Beautiful Organization shortly became one the City's first civic associations. Adolphus Busch, the brewery magnate, created Busch Gardens, a famous public garden along the Arroyo Seco, and other horticultural institutions were established during this time. The Arroyo Seco itself was gradually acquired by the City beginning in 1911 and developed as a public park; numerous additional City parks were designed by the most prominent architects and landscape architects of the day, including Myron Hunt, Ralph Cornell, Florence Yoch, Beatrix Farrand and Theodore Payne.

Tourism, the other engine of Pasadena's development, cemented both the City's growth and its long-standing reputation as a resort destination. The completion of the transcontinental railroad accommodated the shipment of produce out of state, but it also allowed great numbers of tourists and would-be residents into the state, and southern California absorbed much of the influx. The earliest tourists to Pasadena came in response to aggressive promotion of southern California's "curative" climate; the foothills above Pasadena were especially popular as they

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<sup>10</sup> *Ibid.*, p. 59.

were believed to offer particularly healthful properties associated with mountain air. Numerous sanitariums were established to accommodate the influx of health-seeking tourists and the San Gabriel Valley was nicknamed “The Great Orange Belt and Sanitarium.”<sup>11</sup> A variety of day trips and other amusements showcasing the natural recreational amenities that graced the Pasadena area, especially the nearby San Gabriel Mountains, were developed for the amusement of visitors and contributed to the area’s reputation as a prominent tourist destination by 1886-1887.

Pasadena gained a national reputation as a destination for wealthy, intellectual, culturally-inclined and socially advantaged Easterners and Midwesterners. Responding to the influx of tourists and, later, seasonal residents, a series of grand resort hotels opened between 1887 and shortly after the turn of the century; around the same time, the New Year’s Day Tournament of Roses parade was established to further promote tourism and highlight the region’s favorable climate. By the mid-1890s, many tourists had made Pasadena their seasonal or permanent home and year-round residential settlement began in earnest. Pasadena’s wealthy residents attracted many architects, among them Charles and Henry Greene, Myron Hunt, Frank Lloyd Wright and Wallace Neff, and the City accumulated a renowned architectural heritage that encompasses Craftsman bungalow, California Mediterranean, and a variety of period revival styles. The streets in the central business district of Fair Oaks Avenue and Colorado Boulevard and the surrounding area were paved late in the nineteenth century and developed commercially in order to enhance the City’s urban image. Over time, Pasadena’s annexation of adjacent, outlying areas and towns, including the Pasadena Heights tract in which the subject property is located, contributed to its development as a sizeable, albeit predominantly suburban, residential community with a substantial commercial center.

## 2. Pasadena Heights

The area in which the subject property is located was originally situated just beyond the eastern border of Pasadena when it was named the “Pasadena Heights” Tract by its developers in 1905. Early that year, in order to capitalize on the sustained economic and population growth of Pasadena that was occurring in the first decade of the twentieth century, a group of real estate investors led by former Arkansas Senator Stephen W. Dorsey and industrialist Anheuser H. Busch had acquired 300 acres of primarily unimproved ranch land as a speculative investment.<sup>12</sup> An article in the *Los Angeles Times* announced in November 1905 that the Pasadena Heights Tract had been quickly subdivided for immediate sale, with the company “...proceed[ing] at once to develop the tract into one of the most highly improved residence subdivisions in Southern California.”<sup>13</sup> The parcel’s south and west boundaries were Villa Street and the west

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<sup>11</sup> John Baur, *The Health Seekers*.

<sup>12</sup> The syndicate was organized as the Pasadena Park Improvement Company. Directors included Senator Stephen W. Dorsey, Anheuser H. Busch, Frank R. Strong, Paul H. Blades, Robert Marsh, Dr. George F. Burton, John W. Vaughn, George J. Davis, and W.J. Nolan.

<sup>13</sup> *Los Angeles Times*, “Real Estate Notes,” November 12, 1905. p.VI.

side of North Holliston Avenue, respectively. The approximate north boundary was Mountain Avenue and Allen Avenue formed the tract's east boundary. The investors announced that east-west streets would be oiled, sidewalks curbed and piped for water, and that shade trees would be planted on all streets within the tract.

A large display advertisement appearing in the February 4, 1906 edition of the *Los Angeles Times* touted the myriad benefits of Pasadena Heights including its "high class" residential nature, sweeping views of Pasadena and the San Gabriel Valley, and the presence of orange groves that still dotted the subdivision at that time. Additionally, the pending extension of the Pacific Electric Railway through the development topped the list of desirable qualities associated with Pasadena Heights. Until the automobile became the prevalent mode of transportation for Southern California residents in the 1920s, the electric streetcar remained the vital link for employment, commerce, and recreation in Pasadena and throughout the Los Angeles region. This would have been especially true for the Pasadena Heights subdivision, which was considered at that time to be located on the fringes of Pasadena a substantial distance from the City's central business district. Despite these well promoted advantages, Sanborn maps show that a majority of lots within the subdivision remained unimproved for the first five years following their availability. Tax assessor records indicate that it wasn't until the 1910s that single-family dwellings were constructed on the majority of the parcels along the 500 and 600 blocks of North Holliston Avenue within the tract. By 1930, almost all of the parcels along both blocks had been improved, primarily with single-family residences. An exception was 630 North Holliston Avenue that contained a contractor's storage structure that would be replaced in 1937, and the lot combined with the adjacent vacant north parcel, so that a seven-unit bungalow court and detached carport (the subject property) could be erected.

Building types and architectural styles that predominated in Pasadena Heights during the tract's construction boom of the 1910s were moderately sized, wood framed, one- and two-story single-family residences that were strongly influenced by the Craftsman architectural style that was popular at the time. Later, in the 1920s and 1930s, examples of revival style architecture including Spanish Colonial Revival, Mediterranean Revival, English/Tudor Revival, and American Colonial Revival appeared within the tract. From the late 1930s through the 1960s, design features associated with the Modern architectural idiom appeared, often applied to multi-family dwellings. Characteristic Modern design elements such as concrete slab foundations, low-pitched or flat roofs, and unadorned exterior stucco surfaces were applied to several multi-family buildings located at 593 North Holliston Avenue (rear units) and 619 North Holliston Avenue, erected in 1953 and 1947, respectively, and the bungalow court units of the subject property constructed in 1937.

Following World War II, the Pasadena Heights tract and other subdivisions in the vicinity of the subject property witnessed a transition from single-family to multi-family housing due to strong economic pressures and population growth throughout the San Gabriel Valley. In the 500 and 600 blocks of North Holliston Avenue, at least 10 single-family dwellings, primarily on the



west side of the street, were replaced with apartment buildings constructed as recently as 1987. Additionally, some of the parcels along North Holliston Avenue experienced the construction of post-World War II multi-family dwellings near the rear property lines with the original older houses remaining near the front (street end) of the lots. Such examples include 580 and 612 North Holliston Avenue. Nonetheless, over 60 percent of the remaining buildings along the front ends of these blocks are single-family residences constructed between 1906 and 1930.

Renewed appreciation of Craftsman and revival-style architecture in the last 20 years, in conjunction with substantially increasing real estate values in the Los Angeles region, has led to the rehabilitation of many of the remaining single-family dwellings in the Pasadena Heights area. Today, the neighborhood in which the subject property is located contains a mixture of early 20<sup>th</sup> century single-family and multi-family dwellings, and post-1945 apartment buildings and condominiums.

### **3. 636 North Holliston Avenue Property**

The subject property, located at 636 North Holliston Avenue, is situated within the southwest portion of the Pasadena Heights Tract approximately two miles northeast of downtown Pasadena. Sanborn maps show that the immediate neighborhood surrounding the subject property in the 1930s consisted of one- and two-story single-family dwellings and several vacant lots. One of these vacant lots, which earlier Sanborn maps indicate had been continuously unimproved, was combined with an adjacent parcel at 630 North Holliston Avenue that contained a one-story contractor's storage structure that was later demolished so that the subject bungalow court could be erected in 1937. The subject property consists of seven individual bungalows arranged in a "U"-shaped plan around a central courtyard that is shaded by large, mature trees. A detached seven-car carport is located near the property's rear (east) parcel line. The dwellings, designed in a minimalist Modern architectural style and constructed in 1937, were built in response to the need for working-class and middle-class housing in Pasadena and the San Gabriel Valley during the Great Depression.

The original building permits for the bungalow court indicate that six identical 520 square foot units, a seventh 572 square foot unit, and a detached seven-car carport were constructed in 1937 for then owners Laura S. Schmidt and Marcella Keeney at an estimated unit cost of \$2,000 each. Winfield G. Davis served as contractor. Eleven years later, in 1949, tax assessor records show that owner Bert H. Gerpheide paid approximately \$400 each for 110 square foot additions to the six identical bungalows for a total cost of \$2,400 for the improvements. Apparently, the demand for more tenant living space in these relatively small bungalows led Mr. Gerpheide to invest in modest room additions. However, no additions were made to the seventh (end) unit and no other permitted alterations to the dwellings were noted in building permits and tax assessor records.

Building permits indicate that the subject property's original owners, Mrs. Laura S. Schmidt (also known as Laura Smith) and Mrs. Marcella Keeney resided at Pasadena's Marengo Hotel (126 South Marengo Avenue) during the construction of the bungalow court. They continued to reside at the Marengo Hotel for several more years following the subject property's completion and then ceased to appear in Pasadena city directories just prior to World War II. A *Los Angeles Times* obituary for Huntington Park Municipal Judge Harry R. Simon, dated August 2, 1960, identifies the women as two of Judge Simon's four sisters. Contractor Winfield G. Davis appears in the 1937 city directory as a carpenter living at 1620 Whitefield Road in Pasadena. No additional primary or secondary documentation regarding Mrs. Schmidt, Mrs. Keeney, or Mr. Davis was uncovered during the current survey process.

Subsequent subject property owner Bert H. Gerpheide appears in the 1947 city directory as residing at 636 North Holliston Avenue (the subject property) but is not listed at the address in 1949, when his name appears as the subject property owner on building permits and tax assessor records. John A. Simison, a mechanic, is identified on a building permit dated December 1949, as the owner of the subject property with a home address of 279 North Euclid Avenue. Apparently the property changed hands again when Prince E. and Ruby M. Hillary were listed in the tax records as titleholders, the latter obtaining a certificate of occupancy in 1979. No additional information regarding Gerpheide, Simison, or the Hillary's was uncovered during this survey assessment.

As is typical with a modest bungalow court, there was a substantial amount of turnover in rental unit occupancy at the subject property over the years (see table on pages 18 and 19). According to city directories the occupational makeup of the property's residents has been a mixture of blue-collar workers and white-collar professionals with teachers, mechanics, machinists, telephone company employees, and nurses represented in addition to numerous widows and retirees.

As noted above, the North Holliston Avenue neighborhood in which the subject property is located has changed over the years from single-family residential to a mixture of single- and multi-family property types. A large, three-story condominium complex was constructed directly across the street (west) from the subject property in 1982. Additionally, a pair of multi-story condominium buildings was erected in the early 1980s along the property's north parcel line east of North Holliston Avenue. Nonetheless, due to the prevalence of extant, older single-family dwellings in the area, the feeling of a pre-World War II residential neighborhood remains.

#### 4. Bungalow Courts in Pasadena<sup>14</sup>

During the long period of Pasadena's growth that spanned the years 1890-1941, the bungalow court as a building type appeared and evolved. From its origins as tourist accommodations to its prevalence as high-density housing, the bungalow court became a common building type in Pasadena and throughout the Los Angeles region prior to World War II.

Beginning in the 1890s, Pasadena became a popular resort, especially for the winter season. Large hotels like the Maryland, Green, and the Raymond were built and the economic base of the city shifted from agriculture to tourism. Early bungalow courts hosted Eastern visitors coming to Pasadena who wanted small, inexpensive, temporary living different from hotels. The fact that many tourists returned to Pasadena to retire could have encouraged builders to provide permanent high density accommodations in the city in the same form as the temporary tourist bungalow court. The idea for the bungalow court may have derived from Eastern resort communities. Tourist cabins in the woods organized around a central courtyard provided a prototype for the accommodation of more than one dwelling per parcel of land. The first bungalow court in the City of Pasadena was the St. Francis Court erected in 1909.<sup>15</sup> The bungalows were furnished and rented (primarily to tourists) on a yearly basis or from November to May. Other tourist bungalow courts soon appeared in Pasadena, furnished and unfurnished, proliferating as a desirable alternative to hotels in their privacy, availability of light and air, and access to small kitchens.

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 type of living, providing the amenities of a single-family residence – privacy, gardens, porches – with the conveniences of apartments – affordability, community, security. The court filled a place between the single-family residence and apartment buildings. 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>16</sup> The simple configuration illustrated by Bowen Court, of a number of units around a common garden area, encouraged a sense of community. Residents encountered each other frequently within the protected environment of their courtyards.

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<sup>14</sup> Excerpted from “Bungalow Courts in Pasadena, National Register of Historic Places Multiple Property Nomination Project,” prepared by Thirtieth Street Architects, Inc. May 1993.

<sup>15</sup> Five bungalows of this court were moved in 1925-26 to 701-725 South Catalina Avenue and are still extant.

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

As a building type, the bungalow court quickly became accessible to small developers. Inexpensive land and typically small units made the bungalow court affordable to build and to rent. The impact of the growing number of real estate developers and speculators grew as more profits led to more bungalow courts, particularly in the 1920s.

Single women were among the earliest permanent residents attracted to the bungalow courts as an alternative to large, impersonal apartment buildings. The rapid expansion in the number of bungalow courts in the 1910s and 1920s corresponded with the courts' 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. Additionally, by the 1920s permanent accommodations became necessary for the increasing numbers of working class people who were settling in Pasadena. Development of interurban electric rail passenger lines made commuting the short distance from home to the business district easy. The bungalow courts responded to the intense demand for affordable housing within the context of the residential lot and zoning patterns, which were based upon subdivisions platted for single-family dwellings, that already existing in Pasadena. By 1933, according to a City Planning Commission Study, there were 414 bungalow courts in Pasadena.<sup>17</sup> 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>18</sup>

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, including the subject property, but for the most part these lacked the characteristics and style that distinguished the earlier courts. Additionally, 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. Therefore, the period of significance identified with bungalow courts constructed in Pasadena is 1910-1931 corresponding with the emergence of the property type to the advent of the Great Depression when the number of new bungalow courts erected in the City dramatically declined.

#### Bungalow Courts as Property Type

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.

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<sup>17</sup> *Ibid.*

<sup>18</sup> *Pasadena Star-News*, "This, Truly, City of Homes," July 13, 1933.

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. At 112 feet, the subject property conforms to the wide court model. 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 1910-1916, were built in the wide court form. 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.

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. The subject property is an example of a "U"-shaped bungalow court. In open courts, the buildings face each other across a central walkway without a terminus building at one end. 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 (i.e. there are more than two duplexes in the court). The half court is another variation on 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 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. Typically, parking garages are located at the rear of the property with side service driveways providing access. This incorporation of the car into the complex was a major departure in the history of residential building and reflects the importance of the automobile in the region's culture.<sup>19</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

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<sup>19</sup> Chase, Laura. "Eden in the Orange Groves: Bungalows & Courtyard Houses of Los Angeles." *Landscape*, Vol. 25, No. 3, pp. 29-36.

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. This effect can be seen in the lush landscaping and mature trees incorporated into the subject property's central courtyard.

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 characterized most architectural design, were also visible in the courts. Spanish Colonial Revival, English/Tudor Cottage Revival, and American Colonial Revival were the most popular, although a pared down version of the Craftsman, typical of bungalows of the 1920s, surfaced as well. In the late 1930s a minimalist architectural style influenced by Modernism appeared in the few bungalow courts, such as the subject property, being constructed at that time. 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.

Excellent examples of the bungalow court as a property type constructed during the period of significance 1910-1931 in the City of Pasadena include Reinway Court, 380 East Parke Street (1916, Charles W. Buchanan and Leon C. Brockway) and Bowen Court, 539 East Villa Street (1910-11, Arthur and Alfred Heineman). Additionally, there are several very good examples of bungalow courts that were erected after the period of significance in the City including those located at 595 East Washington Boulevard (1940, architect unknown) and 454-470 East Washington Boulevard (1941, Harold Bissner).

The significance of the bungalow court is threefold. First, the courts represented a creative, viable and influential architectural solution to high-density housing, a solution that typically offered an aesthetic dimension missing from the traditional apartment building. Second, the varying architectural styles of courts are representative of historical design trends. Third, the evolution of the court as a property type is significant as a study in the development of multi-family housing. Historically and economically, the bungalow court was an important episode in real estate development and the tourist industry – two of the major underpinnings of the growth of Pasadena. Further, the bungalow courts embodied an affordable lifestyle that paid homage to the concept of neighborhood, both in an immediate and in a larger sense.

## **5. Holliston Avenue Landmark District**

In 2004, an application to designate 21 parcels on North Holliston Avenue as the Holliston Avenue Landmark District, which included the subject property, was submitted to the City of Pasadena for their consideration as a locally significant Landmark District. A staff report dated November 15, 2004 found that the proposed Holliston Avenue Landmark District met the criteria for designation as a landmark district. At this time the Landmark District nomination remains pending.

**CITY DIRECTORY RESEARCH**  
**636 North Holliston Avenue**

Year	Entry
1937	Not listed
1938	Busik, Donald S., no occupation listed Harlan, Margaret, no occupation listed Jones, Donald S., teacher William McKinley Jr. High Kastler, Charles Jr., (Jean E.), aero mechanic Malin, John W. (Ruth), no occupation listed Miller, Herbert W. (Ruth), stockman F.W. Birnie Miller, R.A., no occupation listed
1943	Andrews, Ethel H. Mrs. (widow E.H.), no occupation listed Birac, Madeline B., beauty opr Mrs. Roberta Roberts Breeze, Mabel Mrs., no occupation listed Fleming, Mary O., teacher public school Grattan, Thomas (Adelia), defense worker Rasmussen, Anna Mrs., no occupation listed Strutt, Robert T. (Helen), machinist
1949	Craig, Barbara M. Mrs. (widow C.I.), no occupation listed De Boynton, Curtis S. (Marion), no occupation listed Dunwoodie, Robert G., no occupation listed Ellis, Ruth M., no occupation listed Fleming, Mary O., supervisor board of education Fuhrmann, Warren A. (Gudrun P.), station installer Pacific Telephone & Telegraph Sherman, Mary Mrs., no occupation listed
1954	Craig, Charles H., adjuster Foundus' Insurance Faith, Robert (Floy), no occupation listed Fleming, Mary, supervisor board of education Sherman, Mary Mrs. (widow E.M.), no occupation listed Trask, Eugene F. (Ruth B.), no occupation listed Strickler, Maude Mrs. (widow Frank), no occupation listed
1959	Hermanson, Marlene S. Mrs. (widow Axel), no occupation listed Killie, John M., no occupation listed Smith, Mary Mrs., no occupation listed Sherman, Mary Mrs., no occupation listed Adams, Leta E., no occupation listed McGraw, Anna M., no occupation listed Gettschal, Anna Mrs. (widow Emil), nurse
1964-65	Dean, Flora P. Mrs., seamstress G.H. Biggers Kleslar, Lynn O., employee Standard Oil Sherman, Mary Mrs. (widow Edward M.), no occupation listed Murdock, Gwendolyn M., no occupation listed Hara, Walter S., no occupation listed Gottschal, Anna Mrs. (widow Emil), no occupation listed

1969	<p>Dean, Flora P. Mrs., seamstress          Kunszabo, Frank, manager Western Union Telegraph          Carlyle, Cora E., nurse Grove Convalescent Hospital          Bailey, Roy, no occupation listed          Dellsite, Howard, employee Pacific Telephone &amp; Telegraph          Moore, Virginia, teacher Pasadena Unified School District          Stewart, Miriam, typist-clerk</p>
1975	<p>Goforth, J., no occupation listed          Blackwell, L., no occupation listed          Vaughan, Donna L., student          Georgiades, Philip (Judy), electrician          Larson, Debbie Mrs., no occupation listed          Stewart, Miriam, typist-clerk</p>



## B. CRITERIA FOR EVALUATION OF HISTORIC RESOURCES

In analyzing the historic significance of the subject property, criteria for designation under federal, State, and local landmark programs were considered. Additionally, the Office of Historic Preservation (OHP) survey methodology was used to survey and rate the relative significance of the property.

### 1. National Register of Historic Places

To be eligible for listing in the National Register, a resource must be significant in American history, architecture, archaeology, engineering, or culture. Districts, sites, buildings, structures, and objects of potential significance must also possess integrity of location, design, setting, materials, workmanship, feeling, and association. Four criteria have been established to determine the significance of a resource:<sup>20</sup>

1. It is associated with events that have made a significant contribution to the broad patterns of our history;
2. It is associated with the lives of persons significant in our past;
3. It embodies the distinctive characteristics of a type, period, or method of construction or that represents the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction;
4. It yields, or may be likely to yield, information important to prehistory or history.

A property eligible for the National Register must meet one or more of the above criteria. In addition, unless the property possesses exceptional significance, it must be at least fifty years old to be eligible for National Register listing.

In addition to meeting the criteria of significance, a property must have integrity. "Integrity is the ability of a property to convey its significance."<sup>21</sup> According to the *National Register Bulletin, How to Apply the National Register Criteria for Evaluation*, within the concept

<sup>20</sup> "How to Complete the National Register Registration Form, National Register Bulletin," U.S. Department of Interior, National Park Service, 1997. This bulletin contains technical information on comprehensive planning, survey of cultural resources, and registration in the National Register of Historic Places.

<sup>21</sup> "How to Apply the National Register Criteria for Evaluation, National Register Bulletin," U.S. Department of Interior, National Park Service, 1997. p.44.

of integrity, the National Register criteria recognize seven aspects or qualities that, in various combinations, define integrity. To retain historic integrity a property will always possess several, and usually most, of these seven aspects. The retention of specific aspects of integrity is paramount for a property to convey its significance.<sup>22</sup> The seven factors that define integrity are location, design, setting, materials, workmanship, feeling, and association. The following is excerpted from *National Register Bulletin, How to Apply the National Register Criteria for Evaluation*, which provides guidance on the interpretation and application of these factors.

- Location is the place where the historic property was constructed or the place where the historic event occurred.<sup>23</sup>
- Design is the combination of elements that create the form, plan, space, structure, and style of the property.<sup>24</sup>
- Setting is the physical environment of a historic property.<sup>25</sup>
- Materials are the physical elements that were combined or deposited during a particular period of time and in a particular pattern or configuration to form a historic property.<sup>26</sup>
- Workmanship is the physical evidence of the crafts of a particular culture or people during any given period in history or prehistory.<sup>27</sup>
- Feeling is property's expression of the aesthetic or historic sense of a particular period of time.<sup>28</sup>

<sup>22</sup> *Ibid.*

<sup>23</sup> "The relationship between the property and its location is often important to understanding why the property was created or why something happened. The actual location of historic property, complemented by its setting is particularly important in recapturing the sense of historic events and persons. Except in rare cases, the relationship between a property and its historic associations is destroyed if the property is moved." *Ibid.*

<sup>24</sup> "A property's design reflects historic functions and technologies as well as aesthetics. It includes such considerations as the structural system; massing; arrangement of spaces; pattern of fenestration; textures and colors of surface materials; type, amount, and style of ornamental detailing; and arrangement and type of plantings in a designed landscape." *Ibid.*

<sup>25</sup> *Ibid.*, p.45.

<sup>26</sup> "The choice and combination of materials reveals the preferences of those who created the property and indicated the availability of particular types of materials and technologies. Indigenous materials are often the focus of regional building traditions and thereby help define an area's sense of time and place." *Ibid.*

<sup>27</sup> "Workmanship can apply to the property as a whole or to its individual components. It can be expressed in vernacular methods of construction and plain finishes or in highly sophisticated configurations and ornamental detailing. It can be based on common traditions or innovative period techniques." *Ibid.*

<sup>28</sup> "It results from the presence of physical features that, taken together, convey the property's historic character." *Ibid.*

- Association is the direct link between an important historic event or person and a historic property.<sup>29</sup>

In assessing a property's integrity, the National Register criteria recognize that properties change over time; therefore, it is not necessary for a property to retain all its historic physical features or characteristics. The property must, however, retain the essential physical features that enable it to convey its historic identity.<sup>30</sup>

For properties that are considered significant under National Register criteria A and B, the *National Register Bulletin, How to Apply the National Register Criteria for Evaluation* states that a property that is significant for its historic association is eligible if it retains the essential physical features that made up its character or appearance during the period of its association with the important event, historical pattern, or person(s).<sup>31</sup>

In assessing the integrity of properties that are considered significant under National Register criterion C, the *National Register Bulletin, How to Apply the National Register Criteria for Evaluation* provides that a property important for illustrating a particular architectural style or construction technique must retain most of the physical features that constitute that style or technique.<sup>32</sup>

## 2. California Register of Historical Resources

To be eligible for the California Register, a historic resource must be significant at the local, state, or national level under one or more of the following four criteria:

1. Is associated with events that have made a significant contribution to the broad patterns of California's history and cultural heritage;
2. Is associated with the lives of persons important in our past;

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<sup>29</sup> "A property retains association if it is the place where the event or activity occurred and is sufficiently intact to convey that relationship to the observer. Like feeling, associations require the presence of physical features that convey a property's historic character...Because feeling and association depend on individual perceptions, their retention alone is never sufficient to support eligibility of a property for the National Register." *Ibid.*

<sup>30</sup> *Ibid.*, p. 46.

<sup>31</sup> *Ibid.*

<sup>32</sup> "A property that has lost some historic materials or details can be eligible if it retains the majority of the features that illustrate its style in terms of the massing, spatial relationships, proportion, patter of windows and doors, texture of materials, and ornamentation. The property is not eligible, however, if it retains some basic features conveying massing but has lost the majority of features that once characterized its style." *Ibid.*

3. Embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of an important creative individual, or possesses high artistic values; or
4. Has yielded, or may be likely to yield, information important in prehistory or history.

Additionally, a historic resource eligible for listing in the California Register must meet one or more of the criteria of significance described above and retain enough of its historic character or appearance to be recognizable as a historic resource and to convey the reasons for its significance. Historical resources that have been rehabilitated or restored may be evaluated for listing.<sup>33</sup>

Integrity under the California Register is evaluated with regard to the retention of location, design, setting, materials, workmanship, feeling, and association. The resource must also be judged with reference to the particular criteria under which it is proposed for eligibility. It is possible that a historic resource may not retain sufficient integrity to meet criteria for listing in the National Register, but it may still be eligible for listing in the California Register.<sup>34</sup>

### 3. California Office of Historical Preservation Survey Methodology

The evaluation instructions and classification system prescribed by the California Office of Historic Preservation in its Instructions for Recording Historical Resources provide a three-digit evaluation rating code for use in classifying potential historic resources. The first digit indicates one of the following general evaluation categories for use in conducting cultural resources surveys:

1. Listed on the National Register or the California Register;
2. Determined eligible for listing in the National Register or the California Register;
3. Appears eligible for the National Register or the California Register through survey evaluation;
4. Appears eligible for the National Register or the California Register through other evaluation;
5. Recognized as historically significant by local government;
6. Not eligible for any listing or designation; and

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<sup>33</sup> *California Code of Regulations, California Register of Historical Resources (Title 14, Chapter 11.5), Section 4852(c).*

<sup>34</sup> *Ibid.*

7. Not evaluated for the National Register or California Register or needs re-evaluation.

The second digit of the evaluation status code is a letter code indicating whether the resource is separately eligible (S), eligible as part of a district (D), or both (B). The third digit is a number that is used to further specify significance and refine the relationship of the property to the National Register and/or California Register. Under this evaluation system, categories 1 through 4 pertain to various levels of National Register and/or California Register eligibility. The California Register, however, may include surveyed resources with evaluation rating codes through level 5. In addition, properties found ineligible for listing in the National Register, California Register, or for designation under a local ordinance are given an evaluation status code of 6.

#### **4. City of Pasadena Criteria for Designation of Historic Resources**

The Pasadena Historic Preservation Ordinance (Pasadena Administrative Code, Section 17.52.010) defines a historic resource as a building, structure, object, landscape, sign or district that is significant in American history, architecture, engineering, archaeology or culture and is either designated or eligible for designation under city, state, or national significance criteria. Under the City's Ordinance, a historic resource may be designated either a Historic Monument or Landmark. The City's criteria are sufficiently broad enough to include a wide variety of historic resources. However, a proposed historic resource should possess sufficient significance to warrant designation. Though there is no age requirement designation as a Historic Monument or Landmark, sufficient time to develop a historical perspective and to evaluate its significance in context should be considered. A Historic Monument or Landmark must satisfy specific criteria, which are defined as the following:

##### Historic Monument

A historic monument shall include all historic resources previously designated as historic treasures prior to adoption of this ordinance, historic resources that are listed in the National Register at the statewide or national level of significance (including National Historic Landmarks) and 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 and meets one or more of the following criteria:

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.
2. It is associated with the lives of persons who are significant in the history of the region, state or nation.

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, statewide or national significance.
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.

#### Landmark

A landmark shall include all properties previously designated a landmark prior to adoption of this ordinance and any historic resource that is of a local level of significance and meets one or more of the criteria 1, 2, 3, or 4 listed below in this subsection. A landmark may be the best representation in the city of a type of historic resource or it may be one of several historic resources in the city that have common architectural attributes that represent a particular type of historic resource. A landmark shall meet one or more of the following criteria:

1. It is associated with events that have made a significant contribution to the broad patterns of the history of the city.
2. It is associated with the lives of persons who are significant in the history of the city.
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.
4. It has yielded, or may be likely to yield, information important locally in prehistory or history.

#### Landmark District

A landmark district shall include all landmark districts previously designated prior to adoption of the Ordinance and any grouping of contiguous properties with architectural attributes that contribute to the significance of the grouping and that also meet the following criteria:

1. Within its boundaries, a minimum of 60 percent of the properties shall qualify as contributing.

2. The grouping represents a significant and distinguishable entity of citywide importance and one or more of a defined historic, cultural, development and/or architectural context(s) (1991 citywide historic context, as amended, historic context prepared in an intensive-level survey or historic context prepared specifically for the nominated landmark district).

### C. HISTORIC RESOURCES IDENTIFIED

The subject property consists of a bungalow court comprised of seven individual cottages surrounding a landscaped central courtyard and a detached rear (east) carport situated on a wide lot located at 636 North Holliston Avenue, a mixed single- and multi-family residential zone. The property is sited on Lots 16 and 17 of Block 48 of the Pasadena Heights Tract in the City of Pasadena, Assessor's Parcel Number 5739-019-006. The rectangular lot is approximately 112 feet by 200 feet and is sited on a flat parcel on the east side of North Holliston Avenue between North Chester Avenue to the west and North Hill Avenue to the east.

As noted previously, neither of the previous National Register nominations for the Pasadena Bungalow Courts National Register District completed in 1981 and 1993 identified the subject property as appearing eligible as a contributor to the district due primarily to the property's 1937 construction date, which falls outside of the property type's 1910-1931 period of significance.

A pending Holliston Avenue Landmark District comprised of 21 parcels on North Holliston Avenue, including the subject property, was submitted to the City for their consideration in 2004. A staff report dated November 15, 2004 found that the proposed district met the City's criteria for designation as a landmark district for the following reasons:

- As a grouping of contiguous properties with significant architectural attributes (with examples dating from 1907-1942);
- As an area with a minimum of 60 percent of the properties that qualify as contributing resources (76% of the properties retain their architectural integrity on the exterior and contribute to the overall significance of the neighborhood); and
- As a significant and distinguishable entity of citywide importance and a defined architectural context (i.e. it represents an intact area of residential architecture identified in the City-wide Historic Context/Property Type Report (1993), especially Craftsman and bungalow designs. In addition, it represents the slow transition of a built-up neighborhood form single-family to multi-family residential use).

Additionally, the staff report recommended that the Planning Commission and City Council approve the Holliston Avenue Landmark District designation and overlay zone with the exception of deleting 520 North Holliston Avenue from the landmark district because it is a non-contributor located on the southern edge of the proposed district. Further, the staff report encouraged the combination of this proposed district with the proposed district on the adjacent block to the west on North Chester Avenue.

The current survey process for the evaluation of the property located at 636 North Holliston Avenue was conducted per OHP methodology, which gives a 45-year threshold for surveying properties for significance. During the current survey, no buildings were identified within the survey area that were under 45 years of age. The subject property was evaluated utilizing the revised California Historical Resource Status Codes as of August, 2003.

### **1. 636 North Holliston Avenue Property**

#### **Architectural Description**

The subject property consists of seven one-story bungalows arranged in a “U”-pattern situated towards the west end of the parcel facing North Holliston Avenue. A landscaped courtyard centers the arrangement around which the individual units are placed. Concrete paths that flank the center courtyard adjacent to the dwelling units meet at the east and west ends, forming a hexagonal shaped layout to the garden area. Concrete driveways located near the north and south parcel lines lead to a carport structure situated along the rear (east) end of the property.

The seven dwelling units, constructed in 1937, are designed in a minimalist style influenced by the Modern architectural movement that was gaining popularity at the time. Six of the seven units are identical and “L”-shaped in plan and are situated on the north and south sides of the parcel. The seventh unit with a rectangular footprint encloses the east end, or terminus, of the center courtyard. All of the bungalows are of wood frame construction atop concrete slabs and are capped by low-pitched cross-gabled roofs with exposed rafters beneath shallow overhangs. Stucco sheathes exterior surfaces. Windows are primarily wood framed six-over-one double-hung sash arranged singly or in pairs with plain surrounds; however, each unit contains one fixed 16-light wood framed window with flanking slatted shutters. Each bungalow features concrete steps leading to a shallow entrance porch shaded by a small shed roof. Each unit’s paneled wood entrance door is fronted by wood framed screen door.

The utilitarian carport of wood frame construction features open bays on its west end to accommodate seven automobiles sheltered under a shed roof. Like the dwelling units, the carport is sheathed in stucco and is minimalist Modern in design. In addition to the several varieties of large mature shade trees located throughout the property, grassy lawns, groupings of



rose bushes, and shrubs of various sizes provide a lush garden setting to individual dwelling units.

### **Assessment of Integrity**

The overall physical integrity of the subject property in terms of location, setting, materials, workmanship, feeling and association appears to be good based upon the bungalow court's continued use as multi-family housing in the North Holliston neighborhood with a minimum of physical modifications to the property. Changes to the property's design are limited to 110 square foot additions to the six identical bungalows situated on the north and south sides of the central courtyard. Tax assessor records indicate that these additions occurred in 1948-1949 and changed each building's footprint from rectangular to "L"-shaped. Due to the use of similar materials, roof forms, stucco sheathing, and fenestration, the later room additions are compatible with the original construction of the complex.

### **Significance**

The subject property is currently not listed on either the National Register or the California Register, nor is it a designated City of Pasadena Historic Monument, Landmark, or contributor to a Landmark District. The subject property is sited within the Pasadena Heights Tract, an area associated with the residential development of the City of Pasadena during the first decades of the twentieth century. Within the Pasadena Heights Tract, specifically the 500 and 600 blocks of North Holliston Avenue, the vast majority of vacant parcels had been improved with single-family dwellings by 1930. Additionally, during the 1910-1931 time period, the bungalow court as a building type became an important element in Pasadena's tourism industry and in the development of multi-family housing in the City. However, the subject property's construction date of 1937 is substantially beyond the 1910-1931 period of significance for both the 500-600 block of North Holliston Avenue as a residential neighborhood and for the bungalow court as a property type having made a significant contribution in the history of Pasadena. Further, the subject property is an undistinguished bungalow court of which better examples exist in Pasadena that manifest elements of the City's residential and architectural heritage.

As to the property's association with notable individuals, the 636 North Holliston Avenue bungalow court was built in 1937 for then-owners Laura S. Schmidt and Marcella Keeney, sisters who are not known to have occupied the subject property. Carpenter Winfield G. Davis was the contractor associated with the construction of the subject property. No primary or secondary documentation was identified to suggest that Mrs. Schmidt, Mrs. Keeney, or Mr. Davis were prominent individuals in the history of Pasadena. Additionally, no evidence was uncovered to indicate that subsequent owners Bert H. Gerpheide, John A. Simison, and the Hillarys, or any of the many blue-collar and white-collar tenants who lived at the subject

property, made significant contributions to the City's history that would merit them as notable/prominent citizens in the community.

Under criteria related to architectural merit, no evidence was uncovered to suggest that the subject buildings erected at 636 North Holliston Avenue were associated with a notable architect or contractor as the bungalow court was erected by a local builder, Winfield G. Davis, who was not necessarily widely known. Additionally, the subject property appears to be a modest, but typical, example of a bungalow court constructed late in the history of the building type. The subject property exhibits the characteristic "U"-shaped configuration of the enclosed wide court form, landscaped central courtyard, and rear carport accessed by side service driveways. However, in terms of architectural style and detailing, the subject property is not consistent with the architectural characteristics associated with the previously accepted bungalow court's 1910-1931 period of significance in Pasadena. Specifically, the subject property's minimalist Modern exterior design does not reflect either the Craftsman style or any of the Revival architectural styles typically associated with the property type. Further, while the subject property exhibits a high degree of integrity, for the purposes of meeting federal, state, and/or local designation criteria, there are other, better representative extant examples of the property type found elsewhere in the City of Pasadena such as Reinway Court (380 East Parke Street) and Bowen Court (539 East Villa Street).

Therefore, the subject property does not appear eligible for individual listing in the National Register, California Register, or as a City of Pasadena Landmark under any criteria. Further, the subject property is not eligible for listing as a contributor to the Pasadena Bungalow Courts National Register District due its 1937 construction date, which falls outside of the 1910-1931 period of significance established for the bungalow court building type within the City of Pasadena. However, the subject property does appear to qualify as a contributor to the pending Holliston Avenue Landmark District based upon its high level of integrity and its embodiment of the neighborhood's transition from single-family to multi-family residential use.

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## IV. BIBLIOGRAPHY

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Pasadena City Directories.

County of Los Angeles, Tax Assessor. Title Records.

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**V. APPENDIX**

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**Photographs**

**Tax Assessor Map**

**Sanborn Fire Insurance Maps**

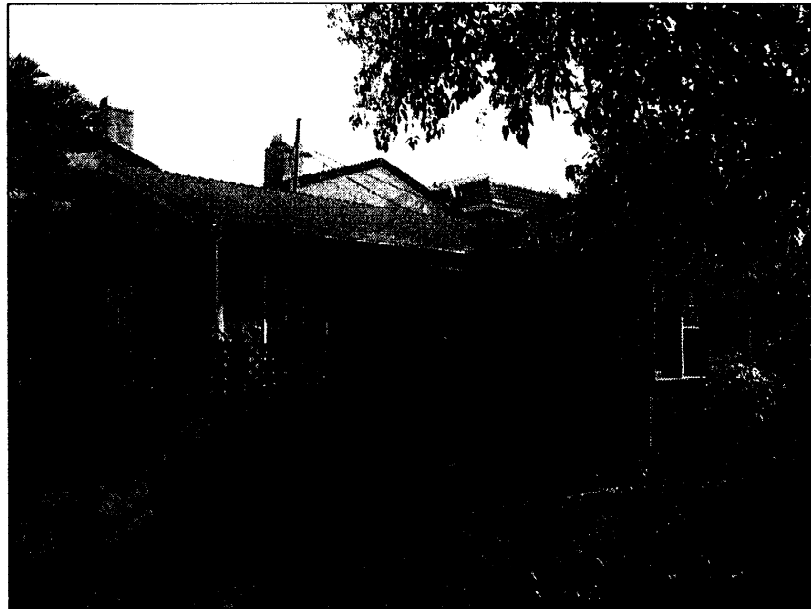
**DPR 523 Form**

## Photographs

**CURRENT PHOTOGRAPHS**



*636 North Holliston Avenue, courtyard setting, primary elevations, looking east.*



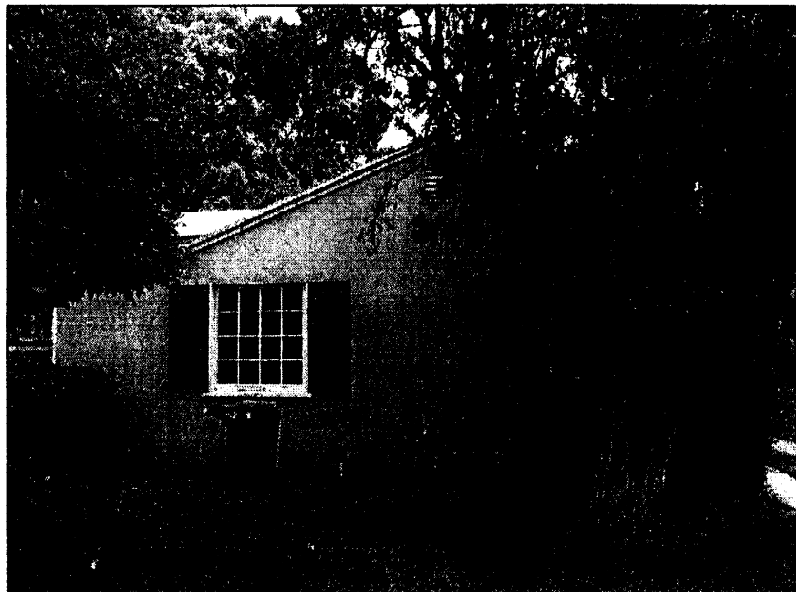
*636 North Holliston Avenue, typical bungalow, primary [south and west] elevations, looking northeast.*



**CURRENT PHOTOGRAPHS**

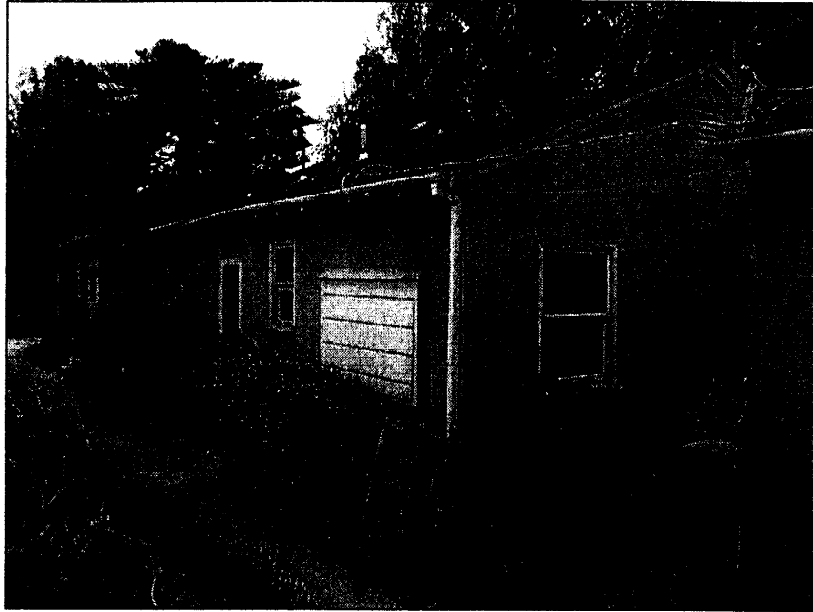


*636 North Holliston Avenue, end [east] unit, primary [west] elevation, looking east.*



*636 North Holliston Avenue, typical bungalow, secondary [west] elevation, looking east.*

**CURRENT PHOTOGRAPHS**

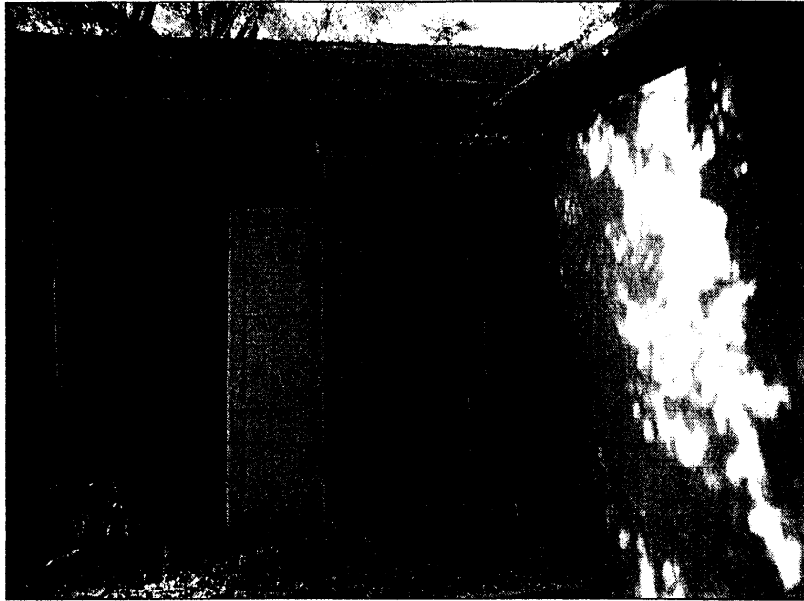


*636 North Holliston Avenue, typical bungalows, secondary [side and rear] elevations, looking southeast.*



*636 North Holliston Avenue, driveway and rear [east] carport, looking southeast.*

**CURRENT PHOTOGRAPHS**



*636 North Holliston Avenue, entrance detail, primary [north] elevation, looking south.*

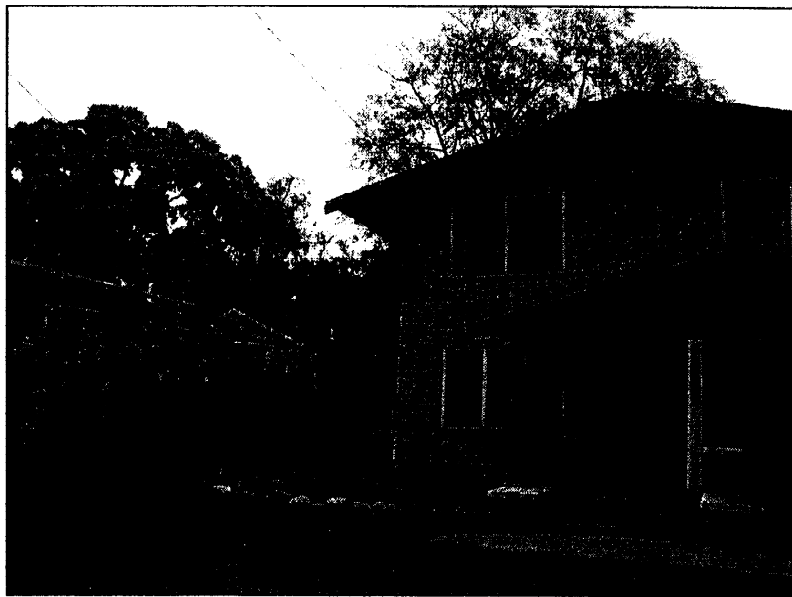


*636 North Holliston Avenue, window detail, primary [south] elevation, looking north.*

**CURRENT PHOTOGRAPHS**

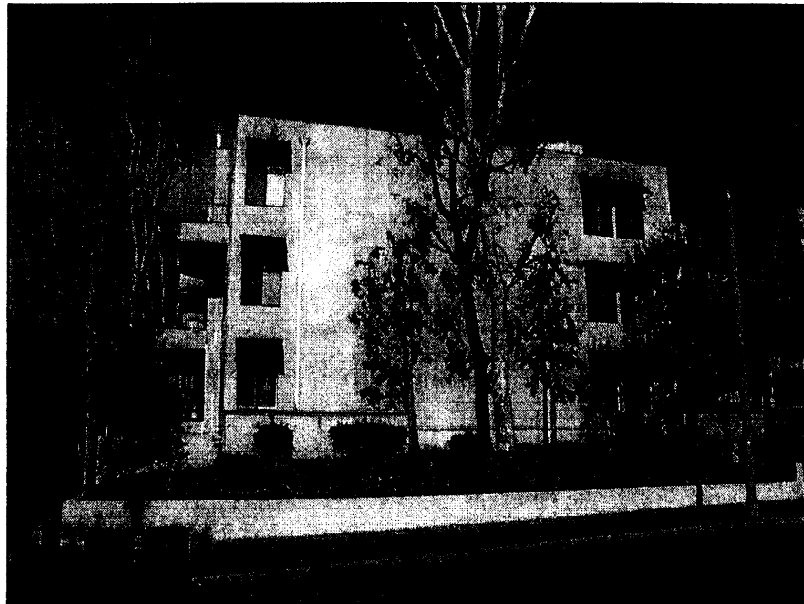


*Context view, North Holliston Avenue, looking south. Subject property (636 North Holliston Avenue) on far left.*



*620 North Holliston Avenue, west elevation, looking northeast. Subject property on left.*

**CURRENT PHOTOGRAPHS**



*1310 East Orange Grove Boulevard, primary [east] elevation, looking west. Faces subject property on North Holliston Avenue*



*610, 606, 596 North Holliston Avenue, looking southeast.*

## Tax Assessor Map

Next >>

View Enlarged Map

View Printing Instructions

5739 19 SHEET 1 OF 90

1984

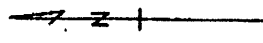
County of Los Angeles: Rick Auerbach, Assessor

REVISED 4/10/88 BY ADJ/ST/FL/ROV/2/85 88090402-84

CONDOMINIUM TRACT NO. 42616 M.B. 1016 - 39-40 PASADENA HEIGHTS M.B. 8 - 82 CONDOMINIUM TRACT NO. 36776 M.B. 920-9-10

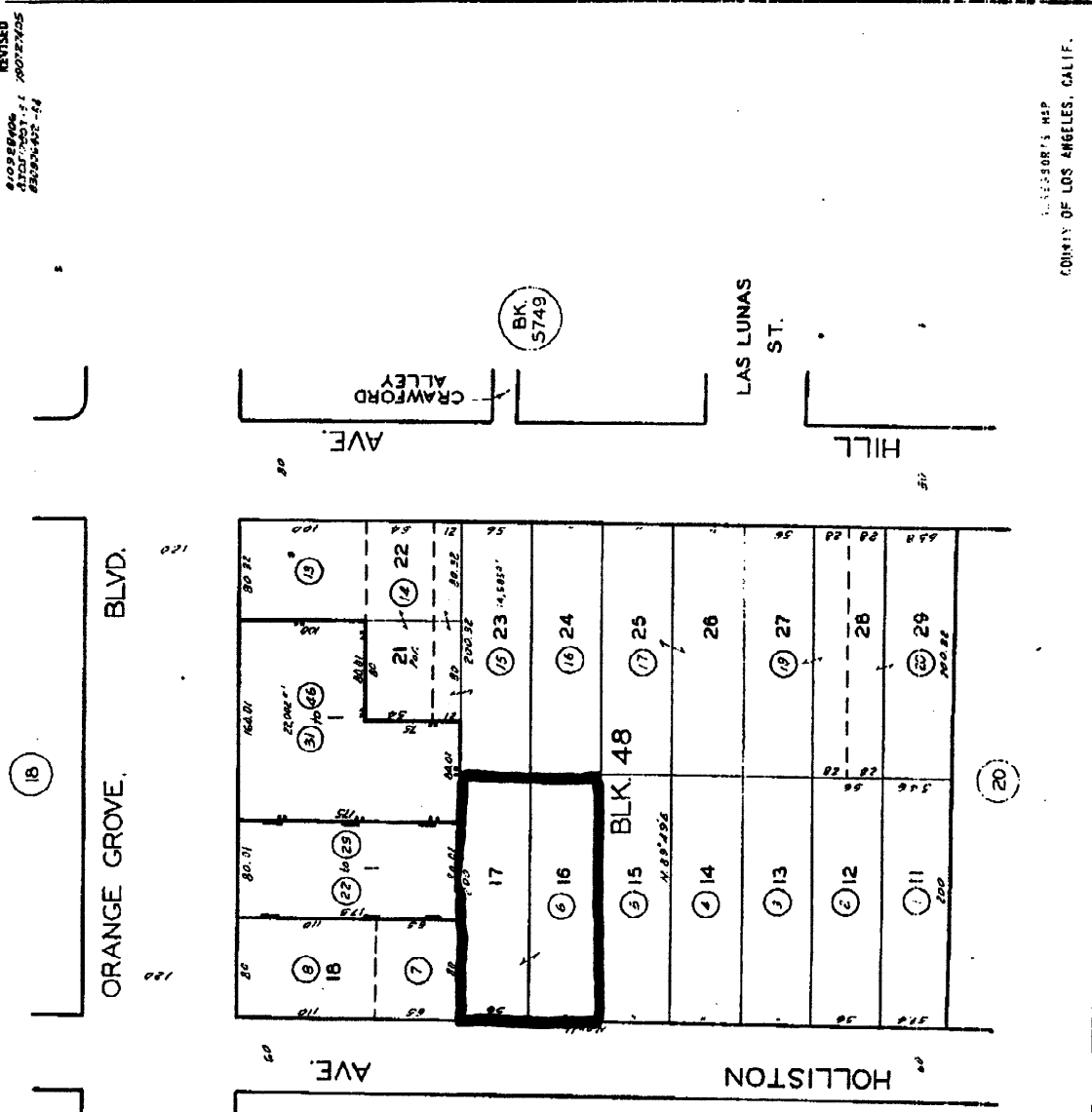
Original recorded against approved by the Board of Supervisors

County of Los Angeles	Assessor's Office
Division of Assessment Services	Map Section
Map No. 1016-39-40	Block 48
Map No. 8-82	Sheet 1
Map No. 920-9-10	Sheet 2
Map No. 1016-39-40	Sheet 3



CODE 7500

FOR PREP. ASHW 1. SEC. 5730-19



ASSASSOR'S MAP COUNTY OF LOS ANGELES, CALIF.

## Sanborn Fire Insurance Maps



E. ORANGE GROVE AV.

74

N. CHESTER AV.

73

N. HOLLISTON AV.

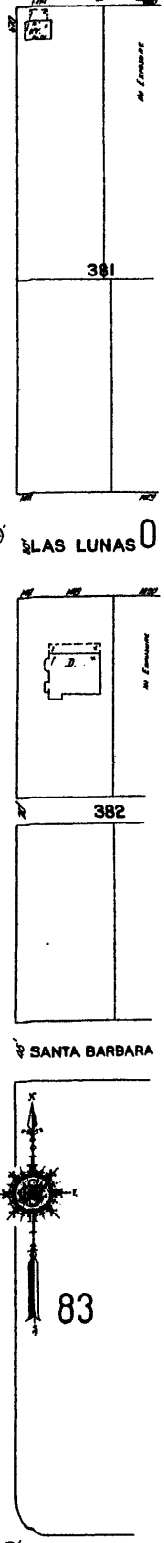
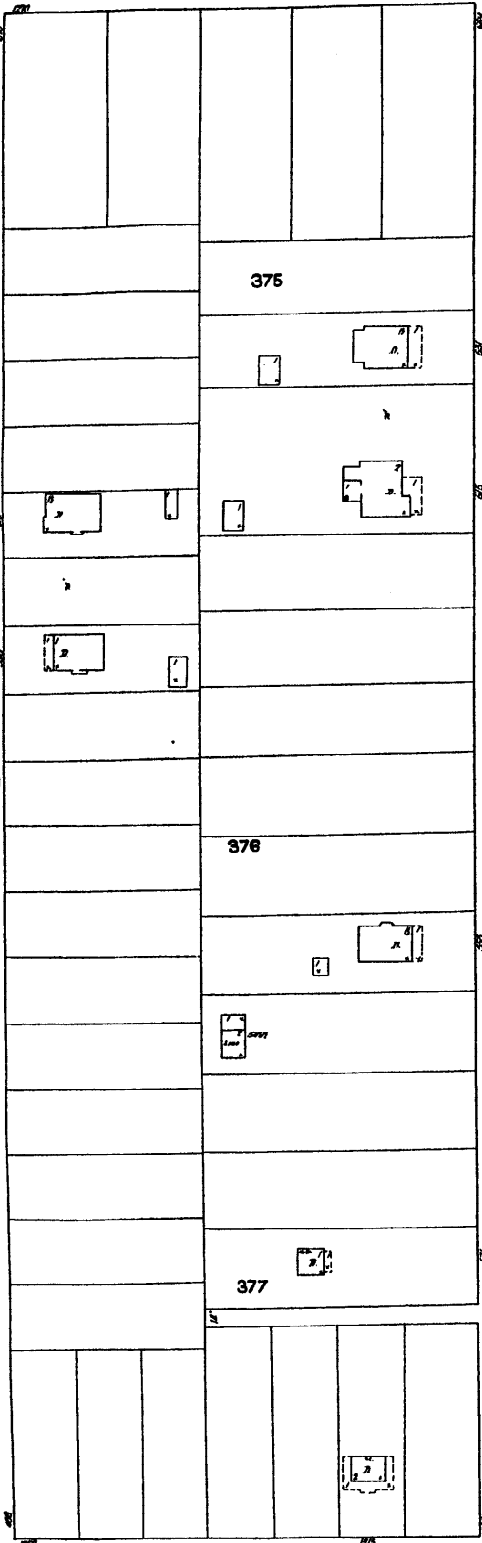
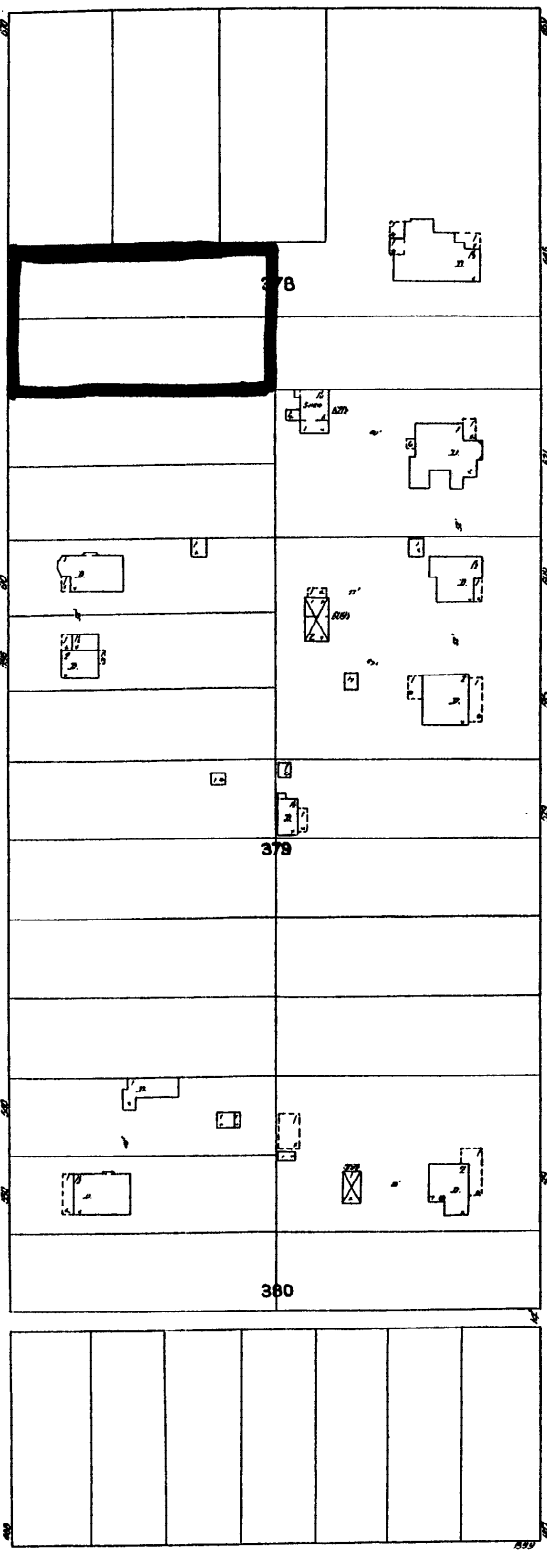
N. HILL AV.

LAS LUNAS

382

SANTA BARBARA

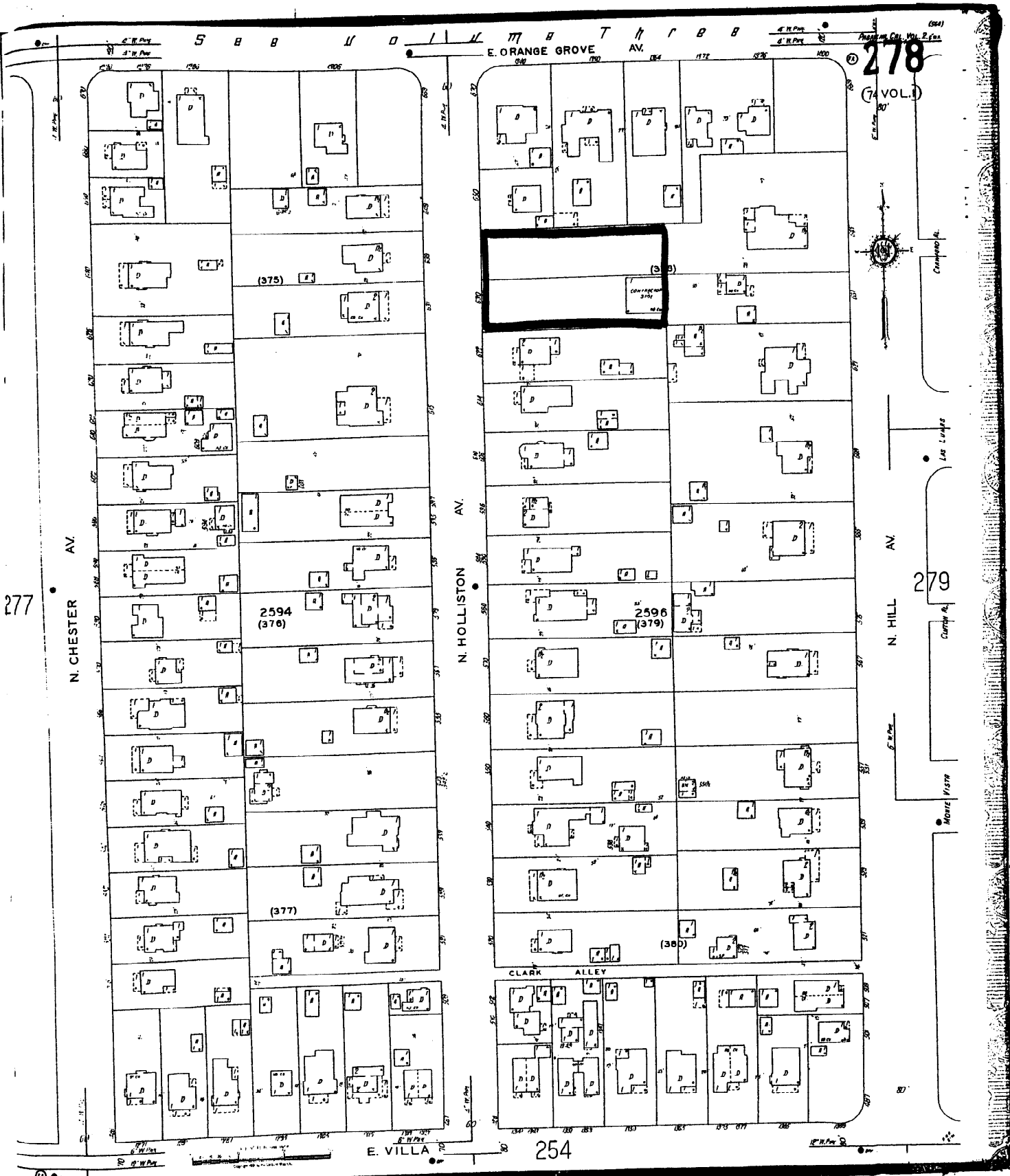
83



Scale of Feet.

84 E. VILLA

1910

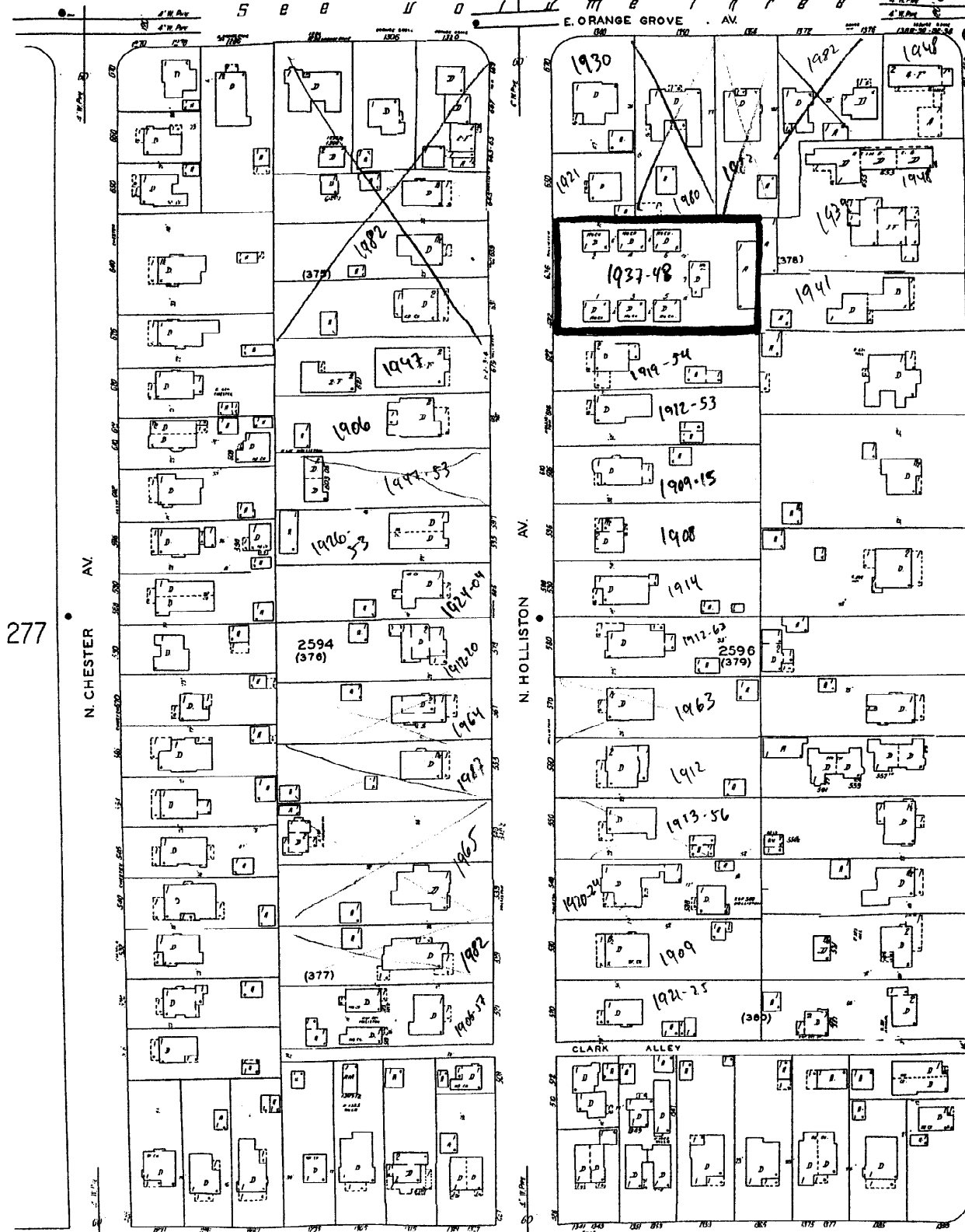


E. ORANGE GROVE AV.

CITY OF ORANGE

74 VOL. 1

278



277

N. CHESTER AV.

N. HOLLISTON AV.

N. HILL AV.

279

CLARK ALLEY

E. VILLA

254

1930-1951

**DPR 523 Form**

Primary #  
HRI #  
Trinomial  
NRHP Status Code 5D3

# PRIMARY RECORD

Other Listings  
Review Code

Reviewer

Date

Page 1 of 3

Resource Name or #: (Assigned by recorder)

636 North Holliston Ave.

P1. Other Identifier: 636 North Holliston Avenue

P2. Location:  Not for Publication  Unrestricted

a. County Los Angeles

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

b. USGS 7.5' Quad Date T ; R ; 1/4 of 1/4 of Sec ; B.M.

c. Address: 636 North Holliston Ave. City Pasadena Zip 91106

d. UTM: (Give more than one for large and/or linear resources) Zone ; mE/ mN

e. Other Locational Data (e.g. Parcel #, directions to resource, elevation, etc., as appropriate)

Parcel No. 5739-019-006

P3 Description: (Describe resources and its major elements. Include design, materials, condition, alterations, size, and boundaries)

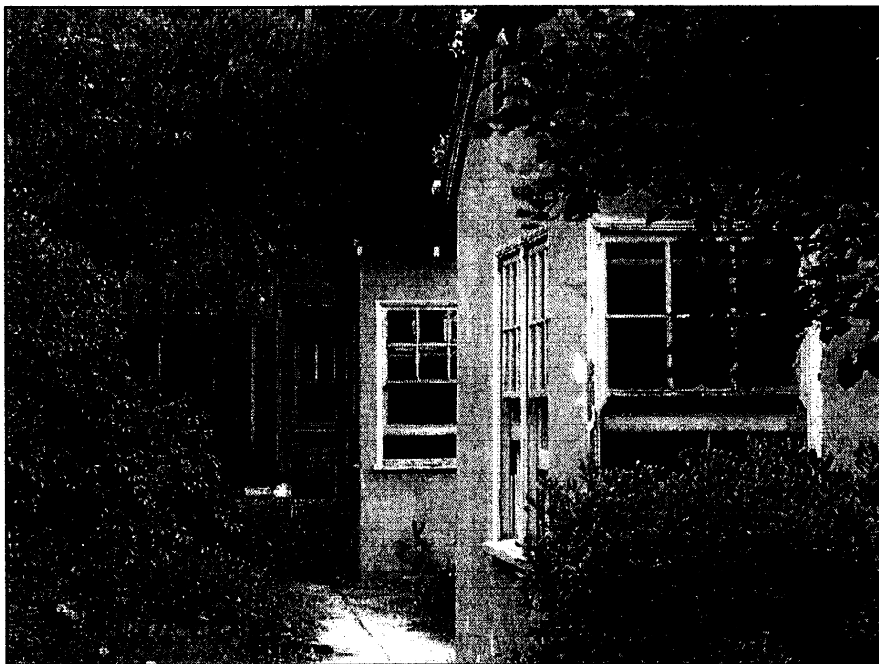
The subject property consists of seven one-story bungalows arranged in a "U"-pattern situated towards the west end of the parcel facing North Holliston Avenue. A landscaped courtyard centers the arrangement around which the individual units are placed. Concrete paths that flank the center courtyard adjacent to the dwelling units meet at the east and west ends, forming a hexagonal shaped layout to the garden area. Concrete driveways located near the north and south parcel lines lead to a carport structure situated along the rear (east) end of the property.

The seven dwelling units, constructed in 1937, are designed in a minimalist style influenced by the Modern architectural movement that was gaining popularity at the time. Six of the seven units are identical and "L"-shaped in plan and are situated on the north and south sides of the parcel. The seventh unit with a rectangular footprint encloses the east end, or terminus, of the center courtyard. All of the bungalows are of wood frame construction atop concrete slabs and are capped by low-pitched cross-gabled roofs with exposed rafters beneath shallow overhangs. Stucco sheathes exterior surfaces.

(Continued on page 3).

P3b. Resource Attributes: (List attributes and codes) HP 3. Multiple family property

P4. Resources Present:  Building  Structure  Object  Site  District  Element of District  Other (Isolates, etc.)



P5b Description of Photo:

(View, date, accession #)

West elev, lkg east, Apr. 2005

P6. Date Constructed/Age and Sources:

Prehistoric  Historic  Both

1937, Building Permits

P7. Owner Address:

Private

P8. Recorded by:

(Name, affiliation, and address)

Jan Ostashay, Peter Moruzzi

PCR Services, Inc.

One Venture, Suite 150

Irvine, CA 92618

P9. Date Recorded: 4/1/2005

P10. Survey Type: (Describe)

Intensive Level Survey

P11. Report Citation: (Cite survey report and other sources, or enter "none.")

Thirtieth Street Architects, "Bungalow Courts in Pasadena, National Register Multiple Property Nomination Project," May, 1993.

Attachments:  NONE  Continuation Sheet  District Record  Rock Art Record  
 Location Map  Building, Structure, and Object Record  Linear Feature Record  Artifact Record  
 Sketch Map  Archaeological Record  Milling Station Record  Photograph Record  
 Other: (List)

# BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 3

NRHP Status Code: 5D3

Resource Name or # (Assigned by recorder) 636 North Holliston Ave.

B1. Historic Name: 636 N. Holliston Avenue

B2. Common Name Same

B3. Original Use: Bungalow court

B4. Present Use: Same

B5. Architectural Style: Modern

B6. Construction History: (Construction date, alterations, and date of alterations)

1937: Constructed for Laura Schmidt and Marcella Keeney. Winfield G. Davis, contractor. 7 units at \$2,000 each and carport.

1949: Room additions of 110 sq. ft. for 6 of 7 units for owner Bert H. Gerpheide. Approximate cost: \$400 for each unit.

B7. Moved?  No  Yes  Unknown Date: Original Location:

B8. Related Features:

Mature trees.

B9a. Architect: None.

B9b. Builder: Winfield G. Davis

B10. Significance: Theme: Bungalow courts

Area Pasadena

Period of Significance: 1937

Property Type Residential

Applicable Criteria N/A

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The subject property is currently not listed on either the National Register or the California Register, nor is it a designated City of Pasadena Historic Monument, Landmark, or contributor to a Landmark District. The subject property is sited within the Pasadena Heights Tract, an area associated with the residential development of the City of Pasadena during the first decades of the twentieth century. Within the Pasadena Heights Tract, specifically the 500 and 600 blocks of North Holliston Avenue, the vast majority of vacant parcels had been improved with single-family dwellings by 1930. Additionally, during the 1910-1931 time period, the bungalow court as a building type became an important element in Pasadena's tourism industry and in the development of multi-family housing in the City. However, the subject property's construction date of 1937 is substantially beyond the 1910-1931 period of significance for both the 500-600 block of North Holliston Avenue as a residential neighborhood and for the bungalow court as a property type having made a significant contribution in the history of Pasadena. Further, the subject property is an undistinguished bungalow court of which better examples exist in Pasadena that manifest elements of the City's residential and architectural heritage.

(Continued on page 3).

B11. Additional Resource Attributes: (List attributes and codes) HP 3. Multiple family property

B12. References:

Sanborn Maps; Tax Assessor Records; City of Pasadena building permits; Los Angeles Times; McAlester, Virginia & Lee. "A Field Guide to American Houses," 1990; City of Pasadena, "Survey Area 39: Orange-Villa Grouping," 1989; Nat'l Register Nomination, "Historic Resources of Pasadena. Partial Inventory: Bungalow Courts," 1981.

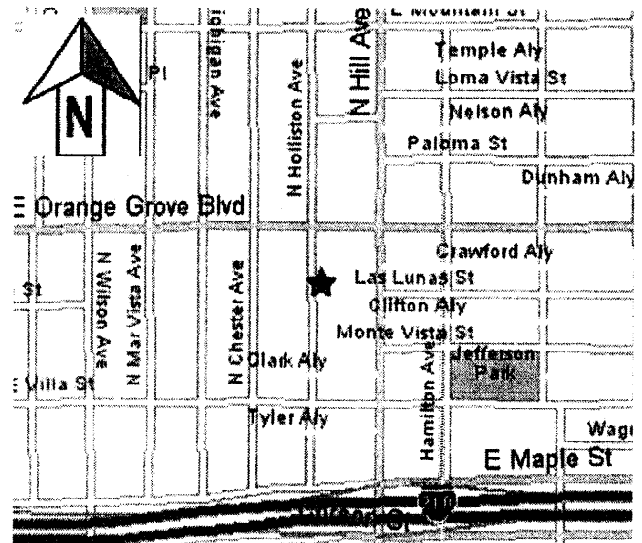
B13. Remarks:

B14. Evaluator: Jan Ostashay, Peter Moruzzi  
One Venture, Suite 150  
Irvine, CA 92618

PCR Services, Inc.

Date of Evaluation: 4/1/2005

(This space reserved for official comments.)



# CONTINUATION SHEET

Page 3 of 3

Resource Name or # (Assigned by recorder) 636 North Holliston Ave.

Recorded by Jan Ostashay, Peter Moruzzi

Date 4/1/2005  Continuation  Update

## P3 Description (Continued)

Windows are primarily wood framed six-over-one double-hung sash arranged singly or in pairs with plain surrounds; however, each unit contains one fixed 16-light wood framed window with flanking slatted shutters. Each bungalow features concrete steps leading to a shallow entrance porch shaded by a small shed roof. Each unit's paneled wood entrance door is fronted by wood framed screen door.

The utilitarian carport of wood frame construction features open bays on its west end to accommodate seven automobiles sheltered under a shed roof. Like the dwelling units, the carport is sheathed in stucco and is minimalist Modern in design. In addition to the several varieties of large mature shade trees located throughout the property, grassy lawns, groupings of rose bushes, and shrubs of various sizes provide a lush garden setting to individual dwelling units.

The overall physical integrity of the subject property in terms of location, setting, materials, workmanship, feeling and association appears to be good based upon the bungalow court's continued use as multi-family housing in the North Holliston neighborhood with a minimum of physical modifications to the property. Changes to the property's design are limited to 110 square foot additions to the six identical bungalows situated on the north and south sides of the central courtyard. Tax assessor records indicate that these additions occurred in 1948-1949 and changed each building's footprint from rectangular to "L"-shaped. Due to the use of similar materials, roof forms, stucco sheathing, and fenestration, the later room additions are compatible with the original construction of the complex.

## B10 Significance (Continued)

As to the property's association with notable individuals, the 636 North Holliston Avenue bungalow court was built in 1937 for then-owners Laura S. Schmidt and Marcella Keeney, sisters who are not known to have occupied the subject property. Carpenter Winfield G. Davis was the contractor associated with the construction of the subject property. No primary or secondary documentation was identified to suggest that Mrs. Schmidt, Mrs. Keeney, or Mr. Davis were prominent individuals in the history of Pasadena. Additionally, no evidence was uncovered to indicate that subsequent owners Bert H. Gerpheide, John A. Simison, and the Hillarys, or any of the many blue-collar and white-collar tenants who lived at the subject property, made significant contributions to the City's history that would merit them as notable/prominent citizens in the community.

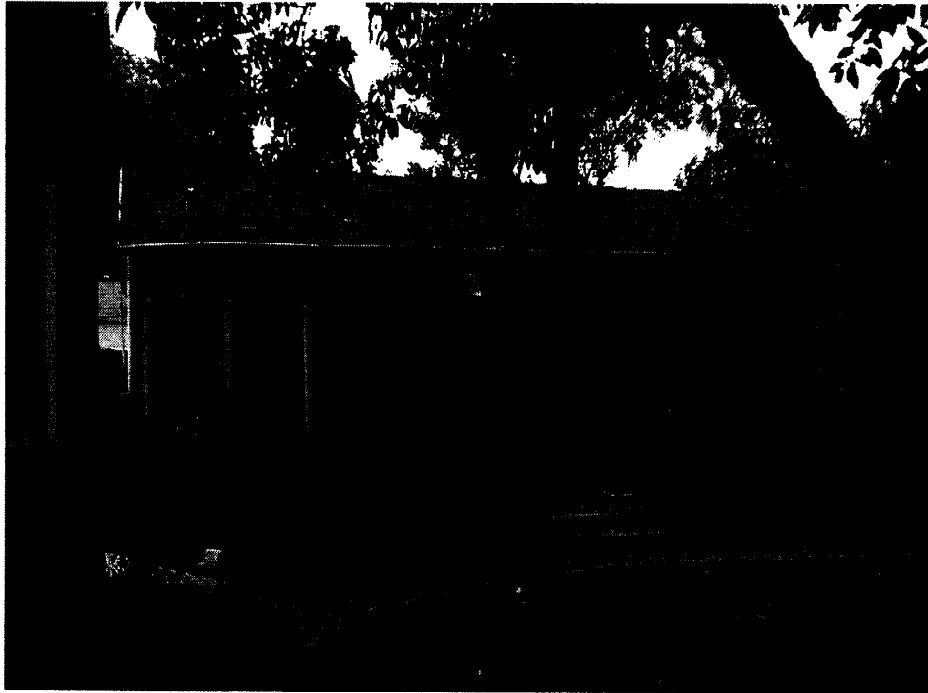
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Therefore, the subject property does not appear eligible for individual listing in the National Register, California Register, or as a City of Pasadena Landmark under any criteria. Further, the subject property is not eligible for listing as a contributor to the Pasadena Bungalow Courts National Register District due its 1937 construction date, which falls outside of the 1910-1931 period of significance established for the bungalow court building type within the City of Pasadena. However, the subject property does appear to qualify as a contributor to the pending Holliston Avenue Landmark District based upon its high level of integrity and its embodiment of the neighborhood's transition from single-family to multi-family residential use.

## **Peer Review**

**Of the City of Pasadena Planning Department Staff Report,  
Dated October 25, 2004, by Mary Jo Widner, Senior Planner,  
for proposed landmark designation of:**

**636 N. Holliston Avenue, Pasadena, CA**



**Prepared for:**

Johnny Lu  
T4 & Associates, Inc.  
1 S. Fair Oaks Ave. Suite 207  
Pasadena, CA

**Prepared by:**

**Carrie Chasteen and other staff architectural historians at**

 **Jones & Stokes**  
811 W. Seventh St., Suite 800  
Los Angeles, CA 90017

**April 15, 2005**



**636 N. Holliston Avenue: Peer Review of City of Pasadena Planning Department Staff Report, dated October 25, 2004, by Mary Jo Widner, Senior Planner.**

**Summary**

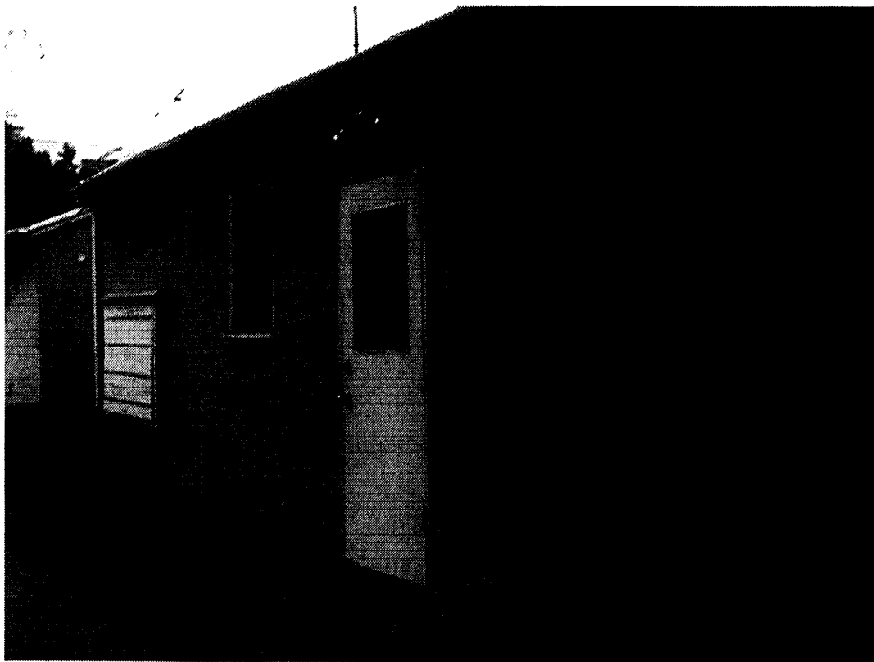
On September 28, 2004, Laura Kaufman and Beverly Dunning submitted an application for the designation of 636 North Holliston Avenue as a landmark. City of Pasadena Planning Department staff reviewed the application, conducted further research and generated a memorandum (staff report) on October 25, 2004 stating the results of their study. The staff report presented the known facts of the history of the parcel. The landmark criteria were identified and applied to the known facts. The staff report found the buildings located at 636 North Holliston Avenue do not meet the threshold of the criteria for individual landmark designation, but the parcel may be a contributor to a proposed historic district. An appeal to the staff report was filed on January 12, 2005, requesting the staff decision be reviewed. Jones & Stokes (J&S) was hired by the developer, T4 & Associates, to conduct an independent site visit, review the staff report for thoroughness and validity and to present an independent peer review of all pertinent facts and data.

**Construction History**

The bungalow court was constructed in 1937. According to research in historic building permits, the original owners were Laura Schmidt and Marcella Keeney. The buildings were constructed by Winfield Davis, a carpenter. The buildings are one-story. The roofs are cross gabled and are clad in composition shingles. The exterior walls are clad in stucco. The windows are six-over-one wooden sash and fixed pane. The buildings appear to be largely unaltered.



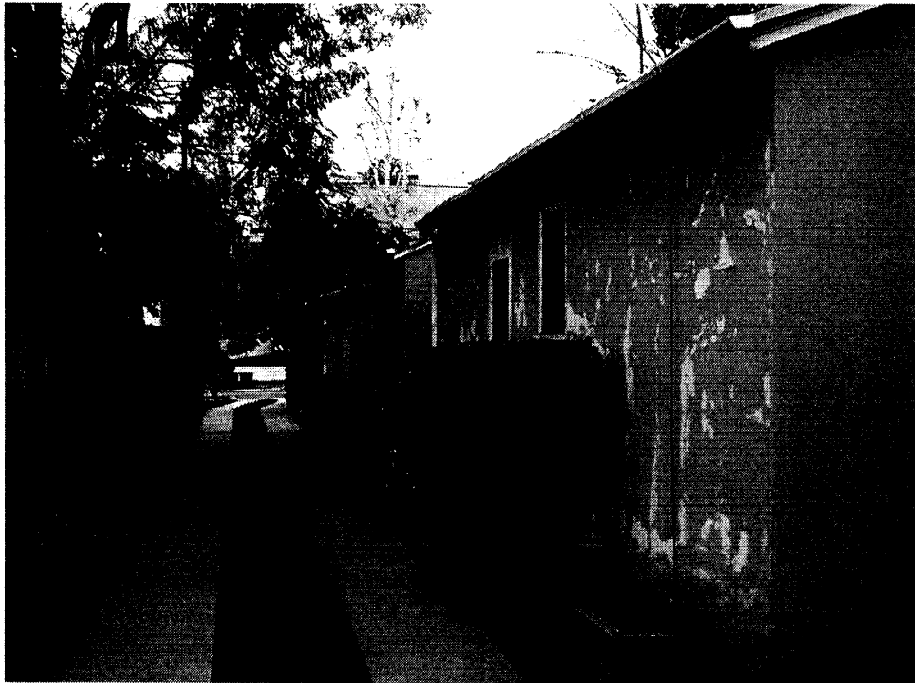
*Photo 1: Primary elevation; typical bungalow located at 636 N. Holliston Avenue*



*Photo 2: Secondary elevation; typical bungalow located at 636 N. Holliston Avenue*



*Photo 3: Facing west; view of the central courtyard.*



*Photo 4: Rear elevation of several bungalows.*



*Photo 5: Facing west, primary elevation of garage located at rear of parcel.*

The streetscape of the 600 block of North Holliston Avenue is characterized by typical early 1900s architecture and modern, in-fill construction.



*Photo 6: 622 N. Holliston Avenue; abuts the south end of the parcel associated with 636 N. Holliston Avenue, circa 1914.*



*Photo 7: 650 N. Holliston Avenue; abuts the north end of the parcel associated with 636 N. Holliston Avenue. Appears to be modern construction.*



*Photo 8: 1310 E. Orange Grove Blvd., facing west from 636 N. Holliston Ave. The condominium building is modern, in-fill construction.*



*Photo 9: Facing southeast from 1310 E. Orange Grove Blvd.*



*Photo 10: Facing southwest from 636 N. Holliston Avenue.*

Several of the single family residences located on the 500-600 block of N. Holliston Avenue have two-story, modern apartment buildings located in the rear of the parcel.



*Photo 11: 593-95 N. Holliston Avenue. Note the large, two-story apartment building left of center of frame.*

## Findings

The staff report found the site does not meet the threshold of significance to be determined a City of Pasadena Landmark under Criteria 1 – 4. Of J&S architectural historians, the following architectural historians who meet the Secretary of the Interior's *Professional Qualifications* in that discipline reviewed the staff report: Rick Starzak, Carson Anderson, David Greenwood, Alma Carlisle, Jessica B. Feldman, Carrie Chasteen and Andrew Schmidt. The staff report was reviewed for thoroughness and application of landmark designation criteria. Photographs of the site were also reviewed. On April 12, 2005, Carrie Chasteen conducted a site visit. Photographs were taken of the site and the existing streetscape. Independent research was conducted on April 12, 2005 on the Internet and [www.lapl.org](http://www.lapl.org). Independent research does not indicate historic events or persons are associated with the bungalow court.

The following peer review statements were prepared by the above listed architectural historians:

### **Rick Starzak:**

The staff report prepared by Mary Jo Winder provides a thorough, reasonable assessment of these properties, which I am entirely in agreement with. While they represent a property type, a bungalow court, they lack architectural distinction or quality of design. They were built in 1937, but don't reflect architectural styles popular at the time, such as Streamline Moderne or Minimal Traditional. They appear to be rather ordinary in execution; little more than stucco boxes with a pitched roof. As a result, they are not individually significant for their architectural quality or as good examples of this property type. However, if they meet the criteria for the proposed thematic landmark designation, then they would contribute to it because they retain integrity. This finding is also consistent with that of the staff report.

Rick Starzak, M.A Architecture: History, Criticism & Analysis, UCLA and over 26 years of experience.

### **Carson Anderson:**

I concur with Mary Jo Winder's evaluation. This bungalow court is not architecturally significant (it isn't interesting in architectural design terms, does not advance the genre in design terms, does not fit the National Register bungalow court context), nor does it have important documented historical associations (not designed by an important builder or architect; no documented significant residents, owners). The complex is important only as a contextual resource within the potential district and is not individually significant.

Carson Anderson, M.A. Architectural History and Preservation Studies, University of Virginia, and over 20 years experience.



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**David Greenwood:**

In reviewing Mary Jo Winder's staff report, I agree with her findings that this resource does not meet the requirements for a designated landmark under criteria 1, 2 or 3. The report thoroughly explains what is necessary for an individual resources to become a designated landmark and how the National Park Service Criteria for Evaluations is applied.

The report states the Holliston Court was built in 1937 and the period of significance for this type of architecture was from 1910-1931. From the site plan and photos, from T4 & Associates page dated 11/29/04, I would agree with the report that this court is not a noteworthy or unique example for its plan, architecture or landscaping. I would concur with the report's findings, this resource does not appear to meet the requirements for Criterion 1.

It is evident, in the report, research was done to find the original owner's names, and these people were not found to be of significant important persons contributing to history. I would concur this resource does not appear to meet the requirements for Criterion 2.

By reviewing the photos shown on T4 & Associates page, there are no resources that represent any types of significant representative architectural design, quality or craftsmanship. I would concur with the report's findings, this resource does not appear to meet the requirements for Criterion 3.

In conclusion, it is apparent Mary Jo Winder has taken the appropriate steps and has applied the criteria in the correct manner. I concur with her findings that the Holliston Avenue court is not eligible as a designated landmark.

David Greenwood, B.A. Architecture from University of Southern California, and over 4 years of experience.

**Alma Carlisle:**

The Staff Report presents three valid recommendations based upon the information in the analysis section of the report and a proposal for pending plans.

The Staff Report makes a strong argument against the designation of the Holliston Court, located at 638 North Holliston Avenue, Pasadena, California as a landmark. The report indicates the resource does not to meet any of the criteria for landmark designation in the City of Pasadena.

The report also states Holliston Court is included in a pending North Holliston Landmark District, currently being considered by the City of Pasadena. The developer's amended plan which proposes to repair and preserve the six units on the front of the lot while demolishing only rear structure would serve to maintain the streetscape off this portion Holliston Avenue. The report also states that if the landmark district application is approved the revised plan would be subject to future protective review procedures.

The report is adequate in its analysis and the conclusions are in keeping with the supporting information in the analysis. The proposed plan for development of the resource appears to support the intent for preservation of historic district now under consideration.

Alma Carlisle, Los Angeles Cultural Heritage Commissioner, B.A. Architecture from Howard University and graduate studies in Historic Preservation from University of Southern California and UCLA and over 27 years experience.

**Jessica B. Feldman:**

The staff report for the 636 Holliston Avenue in Pasadena, CA clearly lays out the reasons why the resource does not meet the landmark criteria and provides a strong argument against landmark designation. To begin with, the bungalow courtyard clearly does not meet Criterion 1 because it does not fall within the period of significance for the National Register bungalow court thematic district and because the reviewer has shown that it does not possess remarkable design characteristics. Additionally, thorough background research did not reveal that previous owners, tenants or contractors that are considered significant in the history of Pasadena were associated with the resource. Most importantly, the original applicants identified the bungalow court as eligible under Criterion 3, but the reviewer shows that the buildings do not possess high artistic style, and do not embody distinctive characteristics of an architectural style, period or method of construction, specifically that of late 1930s residential architecture. The reviewer also looked more broadly at other examples from the same period and found superior examples. This suggests the complex is not eligible for landmark status under Criterion 4, as other examples are more likely to yield important information on the history and significance of this period and architectural type. Taken as a whole, the reviewer has made the case that this bungalow courtyard is not eligible for landmark designation.

Ms. Feldman, M.A. in Historic Preservation Planning from Cornell University and a B.A. in History with a Minor in Art/Architectural History from William Smith College and over 8 years experience.

**Carrie Chasteen:**

The staff report presents all of the information available for this parcel. The staff report applies the criteria to the facts and makes a clear and logical argument for the buildings



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not being eligible for individual landmark designation under Criteria 1 and 2. The buildings are typical late-1930s buildings and are not high-style examples from this period. Nor are the buildings representative of bungalow courts in Pasadena. Therefore the buildings are not eligible for individual Landmark designation under Criterion 3. I concur with the findings of the staff report.

Carrie Chasteen, M.S. in Historic Preservation from the School of the Art Institute of Chicago and B.A. in History and B.A. in Political Science from the University of South Florida and over 3 years experience.

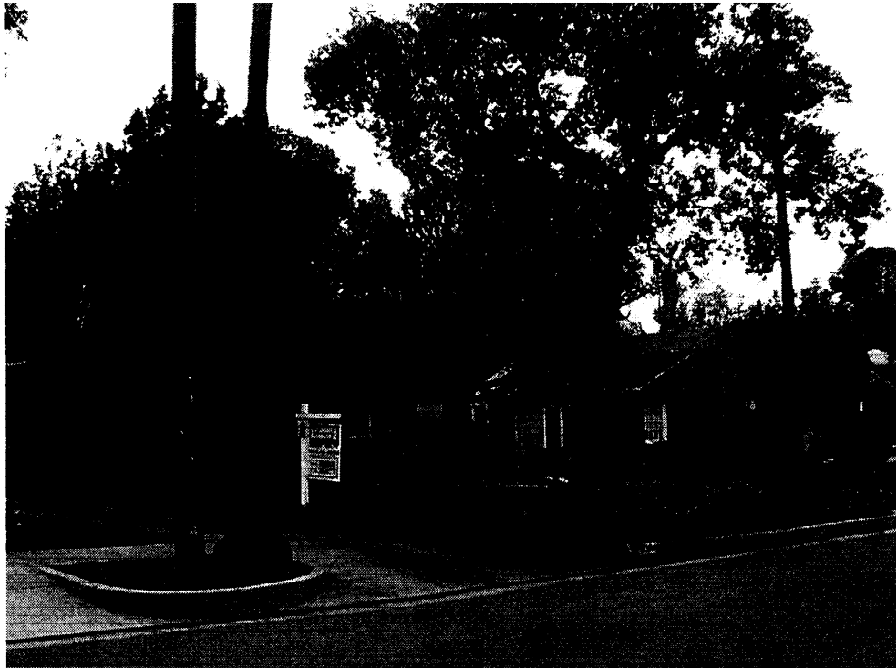
**Andrew Schmidt:**

The analysis in the staff report appears to be adequate. The conclusion that the property does not meet the criteria for local landmark designation is valid and is supported by the National Register thematic nomination property type requirements as well as comparison to other 1930s bungalow courts. Visual inspection confirms that the buildings lack architectural distinction. Modest residences such as these may well represent historic patterns of development in Pasadena; however, such patterns are best represented by historic districts. As reflected in the staff report, this property would be a contributor to the proposed North Holliston Landmark District.

Andrew Schmidt, M.A. in Public History, with coursework in American architectural history, from the University of California, Santa Barbara and 13 years of. Experience.

**Conclusion**

It is the collective opinion of the above referenced architectural historians that the staff report dated October 25, 2004 was thoroughly researched. The criteria were applied to the facts as defined by National Register Bulletin 15. The buildings do not meet the criteria for individual City of Pasadena Landmark designation. It is the opinion of the above referenced architectural historians that the staff report dated October 25, 2004 is accurate in its finding that the bungalow court is not eligible for individual City of Pasadena Landmark designation.



## **Holliston Street Bungalows**

Prepared by T4 & Associates

Spring 2005

## **Holliston Street Bungalows**

The Holliston Street Bungalows are located at 636 N. Holliston Ave., Pasadena, CA. It is a 7 unit detached Bungalow Court built in pre-WWII 1937. The listed contractor for this project is Davis Winfield. Throughout the years, this property has had several different owners. There is no documentation demonstrating that any of the previous owners were of importance in the City of Pasadena. As was the time, these bungalows were built with cost in mind. The level of detail and design is exceedingly minimal and does not reflect any architectural style during the period between 1930 and 1940. This property is but a shadow of the California Craftsman Bungalow Court as it lacks the details associated with the style. (Staff Report, 2004, Mary Jo Winder of City of Pasadena)

These bungalows have a raised foundation with a conventional stick frame (TYPE V) construction and a stucco exterior. They are a simplified duplication of other typical bungalow court predecessors which was apparent during the bungalow mania building period.

## **History of Bungalow**

The Bungalow style can be traced to India. It is a common native dwelling. Per the dictionaries' definition; the bungalow is typically a one story structure, with low sweeping lines and a wide verandah. Another dictionary definition tells us that the bungalow is usually a small cottage. According to

several different literary writings, the bungalow can also be described as a 2 or 3 story structure and not necessarily small. Bungalow design first started in America on the East Coast and then moved westward. Between 1900 and 1920, the bungalow style was closely associated with the Arts and Crafts movement. American vacation architecture also had a significant link to Bungalow design, during its early introduction period to the US. (Duchscherer, 1995 and Winter 1996)

### **History of Bungalow Court**

The Bungalow Court design was introduced to solve density issues in California. Between 1890 and 1920, the population of Los Angeles rose approximately 140% to around 120,000 people. The original intent of the Bungalow Court design was to provide housing for visitors. Famous examples are the St. Francis Court and Bowen Court in Pasadena. Most of the Significant Bungalow Courts were built between 1900 and 1930. In Pasadena, most of the Quality Bungalow Courts are concentrated around the historical Old Town area with few exceptions. Bungalow Courts were also housing options for people relocating to California during those years. It was an innovative, quality living environmental solution for the dense migrating population of the time. The typical Bungalow Court design utilizes centralized common spaces. Bungalows are either detached or attached 2 to 4 units buildings arranged around a courtyard setting. The bungalow court typically has anywhere from 5 to 14 units. Most Bungalow Courts have one story structures lined down the sides of the property

with one or two level units near the rear of the complex. (Winter, 1996 and National Register of Historic Places Inventory Nomination Project by Thirtieth Street Architect, 1993)

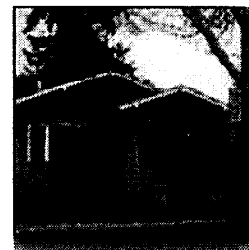
## **Bungalow Architecture Style**

Bungalows can reflect a variety of Architecture Style. Although most of the Bungalows are not highly ornate, they are always a certain level of quality to be found. The Arts and Crafts movement had a strong influence on the Bungalow design during the years of 1890 to 1931. Architectural style for Bungalows could be categorized into several areas.

Queen Anne (1890 to 1905) started on the East Coast and quickly spread to West. The American Queen Anne bungalow style typically has clapboards or shingles, a medium pitched roof and a porch with gingerbread ornamentation.



Craftsman (1905 to 1925) often associated with California and also called Arts & Crafts. Sub-styles included California, Airplane, Oriental Japanese and Chicago. A typical Craftsman bungalow has low pitched roof with wide overhanging eaves, it featured brackets, knee-braces or massive beams, exposed enlarged posts and beams, prominent porch columns and stone or brick veneers on chimneys, piers and retaining walls.



Prairie School (1900 to 1920) developed to express its horizontal features was also associated with Craftsman Chicago Style. Master Architect, Frank Lloyd Wright is closely linked to this style. Most of Wright's masterpiece designs



demonstrate the quality and usefulness of the style. The style has low pitched roofs, horizontal elements, low foundations, brick or stucco exterior finishes, hidden entrances and an asymmetrical center to the house.

Revival Styles (1890 to 1940) started in late nineteenth century. American designers and architects were influenced by the style. Sub-styles included English Tudor or Cottage,

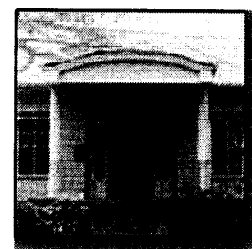


Mission, Spanish Colonial, Pueblo and Colonial. English Tudor/Cottage (1890 to 1930) usually has half-timbering details, brick or stucco exterior finishes, structure member expression and casement windows often with diamond-



panels. Mission, Spanish Colonial and Pueblo (1890 to 1930) often incorporate Hispanic church architecture. The Spanish Colonial style drew its influence from

Mexico and Spain, Pueblo drew on the Southwest Native American styles; stucco exterior walls that resemble adobe bricks, clay-tile roofs, rounded or stepped arches and simple ornamentations like outside trellises or pergolas. Colonial (1910 to 1940) typically has classical



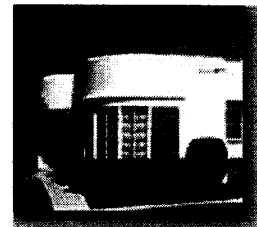


details, rounded columns and porch roofs with flat arches and symmetrical entrances with white molding.

Swiss Chalet & Log Cabin (1900 to 1930) styles are also influenced by Art & Crafts movement. Both styles are associated with distinctive American park architecture. These styles often have cutout moldings and railings, moldings and railings made with rough-hewn branches, Chalet or chateaux incorporate front – facing gables and Cabin incorporated side – facing gables with dormer windows.



Moderne (1930 to 1940) also called Art Deco and now referred as Streamline Moderne. It is the last early twentieth century bungalow style and has the shortest period. This style is influenced by clean industrial design, Queen Mary



inspired porthole windows and metal trim, Glass brick and terra-cotta for ornamental accent. (Bialecki, 2001 and Winter, 1996 and [www.ambungalow.com](http://www.ambungalow.com))

#### Holliston Bungalow Architecture style

During the period of 1930 to 1940, the architecture trends for bungalows were either Colonial Revival or Moderne / Art Deco. Both styles have distinctive characteristics that can easily be identified. Colonial Revival has classical inspiration and Moderne has industrial inspiration. In comparing of Holliston Bungalows with both of these styles, the Holliston Bungalows do not show any of

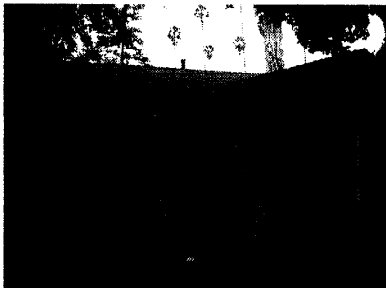
the details or characteristics of the above mentioned bungalow designs. The Holliston Bungalows have a stucco exterior finish with shingle roofs. Each bungalow is a simple stucco box with limited architectural features. Each individual unit faces the courtyard and has a wooden fence around its front window for added privacy. There are no added details associated to any of the doors, roofs, entrances, attic ventilation, eaves, rafters or beams except for exterior wood window sills. The design of the Holliston Bungalows are extremely simple, they were built with economy in mind, using the least expensive methods of the time. The layout of the buildings copies a Bungalow design, but without the details, characteristics or style, there is a mere shadow of its California Craftsman Bungalow predecessors.



Art Deco



Colonial Revival



Holliston Bungalow

## Conclusion

The Holliston Bungalows do not currently qualify as an historical landmark per architectural evaluation. It does not have any significant architectural features that reflect the Colonial Revival and Art Deco styles, which are the design trend of the time. (1930 to 1940) Quality of design is the crucial criteria for a significant building. The Holliston Bungalows are a typical, greatly simplified copy of its California Craftsman Bungalow Courts predecessors.

“New bungalows can be made, new objects created; but if they are to be as valued and treasured as the originals we admire, they need to do more than copy the look: they need to interpret the original spirit and objectives for our time and place.” (Bialecki, 2001)

Thank you.

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## **Web site**

[www.ambungalow.com](http://www.ambungalow.com)

[www.xanda.com](http://www.xanda.com)

[www.arts-crafts.com](http://www.arts-crafts.com)

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**MEMORANDUM**

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**TO:** CITY OF PASADENA  
**FROM:** BRIAN E. LARSEN  
1348 E ORANGE GROVE AVE. UNIT 4, PASADENA, CA 91104  
**SUBJECT:** HOLLISTON BUNGALOW DEVELOPMENTS  
**DATE:** 4/22/2005  
**CC:** JOHNNY LU, T4 & ASSOCIATES LLP

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To Whom It May Concern:

My name is Brian Larsen. I reside at 1348 E. Orange Grove Blvd. Unit 4, in Pasadena, CA 91104. My Townhouse is immediately north of 636 N. Holliston Ave. I am also the president of my property's 8 unit Home Owners Association. I had been in communication with Mr. Johnny Lu, the project manager and designer for this project. Mr. Lu has forwarded the staff report conducted by city staff, his bungalow research paper and a 3<sup>rd</sup> party peer review of the staff report regarding the landmark designation of 636 N. Holliston Ave to me.

According to those documents, it appears that the city staff has conducted a thorough research. Based on the staff's findings, there seems to be no evidence that would indicate the property to be of any historical significance. Jones and Stokes peer review also supports the staff's findings.

As I am not an expert in architectural history, I must rely on the research and findings of professionals. I highly recommend that the council consider the comments and the reviews of the professionals in deciding whether or not this property has any historical or architectural value.

As a resident of Pasadena, I am in support of any truly historical or significant properties to be maintained for future generations to enjoy. After viewing the property and reading the above mentioned documents, I would like to say that I am in agreement with the staff reports, the 3<sup>rd</sup> party peer review and support their findings.

Sincerely,

Brian E. Larsen

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**MEMORANDUM**

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**TO:** CITY OF PASADENA  
**FROM:** JAMES SUNG AND JENNY SUNG  
457 MARENGO AVE., UNIT 10, PASADENA, CA 91106  
**SUBJECT:** HOLLISTON BUNGALOW DEVELOPMENTS  
**DATE:** 4/21/2005  
**CC:** JOHNNY LU, T4 & ASSOCIATES LLP

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**To Whom It May Concern:**

My name is James Sung and a residence of 457 S. Marengo Ave., Unit 10, Pasadena. I am the owner of an international Information Technology business called EVERSI and earned the honor of 2003 Asian Entrepreneur of the Year. With regards to the Holliston project, I overheard this project from my friend, who is the property manager of Holliston Bungalow. I would like to express my opinion in regard to this project as a proud residence of Pasadena.

As an expert/professional in Information Technology field, I understand the value of professional comments and suggestions. Per my understanding and research, our city staffs conducted comprehensive researches on this property and determined that this is not a Historical Landmark. T4 & Associates also hired other professionals, whom specialize in this field to perform additional researches and peer reviews. All of the comments are in agreements with the findings of Staff Report. Per the experienced professionals research and review, there are substantial amount of findings that demonstrate this property DID NOT has any significant historical values to be an individual landmark. As an expert/professional myself, I recommend the city councils highly consider their comments and findings.

I truly believe that this is a technical issue and we shall consider experienced professionals' judgments regarding on this issue. As a proud residence of Pasadena, we should set a precedent to other that we respect the professionals and protect the value of Historical Property.

Sincerely,



James Sung

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**MEMORANDUM**

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**TO:** CITY OF PASADENA  
**FROM:** ROBERT HSU  
1250 TROPICAL AVE., PASADENA, CA 91107  
**SUBJECT:** HOLLISTON BUNGALOW DEVELOPMENTS  
**DATE:** 3/23/2005  
**CC:** JOHNNY LU, T4 & ASSOCIATES LLP

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To Whom It May Concern:

My name is Robert Hsu. I am a resident from Pasadena and my property is located at 1250 Tropical Ave. Pasadena, CA 91107. I worked with Johnny Lu from T4 and Associates LLP on my residence's recent renovation and addition. I met Johnny Lu at a design charrette for a feasibility class at USC's Marshall School of Business. He was one of the guests who graciously volunteered his time to assist our class in designing and planning our project.

A couple months after I met Johnny Lu, I hired T4 & Associates to conduct renovation plans for my residence in Pasadena. Johnny Lu assisted us on our renovation design and put together a submittal package for the city. Johnny also assisted us to work with various departments of the city to obtain approval of our renovation. We are extremely satisfied with Johnny's design ability and also the overall outcome of the project. As a resident of Pasadena, we would definitely recommend T4 & Associates to my other neighbors.

Again, I am very pleased with T4 & Associates' performance on my renovation project. We trust them to maintain and enhance both the economic and community value of our residence. They are willing to work with both me and the city to finalize a proposal that meets all parties' satisfaction. Our renovation design fits with the current neighborhood context and meets the city's current design requirements. As a resident of Pasadena, I would like to make sure we recognize their superb abilities of design and planning. Please contact me directly (626-351-1393) if you need further comments from me.

Sincerely,



Robert Hsu

50 South DeLacey Avenue  
Suite 100  
Pasadena, CA 91105  
T(626) 396-9855  
F(626) 405-8005  
Email: info@w2designinc.com



April 21, 2005

Mr. Johnny Lu  
**T4 & Associates, LLC**  
1 South Fair Oaks Avenue, Suite 207  
Pasadena, CA 91105

**RE: 636 N. Holliston Avenue, Pasadena**

Dear Mr. Lu,

I am in receipt of the peer review for the above referenced project. From our previous conversations about rehabilitating this property and the structures on it, I am happy to hear that this project is moving along.

After reviewing the Peer Review report prepared by Jones & Stokes, I am pleased that other architectural historians are in agreement. I agree with the findings in the report. Although the bungalows form a courtyard, it is not architecturally significant as it relates to the guidelines for a landmark. In addition, there are no significant architectural details that would qualify this property or its structures for landmark status.

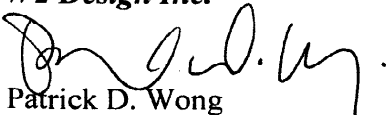
From our discussions regarding the proposed project's scope, much of the original structures will be preserved. The proposed project will also upgrade the existing bungalows. In addition, new units are proposed but have not been fully reviewed.

I believe that this project would be beneficial to the community in a couple of ways. First, additional housing would enter a real estate market that is starved for quality homes. Pasadena is a desirable community to live and work. Understanding the design philosophy and construction quality of T4 & Associates, I believe this project will be first rate. Second, the surrounding neighborhood will benefit from a rehabilitated site on the block. Development of this nature will spur other quality projects in the surrounding neighborhood. This project will provide a fresh look to the block.

As a professional working in Pasadena and a resident living in Pasadena, I am always glad to see quality development occur throughout the City. Should you require additional assistance, please call

Best regards,

*W2 Design Inc.*

  
Patrick D. Wong  
President