

**ATTACHMENT A
DESIGNATION REPORT: 2606 Deodar Circle**

DETAILED DESCRIPTION

1. Introduction

The residence at 2606 Deodar Circle is an intact, locally significant example of the Cotswold Cottage subtype of English Period Revival architecture. It is unique in that the house integrates elements from other architectural styles (Arts & Crafts, Colonial Revival Cottage) to produce a distinct example of period revival style architecture. It was designed by the locally significant firm of Marston, Van Pelt, & Maybury and is identified as #471 on the firm's project list.¹

2. Property Data

- Address: 2606 Deodar Circle, Pasadena, CA 91107
- Location: South side of the T-intersection of Deodar Circle and Las Lunas Street.
- Date of Construction: 1924 (assessor's records on file with the Planning Dept.)
- Original Architect/Designer: Marston, Van Pelt, & Maybury
- Original Contractor: Unknown
- Original / Present Use: Single Family Residence
- Original/Present Owner: Herbert L. Hahn (Attorney)/ John & Pamela Hoffman
- Property Size: 15,777 square feet
- Building Size: 3,160 square feet

3. Architectural Description

The Site & Setting

The property is in East Pasadena, north of the 210 Freeway. It is part of a collection of single-family lots and houses subdivided in 1940 by United Income Estates, Inc., most being built between 1940 and 1950.

The house is centrally located on the site, with a two-car garage near the southwestern corner of the property. The setting is park-like with abundant landscaping and interconnected yards. The streets are lined with mature Deodar Cedar trees.

The Building Structure and Exterior Features

Completed in 1924, this two-story, English Revival cottage embodies not only the characteristics of its own style, but it has elements from other architectural styles. The north and west facades are the most visible from the public right-of-way. The most prominent feature is the clipped gable on the street-facing elevation with its shingle-clad second-story, grouping of narrow casement wood windows, and

¹ Summary of research by Tim Gregory, 2010

exposed rafters and expressed structural beams. A broad fascia runs along the gables on the north and west-facing elevation. The west elevation has a similar treatment to the north elevation with a clipped-gable, shingle-cladding, and grouping of casement wood windows, and expressed wood structural members with decorative wood bracketing. The first floor (north and west elevation) is coated in stucco with two groupings of tall casement windows flanking large rectangular fixed windows. The main entrance is asymmetrically placed on the facade and deeply recessed. The tall casement windows continue along the first floor of the west-facing elevation. The brick chimney, near the center of the roof line ridge, has decorative corbelling.

Garage & Site Features

A detached two-car garage is located at the southwest corner of the property. It is uncertain when the garage was constructed. It was not noted in the Pasadena City Assessors records of August 6, 1925,² but it is depicted on the Sanborn Map recorded for the area in 1930-1931 (See Attachment B). Built between 1924 and 1931, the stucco-coated garage is a contributing structure to the property. It has a steep, side-facing, clipped-gable roof with exposed rafters. The original garage doors have been replaced by sectional-steel doors. The scored concrete driveway appears to be original.

Documented Changes to the Property³

The property is largely intact. In 1937, an open porch on the southeast corner of the house was enclosed to create a "summer room." Though Garrett Van Pelt had left the firm in 1937, Sylvanus Marston & Stephan Maybury were still working together and were called back to design the alteration (Attachment C). In 1938, a rear addition to the garage was permitted. The original front door has been replaced.

In 1956, a permit was issued for a 6-by-16 foot rear room addition at the southwest corner of the house. The addition was designed by local architect Breo Freeman and built by contractor L. G. South (See Attachment D).

Current Conditions, Use, and Proposed Plans

The house is intact and well-maintained.

4. Historic Overview

Period Revival Architecture⁴

As the Arts & Crafts movement came to a close at the end of the second decade of the 20th Century, the sentiment, locally and regionally, shifted to, "a desire for a

² Summary of research by Tim Gregory, 2010

³ Ibid.

⁴ Teresa Grimes and Mary Jo Winder, *Residential Period Revival Architecture and Development in Pasadena from 1915-1942*, (Historic Context Report on file with the City of Pasadena, 2004), p. 7.

literal translation of classical architectural elements within the confines of the philosophy of not copying classical design but creating 'new designs out of older elements appropriate to the needs of contemporary life.'⁵ In Pasadena, the presence of an affluent citizenship and a core of highly trained and skilled architects produced designs that reinterpreted classical styles using contemporary materials. New England, Southern Colonial, and English vernacular residential designs were a major regional influence in residential architecture during the teens and early 1920s. Beginning in the mid-1920's, the revivals changed and were predominantly influenced by Italian, Spanish and California Colonial styles.

Cotswold Cottage⁶

Domestic English architecture was a source of inspiration for Period Revival architects during the 1920s and 1930s. The Cotswold Cottage subtype of the English Revival style was based on the cottages built since medieval times in the Cotswold region of southwestern England. Historically, these cottages had pitched thatched roofs and exterior walls of uncoursed limestone. The revival examples adapted some of the traditional materials and used usually wood shingles or composition shingles and rounded eaves to simulate a steeply pitched thatched roof and stucco (or brick) exterior walls in place of masonry. This architectural style is also defined by groupings of narrow casement windows and small dormers, both evident on the subject property. The irregular plan and complex roof form of the house at 2606 Deodar Circle are also distinguishing characteristics of the style.

Marston, Van Pelt, & Maybury (See Attachment E)

⁵ Alan Gowans, *Styles and Types of North American Architecture*: (New York. Harper Collins Publishing, 1992), pg _.

⁶ Teresa Grimes and Mary Jo Winder, *Residential Period Revival Architecture and Development in Pasadena from 1915-1942* (Pasadena, City of Pasadena, 2004, pg. 34.)

