

ATTACHMENT A
DESIGNATION REPORT: 1059 N HILL AVENUE

DETAILED DESCRIPTION

1. Introduction

The residence at 1059 N. Hill Avenue is an intact, locally significant example of the Airplane subtype of the California Arts and Crafts style house. The house plan, a relatively rare "airplane bungalow" (a small rectangular second story centered above a regular size rectangular first story), is No. 341 in the 1912 publication "Allen Bungalows."¹ It is the only house in Pasadena known to be designed by William Edwin Allen. Allen was noteworthy for designing the "Picnic House" in Highland Park, a Los Angeles Cultural-Historical Monument which was featured in the August 1914 issue of *The Craftsman*.

2. Property Data

- Address: 1059 N. Hill Avenue, Pasadena, CA 91106
- Location: West side of the T-intersection of Hill Avenue and Whitefield Road, adjacent to the east side of the Bungalow Heaven Landmark District, and facing the west side of the North Pasadena Heights Landmark District.
- Date of Construction: 1912, documented by building permit
- Original Architect/Designer: William Edwin Allen
- Original drawings: House No. 341 in the 1912 publication "Allen Bungalows"
- Original Contractor: Frederick E. Partridge
- Original / Present Use: Single Family Residence
- Original/Present Owner: W. P. Smith (speculator)/ Jeanne Pursel
- Property Size: 15,000 square feet
- Building Size: 2,429 square feet

3. Architectural Description

The Site

The site, a slightly sloping 15,000 square foot interior lot, is on the west side of the T-intersection of Hill Avenue and Whitefield Road, adjacent to the east side of the Bungalow Heaven Landmark District, and facing the west side of the North Pasadena Heights Landmark District. The house, at the center of the lot, is set back approximately 70 feet from the sidewalk, similar in setback to other houses on the street. A detached two-car garage is at the rear near the northwest corner of the property. A Hollywood driveway in the north side yard connects the garage to the street. A tall hedge at the front property line obscures the view of the house from the street. There is a large oak tree in the front yard at the north side property line. Fruit trees and pathways lined by river rocks occupy the front yard.

¹ Allen-Knight Construction Company, *Allen Bungalows*, Los Angeles, 1912.

The Building Structure and Exterior Features

Built in 1912, this two-story, 2,429 square-foot house is roughly rectangular in plan with a somewhat smaller second story at the center of the building footprint (an “airplane” bungalow).

The house exhibits distinguishing features associated with California Arts and Crafts Period architecture. A front porch with a very shallow-pitched front gabled roof with wide overhanging eaves dominates the front elevation. The second story has a shallow-pitched front gable roof with approximately three-foot eaves. The first story has a complex roof form featuring a combination of shed and gable roofs (two gabled roofs extending into the north side yard, two gabled roofs facing the south side yard, and one gabled roof facing the rear yard). The eaves have extended rafter tails and fascias with rounded edges, and are supported by brackets consisting of two thick parallel beams with rounded edges, the lower beam shorter than the upper beam. Knee braces support the roof at the second story. The original concrete porch surfaces and original concrete foundation remain. The front porch has stucco-coated piers that support two groups of four posts connected together in pairs with intricate joinery. Each group of posts supports a partial double crossbeam that extends a few feet to each side of the posts, and a functional double beam that extends forward from the house to the edge of the roof. A pergola extends from the south side of the front porch and wraps around the south side of the house, terminating at a “glass porch” (a room enclosed by French doors and windows) on the south side elevation. There are two red brick chimneys: one on the north-side elevation of the living room, and an interior chimney at the rear of the second story that was intended for the kitchen. The gables have decorative lattice vents (horizontal boards and widely spaced pairs of vertical boards), and the siding is wood shingles. Fenestration consists of groups of in-swinging casement windows with lintels that extend about one foot on either side, dimensional sills, and a double vertical muntin pattern. One, large original plate-glass window is at the left of the front door.

Garage & Site Features

A detached two-car garage is at the rear near the northwest corner of the property. Built in 1913, it is 18 feet in width by 18 feet in length, and is a contributing structure. It features a front-facing gable roof, shingle siding, lattice gable vents similar to the house, and a group of three in-swinging casement windows on each side elevation, and a replacement up-swinging garage door.

The Hollywood driveway, which transitions to a regular concrete driveway at the side of the house, is an original contributing feature of the property.

Existing wood fences and gates in the side and rear yards were built in recent decades and are not contributing features. River rock-lined pathways in the front yard garden appear to be recent work and are not contributing features.

Documented Changes to the Property

There have been some minor alterations to the house and garage. In 1958, a cement slab covered patio with steps was added to the rear of the house. The rafter tails and fascias were likely shortened and rounded off to resemble the original profile. In 1997, the two red brick chimneys were rebuilt. The up-swinging garage door is not original. The 1931 Sanborn map also indicates that there was once a patio cover attached to the south side of the garage.

Current Conditions, Use, and Proposed Plans

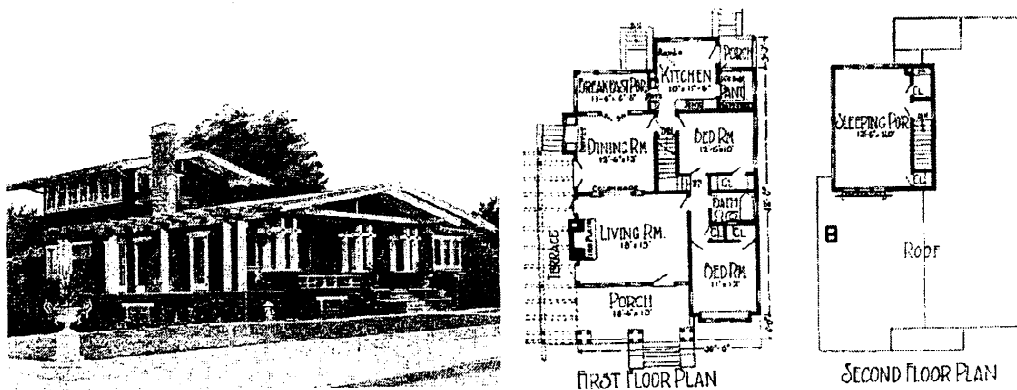
The house exterior is currently in good condition and it is used as a single-family residence, although it is vacant at the moment. The property owner mentioned the need to do some interior repairs or remodeling before moving in, though staff is not aware of any specific proposals.

4. Historic Overview

Airplane Bungalows

The "airplane bungalow" is a distinct subtype of the bungalow style which features a smaller, rectangular second story that "pops out" of a considerably larger first story. According to Paul Duchscherer and Douglas Keister, "The airplane bungalow is named for the cockpit feature of an attic room projecting above the wings of its roof, reflecting a popular fascination with the concept of air travel. The plan often accommodates access to its upper level by means of an enclosed staircase between the dining room and an adjacent bedroom."¹

Figure 1: Airplane Bungalow, Duchscherer and Keister, p. 24

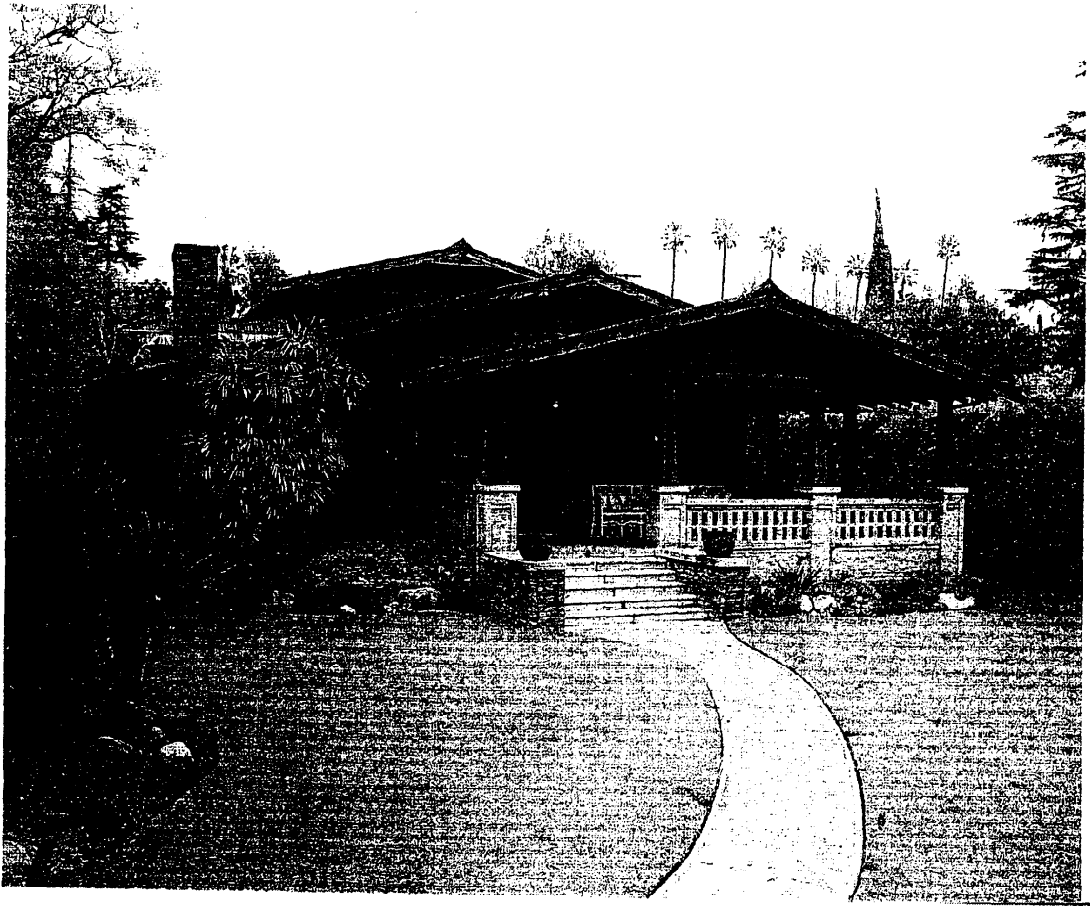


14. Design and plan of an "airplane bungalow." This type of house, so named for the "cockpit" feature of an attic room projecting above the "wings" of its roof, reflects a popular fascination with the concept of air travel. Published in *The Home* of 1923, the floor plan accommodates access to its upper level by means of an enclosed staircase between the dining room and an adjacent bedroom. Rather than make major design elements of them, most bungalows with direct access to their attics placed stairways in similarly discreet locations. This plan also features a raised, pergola-covered terrace along its left side, which extends the front-porch area, with additional access to the living and dining rooms. (For other examples of airplane bungalows, see figures 36 and 42.)

¹ Duchscherer, Paul and Keister, Douglas. *The Bungalow: America's Arts & Crafts Home*. New York. Penguin Studio, 1995, p. 24.

Figure 2: Duchscherer and Keister, p. 43

36. The Keyes bungalow, Altadena, California. Nestled in the heart of a mountain community just above Pasadena, this classic example of an "airplane bungalow" hovers in its plot. Shingled walls and restrained detailing harmonize with the lush surroundings. A trio of dark upswept gable peaks forms a handsome contrast to the light-colored brick used in the foundation and in the piers and railings of the deep wraparound porch. Current owners Rod Holcomb and June Brackman have carried out an extensive and ongoing renovation of the 1911 house, with skilled carpenter/ builder James Holmes (now of Santa Fe) responsible for much of its implementation. This restoration work was started by the former owners, Mr. and Mrs. Ken Miedema, who were responsible for getting the house placed on the National Register of Historic Places.



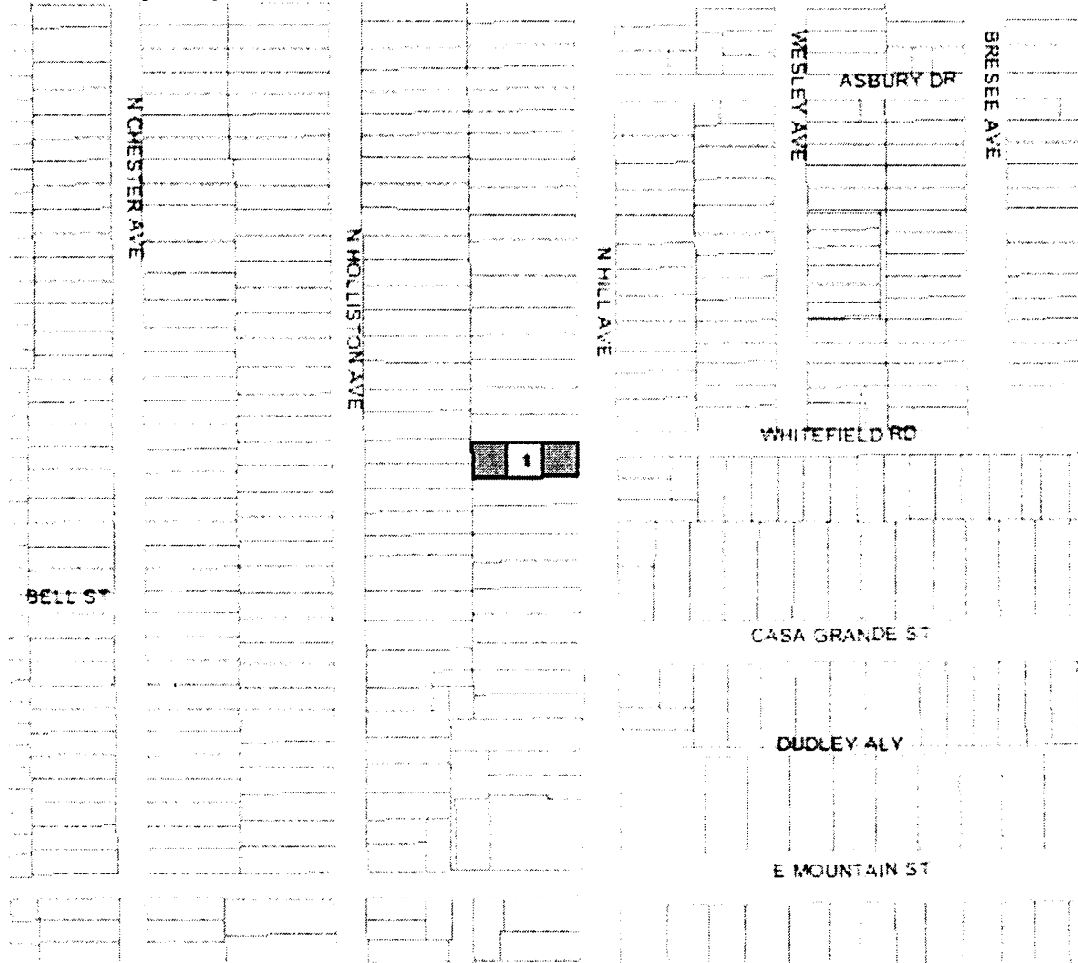
William Edwin Allen (1876-1944)¹

The design of 1059 N. Hill Avenue is attributed to William Edwin Allen. Allen was born in Illinois on June 30, 1876. After his father retired from the lumber business around 1907, Allen moved his family to Long Beach. Starting off as a contractor and house carpenter, he became a principal of the Reeves & Baille architectural firm in Los Angeles. By 1912, he was listed in Los Angeles directories as principal of the Allen Building Company, later known as Allen-Knight. The Allen Company built several craftsman houses in the Los Angeles region. In 1912, the firm published the plan book, "Allen Bungalows." Allen is most well known for his design of the "Picnic House," at 4224 Glenalbyn in

¹ Summary of research by Tim Gregory, 2009

Highland Park, Los Angeles, which was published in the August 1914 issue of *The Craftsman* magazine and is a Los Angeles Cultural-Historical Monument. There is no documentation that Allen ever had formal architectural training.

5. Vicinity Map



EFFECTS OF LANDMARK DESIGNATION

Identifying and designating properties of major significance encourages the preservation and protection of Pasadena's historic resources. The City of Pasadena's Historic Preservation Ordinance provides a process to recognize and protect individual sites and historic districts.

Designation Process

A property may be nominated for historic designation by any person. Design & Historic Preservation staff then evaluates the property to determine if it meets the criteria for designation. If it appears that the criteria have been met, the staff will prepare a designation report, which describes the property and how it meets the criteria for designation. Once the designation report is complete, the HPC will conduct a public hearing and make a recommendation to the City Council. The City Council may then designate the property as a historic site.

Alterations/Demolition

Designated historic structures are protected by the Municipal Code. A Certificate of Appropriateness (permit) is required for work to modify the exterior appearance of a designated historic property that is open to public view. A certificate is also required for alterations, additions, new construction, or demolition. This review ensures that any proposed changes are compatible with the character of the individual property and/or historic district. Decisions on proposed alterations are based on the proposed project's compliance with the Secretary of Interior's Standards for Rehabilitation and the City's adopted *Design Guidelines for Historic Districts*, which is based on the Standards.

The Historic Preservation Commission is the decision-maker for major projects affecting designated historic resources, except in the Central District where the Design Commission is the decision-maker for such projects. Staff is the decision-maker for minor projects affecting designated historic resources. Major projects are defined as demolition, relocation, removal of significant features, significant alteration of front or side elevations, additions to street-facing elevations, and new fences or walls in landmark districts. Minor projects are defined as removal of insignificant exterior features, re-roofing, matching replacement doors and windows, demolition of garages, small side/front additions, most rear additions that are not taller than the original building or replacement of exterior cladding with the same cladding material. Projects affecting non-contributing buildings on a site or in a district, or the environmental setting of a site, are reviewed by staff but are subject to the less stringent requirements than contributing buildings.

Staff-level decisions may be appealed to the Historic Preservation Commission, and decisions by the Commission may be appealed to the City Council. The City Council may also "call for review" all decisions by the staff or Commission.

Incentives

Designated historic properties are eligible for the following incentives, which are evaluated on a case-by-case basis:

- A Mills Act historic property contract to reduce property taxes in exchange for agreeing to maintain the historic character of the property in accordance with established guidelines.
- Use of more flexible provisions in the State Historical Building Code when making modifications,
- Waiver of covered parking requirements, and
- Potential variances from modern development standards for historic properties undergoing adaptive use or relocation.