

**ATTACHMENT A
DESIGNATION REPORT: 1175 LA LOMA ROAD**

DETAILED DESCRIPTION

1. Introduction

The residence at 1175 La Loma Road is an intact, locally significant example of a Mid-Century Modern house. Built in 1961, it is of post-and-beam construction, a style common in southern California housing after World War II. It was the subject of a *Los Angeles Times Home* magazine article (March 29, 1964), "Livability Plus in 1,800 Sq. Ft."

2. Property Data

- Address: 1175 La Loma Road, Pasadena, CA 91105
- Location: North side of La Loma Road between Laguna Road and South San Rafael Avenue
- Date of Construction: 1961, documented by building permit
- Original Architect/Designer: Dennis G. Smith
- Original Contractor: Ted Tyler
- Original / Present Use: Single-Family Residence
- Original/Present Owner: George F. Smith¹/Sandra Ell
- Property Size: 12,630 square feet
- Building Size: 1,800 square feet

3. Architectural Description

The Site

The site, a 12,630 square foot interior lot, is on the north side of La Loma Road. The house, near the center of the lot, is set back approximately 60 feet from the front property line. A detached two-car carport with enclosed storage is at the east side of the lot, in front of the house, and set back approximately 35 feet from the front property line. A concrete semicircular driveway provides two routes of access to the carport from the street. A swimming pool is in the back yard.

The Building Structure and Exterior Features

Built in 1961, this one-story, 1,800 square-foot house is a post-and-beam structure, T-shaped in plan, with a concrete block and slab foundation, wall panels of vertical wood siding and medium-dash stucco, and low-pitched cross-gabled roof. None of the street-facing walls have major windows. The colored concrete-block foundation, seen at the south end of the front (bedroom) wing, extends west of the house as a side-yard planter wall. Wood trim, painted brown, frames the top, bottom, and sides of the wall panels and divides the walls below the extended beams, expressing the post-and-beam structure. The solid smooth-faced wood double-door entry, at the front elevation of the east (living room) wing where it intersects the front wing, has clerestory windows above the

¹ Father of the architect.

header beam between the rafters, and a large full-height sidelight with colored glass (non-original art glazing). A low and wide red-brick chimney is at the east elevation of the living room. In the west side yard, a wood deck, accessed from the bedrooms by two pairs of single-light French doors, is screened on the front and west side with an approximately six-foot tall fence of translucent glass panels framed in wood. Four, nearly square plate-glass windows (two of them an aluminum sliding door) have views into the rear yard from the living room, and narrower plate glass windows (and a pair of French doors) have views into the rear yard from the north (family room) wing. The gabled roof has heavy eaves, outriggers with clerestory windows in the gables between the beams, and extended rafter tails with continuous trim boards. The ridge beams have ledgers on each side of the beam, and ends of the the beams are angled. On the inside, the family room cabinet and the living room fireplace were designed by the architect. Recently, the original architect designed a small modification to the cabinet to accommodate a larger television.

Garage & Site Features

A detached two-car carport with a storage room/workshop is between the house and the street. The parking bay is oriented toward the west side (a two-panel stucco wall and an open-gable roof is seen directly from the front) and accessed by a beach-pebble driveway, which is also a contributing feature. The enclosed workshop is accessed by a single large sliding door.

The layout of large beach-pebble pavers (usually divided by wood expansion joints but sometimes lined with cobbles) including the front walkway, small adjacent planting areas, and colored concrete block retaining walls were designed with the house and are contributing features.

Documented Changes to the Property

There have been very few alterations to the property. The only notable change is the installation of a large art-glass sidelight by Judy Jansen adjacent to the front door (replacing an earlier sidelight). Judy Jansen art glass is commonly present in other Buff & Hensman designs, including the houses at 1430 Wicks Road, 60 El Circulo Drive, and 245 Markham Place.

Current Conditions, Use, and Proposed Plans

The house exterior is currently in excellent condition and it is used as a single-family residence.

4. Historic Overview

Mid-Century Modern Style¹

Mid-Century Modern describes the postwar iteration of the International Style in both residential and commercial design. The International Style was characterized by geometric forms, smooth wall surfaces, and an absence of

¹ Description from 2007 Cultural Resources of the Recent Past Historic Context Report

exterior decoration. Mid-Century Modern represents the adaptation of these elements to the local climate and topography, as well as to the postwar need for efficiently built, moderately-priced homes. In Pasadena, this often meant the use of wood post-and-beam construction. The Mid-Century Modern house or office is characterized by its clear expression of structure and materials, large expanses of glass, and open interior plan. Local practitioners of the style included prewar International Style architects like Rudolph Schindler, Richard Neutra, Gregory Ain and Harwell Hamilton Harris, as well as second generation Modernists like Ray Kappe, Buff & Hensman, Ladd & Kelsey, Carl Maston, A. Quincy Jones, Whitney Smith, and Wayne Williams. Architects such as John Lautner incorporated geometric and sculptural forms, embracing a more expressionistic or organic version of the style. Richard Neutra's Perkins House at 1540 Poppy Peak Drive (1955) and Buff & Hensman's Dubnoff Residence at 1150 La Loma Road (1965) are both excellent residential examples of Mid-Century Modernism in Pasadena.

As described in the National Register Multiple Property Submission "Cultural Resources of the Recent Past," the USC School of Architecture was highly influential in Southern California, and particularly in Pasadena, in the postwar period. This report references the following quote from Esther McCoy:

The postwar Pasadenans managed to combine, successfully, creatively, the post-and-beam rationalism which ultimately came from Neutra, the Arts-and-Crafts tradition of Wright and the Greenes, and the high standards of design and technique perpetuated here by architects like Myron Hunt, Reginald Johnson and Roland Coate into a fresh, convincing expression of residential architecture.¹

Dennis G. Smith

Dennis Smith, AIA began working with Pasadena architects Conrad Buff & Donald Hensman in 1963 after graduation from USC with a B. Arch. in 1960. He stayed with the firm from 1963 through 1966. He rejoined the firm from 1967 to 1970, returning in 1973 and remaining to the present. Smith became a partner in the firm in 1988 and president in 1997 when Donald Hensman retired.

¹ McCoy, Ester. 1984. *The Second Generation*. Salt Lake City: Gibbs M. Smith, Inc.

5. Vicinity Map





CITY OF PASADENA

APPLICATION TO DESIGNATE A HISTORIC RESOURCE AS A HISTORIC MONUMENT, LANDMARK, HISTORIC SIGN OR LANDMARK TREE

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

PART I. PROPERTY PROPOSED FOR DESIGNATION

1. Name of Property:	SMITH HOUSE
2. Property Address:	1175 La Loma Road PASADENA
3. Date of Original Construction	1961
4. Architect / Builder:	DENNIS SMITH / TED TYLER
5. Present Owner: (Name)	SANDRA A. ELL
(Address)	1175 La Loma Road
(State/ZIP)	PASADENA CA 91105
(Phone/FAX)	(626) 390-1572 (mobile) (626) 441-4871 (Home)
(E-mail)	ELL.SANDRA@YAHOO.COM

PART II. APPLICANT

N/A

Applicant: (if not property owner)	
(Address)	
(State/ZIP)	
(Phone/FAX)	
(E-mail)	

Date 12/5/2010

Signature

Staff Use Only

PLN 2010-00452
PRJ _____

staff initials VSC
date received: 12/6/10

PART III: TYPE OF DESIGNATION

PROPERTY TO BE DESIGNATED AS A (CHECK APPROPRIATE BOX):

HISTORIC MONUMENT <input type="checkbox"/>	LANDMARK <input checked="" type="checkbox"/>
A historic monument means any historic resource that is significant at a regional, state or national level, and is an exemplary representation of a particular type of historic resource.	A landmark means any historic resource that is significant at a local level, and is an exemplary representation of a particular type of historic resource.
HISTORIC SIGN <input type="checkbox"/>	LANDMARK TREE <input type="checkbox"/>
A historic sign means a sign that is exemplary of technology, craftsmanship or design of the period when it was constructed, uses historic sign materials and means of illumination, and is not significantly altered from its historic period	A landmark tree means a tree that is one of the largest or oldest trees of the species in the City; is associated with a historic event, person, site, street, or structure; or is a defining landmark or significant outstanding feature of a neighborhood.

PART IV: BRIEF DESCRIPTION OF PROPERTY

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

1. The SMITH HOUSE (ENTIRE SITE) has been determined to be eligible for designation as historic landmark (see attachment).
2. THE SMITH HOUSE WAS DESIGNED BY DENNIS SMITH, AIA PARTNER AND NOW PRESIDENT OF THE PRESTIGIOUS ARCHITECTURAL FIRM OF BUFF, SMITH & HENSLMAN. THE FIRM IS A SOUTHERN CALIFORNIA ICON AND RECOGNIZED AS LEADING ARCHITECTS OF MID-20TH CENTURY CALIFORNIA MODERN HOMES.
3. ATTACHMENT 2 SHOWCASES ONE OF DENNIS SMITH'S MORE RECENT HOMES & PROVIDES A BRIEF BIOGRAPHICAL SKETCH IN THE BOOK "DREAM HOMES LOS ANGELES, AN EXCLUSIVE SHOWCASE OF THE FINEST ARCHITECTS IN LOS ANGELES."

PART V: SUPPLEMENTAL INFORMATION ON SIGNIFICANCE OF PROPERTY.

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

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

1. See ATTACHMENT 3 - Los Angeles Times Home magazine, MARCH 29 1964 ARTICLE (Pgs 14-17) FEATURING THE SMITH HOUSE AS A "HOUSE THAT GROWS WITH GLASS."

Revised 2/2010
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2. See also ATTACHMENTS 5 a-d - ADDITIONAL PHOTOS AT TIME BUILT AND FLOOR + LANDSCAPING PLANS.

PART VI: LEGAL DESCRIPTION.

Attach a copy of the most recent recorded legal description for the property. This can usually be found in the deed for the property or other documents received when the property was purchased. This can also be obtained by the Title Company.

See ATTACHMENT 4

PART VII: CRITERIA FOR DESIGNATION

Check the box under the category checked in Part III that corresponds to the criterion under which you are nominating the property for designation. Multiple boxes may be checked if applicable.

CRITERIA FOR DESIGNATING AN HISTORIC MONUMENT

<input type="checkbox"/>	A. It is associated with events that have made a significant contribution to the broad patterns of the history of the region, state or nation.
<input type="checkbox"/>	B. It is associated with the lives of persons who are significant in the history of the region, state or nation.
<input type="checkbox"/>	C. It is exceptional in the embodiment of the distinctive characteristics of a historic resource property type, period, architectural style or method of construction, or that is an exceptional representation of the work of an architect, designer, engineer, or builder whose work is significant to the region, state or nation, or that possesses high artistic values that are of regional, state-wide or national significance.
<input type="checkbox"/>	D. 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.

CRITERIA FOR DESIGNATING A LANDMARK

<input type="checkbox"/>	A. It is associated with events that have made a significant contribution to the broad patterns of the history of the city.
<input type="checkbox"/>	B. It is associated with the lives of persons who are significant in the history of the city.
<input checked="" type="checkbox"/>	C. It embodies the distinctive characteristics of a locally significant historic resource property type, architectural style, period, or method of construction, or that represents the work of an architect, designer, engineer, or builder who is locally significant, or that possesses high artistic values that are locally significant.
<input type="checkbox"/>	D. It has yielded, or may be likely to yield, information important locally in prehistory or history.