

Agenda Report

September 19, 2011

TO: Honorable Mayor and City Council
FROM: Planning Department
SUBJECT: DESIGNATION OF 875 CAÑON DRIVE AS A LANDMARK

RECOMMENDATION:

It is recommended that the City Council:

1. Find that the designation of a historic resource is categorically exempt from the California Environmental Quality Act (CEQA Guidelines §15308: Class 8 - Actions by Regulatory Agencies for Protection of the Environment);
2. Find that the property at 875 Cañon Drive is significant under Criterion "C" for designation as a landmark (P.M.C. §17.62.040) because it is a locally significant representation of Mid-Century Modern residential architecture and design, is an important representation of the work of architects Smith & Williams, and retains integrity;
3. Approve the designation of the property at 875 Cañon Drive as a landmark;
4. Adopt the attached resolution approving a Declaration of Landmark Designation for 875 Cañon Drive, Pasadena, California;
5. Authorize the Mayor to execute the attached Declaration of Landmark Designation for 875 Cañon Drive, Pasadena, California; and
6. Direct the City Clerk to record the declaration with the Los Angeles County Recorder.

HISTORIC PRESERVATION COMMISSION RECOMMENDATION:

On Monday, July 18, 2011, the Historic Preservation Commission recommended that the City Council approve the designation of 875 Cañon Drive as a landmark under criterion C of PMC §17.62.040.

EXECUTIVE SUMMARY:

The house at 875 Cañon Drive is eligible for designation as a landmark because it is a locally significant representation of Mid-Century Modern residential architecture and design, is an important representation of the work of architects Smith & Williams, and retains integrity.

BACKGROUND:

On May 5, 2011, the current property owner, William Walling, submitted an application for designation of 875 Cañon Drive as a landmark. The staff evaluated the property according to the landmark criteria in Title 17 of the Pasadena Municipal Code and determined that the house qualifies for designation.

DESCRIPTION:

The 16,900-square-foot site includes the one-story, 1,868-square-foot main house, built in 1952, which is attached to a lath house,¹ built in 1920 and designed by Greene & Greene; a freestanding potting shed, built in 1930 and also designed by Greene & Greene; and a carport (attached to the foundation of the house, at a lower grade, but providing no interior access to the house). The remainder of the site has landscape and hardscape features.

The house is rectangular in plan, with the longer end oriented roughly parallel to the street, although at a slight receding angle from west to east. It has a flat roof with no parapet and a shallow overhang, except at the recessed entry. Two portions of the roof extend upward toward the rear in a shallow shed form to create clerestories. The house has a very high level of glazing on the exterior walls, with fixed metal-framed window walls above a base of vertically and horizontally oriented wood tongue-and-groove siding. The recessed entry has a single unpainted solid-wood door with wide fluted-glass sidelights. The stone flooring in the recessed entry continues to the interior of the house, as was common in buildings from this period. Adjacent to the entry is a wide running-course brick chimney, which, above the roofline, narrows to half of the width of the portion below.

The house exhibits characteristics of the Mid-Century Modern style, including horizontality of massing; expression of building form and structure; flat roof; careful siting to take advantage of topography, sun and views; generous expanses of fenestration; and blending of indoor and outdoor spaces using similar materials in interior and exterior spaces.

The carport is a simple design, built into the hillside, with a flat roof and slender wood support posts. The terraced front yard is supported by split-face stone retaining walls with piers of concrete-capped soldier course stone, one along the entire front property line (ending at the driveway). There is another, shorter wall midway between the street and the house along a pathway leading to the main entrance. The entry pathway is marked by a freestanding fountain of the same soldier-course stone. The rear yard is also terraced and has a gunite retaining wall and steps designed by Greene & Greene.

¹ a structure made of narrow wooden slats along the roof and sides providing semi-enclosed shelter

Documented Changes to the Property

A permit was issued for a 340-square-foot addition and kitchen remodel in 1965 (no architect was indicated on permit). This addition was at the rear, perpendicular to the house and adjacent to the western side of the lath house. A permit was issued in 1980 to rebuild the carport. The roof was replaced in 2004.

Relationship to 1188 Hillcrest Avenue

The Cordelia A. Culbertson House (later owned by Elisabeth Prentiss) at 1188 Hillcrest Avenue, designed by Greene & Greene and built in 1912, is due south of the subject property. The Culbertson House property is separated from the subject property by Cañon Drive and an intervening property at 840 Cañon Drive (which was part of the Culbertson property until 1961). The Culbertson House property included an expansive garden, that extended to the property's northern limit at Cañon Drive. Evidence indicates that in 1920 Greene & Greene developed a planting plan, including the lath house and, later, the potting shed, for Ms. Prentiss. It also appears from our records that the lath house and potting shed were repositioned on the site when the 1952 house was built.

Smith & Williams

The architectural firm of Smith & Williams—a partnership between Whitney Rowland Smith (1911-2002) and Wayne Richard Williams (1919-2007)—began in 1946 and lasted until 1973. Their work included houses, churches, offices, commercial & industrial buildings, public buildings and recreational facilities and garnered multiple awards from local and national chapters of the AIA and architectural publications such as *House & Home*, *Sunset* and *House & Garden*. The firm also worked in master site planning and community planning.

ANALYSIS:

The property at 875 Cañon Drive is eligible for landmark designation under Criterion “C”, (§17.62.040 PMC):

[The property] embodies the distinctive characteristics of a historic resource property type, period, architectural style or method of construction, or represents the work of an architect, designer, engineer, or builder whose work is significant to the City or to the region, or that possesses high artistic values that are significant to the City or to the region.

Under this criterion, the house at 875 Cañon Drive is significant as an intact example of Mid-Century Modern residential architecture and design and as an important representation of the work of architects Smith & Williams. It has architectural integrity (its ability to demonstrate why it is significant) through its location, design, setting, materials, workmanship and feeling.

As a work of Smith & Williams, the house is distinct in its representation of their understanding of the Arts & Crafts movement and of the importance of the work of Greene & Greene. The thoughtful connection between the house and the preserved and repositioned Greene & Greene-designed structures that preceded it is a literal example of the “Pasadena School” of Modernism that was heavily influenced by the Arts & Crafts movement.

Contributing structures to this designation include the main house and carport, the retaining walls and fountain in the front yard and the spatial relationships between the house, lath house, potting shed and wall/steps designed by Greene & Greene.

COUNCIL POLICY CONSIDERATION:

The General Plan – Objective 6: Promote preservation of historically and architecturally significant buildings and revitalization of traditional neighborhoods and commercial areas.

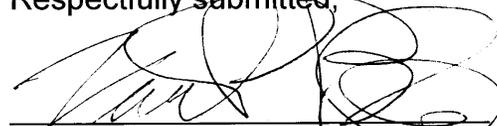
ENVIRONMENTAL ANALYSIS:

Class 8 exemptions consists of actions taken by regulatory agencies, as authorized by state or local ordinance, to assure the maintenance, restoration, enhancement, or protection of the environment where the regulatory process involves procedures for the protection of the environment.

FISCAL IMPACT:

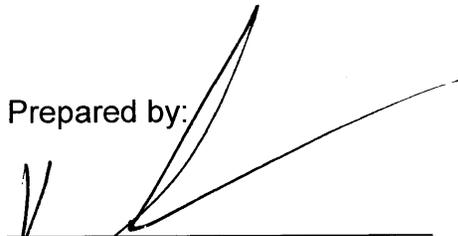
There is no fiscal impact as a result of this action and will not have any indirect or support cost requirements. The anticipated impact to other operational programs or capital projects as a result of this action will be minimal. In some instances, owners of designated properties may apply to the City for Historic Property Contract, which allows an alternative and often lower property tax assessment. The City Council reviewed the projected loss of property tax revenue from this program in 2002 when it adopted a local Historic Property Contract (Mills Act) ordinance.

Respectfully submitted,



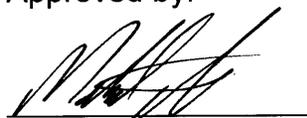
VINCENT P. BERTONI, AICP
Director of Planning

Prepared by:



Kevin Johnson
Planner

Approved by:



MICHAEL J. BECK
City Manager

Attachments:

Attachment A – Application Materials
Attachment B – Photographs

RESOLUTION NO. _____

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PASADENA
ADOPTING A DECLARATION OF HISTORIC LANDMARK DESIGNATION OF
875 CAÑON DRIVE, PASADENA, CALIFORNIA**

WHEREAS, the Historic Preservation Commission has found that 875 Cañon Drive meets criterion "C", as set forth in Section 17.62.040(C) of the Pasadena Municipal Code; and

WHEREAS, the property at 875 Cañon Drive is significant because it embodies the distinctive characteristics of a historic resource property type, period, architectural style or method of construction, or represents the work of an architect, designer, engineer, or builder whose work is significant to the City or to the region, or that possesses high artistic values that are significant to the City or to the region; and

WHEREAS, the application for Historic Landmark designation is exempt from the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines Section 15308; and

WHEREAS, William Walling, the property owner, submitted the application for landmark designation; and

WHEREAS, the City Council may approve a recommendation from the Historic Preservation Commission to designate a Historic Landmark and evidence such approval by adopting a declaration executed by the Mayor pursuant to Subsection 17.62.050 (c) of the Pasadena Municipal Code;

NOW THEREFORE BE IT RESOLVED by the City Council of the City of Pasadena that the attached declaration of Historic Landmark designation for 875 Cañon Drive is hereby adopted.

Adopted at the _____ meeting of the City Council on the _____ day of _____, 2011 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

MARK JOMSKY, CMC, City Clerk

Approved as to form:



Theresa E. Fuentes
Assistant City Attorney

DECLARATION OF HISTORIC LANDMARK DESIGNATION FOR:

875 Cañon Drive
PASADENA, CALIFORNIA

Pursuant to the provisions of Section 17.62.050 of the Pasadena Municipal Code, the City Council of the City of Pasadena by this declaration hereby designates as a Historic Landmark certain real property described as:

That portion of Lot 3 of Tract 1652 as per map recorded in Book 22 at Pages 150 and 151 of Maps in the Office of the County Recorder of the County of Los Angeles, State of California, lying Easterly of a line beginning at a point 180 feet Easterly along the Southerly line of Fairfield Circle from the Northwest corner of said Lot 3, and extending southerly to a point in the northerly line of Canon Drive, 272 feet Easterly along said line from the Southwesterly corner of said Lot 3.

Assessor's Parcel Number: 5325-020-021

Under Pasadena Municipal Code Section 17.62.090, all work affecting designated Historic Landmarks, except ordinary maintenance and repair, such as but not limited to new construction and additions, exterior alterations, relocation, and demolition, is subject to review by the City of Pasadena.

DATED: _____

ATTEST:

CITY OF PASADENA
A municipal corporation

Mark Jomsky, City Clerk

By: _____
Bill Bogaard, Mayor

ATTACHMENT A:
Application Materials



PLANNING DIVISION MASTER APPLICATION FORM

Project Address: 875 CANON DR. PASADENA CA, 91106
Project Name: SMITH & WILLIAMS MID CENTURY RESIDENTIAL
Project Description: (Please describe demolitions, alterations and any new construction) LANDMARK DESIGNATION

Zoning Designation: _____ General Plan Designation: _____
Valuation (Cost of Project): _____

APPLICANT / OWNER INFORMATION

APPLICANT NAME: WILLIAM E. WALLING Telephone: 626 3959568
Address: 875 CANON DR. Fax: [] _____
City: PASADENA State: CA. Zip: 91106 Email: dorla.walling@att.net
CONTACT PERSON: SAME Telephone: [] _____
Address: _____ Fax: [] _____
City: _____ State: _____ Zip: _____ Email: _____
PROPERTY OWNER NAME: SAME Telephone: [] _____
Address: _____ Fax: [] _____
City: _____ State: _____ Zip: _____ Email: _____

TYPE OF PLANNING REVIEW AND APPROVALS REQUIRED (Mark clearly the type of approval(s) required):

- | | | |
|--|---|--|
| <input type="checkbox"/> ADJUSTMENT PERMIT | <input type="checkbox"/> HEIGHT AVERAGING | <input type="checkbox"/> PREDEVELOPMENT PLAN REVIEW |
| <input type="checkbox"/> AFFORDABLE HOUSING CONCESSION OR WAIVER | <input type="checkbox"/> HILLSIDE DEVELOPMENT PERMIT | <input type="checkbox"/> RELIEF FROM THE REPLACEMENT BUILDING PERMIT REQUIREMENT |
| <input type="checkbox"/> CERTIFICATE OF APPROPRIATENESS | <input checked="" type="checkbox"/> HISTORIC DESIGNATION (MONUMENT, LANDMARK, TREE OR SIGN) | <input type="checkbox"/> SIGN EXCEPTION |
| <input type="checkbox"/> CERTIFICATE OF EXCEPTION | <input type="checkbox"/> HISTORICAL RESEARCH/EVALUATION | <input type="checkbox"/> TENTATIVE PARCEL/TRACT MAP |
| <input type="checkbox"/> CHANGES TO APPROVED PROJECT | <input type="checkbox"/> LANDMARK TREE PRUNING | <input type="checkbox"/> TEMP. CONDITIONAL USE PERMIT |
| <input type="checkbox"/> CONDITIONAL USE PERMIT | <input type="checkbox"/> MASTER DEVELOPMENT PLAN | <input type="checkbox"/> TREE PROTECTION PLAN REVIEW |
| <input type="checkbox"/> DESIGN REVIEW | <input type="checkbox"/> MASTER SIGN PLAN | <input type="checkbox"/> TREE REMOVAL |
| <input type="checkbox"/> DEVELOPMENT AGREEMENT | <input type="checkbox"/> MINOR CONDITIONAL USE PERMIT | <input type="checkbox"/> VARIANCE |
| <input type="checkbox"/> EXPRESSIVE USE PERMIT | <input type="checkbox"/> MINOR VARIANCE | <input type="checkbox"/> VARIANCE FOR HISTORIC RESOURCES |
| <input type="checkbox"/> FLOOR AREA RATIO (FAR) INCREASE | <input type="checkbox"/> PLANNED DEVELOPMENT ZONE | <input type="checkbox"/> ZONE CHANGE (MAP AMENDMENT) |
| <input type="checkbox"/> GENERAL PLAN AMENDMENT | <input type="checkbox"/> PRELIMINARY PLAN CHECK | OTHER: _____ |

Note: Space for signature is on reverse side

INDEMNIFICATION

Applicant agrees to defend, indemnify, and hold harmless the City and its officers, contractors, consultants, employees, and commission members (collectively, "City") from any and all liability, loss, suits, claims, damages, costs, judgments and expenses (including attorney's fees and costs of litigation), including any appeals thereto (collectively, "proceeding") brought against the City with regard to any approvals issued in connection with the application(s) by the City, including any action taken pursuant to the California Environmental Quality Act. If Applicant is required to defend the City in connection with such proceeding, the City shall have and retain the right to approve counsel to so defend the City; and all significant decisions concerning the manner in which the defense is conducted; and any and all settlements, which approval shall not be unreasonably withheld. The City shall also have and retain the right to not participate in the defense, except that the City agrees to reasonably cooperate with Applicant in the defense of the proceeding. If the City's Attorney's Office participates in the defense, all City Attorney fees and costs shall be paid by Applicant. Further, Applicant agrees to defend, indemnify and hold harmless the City from and for all costs and fees incurred in additional investigation or study of, or for supplementing, revising, or amending, any document if made necessary by said proceeding.

CERTIFICATION:

I hereby certify that I am the applicant or designated agent named herein and that I am familiar with the rules and regulations with respect to preparing and filing this petition for discretionary action, and that the statements and answers contained herein and the information attached are in all respects true and accurate to the best of my knowledge and belief.

SIGNATURE OF APPLICANT OR AGENT: *Dorla Walling* Date: 5-4-11
William E. Walling Date: 5-4-11

<p>For Office Use Only</p> <p>PLN # <u>2011-00186</u></p> <p>CASE # <u>—</u></p> <p>PRJ # <u>—</u></p> <p>DATE ACCEPTED: <u>5/5/11</u></p> <p>DATE SUBMITTALS RECEIVED: <u>5/5/11</u></p> <p>RECEIVED BY (INITIALS): <u>ES</u></p> <p>FEES:</p> <p>BASE FEE: \$ <u> </u></p> <p>3% RECORDS FEE: \$ <u> </u></p> <p>TOTAL: \$ <u> </u></p> <p>HISTORIC ARCH. RESEARCH REQUIRED? YES <input type="checkbox"/> NO <input checked="" type="checkbox"/></p> <p>PUBLIC ART REVIEW REQUIRED? YES <input type="checkbox"/> NO <input checked="" type="checkbox"/></p> <p>TRANSPORTATION REVIEW REQUIRED? YES <input type="checkbox"/> NO <input checked="" type="checkbox"/></p> <p>INCLUSIONARY HOUSING REQUIRED? YES <input type="checkbox"/> NO <input checked="" type="checkbox"/></p>	<p>REVIEW AUTHORITY:</p> <p><input type="checkbox"/> STAFF</p> <p><input type="checkbox"/> HEARING OFFICER</p> <p><input type="checkbox"/> PLANNING COMMISSION/BZA</p> <p><input type="checkbox"/> DESIGN COMMISSION</p> <p><input checked="" type="checkbox"/> HISTORIC PRESERVATION COMMISSION</p> <p><input type="checkbox"/> CITY COUNCIL</p> <p>TAXPAYER PROTECTION</p> <p><input type="checkbox"/> DISCLOSURE REQUIRED</p> <p><input checked="" type="checkbox"/> NOT REQUIRED</p>	<p>CEQA REVIEW:</p> <p><input checked="" type="checkbox"/> EXEMPTION</p> <p><input type="checkbox"/> INITIAL STUDY</p> <p><input type="checkbox"/> EIR</p> <p>CEQA REVIEW STATUS:</p> <p><input type="checkbox"/> PENDING</p> <p><input checked="" type="checkbox"/> COMPLETED</p>	<p>Design & Historic Preservation:</p> <p>TYPE OF HISTORIC PRESERVATION REVIEW:</p> <p><input type="checkbox"/> CATEGORY 1 (DESIGNATED)</p> <p><input type="checkbox"/> CATEGORY 2 (ELIGIBLE)</p> <p>LANDMARK/HISTORIC DISTRICT NAME: <u> </u></p> <p>TYPE OF DESIGN REVIEW:</p> <p><input type="checkbox"/> CONCEPT</p> <p><input type="checkbox"/> FINAL</p> <p><input type="checkbox"/> CONSOLIDATED</p> <p><input type="checkbox"/> PRELIMINARY CONSULTATION</p>
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Note: In addition to this application, a completed **Planning Division Master Application Form** is also required.

PROPERTY PROPOSED FOR DESIGNATION

1. Name of Property:	WALLING RESIDENCE
2. Property Address:	875 CANON DR. PASADENA, 91106
3. Date of Original Construction	1952
4. Original Owner	
5. Architect / Builder:	SMITH & WILLIAMS

DESIGNATION CATEGORY

(CHECK APPROPRIATE BOX—SEE CRITERIA ON PAGES 2 & 3 FOR MORE INFORMATION):

HISTORIC MONUMENT

LANDMARK

HISTORIC SIGN

LANDMARK TREE

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 or objects on the site are included in the nomination) or if the nomination is for an object, sign or tree. A map may be used for the description. Please also submit recent and, if available, historical photographs. Use additional sheets if necessary.

CONTEMPORARY 1952 RESIDENCE BY SMITH & WILLIAMS, PAIA WITH LATTICE HOUSE, COTTAGE OR POTTING SHED, AND GARDEN WALLS & STAIRS BY GREENE & GREENE. THE PROPERTY WAS ORIGINALLY PART OF THE CULBERTSON ESTATE

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 nominated resource.

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



LEGAL DESCRIPTION

Attach a copy of the most recently recorded legal description for the property (usually in the deed for the property or other documents when the property was purchased—also available from a title company).

CRITERIA FOR DESIGNATION

Check the box under the category checked on first page that corresponds to the criterion under which you are nominating the property, object, sign or tree for designation. Multiple boxes may be checked if applicable.

CRITERIA FOR DESIGNATING AN HISTORIC MONUMENT (May include significant public or semi-public interior spaces and features)	
<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 checked="" 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.

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, region, or State.
<input checked="" type="checkbox"/>	B. It is associated with the lives of persons who are significant in the history of the City, region, or State.
<input checked="" type="checkbox"/>	C. It embodies the distinctive characteristics of a type, architectural style, period, or method of construction, or represents the work of an architect, designer, engineer, or builder whose work is of significance to the City or, to the region or possesses artistic values of significance to the City or to the region.
<input type="checkbox"/>	D. It has yielded, or may be likely to yield, information important locally in prehistory or history.



CRITERIA FOR DESIGNATING A HISTORIC SIGN	
<input type="checkbox"/>	A. It 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. Historic sign materials shall include metal or wood facings, or paint directly on the façade of a building. Historic means of illumination shall include incandescent light fixtures or neon tubing on the exterior of the sign. If the sign has been altered, it must be restorable to its historic function and appearance.
<input type="checkbox"/>	B. It is integrated with the architecture of the building.
<input type="checkbox"/>	C. It demonstrates extraordinary aesthetic quality, creativity, or innovation.

CRITERIA FOR DESIGNATING A LANDMARK TREE	
<input type="checkbox"/>	A. It is one of the largest or oldest trees of the species located in the City.
<input type="checkbox"/>	B. It has historical significance due to an association with a historic event, person, site, street, or structure.
<input type="checkbox"/>	C. It is a defining landmark or significant outstanding feature of a neighborhood.

DESIGNATION PROCESS (INFORMATION ONLY; NO ACTION REQUIRED)

§17.62.050 Pasadena Municipal Code:

1. 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. If not, the applicant may appeal the determination of ineligibility to the Historic Preservation Commission or it may be called for review by the Historic Preservation Commission or City Council.
3. If the Historic Preservation 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 disapprove the application.

875 CAÑON DRIVE, PASADENA

LOT approximately 1/2 acre (19,850 sf - Assessor) with giant live oaks, residence by Smith and Williams, FAIA, with lattice house, cottage, and garden walls by Greene and Greene ~~plus a professional size greenhouse by Bloodgood.~~

This gently sloping oak wooded property tucked into a quiet Oak Knoll neighborhood was last on the market 39 years ago. The lot extends between Cañon Drive and Fairfield Circle. It is situated in a canyon that fed water to Mission San Gabriel and early Californio ranchos yet is within walking distance of the California Institute of Technology, Huntington Library and Art Gallery, the Ritz-Carlton Huntington Hotel, and South Lake Avenue shopping. Once part of Greene and Greene's Cordelia Culbertson estate, it has a handsome lattice house, cottage, garden steps, retaining walls designed by Greene and Greene, as well as a full sized professional greenhouse from that era. The 3 bedroom 2 bath contemporary residence designed by Smith & Williams, built in 1952 and remodeled in 1965, incorporates Greene and Greene's lattice house and has exterior redwood siding, interior mahogany paneling, built-in cabinets and chests, large windows, vertical skylights, and sliding glass doors that open for delightful indoor-outdoor living. It is ready for remodel and can be substantially enlarged.

Residence designed by Smith & Williams (1880 sf - Roy Abel, 1868 sf - Assessor):

Living-Dining Room with Library/Music Alcove	Floor to ceiling windows, vaulted ceiling, mahogany paneling, fireplace, bookshelves, TV, storage closets and built-in china closet.
Kitchen	Remodeled in 1965. Space for laundry.
Master Bedroom	Vaulted ceiling. Opens to garden, built-in dresser and double chest, two double folding door closets.
Bedroom II or Office	Recently redecorated. New hardwood floor. Room width closet with built-in chest of drawers.
Bedroom III with bath	Accommodates a king or two full size beds and has two generous closets. Two sliding doors to garden and Greene and Greene lattice house.
Main Bath	Vaulted ceiling. Compartmentalized in three sections: toilet, vanity sink, and bathtub-shower.
Carport	Double size with storage chests. Generous asphalt turnaround and parking.

Lattice House (375 sq. ft.) Greene and Greene craftsman design extends off the slated main entry. Pleasant for plants, tea and conversation.

Cottage (420 sq. ft.)
Attached by portico to main residence.
Living Room Gable architectural features from Culbertson house.
Bedroom Specifications by Henry Greene are available.
Bathroom Original interior wood paneling stained green.
Two storage areas

Greenhouse (1044 sq. ft.) Professional size by Bloodgood. Enjoy gardening at waist height or convert to a pool or solarium.

Schools Pasadena Public Schools. Polytechnic K-12 within walking distance.



875 Cañon Drive
Pasadena

\$498,000

Main House incorporating Greene & Greene's Lattice House



Front View



Cottage designed by Greene & Greene

Smith & Williams Contemporary
Built in 1952 and remodeled in 1965
3 bedrooms and 1 3/4 baths
Lattice House, Cottage,
Garden Wall and Steps designed
by Greene & Greene

Cathi Considine
Ofc. (818)844-2235/Res. (818)794-3957
Soma Warn
Ofc. (818)284-1717/Res. (818)584-0616

THE PRUDENTIAL • JON DOUGLAS COMPANY



A member of the
Jon Douglas Real Estate Services Group, Inc.



Order ID: 6458282
Loan No.: 0106655277

**EXHIBIT A
LEGAL DESCRIPTION**

The following described property:

That portion of Lot 3 of Tract 1652 as per map recorded in Book 22 at Pages 150 and 151 of Maps in the Office of the County Recorder of the County of Los Angeles, State of California, lying Easterly of a line beginning at a point 180 feet Easterly along the Southerly line of Fairfield Circle from the Northwest corner of said Lot 3, and extending southerly to a point in the northerly line of Canon Drive, 272 feet Easterly along said line from the Southwesterly corner of said Lot 3.

Assessor's Parcel Number: 5325-020-021

FAIRFIELD

TRACT

OAK KNOLL

800

8103

GREENHOUSE

LATTICE

875

EX 11.9.8
28.65
187.43

145.25

PL 321
EX 4.6.66
EX 4.6.66
EX 4.6.66

PL 5014
EX 28.65
145.25

100

52.41
178.81
106.7
57.41

19.78
119.6
30.48
10.16
65.19

4164.6
10

190.9

55.72
881

33
10.16
30.48
23.64
39.77

PL 6EX
5-31-60
5-17-61
4-9-61

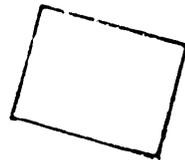
120.95

840

129.33
81.58

OAK KNOLL

22



318.95

198

23

SEE FAIRFIELD CIRCLE

0-207

S0

46.14

43.86

92.97

42.18

75.39

190.9

109.66
4-3-63

129.33
81.58

152

40

198

318.95

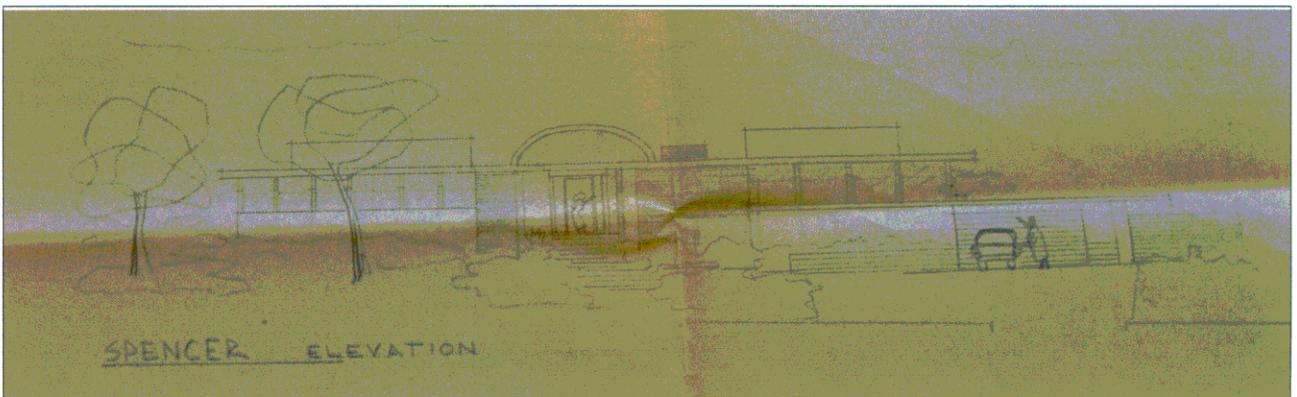
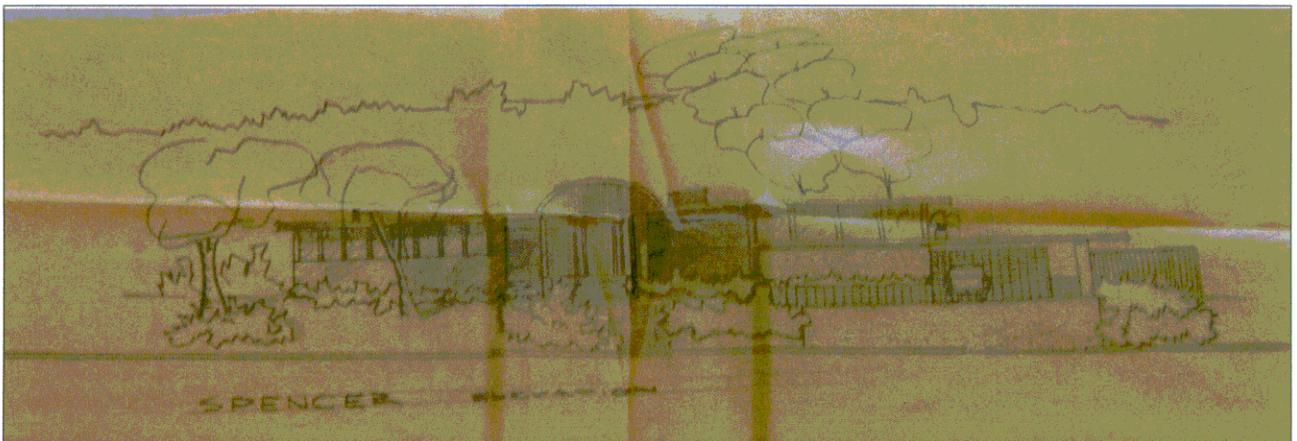
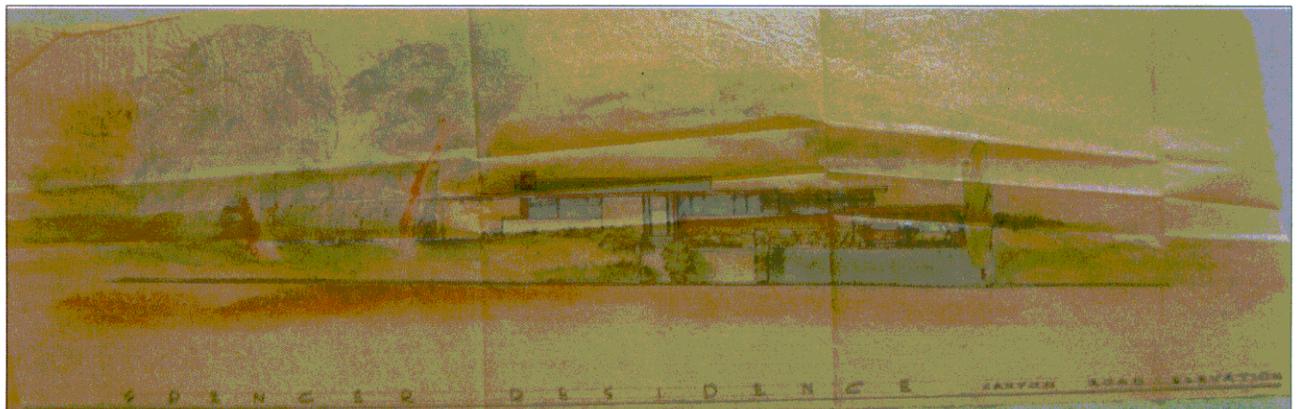
198

ATTACHMENT B:

Photographs

Original Elevation Drawings

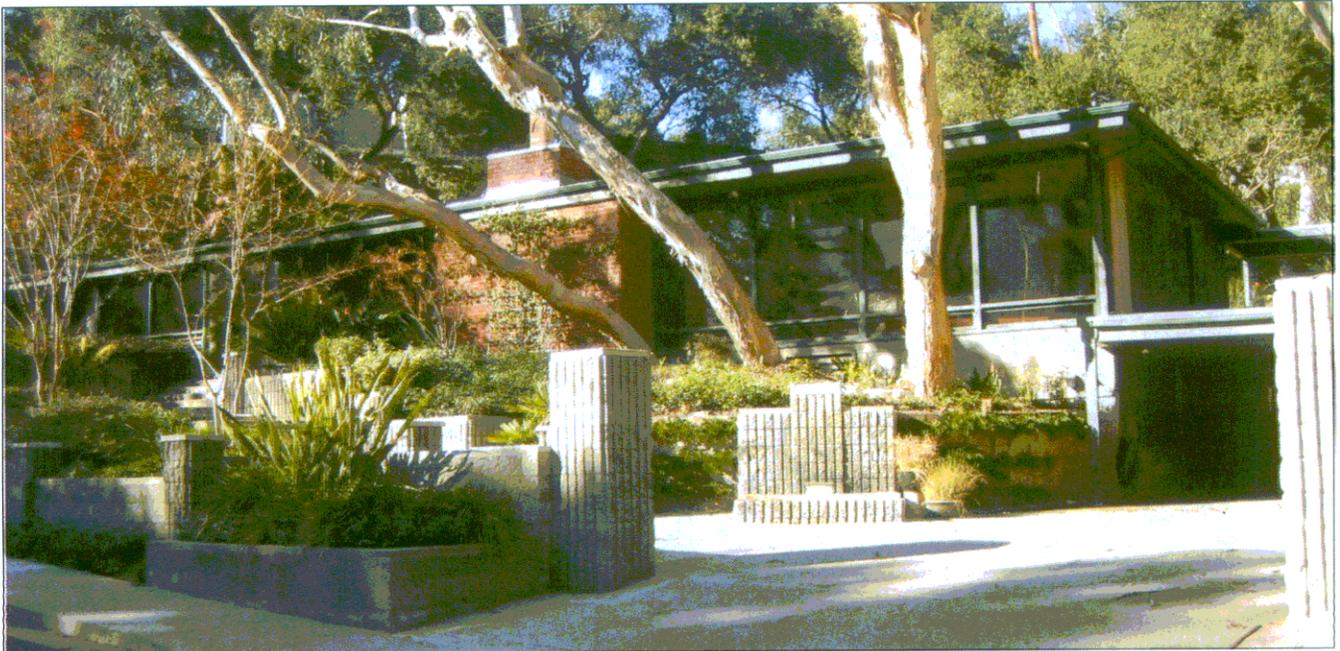
Obtained from UCSB University Art Museum Architecture & Design Collection



875 Cañon Drive



Street-facing elevation, facing northeast

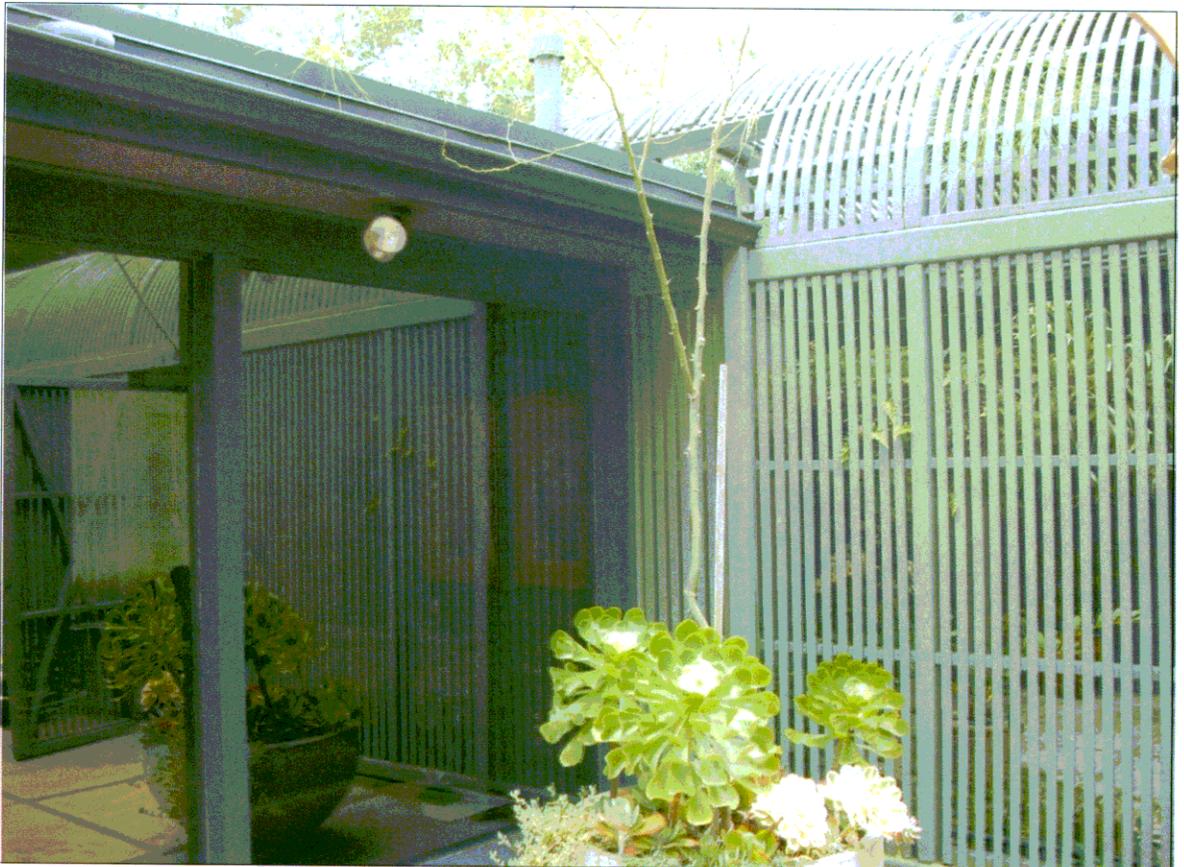


Street-facing elevation, facing northwest

875 Cañon Drive



Entry detail, facing north



Connection to lath house at rear, facing southwest

875 Cañon Drive

1965 addition



West portion of rear elevation, facing south

Carport roof



East portion of rear elevation, facing south

875 Cañon Drive



Rear of house & lath house, facing south



Walls & steps, facing north

875 Cañon Drive



Potting shed, facing east



Potting shed, facing southeast

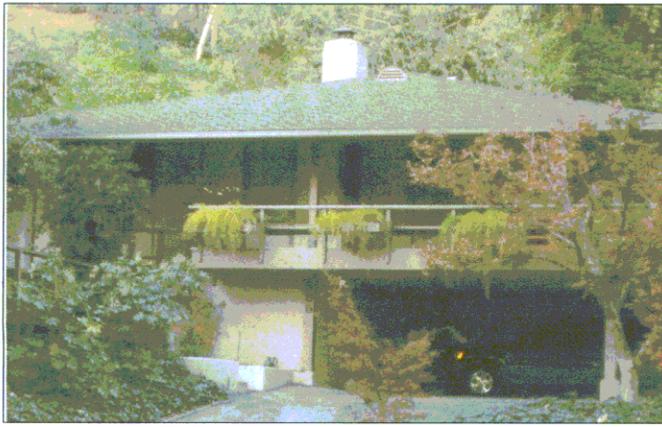
Pasadena Works of Smith & Williams



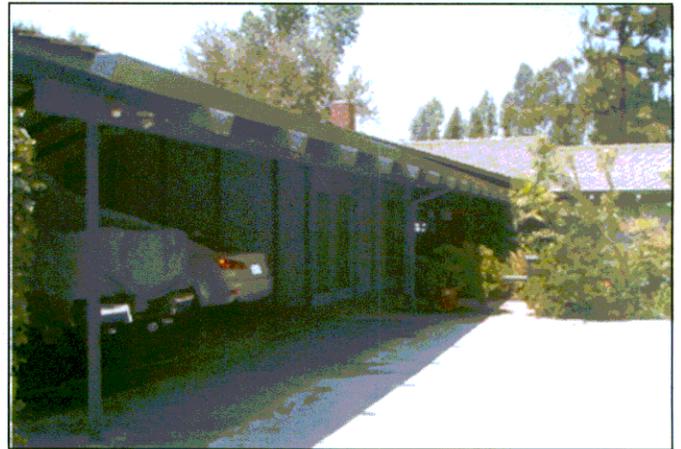
945 Hillcrest Place (1952)



2550 Las Lunas Street (1940, Smith only)



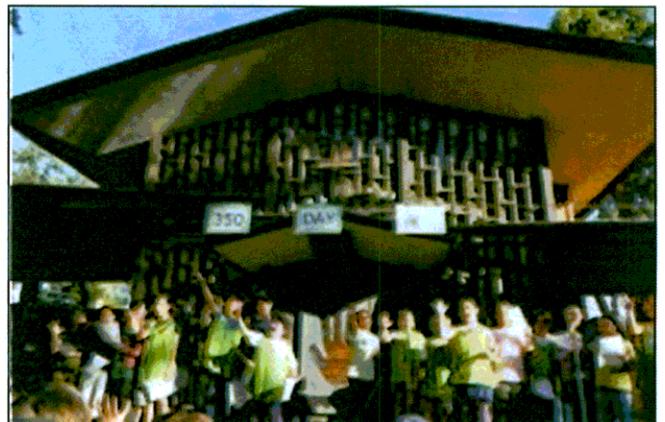
685 Old Mill Road (1951)



949 S. San Rafael Avenue (1952)



Blaisdell Medical Office Building,
547 E. Union Street (1950, Smith only)



Neighborhood Church Children's Chapel
(now Sequoyah School, 535 S. Pasadena Ave.,
date uncertain)



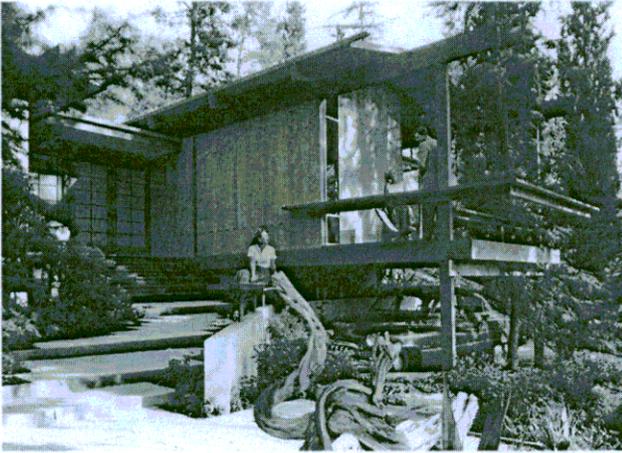
Dorr Medical Building, 181 N. Oak Knoll Avenue (1964)



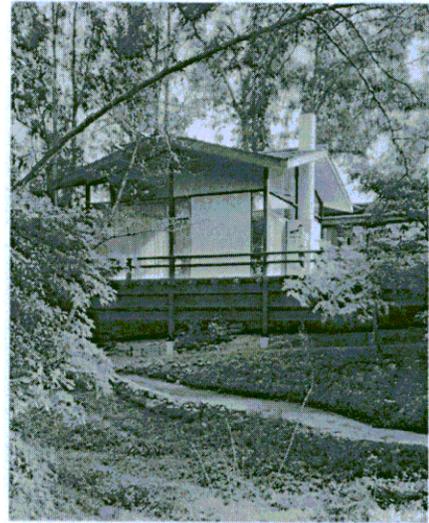
Friend Paper Company, 100 W. Green Street (1965)

Other Works of Smith & Williams

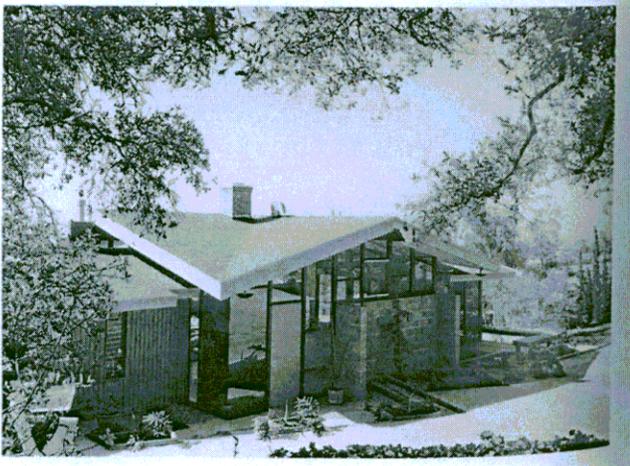
(scanned from Modernism Rediscovered by Peirluigi Serriano & Julius Shulman)



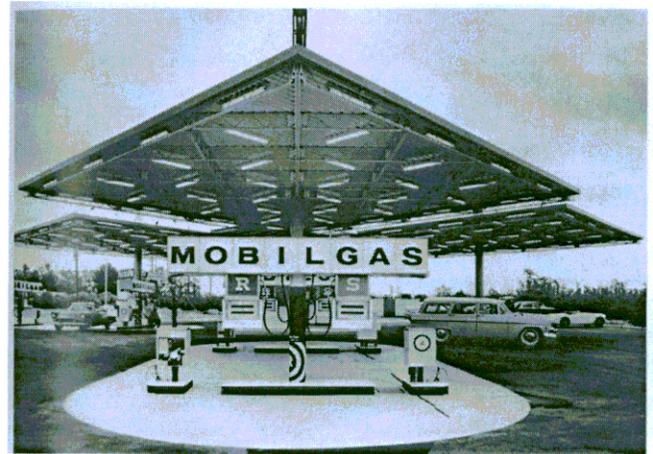
579 Garden Lane, Pasadena
(Lavenant Residence, 1953)



Booth Residence, Beverly Hills (1955)



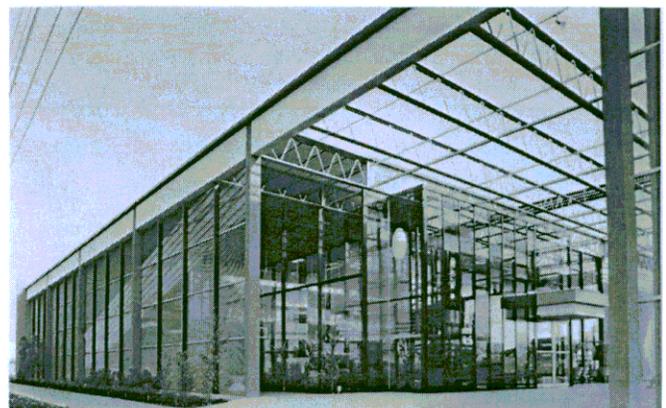
Wilcox Residence, Sierra Madre (1956)



Mobil Station, Anaheim (1956)



Salet Residence, La Cañada (1957)



Union Service Center, Los Angeles (1957)