

ATTACHMENT A:
Application Materials



PLANNING DIVISION MASTER APPLICATION FORM

Project Address: 781 Prospect Boulevard

Project Name: Hindry House Historic Landmark Application

Project Description: (Please describe demolitions, alterations and any new construction)

Zoning Designation: RS-4 HD General Plan Designation: Low Density Residential

Valuation (Cost of Project):

APPLICANT / OWNER INFORMATION

APPLICANT NAME: Galvin Preservation Associates, Inc. (Agent)

Address: 231 California Street

City El Segundo State: CA Zip: 90245

CONTACT PERSON: Elysha Dory

Address: 231 California Street

City El Segundo State: CA Zip: 90245

PROPERTY OWNER NAME: Hindry House LLC

Address: 4223 Country Club Drive

City Long Beach State: CA Zip: 90807

Telephone: [310] 792 - 2690

Fax: [310] 792 - 2696

Email:

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Telephone: [562] 254 - 5538

Fax: [562] 988 - 1242

Email:

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

Table with 3 columns of planning review and approval options. Includes items like ADJUSTMENT PERMIT, AFFORDABLE HOUSING CONCESSION OR WAIVER, CERTIFICATE OF APPROPRIATENESS, etc. The 'HISTORIC DESIGNATION' option is marked with an 'X'.

Note: Space for signature is on reverse side

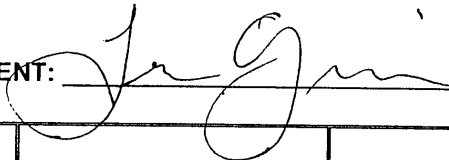
INDEMNIFICATION

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: _____



Date: 4/23/12

<p>For Office Use Only</p> <p>PLN # <u>2012-0092</u></p> <p>CASE # _____</p> <p>PRJ # _____</p> <p>DATE ACCEPTED: <u>4/23/12</u></p> <p>DATE SUBMITTALS RECEIVED: _____</p> <p>RECEIVED BY (INITIALS): <u>KJ</u></p> <p>FEES:</p> <p>BASE FEE: \$ _____</p> <p>3% RECORDS FEE: \$ _____</p> <p>TOTAL: \$ _____</p> <p>HISTORIC ARCH. RESEARCH REQUIRED? YES NO <u>NO</u></p> <p>PUBLIC ART REVIEW REQUIRED? YES NO <u>NO</u></p> <p>TRANSPORTATION REVIEW REQUIRED? YES NO <u>NO</u></p> <p>INCLUSIONARY HOUSING REQUIRED? YES NO <u>NO</u></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 checked="" 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 checked="" type="checkbox"/> PENDING</p> <p><input 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: _____</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:	Hindry House
2. Property Address:	781 Prospect Boulevard
3. Date of Original Construction	1909
4. Original Owner	William E. Hindry
5. Architect / Builder:	Alfred and Arthur Heineman

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.

See attached sheets for description.

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 type="checkbox"/>	B. It is associated with the lives of persons who are significant in the history of the City, region, or State.
<input 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.

**781 Prospect Boulevard
Hindry House
Statement of Significance**

The residence at 781 Prospect Boulevard is known as the Hindry House, for the original owners William and Mary Hindry. It is eligible as a Historic Monument under Criterion C as exceptional in its embodiment of the distinctive characteristics of an architectural style and an exceptional representation of the work of an architect whose work is significant to the region, state, or nation. Constructed in 1909, it is significant as an excellent example of the Craftsman style with Mission Revival influences, and is a superb example of the work of architects Alfred and Arthur Heineman. The brothers were highly influential in the development of the Arts and Crafts movement in California.

The design of the residence is an outstanding blend of Mission Revival and Craftsman, two styles of architecture that developed during the early part of the 20th century. The residence has a stucco exterior and terra cotta tile roof, as well as a parapet over the partial second story, all of which lend the building its Mission Revival styling. The remainder of its design has its roots in the architecture of the Arts and Crafts movement. It utilizes common features of the Craftsman style including extensive use of wood, exposed rafter tails beneath the roof eaves, exposed rafter tails, and built-in furniture on the interior.

The common spaces, which include the foyer, dining room, and great room, are highly significant spaces in the residence and display attention to detail and craftsmanship. They are considered contributing features to the residence. A dominant feature of the interior is the fireplace in the foyer. Constructed of arroyo stone and brick, it is unique and highly distinctive in its somewhat irregular shape and in the incorporation of a wood clock adjacent to it. Attention to detail is further seen in the use of leaded glass in windows and built-in furniture doors, and tile and hammered metal in secondary fireplaces.

The exceptional craftsmanship makes the residence an excellent example of the Arts and Crafts movement in Pasadena as well as the region. As the Pasadena area was the center of the Arts and Crafts movement on the West Coast, it has the highest concentration of Craftsman architecture. Outside of Pasadena, excellent examples of the style can be found in fairly large numbers in Monrovia, South Pasadena, and the West Adams area of Los Angeles. The Hindry House is comparable to the best examples from the Arts and Crafts movement in the region.

The residence is also significant as an exceptional example of the work Arthur and Alfred Heineman, who were influential in the development of the Craftsman style in California. Their work was published nationally in works such as Gustav Stickley's *The Craftsman* magazine, and Alfred Heineman's designs were utilized for plan books that promoted bungalows around the country.

Although the brothers were responsible for designing over a thousand buildings throughout California, only twenty of those buildings were located in Pasadena. The first documented building by Alfred Heineman was the family's home at 849 Lincoln Avenue. Constructed in 1904, it is a two-story residence that appears to have been designed in the Mission Revival style. However, it was determined ineligible for local designation due to alterations. Alfred's subsequent buildings in Pasadena were mostly one-story Craftsman bungalows. Meanwhile, Arthur had established a building company in downtown Los Angeles called A.S. Heineman & Company. Alfred joined the company in 1909. The brothers achieved their greatest success only after they joined forces. The Hindry House was the first residence that the brothers designed and built together and represents their first major commission.

Following the completion of the Hindry House, Arthur and Alfred received commissions for several large Craftsman style residences in the Madison Heights and Oak Knoll neighborhoods, as well as commissions for two bungalow courts. Of the residences in the Madison Heights and Oak Knoll neighborhoods, the Freeman House is the only one that is designated a City of Pasadena Historic Monument. It is also a strong example of their Craftsman style work; however, it underwent extensive rehabilitation to reverse a history of inappropriate alterations that were made in the past and incorporate a current owner's alterations. The Hindry House, by contrast, is more intact and retains a higher level of integrity of workmanship, materials and fixtures from the period it was constructed on both the interior and exterior.

The Heineman brothers also designed numerous residences in the Craftsman style throughout Los Angeles, a sanatorium in Ohio with a bungalow court like plan, an unbuilt condominium proposal for Mount Washington, numerous Pig 'n' Whistle Cafes between San Diego and Seattle, the first documented motel in the U.S., and planned a Theosophical community in Hollywood called the Krotona Colony. The Gless House in Hancock Park is one of their most important residential works outside Pasadena. The 1911 house has half-timbering on the exterior, linking it to the Tudor Revival. Art glass in the interior was designed by Alfred Heineman and created by the Judson Studios. Characteristic of many of their works are downward-curved gables, suggestive of thatched Cotswold cottages. The house was moved from Wilshire Boulevard to its current location at 6th and Plymouth in 1924.

The Hindry House represents the brothers at the pinnacle of their architectural career, and it displays highly distinctive features such as a dramatic two-story volume enclosing the foyer, a wrapped interior balcony overlooking the foyer from the second floor, and a diagonal plan that was utilized in a number of the Heinemans' later designs. The residence is intact save for the enclosure of a sleeping porch on the northwest corner of the residence and the remodeling and enlargement of the kitchen. A service porch was incorporated into the kitchen during this remodel. These alterations do not detract from the design of the building and occurred to secondary spaces. The residence is an exceptional, largely intact example of Craftsman architecture with influences from the Mission

Revival style and is an excellent example of the work of Arthur and Alfred Heineman.

Finally, it should be noted that the grounds of the Hindry House were redesigned in 1978 by Courtland Paul. This included the construction of a swimming pool and bathhouse. Paul was born in Pasadena in 1927. He was educated at the California Polytechnic Institute in San Dimas, before the campus was moved to its current location in Pomona. In 1954, he became one of the first licensed landscape architects in California, and in 1955 he was one of the founding members of the American Institute of Landscape Architects. He won many awards throughout his career, and was instrumental in the development of the profession of landscape architecture in California by serving on various boards and commissions. His firm, Courtland Paul Landscape Architecture eventually became Peridian International, Inc. and moved to Newport Beach. Peridian was responsible for the design of large-scale master planned communities, golf courses, resort hotels, and theme parks throughout the U.S. Paul is one of several landscape architects featured in *Shaping the American Landscape* by Charles Birnbaum, director of the Cultural Landscape Foundation. Birnbaum argues that the Hindry House is one of Paul's most important residential designs. His clients were the owners of the property from 1971 until its recent sale, Dr. Albert and Marka Hibbs. The pool is so sensitively designed that it almost appears to be a part of the natural landscape.

781 Prospect Boulevard
Hindry House
Description

The property at 781 Prospect Boulevard includes a two-story single-family residence with an irregular plan, a detached garage, a swimming pool, and a bathhouse. It is located at the corner of Prospect Boulevard and Prospect Terrace. The residence faces southeast. The exterior is clad with stucco. The majority of the residence is covered by a side-gabled roof of complex configuration; a portion of the residence over the second story has a parapet. The roof, which has slightly flared eaves over the gable ends, is clad with terra cotta tile. The roof features exposed, carved rafter tails and exposed roof beams. The residence has four chimneys and vent flues that are topped with terra cotta tiles.

The main entrance is located on the east side of the primary elevation beneath a covered porch that extends out into a porte cochere. The porch has an arched opening set parallel to the main entrance. The main entrance consists of a single wood door with a glass light and partial-height sidelight. The door is topped with a dentilated cornice. Other doors throughout the residence consist of multi-light wood doors, some of which have original wood screens.

There are two trellised porches on the exterior of the residence. One is located on the northwest elevation, and is topped with glass panels. The porch is accessed by arroyo stone stairs. The second porch is located on the west side of the south elevation; it is accessed by concrete stairs. There is a balcony also covered with a trellis on the second story of the south elevation.

The original windows are constructed of wood and include a variety of types. The northwest elevation features a floor-to-ceiling canted bay window flanked by two multi-light wood doors. Other windows consist of casement, fixed, and double-hung sashes with divided lights in the top sashes; fixed and casement windows set with leaded glass; multi-light casement windows; one-over-one double-hung sash windows; and non-original aluminum sliding windows.

Decorative features on the exterior of the residence include hanging light fixtures made of copper and marbled glass; multi-light, bowed windows; and leaded glass windows.

The first floor interior of the residence is dominated by the great room, dining room, and foyer, to which a semi-circular study is attached. These three common spaces are considered contributing features of the residence. They are all characterized by wood ceiling beams. The foyer is dominated by a large brick and Arroyo stone fireplace. Situated next to the fireplace is a freestanding custom-designed clock with a leaded glass door that matches others in the house.

The great room, which is located at the central axis of the residence and extends its entire width, opens onto a trellised patio and has a fireplace with a tile surround and tall, undulated, hammered copper hood. The dining room is located in the east wing along with the kitchen. It has wood paneling, original linen on paper wallpaper, and a tiled fireplace. The west wing of the residence contains bedrooms, as does the partial second story.

The residence is remarkably intact with only minor alterations to secondary spaces and elevations. The sunroom at the northwest corner of the residence was originally a sleeping porch that was enclosed. It has aluminum windows and is accessed by concrete stairs. The kitchen was redesigned and enlarged in the 1970s. An original service porch was incorporated into the kitchen remodel.

The detached garage is located at the northwest corner of the property and faces southeast. It was originally located to the northeast of the residence but was moved in 1926. It is similar in design to the residence with a stucco exterior and a roof clad in terra cotta tiles. However, the garage is a non-contributing feature to the property as it lacks integrity of location and materials, due to significant fire damage to the interior. It no longer serves as a garage because it is positioned in a way that vehicles can no longer access it; it is now simply used for storage.

Historic photographs indicate that the residence was once visible from the street and that landscaping featured paths lined with large arroyo stones and an open lawn. The property is now mostly hidden from view by a hedge of eugenia and features mature trees such as sycamore, magnolia, ash, oak, eucalyptus, and pittisporum. In 1972 the grounds were re-landscaped. The arroyo stone lined paths were preserved and a swimming pool and bathhouse were added to the southwestern corner of the property. The pool was designed to blend into the landscape seamlessly. It has an irregular shape and is lined with boulders and arroyo stones. The bathhouse is a small structure southwest of the pool. Like the residence, it has a stucco exterior and a side gabled roof with terra cotta tiles.

ATTACHMENT B:

Photographs

781 Prospect Boulevard: The Hindry House



1-Porch & Porte Cochere - Photo from www.thehindryhouse.com



2-Main Entry - Photo from www.thehindryhouse.com

781 Prospect Boulevard: The Hindry House



3-Northeast Corner - Photo from www.thehindryhouse.com



4-Dining Room Windows

781 Prospect Boulevard: The Hindry House



1 - Covered porch, south elevation, Lkg NW



3 - Northeast corner, Lkg SW

781 Prospect Boulevard: The Hindry House



4 - East side, north elevation, Lkg SW



6 - North elevation, Lkg SE

781 Prospect Boulevard: The Hindry House



7 - Northwest elevation, Lkg SE



8 - Northwest corner, Lkg SE

781 Prospect Boulevard: The Hindry House



9 - Southwest elevation, Lkg NE

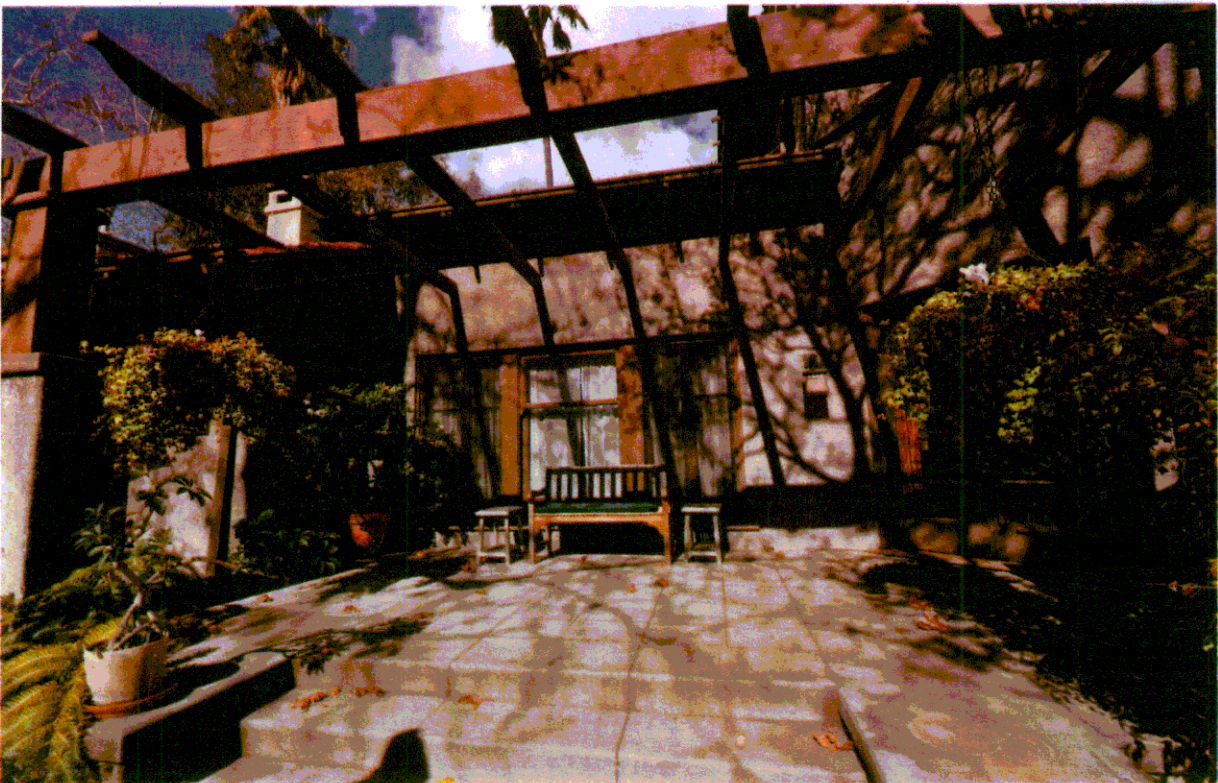


10 - Southeast elevation, Lkg NE

781 Prospect Boulevard: The Hindry House



11 - Southeast elevation detail, Lkg NE



12 - Southeast elevation porch, Lkg NW

781 Prospect Boulevard: The Hindry House



47 - Detached garage, Lkg NW



48 - Detached garage, NE elevation, Lkg SW

781 Prospect Boulevard: The Hindry House



14 - Main foyer, Lkg NE



15 - Main foyer, Lkg NW

781 Prospect Boulevard: The Hindry House



19 - Great room, Lkg SW



20 - Great room, Lkg NW

781 Prospect Boulevard: The Hindry House



22 - Dining room, Lkg NE



23 - Dining room, Lkg NW

781 Prospect Boulevard: The Hindry House



24 - Detail, dining room doors, Lkg N



26 - Detail, dining room fireplace, Lkg SW