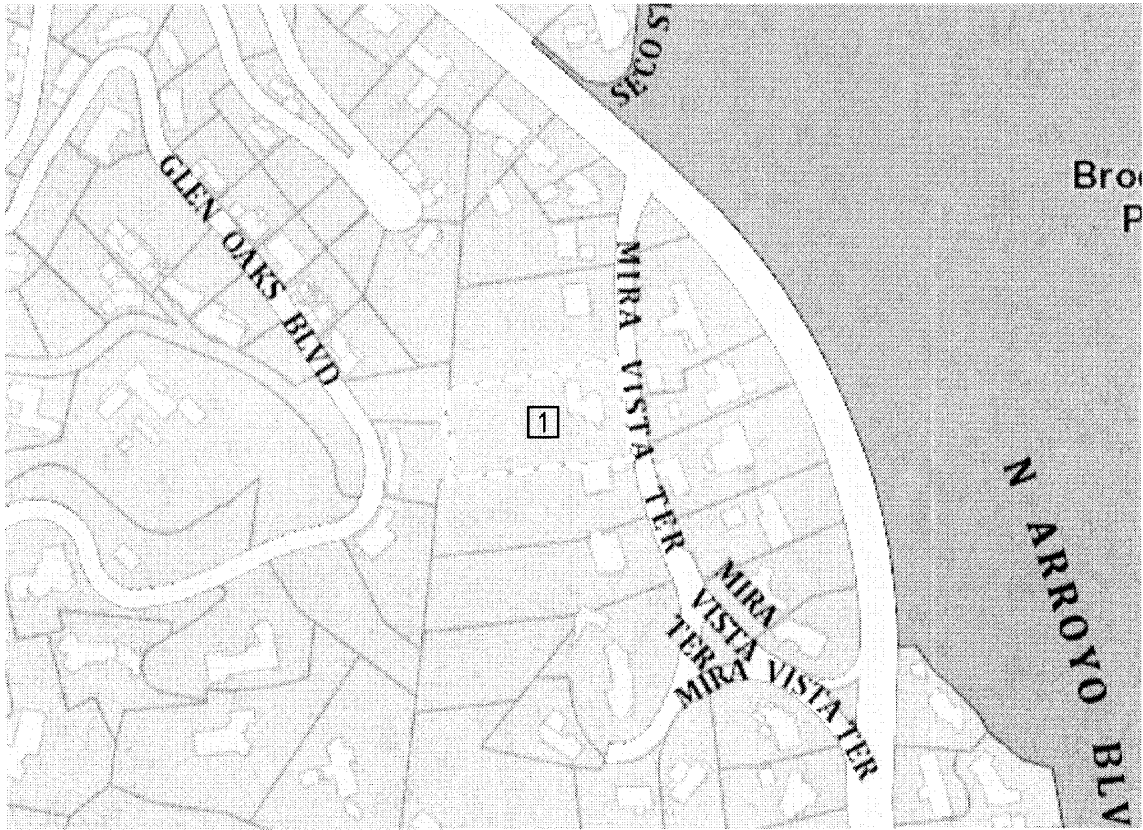


**ATTACHMENT A  
VICINITY MAP: 405 MIRA VISTA TERRACE**





LANDMARK NOMINATION FOR 405 MIRA VISTA TERRACE

*The George H. Creighton House*

J. Constantine Hillman, 1912

Owners: Biff Sanders & Anise Stevens



**Note:** In addition to this application, a completed **Planning Division Master Application Form** is also required.

**PROPERTY PROPOSED FOR DESIGNATION**

1. Name of Property:	George H. Crosby House
2. Property Address:	405 Mira Vista Terrace
3. Date of Original Construction	1912
4. Original Owner	George H. Crosby
5. Architect / Builder:	J. Constantine Hillman

**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.

**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.

<b>CRITERIA FOR DESIGNATING AN HISTORIC MONUMENT</b> <b>(May include significant public or semi-public interior spaces and features)</b>	
<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.

<b>CRITERIA FOR DESIGNATING A LANDMARK</b>	
<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 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.

## **Supplemental Application for HISTORIC DESIGNATION**

### **PROPERTY PROPOSED FOR DESIGNATION**

405 Mira Vista Terrace (originally 975 Mira Vista Terrace)

J. Constantine Hillman, 1912

*The George H. Crosby House*

### **DESIGNATION CATEGORY**

LANDMARK

### **BRIEF DESCRIPTION OF PROPERTY**

The residence was built as part of the Michael Cochrane Armour development, which began in 1909 when the developer bought 65 acres of Linda Vista real estate. Cochrane Armour worked with architect J. Constantine Hillman to create large elegant estates in a neighborhood previously comprised of a few modest dwellings.

Built in 1912, this two-story residence designed for George H. Crosby by J. Constantine Hillman is located in a hillside setting on a large lot overlooking the Lower Arroyo Seco in the Linda Vista Neighborhood. The original footprint is generally rectangular in plan with horizontal orientation and is sited at the front portion of the property, set back 40 feet from the front property line. The primary elevation faces northeast toward Mira Vista Terrace. The main entry and porch are located on the secondary south-facing elevation and are accessed via concrete steps leading up from Mira Vista Terrace. (See map)

The 3,720-square-foot, two-story residence exhibits many identifiable features associated with an Arts and Crafts period house in the Swiss chalet subtype including deep overhanging eaves, vented gables, exposed rafters, cut-out wood detailing, multi-light casement windows and flat-board balconies. However, it distinguishes itself from Hillman's other Swiss Chalet at 373 Mira Vista, and the general conventions of the style, by having a side a side-facing gable roof and the placement of the balconies on a secondary elevation. There is also a concrete balustrade framing the main entrance that adds a grandeur and formality not typically seen in other examples of this style.

On the primary elevation, the gabled roof and sleeping porch (now enclosed) are supported by large wooden brackets. The second story walls and balcony are sheathed vertical tongue-and-groove wood siding with cut-out ornamentation and the first floor walls are coated in stucco. Fenestration is symmetrical and includes groupings of wood casement and fixed windows.

Building permits show the property had numerous alterations early in its history. In 1922, the three sleeping porches on the second story were enclosed<sup>1</sup>. Crosby, engaged the original architect, Hillman, for this work. In 1924, a new owner, M.B. Cunningham, added a sleeping porch to the second story (no architect listed)<sup>2</sup>. Cunningham added a 20' x 26' north wing for a "four rooms servants quarters" in 1926<sup>3</sup>. The addition matches the original footprint in exterior detailing. It also extends into the hillside on the second floor forming a breezeway under the house on the west side. In 1928, prominent architect G. Lawrence Stimson designed a substantial interior remodeling project that included moving the front door further west under a new "wrought iron with wire glass roof marquise."<sup>4</sup> The property hasn't had any significant exterior alterations since the late 1920s.

The proposed property includes the house and the garage, which is original and has a small office and a simple bathroom.

### **SUPPLEMENTAL INFORMATION ON SIGNIFICANCE OF PROPERTY**

The property at 405 Mira Vista Terrace is eligible for designation under Criterion "C", (§17.62.040 PMC) which states:

(The property) embodies the distinctive characteristics of a historic resource property type, period, architectural style or method of construction, or is an exceptional representation of the work of an architect, designer, engineer, or builder whose work is significant to the city or that possesses high artistic values that are significant to the city.

Under this criterion, 405 Mira Vista Terrace is significant as a distinctive example of two-story Arts and Crafts period Swiss Chalet Style residential architecture designed by J. Constantine Hillman. The house is listed in the city's 1999 survey of Arts and Crafts Period Residential Architecture (Bricker, Winter & Tearnen) in the Swiss, Bavarian or Tyrolean chalet subtype, and as being eligible for individual listing in the National Register of Historic Places. In addition, there are four other properties designed by Hillman in the survey listed as individually significant (535 Fremont Drive, 375 Linda Vista Avenue, 405 Linda Vista Avenue and 373 Mira Vista Terrace). (The house at 373 Mira Vista Terrace was designated a landmark in 2007.) Hillman designed a total of ten houses in Pasadena, according to the city's listing of Arts and Crafts period building permits, compiled by John Ripley. The house at 405 Mira Vista Terrace has a high level of architectural integrity (its ability to demonstrate why it is significant) through its location, design, setting, materials, workmanship, feeling and association. It is in its original location, is designed in a style that is identified as significant in a historic context report and is entirely intact.

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<sup>1</sup> City of Pasadena, Building Permit #9184, 8/23/22

<sup>2</sup> City of Pasadena, Building Permit #5798C, 3/25/24

<sup>3</sup> City of Pasadena, Building Permit #2292D, 5/15/26

<sup>4</sup> City of Pasadena, Building Permit #8143D, 6/13/28 and #83990, 8/27/28

### Hillman

J. Constantine Hillman, known professionally as J. Constantine Hillman, was born in Oregon in 1864. He worked as an architect in partnership with Claude Bragdon in Rochester, NY from 1896 until 1903 when he relocated to Pasadena. Hillman was associated with the well-known firm of Myron Hunt and Elmer Grey for several years. In 1910, he established his own practice with an office in the Chamber of Commerce Building on Colorado Boulevard.

Hillman is best known for his collaboration with Michael Cochrane Armour on the Linda Vista neighborhood development. He designed eight houses in the Linda Vista area, including his own at 320 Linda Vista Avenue<sup>5</sup>. Hillman also had other commissions in Pasadena, as well as Los Angeles and Coronado Island.

Hillman and his wife, Elizabeth Kendall Hillman, had three children. He died in Pasadena on December 23, 1932 at the age on 68.

### Crosby

George Howard Crosby was a wealthy industrialist from Minnesota, who spent five winter months each year in Pasadena. Born in 1865, Crosby started in real estate and began a mining enterprise, discovering the several lucrative mines in the Mesabi and Cuyana Ranges. He served as president of Crosby Motor Company, Crosby Exploration Company, and Crosby Water, Light and Power Company, all in the Duluth area. Crosby also owned brick manufacturing plants and was a national director of the American Red Cross.<sup>6</sup> He died in Duluth, in 1961.

### In Print

The house was featured in an article and photo spread in *Architectural Record* in February 1919, that detailed George Crosby and Hillman's vision for the property. (See attached.)

The property at 405 Mira Vista Terrace, along with 373 Mira Vista Terrace was included in an architectural tour of the Linda Vista area near Holly Street as part of a series called the "Ten Tours of Pasadena."

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<sup>5</sup> 280 Linda Vista Avenue (1911)  
285 Linda Vista Avenue (1913)  
320 Linda Vista Avenue (1911)  
375 Linda Vista Avenue (1916)  
405 Linda Vista Avenue (1916)  
373 Mira Vista Terrace (1916)  
405 Mira Vista Terrace (1912)  
425 Mira Vista Terrace (1912)

<sup>6</sup> *At the Arroyo's Edge*, by Beverly Wayte, p.57-58.

The significance of the property has also been documented in books including: *Linda Vista, Portrait of a Neighborhood* by the Linda Vista History Book Committee, 1988.

In summary, the residence at 405 Mira Vista Terrace clearly qualifies for designation as a landmark under Criterion "C" as a distinctive, intact example of two-story Arts and Crafts period Swiss Chalet style residential architecture designed by J. Constantine Hillman.

### **Sources/Bibliography**

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([http://www.flickr.com/photos/library\\_of\\_congress/6950350396/](http://www.flickr.com/photos/library_of_congress/6950350396/))

Gregory, Tim. *Building Biography for 373 Mira Vista Terrace*, 2004

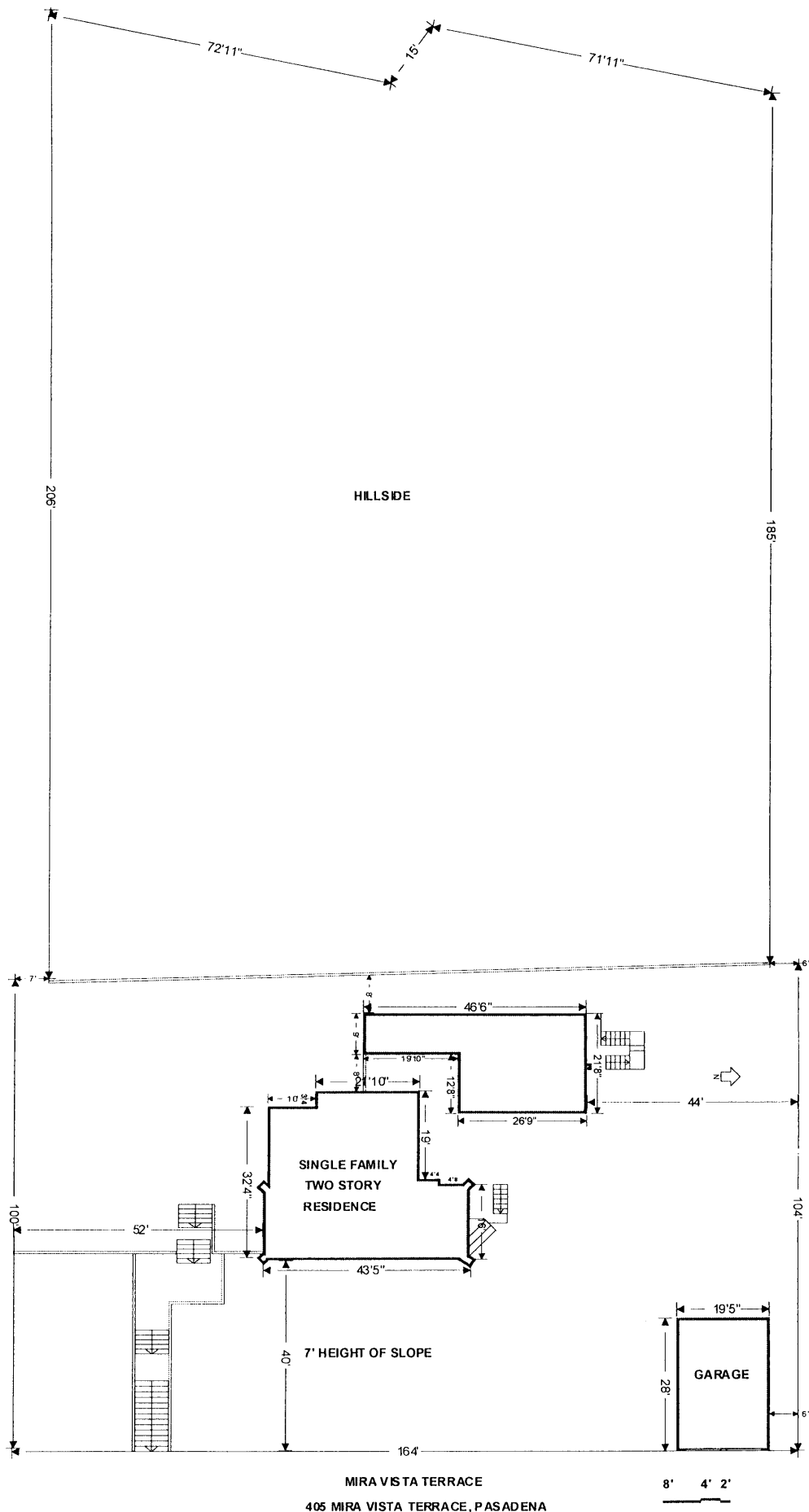
(City of) Pasadena, building permits

(City of) Pasadena, address files for 405 Mira Vista Terrace and 373 Mira Vista Terrace

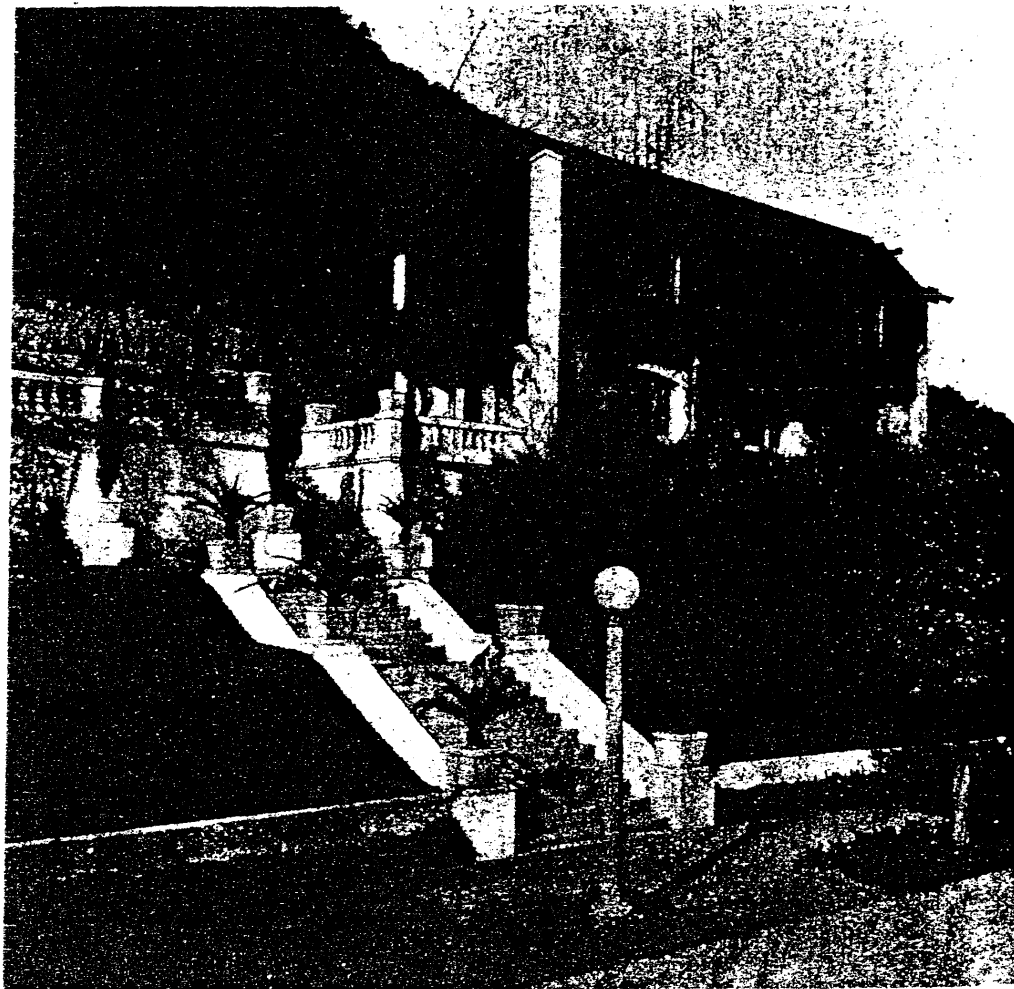
Wayte, Beverly. *At the Arroyo's Edge*, 1993.

Wight, Peter B. "A Winter Residence in Southern California," *Architectural Record*, Feb 1919.





PORTFOLIO  
OF  
CURRENT  
ARCHITECTURE

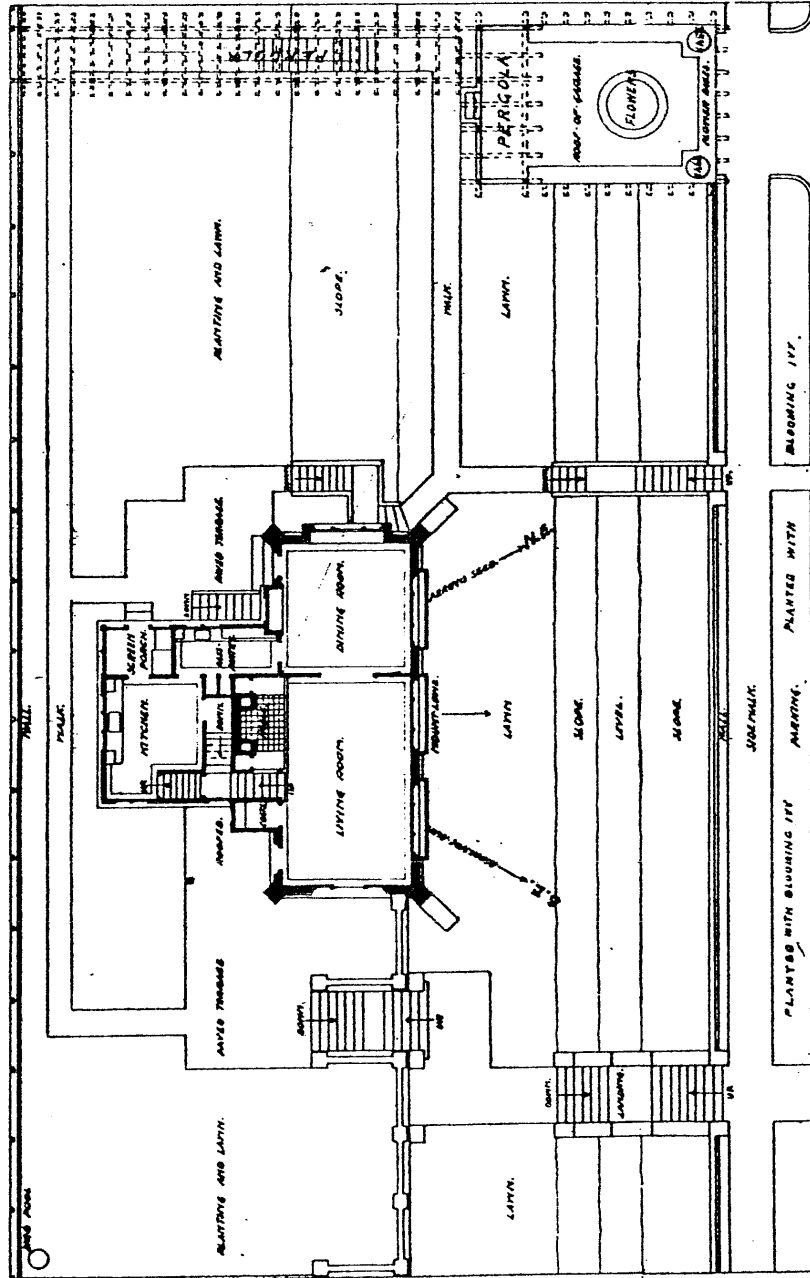


WINTER HOME OF GEORGE H. CROSBY,  
ESQ., MIRA VISTA, PASADENA, CAL.  
J. CONSTANTINE HILLMAN, ARCHITECT.  
(For text, see page 188.)

LIVING ROOM

LIVING ROOM

HILLSIDE EXCAVATED



PLAN OF WINTER HOME OF GEORGE H. CROSBY, ESQ., MIRA VISTA, PASADENA, CAL. J. CONSTANTINE HILLMAN, ARCHITECT.



LIVING ROOM, LOOKING INTO DINING ROOM. WINTER HOME OF GEORGE H. CROSBY, ESQ.,  
MIRA VISTA, PASADENA, CAL.  
J. Constantine Hillman, Architect.



LIVING ROOM. WINTER HOME OF GEORGE H. CROSBY, ESQ., MIRA VISTA, PASADENA, CAL.  
J. Constantine Hillman, Architect.

Architectural Record  
Vol 45

Feb 1919

Pgs 176-178  
188-189

"A Winter Residence  
in So. Cal."

By Peter B Wright

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Hamp-  
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company-  
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Colonial  
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netry of

by the Greek revival. There is a queer  
jumble of styles, but the whole effect  
was not marred; the building retains the  
character of the "white church."

The church at Fitzwilliam has been made  
over into a town hall, but the fine spire  
is being preserved. The number of people  
passing in and out of a weekday rather  
startles one at first sight.

It is unfortunate that the country  
churches being built throughout the West  
cannot take the best of these Colonial  
churches as models rather than the non-  
descript styles that have been so popular  
recently.

FRANK A. BOURNE.

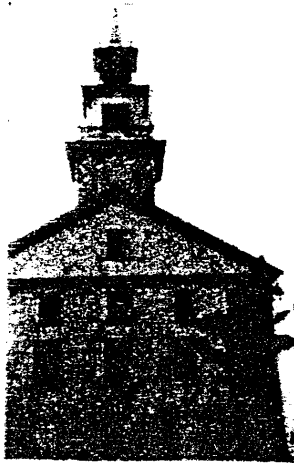
**A Winter  
Residence in  
Southern  
California.**

Not many years ago  
the district known as  
Mira Vista was added to  
the corporate limits of  
Pasadena, the famous  
winter residence town  
of Southern California.

It is on the west of the  
Arroyo Secco and north of the new Linda  
Vista Bridge, which crosses the Arroyo.  
It runs along the base of a range of hills,  
several hundred feet high, which extends  
from the new Colorado Street concrete  
bridge northward to the Devil's Gate. A  
well improved road follows the foot of the  
range, intersecting the roads that focus at  
the Devil's Gate, the gateway of the moun-  
tain district to the northwest. From this  
range lovers of beautiful scenery command  
a view over the Arroyo Secco toward the  
most beautiful suburban section of Pasa-



SOUTH  
N. H.



CHURCH AT WEST RINDGE,  
N. H.



M. E. CHURCH AT TOWN-  
END, MASS.



CHURCH AT ACWORTH,  
N. H.

to the east; to the north  
Sierra Madre range, of wh  
and Mount Wilson are kn  
ers; to the east of the rat  
away, "Old Baldy" tow  
during half of the yea  
southeast the view across  
in Brookside Park. in the  
Buildings on the west side o  
overlook those on the lower  
sites on the west side literally  
dog into the hill.

Such was the site selected by  
Crosby, of Duluth, Minnesota.  
ever for development to J. J.  
Hillman, architect, of Pasadena  
construction to the architect w  
from the house must be  
utilized. The perspective  
the result quite graphic  
can see the wild uncultiva  
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for the architect, with a cro  
the ground before him. was to  
a finished section that would p  
at the proper elevation from  
that it could have a basement  
and a first story approach w  
which might afford entranc  
flights of steps and still mak  
to have a garden under the  
hill. It was also necessary  
stairway to the service end  
and to have a basement entran  
had to be built at the north  
site, placing it on the street l  
rounding it on three sides  
concrete retaining wall. The  
parallel with the street. abut  
The concrete roof of the ga  
the level of the narrow law  
which surround the house, the  
carried over the garage, wh  
rounded by a balustrade w  
similar to those seen on the  
house.

Everything in the general  
plan finally carried out is subse  
necessity for preserving th  
the house as well as the  
house.

The house itself is quite  
provides for every comfo  
space that could be desire  
it is planned and built  
to the superb pict  
by the five window

1. There is a building retaining the white church. William has been ill, but the number of a weekday night.

that the throughout the of these rather than the have been so popu-

FRANK A. BOURNE

of many years district known a Vista was added corporate limits Pasadena, the former residence in Southern California on the west of h of the new I crosses the Arroyo of a range of hills high, which extends do Street connects the Devil's Gate follows the foot of the roads that focus teway of the north-west. From the il scenery commands Secco toward the n section of Pasadena,



CHURCH AT ACWORTH, N. H.

dena, to the east; to the northwest lies Altadena, behind which rise the mountains of the Sierra Madre range, of which Mount Lowe and Mount Wilson are known to all travelers; to the east of the range, eighty miles away, "Old Baldy" towers, snow-capped during half of the year. Toward the southeast the view across the Arroyo takes in Brookside Park, in the valley.

Buildings on the west side of the road overlook those on the lower east side. Sites on the west side literally have to be dug into the hill.

Such was the site selected by George H. Crosby, of Duluth, Minnesota, and turned over for development to J. Constantine Hillman, architect, of Pasadena. His main instruction to the architect was that the view from the house must be preserved and utilized. The perspective photograph tells the result quite graphically. There you can see the wild uncultivated hill and part of the bank of still uncultivated earth behind the house not yet overgrown by vines, as it will be. The great problem for the architect, with a cross section of the ground before him, was to decide upon a finished section that would put the house at the proper elevation from the road, so that it could have a basement underground and a first story approach with terraces, which might afford entrance by short flights of steps and still make it possible to have a garden under the brow of the hill. It was also necessary to provide a stairway to the service end of the house and to have a basement entrance. A garage had to be built at the north end of the site, placing it on the street level and surrounding it on three sides with a heavy concrete retaining wall. The two terraces, parallel with the street, abut on this wall. The concrete roof of the garage is near the level of the narrow lawn and garden which surround the house, the garden being carried over the garage, where it is surrounded by a balustrade with pedestals, similar to those seen on the south of the house.

Everything in the general arrangement finally carried out is subservient to the necessity for preserving the views from the house as well as the views of the house.

The house itself is quite small, yet it provides for every comfort and convenience that could be desired. But, above all, it is planned and built to give prominence to the superb pictures that are framed by the five windows in the two

main rooms of the first story. Some suggestion of the window views may be obtained from the illustrations of the living room and the dining room.

It might be said in criticism that placing so many large immovable plate glass windows is not wise in a hot climate. But that falls when it is remembered that this is a winter residence and is built to be occupied only five months in the year.

The exterior design of the house was the subject of much thought on the part of Mr. Hillman. All the terraces and stairways are finished in concrete. The house is of frame construction, the first story being finished on the outside with cement plaster on galvanized steel lathing. The second story is an example of rational wood construction, carried out in red-wood and oiled. Mr. Hillman said he could not feel satisfied with his design for a red-wood second story and roof on top of a white first story until he had added the four buttresses at the corners, which look much like chimneys. They are ornaments used solely for an esthetic purpose and are slightly battered, with a curved profile in the first story. The three latticed sleeping porches on the second story are interesting additions to the house.

PETER B. WIGHT.

#### A Proposed War Memorial

Plans have been drawn for the erection of an Honor Roll Memorial to Chicago men who have lost their lives in the service. It is designed to carry their names and is in the truest sense a Dedicatory Monument, one which symbolizes the dedication of an entire city to the purpose of winning the war, as it was realized that a complete memorial could be erected only after the close of hostilities. That point has now been reached and it is probable that a permanent memorial will take its place.

The site selected was the Lake Front, on the center line of the layout of Grant Park and of the downtown center of Chicago—Congress Street. The plan was promoted by the following committee:

Alderman Joseph O. Kostner, Chairman; Mrs. Heaton Owsley, Mr. Charles L. Hutchinson, Mr. Frank Logan, Mr. Charles H. Wacker, Mr. Pompeo Coppini, Col. Nathan W. MacChesney, Mr. J. E. Williams, and Mr. E. H. Bennett, architect.

It was understood that the sculpture would be done by members of the Western