



Planning & Community Development Department

# 873 N. Hill Avenue Application for Landmark Designation

City Council Meeting  
October 28, 2019





# 873 N. Hill Avenue

Planning & Community Development Department





# Project Summary

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- Built in 1913
- Designed by Sylvanus Marston
- Original and Current Use as a single-family residence
- Nomination submitted by current owner
- Qualifies for Landmark under criterion C
  - > Significant as an intact example of Colonial Revival architecture by significant architect Sylvanus Marston.
- Historic Preservation Commission recommended approval of the designation at the August 20, 2019 meeting.



# Recommendation & Effects

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- HPC and staff recommendation: Approve designation of 873 N. Hill Avenue as a Landmark
- Effects of historic designation:
  - > Future protection of exterior features from inappropriate alteration or demolition
  - > Eligible to apply for Historic Property Contract (Mills Act)
  - > Eligible to use State Historical Building Code
  - > Potential variances from current Zoning requirements



# Historical Overview

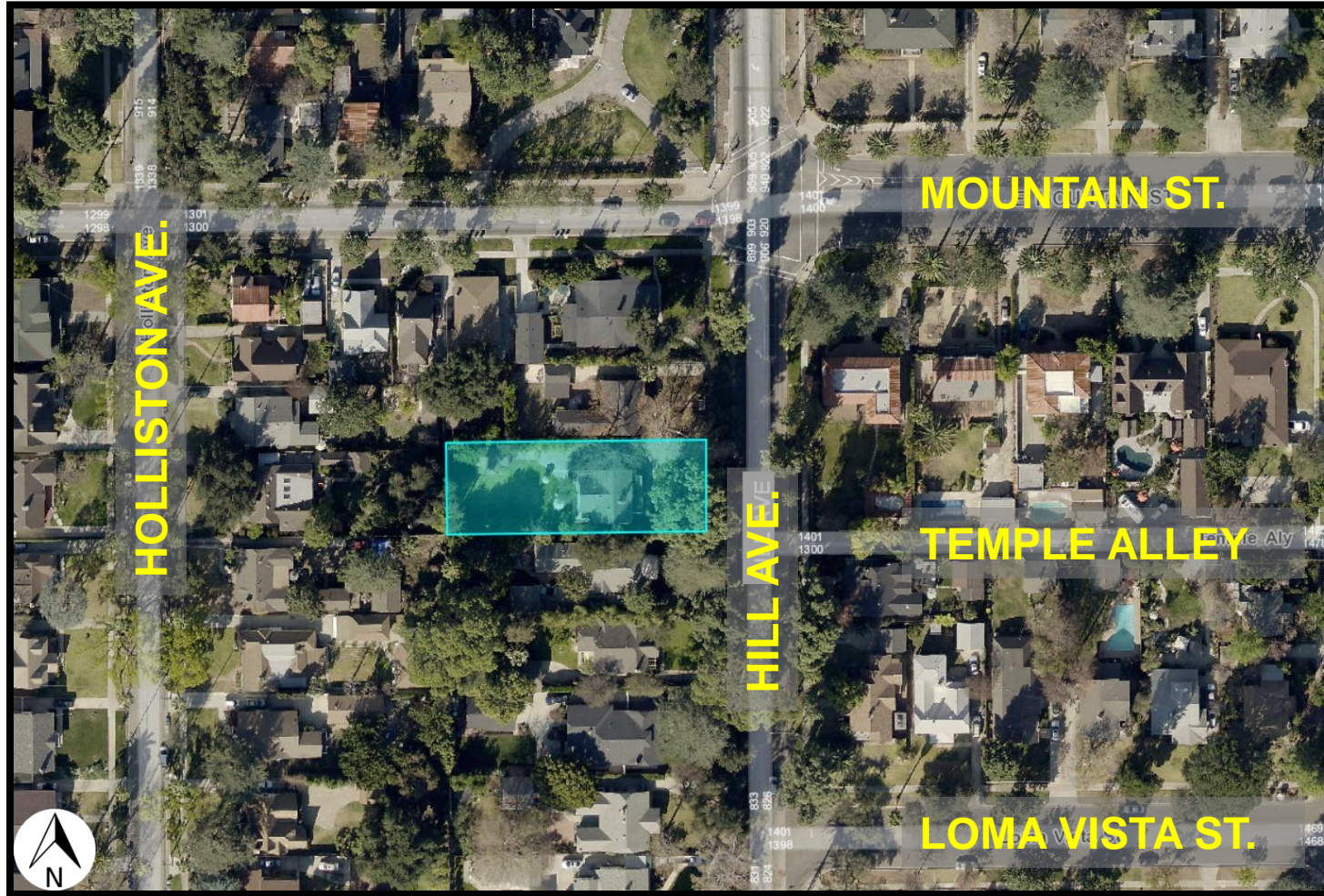
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- **American Colonial Revival Style House:**
  - > Symmetrical mass and fenestration pattern
  - > Narrow clapboard siding on exterior walls
  - > Classical and clean lines are keynotes of the style
  - > Eaves are usually extended and boxed
  - > Multi-paned, double-hung sash windows often found in pairs and typically have shutters
  - > Classically detailed entrances often centered on the facade. In some cases, entrances are capped by hoods or small porticos. Other versions extended the porch across the facade with pediments supported by Ionic or Doric columns



# Project Location and Adjacencies

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PASADENA



# East (Front) Elevation

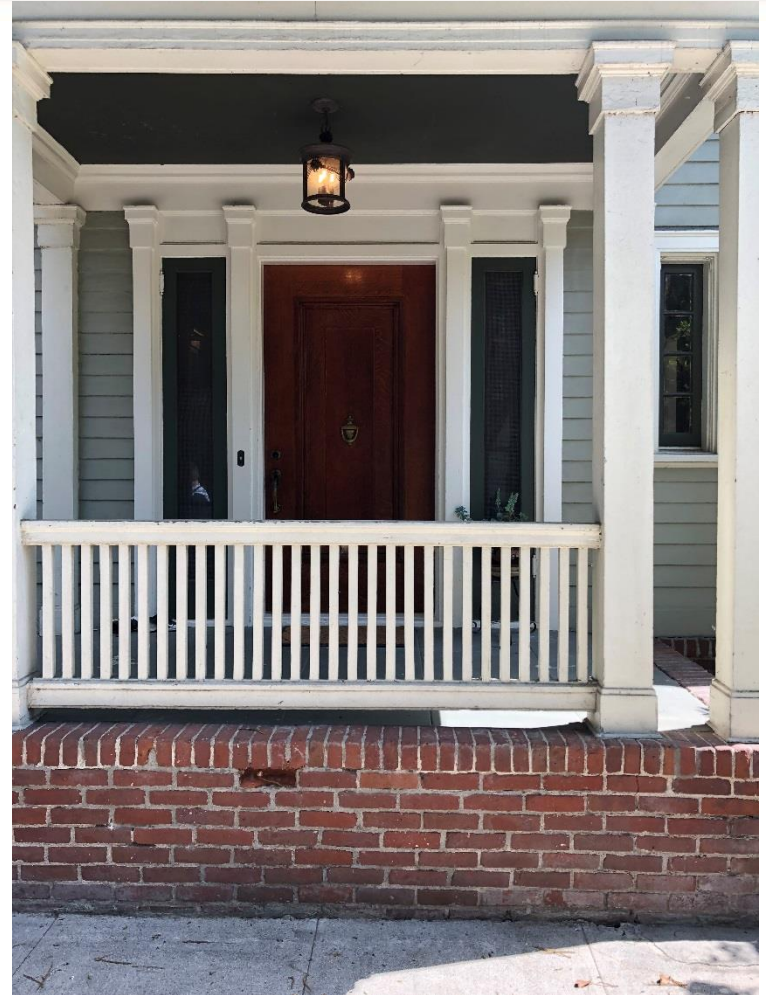
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# North (Side) Elevation

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# West (Rear) Elevation

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# Detached Garage

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East/South Elevations



West/South Elevations



# Sylvanus Marston, Architect

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- Sylvanus Marston, Architect (1883-1946)
  - > Graduated from Pomona College & Cornell University
  - > Designed St. Francis Court, cited as the first bungalow court, in 1909
  - > Partnered with Garrett Van Pelt in 1914; Edgar Maybury joined firm in 1923
  - > Designed the Westminster Presbyterian Church, a rear addition to the Main Post Office, Vista del Arroyo Hotel, Turner & Stevens Co. Building





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