

**ATTACHMENT E**

**LESLIE HEUMANN AND ASSOCIATES**  
**ARCHITECTURAL AND HISTORICAL RESEARCH**

**MEMORANDUM**

**DATE:** April 18, 2005  
**TO:** Jeff Cronin, Principal Planner  
Mary Jo Winder, Senior Planner  
**FROM:** Leslie Heumann, Architectural Historian  
**SUBJECT:** Landmark nomination of 636 North Holliston Avenue

This memorandum is presented in accordance with your request to provide an independent evaluation of the eligibility of the property located at 636 North Holliston Avenue as a landmark of the City of Pasadena. I have reviewed the application materials, the National Register of Historic Places Multiple Property nomination of Bungalow Courts in Pasadena (1993), the National Register Partial Inventory of Bungalow Courts nomination (1981), the Staff Report of February 7, 2005, and the Staff letter to the applicants of October 25, 2004. I also visited the site and several other bungalow courts in Pasadena, and reviewed the book *Courtyard Housing in Los Angeles* (Stephanos Polyzoides et al, 1982). In preparing this opinion, I have drawn on my experience as the former coordinator of the Pasadena Architectural and Historical Inventory (1978-1981) and as a historic resources consultant (1981 to the present).

It is my conclusion that that the property does not meet the criteria of significance as a bungalow court for landmark designation (Section 17.52.40 B of the Pasadena Municipal Code).<sup>1</sup> Specifically, the court at 636 North Holliston Avenue does not “embody the distinctive characteristics of a locally significant historic resource property type, architectural style, period, or method of construction, or represent the work of an architect, designer, engineer or builder that is locally significant, or possess high artistic value that is locally significant” (Criterion C), as is argued in the landmark application. A general comment first: there is a often a tendency among advocates for historic preservation to confuse “history” with “historical significance.” That is, all properties have a history, but simply documenting that history does not provide evidence of significance. Significance must be demonstrated within a historic context defined by theme, period of significance, geographic area, and associated property types, as explained in *National Register Bulletin 15: How to Apply the National Register Criteria for Evaluation* (United States Department of the Interior, 1990, revised 1991). Moreover, a property, to be historical, must be a significant product of the identified context. Thus, not every illustration of a particular context is a significant representation of an associated property type.

---

<sup>1</sup> The landmark application is based on qualification under criterion (C). Therefore, this memo focuses primarily on criterion C.

## **LESLIE HEUMANN AND ASSOCIATES**

### **ARCHITECTURAL AND HISTORICAL RESEARCH**

The significance of the bungalow court form as a property type in Pasadena and in the region is undisputed. Two group nominations of bungalow courts in Pasadena to the National Register of Historic Places attest to this fact. The 1993 Multiple Property Documentation Form established three historic contexts—Tourism in Pasadena, 1890-1931; Residential Building in Pasadena, 1910-1931; and Real Estate Development in Pasadena, 1910-1931—and described the associated property types. The period of significance for these contexts ends in 1931, a date which is not arbitrary but in fact represents historic trends. By 1931, building activity in general had slowed to a crawl, construction of bungalow courts had ceased, and the period of bungalow court innovation and maturity had ended. When building resumed in the late 1930s, the era of the bungalow court had passed. Courtyards continued to be popular, but had evolved in new directions, with individual bungalows supplanted by contiguous units arranged around a common open space.

Holliston Court was built in 1937, after the period of significance of bungalow courts. Its form of seven detached cottages in a U-shaped configuration around a central garden was, at this point in time, more anachronistic than significant. Comparisons with the earlier bungalow courts, given that the Holliston Court represents a different period of time and a different set of circumstances, are irrelevant.

Architectural detailing of the Holliston Court is extremely limited, reflecting the influence of a watered-down Colonial Revival. Although the landmark application describes this paucity of design features as the “subdued style of the Depression-era,” other Colonial Revival courtyard apartments of the period in the region belie this assertion, incorporating leaded glass windows, bay windows, Classical window and door surrounds, combinations of materials, variations of roof treatment, and other features to convey their stylistic identity. The simplicity of appearance and ordinary materials exhibited by the Holliston Court bungalows was probably more a budgetary consideration than a deliberate design choice. Other features identified as noteworthy in the landmark application such as the integration of the automobile into the design through side driveways leading to rear garages and the use of wood floors were, in 1937, simply standard building practice.

The builder of Holliston Court, Winfield Davis, made no known significant contributions to the Pasadena built environment. No architect for Holliston Court was shown on the building permits; instead, “owner” was shown in this space. This was a common practice on building permits; however, the extent to which the owners, Laura Schmidt and Marcella Keeney, can be inferred to have actually designed the court is unknown. No evidence of other buildings, or gardens, developed by the pair was introduced or is known. The implication that they were among the important generation of female landscape designers to which architect Myron Hunt referred in 1931 is unsupported

## **LESLIE HEUMANN AND ASSOCIATES**

### **ARCHITECTURAL AND HISTORICAL RESEARCH**

(landmark application, page 3 of 13). In fact, Hunt was referring to Florence Yoch and her contemporaries, whose skill and contribution to landscape architecture is well documented. Regardless of who designed them, the gardens at Holliston Court are undeniably pleasant, but this fact alone is not sufficient to qualify the property as a landmark, and the gardens certainly do not rise to the level of high artistic value that would qualify them as a landmark in their own right.

The landmark application also refers to the potential historic district on Holliston Avenue and the contribution that Holliston Court makes to the streetscape. From a visual inspection of the 600 block of North Holliston Avenue, it appears that the historic character of such a district is defined by the Craftsman bungalows dating to the 1910s that still line much of the street. Holliston Court could be described as a compatible improvement due to its scale and garden, but it would not be a contributor to such a district. It was built around fifteen or more years after the period of significance of the street, represented a different style and building type, and used different materials. Similarly, the landmark application suggests that this block is "continuous" with the Bungalow Heaven district. However, East Orange Grove Boulevard functions as a boundary and a barrier between the two areas, precluding such a linkage. Moreover, the period of significance established for the nomination of Bungalow Heaven to the National Register ends in 1929 and its eastern boundary is further to the west.

Qualification under Criteria A, B, or D is also problematic. No association with events that have made a significant contribution to the broad patterns of the history of the city is known (Criterion A). Holliston Court was a product of the general recovery from the Depression and was one of many multi-family residential improvements made between 1936 and 1942 in Pasadena, when building activity ceased due to World War II. No association with the lives of persons significant in the history of the city is known (Criterion B). The nomination identifies several white-collar workers who resided at Holliston Court between 1947 and 1962. However, none of these individuals has been demonstrated to be significant. National Register Bulletin 15 states: "A property is not eligible if its only justification for significance is that it was owned or used by a person who is a member of an identifiable profession, class, or social or ethnic group. It must be shown that the person gained importance within his or her profession or group." Holliston Court has not yielded, nor would it be expected to yield, information important to the prehistory or history of the city (Criterion D). Although this criterion generally applies to archaeological resources, it could also be applied to a building, if study of that building would provide important information. However, Holliston Court has no potential to yield architectural, engineering, aesthetic, or other physical information, important or otherwise, that would not be available elsewhere.

# **CORRESPONDENCE AND PHOTOGRAPHS**

HOLLISTON COURT (FRONT VIEWS)  
636 NORTH HOLLISTON AVE.



4/25/2005  
6.G. 8:00 P.M.  
SUBMITTED BY LAURA KAUFMAN

CITY-PROTECTED  
TREES TO BE  
TORN DOWN TO  
MAKE WAY FOR  
DEVELOPMENT  
AT HOLLISTON COURT  
VICTORIAN BOX →



ENGLISH  
WALNUT →



# Save Holliston Court



Developers bought this charming 1936 bungalow court last year to tear down. Now, they want to demolish one of the cottages and more than half the trees on the site, and replace it with a two-story condo — in our pending North Holliston Landmark District.

The Historic Preservation Commission on Feb. 7 declared Holliston Court a Pasadena Historic Landmark. On April 25, the City Council will make the final decision.

Please help us save this historic treasure.

Attend the Pasadena City Council meeting:

When: Monday, April 25, 8 p.m.

Where: Senior Citizen Center, 85 East Holly St. (at Raymond)  
Validated parking is available on the south side of Holly, between Marengo and Arroyo Parkway.

For more information, or to submit a letter of support, please contact Laura @626.356.8058 or email: [lkaufman@earthlink.net](mailto:lkaufman@earthlink.net). Thanks!

4/25/2005  
6.G. 8:00 P.M.  
SUBMITTED BY LAURA KAUFMAN



April 20, 2005

Cheryl and Stephen Asbury  
590 N. Holliston Ave.  
Pasadena, CA 91106

Dear Mayor and Pasadena City Council,

When we moved to Pasadena from Sunnyvale four years ago, we picked this city for its historic architecture and many picturesque bungalows and bungalow courts. We requested that our realtor find us a Craftsman bungalow, and we held out for a long time until we found one. Now we live in a 1912 front-gabled bungalow that in recent years had been returned to its former splendor, as were other homes around us.

We love this street, with its eclectic historic architecture – from its Spanish-style duplex and the chalet-style Craftsman, to Holliston Court, the charming 1936 bungalow courtyard down the street. And we oppose any efforts to tear down any part of Holliston Court and replace it with condos. Holliston Court is a great example of Depression-era architecture and we want the simple cottages to receive the protection and recognition they deserve. We do not need any new condos on this street. They are inappropriate for our historic neighborhood.

Therefore, we ask you to reaffirm the Historic Preservation Commission decision and name Holliston Court a Pasadena Historic Landmark.

Sincerely,

*Cheryl S. Asbury* 

Cheryl and Stephen Asbury

April 20, 2005

To: The Honorable Mayor Bill Bogaard and the Pasadena City Council

Dear Mayor Bogaard and City Council Members,

For seven years, I lived in a wonderful, magical bungalow courtyard, named Holliston Court, composed of seven cottages with multi-paned windows and scalloped porch covers. Each morning, I would awake to chattering squirrels and acorn woodpeckers squawking in the trees that sheltered my cottage. At night, my neighbors and I would meet in the center gardens and discuss the day's events. It was an idyllic existence and we felt so blessed to live in this park-like setting.

Today, I ask you to confirm the unanimous recommendation of the Historic Preservation Commission, and name Holliston Court a Pasadena Historic Landmark. Holliston Court's unadorned bungalows are typical of Depression-era architecture built for working people and it deserves to be preserved as an intact U-shaped courtyard, with more than a dozen trees, several on the city's protected species list. This is one of the last bungalow courtyards to be built in the city that invented bungalow courts.

Staff contends that Holliston Court's bungalows "lack architectural integrity." It compared Holliston Court to several courtyards, which it contends have more architectural integrity than Holliston. However, three of the four courtyards are composed of duplexes or triplexes — not the individual cottages that make Holliston unique. The fourth one at 595 East Washington, with individual bungalows, lacks Holliston's multi-paned windows and it also has an anachronistic Craftsman-style gate which reduces its historic integrity.

These other courtyards amount to attached courtyard housing, not bungalow courtyards. No one would ever build a Holliston Court today, with its miniature houses, lush gardens — including two of roses — and forest of towering trees.

I also disagree with staff's conclusion that Holliston Court's "simple execution and lack of design details" make it devoid of "high artistic values." Using staff's definition, all modern architecture would be insignificant due to its simple design. According to architect David Thurman, who lives three doors away, Holliston Court's "simple architectural forms and details reflected the minimalist design vocabulary of its time and circumstances and this, in itself, is well worth preserving."

David Thurman compared it to the 1942 Village Green complex in Baldwin Hills, which is on the National Register and praised for its architecture which is "clear and simple" and for buildings that "don't focus attention on themselves."

On February 7, the Historic Preservation Commission concluded that Holliston fits the three criteria listed in National Register Bulletin 16 for determining the integrity and authenticity of historic resources. It meets the criteria of **Historic Significance** because of its importance to the history, architecture and culture of this community that invented bungalow courts, which

became a national housing trend. It is achieved through its distinctive physical characteristics of design, construction and form, including individual cottages in a detached, wide-court layout, set among lush oasis-like gardens' which distinguishes bungalow courtyards from other multi-family developments that followed it.

Holliston meets the requirement of **Historic Integrity**, since it retains all its original design features. It meets the criteria of **Historic Context** since Holliston Court is organized by a theme, place and time, and provides a link to an important historic trend, that of late bungalow court development. And according to the city's 1989 Inventory, Holliston Court was designated as 1D, possibly eligible for listing in the National Register, as part of a thematic grouping.

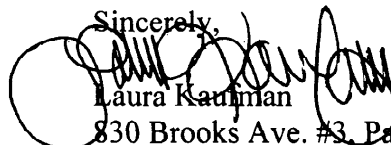
It's not appropriate to consider demolishing a historic structure in our pending Landmark District and build a two-story condo that will loom over the remaining little cottages and destroy the integrity of our U-shaped courtyard, as well as more than half the trees on the site, including city-protected species of English Walnut and Victorian Box. The developers' proposal also violates the City of Gardens ordinance, which encourages the retention of healthy, mature trees. And Holliston Court serves as a model for the type of multi-family housing on which the City of Gardens ordinance is based.

A 1989 Pasadena Star-News editorial called for the preservation of remaining bungalow courts — there are about 100 left, from a high of more than 400, only about one-third protected. "They provide multi-family housing while retaining the garden character and close relationship with the outdoors typical of the best of Southern California architecture," that April 26, 1989 article noted.

Historic Preservation Commissioner Renee Morgan-Hampton read aloud from that editorial during the February 7 hearing: Bungalow courts, she read, "are a valuable part of Southern California's architectural legacy and can be a model for humane and aesthetic future housing solutions as well. We need to make sure the courtyards that have escaped demolition are around for the long haul."

Architect David Thurman asserted that "we owe it to ourselves to recognize this dignified gem as a reflection of our need for economic diversity in our housing. We should not repeat the mistake we made not so long ago, when 60 and 80-year-old out-of-date bungalow and Victorian homes were needlessly destroyed."

I couldn't agree more. Bungalow courts are our homegrown form of historic, affordable housing and Holliston Court, in particular, represents the soul of Pasadena -- the city that I love. Please save this historic treasure for all time by bestowing Pasadena Historic Landmark Status on the enchanted Holliston Court. Thank you for your consideration.

Sincerely,  
  
Laura Kaufman  
830 Brooks Ave. #3 Pasadena 91103

606 N. Holliston Ave.  
Pasadena, CA 91106

City Council Members  
City of Pasadena  
Pasadena, CA

RE: 636 N. Holliston Avenue, "Holliston Court" Landmark Status

17 April 2005

Honorable Members of the City Council,

I am writing to you in support of the designation of Holliston Court as a historical landmark. As a professional working in architecture and a homeowner living within a few houses of this property, I believe that it is an important example deserving of a historic designation for its extraordinary design, planning, landscape, and contribution to the neighborhood's sense of community.

The neighborhood in which this property resides (now in the process of becoming a historic district) is zoned multifamily, and includes single family homes, apartment buildings and condominiums. The majority of structures at the north end of the neighborhood and adjacent to the Court are historic homes. The Court's detached, single story bungalows are comfortably sited and scaled to fit this environment, and significantly contribute to the single family character of this portion of the neighborhood. As a model, the Court capably demonstrates the way in which a higher density project can be sympathetically blended into a single family residential neighborhood.

A significant part of the project's importance is its carefully designed courtyard, which reinforces a sense of community. This sense of community is expressed within the court itself, though the shared gardens, and expressed outwardly to the neighborhood along the street edge. As a gathering place for residents and a subtle arbiter between the closely arranged units, the landscaped court is the heart of the design. The care with which the units have been sited stands in stark contrast to the motel-like exterior corridors and over-scaled massing of so many apartment buildings and condominiums which reside in other places in our City. A visit to the project makes obvious the desirability and uniqueness of the project's generous landscape and carefully devised building locations.

The buildings themselves are also unique. Part of their significance relates to the date of their construction, 1936-37. Some have suggested that this date makes them less noteworthy. From a sociological as well as an architectural point of view, the reverse may very well be true. Holliston Court represents an architecture borne of a time when adverse economic conditions pushed a large segment of the population to lesser accommodation. This era shaped our parents and grandparents' ideas about the world, and demanded design alternatives to maintain a sense of dignity in housing and living.

From the exterior, the Court's simple architectural forms reflect the minimalist and simply proportioned design vocabulary of that time. Meanwhile, the modest dimensions of each unit maintain the autonomy of a single family residential experience while providing ample patios with garden access. This clever approach established a sense of both independence and elegance. While one might expect that the project is out of touch with our times, Holliston Court remains extraordinarily useful in its current configuration, highly livable and extremely appealing as a residential model. The combination of these unusual qualities - the project's sense of timelessness and its continued economic viability - reveal much about its exemplary design.

As you consider this landmark designation, I urge you to remember our own Pasadena history. In the 1970s, most of the bungalows in the area which is now called Bungalow Heaven were in poor condition and seventy years old. A few people recognized the wisdom of preserving them, despite their run-down state; others considered them "out of date" with the so-called "modern" architectural trends of the time, and sought their demolition. The successful preservation effort prevented the houses from being overtaken by endless rows of "modern" stucco condominiums and apartments. Today Bungalow Heaven is a prized district in our City, however, other neighborhoods were not so lucky, and suffered extensive demolition. As we consider Holliston Court, now itself almost seventy years old, the question is, do we have the vision to see its enduring value? We must think carefully because the stakes are high and the results are likely to be immediate.

Today, a construction fence surrounds Holliston Court. The developer's stated intention was to bulldoze this entire set of buildings, including its gardens and mature trees, in order to build a large condominium. Although this plan has been temporarily scaled back and delayed, the developer continues to advocate demolition of significant parts of the complex and its landscape. As the date of this hearing approached, I have noticed that construction has apparently been halted on the site. I believe that this is likely due to the developer's hope that you will reject the request for a historic designation, and complete demolition of this property can proceed according to the original plan. I have no doubt that without historic protection, the bulldozers will soon appear on my street to demolish all unprotected elements.

In a time of grandiose architectural visions, this project recalls the remarkable sense of comfort and dignity which was possible at a small scale and a modest cost. As contemporary home prices reach ever higher and excessive levels, we owe it to ourselves to recognize this dignified gem as for its affordable and inclusive vision of the American dream. Furthermore, as this project nears its seventieth birthday, we should not repeat the mistake we made not so long ago, when Bungalows and Victorian homes in many neighborhoods were considered "out of date" and allowed to be needlessly destroyed.

I urge you to do everything possible to provide a historic designation for Holliston Court, and preserve it as a valuable part our history and an important contributor to my neighborhood.

Thank you for your support of this important and very critical effort.

Sincerely,

A handwritten signature in black ink, appearing to read "David A. Thurman". The signature is fluid and cursive, with a long horizontal line extending to the right.

David A. Thurman

# PNC Pasadena Neighborhood Coalition

P.O. BOX 51022 Pasadena, California 91115  
*Uniting Pasadena Neighborhood Associations on Issues of Livability City-wide*

April 19, 2005

Mayor Bill Bogaard  
City of Pasadena  
119 E. Colorado Blvd.  
Pasadena, CA 91109

Dear Mayor Bogaard:

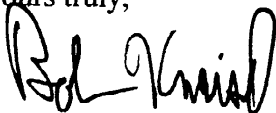
The Pasadena Neighborhood Coalition, as the city-wide organization of neighborhood associations in Pasadena, would like to express its support for the designation of Holliston Court, at 636 N. Holliston Ave., as a city Landmark. Holliston Court is a fine example of a 1930's era Bungalow Court. The garden-like setting of these bungalows, nestled among many mature trees and shrubs, make Holliston Court especially worthy of preservation. Eventually, neighboring property owners hope to have the remainder of the block declared a Landmark District. But in the meantime, your action to designate Holliston Court is essential to its preservation.

The Historic Preservation Commission has voted unanimously to recommend landmark designation of Holliston Court. And while there may be many other buildings in Pasadena more "worthy" or being declared landmarks, Holliston Court clearly meets the criterion of being a landmark: it is an intact example of one of the few bungalow courts built in the 1930's Depression era. The features of each of the bungalows are simple --- reflecting the need to build economically during the Depression. But this simplicity of architectural detail should not be interpreted as "unworthiness." Otherwise, the even more stripped-down forms of modern architecture would have to be uniformly dismissed.

Holliston Court is also an example of something we are rapidly losing in Pasadena --- affordable housing. Being small dwellings, the houses in bungalow courts are less expensive. Preserving them preserves affordable housing. Demolishing them, and replacing them with newer units, does just the opposite.

By designating Holliston Court a City Landmark, the City Council will assure its preservation.

Yours truly,



Bob Kneisel, Chair  
Pasadena Neighborhood Coalition

Cc: Councilmembers Paul Little, Sid Tyler, Joyce Streator, Steve Haderlein, Steve Madison, Chris Holden, Victor Gordo; City Manager Cynthia Kurtz; Planning and Development Director Richard Bruckner

**Jill Levin & Bruce Bearfeld  
615 North Holliston  
Pasadena, CA 91106**

April 20, 2005

To the Honorable Mayor and City Council Members:

As owners of the chalet-style Craftsman, across the street from Holliston Court, we strongly support Pasadena Historic Landmark status for this u-shaped bungalow court. It is truly an urban oasis, with its lush gardens and many trees surrounding cottages of simple design, emblematic of the financial crisis of the Depression.

The courtyard deserves the special status and protection that individual Historic Landmark designation would provide. Future residents will delight in living in the wonderful cottages, among the many birds and squirrels that the trees attract. The greenery adds much to the economic value of the half-acre property, and our entire block. We strongly object to the developer's proposal to tear out one cottage and more than half the trees, some of them protected by the city, to build a two-story condo in the courtyard.

Parking is already congested on this street and we also do not favor the proposed density increase on the property and the additional traffic it would bring.

Staff called Holliston Court's 1936 cottages "boxlike" and "lacking architectural integrity." We strongly disagree. Holliston Court's simple design reflects the tough economic times during which it was built and that makes it worth preserving.

Also, Holliston Court was one of the last courtyards built in the city that invented bungalow courts, which became part of a nationwide building trend.

If you had a Babe Ruth baseball card, and it was from the end of his career; if it had coke stains on it and one of the edges was bent, would you throw it away or recognize its great value and preserve it?

Likewise, we urge you to recognize the great value of Holliston Court, and reaffirm the unanimous vote of the Historic Preservation Commission by designating it a Pasadena Historic Landmark. Thank you.

Sincerely,  
   
Jill Levin & Bruce Bearfeld

April 20, 2004

To the Honorable Mayor Bogaard and City Council:

Pasadena's historic bungalow courts represents the soul of this community. With cottages set among swaths of green, they represent the tenets of California's architectural style-outdoor living in communal spaces.

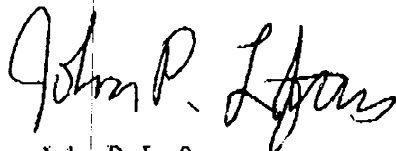
In particular, Holliston Court (1936-37), with its large shade trees and extensive gardens, was one of the last bungalow courtyards to be built in Pasadena. Its unadorned cottages reflect the tough economic climate in which they were built. There were once about 400 bungalow courts here, but now there are only about 100 and only 1/3 of them are protected.

In 1989, a Pasadena Star-News editorial agreed with the Architectural Heritage Commission and called for the protection of these last remaining courts. Now, you have a unique opportunity to protect these bungalows. There will never be another bungalow courtyard like Holliston Court built again.

Holliston Court should be named a Pasadena Historical Landmark to protect it from the whims of developers who wish to desecrate it by replacing part of it with condos which will tower over the remaining cottages. This will destroy the integrity of the u-shaped courtyard, numerous trees and the two rose gardens.

As a member of Pasadena's Tournament of Roses Committee, I believe it is imperative to preserve that which makes Pasadena unique and gives it its soul. I urge you to name Holliston Court a Pasadena Historic Landmark.

Sincerely,



John P. Loftus





We certainly need to keep  
the integrity of this neighbor-  
hood. Thank you,

Ahmed  
Damon Mills  
621 N. Holliston Ave #1  
Pasadena, ca. 91106

April 18, 2005

To the Mayor and Pasadena City Council,

The charm and beauty of Pasadena drew us to rent one of the Holliston Bungalows. The rich past of the Craftsman homes and the quaint bungalow rows are a vital part of the Pasadena identity. Once these treasures are gone, they can never be recaptured no matter how much money is thrown into the project.

We urge you to declare the Holliston site an historic treasure by naming it a Pasadena Historic Landmark, and control the renovations so as to preserve the charm and irreplaceable design of the bungalows and their U-shaped court. The Holliston site is so rich in history, and beautiful stately trees that make the bungalows a truly unique place worth saving.

Sincerely,

A handwritten signature in black ink, appearing to read "Phil, Cathy and Annie Beltran". The signature is fluid and cursive, with a large loop at the beginning and a long horizontal stroke at the end.

Phil, Cathy and Annie Beltran

830 Brooks Avenue, #4  
Pasadena, CA 91103

April 20, 2005

Mayor Bogaard, City of Pasadena  
Members of the Pasadena City Council  
Pasadena, CA

Dear Mayor Bogaard and Members of the Pasadena City Council,

As proud residents of Pasadena, we are asking you to consider designating Holliston Court a Pasadena Historic Landmark. By designating Holliston Court this special status, it strengthens the architectural fabric of our city and ensures residents will continue to enjoy Pasadena's historic architecture for years to come.

We believe Holliston Court fits the three criteria of the National Register for determining whether a property is eligible for Landmark Status: historic integrity, historic context and historic significance. Holliston Court's simple bungalows are typical of Depression-era architecture built for working people and it deserves to be preserved intact.

The Court is also unique with its extensive gardens, towering trees, and park-like setting. The proposed two-story condo development will no doubt destroy the lovely garden atmosphere.

Please strongly consider our request to name Holliston Court a Pasadena Historic Landmark. By doing so, Pasadena can avoid making the same mistake many other American cities have made: losing a rich piece of its architectural past.

Sincerely,

  
Sarah Welch and Gabriel Cifarelli (SW)

To: The Honorable Mayor Bogaard and City Council members

From: Gary Bandel  
267 North Holliston Ave. #7  
Pasadena, CA 91106

Dear Mayor and City Council,

I am writing you today to express strong support for naming Holliston Court a Pasadena Historic Landmark. As a member of the Tournament of Roses Committee and a 25-year area resident, I treasure Pasadena's historic bungalows and towering trees, for which it has become world-famous.

Holliston Court is a charming 1936 courtyard with large shade trees and extensive gardens and it deserves to be preserved as one of the last of its kind to be built in Pasadena. The simple cottages built during the Depression reflect the dire economic times that gave them birth. I often visit my friends on the street and I am struck by the beauty of Holliston Court, set among trees and rose gardens. What could be more emblematic of Pasadena?

Holliston Court is a great asset to the new Holliston Landmark District which is being formed. To replace one of the cottages with a two-story, four-unit condo and rip out half the trees on the property, some of which are protected by city ordinance, makes no sense to me.

I urge you to preserve Holliston Court in its present condition by naming it a Pasadena Historic Landmark. Thank you.

Sincerely,



Gary Bandel

To whom it may concern:

I am, once again, writing a letter to voice my feelings regarding Holliston ave between Killa & Orange Grove.

Historically, I can talk about the street starting in 1970 when my parents just bought the house - as a young child, re-locating can be hard, but I quickly adjusted to the new neighborhood.

The people were like family once everyone was introduced, as a child I felt that sense of security that is important growing up.

I have moved back to 596 N. Holliston ave almost 3 years ago to take care of my mother who is 86 years old and raise my children.

My children are experiencing all of the security and whole sense of well-being and all of the aspects are positive.

This neighborhood needs to

remain as it is - no more could.  
there is so much open space  
elsewhere to build.

I was "born and raised"  
in Pasadena and the family  
houses need to remain as  
they are - listen to what  
the people who live here have  
to say, because it is very  
important

Thank you  
Tony R. Brock

PETER AND DEBORAH SAALE  
865 NORTH HOLLISTON AVENUE  
PASADENA, CA 91104-3008

APRIL 19, 2005

The City of Pasadena's Mayor Bogaard and The City Council  
117 East Colorado Boulevard, 6th floor  
Pasadena, CA 91105

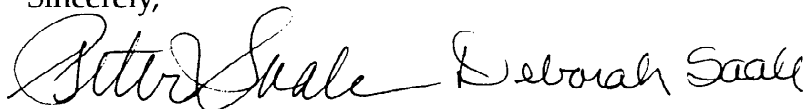
In re: **Historic Landmark Status for Holliston Court**

Dear Mr. Mayor and The Pasadena City Council,

As a resident of Bungalow Heaven, I am personally very grateful that these beautiful old homes are protected. I think it would be a tragedy to lose this opportunity to save a Bungalow Court from partial demolition. Its existence in this neighborhood helps to retain its original charm and character, not to mention the importance of protecting a 1936 bungalow courtyard that is part of Pasadena's architectural history.

As simple as this particular bungalow court is, it still reflects the economy and the necessity of simplification for its time. It is still a significant part of our City's architectural history and should be saved - in fact!

Sincerely,

Handwritten signatures of Peter and Deborah Saale in cursive script.

Peter and Deborah Saale



April 20, 2004

To the Honorable Mayor Bogaard and City Council:

Pasadena's historic bungalow courts represent the soul of this community. With cottages set among swaths of green, they reflect the tenets of California's architectural style - outdoor living in communal spaces.

Holliston Court (1936-37), in particular, with its large shade trees and extensive gardens, is one of the last bungalow courtyards to be built in Pasadena. Its unadorned cottages reflect the tough economic climate in which they were built. While there were once about 400 bungalow courts here, in the community that gave them their start, there are now only about 100, only one-third of them protected.

In 1989, a Pasadena Star-News editorial agreed with the Architectural Heritage Commission and called for the protection of these last remaining courts. And now you have a unique opportunity to do so. No one will ever again built a bungalow courtyard like Holliston Court.

Holliston Court should be named a Pasadena Historic Landmark to protect it from the whim of developers who wish to desecrate it by replacing part of it with condos to tower over the remaining cottages. This will destroy the integrity of the u-shaped courtyard, much of its garden space, numerous trees and two rose gardens.

As a member of Pasadena's Tournament of Roses Committee, I believe it is imperative to preserve that which makes Pasadena unique and gives it its soul. Therefore, I urge you to name Holliston Court a Pasadena Historic Landmark.

Very Truly Yours

  
Steven Straubel

April 15, 2005

Sarkis & Adriana Sankikian  
585 North Holliston  
Pasadena, CA 91106

Dear Mayor and City Council,

We are writing this letter to express our strong support for naming Holliston Court a Pasadena Historic Landmark. We really like living in this neighborhood and want it to maintain its architectural character. In particular, Holliston Court is a beautiful example of late bungalow-court architecture and we believe it should be protected.

About 1 ½ years ago, we built a couple of units in back of our home, one less than what the density allows. We believe the proposal to increase the density at Holliston Court and demolish one of the bungalows is inappropriate and wrong for our historic neighborhood.

We are so happy about our pending Landmark District that we hope to enlarge it to include the houses on the westside of the street, southward to Villa.

Thank you for your consideration.

Sincerely,



Sarkis and Adriana Sankikian

P.S. We're concerned about the parking situation on our street which is already congested overnight