

# Agenda Report

**TO:** CITY COUNCIL

**DATE:** AUGUST 8, 2005

**FROM:** CITY MANAGER

**SUBJECT:** DESIGNATION OF 1330 HILLCREST AVENUE AS A HISTORIC MONUMENT

## **RECOMMENDATION**

It is recommended that the City Council:

1. Acknowledge that the designation of a historic resource is categorically exempt from the California Environmental Quality Act (§15308);
2. As recommended by the Historic Preservation Commission, find that the house at 1330 Hillcrest Avenue is significant under Criterion c for designation as a historic monument (P.M.C. §17.62.40 A) because the property is an exceptional representation of the work of Arthur and Alfred Heineman, whose architectural contributions are significant on a regional level;
3. Approve the attached resolution designating 1330 Hillcrest Avenue as a historic monument (ATTACHMENT A);
4. Authorize the Mayor to execute the attached declaration of designation (ATTACHMENT B); and
5. Direct the City Clerk to record the declaration with the Los Angeles County Recorder.

## **RECOMMENDATION FROM THE HISTORIC PRESERVATION COMMISSION**

On June 20, 2005, at a noticed public hearing, the Historic Preservation Commission voted unanimously to recommend approval of the designation of 1330 Hillcrest Avenue as a historic monument.

## **BACKGROUND**

Representing the property owner, Michael Schneickert, Kelly Sutherlin McLeod, AIA, submitted the application for designation of 1330 Hillcrest (the James Allen Freeman House) as a historic monument. Because of the property's integrity and its importance as one of the best designs of the mature work of the firm of

Arthur S. Heineman, Architect and Alfred Heineman, Associate, this staff report provides evidence to justify the designation at the City's highest possible level as a historic monument.

## **ANALYSIS**

The property is eligible for designation under Criterion "c", which states:

(The property) is exceptional in the embodiment of the distinctive characteristics of a historic resource property type, period, architectural style or method of construction, or is an exceptional representations 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.

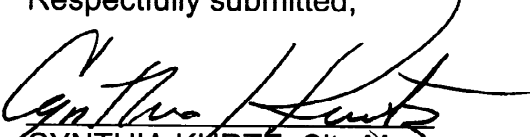
Under this criterion, 1330 Hillcrest Avenue qualifies for designation as a historic monument because it is an exceptional representation of the work of Aurthur S. Heineman, Architect, and Albert Heineman, Associate. The Freeman House is one of the firm's most noted Arts and Crafts houses in Southern California and it reflects the lifestyle and aesthetics of the Arts and Crafts movement. It also has high artistic value for the incorporation of tile work by Ernest Batchelder, which is used on both the exterior and interior of the house. As the largest known commissioned project in Pasadena by the Batchelder firm, the Freeman House was designed with five fireplaces, all of which feature tile-work by this artist. The contributions of Arthur and Alfred Heineman and Ernest Batchelder as major forces in the Arts and Crafts movement in California is epitomized in this house. Though the house had lost some of its original features over the years, it has remained substantially architecturally intact. Its recent restoration, stabilization, and rehabilitation under the direction of Kelly Sutherlin McLeod, AIA, has brought the house back to its original appearance. Further information and documentation that establishes the significance of this property is provided in Exhibit 1.

## **FISCAL IMPACT**

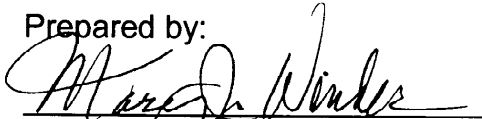
Designation of a property does not affect revenues to the City. In some instances, though, owners of designated properties may apply to the City for Historic Property Contract, which allows an alternative and often lower property

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.

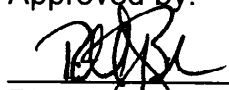
Respectfully submitted,

  
CYNTHIA KURTZ, City Manager

Prepared by:

  
Mary Jo Winder, Senior Planner

Approved by:

  
Richard Bruckner, Director of Planning & Development

ATTACHMENT A: Resolution  
ATTACHMENT B: Declaration  
ATTACHMENT C: Photographs

## EXHIBIT 1

### DESCRIPTION

The James Allen Freeman House at 1330 Hillcrest is an Arts and Crafts period two-story house sited on a large corner lot at the southeast corner of Hillcrest Avenue and Kewen Drive. Its irregular plan and asymmetrical massing reflect the ideas of the designers, Arthur and Alfred Heineman, for a house that embodied the Arts and Crafts architectural philosophy. The design has a strong horizontal emphasis with an undulating roof eave line across the front elevation, a line that is echoed in architectural elements between the first and second stories. The recently restored wave-patterned wood-shingle roof, which wraps over the eaves to mimic the look of English Cotswold cottage thatched roofs, further enhances the undulating horizontality in the design. Additionally, the horizontal design emphasis is presented in the use of groupings of up to five casement windows, a wide front entryway (door and sidelights) surmounted by a expansive, low-pitch hood, wide bay windows and a wide stucco chimney. Influences of the English Arts and Crafts movement are the flat stucco walls with pseudo half-timbering, an over-hanging second story on the projecting wing on the front façade and leaded glass casement windows, some with arched tops. The Heineman's use of Batchelder tiles in their house designs is evidenced on the Freeman house exterior around the front entry and on the front wall stucco chimney where small tiles are placed in a linear pattern. The front entry is accessed by brick steps to a low-walled brick terrace with planters.

The only major exterior alterations are an elevator tower to the rear of the house that was installed in 1922 and enclosure of a second story porch on the east elevation. Neither are visible from the front of the house.

The garage is a two-story structure with living quarters on the top above a subterranean double-car garage. Although it retains many of its character-defining historic features, the garage is a non-contributor to the historic monument designation because it does not have the same architectural design quality as the house. Because of this lack of significance, the City has recently approved a project to relocate it and to construct a new lower story/foundation. The pool and retaining wall, installed in the 1970s at the rear of the property are also non-contributing.

### HISTORY

The Freeman House is located in the Oak Knoll subdivision of 1886 on land that was once part of the San Gabriel mission. Development did not occur until 1905, however, when William R. Staats, A. Kinsley Macomber and Henry Huntington bought and promoted the subdivision. In 1913, James A. Freeman, a wealthy retired lumber company executive, bought a two and one-half acre lot and hired the Heinemans to design his new permanent home in Pasadena. Freeman died in 1916, but his family retained ownership of the property until 1944. Subsequent owners were Frederick and Winnie Alsop from 1944-46; James and Dorothy Prentice from 1946-64; Martin and Denise Riley from 1964-97; Pat Cowell from 1997-2002; and Michael Schneickert from

2002 to the present. By 1964, the property had been reduced to less than two acres. The property was further reduced to less than an acre under the ownership of the Rileys.

#### Architects

Arthur (1878-1972) and Albert (1882-1974) Heineman are prominent in the history of Pasadena for their role as designers of many significant Arts and Crafts period houses. In 1894, the two teenaged brothers moved with their parents from Chicago, where they were born, to Pasadena. As a young man, Arthur, with no training as an architect, formed his own design firm, A.S. Heineman & Company, where draftsmen in his office executed drawings of plans for houses that he developed after discussions with clients. Albert, in his early 20s, was already working on his own in 1905 as a builder/contractor and had constructed several houses in the City prior to his joining Arthur's firm in 1909. The firm was active into the 1940s and they designed between 1,000 and 1,500 buildings in Southern California and throughout the United States. In Pasadena during the Arts and Crafts period (1909-1917) the firm produced at least twenty residential buildings. The Heineman's built the second bungalow court, Los Robles Court (non-extant) in 1910 (St. Francis Court by Sylvanus Marston (1909) was the first). Their Bowen Court, also constructed in 1910, is the oldest extant bungalow court in Pasadena.

Albert also was interested in many civic endeavors in Los Angeles in the 1920s up to the early 70s. He served on the Los Angeles Planning Commission from 1923-27.

Arthur was also an inventor and the more innovative of the two brothers. He is known for the many improvements in the mechanics and functions of buildings and is credited with the invention of the motel. In 1925, he registered his "Mo-tel" with the Library of Congress, and designed the Milestone Motel (extant) in San Luis Obispo the following year.

**ATTACHMENT A**

**RESOLUTION NO. \_\_\_\_\_**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PASADENA  
ADOPTING A DECLARATION OF HISTORIC MONUMENT DESIGNATION  
FOR 1330 HILLCREST AVENUE, PASADENA, CALIFORNIA**

WHEREAS, the Historic Preservation Commission has found that 1330 Hillcrest Avenue meets criterion c, as set forth in Section 17.62.040(A) of the Pasadena Municipal Code; and

WHEREAS, the single-family residence at 1330 Hillcrest Avenue is significant because it is an exceptional representation of the work of Arthur and Alfred Heineman and is significant at the regional level;

WHEREAS, the designation of the property was submitted by Kelly Sutherlin McLeod, representing the property owner, Michael Schneickert; and

WHEREAS, the City Council may approve a recommendation from the Historic Preservation Commission to designate a historic monument 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 monument designation for 1330 Hillcrest Avenue is hereby adopted.

Adopted at the \_\_\_\_\_ meeting of the City Council on the \_\_\_\_\_ day of \_\_\_\_\_, 2005 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

\_\_\_\_\_  
Jane Rodriguez, City Clerk

Approved as to form:

  
\_\_\_\_\_  
Michele Beal Bagneris, City Attorney

**ATTACHMENT B**



**DECLARATION OF HISTORIC MONUMENT DESIGNATION FOR:**

**1330 HILLCREST AVENUE  
PASADENA, CALIFORNIA**

Pursuant to the provisions of Section 17.62.070 of the Pasadena Municipal Code, the City Council of the City of Pasadena by this declaration hereby designates as a historic monument certain real property described as:

See Exhibit A for Legal Description.

Under Pasadena Municipal Code Section 17.62.090, all work affecting designated historic monuments, 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 Historic Preservation Commission.

DATED: \_\_\_\_\_

ATTEST:

CITY OF PASADENA  
A municipal corporation

Jane Rodriguez, City Clerk

By: \_\_\_\_\_  
Bill Bogaard, Mayor

EXHIBIT A

**LEGAL DESCRIPTION**

1330 Hillcrest Avenue  
APN 5325-014-036

Lot 1, being a subdivision of lot 29, Oak Knoll, Sheet B in the City of Pasadena, County of Los Angeles, State of California as per map recorded in Book 87, Page 97-98 in Miscellaneous Records in the Office of the County Recorder of said county.

**ATTACHMENT C**

# 1330 HILLCREST AVENUE



Front elevation – current day