



Proposed Holliston Avenue Landmark District

November 2004

E ORANGE GROVE BL

N CHESTER AV

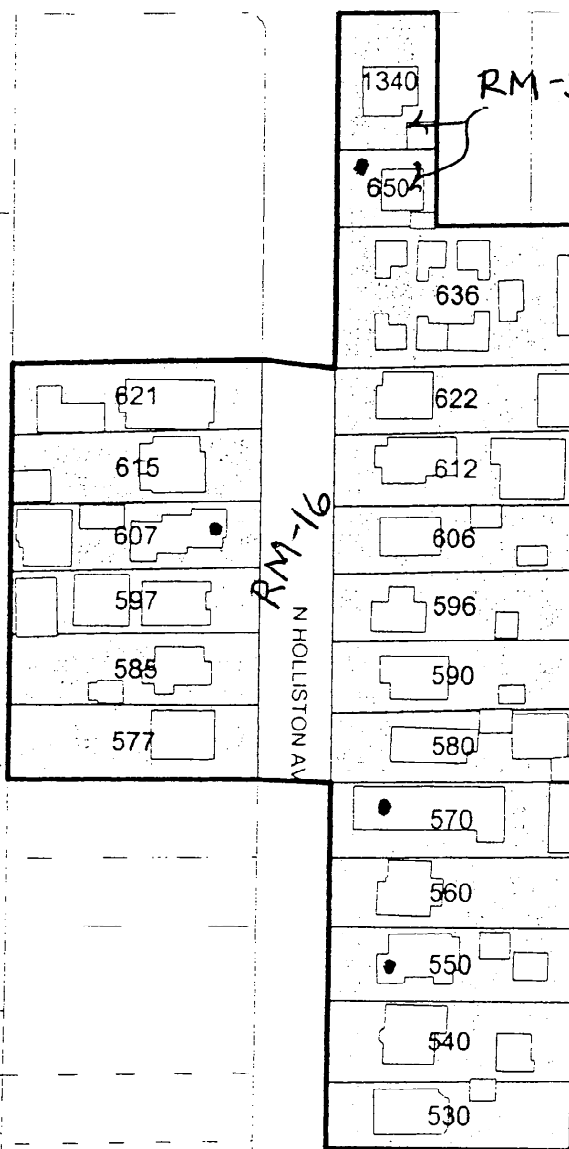
RM-16

N HOLLISTON AV

RM-32

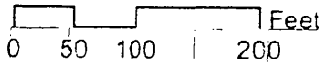
LAS LUNAS ST

N HILL AV



• Non-contributing Property

E VILLA ST



ATTACHMENT 2

Inventory of Properties in Proposed Holliston Avenue Landmark District

	Address	Year of Construction	Architect	C/ NC*	Comments
	N. Holliston Avenue				
1	530	1907		C	
2	540	1920	J. J. Blick	C	
3	550	1913		NC	Altered window and siding on front
4	560	1912	C. A. Balch	C	
5	570	1963		NC	Constructed after the period of significance
6	577/579	1912		C	
7	578/580	1911		C	
8	585	1923/2002		C	
9	590	1914		C	
10	596	1908		C	
11	595/597	1926/ca.1942		C	
12	606	1908		C	
13	603/607	1952		NC	Constructed after the period of significance
14	610/612	1911/1952			
15	615	1907		C	
16	619/621	1942		C	
17	622	1911		C	
18	636	1936/1948		C	
19	650	1921		NC	Roof design has been altered since 1989
	E. Orange Grove Blvd.				
20	1340	1929		C	

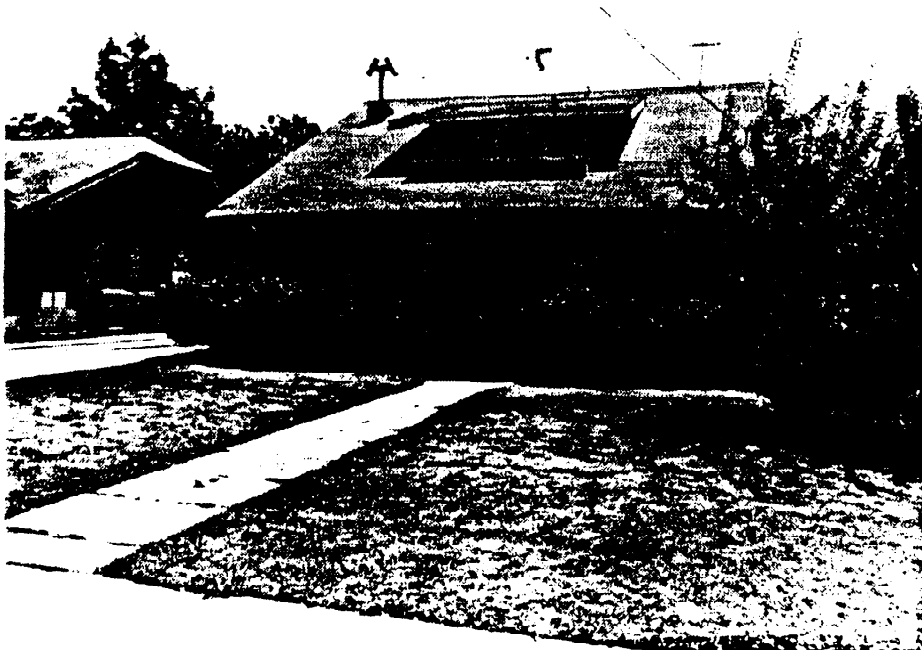
* C= contributing to historic character of the district
 NC= non-contributing to historic character of the district

ORANGE GROVE - VILLA GROUPING -- CONTINUATION SHEET

S39.293 530 N. Holliston Avenue
Legal Description: Lot 24, Clarke Place
Present Owner: Charles N. Tallman

Built: 1907 Rating: 3
Builder: Cramley and Williams

This is a massive, one-and-one-half story bungalow with a steeply-pitched side-gable roof and a wide, shed-roofed dormer. The exterior is clapboard siding with wood trim, and an arroyo stone chimney projects through the front slope of the roof just below the ridge. There are exposed rafters on the east and west, and wide eaves on the north and south. The facade is balanced and sy-metrical, with a central door flanked by large fixed windows with diamond-patterned transoms. The porch spans the front of the house and is supported by four square wood posts atop arroyo stone piers. There is a central casement window in the dormer which has been hinged as a door and which has a double-hung window on either side. A low brick wall has been added to the roof below the dormer to give it the look of a balcony.



ORANGE GROVE - VILLA GROUPING -- CONTINUATION SHEET

S39.294 540 N. Holliston Avenue

Legal Description: lot 23, Clarke Place.

Present Owner: Donelda Lake c/o Lake Realty
350 S. Lake Avenue #114, Pasadena, CA 91101
c/o 538 N. Holliston, Pasadena, CA 91106

Built: 1920

Rating: 3

Builder: H.S. Haver (o)

Architect: J.J. Blick

A one-story, hip-on-gable frame house with a shingle roof and a central, interior chimney of red brick that projects through the roof at the ridge. The plan of the house is rectilinear, and the facade is symmetrical with a central entry door flanked by large, fixed windows. A short, shed-roofed overhang roof shelters the front door and forms a shallow porch. The porch incorporates simple, classical details in its wide entablature, engaged posts, and two free-standing porch posts. The entire exterior is red brick with wood trim, and there is a decorative radiating pattern of brick over the tops of the windows. Approach to the front door is direct by means of a red brick walkway that divides the lawn. The front of the house is framed by a garden of tropical plants.

This house is significant in being the only building of brick construction within the Orange Grove-Villa Survey Area. It was the work of architect, J. J. Blick (1867-1947) and brick contractor Harrison S. Haver. The first owner/occupant was Carey W. Goldsberry, a grocer, according to the 1924 City Directory.

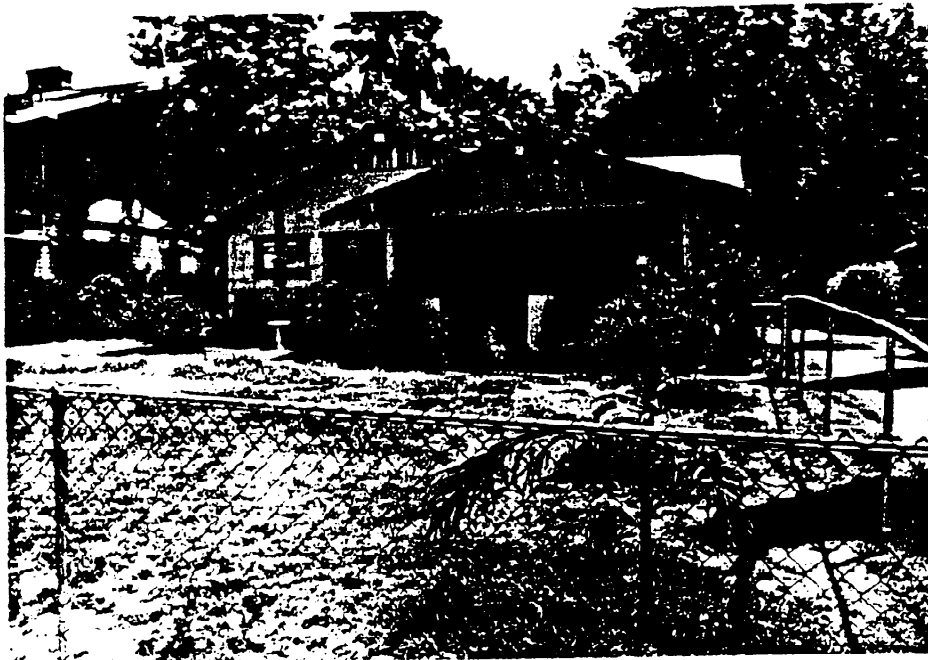


ORANGE GROVE - VILLA GROUPING -- CONTINUATION SHEET

S39.295 550 N. Holliston Avenue
Legal Description: Lot 22, Clark Place
Present Owner: Noel J. and Soriana Deypalubos
2377 E. Galbreth Drive, Pasadena, CA 91104

Built: 1913 Rating: 3
Builder: A.W. Bannister

A one-story, cross-gabled bungalow with a broad porch covering two-thirds of the facade and extending around the corner of the house to the southwest. The exterior alternates between bands of narrow and wide wood shingle, and wood vents, exposed rafters, and projecting beams can be seen beneath the eaves. The porch posts are thin, and stand atop cement piers. There are a number of fixed and double-hung windows on the facade and on the south side of the house. The front door has inset glass panes, and wood trim from the lintel extends across the tops of the front windows.



ORANGE GROVE - VILLA GROUPING -- CONTINUATION SHEET

S39.296 560 N. Holliston Avenue
Legal Description: Lot 21, Clarke Place
Present Owner: James T. Baxter

Built: 1912
Builder: Louis A. Bartlett
Architect: C. A. Balch

Rating: 2

Built circa 1910, this is a very large two-story, multi-gabled square-plan Craftsman with two red brick interior chimneys, projecting rafters and beams, and wood trim. The exterior is wood shingle on the second story and clapboard below. A deep porch covers two-thirds of the facade and extends at the north as a pergola. The porch roofline is supported by pairs of thin posts atop thick cement piers. The front door is flanked by two large, multi-paned windows. On the second story, a central gable divides a symmetrical facade of multi-paned double-hung windows.

This handsome house is an outstanding example of the Craftsman style, and of local design. It is also among the small number of houses in the Orange Grove-Villa Survey Area designed by an architect. The house was built for Charles and Anna Allen. Charles Allen was a real estate broker, according to the 1924 City Directory.



ORANGE GROVE - VILLA GROUPING -- CONTINUATION SHEET

S39.310 579 N. Holliston Avenue
Legal Description: Lot 32, Clarke Place
Present Owner: John M. Pentecost

Built: 1912 Rating: 3
Builder: Unknown (possibly day labor)

The Troutman House is a two story, frame and shingle Craftsman house, with a side entrance (facing driveway) off a long projecting flat-roofed porch. The design is asymmetrically organized, the porch's forward projection, the stuccoed chimney, and the widely-overhanging roofline being dominant visual elements on the front facade. The porch, designed much like a pergola, has thick square posts with lintels atop that carry crossbeams supporting the roof. The varied window treatments (double and banked casement sash), and vertically-aligned slatted attic vents of the upper gables, further enliven the unusual design. There is an unattractive newer addition at the rear of the house.



ORANGE GROVE - VILLA GROUPING -- CONTINUATION SHEET

S39.297 578 N. Holliston Avenue
Legal Description: Lots 19 & 33, Clarke Place
Present Owner: Frank W. Bullard, 6112 Sandy Hill Lane,
Yorba Linda, CA 92686

Built: 1911 Rating: 3
Builder: H. O. Hall

This is an unusual asymmetrically organized one story Craftsman bungalow, with a low-pitched gable-front roofline. An offset gabled porch juts out from the main body of the house, as does a diminutive shed-roofed bay window projection at the south corner of the front facade. The design is enlivened with oriental touches such as the notched end beams, battered porch piers, and the unusual band-sawn upper gable decoration.



ORANGE GROVE - VILLA GROUPING -- CONTINUATION SHEET

S39.309 585 N. Holliston Avenue
Legal Description: Lot 10 and S. 1' of Lot 9, Block 48,
Pasadena Heights
Present Owner: William J. Ellis

Built: 1923 Rating: 3
Builder: Charles E. Rose

This is a one story, frame/clapboard, gable-front bungalow from the 1920's. The house is three bays across, with an offset gable-front porch extending across the two southernmost bays. Entrance is through the center bay, with the door being flanked by full-length sidelights. The porch is enclosed on three sides by a low concrete sidewalls (with flat concrete coping) atop which boxed columns (square profiles) sit to support the porch roof. Grouped vertically-aligned slatted attic vents, and projecting end beams animate the roofline. Fenestration consists of transomed fixed-sash, tripartite and solitary double-hung sash.



ORANGE GROVE - VILLA GROUPING -- CONTINUATION SHEET

S39.298 590 N. Holliston Avenue

Legal Description: Lot 11, Blk 48- Pasadena Heights Tr.
Present Owner: Daniel D. Davidson

Built: 1914
Builder: D.J. Bailey

Rating: 3

This is a rustic, one-story, front-gabled bungalow with a shingle roof, wood shingle exterior, and wood trim. There are casement and double-hung windows on the facade, as well as a recessed porch with a central entry door. The plan of the house is rectilinear and balanced. There are a number of tall palm trees on the lawn. A gabled garage stands at the end of the driveway on the south side of the lot. (The house and surrounding grounds are in a current state of disrepair.)



ORANGE GROVE - VILLA GROUPING -- CONTINUATION SHEET

S39.299 596 N. Holliston Avenue
Legal Description: Lot 12, Block 48, Pasadena Heights
Present Owner: King D. Brock

Built: 1908-09
Builder: Haston & Mitchell

Rating: 3

596 N. Holliston is a two story frame Craftsman house, with a steeply-pitched cross-gabled roofline (widely-overhanging eaves). The design is asymmetrically organized, with entrance occurring from a small porch running along the north portion of the front wall (low overlap board-clad sidewalls under the overhang of the main roofline. The use of wood shingle at the second-floor level, utilization of solitary, paired and tripartite double-hung sash, and large kneebrace brackets enrich the design.



ORANGE GROVE - VILLA GROUPING -- CONTINUATION SHEET

S39.308 595-97 N. Holliston Avenue
Legal Description: N. 55' of Lot 9, Block 48,
Pasadena Heights
Present Owner: Armando Hernandez, 473 W. Concha St.,
Altadena, CA 91001

Built: 1926
Builder: Arthur Hamal
Designer: The Telling Plans

Rating: 3

This is a one story, frame and stucco Spanish Eclectic Style duplex. The building is symmetrically organized, with entrance to the two apartments occurring through matching gable-roofed bay projections at the two corners of the front facade (entrance is on a wall plane perpendicular to the street). A mission-tiled skirt roof connects the two entrance bays above. The duplex has a flat parapeted roof, with a peaked parapet on the front elevation (mission-tiled coping). Other identifying features include solitary and paired sash, some with slatted metal awnings above, a stuccoed chimney along the driveway wall of the building, and use of cylindrical cermaic tile as attic vents. Tall hedges largely obscure the front of the building.



ORANGE GROVE - VILLA GROUPING - CONTINUATION SHEET

S39.300 606 N. Holliston Avenue

Legal Description: Lot 13, Pasadena Heights Tr. (Blk. 48)
Present Owner: Aline M. Fairweather

Built: 1908 Rating: 3
Builder: H.E. Cox (0)

A one-story, frame, transitional bungalow featuring two front-facing gables, broad eaves, exposed rafters, and ornamental wood brackets on the facade. The exterior is clapboard siding, with wood shingles and wood attic vents below the eaves. There is a windowed bay on the northwest corner of the house, and the roofline above slopes sharply to the south to shelter a front entry door. The windows on the facade are fixed or double-hung and, like the long, narrow windows that flank the front door, are multi-paned. A central walkway which divides the lawn provides direct access to the unroofed porch, which is enclosed on the southwest by a low wood wall.



ORANGE GROVE - VILLA GROUPING -- CONTINUATION SHEET

S39.307 603-607 N. Holliston Avenue

Legal Description: Lot 8, Block 48
Present Owner: Victor Kaleta & Howard V. Kaleta,
420 S. Allen Ave., Pasadena, CA 91106
Built: 1952
Builder: J.K. Larsky (o) Rating: 4

607, the front building, is a one-story, stucco multi-unit dwelling with a parallel hipped roof, wide eaves, and wood trim. Each unit (A&B) has a recessed porch with a single wood support. Entry doors are located in south-facing walls, giving the facade the appearance of windows alone. The windows themselves are fixed glass with multiple panes. A low, red brick retaining wall borders the facade, and there is a driveway on the south which leads to the rear units and the garage. The overall appearance of 607 is neat, balanced, and well-maintained.

603, the rear building, is also stucco, two-story, with wood balconies. Like 607 (front), it has a hipped roof of composition shingle, wide eaves, and wood trim. The plan of the building is rectilinear and balanced.



ORANGE GROVE - VILLA GROUPING -- CONTINUATION SHEET

S39.301 610 & 612-614 N. Holliston Avenue

Legal Description: Lot 14, Pasadena Heights Tract (Blk 48)
Present Owner: Don L. McKay, P.O. Box 812, Pasadena, CA

Built: 1911 (612-14); 1952 (610) Rating: 3
Builder: G.S. Bliss

612-614, the front house, is a one-and-one-half story bungalow with a side-gabled shingle roof, twin gabled dormers with casement windows, clapboard siding, wide eaves, and wood trim. There is a central chimney on the roof ridge. The roof is extended at the front of the house to form a shed porch supported by tall, wood posts atop a concrete porch wall (an alteration). There is a short pergola on the south end of the porch, but it does not span the driveway. The facade is even and balanced, and exposed rafters and crossbeams may be seen beneath the eaves. Approach to the front door is by side-approach porch steps off of the driveway.

610, the rear house, is divided into two units. The structure dates from the early 1950s, and is attached to the garage. There is a front entry with aluminum awnings. This rear house is not wholly visible from the street.



ORANGE GROVE - VILLA GROUPING -- CONTINUATION SHEET

S39.305 619 & 621 N. Holliston Avenue

Legal Description: Lot 6, Pasadena Heights (Block 48)
Present Owner: Moore, Harold & Beatrice

Built: 1947

Rating: 4

Builder: D. Whetstine (o)

619, the front house, is a very large two-story side-gabled, stucco-on-frame house with exposed rafters and wood trim. The shingle roof is extended over the rear of the house. The facade is symmetrical; a low central gable contains entry doors facing north and south. Mirror-image porches contain stucco walls with brick tops. There are numerous windows on the facade and on the south and north. Those on the facade, on the gabled dual-entry, are framed in trellis work, and there are twin aluminum awnings on either side. (This front house appears to be divided into four units.)

621, the rear house, is L-shaped in plan, and dates from the late 1940s. It is situated directly behind the front house and is not visible from the street.



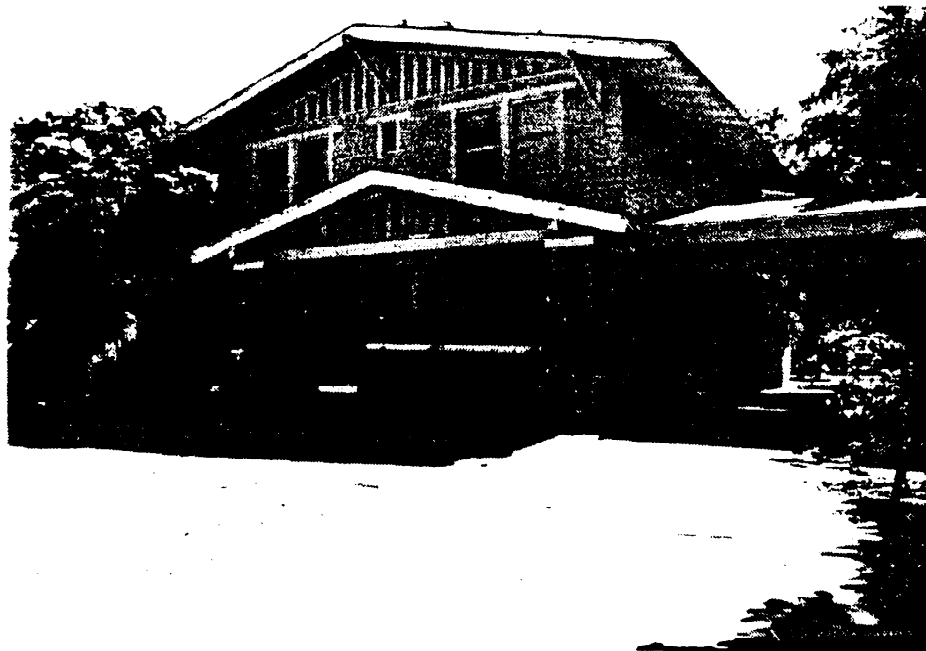
ORANGE GROVE - VILA GROUPING -- CONTINUATION SHEET

S39.302 622 N. Holliston Avenue
Legal Description: Lot 15, Block 48, Pasadena Heights
Present Owner: A. Hafeez Khan, P. O. Box 575,
Sierra Madre, CA 91024

Built: 1911 Rating: 2
Builder: Sherman Seeds

This is a two story gable-front, Chalet-style Craftsman house, with a broad, low-pitched, widely-overhanging roof-line (exposed rafter tails). An attached, and somewhat offset, gable-front porch extends across two-thirds of the facade at the first-floor level, while a gabled porte cochere extends off the south wall of the house over the driveway. The porte cochere and the porch are supported by massive arroyo stone piers (battered). The house is clad with square butt shingles. Vertically-aligned slatted venting on the upper gable (attic) and on the front porch, and projecting end beams and kneebrace brackets further enliven the design.

This house is among the finest examples of Craftsman design in its survey area, and an excellent example of local design from the pre-World War One era.



ORANGE GROVE - VILLA GROUPING -- CONTINUATION SHEET

S39.303 636 N. Holliston Avenue
Legal Description: Lots 16 & 17, Block 48, Pasadena Heights
Present Owner: Ruby M. Hillary, 3445 Fair Oaks Ave.,
Altadena, CA 91101

Built: 1936-37 Rating: 1D (?)
Builder: Winfield G. Davis (Thematic grouping)
Designers: Laura Schmidt & Marcella Keeney

This is a bungalow court consisting of seven one-story cottages of frame and stucco construction in a U-plan configuration. A flattened hexagonal-shaped planting area occupies much of the center of the property, with narrow concrete walkways flanking it on both sides, and converging at the pointed ends of the planter. The planter contains a dense mat of English Ivy along with several mature shade trees. The cottages are of very simple design, with low-pitched gable roofs (close-cropped), and paired and solitary 6/1 sash (double-hung).

This bungalow court from the late 1930's illustrates the longevity of this housing type, and is a fine and intact example of local design.





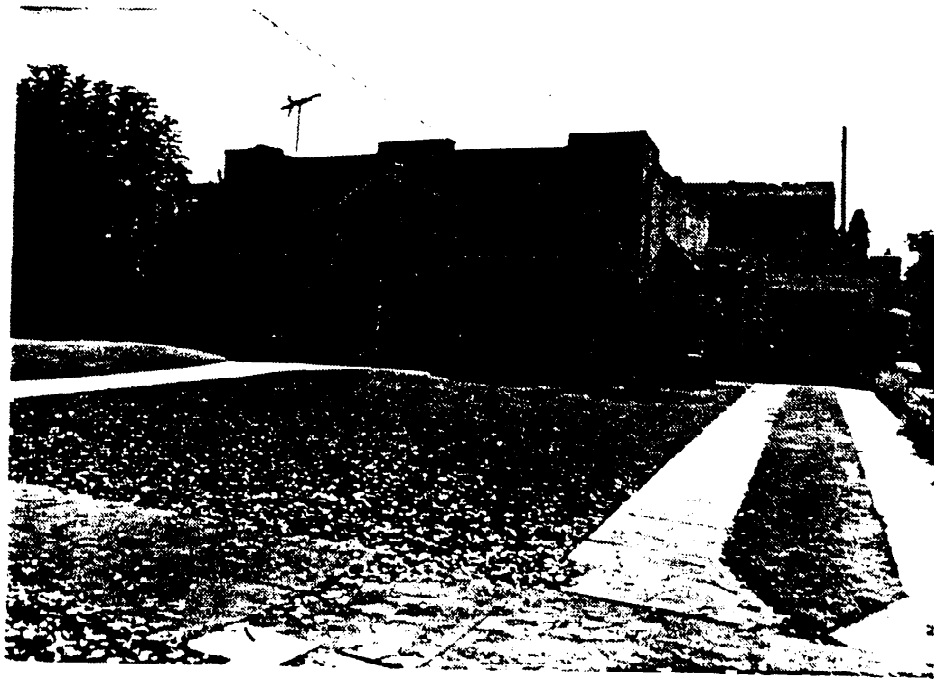
S39.303 636 N. Holliston Avenue
View: Southeast, near front of
property

ORANGE GROVE - VILLA GROUPING -- CONTINUATION SHEET

S39.304 650 N. Holliston Avenue
Legal Description: S. 65' of Lot 18, Block 48,
Pasadena Heights
Present Owner: Ashod Yaghlegian

Built: 1921 Rating: 3
Builder: W. K. Moore

This is a one story, frame and stucco Mediterranean Revival bungalow, with a flat parapeted (scalloped) roof. The design is symmetrically organized, being three bays across, with entrance occurring through the center bay, from a medium-height concrete stoop. The entrance is framed by a false gable-front portico (mission-tiled roof) supported by Ionic columns on each side. A tiled pent-roof feature (mission-tiled) extends across much of the house's upper fascia. There is a small garage of similar design at the driveway-rear of the property.



ORANGE GROVE - VILLA GROUPING -- CONTINUATION SHEET

S39.88

1340 E. Orange Grove Boulevard

Legal Description: Pasadena Heights, Blk. 48,
N. 110 ft. of Lot 18

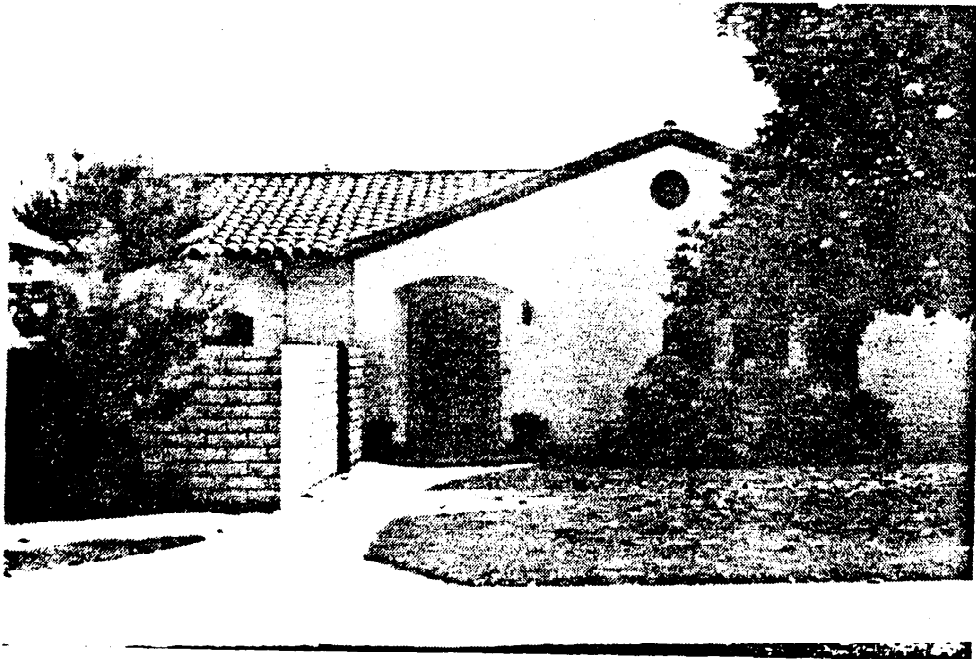
Present Owner: Dale H. and Karen L. Jones

Built: 1929

Rating: 3

Builder: H.E. Tabor (o)

This is a one-story, Spanish eclectic house on the southeast corner of Orange Grove Boulevard and Holliston Avenue. The red tile roof is cross-gabled and moderately pitched. The exterior is stucco with red brick and wood trim. Arched windows and an arched entryway accent the facade, which is quite plain. The lawn is divided by a central walkway and is enclosed on the northeast by a brick wall that partially obstructs the view of the facade. There is a gabled garage on the southeast corner of the lot.



ATTACHMENT 4

606 N Holliston Ave
Pasadena, CA 91106

City of Pasadena
Historic Preservation Committee
Pasadena, CA

RE Holliston Landmark District Public Hearing

November 10, 2002

Dear Historic Preservation Committee,

I am writing to you in strong support of the establishment of the Holliston Avenue Landmark District. As new owners of the 1909 bungalow located at 606 N. Holliston, my wife and I understand firsthand the tremendous importance of a landmark neighborhood association, and the absolute necessity of protecting one of Pasadena's most valuable resources, its treasured history as a center of craftsman design and bungalow culture.

As an architect and resident of Bungalow Heaven for the last seven years on N Catalina Avenue, a docent during annual tours, and a student of bungalow history, I have often marveled at the incredible vision of those who formed the original neighborhood association. I have watched the neighborhood continue to improve, attracting eager new residents with a willingness to restore and renew aging examples, adding tremendous enthusiasm, financial value, and (most importantly) the creation of a "sense of place". The overall result is a neighborly attitude which exists in few places in Los Angeles.

We live in a culture where authenticity is increasingly rare, and where most people live in faceless, high density "modern" production housing. Sadly, most of this housing is so poorly designed and executed it has trouble lasting thirty years. While the Holliston neighborhood is currently zoned multifamily, a zoning designation which I believe can and should remain, it is critical to create a historic district as the structure which guides future development and avoids such high-density futility. Holliston's bungalows, rich in tradition, solidly built and tenderly detailed, create a sense of value and charm which is enduring and historically critical to the neighborhood and the City. We must encourage building which protects this admirable, traditional building stock and rejects high-density, faceless housing which is wholly inappropriate in such a traditional neighborhood. We already know the well-documented failures of such an approach, and there is no reason to repeat them.

Bungalow Heaven began its life in reaction to the impending demolition of valuable traditional homes along its edge, and it is a blessing that the neighborhood was not overtaken by the destructive wave of production housing which posed the greatest threat. Without similar protection of Holliston, I fear that we will watch the repeat of the unfortunate pattern which has blighted so many areas of Pasadena – the destruction of an important part of our heritage in exchange for poor substitutes which have difficulty lasting half the average age of our much loved Pasadena bungalows.

Fortunately, we still have the opportunity and the knowledge to stop this needless pattern. I urge you to do everything possible to help preserve the fragile section of N. Holliston under consideration.

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

Sincerely,



David A. Thurman

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

Historic Preservation Commission
175 North Garfield
Pasadena, CA 91109

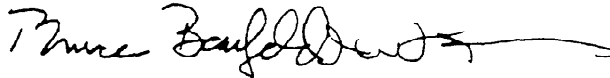
Honorable Commissioners,

We purchased our home in July 2003 and are currently renovating it. The 1906 Chalet-style home reminds Bruce of growing up in Hancock Park.

We are the third family to own this unique house with sleeping porches, oak floors (with Douglas fir upstairs) and separate water closets. It was previously owned by Mr. Beamon, a contractor who built several custom homes in the area.

We are proud to live on such a beautiful street and wish it to remain as such. Therefore, we want to let you know that we fully endorse the proposed North Holliston Avenue Landmark District.

Very Truly Yours,

A handwritten signature in black ink, appearing to read "Bruce Bearfeld", with a long horizontal flourish extending to the right.

Jill Levin & Bruce Bearfeld

November 10, 2004

Sarkis & Adriana Sankikian
585 North Holliston
Pasadena, CA 91106

Dear Historic Preservation Commission,

We are writing this letter to express our strong support for the formation of the Holliston Landmark District. We really like the neighborhood and want it to maintain its architectural character.

About one year ago, we built 2 units in back of our home, ^{careless} what the density allows. We built them to complement the architectural style of our home and we are pleased with the outcome.

Also, we would like to include the houses on the west side of the street, south to Villa in our Holliston Landmark District.

Thanks so much.

Sincerely,

Sarkis and Adriana Sankikian

*Sarkis Sankikian
Adriana Sankikian*

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

November 15, 2004

To: The Pasadena Historic Preservation Commission

Re: Holliston Landmark District Public Hearing

Dear Ladies and Gentlemen,

We are writing to you in support of **The Holliston Landmark District** and sincerely hope that you will grant their request to become a Landmark District.

We have lived in Bungalow Heaven for 3-1/2 years, and, are enjoying the spirit of a true community for the first time since our respective childhoods. It is refreshing to know many of our neighbors and to work with them toward common goals.

We believe that **The Holliston Landmark District** will experience a similar sense of community, not only by the work that is being done to form this **District**, but by the common goals they will try to achieve together, once established.

The individual and unique homes, the large, mature trees, the friendly smiles and cheerful waves from our neighbors - these are the things that we wish to advocate. It is not only the sense of "being" that we enjoy, we take comfort in the fact that our home has increased in value in direct relationship to its inclusion in Bungalow Heaven.

Another obvious benefit is the historical preservation of many beautiful homes. Each one will hold an education for architectural style, materials and methods that are no longer common, if even available, in today's construction world.

We strongly support this request.

Sincerely,

A handwritten signature in cursive script that reads "Peter and Deborah Saale". The signature is written in black ink and is positioned to the right of the word "Sincerely,".

Peter and Deborah Saale

Randall Meadors & Associates, Inc. A.I.A.

architecture, planning and construction

3713 Highland Ave #3, Manhattan Beach, Ca. 90266 310.545.5406 fax 546.5899

Historic Preservation Commission
City of Pasadena

Re: North Holliston Avenue Proposed Historic District

Honorable Commissioners:

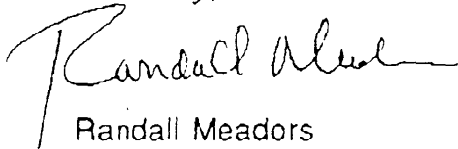
As the Owner of the property at 538-540 North Holliston, I am writing to you voice my enthusiastic support of the proposed Historic district along North Holliston Avenue. I believe that the long term benefits are all positive for the character, sense of place, aesthetic charm and neighborhood cohesion.

I bought my property some years ago when it was zoned for high density development. I was pursuing that path when the zoning changes and then the City of Gardens ordinance was passed. My thoughts at the time were purely business, to wit, the area was zoned for high density and I had no other plan than to build, sell and leave. My plans were stopped and I complained at the time as I perceived a loss of value and a diminishing of my property rights.

I held the property for some time and kept the two older houses as rentals not sure of what to do. As the years have passed Pasadena has made difficult land use choices that often take years to bear fruit. The progress has been slow but steady and now the evidence of success is all around us.

I recently chose to keep the property as two homes, invest in them as major renovations and maintain the character of the older homes. I no longer wish to build, sell and leave. I am staying. Others on the street have made similar choices. Approving this area as an Historic Area would secure this special place for the future of Pasadena.

Sincerely,



Randall Meadors

Ladies and Gentlemen:

I would like to tell you about a home in Pasadena, California. This home was built in the early 1900s and my family purchased it through an estate sale in the early 1970s. The address of this house is 560 N. Holliston Avenue, and it is one of the homes that is being considered for landmark status. My family and I strongly support this designation for our neighborhood.

My family is the second owner of this home. Growing up we lived in apartment buildings in Los Angeles and when my parents were provided with an opportunity to be able to purchase a home for their family, needless to say, they jumped at the chance!

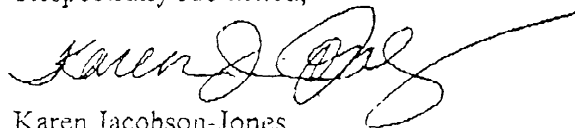
After we moved in our mother began fixing up the house (i.e., making curtains for each room of the house), my parents had the kitchen redone to bring it up to code and they had all of the electrical brought up to code throughout our entire home. In our backyard there is a gazebo that came with the house. I remember having summer time dinners in the gazebo. Growing up in that home each of us children have our own special memories. I remember both sides of the family always gathered for the holidays because we had a big home that could accommodate the entire extended family on both sides. I remember having my wedding reception at our home. That is a very special memory to me.

The home across the street from us belonged to Mr. J. Herbert Hall. He was the owner of J. Herbert Hall Jewelry store here in Pasadena. His home and garden were really gorgeous! It was a craftsman style home that complemented our home. By the time that Mr. Hall passed on I was very appreciative of the different types of architecture of the homes that were situated on our street. You can imagine our dismay when our family found out that Mr. Hall's property was sold and apartment buildings were built in its place.

When my mother became ill with breast cancer my father tore down the gazebo that had originally come with the house and built a beautiful one in its place. He dedicated it to my mother because she passed away before it was finished. She wanted to see the finished product but couldn't.

My mother loved that home almost, if not more, than her family combined and I know that if she were here today she would support the approval of this landmark district. Please let another family experience what my family and I have experienced living in that home and neighborhood.

Respectfully submitted,



Karen Jacobson-Jones

Fri. Oct 29, 04

Head Historic Preservation District,
I've been here since 1979.

I love the neighborhood, the
architecture and the palm trees.
It's as simple as that.

In the early 1980's
Developers destroyed a beauti-
ful Victorian, just north of
us and other homes. They
they erected the Groves
on the corner of Holliston Ave.
and Orange Grove Bl. Change
is not always for the better.

The Cottages are wonderful.
The 7 units are built in a
horseshoe shape. The property
has some great trees and
flowers. They just need
some "Tender Loving Care"
inside and out. The circle
drive and park like grounds
are exceptional.

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

Thank you,

Sincerely
Pam Pitts #1
621 N. Holliston Ave
Pasadena, Ca 91106

November 11, 2004

To Whom It May Concern:

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 is 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 and control the renovations so as to preserve the charm and irreplaceable design of the bungalows. The Holliston site is so rich in history and beautiful stately trees that make the bungalows truly a unique place worth saving.

Sincerely,


Phil, Cathy and Annie
Beltran

In the Taxation Commission:

My name is Joseph Buck and I have known it since 1960. In our case May 1960 - I moved back into the house to care for my 86 year old mother.

My parents purchased the home in early 1970 and I was the pleasure of growing up here.

I have always loved the fact that the neighborhood had good people - back when I was young and even now that I am grown, raising my kids here now.

The changes they want to make in this street will remove my sense, take away a sense of security I have always felt.

We need to preserve the beauty and family atmosphere of this street as it is - I am a foster parent and I have a 12 year old daughter, my kids love this place just like it is.

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

November 10, 2004

Mr. Abe Chorbajian, Chair
Historic Preservation Commission
City of Pasadena
175 N. Garfield Ave.
Pasadena, CA 91109

Dear Mr. Chorbajian:

The Pasadena Neighborhood Coalition, as the city-wide organization of neighborhood associations in Pasadena, would like to express its support for the formation of the Holliston Landmark District. The experience of Pasadena's existing Landmark Districts has demonstrated that this designation strengthens neighborhood stability, instills pride of place, and helps build effective neighborhood associations. The Pasadena Neighborhood Coalition counts, among its active members, neighborhood associations in Landmark Districts: Bungalow Heaven, Garfield Heights, Washington Square, and Normandie Heights.

We see the future designation of the Holliston Avenue Landmark District as a very positive step for this neighborhood. Having personally worked for the inclusion of the portion of Holliston Ave., north of Orange Grove Blvd., into the Bungalow Heaven Landmark District last year, I know that the Holliston Landmark District will bring positive benefits to its residents, and to the surrounding neighborhoods.

I thank you in advance for your support of this grass-roots effort to maintain the historic integrity of one of Pasadena's fine residential streets. I would be happy to talk to you any time at (626) 797-2707.

Yours truly,



Bob Kneisel, Chair
Pasadena Neighborhood Coalition

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NOV 11 2004

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

June 7, 2005

Ms. Elizabeth Trussell, Chair
Planning Commission
City of Pasadena
117 E. Colorado Blvd.
Pasadena, CA 91109

Dear Ms. Trussell:

The Pasadena Neighborhood Coalition, as the city-wide organization of neighborhood associations in Pasadena, would like to express its support for the formation of the Holliston Landmark District. The experience of Pasadena's existing Landmark Districts has demonstrated that this designation strengthens neighborhood stability, instills pride of place, and helps build effective neighborhood associations. The Pasadena Neighborhood Coalition counts, among its active members, neighborhood associations in Landmark Districts: Bungalow Heaven, Garfield Heights, Washington Square, and Normandie Heights.

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Yours truly,

Bob Kneisel, Chair
Pasadena Neighborhood Coalition