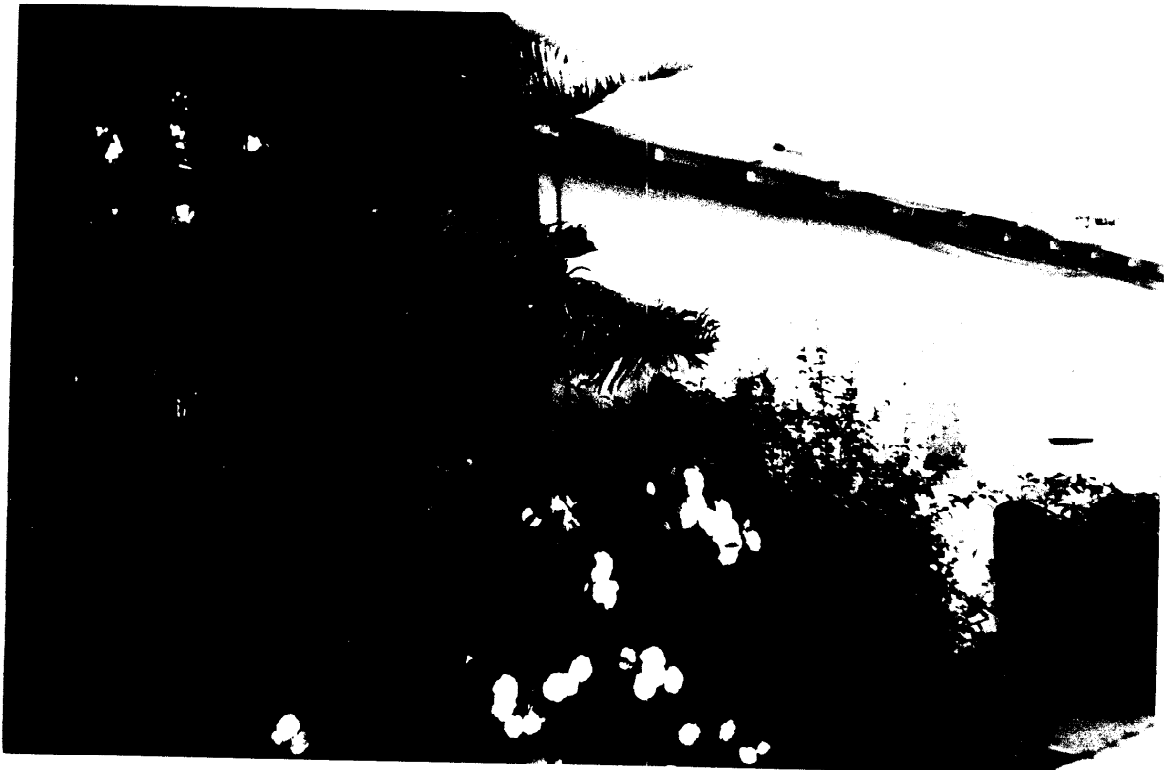


ATTACHMENT B

PHOTOGRAPHY
1947



HOWE STON
COURT
EXHIBIT 30



ATTACHMENT C

Appeal of Holliston Court Pasadena Landmark status

January 12, 2005

RECEIVED JAN 12 2005

To: Ms. Mary Jo Winder, Senior Planner & Historic Preservation Commission

From: Laura Kaufman, 830 Brooks Avenue #3, Pasadena, CA 91103
& Beverly Dunning, 1115 East Cordova Street #201, Pasadena, CA 91106

Dear Ms. Winder and Historic Preservation Commission,

This is our official appeal of staff's decision to deny Pasadena Historic Landmark status for the 1936-37 courtyard, Holliston Court, 636 North Holliston.

We disagree with staff's conclusion: "in the context of bungalow court development in Pasadena, the late construction date and lack of architectural integrity disqualify this property as a locally significant landmark." We assert that Holliston Court, as one of the last bungalow courtyards built in the city, "relates to patterns of history that extend beyond the doorstep of the immediate neighborhood (**National Register Bulletin 16, Exhibit 0**) and illustrate(s) themes and trends important to the history of its community, State and the Nation." (**NRB, Exhibit 00**). Its simple design illustrates Depression-era architecture built for the working class. To understand the full evolution and demise of the bungalow courtyard, which began in Pasadena, it is important to study and preserve one of the last ones to be built here.

Also, Holliston Court compares favorably to the courtyards which staff contends have more architectural integrity than Holliston. None has all three of the characteristics that make Holliston unique and special — individual cottages, extensive gardens and towering trees.

According to staff's October 25 letter (p1, graph 2), "the staff follows evaluation procedures of National Register Bulletin 16: Guidelines for Completing National Register of Historic Places Forms, which gives specific guidance on determining the integrity and authenticity of historic resources."

First, we will discuss the criteria listed in Bulletin #16 and how that relates to Holliston Court. After that, we will refute in detail staff's conclusions regarding Holliston Court's construction date and perceived lack of architectural integrity.

BULLETIN # 16: THE THREE REQUIREMENTS FOR NATIONAL LISTING

The Bulletin lists three criteria — Historic Significance, Historic Integrity and Historic Context for determining whether a property qualifies for listing (**NRB, Exhibit 1a**).

Bulletin 16 describes **Historic Significance** as the "importance of a property to the

history, architecture, archeology, engineering or culture of a community, State or the Nation.”(Exhibit 1b) One of the ways it is achieved is through “distinctive physical characteristics of design, construction or form.” Holliston Court fits this criteria. With its distinctive physical characteristics --detached, wide-court form -- it is typical of bungalow courtyards. And its individual cottages, whose simple design reflects the severe economic times in which they were built, are generously laid out among lush, oasis-like gardens, which sets bungalow courtyards apart from other multi-family developments that followed it. It is one of the last bungalow courts built in the home of bungalow courts.

“The fact that they were still being built — 20 to 30 years from when they began shows they are a survivor of an old Pasadena tradition,” said Alan Michelson, PhD, a Stanford-trained architectural historian consulted for this project. “And while the superficial stylistic details changed, the significance of this building form with its individual homesteads lingering into the late 1930s cannot be overlooked.”

Bulletin 16 describes **Historic Integrity** as “the authenticity of a property’s historic identity, evidenced by the survival of physical characteristics that existed during the property’s prehistoric or historic period.” (NRB, Exhibit 2)

“Not only must a property resemble its historic appearance, it must also retain physical materials, design features, and aspects of construction dated from the period when it attained significance.”(NRB, Exhibit 3) In other words, it can be identified as originally constructed.

Holliston Court fits the National Register’s Bulletin #16 definition of Historic Integrity, since it retains all its original design features. The 1989 inventory conducted by the city confirms this. “This bungalow court from the late 1930s illustrates the longevity of this housing type, and is a fine and *intact*(my italic) example of local design.”(See Exhibit 3A, Nomination of 636 North Holliston as a Pasadena Historic Landmark)

According to Bulletin 16, **Historic-Context** is “information about historic trends and properties grouped by an important theme in the prehistory or history of a community. Because historic contexts are organized by theme, place and time, they link historic properties to important historic trends.”(NRB, Exhibit 4) Holliston Court clearly fits into the historic trend of building bungalow courts with detached cottages in a wide-court design, amid lush landscaping. And according to that 1989 Inventory, Holliston Court was designated as 1D, possibly eligible for listing in the National Register of Historic Places, as part of a thematic grouping(See Exhibit 3A, Nomination of 636).

THE CONSTRUCTION DATE

We disagree with staff’s statement in Criterion 1 that Holliston Court is not significant because it was constructed in 1937, after the period that the bungalow court property type is considered to have made a significant contribution to the history of Pasadena.

According to Dr. Michelson, the construction date(1936-37)shows that it is one of the last to be built in Pasadena. "Pasadena became world famous for the development of bungalow courts and the protection of the whole record is important — to get a sense of where and when it started and when and why it died," said Michelson. "This is a document of one of the last ones built in Pasadena and its importance cannot be overstated . It transcends local history and is part of a national building trend, part of the nation's architectural heritage."

COMPARISON WITH OTHER COURTS

Staff lists four other courts which it contends have "a high degree of architectural integrity" and are "more outstanding examples of the bungalow court property type." We visited these courtyards and found them to be very similar in style to Holliston Court (**Photo Exhibit 1**), but with no more architectural integrity and in each case lacking all the features that make Holliston special — including detached cottages, towering trees, and extensive gardens.

595 East Washington(1940) — Like Holliston Court, it is a wide court design with separate units, topped with shallow hipped roofs. While Holliston Court windows contain 6/1 sash windows, theirs are a less ornamented 2/2. It also has a recently built Craftsman-style gate with a pergola, which is anachronistic to the building's period, diminishing its historic integrity. (**Photo Exhibit 2**)

454-470 East Washington(1941) — It is mainly composed of triplexes which are stucco and with shallow hipped roofs. With the exception of its bay windows, its design is very similar to Holliston Court and it contains the same 6/6 windows. However, it lacks the huge trees and extensive gardens, as well as freestanding cottages, that give Holliston Court its special appeal. (**Photo Exhibit 3**)

899 South Marengo(1940) — It consists of duplexes and triplexes with double-hung multi-paned windows, similar to those of Holliston Court. Its pared down Colonial Revival style is reminiscent of Holliston. Except for a cupola and a simple arched entryway, it is very similar in design to Holliston. It does have four large trees in the center of the courtyard. (**Photo Exhibit 4**)

70-92 Avenue 64(1937) — A wide court design, it is composed of triplexes with shallow hipped roofs and curving walkways similar to that of Holliston Court. Although it has faux porch columns and casement windows, the courtyard lacks the huge trees and individual cottages that make Holliston Court special. (**Photo Exhibit 5**)

Because these courtyards either lack large swaths of green space(454-470 East Washington), are duplexes(Marengo) or triplexes(454-470 East Washington, Marengo, Avenue 64), or lack towering trees (Avenue 64), we strongly assert that these courtyards are no more outstanding — in fact, we argue they are less distinguished as examples of the bungalow court property type of the late 1930s to early 40s.

Individual cottages are an important element of bungalow court design — they are miniature houses and give tenants/owners a piece of the American Dream at affordable prices/rents. They should not be compared to duplexes or triplexes, which amount merely to attached courtyard housing.

Further, staff states that the late construction date disqualifies Holliston Court. However, three of the four other courtyards staff cites were built after Holliston. If staff is asserting the others are significant, and Holliston is not because of its date, then these are contradictory statements.

We also disagree with staff's conclusion that Holliston Court's "simple execution and lack of design details" make it devoid of "high artistic values."

The unadorned style is typical of Depression-era architecture built for the working class, according to Michelson, who penned his thesis on architecture of the 1930s. Its lack of ornamentation reflects the depth of the economic crisis, he said. For economic and psychological reasons, "Designers didn't want to be ostentatious. The style became less important than the indoor/outdoor space and fluid interior space," Michelson said.

Using staff's definition, all modern architecture would be insignificant due to its simple design. Staff is applying earlier elements of a previous style built during economically prosperous times to this style which has been pared down due to the economic deprivation in which it was built. What makes them simple, differentiates them from the previous style. Consider that Craftsman style is pared down, compared to the highly-ornamented Victorian style. Staff is not using objective style-neutral criteria.

Holliston Court's architecture is Minimalist in the way composers Steven Reich's or John Cage's music is Minimalist — and therefore represents a specific style of music, a record of its time and place.

Musical compositions in the Minimalist style have no less integrity or importance in the context of musical history than the highly-ornamented style of Baroque composer J.S. Bach. The same can be said of architecture.

Even if the Commission concludes that Holliston Court is "devoid of high artistic values," we note that the National Historic Landmarks criteria, Appendix B (NRB, Exhibit 5) says that even if its integral parts are not sufficiently significant by the reason of historical association to warrant individual recognition, they qualify if they "collectively compose an entity of exceptional historical or artistic significance, or outstandingly commemorate or illustrate a way of life or culture."

We assert that Holliston Court outstandingly commemorates or illustrates a way of life or culture by contributing to the full understanding of bungalow court history. Holliston Court

illustrates the culture of the Depression, through its simple design that shows it was intended as housing for the working class. It also illustrates California's culture, by way of its fluid indoor-outdoor space and communal gathering places. Holliston Court's close relationship with the outdoors typifies the best of Southern California architecture.

THE DEVELOPER'S PROPOSAL WILL COMPROMISE ITS HISTORIC INTEGRITY

According to Bulletin 16, Historic Integrity consists of location, design, setting, materials, workmanship, feeling and association. (**Exhibit 3, Exhibit 6a**) It is the qualities of setting, defined as the quality of the integrity, as it applies to the physical environment of a historic property (**NRB, Exhibit 6b**) and feeling, defined as a quality of integrity through which a historic property evokes the aesthetic or historic sense of past time and place, (**NRB, Exhibit 6c**), that will be severely compromised by the proposed demolition of Cottage #7 and replacement with a modern, two-story four-unit building in the center of the courtyard U.

The proposal, if allowed to proceed, would destroy the integrity of this detached, enclosed wide-court court and diminish courtyard housing within the city, whose garden character is the most noticeable and important quality of Pasadena neighborhoods (City of Gardens Ordinance, Nomination of 636, Exhibit 26a) And this kind of courtyard was used as a model for the City of Gardens ordinance, according to former senior city planner Ann Scheid, author of "Historic Pasadena."

While in the 1930s there were more than 400 courtyards, today there are fewer than 100, with only a third of those receiving protection through listing on the National Register of Historic Places. It is time to protect the remaining courtyards, which are vulnerable to demolition and the City should start with this one by designating it as a Pasadena Historic Landmark.

THIS PROPOSAL VIOLATES THE CITY OF GARDENS ORDINANCE & THE TREE PROTECTION ORDINANCE AND WILL DESTROY THE PARK-LIKE SETTING

The City of Gardens ordinance recognizes the importance of trees. It states, "where mature, healthy trees already exist on a site, their retention is encouraged." (Nomination of 636, Exhibit 31a). However, the developer's proposal calls for destroying a number of Native Species trees and relocating **every remaining tree** — including city-protected Specimen Trees of Coral(2), and Camphor — on the property! (**Developer's Tree Inventory, Exhibit 7**)

These trees proposed for relocation do not interfere with construction of any buildings. They cool the bungalows by at least 15 degrees during the summer and supply a year-round chorus of jays, acorn woodpeckers and squirrels. There is no reason to move them and it is doubtful that these trees, including the towering Camphor and avocado trees, which exceed 50 feet in height, would survive a move.

The trees proposed for destruction include a Black Walnut (in the back, on the raised

patio). It is one of 13 Native Species earmarked for protection “because they help maintain native populations of birds, insects and other animals and promote better environmental conditions.”(Nomination of 636, tree photographs, Exhibit 27, Tree Protection Ordinance, Exhibit 28a)

An arborist hired by the developer mistakenly has labeled this as a xylosma congestum, or shiny xylosma (**Developers Tree Inventory, Exhibit 7**) . However according to a horticulture expert at the Los Angeles Arboretum and former senior planner Scheid, this a Black Walnut tree. It has been giving us and the resident squirrels walnuts for the past seven years and we have the shells to prove it!

The proposed demolition will also mean the end of a Victorian Box Tree on the south side of Cottage #7. Specimen trees, as this Victorian Box “enhance the beauty of the City of Pasadena.”(Nomination of 636, Tree Protection Ordinance, Exhibit 28d). Also gone will be a huge Acacia tree on the south side of Cottage #7 and a rose garden behind Cottage 6.

The city’s Tree Protection Ordinance was approved “in recognition of the significant aesthetic, environmental, and economic benefits to the community provided by trees and to increase the tree canopy in Pasadena.”(Nomination of 636, Exhibit 28f) The trees of Holliston Court are of sufficient size to merit protection by the Tree Protection Ordinance(Nomination of 636, Exhibits 28i, j, Protected Tree List, diagram of protected trees on property).

The setting of Holliston Court is just as important — if not more important — than the buildings themselves. Once this urban oasis is gone — to cram more buildings onto the property by destroying Native Species and large shade trees and inexplicably uprooting and replanting towering, mature trees that are happy where they are and not in the way of development — it will be gone forever, along with the wildlife. The huge trees contribute much to the magic of Holliston Court and they add tremendous economic value to the property!

Further, removing large trees, as the Black Walnut and replanting a bunch of small trees will in no way make up for the loss of the large tree canopy.

For these reasons we believe Holliston Court is worthy of the highest degree of protection — Pasadena Landmark status. Buyers of the cottages, once they are converted to condominiums, will be willing to pay a premium to live in a park-like setting. And the developer will be able to make a substantial profit by leaving all the cottages and gardens intact.

Thank you for your consideration. We look forward to discussing this further at the January 18 meeting.

Attachments:
Exhibits 0-7, Photo Exhibits 1-5, Letters 1-3