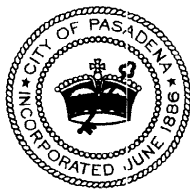


**NEW CORRESPONDENCE
FOR
MAY 23, 2005
MEETING**



OFFICE OF THE CITY ATTORNEY

MEMORANDUM

To: Honorable Mayor and Members of the City Council

FROM: Michele Beal Bagneris, City Attorney *MBB*
Brad L. Fuller, Assistant City Attorney

DATE: May 19, 2005

Re: Demolition at 636 North Holliston Avenue During Pendency of Historic Landmark District Application; Item 6.A. 7:00 p.m.

Factual Background:

The City received an application to demolish buildings at 636 North Holliston Avenue. The City also received a petition to designate the building proposed to be demolished as an historical landmark. Subsequently, the City received a petition to have the area in which the property containing the buildings to be demolished declared a historical landmark district. All of these applications are currently pending in one stage or another.

Question Presented:

During the public hearing before the City Council on April 25, 2005, the question was posed whether the pendency of an application to designate an area as an historic landmark district would preclude issuance of a building permit for demolition of a building at 636 North Holliston Avenue, which is within the proposed historic landmark district.

Discussion:

It is our opinion that Chapter 17.62 Historic Preservation, Section 17.62.090, Subpart D, prohibits the issuance of a building permit for demolition on a property that is within an area for which an application is pending for designation as a historical landmark district, unless the building permit has first been approved by the Historic Preservation Commission.

Conclusion:

Because landmark districts are considered historic resources under the Municipal Code, a building permit may not be issued for demolition at 636 North Holliston Avenue during the pendency of the application to designate that area as a historical landmark district unless the Historical Preservation Commission has first approved such a demolition permit.

T4 & ASSOCIATES, LLP

DESIGN • PLANNING • DEVELOPMENT

OFFICE OF THE MAYOR
MAY - 2 AM 10: '03

1 South Fair Oaks Ave. Suite 207
Pasadena, CALIFORNIA 91105
tel 626.395.0600
fax 626.395.0124

MEMORANDUM

Date: April 29, 2005 ✓
To: Mayor Boggard, Vice Mayor Tyler, Councilmember, Ms. Streator,
Mr. Little, Mr. Holden, Mr. Haderlein, Mr. Gordo, Mr. Madison
Cc: Mary Jo Winder, Susan Lin
From: Johnny Lu
RE: 636 N. Holliston Ave.

Dear Mayor, Vice Mayor, Councilmember:

This is Johnny Lu. Today, I am writing to you as a local business owner in Pasadena. As a design professional myself, I have a lot of passions in this field. I also respect other professionals and willing to learn from them. This industry is created by group of different professionals and professional information has crucial impact on functionality and aesthetic of the buildings.

After continues efforts and researching by group of professionals, this property is determined as an ineligible individual landmark per professionals' finding. Again, I respectfully ask this council to review their reports and make your final decision base on the findings and facts.

In our proposal, we are proposed to preserve the existing courtyard and upgrade it to provide quality open spaces and visual pleasure. Design team understands the original design spirit of the courtyard in a bungalow court. The renovated existing courtyard will utilize its open spaces to provide social and visual interaction for the occupants and neighbors. The landscape consultant had a preliminary vision and concept plan. We are currently reviewing and developing this concept.

The 6 of 7 existing bungalows will also be preserved and renovated. (We are currently in the process of renovating the interior of front 6 units and bring these 6 structures up to current safety code requirements.) Preserving these 6 units will maintain the integrity of this bungalow court. The street fronting units will be upgraded to fit into this neighborhood.

We are proposing to enhance this property's conditions, aesthetic appearance, functionalities, and quality of the living spaces. We has been

spending continues efforts to ensure the quality of the design. All design decisions are made to enhance the overall quality of this neighborhood and existing bungalow court.

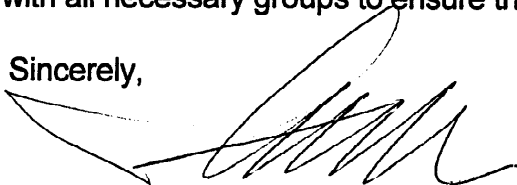
We are also in agreement that the front units and courtyard have tremendous contributions to this neighborhood. Therefore, in our proposal we made a decision to preserve and upgrade the courtyard and 6 existing units. Our proposal would like to be one of the contributors to this Landmark District. The design team is also willing to offer its design knowledge and existing researches to the Landmark District.

The original proposed 8 new townhouse scheme was completely abandon by design team after 4 months of work with city staffs. Design team recognizes the value of the existing courtyard and decides to preserve and enhance it. This decision was made before the landmark designation application.

The design team is also in communication with the neighbors located at 1348 Orange Grove Ave. (8 townhouse/condo property) and 1370 Orange Grove Ave. (16 townhouse/condo property.) Both properties' HOA presidents are accepted our preliminary proposal and willing to work with the design team to make this project better.

As I can promise, our design team is very willing to work with the neighbors. **Again, one of the purposes of this project is enhancing the overall quality of this neighborhood by preserving the existing courtyard and 6 existing units.** I would like to represent the design team to express our gratitude for the opportunity to present our project during the public hearing. We will continue to work with all necessary groups to ensure the quality of this project.

Sincerely,

A handwritten signature in black ink, appearing to be 'Johnny Lu', written over a horizontal line.

Johnny Lu

**CORRESPONDENCE
FROM
MAY 16, 2005
MEETING**

RECEIVED

05 MAY 12 P2:03

CITY CLERK
CITY OF PASADENA

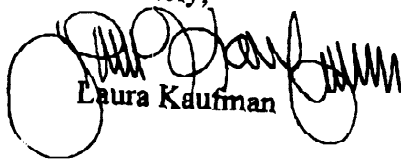
TO: City Clerk Jane Rodriguez and the Pasadena City Council
FROM: Laura Kaufman, applicant, Holliston Court nomination as a Pasadena Historic Landmark

Dear Ms. Rodriguez and City Council members,

I am writing this to let you know I am fine with the May 23, 7 p.m. hearing date set for the Holliston Court nomination.

I look forward to seeing you at the meeting. Thanks a lot.

Sincerely,



Laura Kaufman

5/16/2005
6.A. 7:00 P.M.

CORRESPONDENCE
AND
PHOTOGRAPHS
FROM APRIL 25, 2005
MEETING

April 25, 2005 Testimony to the Pasadena City Council — Laura Kaufman

For seven years, I lived in a courtyard of cottages with multi-paned windows and scalloped porch covers. Each morning, I awoke to chattering squirrels and acorn woodpeckers squawking in the trees above. On moonlit nights, the trees cast magical shadows on the gardens.

In February, the Historic Preservation Commission declared Holliston Court a Historic Landmark finding that it met the three criteria of the National Register for eligibility --Historic Integrity, History Context and Historic Significance. We ask you to reaffirm that finding.

Holliston Court's individual cottages should not be compared to courtyards with duplexes and triplexes — which are merely attached courtyard housing — or courtyards, with more design details, that were built earlier, or a few years later when the Depression had lifted. Holliston Court reflects the severe economic times in which it was built and that makes it special.

The consultant hired by staff makes several of our points for us. She notes that building activity by 1931 had slowed to a crawl and that construction bungalow courts had ceased. Exactly! That's what makes our court special, it was of the last one built in Pasadena in the home of bungalow courts and one of the few developments constructed during the depth of the Depression.

The consultant also notes that their simplicity of appearance was probably more a budgetary consideration than a design choice. Right again. The cottages reflect the time when budgetary constraints meant you had no choice but to build the most simple design possible. That makes them worth preserving as an artifact of their time.

<She also contends that based on its date of construction, Holliston Court would not be a contributor to our Landmark District. However, that contradicts staff's November 15 report, stating that the 1936 courtyard falls within the period of significance.(ending in 1942)>

Staff states in its report that properties in Landmark Districts essentially receive the same protection as individual Historic Landmarks. Therefore, we ask you to name Holliston Court a Historic Landmark tonight since one or all of the bungalows are subject to demolition between now and the time when you -- the City Council -- officially approve our block as a Landmark District. That could be several months away.

<We don't believe it's appropriate to consider demolishing a historic structure in our pending Landmark District and we believe the developers proposal 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. .

04/25/2005
Item 6.G. (8:00 P.M.)
Submitted by Laura Kaufman

And we'd like to quote from "Courtyard Housing In Los Angeles" which the consultant sites as a reference. "If a small minority of courts should be preserved for all their assorted virtues as isolated monuments, the overwhelming majority should be for their ability to shape our cities."

To conclude, bungalow courts are our homegrown form of historic , affordable housing and we urge you to save this historic treasure for all time by bestowing Pasadena Historic Landmark Status on the enchanted Holliston Court. And if the developer is not happy, I know of people who'd like to buy and maintain the courtyard and upgrade it, with beautiful flowers and gardens. Thank you.###

Randall Meadors

4002 The Strand, Manhattan Beach, Ca. 90266 310.545.5406 fax 546.5899

April 23, 2005

Historic Preservation Commission
City of Pasadena, Ca.

Re: 636 North Holliston bungalows

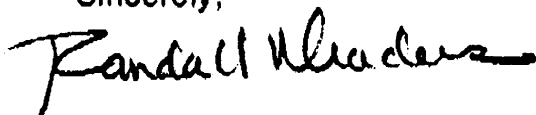
Honorable Commissioners:

I have owned the property at 538-540 North Holliston for over twenty years. For many years I was based in Pasadena working as an architect/developer and had bought the property with the intention of tearing down the old houses and putting in 8 condo's. Several other developers were active with projects on the street at that time.

While I was in design, the property was down zoned from 8 units to 4 units. My investor partners howled. While we were scratching our head about how to make 4 units work the City of Gardens ordinance was enacted. My investors howled so much that I bought them out. I thought I would lose.

Twenty years latter this neighborhood is coming back to life. We restored the house at 540 and expanded the rear house at 538 within the guidelines of the now forming preservation district. This was a financial success after all for me. More importantly, the entire neighborhood is successful and has a much brighter future. I can relate to a developer's desire for profit and understand that it is sometimes a risky business. If we allow this bungalow court project to go through as designed it would be a great loss to the neighborhood. It will be difficult I know, but a substantial design modification with increased preservation is the right decision to make for the future.

Sincerely,



Randall Meadors
A.I.A.

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.

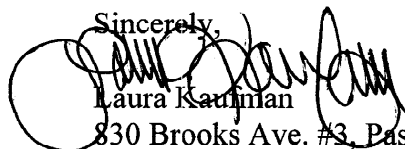
It's not appropriate to consider demolishing a historic structure in our pending Landmark District and build a two-story condo that will loom over the remaining little cottages and destroy the integrity of our U-shaped courtyard, as well as more than half the trees on the site, including city-protected 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

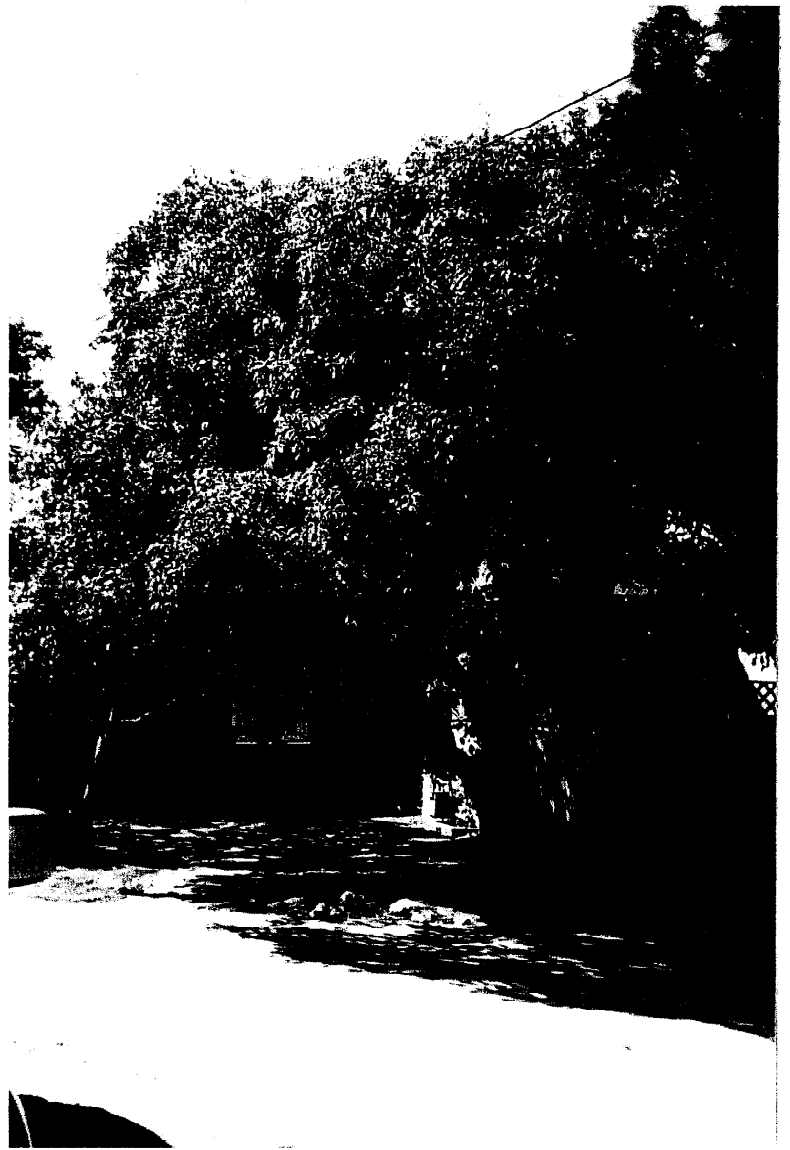
HOLLISTON COURT (FRONT VIEWS)
636 NORTH HOLLISTON AVE.



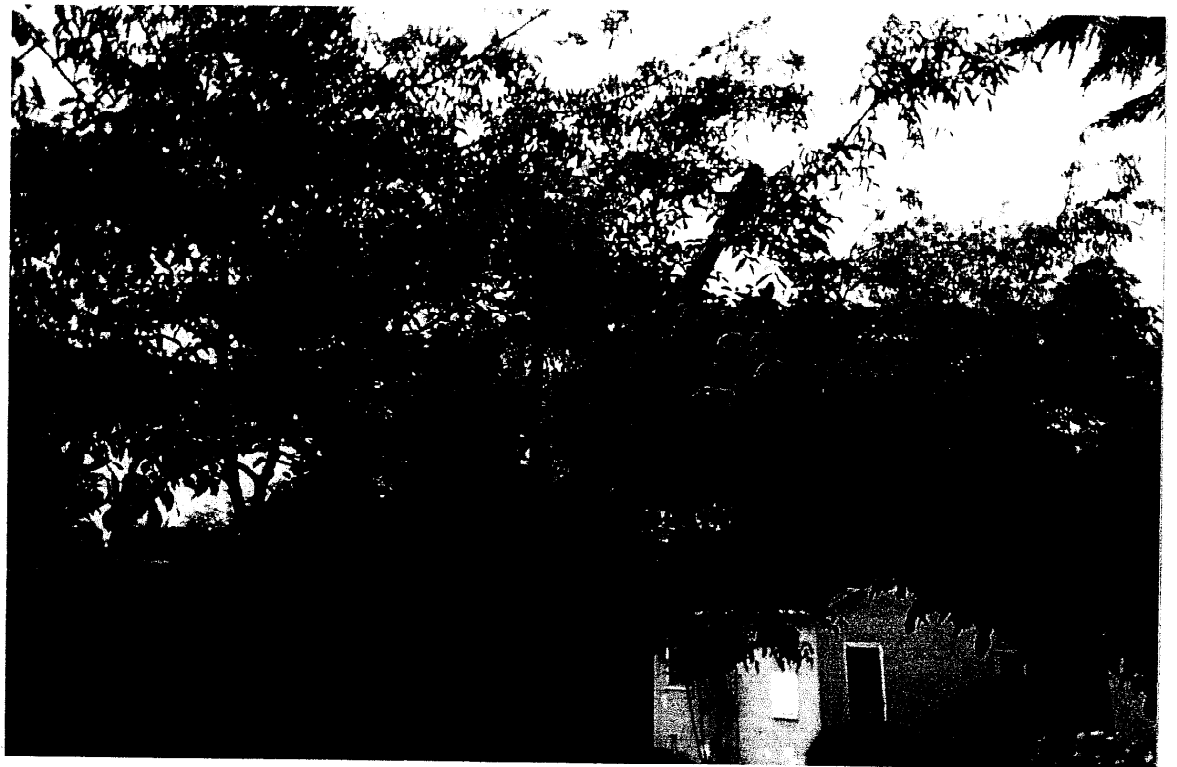
4/25/2005
6.G. 8:00 P.M.
SUBMITTED BY LAURA KAUFMAN

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. Thanks!

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 & Stephen Asbury



Cheryl and Stephen Asbury

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.

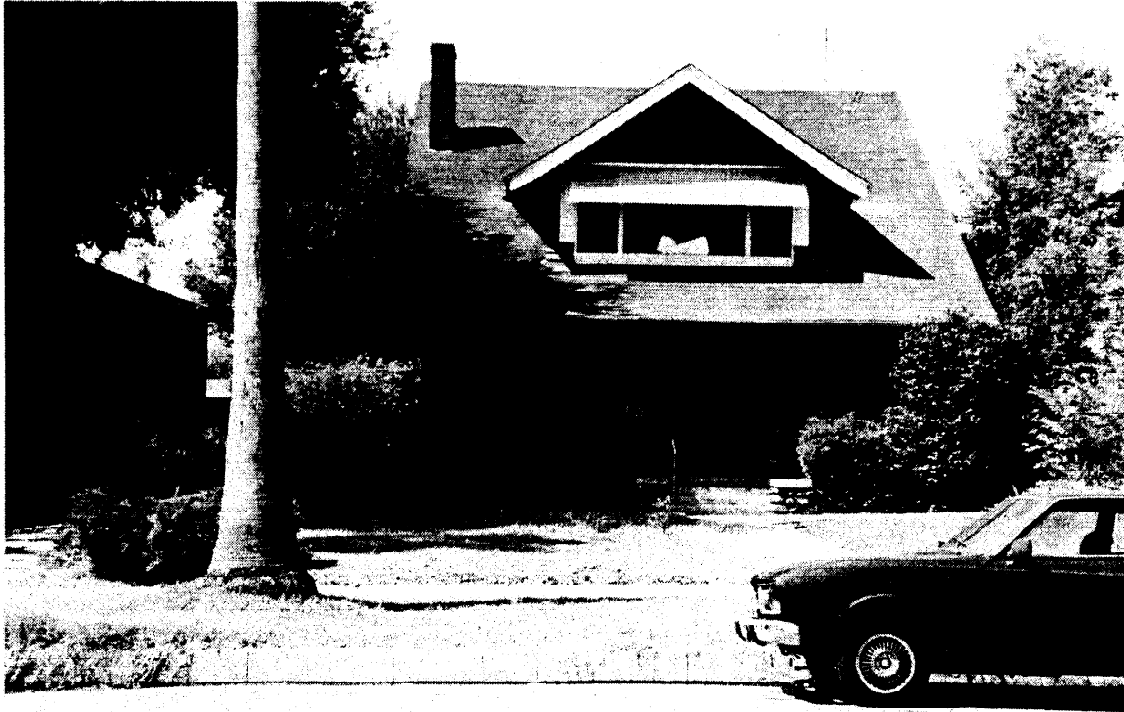
I urge you to preserve Holliston Court in its present condition by naming it a Pasadena Historic Landmark. Thank you.

Sincerely,

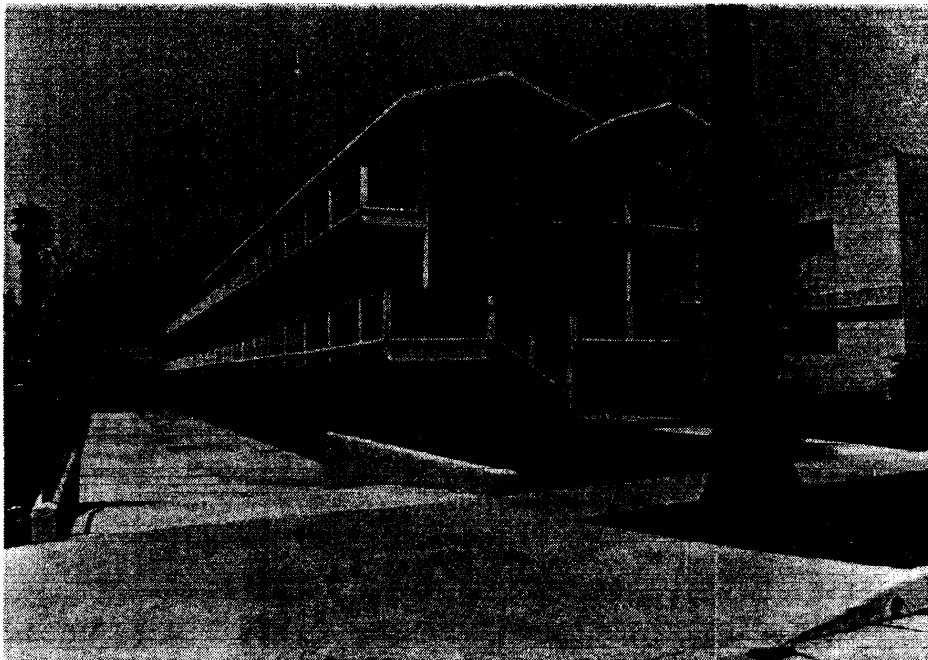


Gary Bandel

555 North Holliston Ave.



1908-1987
Home of
Mr. Herbert
Hall, owner
Hall's Fine
Jewelers



1980s-
2004
Apartments

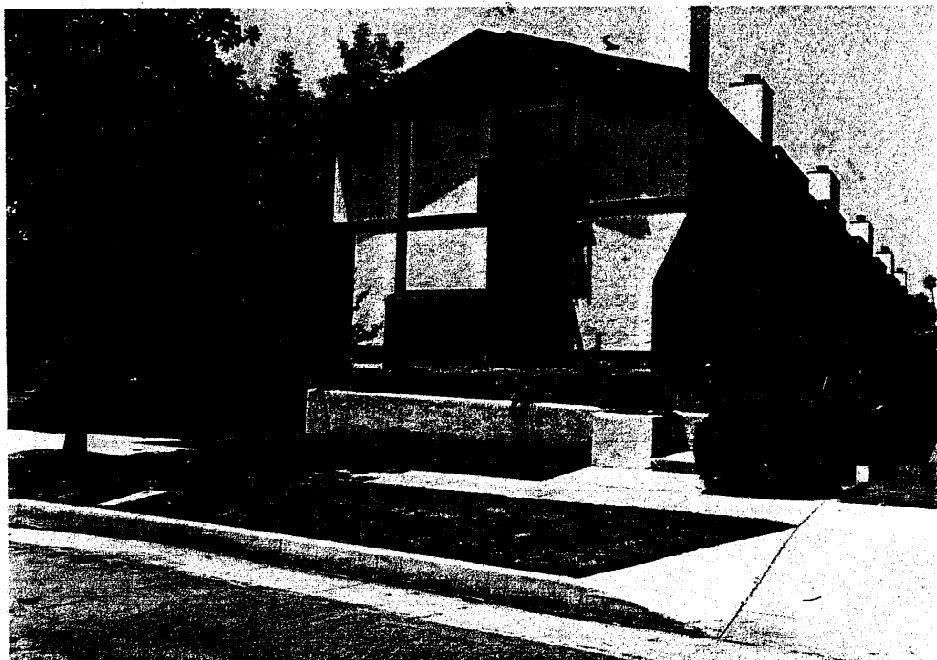
2004-
Present
Condos

04/25/2005
Item 6.G. (8:00 P.M.)
Submitted by Bruce Beaufeld

527-529 North Holliston Ave.



1912-1982
Bungalow



1980s-Present
Apartments

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 cursive script, appearing to read "Phil, Cathy and Annie Beltran". The signature is fluid and somewhat stylized, with a long horizontal flourish extending to the right.

Phil, Cathy and Annie Beltran

To whom it may concern:

I am, once again, writing a letter to voice my feelings regarding Holliston ave between Villa & 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 I did and all of the affects are positive.

This neighborhood needs to

Remain as it is - no more cond'p.
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

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.

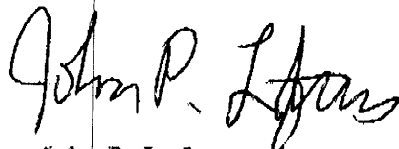
In particular, Holliston Court (1936-37), with its large shade trees and extensive gardens, was one of the last bungalow courtyards to be built in Pasadena. Its unadorned cottages reflect the tough economic climate in which they were built. There were once about 400 bungalow courts here, but now there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

Fri. Apr. 15, 05

To The Pasadena City Council,
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 beautiful Victorian,
just north of us and other homes.
Then, 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 horse
shoe shape. The property has
some great trees and flowers.
They just needed some "Tender
Loving Care" inside and out.
The Circle drive and Park-
like grounds are exceptional.

We don't want developers
buying older homes and apt.
buildings to put small or massive
condominiums in. What a depress-
ing thought.

Laura Kaufman has put
her blood, sweat and tears
in this. I for one and a lot
of other people want to see
her succeed.

I support the designation
of Holliston Court as a Pasadena
Historic Landmark.

(over)

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

Thank you,

Sincerely,

Pam Mills

621 N. Holliston Ave. #1

Pasadena, ca. 91106

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:

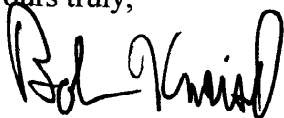
The Pasadena Neighborhood Coalition, as the city-wide organization of neighborhood associations in Pasadena, would like to express its support for the designation of Holliston Court, at 636 N. Holliston Ave., as a city Landmark. Holliston Court is a fine example of a 1930's era Bungalow Court. The garden-like 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 Streater, Steve Haderlein, Steve Madison, Chris Holden, Victor Gordo; City Manager Cynthia Kurtz; Planning and Development Director Richard Bruckner

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

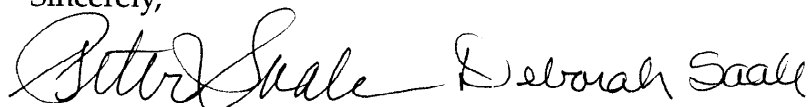
In re: **Historic Landmark Status for Holliston Court**

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 loose 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 tact!

Sincerely,

Handwritten signatures of Peter and Deborah Saale in cursive script.

Peter and Deborah Saale

April 25, 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 wrong for our historic neighborhood.

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

We are so happy about our pending Landmark District that we hope to extend it down to Villa.

Thank you.

04/25/2005
Item 6.G. (8:00 P.M.)
Submitted by Sarkis Sankikian

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

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

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 build 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

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 written in a cursive style with a long horizontal line extending to the right.

David A. Thurman

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)