

ATTACHMENT A
DESIGNATION REPORT: 1232 N. LOS ROBLES AVENUE

DETAILED DESCRIPTION

1. Introduction

The residence at 1232 North Los Robles Avenue is an intact, locally significant example of an Arts and Crafts period house from 1912 with Colonial Revival and Italian Revival features.

2. Property Data

- Address: 1232 N. Los Robles Avenue, Pasadena, CA 91104
- Location: Northeast corner of Los Robles Avenue and Claremont Street
- Date of Construction: 1912, documented by building permit
- Original Architect/Designer: David M. Renton
- Original Contractor: David M. Renton
- Original / Present Use: Single-family residence/ Residential care
- Original/Present Owner: Charles & Martha Lindley/ Journey House, Inc.
- Property Size: 11,796 square feet
- Building Size: 3,384 square feet

3. Architectural Description

The Site

The site, an 11,796 square foot corner lot, is at the northeast corner of Los Robles Avenue and Claremont Street. The house, near the center of the lot, is set back approximately 50 feet from the front property line and 10 feet from the side property line. A detached one-car garage is located in the northeast corner of the property.

The Building Structure and Exterior Features

Built in 1912, this two-story, 3,384 square-foot house is rectangular in plan with a concrete foundation, wood shingle walls, and a shallow pitched hipped roof with wide boxed eaves. A balcony over the entry, one-third the width of the house and supported by two square posts and a cross-beam, is at the center of the mostly symmetrical west-facing front elevation. The balcony has a wooden balustrade with two square corner posts with recessed panels and flat wooden pickets shaped to resemble Italian balusters. The concrete front porch deck, accessed by two concrete steps, extends north of the entry to the side of the house beneath a pergola supported by a third square post. The pergola beams have ends carved in a curve with a notch and match the rafter tails on the house. The entry consists of a single door flanked by two operable 12-light sidelights with hinged wood-framed screens. The flat-surfaced wood door has three vertical columns of glass lights in a three-four-three pattern. A single red-brick chimney is at the south side elevation. Fenestration consists of individual and pairs of double-hung windows (with nine or six-light upper sashes), and transomed fixed windows flanked by double hung windows at the first floor of the

front elevation. A pair of twelve-light French doors flanked by smaller six-light casement windows provides access to the front balcony. A rectangular bay with a shed roof and fixed multiple-light window projects from the north side elevation. The low-pitched hipped roof has wide boxed eaves with carved brackets.

Garage & Site Features

A detached one-car garage with a gabled roof, shingle siding that matches the house, a gable vent, extended beams, and an up-swinging garage door is in the northeast corner of the property, with the door facing Claremont Street. The garage appears to have been built near the time of the house, originally on the east adjacent property. The subject property was later expanded in size to include the garage. The garage is a contributing feature.

A two-foot high Arroyo stone retaining wall with concrete cap is adjacent to the sidewalk at both streets. A driveway provides access to the garage from Claremont Street, and at Los Robles Avenue near the intersection, concrete steps and a curved concrete walkway provide access to the front entry. An additional short concrete block retaining wall is set back a few feet from the stone retaining wall at Claremont Street. A two-foot high white picket fence partially encloses the front and street side yards. The Arroyo stone retaining wall is a contributing feature.

Documented Changes to the Property

After 1930, a one-story addition, distinguished by shallow eaves and rows of double-hung and casement windows without muntins, was made to the rear (east) elevation. At an unknown date, fixed shutters were added to many of the windows on the front elevation. After 1979, square posts replaced the previous Tuscan columns that support the front balcony and pergola. At an unknown date, an up-swinging garage door replaced the original garage door. After 1979, stucco was removed from the chimney to expose the red brick. In 1999, a white picket fence was installed in the front and street side yards.

Current Conditions, Use, and Proposed Plans

The house exterior is currently in average condition and it is used as a residential care facility.

4. Historic Overview

Arts & Crafts Period

The Arts & Crafts movement began in England around the year 1860 as a response to industrialization and mass production of goods. Its focus was one of promoting manual craftsmanship rather than machine production, which was believed to result in a harmonious society where producers and consumers could take pride in their work and, thereby, enhance their lives. Works were simple and designed to show evidence of construction methods. William Morris is widely cited as being the movement's primary proponent in England, with his Red House being one of the earliest pieces of English Arts & Crafts architecture. The

movement included many other forms of craft including printmaking, decorative objects, wallpaper, textiles, furniture and stained glass.

In America, Elbert Hubbard and Gustav Stickley, who both organized Arts & Crafts guilds, were the movement's primary proponents. Stickley's magazine *The Craftsman* was influential in spreading the ideals of the movement throughout the country. The American Arts & Crafts architectural movement was centered in three primary locations: Oak Park, Illinois; Berkeley and Pasadena, each drawing on local materials. In Pasadena, the primary architectural tenet of the movement was to enhance the connection between house and landscape. This was achieved through large roofed front porches, use of wood exterior cladding materials and other locally available materials such as stones from the Arroyo Seco, elimination of ornament, and planning of the house around natural features of the site (contours, trees, etc.). Architectural details were frequently handcrafted by local artisans.

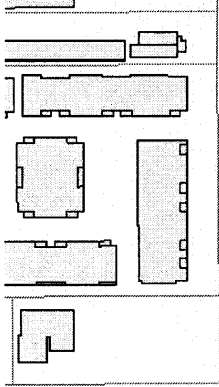
Characteristics of the Colonial Revival variant of the two-story Arts and Crafts period house, as described in the 1998 study "Residential Architecture in Pasadena 1895-1918: The Influence of the Arts & Crafts Movement" include:

...house is typically symmetrical in elevation and in plan configuration. Rectangular and U-shaped plans with symmetrically disposed wings predominate. Gable, hipped, and gambrel roofs are used. Over-all wooding shingles or siding sheaths the exterior walls. The presence of a pedimented or gabled entrance porch emphasizes the classical character of the dwelling, which is otherwise conveyed through the regular placement of windows and other exterior features. Other distinctive details are wooden shutters and a paneled and partially glazed front door.

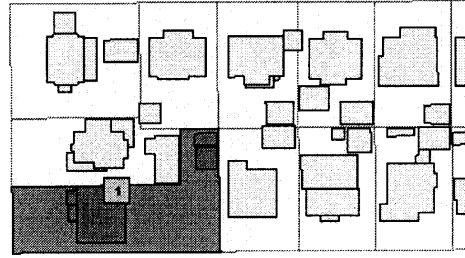
David M. Renton

David M. Renton, born on February 8, 1878 in Georgetown, Prince Edward Island, Canada, worked as a carpenter in Massachusetts and Connecticut before emigrating to Pasadena after the turn of the century to work as a contractor. His first large job was the telescope building and other associated buildings at Mount Wilson. Between 1904 and 1918, he built more than 100 houses in Pasadena, including several in the Orange Heights and Bungalow Heaven Historic Districts, some constructed for architects such as Greene and Greene and Myron Hunt, and one landmark Craftsman house at 949 N. Oakland Avenue. Between 1919 and 1936, Renton worked for William Wrigley, Jr. as the general manager of Santa Catalina Island Co.

5. Vicinity Map

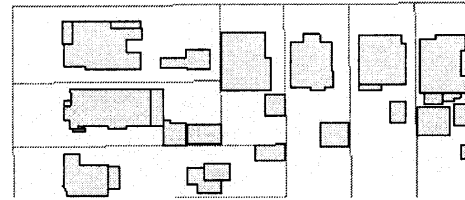
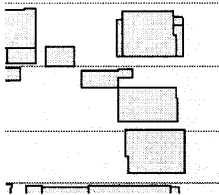


PRESCOTT ST



N LOS ROBLES AVE

E CLAREMONT ST





PASADENA PERMIT CENTER

www.cityofpasadena.net/permitcenter

PLANNING DIVISION MASTER APPLICATION FORM

Project Address: 1232 N. LOS ROBLES AVE

Project Name:

Project Description: (Please describe demolitions, alterations and any new construction)

Zoning Designation: General Plan Designation:

Valuation (Cost of Project):

APPLICANT / OWNER INFORMATION

APPLICANT NAME: JOURNEY HOUSE, INC

Address: 1232 N. LOS ROBLES AVE

City PASADENA State: CA Zip: 91104

CONTACT PERSON: TIM MAYWORM

Address: 1232 N. LOS ROBLES AVE

City PASADENA State: CA Zip: 91104

PROPERTY OWNER NAME: JOURNEY HOUSE, INC

Address: 1232 N. LOS ROBLES AVE

City PASADENA State: CA Zip: 91104

Telephone: 626 798-9478

Fax: []

Email: info@JHPASADENA.ORG

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TYPE OF PLANNING REVIEW AND APPROVALS REQUIRED (Mark clearly the type of approval(s) required):

Table with 3 columns of approval types: ADJUSTMENT PERMIT, AFFORDABLE HOUSING CONCESSION OR WAIVER, CERTIFICATE OF APPROPRIATENESS, etc. Includes a handwritten 'X' next to CERTIFICATE OF APPROPRIATENESS.

Note: Space for signature is on reverse side

MAP -- Master Application REVISED.doc1/20/11

INDEMNIFICATION

Applicant agrees to defend, indemnify, and hold harmless the City and its officers, contractors, consultants, employees, and commission members (collectively, "City") from any and all liability, loss, suits, claims, damages, costs, judgments and expenses (including attorney's fees and costs of litigation), including any appeals thereto (collectively, "proceeding") brought against the City with regard to any approvals issued in connection with the application(s) by the City, including any action taken pursuant to the California Environmental Quality Act. If Applicant is required to defend the City in connection with such proceeding, the City shall have and retain the right to approve counsel to so defend the City; and all significant decisions concerning the manner in which the defense is conducted; and any and all settlements, which approval shall not be unreasonably withheld. The City shall also have and retain the right to not participate in the defense, except that the City agrees to reasonably cooperate with Applicant in the defense of the proceeding. If the City's Attorney's Office participates in the defense, all City Attorney fees and costs shall be paid by Applicant. Further, Applicant agrees to defend, indemnify and hold harmless the City from and for all costs and fees incurred in additional investigation or study of, or for supplementing, revising, or amending, any document if made necessary by said proceeding.

CERTIFICATION:

I hereby certify that I am the applicant or designated agent named herein and that I am familiar with the rules and regulations with respect to preparing and filing this petition for discretionary action, and that the statements and answers contained herein and the information attached are in all respects true and accurate to the best of my knowledge and belief.

SIGNATURE OF APPLICANT OR AGENT: *Lemmy Mayworm* Date: 5-5-11

<p>For Office Use Only</p> <p>PLN # <u>2011-00184</u></p> <p>CASE # _____</p> <p>PRJ # _____</p> <p>DATE ACCEPTED: <u>5/5/2011</u></p> <p>DATE SUBMITTALS RECEIVED: _____</p> <p>RECEIVED BY (INITIALS): _____</p> <p>FEES:</p> <p>BASE FEE: \$ _____</p> <p>3% RECORDS FEE: \$ _____</p> <p>TOTAL: \$ _____</p> <p>HISTORIC ARCH. RESEARCH REQUIRED? YES NO</p> <p>PUBLIC ART REVIEW REQUIRED? YES NO</p> <p>TRANSPORTATION REVIEW REQUIRED? YES NO</p> <p>INCLUSIONARY HOUSING REQUIRED? YES NO</p>	<p>REVIEW AUTHORITY:</p> <p><input type="checkbox"/> STAFF</p> <p><input type="checkbox"/> HEARING OFFICER</p> <p><input type="checkbox"/> PLANNING COMMISSION/BZA</p> <p><input type="checkbox"/> DESIGN COMMISSION</p> <p><input checked="" type="checkbox"/> HISTORIC PRESERVATION COMMISSION</p> <p><input checked="" type="checkbox"/> CITY COUNCIL</p> <p>TAXPAYER PROTECTION</p> <p><input type="checkbox"/> DISCLOSURE REQUIRED</p> <p><input checked="" type="checkbox"/> NOT REQUIRED</p>	<p>CEQA REVIEW:</p> <p><input checked="" type="checkbox"/> EXEMPTION</p> <p><input type="checkbox"/> INITIAL STUDY</p> <p><input type="checkbox"/> EIR</p> <p>CEQA REVIEW STATUS:</p> <p><input type="checkbox"/> PENDING</p> <p><input type="checkbox"/> COMPLETED</p>	<p>Design & Historic Preservation:</p> <p>TYPE OF HISTORIC PRESERVATION REVIEW:</p> <p><input type="checkbox"/> CATEGORY 1 (DESIGNATED)</p> <p><input checked="" type="checkbox"/> CATEGORY 2 (ELIGIBLE)</p> <p>LANDMARK/HISTORIC DISTRICT NAME: _____</p> <p>TYPE OF DESIGN REVIEW:</p> <p><input type="checkbox"/> CONCEPT</p> <p><input type="checkbox"/> FINAL</p> <p><input type="checkbox"/> CONSOLIDATED</p> <p><input type="checkbox"/> PRELIMINARY CONSULTATION</p>
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PROPERTY PROPOSED FOR DESIGNATION

1. Name of Property:	
2. Property Address:	1232 N. LOS ROBLES AVE
3. Date of Original Construction	1912
4. Original Owner	Charles + Martha Lindley
5. Architect / Builder:	D. M. RENTON

PROPERTY TO BE DESIGNATED AS A (CHECK APPROPRIATE BOX):

HISTORIC MONUMENT <input type="checkbox"/>	LANDMARK <input checked="" type="checkbox"/>
A historic monument means any historic resource that is significant at a regional, state or national level, and is an exemplary representation of a particular type of historic resource.	A landmark means any historic resource that is significant at a local level, and is an exemplary representation of a particular type of historic resource.
HISTORIC SIGN <input type="checkbox"/>	LANDMARK TREE <input type="checkbox"/>
A historic sign means a sign that is exemplary of technology, craftsmanship or design of the period when it was constructed, uses historic sign materials and means of illumination, and is not significantly altered from its historic period	A landmark tree means a tree that is one of the largest or oldest trees of the species in the City; is associated with a historic event, person, site, street, or structure; or is a defining landmark or significant outstanding feature of a neighborhood.

BRIEF DESCRIPTION OF PROPERTY

Briefly describe the property proposed for designation, indicating whether the entire site or a portion of the site is the subject of the nomination (e.g., how many buildings on the site). A map may be used for the description. Please also submit recent and, if available, historical photographs. Use additional sheets if necessary.

The entire site has 2 original 1912 buildings; a house and a garage.

SUPPLEMENTAL INFORMATION ON SIGNIFICANCE OF PROPERTY. With this application, please attach information that will assist staff with the preparation of a designation report. Books, photographs, articles, and other archival information will all be useful to document the significance of the historic resource.

Refer to bibliography, historical photographs, chronology, and other supporting information.

Rec: 5/5/11
PLN 2011-00184



LEGAL DESCRIPTION.

Attach a copy of the most recent recorded legal description for the property. This can usually be found in the deed for the property or other documents received when the property was purchased. This can also be obtained from a title company.

CRITERIA FOR DESIGNATION

Check the box under the category checked on Page 1 that corresponds to the criterion under which you are nominating the property for designation. Multiple boxes may be checked if applicable.

CRITERIA FOR DESIGNATING AN HISTORIC MONUMENT

<input type="checkbox"/>	A. It is associated with events that have made a significant contribution to the broad patterns of the history of the region, state or nation.
<input type="checkbox"/>	B. It is associated with the lives of persons who are significant in the history of the region, state or nation.
<input type="checkbox"/>	C. It is exceptional in the embodiment of the distinctive characteristics of a historic resource property type, period, architectural style or method of construction, or that is an exceptional representation of the work of an architect, designer, engineer, or builder whose work is significant to the region, state or nation, or that possesses high artistic values that are of regional, state-wide or national significance.
<input type="checkbox"/>	D. It has yielded, or may be likely to yield, information important in prehistory or history of the region, state or nation.

A historic monument designation may include significant public or semi-public interior spaces and features.

CRITERIA FOR DESIGNATING A LANDMARK

<input type="checkbox"/>	A. It is associated with events that have made a significant contribution to the broad patterns of the history of the City, region, or State.
<input type="checkbox"/>	B. It is associated with the lives of persons who are significant in the history of the City, region, or State.
<input checked="" type="checkbox"/>	C. It embodies the distinctive characteristics of a type, architectural style, period, or method of construction, or represents the work of an architect, designer, engineer, or builder whose work is of significance to the City or, to the region or possesses artistic values of significance to the City or to the region.
<input type="checkbox"/>	D. It has yielded, or may be likely to yield, information important locally in prehistory or history.



Journey House, Inc.

A Non-profit Corporation

1232 NORTH LOS ROBLES AVENUE • PASADENA, CALIFORNIA 91104-2814 • PHONE (626) 798-9478

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Property: 1232 N. Los Robles Ave.

Built: 1912

Narrative

Honorary Members

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Penny Gudal
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Jed Minoff, Esq.
Douglas Stephen
Peter E. Rodriguez,
Asst. Deputy Mayor, LA
Hon. Gilbert Cedillo
*CA State Senate
District 22*
Hon. Carol Liu
*CA State Assembly
District 44*

This 99 year old Renton single family structure has with stood everything nature and man has dealt it over the years. The story handed down to me was this building was Renton's last Pasadena building before he worked for Wrigley and built the Tournament of Roses Orange Grove building and Wrigley's Catalina Island properties. Many of it original features are still intact.

Emeritus

Louise Osterman
William Segal, Esq. (d)

This building has the:

1. original 1912 exterior wood siding
2. original 1912 windows
3. original 1912 wood flooring
4. original 1912 fireplace
5. original 1912 interior wood paneling
6. original 1912 sliding doors
7. original 1912 rock foundation
8. original 1912 coal chute
9. original 1912 one car garage

Administrator

Timothy D. Mayworm

Changes to the property:

1. remodeled kitchen
2. two rear rooms added on in the 1940's and 1950's
3. the back yard has been restructured
4. bathrooms have been updated and remodeled

Thank you,

Tim Mayworm
Executive Director
Journey House, Inc. - Owner