

Agenda Report

October 15, 2012

TO: Honorable Mayor and City Council
FROM: Planning & Community Development Department
SUBJECT: DESIGNATION OF 781 PROSPECT BOULEVARD AS A HISTORIC MONUMENT

RECOMMENDATION:

Staff recommends that the City Council:

1. Find that the designation of a historic resource is categorically exempt from the California Environmental Quality Act (CEQA Guidelines §15308: Class 8 - Actions by Regulatory Agencies for Protection of the Environment);
2. Find that the Willis E. Hindry House at 781 Prospect Boulevard meets criterion C in P.M.C. §17.62.040(B)(1) for historic monument designation because it is exceptional in the embodiment of the distinctive characteristics of a historic resource property type and architectural style and is an exceptional representation of the work of an architect whose work is significant to the region. The house is a unique and exceptional Arts & Crafts period house with Mission Revival influences, constructed in 1910 to a design by Arthur S. Heineman. The designation also includes interior features of the semi-public rooms of the house (entry hall and rounded extension, living room & dining room);
3. Approve the designation of the property at 781 Prospect Boulevard as a Historic Monument;
4. Adopt the attached resolution approving a Declaration of Historic Monument Designation for 781 Prospect Boulevard, Pasadena, California;
5. Authorize the Mayor to execute the attached Declaration of Historic Monument Designation for 781 Prospect Boulevard, Pasadena, California; and
6. Direct the City Clerk to record the declaration with the Los Angeles County Recorder.

HISTORIC PRESERVATION COMMISSION RECOMMENDATION:

On Monday, August 6, 2012, the Historic Preservation Commission recommended that the City Council approve the designation of 781 Prospect Boulevard as a Historic Monument under criterion C of PMC §17.62.040(B)(1). The Commission further recommended that the garage and landscape design be excluded from the nomination

at this time due to the owner's wish to conduct further research about these features prior to including them in the designation.

EXECUTIVE SUMMARY:

The house at 781 Prospect Boulevard is eligible for designation as a Historic Monument because it is exceptional in the embodiment of the distinctive characteristics of a historic resource property type and architectural style and is an exceptional representation of the work of an architect whose work is significant to the region. The house is a unique and exceptional Arts & Crafts period house with Mission Revival influences, constructed in 1910 to a design by Arthur S. Heineman. The designation also includes interior features of the semi-public rooms of the house (entry hall and rounded extension, living room & dining room).

BACKGROUND:

On May 8, 2012, Galvin Preservation Associates, on behalf of property owners Hindry House LLC, submitted an application for designation of the property as a historic monument. The staff evaluated the property according to the criteria in Title 17 of the P.M.C. and determined that the building qualifies for designation as a historic monument.

Description

Property Data

- Address: 781 Prospect Boulevard, Pasadena, CA 91103
- Location: Northwest corner of Prospect Boulevard and Prospect Terrace
- Date of Construction: 1910 (source: County Assessor)
- Original Owner: Willis (William) & Mary Hindry (source: Original Building Permit cited in Pasadena Houses of the Craftsman Era by John Ripley); 1972 landscape design for subsequent owners Albert & Marka Hibbs
- Architect: Arthur S. Heineman (source: Original Building Permit cited in Pasadena Houses of the Craftsman Era by John Ripley)
- Landscape Architect (1972): Courtland Paul (source: Shaping the American Landscape: New Profiles from the Pioneers of American Landscape Design Project by Charles Birnbaum & Stephanie Sue Foell, 2009; notation on original plans)
- Original/Present Use: Single Family Residence
- Property Size: 1.07 acres (source: County Assessor)
- Building Size: 6,388 square feet (source: County Assessor)

Architectural Description

The Site

The property is a flat corner lot in the Prospect Historic District and includes the two-story house at the center and a detached garage, cabana and pool southwest of it. The remainder of the site consists of lawn and other landscaping with a metal fence along the street.

Exterior Features of the Building

The house has a splayed plan and a complex roof form consisting of both shallowly pitched gabled and flat portions. The gabled portions are covered in barrel tiles and have exposed rafters and sculpted barge boards pierced by square beam ends, while the flat portions have Mission-influenced parapets. Exterior walls are coated in heavy-dash coat stucco and the house has groupings of wood casement, fixed and double-hung windows with multiple divided light configurations including no divided lights, upper divided lights and full divided lights. A grouping of windows in the dining room has intricately detailed leaded glass patterning.

The house includes a number of notable design features including a deep front porch which extends to a porte cochere, a wide wood front door and sidelight with a classical pediment, and a rounded bay west of the entry and on the rear. There are several outdoor porches attached to the house with both open and glass-covered pergolas extending from the exterior walls. The house has four chimneys with gabled, barrel tile-covered caps.

Interior Features of the Building

The house has a large number of original fixtures and intricate woodwork on the interior. The primary semi-public rooms of the house—the entry hall and living and dining rooms—have the highest quality design features and the owner proposes to include these rooms in the historic monument designation. Features include a two-story stone and brick fireplace, metal and glass light fixtures, wood paneling and framing, leaded glass doors and original fabric wall coverings in the dining room, and a tiled fireplace with a unique sculpted and hammered metal hood and a built-in seat with storage drawers below in the living room. The remaining rooms in the house have similar, but much simplified wood work and fixtures.

Garage & Site Features

To the southwest of the house are a garage, cabana and swimming pool with associated landscape and hardscape features. Although apparently not indicated on the original building permit, the garage appears to be contemporaneous to the house. The garage was relocated to its current location in the 1920's and has similar design

features to the house, as well as the original wood sliding doors. The cabana and swimming pool with extensive Arroyo stonework were built in 1972. These features are highly compatible with the original house.

Documented Changes to the Property

Most of the roof tiles on the house appear to be non-original, with the possible exception of the ridge caps. Permit records indicate multiple re-roofings of the house. A series of aluminum sliding windows are evident on a projecting volume at the rear of the house, indicating that this may have been a screened porch.

Current Condition, Use, and Proposed Plans

The property is intact and in good condition, although showing some localized signs of deterioration and wear. The owner has submitted an application for Historic Property Contract (Mills Act) to assist with rehabilitation work that is needed on the house.

ANALYSIS:

The Willis E. Hindry House at 781 Prospect Boulevard is eligible for designation under Criterion C, (PMC §17.62.040(B)(1)), which states:

[The property] is exceptional in the embodiment of the distinctive characteristics of a historic resource property type, period, architectural style, or method of construction, or 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.

Under criterion C, the Hindry House is significant as an exceptional example of a two-story Arts & Crafts period house with Mission Revival influences. The house is a strong example of a two-story Arts & Crafts period house. It embodies all of the values of the movement and has all of the distinguishing features of the property type. It is exceptional in its combination of Arts & Crafts ideals with influences of Mission Revival. It has architectural integrity (its ability to demonstrate why it is significant) through its location, design, setting, materials, workmanship and feeling.

As a work of Arthur Heineman, a regionally significant designer, the house is distinct in its representation of his skill and craft in combining the ideals of the Arts & Crafts movement with the Mission Revival style to create a cohesive composition. The wood, stone and metal work in the interior adds to the significance of the house as an example of the degree to which architects of the period, and the Heinemans in particular, applied their craft in a holistic manner to the interior and exterior of the building.

This designation includes only the house itself and interior fixtures, cabinetry, woodwork, fireplaces and wall coverings in the semi-public spaces of the house (entry hall and rounded extension, living room and dining room).

COUNCIL POLICY CONSIDERATION:

The General Plan – Objective 6: Promote preservation of historically and architecturally significant buildings and revitalization of traditional neighborhoods and commercial areas.

ENVIRONMENTAL ANALYSIS:

Class 8 exemptions consists of actions taken by regulatory agencies, as authorized by state or local ordinance, to assure the maintenance, restoration, enhancement, or protection of the environment where the regulatory process involves procedures for the protection of the environment.

FISCAL IMPACT:

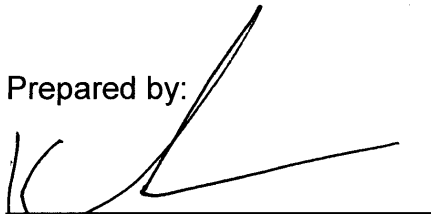
There is no fiscal impact as a result of this action and it will not have any indirect or support cost requirements. The anticipated impact to other operational programs or capital projects as a result of this action will be minimal. In some instances, owners of designated properties may apply to the City for Historic Property Contract, which allows an alternative and often lower property tax assessment. The City Council reviewed the projected loss of property tax revenue from this program in 2002 when it adopted a local Historic Property Contract (Mills Act) ordinance.

Respectfully submitted,



VINCENT P. BERTONI, AICP
Director of Planning & Community
Development Department

Prepared by:



Kevin Johnson
Planner

Approved by:



MICHAEL J. BECK
City Manager

Attachments (2):

- Attachment A – Application Materials
- Attachment B – Photographs

RESOLUTION NO. _____

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PASADENA
ADOPTING A DECLARATION OF HISTORIC MONUMENT DESIGNATION OF
781 PROSPECT BOULEVARD, PASADENA, CALIFORNIA**

WHEREAS, the Historic Preservation Commission has found that 781 Prospect Boulevard meets criterion "C", as set forth in Section 17.62.040(B)(1) of the Pasadena Municipal Code; and

WHEREAS, the property at 781 Prospect Boulevard is significant because it is exceptional in the embodiment of the distinctive characteristics of a historic resource property type and architectural style and is an exceptional representation of the work of an architect whose work is significant to the region; and

WHEREAS, the application for Historic Monument designation is exempt from the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines Section 15308; and

WHEREAS, Galvin Preservation Associates, on behalf of the property owner, Hindry House, LLC, submitted the application for Historic Monument designation; and

WHEREAS, the City Council may approve a recommendation from the Historic Preservation Commission to designate a Historic Monument and evidence such approval by adopting a declaration executed by the Mayor pursuant to Subsection 17.62.050 (C) of the Pasadena Municipal Code.

NOW THEREFORE BE IT RESOLVED by the City Council of the City of Pasadena that the attached declaration of Historic Monument designation for 781 Prospect Boulevard is hereby adopted.

Adopted at the _____ meeting of the City Council on the _____ day of _____, 2012 by the following vote:

AYES:

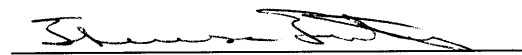
NOES:

ABSENT:

ABSTAIN:

MARK JOMSKY, CMC, City Clerk

Approved as to form:



Theresa E. Fuentes
Assistant City Attorney

DECLARATION OF HISTORIC MONUMENT DESIGNATION FOR:

**781 PROSPECT BOULEVARD
PASADENA, CALIFORNIA**

Pursuant to the provisions of Section 17.62.050 of the Pasadena Municipal Code, the City Council of the City of Pasadena by this declaration hereby designates as a Historic Monument certain real property described as:

**LOTS 60 AND 61 OF PROSPECT PARK TRACT, IN THE CITY OF PASADENA,
COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP
RECORDED IN BOOK 10 PAGE(S) 6 OF MAPS, IN THE OFFICE OF THE
COUNTY RECORDER OF SAID COUNTY. EXCEPT THEREFROM THE
NORTHWEST 170 FEET MEASURED AT RIGHT ANGLES TO THE
NORTHWESTERLY LINE OF SAID LOTS.**

Under Pasadena Municipal Code Section 17.62.090, all work affecting designated Historic Monuments, except ordinary maintenance and repair, such as but not limited to new construction and additions, exterior alterations, relocation, and demolition, is subject to review by the City of Pasadena.

DATED: _____

ATTEST:

**CITY OF PASADENA
A municipal corporation**

Mark Jomsky, City Clerk

By: _____
Bill Bogaard, Mayor