

# Agenda Report

February 1, 2016

**TO:** Honorable Mayor and City Council  
**FROM:** Planning & Community Development Department  
**SUBJECT: DESIGNATION OF 805 SOUTH MADISON AVENUE AS A LANDMARK**

## **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 property at 805 S. Madison Avenue meets Criterion "C" for designation as a landmark (P.M.C. §17.62.040) because the building is locally significant as a two-story Arts-and-Crafts period house designed by regionally significant architect Frederick L. Roehrig, and retains integrity;
3. Adopt the attached resolution approving a Declaration of Landmark Designation for 805 S. Madison Avenue, Pasadena, California;
4. Authorize the Mayor to execute the attached Declaration of Landmark Designation for 805 S. Madison Avenue, Pasadena, California; and
5. Direct the City Clerk to record the declaration with the Los Angeles County Recorder.

## **HISTORIC PRESERVATION COMMISSION RECOMMENDATION:**

At its regular meeting of December 1, 2015, the Historic Preservation Commission recommended that the City Council approve the designation of 805 S. Madison Avenue as a landmark under Criterion C of PMC §17.62.040.

## **EXECUTIVE SUMMARY:**

The Hugus House is a distinctive example of Arts & Crafts period architecture in Pasadena, designed by a regionally significant architect, Frederick L. Roehrig, and retains its most significant character-defining features. Therefore, the property at 805 S. Madison Avenue qualifies for designation as a landmark under Criterion "C" as a locally significant example of Arts & Crafts period architecture by Frederick L. Roehrig.

## **BACKGROUND:**

On October 5, 2015, Linda Iverson, the property owner, submitted an application for landmark designation of the property. The staff evaluated the property according to the landmark criteria in Title 17 of the P.M.C. and determined that the structure qualifies for landmark designation.

### Property Data

- Historical Name: Louise Hugus House
- Address: 805 S. Madison Avenue, Pasadena, CA 91106
- Location: Southwest corner of Madison Avenue and Fillmore Street
- Date of Construction: 1908 (documented by building permit)
- Original Architect: Frederick L. Roehrig
- Original / Present Use: Single family residence
- Original / Present Owner: Louise Hugus / Linda Iverson
- Lot size: 15,970 square feet (80 feet wide by 200 feet deep)
- Building size: 3,048 square feet

### Setting & Site Description

The site is a rectangular 15,970 square foot lot in a residential neighborhood. The lot, at the southwest corner of Madison Avenue and Fillmore Street, is 80 feet in width and 200 feet in depth. The house is set back approximately 60 feet from the front (Madison Avenue) property line, 20 feet from the north (Fillmore Street) property line, and 15 feet from the south property line. At the west side of the lot, a driveway provides access from Fillmore Street to a three-car garage, and a swimming pool occupies the rear yard area between the house and the driveway. Original retaining walls, adjacent to the public sidewalk, border the property at each street frontage.

### Building Features

The house is a two-story Arts & Crafts-period house. It has a gabled composition shingle roof with very wide (5-foot) eaves, with the main ridge running north-south, and a cross-gable oriented to Madison Avenue. The roof of the cross-gable extends down on the north side to shelter a front porch oriented to Fillmore Street, and the main roof extends down on the west side to shelter a rear porch and mud room (now incorporated

into an enlarged kitchen). There are two shed-roofed dormers, one rising out of the north-sloping roof at the north elevation, and a larger dormer rising out of the west-sloping roof at the west elevation. There is a gabled one-story projection from the south elevation. Knee braces support the dormer cross-beams and the west elevation eave. Extended beams project beyond the barge boards, which are held together with hour-glass joiners at the ridges. Diagonal K-braces between parallel thick-timbered horizontal beams and vertical posts, with wood peg joinery, support the front and rear porch roofs. Siding is entirely of wood shingles, and red brick is used for the foundation, steps, porch surfaces, porch post bases, rear porch wainscot, and chimneys, including a massive chimney expressed at the east elevation. A front door consisting of a horizontal light above two vertical panels, surrounded by wide casing and extended lintel with wood peg joinery, is at the inside corner of the front porch. Windows consist primarily of groupings of transomed single and double casements with wood-framed screens, steeply sloped sills, and casing trim with extended lintels.

#### Accessory Structures & Site Features

A non-original three-car garage, with wood shingle siding and wood roll-up doors, which is a compatible but non-contributing feature to the historic property, occupies the southwest corner of the lot. Original Arroyo stone retaining walls with red brick caps run along the north and east property lines adjacent to the sidewalk. These retaining walls, as well as the red brick steps and walkways connecting the sidewalk to the house, are contributing features. The south side and rear yards of the property are enclosed by a black tubular steel fence, with wood pedestrian gates, and a swimming pool occupies part of the rear yard between the house and the driveway.

#### Documented Changes to the Property

City records indicate that a 12-foot by 20-foot garage was constructed between 1928 and 1931, and expanded to its current three-car size in 1952. In 1936, a permit was issued for enclosing the rear screen porch with glass. In 1997, a permit was issued for the swimming pool and spa. In 2012, a bedroom was converted to a master bathroom.

#### Current Conditions, Use, and Proposed Plans

The property, used as a single family residence, is in good condition. Staff is not aware of any proposed future plans for changes to the house.

#### Historical Overview

##### *The Arts and 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.

#### *Frederick L. Roehrig*

Frederick Louis Roehrig (1857-1948) is recognized as one of the foremost architects to practice in southern California during the late 19<sup>th</sup> and early 20<sup>th</sup> Century. Classically trained, he was influenced by Henry Hobson Richardson and Stanford White and studied architecture in England and France before coming to Pasadena in 1886 during the City's early boom years. Much in demand by wealthy clients, he was highly regarded for his originality and his ability to mix details from various architectural modes into a single harmonious expression. Roehrig displayed his artistic versatility by designing projects with virtuosity in the popular stylistic modes of the day—Queen Anne, Chateausque, Beaux Arts, Spanish Colonial, Mission Revival, Gothic, and Tudor Revival.

In their book *Architecture in Los Angeles*, David Gebhard and Robert Winter describe Roehrig as part of a group of architects whose work kept up with Pasadena's demand for luxury mansions. Some of the largest and most expensive residences built on the West Coast were designed by Roehrig and built in Pasadena, such as the Marshall-Eagle and Durand residences which are comparable in scale and lavishness to the Gilded Age estates of Newport, Rhode Island. His most famous Pasadena-area commissions covered a range of building types and architectural modes, such as the McNally Residence (1888) Altadena, the Castle Green Apartments and Hotel Green (1898), Pasadena Presbyterian Church (1906; demolished 1972), and the Marshall-Eagle Residence (now the Mayfield School) (1917). Roehrig was very active in southern California and in the Los Angeles area in particular.

In addition to his successful architectural practice, Roehrig was one of the founders of the California State Board of Architectural Examiners, which serves at the licensing agency to architects practicing in California. On a local level, Roehrig was one of three coauthors for the Pasadena Building Code along with Elmer Grey and Henry Mather Greene.

**ANALYSIS:**

The property at 805 S. Madison Avenue is eligible for designation under Criterion C, (PMC §17.62.040.C.2), which states:

[The property] 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.

Under this criterion, the Hugus House is significant as a distinctive example of a two-story Arts & Crafts-period house designed by regionally significant architect Frederick L. Roehrig. The house has a high level of integrity (its ability to demonstrate why it is significant) through its location, setting, design, materials, workmanship, association, and feeling, as follows:

- Location: The house in its original location.
- Setting: The residential neighborhood is intact.
- Design: The house retains its form, plan, space, structure, and style, as described above. The design of the house embodies the defining characteristics of the Arts & Crafts movement and the design quality of the architect's work.
- Materials: The property retains the original materials used in its construction, notably the shingle wall cladding, red brick chimney and foundation, thick timber porches, windows and doors, and stone retaining walls with brick cap.
- Workmanship: The property's workmanship is evident in the porch diagonal K-braces, barge board hourglass joiners, wood peg joinery, steep window sills, and front door.
- Association: The house is associated with the Arts & Crafts Movement in Pasadena.
- Feeling: The property expresses the characteristics of Arts & Crafts design.

The house retains all of its original character-defining features. Exterior alterations to the house are limited to the enclosure of formerly open porches with windows and are compatible with the original structure.

**COUNCIL POLICY CONSIDERATION:**

The General Plan – GOAL 8. Historic Preservation. Preservation and enhancement of Pasadena's cultural and historic buildings, landscapes, streets and districts as valued assets and important representations of its past and a source of community identity, and social, ecological, and economic vitality.

**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:**

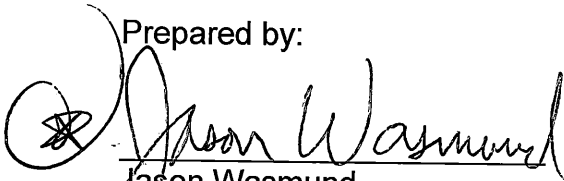
In some instances, owners of designated historic properties may apply to the City for a Historic Property Contract (Mills Act), which allows an alternative and often lower property tax assessment. The City Council reviewed the projected loss of property tax revenue from this program in 2002 when it adopted the local Mills Act ordinance. As a result of this program, the reduced property tax amount which comes out of the City's local share amount from the State, is a small fraction of the City's overall property tax revenue.

Respectfully submitted,



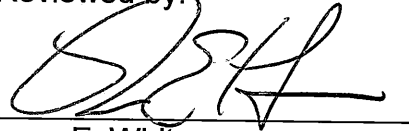
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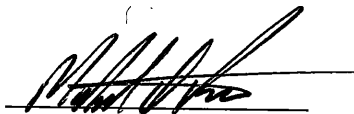
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Approved by:



MICHAEL J. BECK  
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Attachments: (4)

- Attachment A – Vicinity Map
- Attachment B – Application Materials
- Attachment C – Photographs
- Attachment D – Effects of Landmark Designation