

Agenda Report

TO: City Council

DATE: September 16, 2002

FROM: City Manager

SUBJECT: Adoption of Design Guidelines for Historic Districts

RECOMMENDATION:

It is recommended that the City Council:

1. Find that adoption of the Design Guidelines for Historic Districts is categorically exempt from CEQA according to §15061 (Class 31):
“. . . projects limited to maintenance, repair, stabilization, rehabilitation, preservation, conservation or reconstruction . . . in a manner consistent with the Secretary of the Interior's Standards for the Treatment of Historic Properties," and
2. Adopt - by resolution (ATTACHMENT A) - the ***Design Guidelines for Historic Districts in the City of Pasadena, California*** to be used, along with the *Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings*, for design review as required under Chapter 2.75 of the Pasadena Municipal Code.

RECOMMENDATION BY CULTURAL HERITAGE COMMISSION

On July 15, 2002, the Cultural Heritage Commission recommended that the City Council adopt the Design Guidelines for Historic Districts.

BACKGROUND

The illustrated design guidelines are based on the Secretary of the Interior's Standards for Rehabilitation (Standards); adopted by the City Council in 1985 as the criteria for all reviews affecting historic resources; They will supplement the Standards for design review of alterations and new construction in the City's historic districts. Besides being a tool for the Commission and staff to conduct design review, the guidelines will assist property owners in interpreting and applying the more technical Standards to ensure preservation and maintenance of the historic features, materials and character of their properties.

The purpose of the guidelines is to provide recommended treatments specifically for historic residential buildings and districts. These guidelines provide recommendations for preservation, restoration and rehabilitation of building features such as windows and porches and materials such as exterior siding. They also include recommendations for additions to historic buildings and new construction in historic districts.

In July 2000, the City of Pasadena received a \$50,000 grant from the Getty Grant Program, Preserve L.A., for preparation of design guidelines for residential properties in historic districts. The grant application required the submittal of the qualifications of the person or firm that would complete the proposed project. To enhance the City's chance for receiving a grant award, staff selected and included the qualifications of Nore Winter, Winter and Company, a nationally known firm with experience and expertise in preparing design guidelines for historic districts. In April 2002, Winter and Company, submitted the final draft of the *Design Guidelines for Historic Districts in the City of Pasadena, California* (ATTACHMENT B).

SUMMARY OF GUIDELINES

Introductory chapters of the guidelines include information about styles of historic buildings found in Pasadena and identifies characteristics of these styles, principles of historic preservation and directions on how to use the guidelines. The overriding policy is stated in the introduction: ". . . they do not dictate solutions, . . . (they) define a range of appropriate responses to a variety of specific design issues."

Examples of possible preservation responses include:

- Avoid removing or altering any significant architectural detail.
- Protect architectural details from moisture accumulation that may cause damage.
- When reconstruction of a feature is not possible, developing a compatible new design that is a simplified interpretation of the original is appropriate.
- Avoid enclosing an historic front porch with opaque materials.
- Maintain the historic window arrangement on a primary façade.
- A new dormer should remain subordinate to the historic roof in size and detail.
- A replacement garage door, on an historic garage, should be similar to those seen traditionally.
- A building should appear similar in mass and scale to that of single family structures seen traditionally in the neighborhood.
- Avoid architectural details (on new infill construction) that confuse the history of an historic district.

PUBLIC OUTREACH

The public outreach for this project consisted of two workshops with community groups. City staff notified ten neighborhood organizations in areas where there

are existing or proposed landmark districts or districts listed in the National Register of Historic Places, and Pasadena Heritage. Approximately fifty people participated in one or both of the workshops. In addition, the Cultural Heritage Commission held two public meetings to review the guidelines.

The public participation in this project resulted in a chapter in the guidelines for each of the districts. In these chapters, district design goals that each participant group identified will supplement how the guidelines are interpreted in the applicable district.

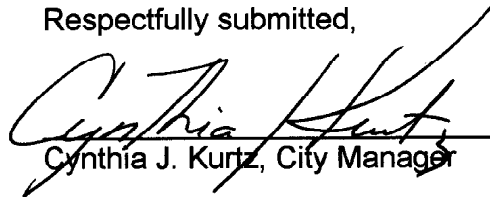
CALIFORNIA ENVIRONMENTAL QUALITY ACT

The Environmental Administrator has determined that this project is exempt from the California Environmental Quality Act under §15061 (b) (3).

FISCAL IMPACT

The approval of the *Design Guidelines for Historic Districts in the City of Pasadena, California* will have no significant fiscal impact because the preparation of the document has been completed. It is expected that printing of copies of the guidelines will be a minor expense that will be absorbed in the budget for the Planning and Development Department.

Respectfully submitted,


Cynthia J. Kurtz, City Manager

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Reviewed by:

 JTB
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Director of Planning & Development Department

ATTACHMENTS

ATTACHMENT A: Resolution

ATTACHMENT B: *Design Guidelines for Historic District in Pasadena California*