

# Agenda Report

**TO:** CITY COUNCIL **DATE:** JULY 25, 2005  
**FROM:** CITY MANAGER  
**SUBJECT:** DESIGNATION OF 1445-1449 NORTH LAKE AVENUE AS A  
LANDMARK

## **RECOMMENDATION**

It is recommended that the City Council:

1. Acknowledge that the designation of a historic resource is categorically exempt from the California Environmental Quality Act (§15308);
2. As recommended by the Historic Preservation Commission, find that the building at 1445-1449 North Lake Avenue is significant under Criterion c for designation as a landmark (P.M.C. §17.62.40 B) because the property embodies distinctive characteristics of a locally significant property type (a one-story commercial-block representative of neighborhood commercial development in Pasadena in the 1920s) and of an architectural style (Mission Revival), and because it retains most of its original features and is architecturally intact.
3. Approve the attached resolution designating 1445-1449 North Lake Avenue as a landmark (ATTACHMENT A);
4. Authorize the Mayor to execute the attached declaration of designation (ATTACHMENT B); and
5. Direct the City Clerk to record the declaration with the Los Angeles County Recorder.

## **RECOMMENDATION FROM THE HISTORIC PRESERVATION COMMISSION**

On May 16, 2005, at a noticed public hearing, the Historic Preservation Commission voted unanimously to recommend approval of the designation of 1445-1449 North Lake Avenue as a landmark.

## **BACKGROUND**

The application to designate the property as a landmark was submitted by a resident of the City, Dale Trader. The property owners were notified of the

application and they appeared at the Historic Preservation Commission on May 16 and spoke in opposition to the designation.

## **ANALYSIS**

As the oldest remaining Mission Revival/ Spanish-Colonial Revival building on Lake Avenue, 1445-1449 North Lake Avenue conveys—through its location, its materials, and its design—the early urbanization of the Lake-Washington area and its transformation from a residential neighborhood into a commercial district. The building possesses most of the seven aspects of integrity cited in the National Register Bulletin #15 (*How to Apply the National Register Criteria for Evaluation*, National Park Service): location, design, setting, materials, workmanship, feeling, and association.

Completed in 1925—the year when Lake Avenue was first paved—the building at 1445 N. Lake is among the four earliest commercial buildings on North Lake. The earliest building (from 1922) is at 1380-1386 N. Lake. Two buildings (60 N. Lake and 1399 N. Lake) date from 1924. The two-story Oversen Building at Lake and Washington (1347 N. Lake; Glen Elwood Smith, architect) was built in 1925, the same year in which the Washington Theater first opened.

In plan and in styling, the building is similar to the commercial building at 561-575 East Green (David Ogilvie, architect; 1928) in the Playhouse District historic district. It also shares characteristics with many buildings in Old Pasadena, where the Spanish Colonial Revival style is prevalent. Compared on a local scale to other commercial buildings of a similar design, the building at 1445 North Lake is an austere example. It lacks, for example, features such as iron grillework, terra-cotta and cast-stone ornament, polychrome tiles, and prismatic-glass transoms. Most Mission Revival buildings, however, are spare. They rely on the simplicity of white planar walls and the solidity of heavy piers and large arcaded openings for much of their character.

Despite the omission of a known architect and the alterations to the exterior, the staff believes that the building is a locally significant example of Mission Revival architecture applied to a commercial building. This conclusion supports criterion c for designation of a landmark:

*It embodies the distinctive characteristics of a locally significant historic resource property type, architectural style, period, or method of construction, or that represents the work of an architect, designer, engineer, or builder who is locally significant, or that possesses high artistic values that are locally significant.*

Bulletin 15 (Section VIII H) further defines how to evaluate a property for a historic designation when there has been some erosion of architectural integrity:

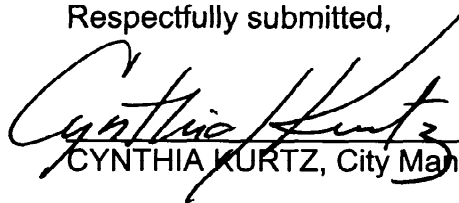
A property important for illustrating a particular architectural style or construction technique must retain most of the physical features that constitute that style or technique. A property that has lost some historic materials or details can be eligible *if* it retains the majority of the features that illustrate its style in terms of the massing, spatial relationships, proportion, pattern of windows and doors, texture of materials, and ornamentation. The property is not eligible, however, if it retains some basic features conveying massing but has lost the majority of the features that once characterized its style.

In spite of alterations, the building remains as an early and relatively intact example of Mission Revival design for a commercial use. As the oldest remaining Mission Revival/ Spanish-Colonial Revival building on Lake Avenue, it conveys—through its location, its materials, and its design—the early urbanization of the Lake-Washington area and its transformation from a residential neighborhood into a commercial district. The building still possesses most of the seven aspects of integrity cited in the National Register Bulletin #15 (*How to Apply the National Register Criteria for Evaluation*, National Park Service): location, design, setting, materials, workmanship, feeling, and association.


### **FISCAL IMPACT**

Designation of a property does not affect revenues to the City. In some instances, though, owners of designated properties may apply to the City for a 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,

  
CYNTHIA KURTZ, City Manager

Prepared by:

  
Mary Jo Winder, Senior Planner

Approved by:

  
Richard Bruckner, Director of Planning & Development

ATTACHMENT A: Resolution  
ATTACHMENT B: Declaration  
ATTACHMENT C: Photographs

**ATTACHMENT A**

**RESOLUTION NO. \_\_\_\_\_**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PASADENA  
ADOPTING A DECLARATION OF LANDMARK DESIGNATION FOR 1445-1449  
NORTH LAKE AVENUE, PASADENA, CALIFORNIA**

WHEREAS, the Historic Preservation Commission has found that 1445-1449 North Lake Avenue meets criterion c, as set forth in Section 17.62.040(B) of the Pasadena Municipal Code; and

WHEREAS, the single-family residence 1445-1449 North Lake Avenue is significant because it embodies distinctive characteristics of a locally significant property type (a one-story commercial-block representative of neighborhood commercial development in Pasadena in the 1920s) and of an architectural style (Mission Revival); and

WHEREAS, the designation of the property was submitted by a resident of the City, Dale Trader; and

WHEREAS, the City Council may approve a recommendation from the Historic Preservation Commission to designate a landmark 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 landmark designation for 1445-1449 North Lake Avenue is hereby adopted.

Adopted at the \_\_\_\_\_ meeting of the City Council on the \_\_\_\_\_ day of \_\_\_\_\_, 2005 by the following vote:

AYES:

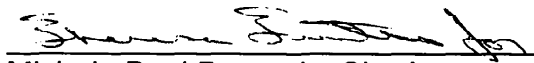
NOES:

ABSENT:

ABSTAIN:

\_\_\_\_\_  
Jane Rodriguez, City Clerk

Approved as to form:

  
\_\_\_\_\_  
Michele Beal Bagneris, City Attorney

**ATTACHMENT B**

**DECLARATION OF LANDMARK DESIGNATION FOR:**

**1445-1449 NORTH LAKE AVENUE  
PASADENA, CALIFORNIA**

Pursuant to the provisions of Section 17.62.070 of the Pasadena Municipal Code, the City Council of the City of Pasadena by this declaration hereby designates as a landmark certain real property described as:

As per Maps Records of Los Angeles County, WILSON TRACT AS PER BK 6 P 67 OF MAPS LOT COM AT INTERSECTION OF W LINE OF LAKE AVE W S LINE OF LOT 54 TH W ON SD S LINE 138.89 FT TH N 04°E 118.50 FT TH . . .SEE MAP BOOK FOR MISSING PORTION . . . 53 AND LOT 54.

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 Historic Preservation Commission.

DATED: \_\_\_\_\_

ATTEST:

CITY OF PASADENA  
A municipal corporation

Jane Rodriguez, City Clerk

By: \_\_\_\_\_  
Bill Bogaard, Mayor



**ATTACHMENT C**

# 1445 - 1449 N. LAKE AVENUE



Lake Avenue elevation



Lake Avenue streetscape