

Agenda Report

DATE: JUNE 13, 2005

TO: CITY COUNCIL

FROM: CITY MANAGER

SUBJECT: RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PASADENA APPROVING A SUPPLEMENTAL CHAPTER TO THE DESIGN GUIDELINES FOR THE HISTORIC DISTRICTS FOR THE CRAWFORDS VISTA LANDMARK DISTRICT

RECOMMENDATION:

It is recommended that the City Council adopt a resolution approving supplemental chapter to the Design guidelines for the Historic Districts for the Crawfords Vista Landmark District.

BACKGROUND:

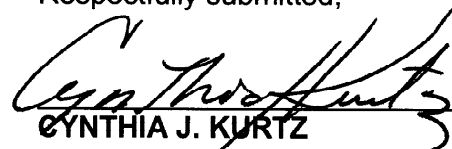
On March 21, 2005 the City Council approved the Landmark district Overlay for the Crawfords Vista Landmark District and approved Ordinance No. 7005 which amended the official zoning map to designate the landmark district with the LD-8 overlay zone.

The City's historic preservation ordinance requires that the City Council approve, by resolution, a new chapter to the Design Guidelines for Historic Districts for each new landmark district with a description of the proposed district, a statement of the goals and objectives of the proposed district, and a set of district specific criteria for new construction and alternations that shall be subject to design review.

FISCAL IMPACT:

The City's General Fee Schedule exempts fees for design review in landmark districts. Because the expected number of design review applications is in the range of one to four per year, the long term cost of this service to the City is minimal.

Respectfully submitted,


CYNTHIA J. KURTZ
City Manager

Approved:


RICHARD J. BRUCKNER
Director of Planning & Development

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PASADENA APPROVING A SUPPLEMENTAL CHAPTER TO THE DESIGN GUIDELINES FOR HISTORIC DISTRICTS FOR THE CRAWFORDS VISTA LANDMARK DISTRICT

WHEREAS, the City Council, acting in a public hearing and with recommendations from the Historic Preservation Commission and Planning Commission, has found that the Crawfords Vista Landmark District meets the criteria for historic/architectural significance in Pasadena Municipal Code Section 17.52.40; and

WHEREAS, appropriate controls on new development and alterations to existing buildings will preserve and enhance the significant historic/architectural character of the neighborhood; and

WHEREAS, the City Council in November 2002 adopted the Design Guidelines for Historic Districts to guide design review of new construction and alterations in residential historic districts; and

WHEREAS, the City's historic preservation ordinance requires the City Council to approve, by resolution, a new chapter to the Design Guidelines for Historic Districts for each new landmark district with: a description and map of the proposed district, a statement of the historic/architectural significance of the proposed district, a statement of the goals and objectives of the proposed district, and a set of district specific criteria for new construction and alterations that shall be subject to design review; and;

WHEREAS, the supplemental chapter for Crawfords Vista in the Design Guidelines for Historic Districts has been circulated to and property owners have signed a

petition in support of the landmark designation and provisions in the supplemental chapter.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Pasadena, as follows:

The supplemental chapter for Crawfords Vista in the Design Guidelines for Historic Districts, attached hereto and incorporated herein by reference, is hereby approved and shall take effect concurrently with the effective date of the ordinance designating the landmark district.

Adopted at the regular meeting of the City Council on the _____ day of _____, 2005 by the following vote:

AYES:

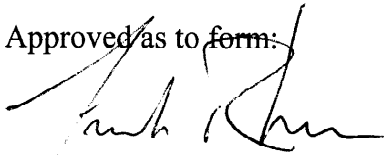
NOES:

ABSENT:

ABSTAIN:

JANE RODRIGUEZ, CMC
CITY CLERK

Approved as to form:



FRANK RHEMREV
ASSISTANT CITY ATTORNEY

THE CRAWFORDS VISTA LANDMARK DISTRICT

Historic District Background

The Crawford's Vista Landmark District consists of 38 houses on the 500/600 block of Chester between East Orange Grove and East Villa. The area is split by two original subdivisions: Crawford's Orange Grove Tract and Villa Vista Tract, hence the name "Crawford's Vista."

The first house in the district was built in 1909, according to the City building permits. Twenty-three of the existing houses had been constructed by 1915. With thirteen more houses built over the next 9 years, 95% of the district was intact by 1924.

As in most neighborhoods in Pasadena, the vast majority of houses were not designed by architects. Nonetheless, at least 3 architects or designers are identified on the building permits, including the prolific architect Glen Ellwood Smith (1894 -1976) who designed many Period Revival style houses and several prominent public buildings in Southern California.

A few local builders also contributed greatly to the district. Homer L. Brown and A.J. Buel & Sons each built 5 houses and Henry C. Deming and Sherman Seeds built 2 each.

Primary Architectural Styles in the District

The following architectural styles can be found in this district. For more information regarding the development of or the character-defining features of some of these architectural styles, consult *Chapter 2: Pasadena's Architectural Styles*.

- Craftsman Bungalow
- California Bungalow
- Spanish Revival
- American Colonial Revival

Summary of Key Characteristics

- Park-like character
- Large front porches
- River rock and other Craftsman-era features

- Open front yards
- Diversity of architectural styles
- Tree-lined streets
- Detached garages at rear of lot
- Uniform building setbacks

Design Goals

As is the case for design guidelines in this book, these goals complement but do not supersede the zoning development standards.

- To increase awareness of the unique aesthetic, architectural and historic qualities of the District and to promote education and neighborhood involvement toward this goal.
- To identify, retain, and preserve the historic character of the district.
- To encourage neighborhood members to maintain architectural characteristics to their original style and condition and to only replace these features when it is unavoidable.
- To assist neighborhood members with restoration, alteration, or additions to buildings.
- To prevent inappropriate alterations, unnecessary demolition and destruction, and careless neglect of this important part of Pasadena's history.
- To stimulate the economic health of the area and enhance residential property values within the District.
- To guide the design of new construction so that it is compatible with the scale, style and character of the District.
- To preserve large trees.