

Agenda Report

TO: CITY COUNCIL

DATE: JULY 24, 2006

FROM: CITY MANAGER

SUBJECT: ADOPTION OF A ZONE CHANGE TO DESIGNATE A LANDMARK DISTRICT OVERLAY FOR THE TOURNAMENT FIELDS LANDMARK DISTRICT (LD-15)—SOUTH MENTOR AVENUE AND CORNELL ROAD

RECOMMENDATION

It is recommended that, following a public hearing, the City Council:

1. Find that the application for a zone change to establish a landmark district is categorically exempt from environmental review under the California Environmental Quality Act, (Class 8, Actions by Regulatory Agencies for Protection of the Environment).
2. Find that the proposed zone change is consistent with the General Plan and the purposes of the zoning ordinance.
3. Acknowledge the decision of the Historic Preservation Commission on May 1, 2006 that the proposed Tournament Fields Landmark District (Attachment A) meets the criteria for designation as a landmark district, (§17.62.40 E. P.M.C).
4. Acknowledge that the petition with signatures in support of the landmark overlay district petition exceeds the 51 percent requirement in P.M.C. §17.62.070 D.
5. Based on these findings, approve the landmark district and the zoning map overlay for the Tournament Fields Landmark District, LD-15 (Attachment A).
6. Direct the City Attorney to prepare an ordinance within 60 days amending the official zoning map of the City of Pasadena established by Section 17.20.020 of the Pasadena Municipal Code to designate the landmark district with the LD-15 overlay zone.

RECOMMENDATION FROM HISTORIC PRESERVATION COMMISSION

At a public hearing on May 1, 2006, the Historic Preservation Commission determined that the proposed district meets the criteria in §17.62.040 P.M.C. for designation of a landmark district and unanimously recommended approval with the boundaries requested by residents of the neighborhood.

RECOMMENDATION FROM PLANNING COMMISSION

Following a public hearing on May 24, 2006, the Planning Commission found that the proposed zone change to create a landmark district is consistent with the General Plan and the purposes of the zoning ordinance and voted 6 - 1 to recommend that the City Council approve designation of the Tournament Fields Landmark District with the boundaries requested by residents of the neighborhood.

EXECUTIVE SUMMARY

This application was initiated by area property owners, 63% of whom have signed a petition in support of landmark district designation. This application affects 58 properties in the vicinity of South Mentor Avenue and Cornell Road. The district has a locally significant collection of residential architectural styles from 1888 - 1935. Several of the houses in the district were designed by some of the City's most prominent architects of the era and 68% of the properties have houses from this era that are still intact on the exterior.

BACKGROUND

Since 1989, the City has designated fourteen landmark districts: Bungalow Heaven, Garfield Heights, Banbury Oaks, Washington Square, South Oakland, Ross Grove, Normandie Heights, Crawfords Vista, Governor Markham, Holliston Avenue, South Madison Avenue, Bellefontaine, South Hudson Avenue and North Pasadena Heights. In addition, to the Tournament Fields District, there are two other proposed landmark districts at various stages of the process. Dave Evans, representing the residents of South Mentor Avenue and Cornell Road, submitted this application for a landmark district designation, which included photos of each building.

If the City Council approves the designation, major changes to the exterior of houses and construction of new buildings visible from the public right-of-way and demolition will be required to comply with the City's *Design Guidelines for Historic Districts*.

ANALYSIS

Construction Dates: The significant properties in the proposed district were constructed between 1888 and 1935. Five buildings were constructed after 1935.

Architectural Styles: The representative styles are good-to-excellent examples of the period and include: Craftsman Bungalow, English vernacular, Colonial Revival, and Spanish Revival as well as one example each of Queen Anne and Massed-Plan Vernacular.

Eligibility for Landmark District: With 68% of the properties documented as contributing, the district has a high level of architectural and historic integrity. This percentage of contributing properties exceeds the 60% threshold in the zoning code and satisfies the designation requirement for a grouping of properties “of citywide importance.”

Guidelines: The *Design Guidelines for Historic Districts*, adopted by the City Council in 2002, apply to reviews of all projects in residential historic districts. These guidelines, developed with the participation of local residents, are an elaboration of the *Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings*, and they have examples and illustrations targeting local conditions.

Boundaries: This proposed district includes properties on both sides of South Mentor Avenue roughly between East California Boulevard and Dale Street and on both sides of Cornell Road roughly from South Lake Avenue to South Catalina Avenue. The district is two blocks east of the new South Hudson Landmark District.

GENERAL PLAN AND ZONING CONSISTENCY

The majority of the area is designated as low-density residential. The proposed landmark designation is consistent with the General Plan and will advance the objectives of the Land Use Element, e.g., Objective 6, which “promotes preservation of historically and architecturally significant buildings and revitalization of traditional neighborhoods.”

The area is zoned RS-4 and RS-6 (Single family) except the northern-most three properties on South Mentor Avenue which are zoned RM-32 (Multi-family Residential). The LD-15 zone is proposed as an overlay over the current zoning. The application is consistent with the purposes of the zoning ordinance, which includes several goals to preserve residential neighborhoods.

PUBLIC MEETINGS

City staff sent notices about the public hearing and workshop to all property owners inside the boundaries. All property owners inside the boundaries of the proposed district received notices of the public hearings before the Historic Preservation Commission and the Planning Commission.

ENVIRONMENTAL DETERMINATION

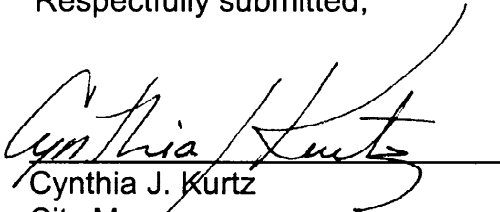
This zone change application is categorically exempt under the California Environmental Quality Act, (Class 8, Actions by Regulatory Agencies for Protection of the Environment).

FISCAL IMPACT

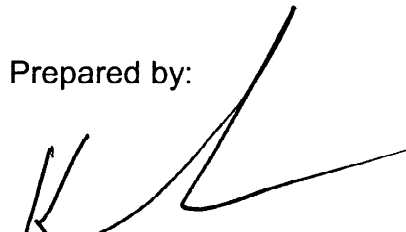
The City's General Fee Schedule exempts fees for design review in landmark districts. Fees will continue to be collected for all other entitlements, plan checks, permits, and taxes. Staff expects an average of one or two applications per year for a district of this size. The long-term cost of this service to the City is expected to be minimal.

Properties in landmark districts are eligible for the City's Historic Property Contract program, but the addition of 58 of properties is minimal. In recent years, the total loss from property taxes collected on new contract properties was approximately \$7,000, significantly less than the \$75,000 per calendar year (for the new contracts) limit set by City Council in 2002.

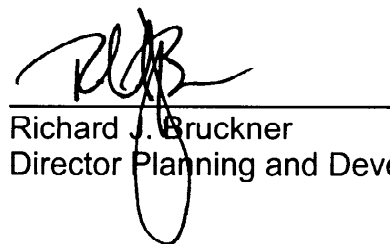
Respectfully submitted,


Cynthia J. Kurtz
City Manager

Prepared by:


Kevin Johnson
Associate Planner

Approved by:


Richard J. Bruckner
Director Planning and Development

Attachments:

- A. Map of Proposed Landmark District
- B. Inventory of Properties

ATTACHMENT A:
Map of Proposed Landmark District

Proposed South Mentor Landmark District










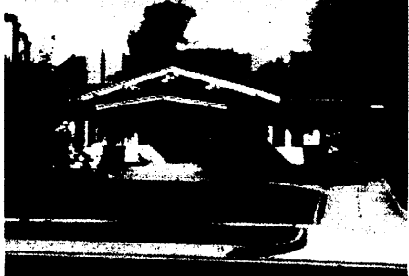



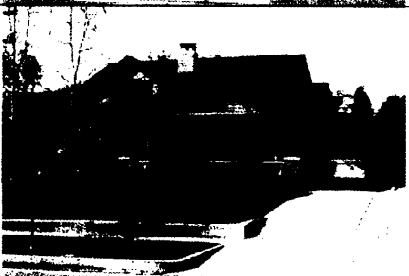
Legend







- Proposed landmark district
- Building footprints in proposed district
- Noncontributing properties
- Parcels outside proposed district







**ATTACHMENT B:
Inventory of Properties**






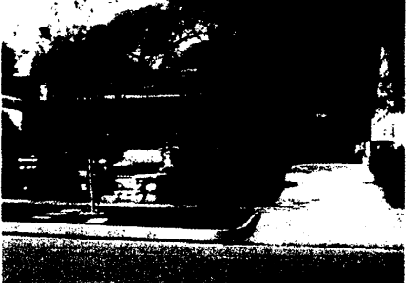
Inventory of Houses on South Mentor Avenue and Cornell Road







Address	Year Built	Architect	Comments	Photograph
588 S. Mentor	1924		Two-story Colonial Revival multi-family Contributing	
596 S. Mentor	1922		Major alterations – front door/windows, porch Noncontributing	
606 S. Mentor	1910	Sylvanus Marston	One-story Colonial Revival – minor alterations (porch pergola covered by roofing, side stairs added) Contributing	
615 S. Mentor	1922		Spanish Revival – Windows may have been changed in 1992 Contributing	
620 S. Mentor	1914	Cyril Bennett	Two-story Colonial Revival Contributing	
623 S. Mentor	1908	Sylvanus Marston	One-story Colonial Revival - Southerly porch enclosed in 1946 Contributing	







Address	Year Built	Architect	Comments	Photograph
628 S. Mentor	1992		Noncontributing – Not building during period of significance	
635 S. Mentor	1910	Arthur Heineman (attrib.)	Craftsman bungalow – Front picture window not original Contributing	
636 S. Mentor	1910	Sylvanus Marston	Craftsman bungalow Contributing	
645 S. Mentor	2002		Noncontributing – Not built during period of significance	
646 S. Mentor	1918		Craftsman bungalow – Porch piers not original Contributing	
651 & 655 S. Mentor	1906	Henry Deming (attrib.)	1 ½ story Arts & Crafts Contributing	







Address	Year Built	Architect	Comments	Photograph
656 S. Mentor	1921		English vernacular with Pueblo influence (battered walls) Contributing	
664 S. Mentor	1995		Noncontributing – Not built during period of significance	
665 S. Mentor	1921		One-story Colonial Revival – Center porch covered and screened in 1935 Contributing	
670-674 S. Mentor	1905		Craftsman bungalow Contributing	
673 S. Mentor	1985		Noncontributing – Not built during period of significance	
679 S. Mentor	1914		Major alterations – Front door/windows, siding, latticework Noncontributing	







Address	Year Built	Architect	Comments	Photograph
680 & 682 S. Mentor	1935	Architect designed – building permit illegible	English vernacular Contributing	
690 S. Mentor	1926	Fredrick Kennedy, Jr.	English vernacular Contributing	
691 S. Mentor	1894		Queen Anne Contributing Moved to site from 301 E. Glenarm Street in 1985	
695 S. Mentor	1905		Vernacular bungalow - Front door, window & porch posts altered Noncontributing	
700 S. Mentor	1892		English vernacular – Non-original door, porch posts, shutters, cladding (stuccoed in 1956) Noncontributing	
702 & 706 S. Mentor	1922	George M. Wheeler	English vernacular Contributing	





Address	Year Built	Architect	Comments	Photograph
705 S. Mentor	1915		<p>Vernacular bungalow – Major alterations (porch removed, front portion extended forward toward street)</p> <p>Noncontributing</p>	
709 & 711 S. Mentor	1906		<p>Non-original cladding (Stuccoed in 1983), porch altered</p> <p>Noncontributing</p>	
714 S. Mentor	1928		<p>Colonial Revival Bungalow</p> <p>Contributing</p>	
721 S. Mentor	1926	Pacific Ready-Cut Homes, Inc.	<p>English vernacular</p> <p>Contributing</p>	
722 S. Mentor	1904		<p>Attic converted to master bedroom/500 square foot second-story addition in 1994</p> <p>Noncontributing</p>	
727 S. Mentor	1909	Frank H. Temple	<p>Craftsman bungalow</p> <p>Contributing</p>	

Address	Year Built	Architect	Comments	Photograph
730 S. Mentor	2003		Noncontributing – Not built during period of significance	
735 S. Mentor	1924		Craftsman bungalow Contributing	
740 S. Mentor	1924		English vernacular Contributing	
743 S. Mentor	1915	William Basore	Craftsman bungalow – Non-original cladding; possible window alteration Contributing (massing & detailing representative of style)	
750 S. Mentor	1924		Spanish revival – Porch roof tiles altered Contributing	
773 S. Mentor	1899		Major alterations – siding, windows, porch, bay window Non-contributing	

Address	Year Built	Architect	Comments	Photograph
781 S. Mentor	1925		Spanish Revival – New second story and windows in 1987 Noncontributing	
786 S. Mentor	1906		Colonial Revival Contributing	
789 S. Mentor	1905		Craftsman bungalow – Front door/porch posts altered Contributing	
794 S. Mentor	1906	Foss Designing & Building Company	Craftsman bungalow – Non-original cladding Noncontributing	
797 S. Mentor	1905		Colonial Revival Contributing	
800 S. Mentor	1903		Colonial Revival – Non-original front door Contributing	

Address	Year Built	Architect	Comments	Photograph
805 S. Mentor	1905		English vernacular Contributing	
907 Cornell	1923		English vernacular Contributing	
919 Cornell	1923		Major alterations – Full-length front porch enclosed in 1985 Non-contributing	
927 Cornell	1923		English vernacular Contributing	
940 Cornell	1925	Glenn Elwood Smith	Spanish Revival Contributing	
948 Cornell	1926	W.A. Soan	Spanish Revival Contributing	

Address	Year Built	Architect	Comments	Photograph
952 Cornell	1906		Craftsman bungalow Contributing	
953 Cornell	1929		Mission Revival – Windows replaced, non-original iron work Contributing	
960 Cornell	1921		Craftsman bungalow Contributing	
961 Cornell	1888		Mass plan vernacular with Shingle detailing Contributing	
969 Cornell	1924		Non-original cladding, porch altered Noncontributing	
972 Cornell	1923		Colonial Revival Contributing	

Address	Year Built	Architect	Comments	Photograph
979 Cornell	1928		Spanish Revival Contributing	
985 Cornell	1925		Spanish Revival – New stucco Contributing	
986 Cornell	1926		1 ½-story Spanish Colonial Revival Contributing	
992 Cornell	1978		Noncontributing – Not built during period of significance	
995 Cornell	1923		Noncontributing - Heavily altered	