

Agenda Report

TO: CITY COUNCIL

DATE: MARCH 20, 2006

FROM: CITY MANAGER

SUBJECT: DESIGNATION OF 660 ELIZABETH STREET 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 under Class 8, Actions by Regulatory Agencies for Protection of the Environment (CEQA Guidelines, Article 19, §15308);
2. As recommended by the Historic Preservation Commission, find that the house at 660 Elizabeth Street is significant under Criterion c for designation as a landmark (P.M.C. §17.62.40 B) because it is architecturally intact and an excellent example of a two-story Arts and Crafts period house.
3. Approve the designation of the property at 660 Elizabeth Street as a landmark.
4. Adopt the attached resolution approving a Declaration of Landmark Designation for 660 Elizabeth Street, Pasadena, California;
5. Authorize the Mayor to execute the attached Declaration of Landmark Designation for 660 Elizabeth Street, Pasadena, California; and
6. Direct the City Clerk to record the declaration with the Los Angeles County Recorder.

RECOMMENDATION FROM THE HISTORIC PRESERVATION COMMISSION

On January 17, 2006, at a noticed public hearing, the Historic Preservation Commission voted unanimously to recommend approval of the designation of 660 Elizabeth Street as a landmark.

BACKGROUND

Property owners, Ebram, Roobina & Arbi Sookazian, submitted the application for designation of 660 Elizabeth Street. Because of the property's integrity and its importance as an intact representation of a two-story Arts and Crafts period

house, the staff and the Historic Preservation Commission have concurred that the property should be designated as a landmark.

DESCRIPTION

Built in 1908, the two-story house is sited on a lot at the southeast corner of Elizabeth Street and North El Molino Avenue, with the front of the house facing Elizabeth Street. The surrounding neighborhood contains a mixture of houses predominantly from the 1900's to the 1920's with a few from the 1930's through the 1950's. In addition to the residence, the property has a detached two-car garage in the same style as the house.

The 2,416-square-foot house exhibits typical Arts and Crafts features including clapboard siding on the first floor and wood-shingle wall cladding on the second floor and gables; wood double-hung and casement windows with divided lights; a wide wood front door with a large oval window; Arroyo-stone foundation, porch, columns and chimney; vented gables; exposed rafters on the horizontal portions of the roof and triangular braces on the sloping roofs. The house includes a frieze at the base of the gables and between the first and second stories, with those at the gables having large, widely-spaced dentils. The house appears higher than a typical two-story house due to the presence of a full walk-out basement which extends above grade on the south elevation.

Apparent alterations include enclosure of a small porch at the southwest corner of the house and, at the southeast corner, either a porch was filled-in or new windows were installed in place of what may have been an open or screened-in area.

ANALYSIS

The property, at 660 Elizabeth Street is eligible for designation under Criterion c, (§17.62.040 PMC) :

(The property) embodies the distinctive characteristics of a historic resource property type, period, architectural style or method of construction, or is an exceptional representation of the work of an architect, designer, engineer, or builder whose work is significant to the city, or that possesses high artistic values that are significant to the city.

Under this criterion, 660 Elizabeth Street is significant as an intact example of Arts and Crafts period residential architecture. The house has a high level of architectural integrity (its ability to demonstrate why it is significant) through its location, design, setting, materials, workmanship, feeling and association. The house is in its original location, is among a number of other houses from the same period, has undergone few alterations since its original construction and

has been well-maintained. Contributing features of the site include the house and garage, with the perimeter chain-link fence being a non-contributing feature.

According to the City's listing of Arts and Crafts period houses compiled by John Ripley, the house was built by Seth C. Rees, pastor of the Nazarene University Church at the corner of Hill Avenue and Washington Boulevard, and was designed by Santa Barbara architect Francis W. Wilson. There is no information about the owner/builder in the City's archives or records and the house is the only Arts and Crafts period house in Pasadena designed by Wilson.

FISCAL IMPACT

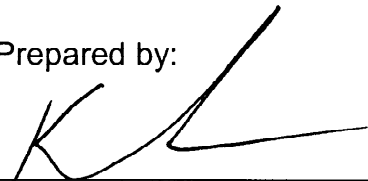
Designation of this property does not affect revenues to the City. In some instances, though, owners of designated properties may apply to the City for Historic Property Contract, which allows an alternative and often lower property tax assessment. The City Council reviewed the projected loss of property tax revenue from this program in 2002 when it adopted a local Historic Property Contract (Mills Act) ordinance.

Respectfully submitted,



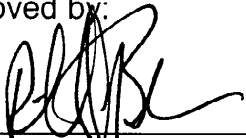
CYNTHIA KURTZ, City Manager

Prepared by:



Kevin Johnson, Assistant Planner

Approved by:

WRP 

Richard Bruckner, Director of Planning & Development

- ATTACHMENT A: Photographs
- ATTACHMENT B: Application & Taxpayer Protection Form
- ATTACHMENT C: Effects of Landmark Designation

RESOLUTION NO. _____

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PASADENA ADOPTING
A DECLARATION OF LANDMARK DESIGNATION FOR 660 ELIZABETH STREET,
PASADENA, CALIFORNIA**

WHEREAS, the Historic Preservation Commission has found that 660 Elizabeth Street meets criterion c, as set forth in Section 17.62.040(B) of the Pasadena Municipal Code; and

WHEREAS, the house at 660 Elizabeth Street is significant because the property is architecturally intact and is an excellent example of a two-story Arts and Crafts period house;

WHEREAS, the application for Landmark designation is exempt from the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines Section 15331;

WHEREAS, the owners of the property, Ebram, Roobina & Arbi Sookazian, nominated the property for Landmark designation; 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 660 Elizabeth Street is hereby adopted.

Adopted at the _____ meeting of the City Council on the _____ day of _____, 2006 by the following vote:

AYES:

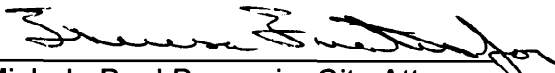
NOES:

ABSENT:

ABSTAIN:

Jane Rodriguez, City Clerk

Approved as to form:



Michele Beal Bagneris, City Attorney

DECLARATION OF LANDMARK DESIGNATION FOR:

660 Elizabeth Street
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:

(See attached Exhibits "A" & "B")

Under Pasadena Municipal Code Section 17.62.090, all work affecting designated Landmarks, 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

EXHIBIT 'A'

LEGAL DESCRIPTION

Lot 1 of Freeland Tract in the City of Pasadena, County of Los Angeles, State of California per map recorded in Book 4, page 85 of Maps, in the office of County Recorder of said county;

Except the South 60 feet of said Lot.

A metes and bounds description for informational purposes is as follows:

Beginning at the Northwest corner of said Lot 1, being also the intersection of the East line of El Molino Avenue (55.00 feet wide) and the South line of Elizabeth Street (60.00 feet wide) both as shown on said Freeland Tract;

Thence along said South line, North 89°55'00" East, 50.00 feet to the Northeast corner of said Lot 1;

Thence along the East line of said Lot 1, South 00°00'00" East, 146.85 to the North line of the South 60.00 feet of said Lot 1;

Thence along said North line, South 89°53'00" West, 50.00 feet to said East line of El Molino Avenue;

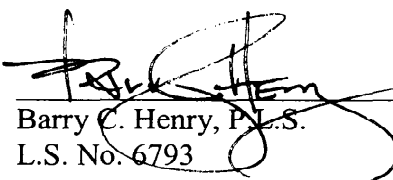
Thence along said East line, North 00°00'00" West, 146.88 feet to the **Point of Beginning**.

All as shown on Exhibit "B" attached herewith and made a part hereof.

The above described parcel of land contains 7343 square feet (0.1686 acres), more or less.

This real property description has been prepared by me, or under my direction, in conformance with the Professional Land Surveyors Act.

DAVID EVANS AND ASSOCIATES, INC.


Barry C. Henry, P.L.S. 3/2/06 Date
L.S. No: 6793 Expires: 9-3-2006



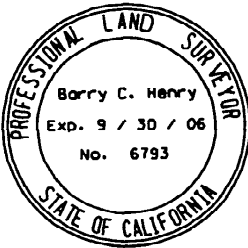
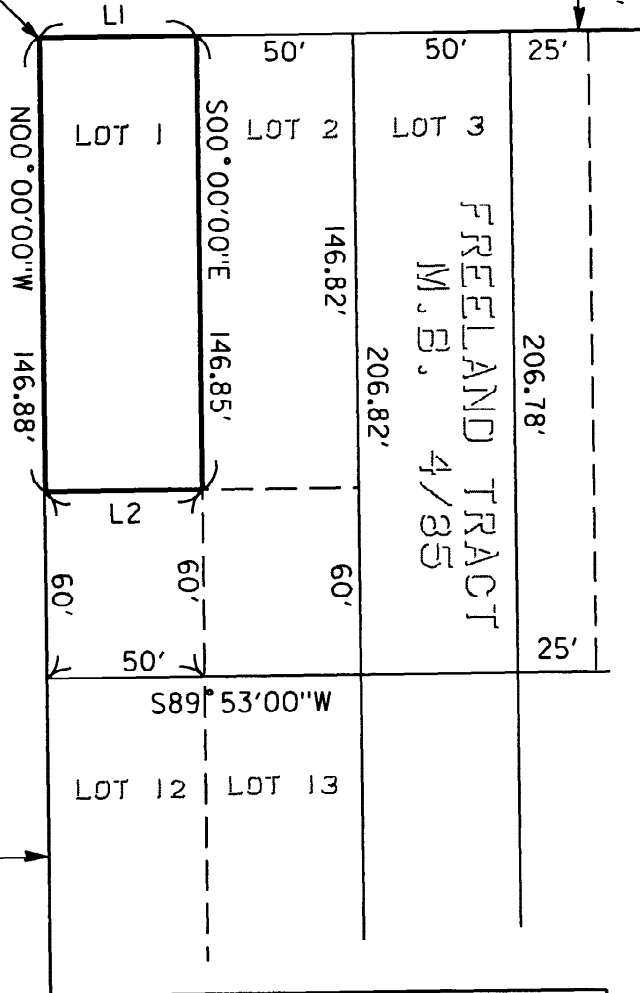


P.O.B.
NW COR
LOT 1

ELIZABETH STREET

30'
60'
30'

EL MOLINO AVE



LINE DATA		
LINE	BEARING	DISTANCE
L1	N89°55'00"E	50.00'
L2	S89°53'00"W	50.00'

LEGEND



LIMITS OF PROPERTY

P.O.B. POINT OF BEGINNING

AREA = 7,343 S.F.

P:\P\PDAX0067\WBS083\FEELAND TRACTR.dgn



**DAVID EVANS
AND ASSOCIATES INC**

800 North Haven Avenue, Suite 300
Ontario California 91764
Phone: 909.481.5750

EXHIBIT
"B"

660 E. ELIZABETH
STREET

IN THE CITY OF PASADENA
COUNTY OF LOS ANGELES
STATE OF CALIFORNIA

SHEET NO:

1 OF 1

JOB NO:
PDAX0067
WBS 083

DATE:
2/17/06

SCALE:
1"=60'

ATTACHMENT A:
Photographs

660 Elizabeth Street



View from northwest corner of Elizabeth Street and El Molino Avenue



View from east on Elizabeth Street

660 Elizabeth Street



Aerial photo of site (1999)

ATTACHMENT B:
Application & Taxpayer Protection Form



**CITY OF PASADENA
HISTORIC PRESERVATION COMMISSION**

**APPLICATION TO DESIGNATE A HISTORIC RESOURCE AS
A HISTORIC MONUMENT OR LANDMARK**

§17.52.050 of the Pasadena Municipal Code sets forth a procedure for designating any historic resource in the City as a historic monument or landmark. 1) The process begins with a preliminary evaluation by staff to determine if the nominated property meets the applicable criteria and is eligible for designation. 2) If staff determines that the nominated property is eligible for designation, the nomination is scheduled for a public hearing before the Historic Preservation Commission. 3) The Historic Preservation Commission determines if the historic resource meets the criteria for designation as a historic monument or landmark. If the Commission finds that the nominated resource qualifies for designation, it forwards a recommendation on the designation to the City Council. 4) At a noticed public hearing, the Council then determines whether to approve or deny the request for designation.

PART I. PROPERTY PROPOSED FOR DESIGNATION

1. Name of Property:	
2. Property Address:	660 E. Elizabeth St. Pasadena
3. Date of Original Construction	1909
4. Architect / Builder:	Francis W. Wilson
5. Present Owner: (Name)	EBRAM, ROOBINA & ARSI SOUKAZIAN
(Address)	660 E. Elizabeth St.
(State/ZIP)	Pasadena CA 91104
(Phone/FAX)	626 798-4337
(E-mail)	

PART II. APPLICANT

Applicant: (if not property owner)	
(Address)	Same as above
(State/ZIP)	
(Phone/FAX)	
(E-mail)	

Date 11-29-05

Signature Robina Soukazi

Date received: 11/29/05

Planner: XBA/KJ

By Arnie ...



**Disclosure Pursuant to the
City of Pasadena Taxpayer Protection Amendment of 2000
Pasadena City Charter, Article XVII**

- I. The value of this application ___ has the potential to / does not have the potential to exceed \$25,000. [Applicant must check one blank.]

- II. Applicant hereby discloses its trustees, directors, partners, officers, and those with more than a 10% equity, participation, or revenue interest in Applicant, as follows:

Applicant Name: Ebram, Roobina + Arbi Sookazian

Trustees, directors, partners, officers of Applicant:
(use additional sheets as necessary)

Those with more than a 10% equity, participation or revenue interest in Applicant:
(use additional sheets as necessary)

For office use only

Application No. PLN 2005-00615

**ATTACHMENT C:
Effects of Landmark Designation**

ATTACHMENT C: EFFECTS OF LANDMARK DESIGNATION

Identifying and designating properties of major significance encourages the preservation and protection of Pasadena's historic resources. The City of Pasadena's Historic Preservation Ordinance provides a process to recognize and protect individual sites and historic districts.

Designation Process

A property may be nominated for historic designation by any person. Design & Historic Preservation staff then evaluates the property to determine if it meets the criteria for designation. If it appears that the criteria have been met, the staff will prepare a designation report, which describes the property and how it meets the criteria for designation. Once the designation report is complete, the HPC will conduct a public hearing and make a recommendation to the City Council. The City Council may then designate the property as a historic site.

Alterations/Demolition

Designated historic structures are protected by the Municipal Code. A Certificate of Appropriateness (permit) is required for work to modify the exterior appearance of a designated historic property that is open to public view. A certificate is also required for alterations, additions, new construction, or demolition. This review ensures that any proposed changes are compatible with the character of the individual property and/or historic district. Decisions on proposed alterations are based on the proposed project's compliance with the Secretary of Interior's Standards for Rehabilitation and the City's adopted *Design Guidelines for Historic Districts*, which is based on the Standards.

The Historic Preservation Commission is the decision-maker for major projects affecting designated historic resources, except in the Central District where the Design Commission is the decision-maker for such projects. Staff is the decision-maker for minor projects affecting designated historic resources. Major projects are defined as demolition, relocation, removal of significant features, significant alteration of front or side elevations, additions to street-facing elevations, and new fences or walls in landmark districts. Minor projects are defined as removal of insignificant exterior features, re-roofing, matching replacement doors and windows, demolition of garages, small side/front additions, most rear additions that are not taller than the original building or replacement of exterior cladding with the same cladding material. Projects affecting non-contributing buildings on a site or in a district, or the environmental setting of a site, are reviewed by staff but are subject to the less stringent requirements than contributing buildings.

Staff-level decisions may be appealed to the Historic Preservation Commission, and decisions by the Commission may be appealed to the City Council. The City Council may also "call for review" all decisions by the staff or Commission.

Incentives

Designated historic properties are eligible for the following incentives, which are evaluated on a case-by-case basis:

- A Mills Act historic property contract to reduce property taxes in exchange for agreeing to maintain the historic character of the property in accordance with established guidelines.
- Use of more flexible provisions in the State Historical Building Code when making modifications,
- Waiver of covered parking requirements, and
- Potential variances from modern development standards for historic properties undergoing adaptive use or relocation.