

Agenda Report

TO: CITY COUNCIL

DATE: MARCH 20, 2006

FROM: CITY MANAGER

SUBJECT: ADOPTION OF A ZONE CHANGE TO DESIGNATE A LANDMARK DISTRICT OVERLAY FOR THE SOUTH HUDSON AVENUE LANDMARK DISTRICT (LD-13)

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 August 1, 2005 that the proposed South Hudson Avenue Landmark District (Attachment 1) 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 South Hudson Avenue Landmark District, LD-13.
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-13 overlay zone.

RECOMMENDATION FROM HISTORIC PRESERVATION COMMISSION

At a public hearing on August 1, 2005, 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.

RECOMMENDATION FROM PLANNING COMMISSION

Following a public hearing on January 11, 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 unanimously to recommend that the City Council approve designation of the South Hudson Avenue Landmark District.

EXECUTIVE SUMMARY

This application was initiated by area property owners, 95% of whom have signed a petition in support of landmark district designation. This application affects 39 properties in the vicinity of South Hudson Avenue and Oakwood Place. The district has a locally significant collection of residential architectural styles from the early 1900s. Several of the houses in the district were designed by some of the City's most prominent architects of the era, and a substantial percentage of the properties (97%) have houses from this era that are still intact on the exterior.

BACKGROUND

Since 1989, the City has designated twelve landmark districts: Bungalow Heaven, Garfield Heights, Banbury Oaks, Washington Square, South Oakland, Ross Grove, Normandie Heights, Crawfords Vista, Governor Markham, Holliston Avenue, South Madison and Bellefontaine. In addition, to the South Hudson Avenue district, there are three others at various stages of the process. William Clark, representing the residents of South Hudson Avenue and Oakwood Place, 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

Boundaries: This proposed district includes properties on both sides of South Hudson Avenue from numbers 601 to 805 and 809, 815 and 827 Oakwood Place, roughly between East California Boulevard and Arden Road. The district is two blocks east of the new South Madison Landmark District.

Construction Dates: The properties in the proposed district were constructed between 1907 and 1924.

Architectural Styles: The representative styles are good-to-excellent examples of the period and include: Craftsman Bungalow, English Arts and Crafts, Chalet, American Colonial Revival, Italian/Mediterranean Renaissance Revival, Spanish Revival and English Cottage Revival/Tudor as well as one example each of Georgian Revival, Neoclassical, and Prairie.

Eligibility for Landmark District: With 97% of the properties documented as contributing, the district has a high level of architectural and historic integrity. This high percentage of contributing properties surpasses the 60% threshold in the preservation ordinance 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.

GENERAL PLAN AND ZONING CONSISTENCY

The area is low-density residential. The proposed 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-6 (Single family) except the northern-most property that is RM-16 (Multi-family Residential). The LD-13 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.

NEIGHBORHOOD MEETINGS

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

ENVIRONMENTAL DETERMINATION

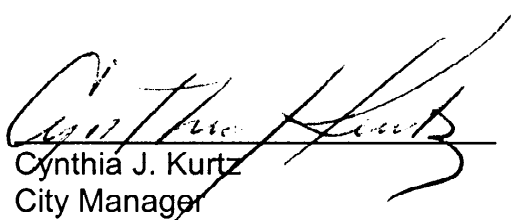
This zone change application is categorically exempt under the California Environmental Quality Act, (Class 8, Actions by Regulatory Agencies for Protection of the Environment).

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 Mills Act program, but the addition of 38 of properties is minimal. In recent years, the total loss from property taxes collected on new Mills Act 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:


Emily Stadnicki
Planner

Approved by:

JRP 
Richard J. Bruckner
Director Planning and Development

Attachments:

- 1. Map of Proposed Landmark District
- 2. Inventory of Properties
- 3. Photo Exhibit

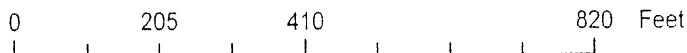


Proposed South Hudson Avenue Landmark District



— Landmark District Boundary

▨ Contributors



ATTACHMENT 2

Inventory of Properties in Proposed South Hudson Avenue Landmark District

	Address	Year of Construction	Architect / Contractor	C or NC*	Comments
	S. Hudson Avenue				
1	601	1915	Cyril Bennett	C	
2	609	1915	Cyril Bennett	C	
3	610	1921		C	
4	617	1914	Cyril Bennett	C	
5	625	1915		C	
6	628	1914	Baker	C	Addition/alteration in 1926
7	635	1914	March	C	
8	636	1907	Stephens	C	
9	641	1921		C	
10	646	1923		C	
11	651	1912	Alfred Hookway	C	Alteration in 1920
12	655	1907		C	
13	658	1909		C	Expanded to airplane bungalow by Sylvanus Marston, date unknown
14	667	1921			
15	677	1908	Train & Williams	C	Addition/alteration in 1920 by Bennett
16	685	1908	Farnsworth Brothers	C	Stuccoed in the 1920s
17	694	1920		C	
18	695	1921		C	
19	705	1920		C	
20	710	1920		C	
21	717	1920		C	
22	720	1921		C	
23	727	1920		C	Entryway altered in 1997
24	730	1921		NC	Addition and masonry added in 1993
25	740	1920		C	
26	741	1921		C	
27	751	1920		C	
28	752	1922		C	
29	760	1921		C	
30	765	1920		C	
31	774	1923		C	Remodel 1998

ATTACHMENT 2

Inventory of Properties in Proposed South Hudson Avenue Landmark District

	Address	Year of Construction	Architect / Contractor	C or NC*	Comments
	<i>S. Hudson Avenue</i>				
33	789	1918	Louis du P. Millar	C	
34	792	1922		C	
35	800	1924		C	
36	805	1923		C	
	<i>Oakwood Place</i>				
37	809	1917	Foss Designing & Building Company	C	Bay window added in 1983
38	815	1920		C	
39	827	1921		C	

* C = contributing to historic character of the district
 NC = non-contributing to historic character of the district

W:\Design-hp\Hudson Ave. Landmark District\Inventory of Properties.doc

**Madison Heights – South Hudson Avenue
Landmark District**



610 South Hudson Avenue



617 South Hudson Avenue

**Madison Heights – South Hudson Avenue
Landmark District**



717 South Hudson Avenue



720 South Hudson Avenue

**Madison Heights – South Hudson Avenue
Landmark District**



751 South Hudson Avenue



752 South Hudson Avenue

**Madison Heights – South Hudson Avenue
Landmark District**



760 South Hudson Avenue



765 South Hudson Avenue

**Madison Heights – South Hudson Avenue
Landmark District**



800 South Hudson Avenue



805 South Hudson Avenue