

Agenda Report

TO: CITY COUNCIL

DATE: April 23, 2007

FROM: CITY MANAGER

**SUBJECT: COMMENT TO STATE HISTORIC PRESERVATION OFFICER ON THE
NOMINATION OF OLD PASADENA HISTORIC DISTRICT
(AMENDMENT) TO THE NATIONAL REGISTER OF HISTORIC PLACES**

Recommendation

It is recommended that the City Council authorize the transmittal of the attached report from the Historic Preservation Commission to the State Historic Preservation Officer in support of the amended nomination of the Old Pasadena Historic District to the National Register of Historic Places.

Recommendation from the Historic Preservation Commission

The Historic Preservation Commission reviewed the final draft of the amendment to the nomination for the Old Pasadena Historic District at its meeting on April 2, 2007 and recommended that the City Council forward a recommendation approving the nomination to the State Historic Preservation Officer.

Recommendation from the Design Commission

The Design Commission reviewed the draft nomination at its meeting on December 11, 2006 and recommended approval of the nomination.

Background

The State Historic Preservation Officer (SHPO), in the State of California Office of Historic Preservation (OHP), recently notified the City about a public hearing before the State Historical Resources Commission on an amendment to the existing National Register listing for the Old Pasadena Historic District. In accordance with the requirements of the National Park Service, the SHPO notifies local officials and property owners about hearings before the State Historical Resources Commission to nominate properties to the National Register. The purpose of the notification is to allow time for public comment before the hearing on the nomination and before the SHPO forwards a recommendation to the National Park Service.

OHP also notifies historic preservation commissions in local jurisdictions—such as Pasadena—which participate in the Certified Local Government program. The letter from the SHPO (dated February 27, 2007) asks the Historic Preservation Commission to seek public comment on the nomination, to complete a one-page report, and to forward the report to the City’s Chief Elected Official for transmittal to the SHPO. Previously, OHP asked the Historic Preservation Commission to submit an independent recommendation; the new procedure, however, requires the Commission to send its comments through the City Council. In December 2006, the Historic Preservation Commission and Design Commission reviewed a draft of the nomination and in January 2007 City staff presented the nomination to the Old Pasadena Management District and to Pasadena Heritage. The Historic Preservation Commission held a public meeting to review its comments on the final draft of the nomination on April 2, 2007.

Old Pasadena Historic District, first listed in 1983 as a district with 158 contributing properties, has changed extensively in the ensuing 24 years. Eleven contributing buildings have been demolished and 20 new buildings have been constructed during this time. Whenever a historic district experiences this amount of change, the National Park Service, which oversees the National Register, encourages amendments to the original nomination. For this reason, City staff, working with a consultant, recently updated the registration form for the Old Pasadena Historic District.

As drafted, the amended district preserves with only slight adjustments the existing boundaries of the district. The list of contributing buildings (now 154) and non-contributing buildings¹ (40) has been updated, and the narrative descriptions and the statement of significance have been expanded from their original versions. The boundaries are generally the same as those in the original application for the district. They have been adjusted only slightly for two reasons: first to include contributing buildings that were inadvertently left out of the original application and second to exclude new noncontributing buildings at the edges of the district. The total number of properties has increased because of new construction and because buildings previously listed as one address are more accurately represented with more than one address (e.g., some buildings have a street address and a separate parcel on an alley). The nomination also identifies ten vacant parcels in the district. Four new contributing properties have been added to the district. They are shown on the attached map as property numbers 59, 62, 66, and 90. The map has also been adjusted to omit three parcels in the original district: two at the southwest corner of Orange Place and South Fair Oaks Avenue, now occupied by a two-story office building, and one at the northeast corner of E. Del Mar Boulevard and N. Raymond Avenue, now part of the Del Mar Station project. Owners of the new properties added to the district received notices about the meeting with the Historic Preservation Commission and the public hearing with the State Historical Resources Commission.

¹ “Non-contributing” properties have a date of construction outside the period of significance for Old Pasadena (1886-1936) or they date from the period of significance but have lost their historic integrity because of alterations.

The amended district will not affect any regulatory reviews conducted by the City. The design review requirements in the zoning code for Old Pasadena have been in place since 1985. The design guidelines for these reviews—Secretary of the Interior's Standards for Rehabilitation and the Illustrated Guidelines for Rehabilitating Historic Buildings and the Design Guidelines for the Central District Specific Plan—are also unchanged.

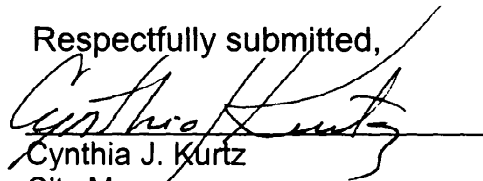
The City has approximately 1,000 properties listed in the National Register both as individual properties and as properties in districts. The nine listed districts are: Old Pasadena, the Civic Center, the Civic Center Financial, the Pasadena Playhouse, Prospect Square, Orange Heights-Barnhart, South Marengo, and South Arroyo. Two other districts, Arroyo Terrace and the Pasadena Arroyo Parks & Recreation, are also proceeding through the nomination process with the SHPO. The City in cooperation with the Bungalow Heaven Neighborhood Association is also completing a National Register nomination for a portion of the Bungalow Heaven neighborhood, and residents of Marguerita Lane have requested consideration of their neighborhood for listing in the National Register. Two individual property, 1330 Hillcrest Terrace and Case Study house #10 (711 S. San Rafael Avenue) have also been nominated for listing in the Register. Local officials, property owners, and the Historic Preservation Commission will receive notification of these nominations from the SHPO when hearings are scheduled with the State Historical Resources Commission.

Anyone may nominate a cultural resource to the National Register; generally nomination forms are completed by property owners, local governments, historical agencies, or SHPOs. In 2002 the City Council amended the City's historic preservation ordinance to extend the regulatory reviews over properties in designated landmark districts to all districts listed in the National Register.

Fiscal Impact

The amendment to the existing National Register district in Old Pasadena has no fiscal impact to the City.

Respectfully submitted,


Cynthia J. Kurtz
City Manager

Prepared by:


Jeff Cronin
Principal Planner

Approved by:


Richard J. Bruckner
Director Planning & Development

ATTACHMENT A

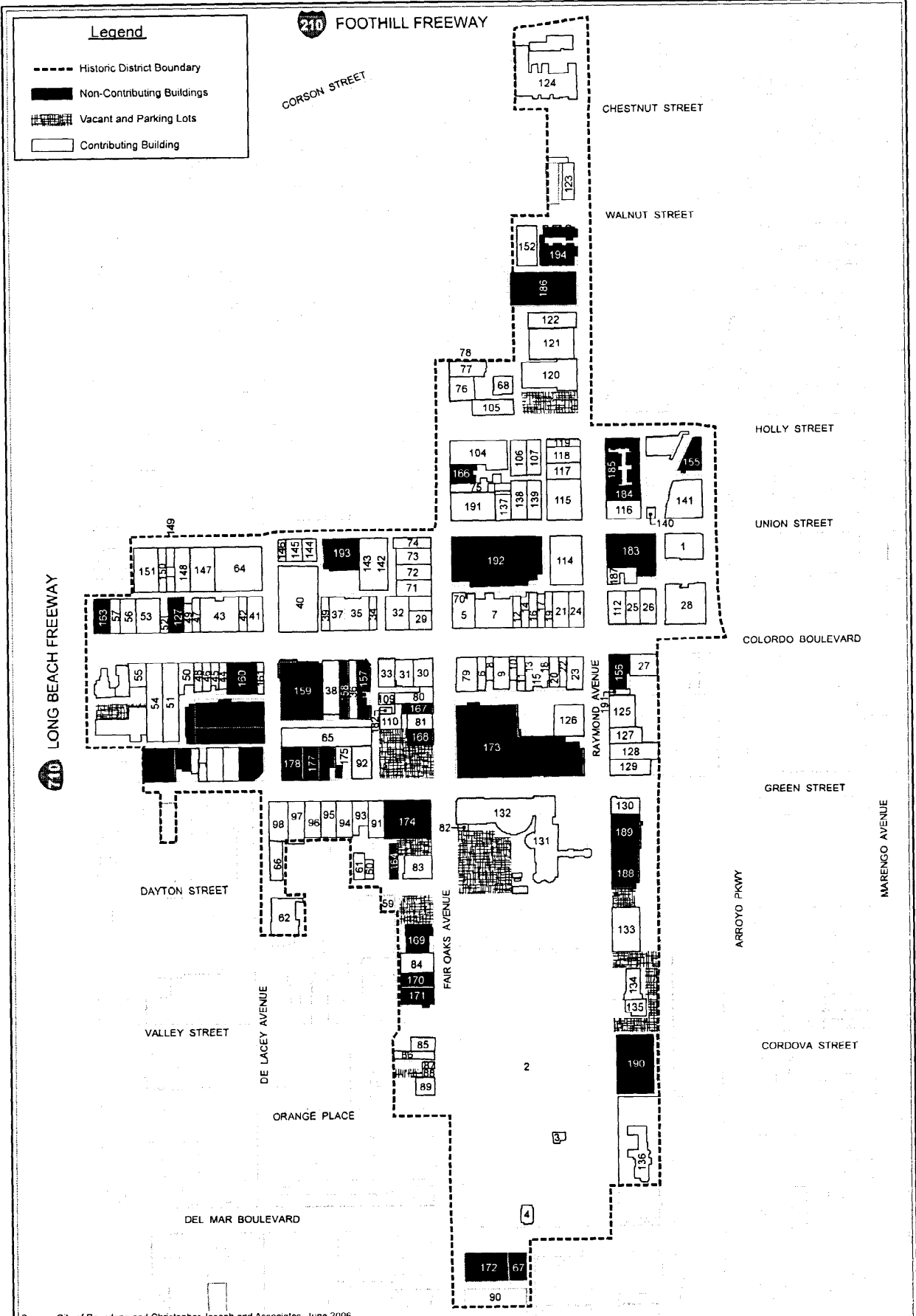
MAP OF OLD PASADENA NATIONAL REGISTER AMENDMENT, April 2007

ATTACHMENT B

REVIEW AND COMMENT REPORT BY HISTORIC PRESERVATION COMMISSION
ON AN APPLICATION FOR LISTING ON THE NATIONAL REGISTER OF HISTORIC
PLACES, April 2, 2007

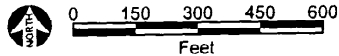
Legend

- Historic District Boundary
- Non-Contributing Buildings
- ▨ Vacant and Parking Lots
- Contributing Building



Source: City of Pasadena and Christopher Joseph and Associates, June 2006.

CHRISTOPHER A. JOSEPH & ASSOCIATES
Environmental Planning and Research



Old Pasadena
National Register Historic District

REVIEW AND COMMENT REPORT
BY
CERTIFIED LOCAL GOVERNMENT

HISTORIC PRESERVATION COMMISSION

ON AN
APPLICATION FOR LISTING ON THE NATIONAL REGISTER OF HISTORIC PLACES

Property Name: Old Pasadena Historic District (Amendment)

Name of Certified Local Government: City of Pasadena

Category of Significance:

Architecture History Archeology
 Other

The Commission recommends the nomination of this property by listed on the National Register of Historic Places, with the following comments:

The Commission does not recommend this property for nomination to the National Register of Historic Places for the following reasons:



Signature of Chairperson of the
Historic Preservation Commission

02/04/07

Date

ATTACHMENT B