

Agenda Report

TO: CITY COUNCIL

DATE: NOVEMBER 5, 2007

FROM: CITY MANAGER

SUBJECT: DESIGNATION OF 1495 NORTH LAKE AVENUE 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. Find that the single-family residence (converted to office use) and garage at 1495 N. Lake Avenue are significant under Criterion "C" for designation as a landmark (P.M.C. §17.62.040) because they are exceptional in the embodiment of the distinctive characteristics of an Arts and Crafts period house in the Swiss chalet subtype.
3. Approve the designation of the property at 1495 N. Lake Avenue as a landmark.
4. Adopt a resolution approving a Declaration of Landmark Designation for 1495 N. Lake Avenue, Pasadena, California;
5. Authorize the Mayor to execute the attached Declaration of Landmark Designation for 1495 N. Lake Avenue, 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 September 17, 2007, at a noticed public hearing, the Historic Preservation Commission voted unanimously to recommend approval of the designation of 1495 N. Lake Avenue as a landmark under criterion C of PMC §17.62.040.C.

BACKGROUND

On July 2, 2007, the Pasadena Neighborhood Coalition Landmark Committee submitted the application for designation of 1495 N. Lake Avenue as a landmark.

Following the procedures in the Zoning Code, the owner was notified of the landmark nomination on July 25, 2007. The owner of the property, the Pasadena Mental Health Association, has indicated its support of the nomination. The staff and the Historic Preservation Commission have concurred that the property should be designated as a landmark because of its integrity and representation of the distinctive characteristics of an Arts and Crafts period house in the Swiss chalet subtype.

DESCRIPTION

Built in 1914, this 2-story, 3,665 square foot residence designed by Cyril Bennett is located in an urban setting on a 13,000-square-foot lot at the northwest corner of N. Lake Avenue and Ladera Street. The house is rectangular in plan and is sited at the eastern end of the property, with a generous front yard on N. Lake Avenue. The primary elevation faces east toward N. Lake Avenue. A one-story accessory structure of approximately 400 square feet is located at the northwest corner of the site and was originally used as a garage (converted to counseling space in 1981).

The house exhibits distinguishing features associated with an Arts and Crafts period house in the Swiss chalet subtype. These features include a broad front-facing gable roof with deep overhanging eaves and exposed rafters and a balcony on the front of the house with a flat cut-out patterned balustrade and projecting support beams. The second-story balcony also serves as the roof over the front porch and is supported by battered piers coated in stucco. The second-story walls are clad in wood shingles while the first floor is clad in wood lap siding. Fenestration is symmetrical and includes groupings of wood casement, double-hung and fixed windows. The second-floor balcony is accessed by two pairs of French doors. The entry consists of a wide wood front door with a single rectangular light flanked by full-height sidelights. Windows and doors are framed in wood with an extended header and each floor is separated by a wide fascia board.

Apparent alterations to the house include replacement of a window and the front door on the ground floor and enclosure of a second-story sleeping porch at the southeast corner of the house. These alterations, however, are consistent with the Secretary of the Interior's Standards 9 and 10 in that the new materials are compatible with the remainder of the house and are fully reversible.

Cyril Bennett, architect

J. Cyril Bennett (1891-1957) established his architectural practice in Pasadena in 1914 and later joined with Fitch Haskell to form the firm of Bennett & Haskell in 1923. Prior to establishing his practice, he worked in the offices of Greene and Greene and Sylvanus Marston. Much of Bennett's early work, prior to joining with Haskell, consisted of Craftsman and Colonial Revival bungalows. Based on a list of his works in city files, he began working on commercial properties in

1917. His first major commission was the Raymond Theater in 1920.¹ After 1923, Bennett & Haskell designed numerous commercial and institutional buildings including several public schools and churches, the Pasadena Civic Auditorium, the last addition to the Glenarm Power Plant, and several building facades on Colorado Boulevard in Old Pasadena after its widening in 1929.

ANALYSIS

The property at 1495 N. Lake Avenue is eligible for landmark designation under Criterion C, (§17.62.040 PMC) which states:

(The property) is exceptional in the embodiment of 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 region, State or nation, or that possesses high artistic values that are of regional, statewide or national significance.

Under this criterion, 1495 N. Lake Avenue is significant as a distinctive example of 2-story Arts and Crafts period Swiss Chalet Style residential architecture designed by Cyril Bennett. The house is listed in the city's 1999 survey of Arts and Crafts Period Residential Architecture (Bricker, Winter & Tearnen) under the Swiss, Bavarian or Tyrolean chalet subtype, and it is identified as eligible for individual listing in the National Register of Historic Places. The property meets the registration requirements for designation listed in the 1998 National Register Nomination and Historic Context Report for 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 design, materials, and workmanship. It also exhibits all of the identified character-defining features of its style, retains almost all of its original materials and is an example of exceptional workmanship.

¹ Grimes, Teresa and Winder, Mary Jo: *Residential Period Revival Architecture and Development in Pasadena from 1915-1942*, 2004

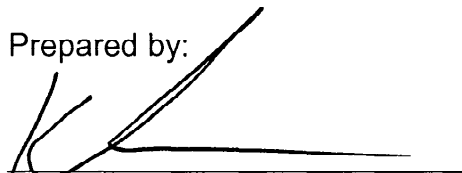
FISCAL IMPACT

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.

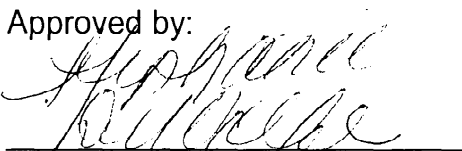
Respectfully submitted,


CYNTHIA J. KURTZ
City Manager

Prepared by:


Kevin Johnson, Planner

Approved by:


for Richard Bruckner, Director of Planning & Development

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

RESOLUTION NO. _____

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PASADENA ADOPTING
A DECLARATION OF LANDMARK DESIGNATION FOR 1495 NORTH LAKE
AVENUE, PASADENA, CALIFORNIA**

WHEREAS, the Historic Preservation Commission has found that 1495 North Lake Avenue meets criterion c, as set forth in Section 17.62.040(C) of the Pasadena Municipal Code; and

WHEREAS, the house at 1495 North Lake Avenue is significant because the house embodies the distinctive characteristics of an Arts and Crafts period house in the Swiss Chalet subtype;

WHEREAS, the application for Landmark designation is exempt from the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines Section 15308;

WHEREAS, the Pasadena Neighborhood Coalition Landmark Committee nominated the property for Landmark designation and the owners of the property, Pasadena Mental Health Association, are in support of the nomination; 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 1495 North Lake Avenue is hereby adopted.

Adopted at the regular meeting of the City Council on the _____ day of _____, 2007 by the following vote:

AYES:


NOES:

ABSENT:

ABSTAIN:

Jane L. Rodriguez, CMC
City Clerk

Approved as to form:

A handwritten signature in black ink, appearing to read 'Theresa E. Fuentes', written over a horizontal line.

Theresa E. Fuentes
Assistant City Attorney

DECLARATION OF LANDMARK DESIGNATION FOR:

1495 North Lake Avenue
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 approval of a Certificate of Appropriateness.

DATED: _____

ATTEST:

CITY OF PASADENA
A municipal corporation

Jane Rodriguez, City Clerk

By: _____
Bill Bogaard, Mayor

EXHIBIT 'A'
1495 N. LAKE AVENUE

That portion of Lot 3 of the Wilson Tract, in the City of Pasadena, County of Los Angeles, State of California, as per map recorded in Book 6, Page 67 of Tract Maps, in the Office of the County Recorder of said County, described as follows;

Commencing at the southeast corner of said Lot 3;

Thence along the south line of said Lot 3, being also the north line of Ladera Street shown as Curtis Street (50.00 feet wide) on said Wilson Tract, North 89°49'00" West 5.00 feet to a line parallel with and 5.00 feet westerly of the west line of Lake Avenue (80.00 feet wide) as shown on said Wilson Tract and the **True Point of Beginning**;

Thence continuing along said southerly line of Lot 3, North 89°49'00" West, 165.00 feet to the southwest corner of said Lot 3;

Thence along the westerly line of said Lot 3, North 02°30'00" East, 79.06 feet to the northwest corner of said Lot 3;

Thence along the northerly line of said Lot 3, South 89°49'00" East, 165.00 feet to a line parallel with and 5.00 feet westerly of the easterly line of Lot 3;

Thence along said parallel line, South 02°30'00" West, 76.06 feet to the **True Point of Beginning**.

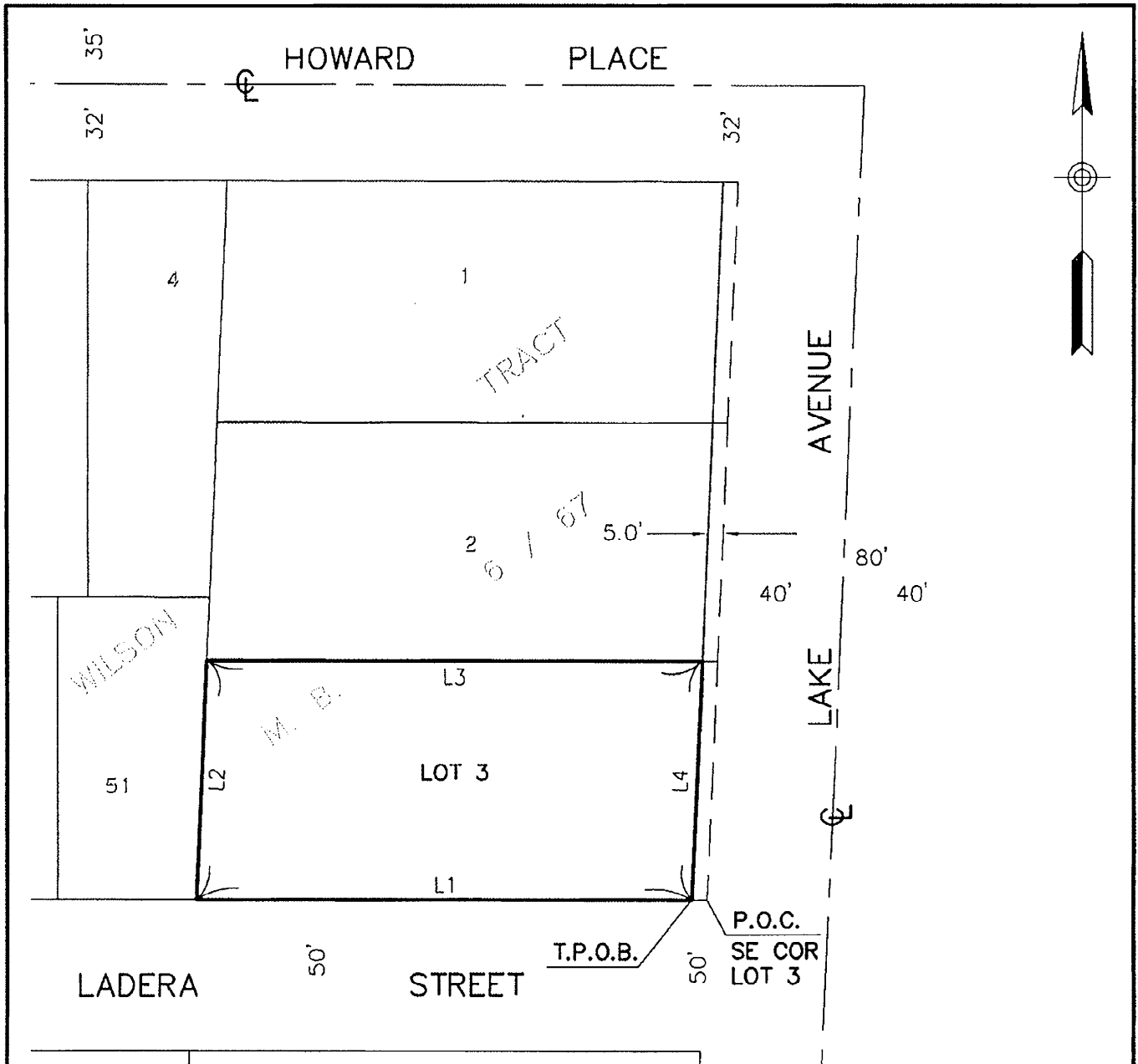
The above-described parcel of land contains approximately 13,034 square feet (0.299 acres).

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



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

Lisa Henstridge, P.L.S. 7177
Expires 12/31/07





LINE DATA		
LINE	BEARING	DISTANCE
L1	N89°49'00"W	165.00'
L2	N02°30'00"E	79.06'
L3	S89°49'00"E	165.00'
L4	S02°30'00"W	79.06'

- LEGEND**
-  LIMITS OF PROPERTY
 -  LAKE AVENUE DEDICATION
 - T.P.O.B.** TRUE POINT OF BEGINNING
 - P.O.C.** POINT OF COMMENCEMENT
- AREA = 13,034 S.F.

DAVID EVANS AND ASSOCIATES INC.
 4200 Concoors, Suite 200
 Ontario California 91764
 TEL:(909)481-5750 FAX:(909)481-5757

EXHIBIT "B"

1495 N. LAKE AVENUE
 APN: 5848-021-004
 CITY OF PASADENA
 COUNTY OF LOS ANGELES
 STATE OF CALIFORNIA

SHEET NO:	1 OF 1
JOB NO:	PDAX0067
DRAWN BY:	LKH
DATE:	10/16/07
SCALE:	1"=50'