

Agenda Report

TO: CITY COUNCIL

DATE: DECEMBER 3, 2007

FROM: CITY MANAGER

SUBJECT: DESIGNATION OF 314 DEL REY 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. As recommended by the Historic Preservation Commission, find that the property at 314 Del Rey Avenue is significant under Criterion C for designation as a landmark (P.M.C. §17.62.40 C) because the house embodies the distinctive characteristics of Arts and Crafts/ California Bungalows in the "Boulder Bungalow" style of residential architecture.
3. Approve the designation of the property at 314 Del Rey Avenue as a landmark.
4. Adopt the attached resolution approving a Declaration of Landmark Designation for 314 Del Rey Avenue, Pasadena, California;
5. Authorize the Mayor to execute the attached Declaration of Landmark Designation for 314 Del Rey 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 October 15, 2007, at a noticed public hearing, the Historic Preservation Commission voted unanimously to recommend approval of the designation of 314 Del Rey Avenue as a landmark.

BACKGROUND

On August 6, 2007, the property owner, Nick Papaioanu, submitted an application for landmark designation of his house at 314 Del Rey Avenue. The

staff evaluated the property according to the landmark criteria in Title 17 of the P.M.C., and found that the house qualified for landmark designation and informed the applicant on September 5, 2007. The Historic Preservation Commission concurred with this decision.

DESCRIPTION

The one-story house, on a corner lot, was built in 1925 by Andreas Papaioanu for his family's residence. The property has been owned by his family ever since, his son is the current owner. Andreas Papaioanu, an immigrant from Greece, used the skills he learned in Greece to construct the exterior walls of this house with large river-rock boulders from the Eaton Canyon Wash. The house has a symmetrical front elevation facing Del Rey Avenue and a U-plan with a side porch facing Sierra Madre Blvd. A garage and curved privacy wall were also built of similar boulders.

ANALYSIS

The 1,800 square foot "Boulder Bungalow" house has a hipped roof and a large projecting front porch supported by river-rock columns. The strong horizontal lines, low pitched roof with wide overhanging eaves, dormer on the south side, and wood windows are characteristic of California Bungalows.

The property at 3060 San Pasqual St. 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, the house at 314 Del Rey Avenue is significant as an intact vernacular example of an Arts and Crafts bungalow in the "Boulder Bungalow" style. Although bungalows in Pasadena often had boulders or cobblestones for retaining walls, chimneys and porch piers, they rarely had entire walls of stone; only three examples remain in the City.

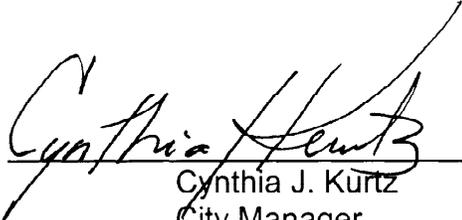
Given the consistency in materials and age, the garage and curved privacy wall are also contributing features of the property.

FISCAL IMPACT

Designation of this property does not affect revenues to the City. In the City's General Fee Schedule, there is no fee for applications for exterior alterations to a

designated landmark. Owners of properties with a historic designation may also apply for a Historic Property Contract (Mills Act) with the City.

Respectfully submitted,


Cynthia J. Kurtz
City Manager

Prepared by:

Approved by:


Darrell Cozen
Senior Planner


Richard J. Bruckner
Director Planning & Development

- ATTACHMENT A: Application
- ATTACHMENT B: Location Map
- ATTACHMENT C: Photographs
- ATTACHMENT D: Effects of Landmark Designation



PASADENA PERMIT CENTER
www.pasadenacalifornia.gov/permits

**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:	Andreas Papaioanu (Pappas) house
2. Property Address:	314 Del Rey Ave
3. Date of Original Construction	August 1925
4. Architect / Builder:	
5. Present Owner: (Name)	Nick Papaioanu
(Address)	314 Del Rey Ave
(State/ZIP)	91107
(Phone/FAX)	440-1159
(E-mail)	npapaioanu@glendale.edu

PART II. APPLICANT

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

Date

Signature

PLN 2007-00703

Date received: 5/6/07

Planner: EC

THOU



Application to Designate a Historic Resource as a
HISTORIC MONUMENT OR LANDMARK

CRITERIA FOR DESIGNATION

CRITERIA FOR DESIGNATING A HISTORIC MONUMENT

<input type="checkbox"/>	1. It is associated with events that have made a significant contribution to the broad patterns of the history of the region, state or nation.
<input type="checkbox"/>	2. It is associated with the lives of persons who are significant in the history of the region, state or nation.
<input checked="" type="checkbox"/>	3. It is exceptional in the embodiment of the distinctive characteristics of a historic resource property type, period, architectural style or method of construction, or that 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, state-wide or national significance.
<input type="checkbox"/>	4. It has yielded, or may be likely to yield, information important in prehistory or history of the region, state or nation.

A historic monument designation may include significant public or semi-public interior spaces and features.

CRITERIA FOR DESIGNATING A HISTORIC LANDMARK

<input type="checkbox"/>	1. It is associated with events that have made a significant contribution to the broad patterns of the history of the city.
<input type="checkbox"/>	2. It is associated with the lives of persons who are significant in the history of the city.
<input checked="" type="checkbox"/>	3. It embodies the distinctive characteristics of a locally significant historic resource property type, architectural style, period, or method of construction, or that represents the work of an architect, designer, engineer, or builder who is locally significant, or that possesses high artistic values that are locally significant.
<input type="checkbox"/>	4. It has yielded, or may be likely to yield, information important locally in prehistory or history.



Application to Designate a Historic Resource as a
HISTORIC MONUMENT OR LANDMARK

PART III: TYPE OF DESIGNATION

PROPERTY TO BE DESIGNATED AS A:

HISTORIC MONUMENT <input checked="" type="checkbox"/>	LANDMARK <input checked="" type="checkbox"/>
<i>A historic monument means any historic resource that is significant at a regional, state or national level, and is an exemplary representation of a particular type of historic resource.</i>	<i>A landmark means any historic resource that is significant at a local level, and is an exemplary representation of a particular type of historic resource.</i>

PART IV: BRIEF DESCRIPTION OF PROPERTY

Briefly describe the property proposed for designation, indicating whether the entire site or a portion of the site is the subject of the nomination (e.g., how many buildings on the site). A map may be used for the description. Please also submit recent photographs. Use continuation sheet if necessary.

Refer to continuation sheet, site plan and recent photographs.

The house and garage are completely built from riverbed stones. To my knowledge, there are only two complete houses made from stone and my house is one of them. The rocks were hauled to the property by my father Andreas and with the help of some Mexican masons the exterior of the house was completed. The interior was framed in wood with lath and plaster.

PART V: SUPPLEMENTAL INFORMATION ON SIGNIFICANCE OF PROPERTY. With this application, please attach information that will assist staff with the preparation of a designation report. Books, photographs, articles, and other archival information will all be useful to document the significance of the historic resource.

Refer to bibliography, historical photographs, chronology, and other supporting information.

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

- I. Does the value of this application/project *have the potential* to exceed \$25,000? Yes No (Applicant *must* mark one)
- II. Is the application being made on behalf of a government entity? Yes No
- III. Is the application being made on behalf of a non-profit 501(c) organization? Yes No
 If yes, please indicate the type of 501(c) organization: 501(c)(3) 501(c)(4) 501(c)(6)

Applicant's name: Nick Papaioannu Date of Application: 10/9/07
 Owner's name: Nick Papaioannu Contact phone number: (626) 440-1159
(for questions regarding this form)

Project Address: 314 Del Rey Ave 91107
 Project Description: Riverbend Stone

IV. Applicant and Property Owner must disclose all joint owners, trustees, directors, partners, officers and those with more than a 10% equity, participation or revenue interest in owner and/or project. If any of these are an organization/entity, include the name of the organization/entity and the first and last names of all parties of interest of that organization/entity. (List all parties below and use additional sheets as necessary, or provide all parties on an attachment) Please print legibly.
 Have any additional sheets or an attachment been provided? Yes No

Names of Owner(s), Trustees, Directors, Partners, Officers of Owner/Project	Names of Owner(s), Trustees, Directors, Partners, Officers of Owner/Project (continued)	Those with more than a 10% equity, participation or revenue interest in Owner and/or project

I hereby certify that I am the owner or designated agent and that the statements and answers contained herein, and the information attached, are in all respects true, accurate and complete to the best of my knowledge and belief.

Signature of Owner or Designated Agent: Nick Papaioannu Date: 10/9/07

For Office Use Only

Type of Application: Variance (all types) Adjustment Permit Sign Exception Temporary Use Permit Expressive Use Permit
 Conditional Use Permit (excluding Master Plan) Master Plan Amendment Planned Development Other

Assigned Planner: Darrell Cozen PLN#: 2007-00463

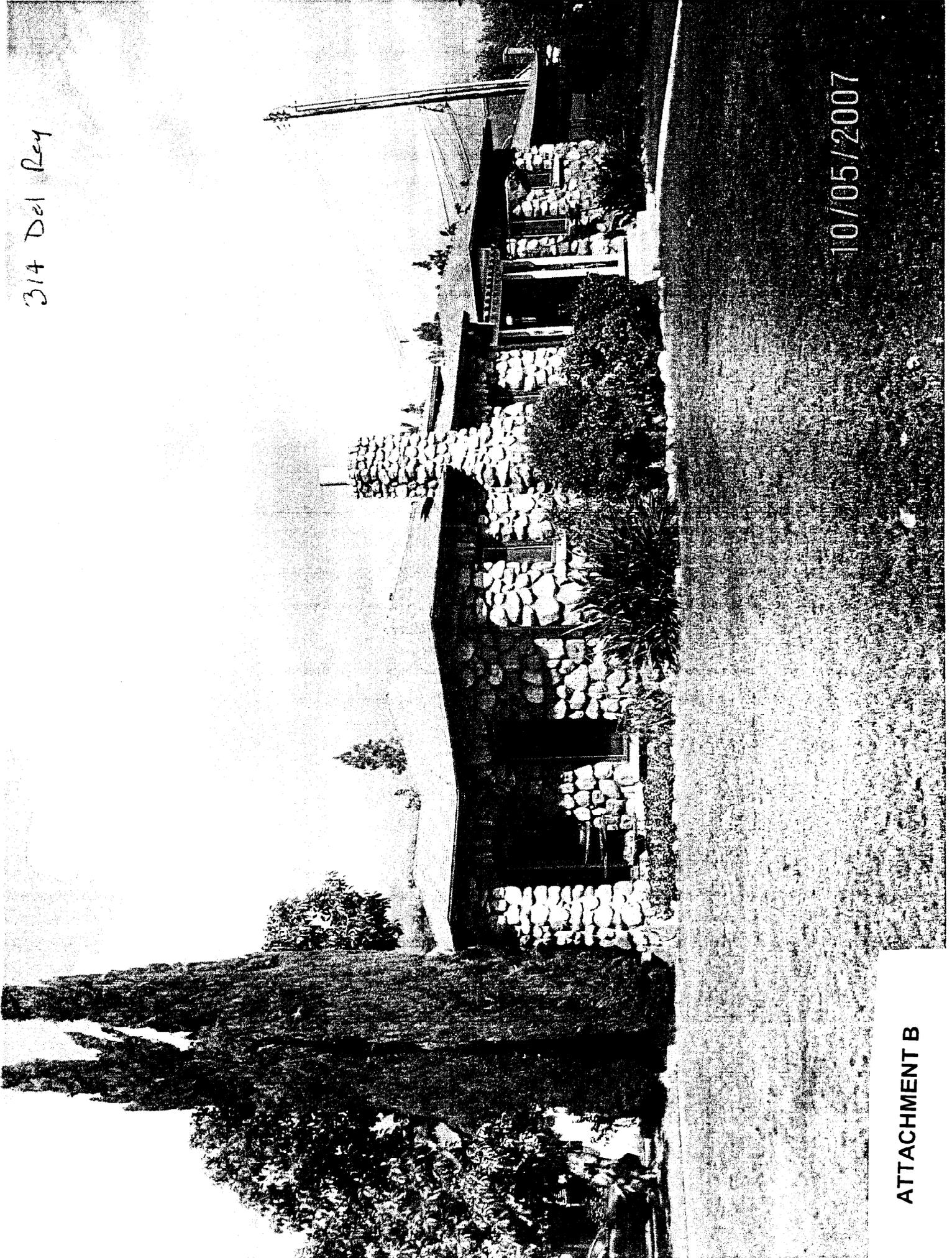
Attached Address: _____ No Attached Address

Appealed: Yes No Appeal PLN# _____ Application Withdrawn

Final Decision: Approved Denied Decision Date: _____ Decision Maker: _____
(Name and Title, or Name of Commission/Committee)

Votes in favor (please print):

314 Del Rey



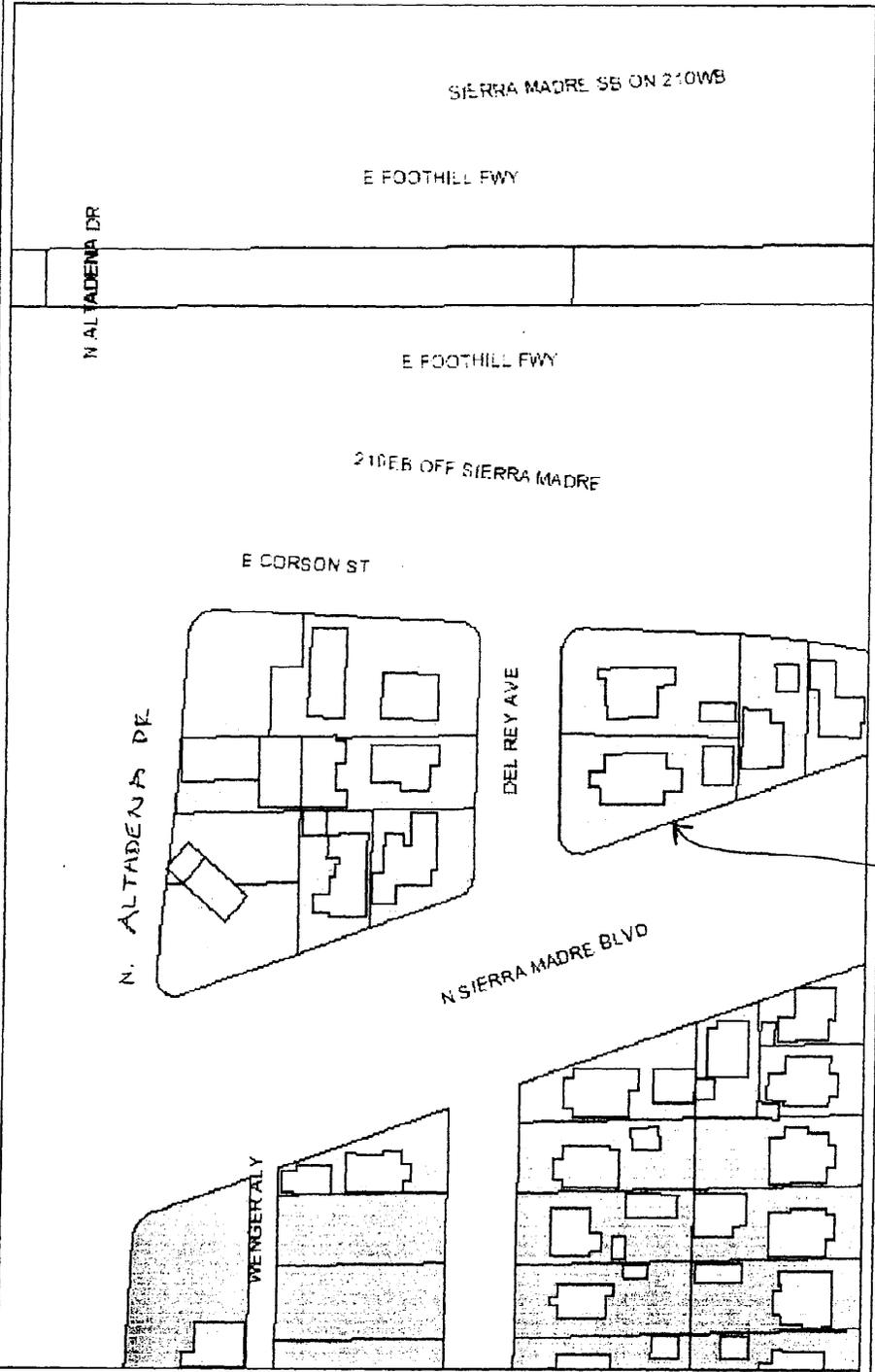
10/05/2007

ATTACHMENT B



City of Pasadena General Map

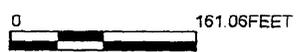
October 10, 2007



- Street Name
- City Boundary
- Council District Line
- Building Footprint
- Multi-Parcel
- Assessor Parcel

SITE

The maps and associated data are provided without warranty of any kind. Any resale of this information is prohibited. Copyright © 2006, City of Pasadena.



ATTACHMENT D: 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.

RESOLUTION NO. _____

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PASADENA
ADOPTING A DECLARATION OF LANDMARK DESIGNATION FOR 314 N.
DEL REY AVENUE, PASADENA, CALIFORNIA**

WHEREAS, the Historic Preservation Commission has found that 314 Del Rey Avenue meets criterion c, as set forth in Section 17.62.040(C) of the Pasadena Municipal Code; and

WHEREAS, the house at 314 Del Rey Avenue is significant because it embodies the distinctive characteristics of an Arts and Crafts bungalow in the "Boulder Bungalow" style and is one of only three examples of a "Boulder Bungalow" in the City;

WHEREAS, the garage and curved boulder wall at 314 Del Rey Avenue are significant as contributing features because they are built in the same style and with the same materials as the 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 owner of the property, Nick Papaioanu, nominated it 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 314 Del Rey Avenue is hereby adopted.

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

AYES:

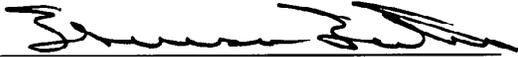
NOES:

ABSENT:

ABSTAIN:

Jane Rodriguez, City Clerk

Approved as to form:



Theresa E. Fuentes
Assistant City Attorney

DECLARATION OF LANDMARK DESIGNATION FOR:

**3060 SAN PASQUAL 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 Planning Director or City of Pasadena Historic Preservation Commission.

DATED: _____

ATTEST:

CITY OF PASADENA
A municipal corporation

Jane Rodriguez, City Clerk

By: _____
Bill Bogaard, Mayor

EXHIBIT 'A'
314 N. Del Rey Avenue

Lot 51 in Tract No. 8143, in the City of Pasadena, County of Los Angeles, State of California, as per map recorded in Book 91, Pages 15 and 16 of Miscellaneous Records, in the office of the County Recorder of said county.

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

That portion of Lot 51 in Tract No. 8143, in the City of Pasadena, County of Los Angeles, State of California, as per map recorded in Book 91, Pages 15 and 16 of Miscellaneous Records, in the office of the County Recorder of said county described as follows:

Beginning at the southeast corner of said Lot 51;

Thence along the southerly line thereof South 70°53'45" West 110.68 feet to the beginning of a curve concave northerly having a radius of 15.00 feet said curve being tangent to the westerly line of said Lot 51;

Thence northwesterly along said curve through a central angle of 109°55'15" an arc distance of 28.78 feet to the westerly line of Lot 51 being also the easterly line of Del Rey Avenue (60.00 feet wide);

Thence along said westerly line North 00°49'00" East 69.04 feet to the northwest corner thereof;

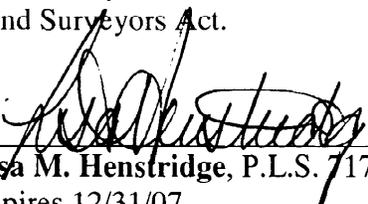
Thence along the northerly line of said Lot 51 North 89°07'10" East 124.23 feet to northeast corner thereof;

Thence along the easterly line of said Lot 51 South 00°49'00" East 49.11 feet to the **Point of Beginning**.

The above-described parcel of land contains approximately 8,558 square feet (0.196 acres).

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

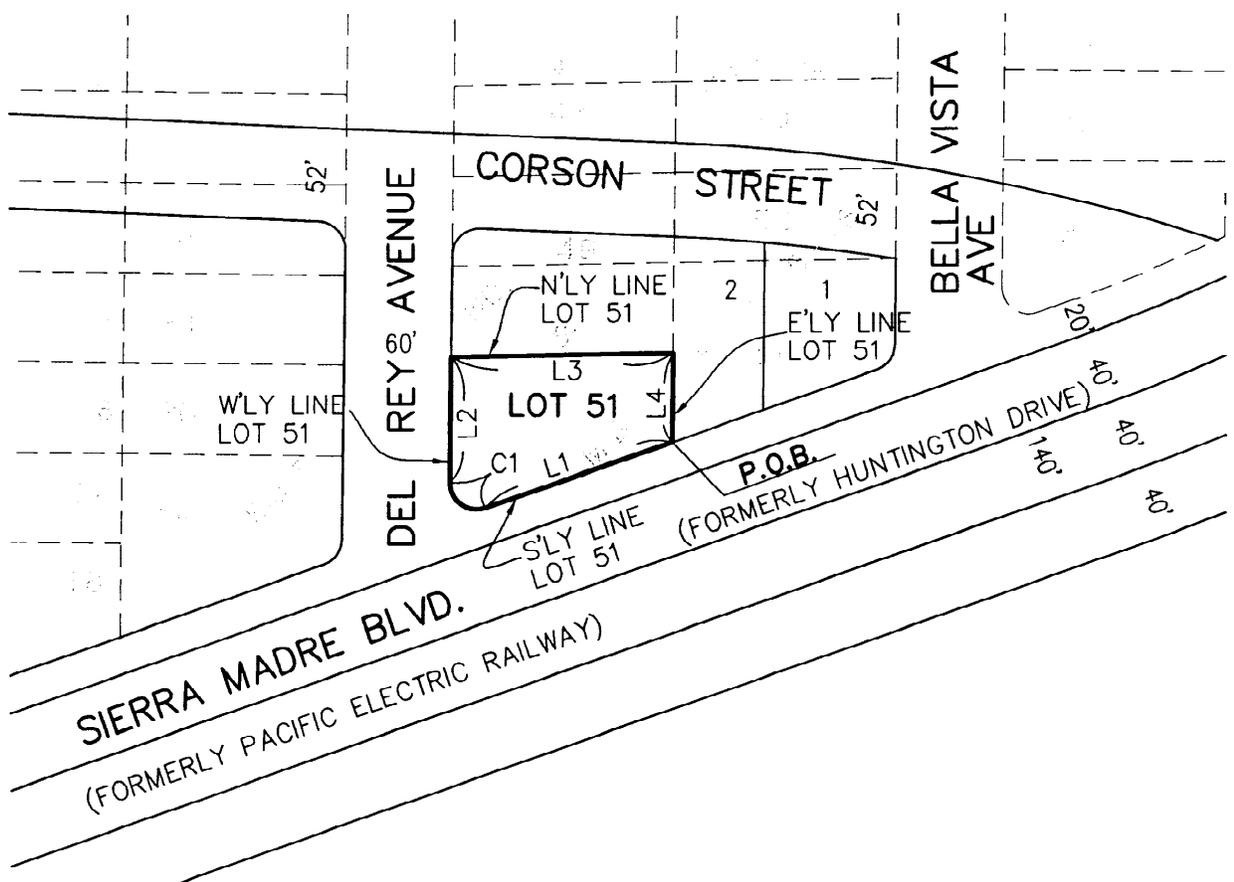
This real property description has been prepared by me,
or under my direction, in conformance with the Professional
Land Surveyors Act.



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



Date: 11/27/07



LINE DATA		
LINE	BEARING	DISTANCE
L1	S70°53'45"W	110.68'
L2	N00°49'00"E	69.04'
L3	N89°07'10"E	124.23'
L4	S00°49'00"E	49.11'

CURVE DATA			
CURVE	DELTA	RADIUS	LENGTH
C1	109°55'15"	15.00'	28.78'

LEGEND

- LIMITS OF PROPERTY
- P.O.B.** POINT OF BEGINNING
- AREA = 8,558 S.F.

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

EXHIBIT "B"

314 N. DEL REY AVENUE
 APN: 5750-018-022
 CITY OF PASADENA
 COUNTY OF LOS ANGELES
 STATE OF CALIFORNIA

SHEET NO: 1 OF 1
JOB NO: PDAX0067
DRAWN BY: LKH
DATE: 11/15/07
SCALE: 1"=100'