

Agenda Report

TO: CITY COUNCIL

DATE: APRIL 21, 2008

FROM: CITY MANAGER

SUBJECT: DESIGNATION OF 210 SOUTH ORANGE GROVE BOULEVARD
AS A LANDMARK

RECOMMENDATION BY CITY MANAGER

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 210 South Orange Grove meets designation criteria B and C in P.M.C. §17.62.040 because, as the residence of Herbert W. Armstrong, it is associated with the life of a person who achieved significance in the history of the region, State, and nation and because it embodies the distinctive characteristics of Mediterranean Revival residential architecture and is a locally notable example of the style.
3. Approve the designation of the property at 210 South Orange Grove as a landmark.
4. Adopt the resolution approving a Declaration of Landmark Designation for 210 South Orange Grove, Pasadena, California;
5. Authorize the Mayor to execute the Declaration of Landmark Designation for 210 South Orange Grove, 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 February 4th, 2008 at a noticed public hearing, the Historic Preservation Commission voted unanimously to recommend approval of the designation of 210 South Orange Grove as a landmark with a request that the Commission

review future changes to the environmental setting (e.g., on-site parking) of this property instead of the Planning Director.

BACKGROUND

The .6-acre property is located on the east side of South Orange Grove Boulevard between West Green Street and West Del Mar Avenue. It is within the boundaries of the Ambassador West project at its southwestern edge. Surrounding the property are large and moderately sized single-family and multi-family dwellings as well as the Ross Grove Landmark District. The residence is occupied by Dorn Platz, a real estate management corporation, which submitted the application for landmark designation. The designation includes the primary residence, a detached garage unit with living quarters, and a garden with a reflecting pool.

DESCRIPTION

Residence and Garage

Designed by Foss Building & Design Company and built in 1925, the 7,834-square-foot two-story house has many of the character-defining features of the Mediterranean Revival style: stuccoed walls, low-pitched hipped roof with terracotta tiles and deeply recessed windows. Details such as the wrought-iron window grilles, quoining, decorative modillions and keystone features further identify the structure with this Period Revival style. The detached garage/apartment has many of the same features as the main residence, including a low-pitched hipped roof and modillions supporting the short eaves. Multi-light windows with operable shutters occur on the first and second floors. The house and garage are in original condition.

Garden

Located immediately north of the house, the garden has a central reflecting pool, oriented on a north/south axis, bordered by a concrete pathway and a vine-covered redwood loggia. Additional shrubs enliven areas of open lawn on the east and west portions of the garden. The overall effect of the garden conveys the sculptural quality of the Japanese features which enjoyed considerable popularity during the period. In its current condition, the garden retains a high level of integrity and is, therefore, a notable local work of Eckbo, Dean, Austin, and Williams. Garrett Eckbo (1910-2000) was the founding member of EDAW, the Pasadena-based firm which designed the landscapes for Ambassador College, including 210 South Orange Grove Boulevard. He was responsible for infusing landscape designs in the 1960s with a high level of originality and spirited modernism.

Herbert W. Armstrong (1892-1986)

As the residence of Herbert W. Armstrong from the early 1960s to 1986, the property has a strong association with the time period during which Armstrong was significant at the regional, State, and national level. Armstrong was the founder of the Worldwide Church of God as well as a pioneer of radio evangelism. He founded Ambassador College in 1947. Along with the college, he also founded the Ambassador International Cultural Foundation to promote the arts, humanities, and humanitarian projects.

ANALYSIS

The property at 210 South Orange Grove Boulevard is eligible for designation under Criterion B, (§17.62.040 PMC) for its association “with the lives of persons who are significant in the history of the region, State, or nation,” which in this case is Herbert W. Armstrong, the founder of the Worldwide Church of God.

The property at 210 South Orange Grove is also 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 is significant as a high-style and locally significant example of the Mediterranean Revival style. It exhibits architectural integrity (its ability to demonstrate why it is significant) through its location, design, setting, materials, workmanship, and association. The garage/apartment is a contributing feature to the significance of the property under this criterion.

Office Use of the Property

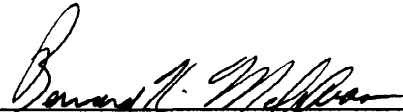
In August of 2007, Dorn-Platz submitted an application for a Minor Conditional Use Permit to allow use of the property as a business or professional office in the WGSP-1b zone. The application was approved with conditions including requirements for landmark designation and 20 on-site parking spaces. The requirement for on-site parking could result in a change to the configuration of the garden. In its review of the application for landmark designation, the Historic Preservation Commission expressed concern about the potential impacts of on-site parking to the garden, and it requested the authority to review and approve any changes to the garden. The code, however, authorizes the Planning Director to review changes to the environmental setting of a designated historic resource (§17.80.020, §17.62.090, E, 1, c) for compliance with the Secretary of the Interior's Standards for Rehabilitation and the Illustrated Guidelines for Rehabilitating Historic Buildings. Decisions of the Planning Director may be

appealed to the City Council or called for review by the City Council or Planning Commission.

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 a 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,



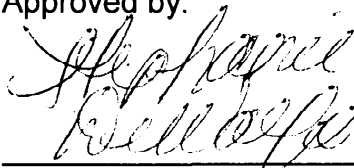
Bernard K. Melekian
City Manager

Prepared by:



Vicrim Chima
Assistant Planner

Approved by:



for Richard J. Bruckner
Director Planning & Development

- ATTACHMENT A: Application
- ATTACHMENT B: Photographs
- 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 210 SOUTH ORANGE
GROVE BOULEVARD, PASADENA, CALIFORNIA**

WHEREAS, the Historic Preservation Commission has found that 210 South Orange Grove meets criterion B and C, as set forth in Section 17.62.040(C) of the Pasadena Municipal Code; and

WHEREAS, the house, garage, and garden at 210 South Orange Grove are significant under Criteria B and C for designation as a landmark (P.M.C. §17.62.40(C));

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, Dorn Platz, 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 210 South Orange Grove is hereby adopted.

Adopted at the regular meeting of the City Council on the _____ day of _____, 2008 by the following vote:

AYES:

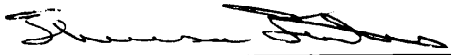
NOES:

ABSENT:

ABSTAIN:

Jane Rodriguez, City Clerk

Approved as to form:

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

Theresa Fuentes
Assistant City Attorney

DECLARATION OF LANDMARK DESIGNATION FOR:

**210 SOUTH ORANGE GROVE
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 Exhibit "A")

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"

All that certain real property situated in the County of Los Angeles, State of California, described as follows:

PARCEL A-1:
(Rankin House)

Lot 4 of Ross' Subdivision of part of Lot 1 of Division "C" of the Berry and Elliott's Tract, in the City of Pasadena, County of Los Angeles, State of California, as per map recorded in Book 16, Page 5 of Miscellaneous Records, in the office of the County Recorder of said County.

Assessor's Parcel Number: 5713-013-023

PARCEL A-2:
(Rankin House)

Those portions of Lots 2 and 3 of Ross' Subdivision of a part of Lot 1, Division "C" Berry and Elliot's Tract, as shown on the map recorded in Book 16, Page 5 of Miscellaneous records of Los Angeles County, together with that portion of Grove Street which reverted to said Lots 2 and 3 per said street's vacation and abandonment by Resolution Number 402, recorded September 23, 1969 as Instrument No. 2152 in Book 4305, Page 223 of Official Records, in the City of Pasadena, County of Los Angeles, State of California, described as follows:

Commencing at the Northwesterly corner of said Lot 1, being also a point on the Easterly right of way of Orange Grove Boulevard as shown on said map; thence along said Easterly right of way North 04° 10' 00" West 4.91 feet; thence continuing along said right of way North 04° 10' 00" West 86.82 feet; to the true point of beginning of the herein described land; thence North 90° 00' 00" East 71.86 feet; North 01° 22' 32" East 3.89 feet; North 89° 23' 54" East 87.60 feet; thence South 00° 51' 45" East 5.29 feet; thence South 88° 37' 56" East 9.44 feet to a point on the Easterly line of said Lot 2; thence along the Easterly line of said Lot 2 North 00° 00' 00" West 13.02 feet to the Northeasterly corner of said Lot 2, being on the Southerly right of way of Grove Street, abandoned per document recorded September 23, 1969 as Instrument No. 2152 in Book 4305, Page 223 of Official Records of Los Angeles County; thence along the Easterly line of that portion of said Street which reverted to said Lot 2 by said abandonment North 00° 32' 46" West 30.00 feet to the center line of said Street; thence along said centerline South 89° 27' 14" West 3.55 feet to the Southeasterly corner of that portion of said Grove Street which reverted to said Lot 3 by said abandonment; thence along the Easterly line of said reversion North 00° 32' 46" West 30.00 feet to the Southeasterly corner of said Lot 3; thence along the Easterly line of said Lot 3 North 00' 00' 00" West 102.45 feet to the Northeasterly corner of said Lot 3; thence along the Northerly line of said lot 3 South 89° 25' 12" West 177.55 feet to the Northwesterly corner of said lot 3, being also a point on the Easterly

File No: 07571279

right of way of Orange Grove Boulevard; thence along said Easterly right of way South 04° 10' 00" 173.45 feet to the true point of beginning.

Said land is also described as Parcel 3 of that certain Certificate of Compliance recorded October 3, 2003 as Instrument No. 03-2940852 of Official Records.

Assessor's Parcel Number: 5713-027-35