

Agenda Report

TO: CITY COUNCIL

DATE: AUGUST 11, 2008

FROM: CITY MANAGER

SUBJECT: DESIGNATION OF 1299 HILLCREST 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 1299 Hillcrest Avenue is significant under Criterion C for designation as a landmark (P.M.C. §17.62.40 C) because it retains a high level of historic integrity, embodies the distinctive characteristics of English Arts and Crafts residential architecture, and is a locally significant work of architect Arthur Roland Kelly;
3. Approve the designation of the property at 1299 Hillcrest Avenue as a landmark;
4. Adopt the resolution approving a Declaration of Landmark Designation for 1299 Hillcrest Avenue, Pasadena, California;
5. Authorize the Mayor to execute the Declaration of Landmark Designation for 1299 Hillcrest, 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 May 5, 2008, at a noticed public hearing, the Historic Preservation Commission voted unanimously to recommend approval of the designation of 1299 Hillcrest Avenue as a landmark.

BACKGROUND:

The owner of the property, Evangelia Riley, submitted the application April 1, 2008. The staff evaluated the property according to the landmark criteria in Title 17 of the P.M.C., and forwarded the application to the Historic Preservation Commission.

DESCRIPTION

Residence

The 0.7 acre property is situated on the northwest corner of Hillcrest Avenue and Pinehurst Drive, across the street from a historic monument, the Freeman/Allen House designed by Heinieman & Heiniman (Historic Monument, 1913) and a number of Greene & Greene designed residences including the Robert R. Blacker House (National Register Individual Property, 1907).

The main residence is a 7,128-square-foot, two-story structure built in 1909. It displays a number of the characteristic features of a California Arts and Crafts Period house. The floor plan is asymmetrical with an L-shaped floor plan. The façade is dominated by a prominent cross gable with half timbering. The exterior of the house is a combination of gunite (first floor) and redwood shingles (second story). Its sloped multi-gabled roofs are covered with asphalt shingles, which would have been originally wood, and accented by wooden fascia boards. Other portions of the residence have exposed rafters. The fenestration varies in sizes and configurations; wooden multi-light windows on both street-facing elevations in combinations of fixed windows with transoms to six-over-six double-hung wood windows. Along the elevation facing Hillcrest Avenue, the recessed entry has a small porch supported by paired columns and a projecting bay, with an overhang, at its south end.

To the west of the house is a detached, 696-square-foot garage constructed along with the main residence in 1909. In May of 1928, a permit was granted for an addition to the garage, to include two bedrooms and a bathroom. The garage is clad in wood shingles. It also has louvered gables and fascia boards.

Some non-original materials appear on both the house and the garage. On the exterior of both structures, an insensitive exterior paint coat covers the house's brick chimney and both the houses and garages wood shingles. On the main residence, awnings have been installed above prominent bays of windows on the Hillcrest elevation and a wrought iron gate has been installed at the covered entry. The flue of one of the chimneys has been replaced with sheet metal. The garage has undergone window and garage door replacement but the rest of the structure appears intact.

Arthur Roland Kelly (1878-1959)

Arthur Roland Kelly was an American-born architect educated at the University of Iowa, the University of Illinois, and Cornell University. He moved from the Midwest to Los Angeles in 1902, and after practicing with Elmer Grey from 1905-06, he set up his own office in downtown Los Angeles in 1907.¹ Kelly was a prolific residential architect and is credited with designs all over Southern California. Published floor plans for his designs have appeared in issues of *Country Life in America* and *The Architectural Digest*. He designed one other house in Pasadena, at 1858 Fairfield Circle, in 1925.

ANALYSIS

The property at 1299 Hillcrest Avenue 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.

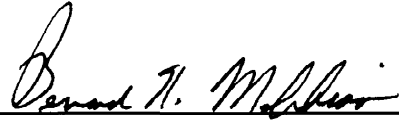
Under this criterion, the house at 1299 Hillcrest Avenue is significant as an intact and locally notable example of the California Arts and Crafts style and as a work of architect Arthur Roland Kelley.

¹ Tim Gregory. Historic Building Report: 1299 Hillcrest Avenue Pasadena (Pasadena: 2008)

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. This property has applied for and been awarded a Historic Property Contract for 2008. 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 China
Assistant Planner

Reviewed by:



Richard J. Bruckner
Director of 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 1299 HILLCREST AVENUE, PASADENA, CALIFORNIA

WHEREAS, the Historic Preservation Commission has found that 1299 Hillcrest Avenue meets criterion C, as set forth in Section 17.62.040(C) of the Pasadena Municipal Code; and

WHEREAS, the house and detached garage at 1299 Hillcrest are significant under Criteria 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, Evangelia Riley, 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 1299 Hillcrest Avenue is hereby adopted.

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

AYES:

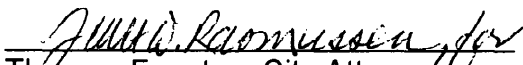
NOES:

ABSENT:

ABSTAIN:

Mark Jomsky, City Clerk

Approved as to form:


Theresa Fuentes, City Attorney