

Agenda Report

TO: CITY COUNCIL

DATE: November 17, 2008

FROM: CITY MANAGER

SUBJECT: DESIGNATION OF 119 N. MERIDITH AVENUE AS A LANDMARK

Recommendation

It is recommended that, following a public hearing, the City Council:

1. Find 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 house at 119 N. Meridith Avenue is significant under Criterion "C" for designation as a landmark (P.M.C. §17.62.040) because it is an exceptional local example of the California Arts and Crafts architectural style of the early twentieth century and retains its of integrity;
3. Approve the designation of the property at 119 N. Meridith Avenue as a landmark;
4. Adopt a resolution approving a Declaration of Landmark Designation for 119 N. Meridith Avenue, Pasadena, California;
5. Authorize the Mayor to execute the attached Declaration of Landmark Designation for 119 N. Meridith 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 20, 2008, at a noticed public hearing, the Historic Preservation Commission voted unanimously to recommend approval of the designation of 119 N. Meridith Avenue as a landmark under criterion C of PMC §17.62.040.C.

Background

On August 6, 2008, Pasadena Heritage submitted an application on behalf of the owner for designation of 119 N. Meridith Avenue as a landmark. The Historic Preservation

Commission has determined that the property should be designated as a landmark because of its integrity and because it is an exceptional local example of the California Arts and Crafts architectural style of the early twentieth century. The property owner (Pamela Parker-Ehrich) spoke in support of the designation at a public hearing held by the Historic Preservation Commission.

Description

Built in 1912, this two-story, approximately 2,632 square-foot house is located on the west side of Meridith Avenue, between E. Colorado Boulevard and E. Walnut Street. The house is rectangular in plan with an inset front porch and gable roof. A detached one-car garage is at the rear near the southwest corner of the property, and is a contributing feature. This house was one of 11 houses built by contractor Samuel Hawes between approximately 1908 and 1921. Attachment B contains a detailed description of these structures.

Analysis

The property at 119 N. Meridith Avenue is eligible for landmark 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 represents the work of an architect, designer, engineer, or builder whose work is significant to the City or to the region, or that possesses high artistic values that are significant to the City or to the region.

Under this criterion, 119 N. Meridith Avenue is significant as an excellent example of Arts and Crafts style architecture (two-story subtype). The house maintains its integrity of design, materials, and workmanship. The low-pitch roof, multiple gables, large eaves, extended rafter tails, knee braces, front-gabled porch with four-post piers connected with intricate joinery, intersecting double cross-beams, geometric porch railing, wood shingle siding flared at the bottom of the second story, bands of exposed beams, cantilevered oriel window, pergola, transomed windows, front door, and a continuous window header that encircles the house are design elements that embody the philosophy and practice of the Arts and Crafts movement. These design elements exemplify the craftsmanship values of the Arts and Crafts movement. The house exhibits the character-defining features of its style, and retains nearly all of its original materials. Alterations to the house are minor, and all are located at the rear.

Fiscal Impact

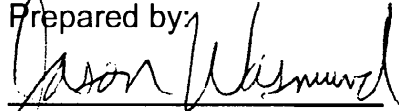
Designation of this property does not affect revenues to the City. In some instances, though, owners of designated properties may apply to the City for a Historic Property Contract, which allows an alternative and often lower property tax assessment. The City Council reviewed the projected loss of property tax revenue from this program in 2002 when it adopted a local Historic Property Contract (Mills Act) ordinance.

Respectfully submitted,



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City Manager

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Approved by:



Richard J. Bruckner
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ATTACHMENTS

- A: Resolution and Declaration
- B: Detailed Description of Structures
- C: Application Materials
- D: Current Photographs
- E: Effects of Landmark Designation