

Agenda Report

TO: CITY COUNCIL

DATE: SEPTEMBER 15, 2008

FROM: CITY MANAGER

SUBJECT: DESIGNATION OF 200 LA VEREDA 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 200 La Vereda Road 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 Tudor Revival residential architecture, and is a locally significant work of architect David A. Ogilvie;
3. Approve the designation of the property at 200 La Vereda Road as a landmark;
4. Adopt the resolution approving a Declaration of Landmark Designation for 200 La Vereda Road, Pasadena, California;
5. Authorize the Mayor to execute the Declaration of Landmark Designation for 200 La Vereda Road, 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 August 18, 2008, at a noticed public hearing, the Historic Preservation Commission voted unanimously to recommend approval of the designation of 200 La Vereda Road as a landmark.

BACKGROUND:

The owner of the property, Frank Falzatta, submitted the application April 7, 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 0.3 acre-property is situated at the northern curve of La Vereda Road. The approximately 4,000 square-foot house is a two-story, single-family residence built in 1927. Irregular in plan, the house is oriented to the west. Nearby there is another Ogilvie-designed house at 181 La Vereda (Smith House, 1929) and the Kubly House (1964) designed by Craig Ellwood & Associates.

The house displays a number of exemplary characteristic features of Tudor Revival style houses, specifically: an asymmetrical floor plan with irregular massing; a façade dominated by a prominent cross gable and decorative half timbering; decorative masonry on exterior walls; and fenestration that varies in size and configuration. The exterior is a combination of stucco, wood shingles, and brick; large, narrow casement windows also figure prominently in side elevations. The steeply pitched multi-gabled roofs are covered with wood shingles and accented with decorative gutters.

The house remains largely intact. Portions of masonry along the western elevation were previously painted, perhaps originally, but the paint was removed in 2007. Permit records reveal only minor alterations to window openings.

David A. Ogilvie (1885-1954)

David Ogilvie, who designed the house at 200 La Vereda, was born and educated in Scotland. He participated in a five-year architectural apprenticeship at Madras College, Scotland and was hired as a draftsman and surveyor after graduation. He emigrated to the United States around 1915, first working in Boston, then Los Angeles, and finally in Pasadena. Between 1922 and 1928, he worked for Reginald Johnson.¹ He opened his own practice in Pasadena at 100 E. Colorado in 1928 and built/designed his residence in Altadena the same year. He designed many significant residences and institutional buildings in Pasadena ranging in style from Tudor Revival to Italian/Mediterranean Renaissance Revival, many of which are in the Linda Vista area.²

¹ *Building Biography for 200 La Vereda Road*, Tim Gregory, 2005.

² *Ibid.*

ANALYSIS

The property at 200 La Vereda Road is eligible for designation under Criterion C, (§17.62.040 PMC):

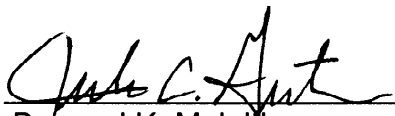
[The property] embodies the distinctive characteristics of a historic resource property type, period, architectural style or method of construction, or is an exceptional representation of the work of an architect, designer, engineer, or builder whose work is significant to the city, or that possesses high artistic values that are significant to the city.

Under this criterion, the house at 200 La Vereda Road is significant as an intact and locally notable example of the English Tudor Revival style and as a work of architect David A. Ogilvie. The house at 200 La Vereda Road is one of a small inventory of notable Tudor Revival properties in the City. One Tudor Revival house, the El Roble Estate at 141 North Grand Avenue (1902, 1922), is a landmark. Two other important Tudor Revival style houses that qualify for landmark designation are: the 11,600 s.f. house at 1050 Arden Road, (a 1929 renovation of an earlier house from 1912), and 1200 South Arroyo Drive (1915, Stiles O. Clements, architect). The house at 160 South San Rafael Avenue (1923), designed by Paul Williams, was destroyed by fire. There are several examples of earlier Tudor/Craftsman houses in Prospect District

FISCAL IMPACT

Designation of this property does not affect revenues to the City, but it does allow a property owner to apply for a historic property contract, which typically results in a reduction of property taxes. In this case, the owner applied for and has 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,


for Bernard K. Melekian
City Manager

Prepared by:



Vicrim Chima
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:

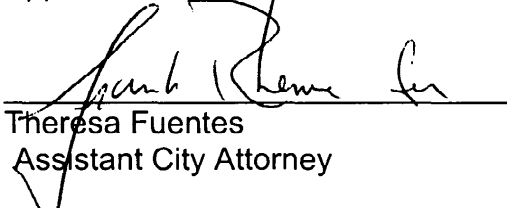
NOES:

ABSENT:

ABSTAIN:

Mark Jomsky, CMC, City Clerk

Approved as to form:



Theresa Fuentes
Assistant City Attorney

DECLARATION OF LANDMARK DESIGNATION FOR:

200 LA VEREDA ROAD
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 for compliance with the Secretary of the Interior's Standards for Rehabilitation and the Illustrated Guidelines for Rehabilitating Historic Buildings.

DATED: _____

ATTEST:

CITY OF PASADENA
A municipal corporation

By:

Mark Jomsky, City Clerk

Bill Bogaard, Mayor

SCHEDULE A, PAGE 2

1. NAME OF INSURED:

Frank Falzetta, Trustee of the Falzetta Family Trust dated 11-7-2001

2. YOUR INTEREST IN THE LAND COVERED BY THIS POLICY IS:

A FEE

3. THE LAND REFERRED TO IN THIS POLICY IS SITUATED IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

Lot(s) 14 of Tract No. 8592, in the City of Pasadena, County of Los Angeles, State of California, as shown by map on file recorded in Book 107 Page(s) 25 of Maps, in the office of the County Recorder of said County.

COUNTERSIGNED

BY

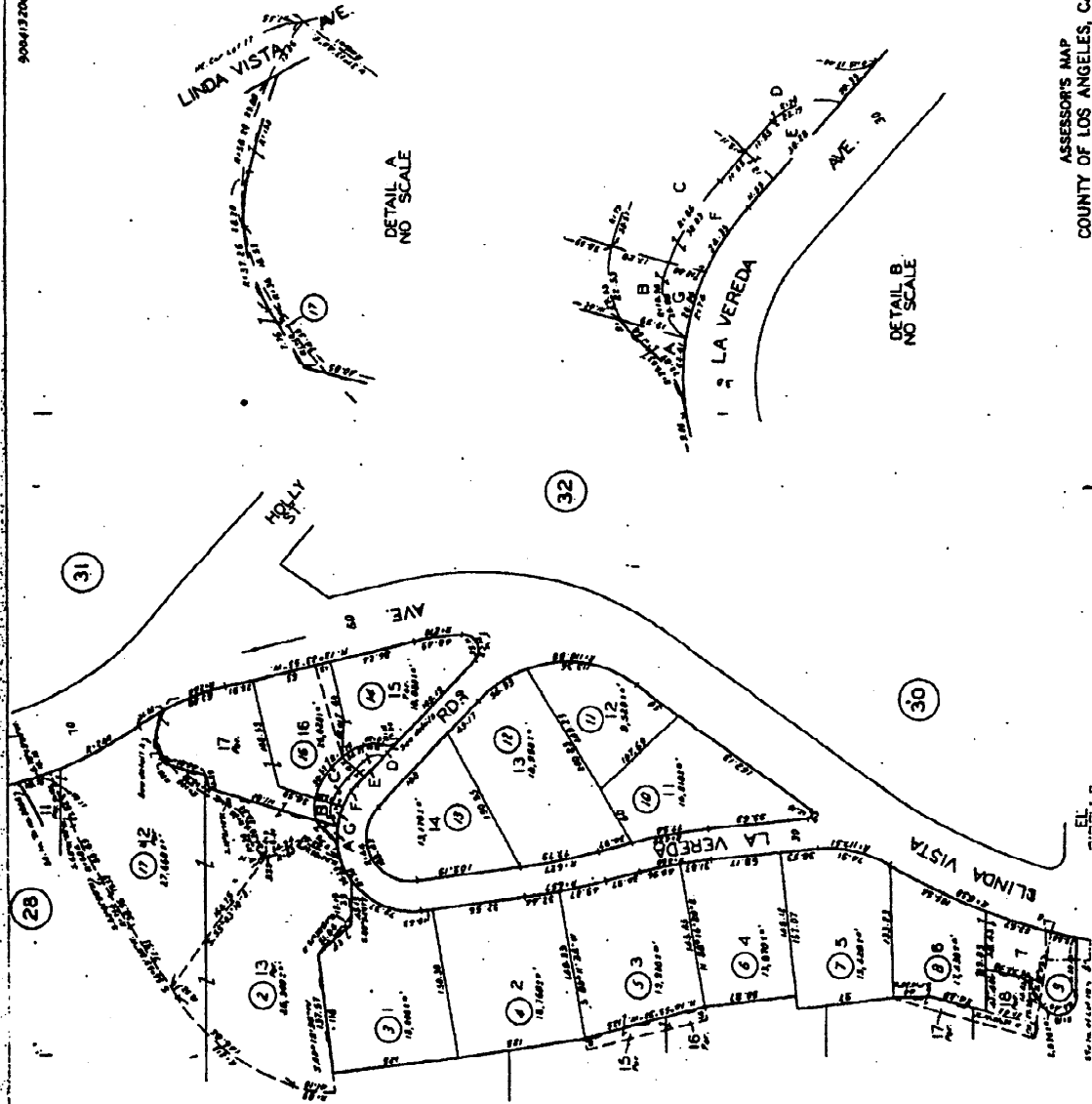
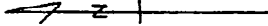


DAVID CRONENBOLD, JR.
SOUTHLAND TITLE CORPORATION

Exhibit "A"

5708 29
SCALE 1" = 100'

9094120004001-06



PLAT OF LAND IN THE ARROYO SECO
 BELONGING TO THE SAN GABRIEL ORANGE
 GROVE ASSOCIATION - M.R. 3-279-283
 TRACT NO. 8592 M.B. 107 - 25

0006
7500

FOR PREV. ASSMNT SEE:
5710-18 & 19

ASSESSOR'S MAP
COUNTY OF LOS ANGELES, CALIF.