

that the property should be designated as a landmark because of its integrity and because the house, designed by a locally notable architect, J. Wilmer Hershey, and built in 1924, is an exceptional local example of the French Provincial Revival architectural style. The property owner, Thelma Johnson, spoke in support of the designation at the public hearing held by the Historic Preservation Commission.

Description of House: The one-and-a-half-story house has 936 square feet in a rectangular plan with a symmetrical façade and a steeply pitched hipped roof that has minimal eaves. The centered entry door is a Dutch door with two pairs of wood doors divided at waist height. Flanking the front door are a pair of deeply recessed wood windows with wood shutters with cut-out ornament depicting rabbits. The walls are smooth-troweled cement plaster. A small polygonal dormer with a shed roof and window planter and a brick chimney with two flues culminating in clay pots of different sizes add distinction to the expansive roof.

The only visible alterations to the house are the change from wood roof shingles shown on the original building permit to concrete tiled shingles (added in 1984) and the addition of metal grilles over some of the windows. A one-car garage with a “false front,” a flat roof and a metal door is to the west of the house.

Architect J. Wilmer Hershey (1895-1926): In his very short career, the architect of this house, J. Wilmer Hershey, designed numerous revival-style houses in Beverly Hills, San Clemente and Altadena (e.g., Norwic Place), the initial designs for the Santa Barbara County Courthouse, and the Hotel San Clemente. A recent newspaper article (Attachment C) describes his significance. The house on Rio Grande Street was depicted as one of his designs in a 1926 magazine article (Attachment D).

Analysis

The property at 726 Rio Grande Street 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.

The house displays a number of characteristic features associated with the French Provincial Revival style—a style that in the context of Period Revival is frequently found around the country, although uncommon in Pasadena. Representative features include the prominent hipped roof, minimal roof eaves, stucco or concrete walls, window shutters, and the symmetrical plan. Like English Cottage styles, French Provincial cottages became popular after the First World War when servicemen returned home

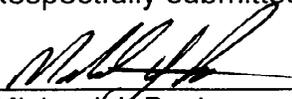
from Europe. In Pasadena, only one other French Provincial house is a designated landmark: 970 Laguna Road (Marston Van Pelt & Lind, 1935).

The house at 726 Rio Grande Street maintains its integrity as viewed from the street. It is in its original location. The small one-car garage was built at nearly the same time as the house, retains its integrity, and is a contributing structure.

Fiscal Impact

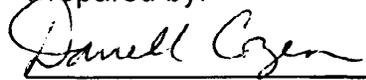
Designation of this property does not affect revenues to the City. In some instances, though, owners of designated properties may apply to the City for a Historic Property Contract, which allows an alternative and often lower property tax assessment. The City Council reviewed the projected loss of property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

Respectfully submitted,



Michael J. Beck
City Manager

Prepared by:



Darrell Cozen
Senior Planner

Approved by:



Richard J. Bruckner
Director Planning & Development

ATTACHMENTS:

- A: Location Map and Site Plan
- B. Current Photographs
- C. "Old World Idyll in Altadena", Los Angeles Times, September 21, 2006. (Article on Architect J. Wilmer Hershey)
- D.. California Southland magazine article; July, 1926. (Including photo of 726 Rio Grande Street)

W:\Design-hp\Staff Reports\2008 Staff Reports\Council Reports\Rio Grande_726_lm_cc_sr.doc

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PASADENA ADOPTING A DECLARATION OF LANDMARK DESIGNATION FOR 726 RIO GRANDE STREET, PASADENA, CALIFORNIA

WHEREAS, the Historic Preservation Commission has found that 726 Rio Grande Street meets criterion C, as set forth in Section 17.62.040(C) of the Pasadena Municipal Code; and

WHEREAS, the house and garage at 726 Rio Grande Street 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, Mr. Dale Trader and others 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 726 Rio Grande Street is hereby adopted.

Adopted at the _____ meeting of the City Council on the _____ day of _____, 2009 by the following vote:

AYES:

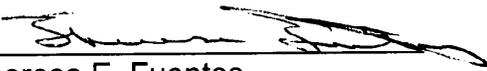
NOES:

ABSENT:

ABSTAIN:

MARK JOMSKY, CMC, City Clerk

Approved as to form:



Theresa E. Fuentes
Assistant City Attorney

DECLARATION OF LANDMARK DESIGNATION FOR:

726 RIO GRANDE 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 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

Mark Jomsky, City Clerk

By: _____
Bill Bogaard, Mayor

EXHIBIT A

LEGAL DESCRIPTION OF REAL PROPERTY
AT 726 RIO GRANDE STREET, PASADENA CALIFORNIA

THE NORTH 58 FEET OF LOT 7 OF TRACT 2013, IN THE CITY OF
PASADENA, AS PER MAP RECORDED IN BOOK 21 PAGE 113 OF MAPS, IN
THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.
EXCEPT THEREFROM THE WEST 80 FEET.