

Agenda Report

December 13, 2010

TO: Honorable Mayor and City Council
FROM: Planning Department
SUBJECT: DESIGNATION OF 808 SOUTH SAN RAFAEL AVENUE AS A HISTORIC MONUMENT

RECOMMENDATION:

It is recommended that the City Council:

1. Find that the designation of a historic resource is categorically exempt from the California Environmental Quality Act (CEQA Guidelines §15308: Class 8 - Actions by Regulatory Agencies for Protection of the Environment);
2. Find that the single-family house at 808 S. San Rafael Avenue (Young House) is significant under Criterion "C" for designation as a historic monument (P.M.C. §17.62.040.B.1) because it is a regionally significant example of the Spanish Colonial Revival architectural style of the early twentieth century, because it is a work of the distinguished architect George Washington Smith, and because it retains integrity;
3. Approve the designation of the property at 808 South San Rafael Avenue as a Historic Monument;
4. Adopt the attached resolution approving a Declaration of Historic Monument Designation for 808 South San Rafael Avenue, Pasadena, California;
5. Authorize the Mayor to execute the attached Declaration of Historic Monument Designation for 808 South San Rafael Avenue, Pasadena, California; and
6. Direct the City Clerk to record the declaration with the Los Angeles County Recorder.

HISTORIC PRESERVATION COMMISSION RECOMMENDATION:

On Monday, July 19, 2010, the Historic Preservation Commission recommended that the City Council approve the designation of 808 South San Rafael Avenue as a Historic Monument under criterion C of PMC §17.62.040.B.1.

BACKGROUND:

On May 3, 2010, the property owner John C. Bell submitted an application for designation of 808 South San Rafael Avenue as a Historic Monument. The staff evaluated the property according to the Historic Monument criteria in Title 17 of the Pasadena Municipal Code and determined that the house qualifies for designation.

COUNCIL POLICY CONSIDERATION:

The General Plan – Objective 6: Promote preservation of historically and architecturally significant buildings and revitalization of traditional neighborhoods and commercial areas.

ANALYSIS:

The property at 808 South San Rafael Avenue is eligible for Historic Monument designation under Criterion “C”, (§17.62.040.B.1 PMC):

[The property] is exceptional in the embodiment of the distinctive characteristics of a historic resource property type, period, architectural style, or method of construction, or that is an exceptional representation of the work of an architect, designer, engineer, or builder whose work is significant to the region, State, or nation, or that possesses high artistic values that are of regional, State-wide or national significance.

Under this criterion, the Young House is significant as an exceptional example of Spanish Colonial Revival architecture and the work of architect George Washington Smith, as detailed in Attachment A. The house has architectural integrity (its ability to demonstrate why it is significant) through its location, design, setting, materials, workmanship and feeling.

Integrity of association does not apply to the house because it is not associated with a significant event or the life of a significant person. Although Archibald B. Young was a prominent Pasadena citizen, he did not have a significant impact on the history of the region, state or nation. Based on the above, the property retains sufficient integrity to qualify for designation as a historic monument under criterion C.

Contributing structures to this designation include the main house, garage, pebble-paved driveway, metal pergola over the driveway, entry feature and site wall along S. San Rafael Avenue, the retaining wall with tiled seating at the north end of the pool area, and, on the east side of the house, the spatial relationship between the house, lawn and pool area with views from the house to the San Gabriel Mountains. Noncontributing features include the detached studio, pool and surrounding features themselves (except the wall and seating noted previously), and the garden south of the house.

ENVIRONMENTAL ANALYSIS:

Class 8 exemptions consists of actions taken by regulatory agencies, as authorized by state or local ordinance, to assure the maintenance, restoration, enhancement, or protection of the environment where the regulatory process involves procedures for the protection of the environment.

FISCAL IMPACT:

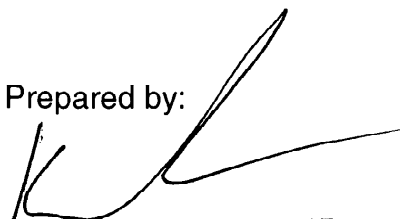
Designation of this property does not affect revenues to the City. In some instances, though, owners of designated properties may apply to the City for Historic Property Contract, which allows an alternative and often lower property tax assessment. The City Council reviewed the projected loss of property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

Respectfully submitted,



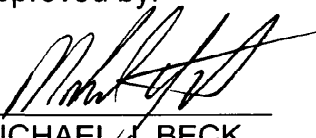
STEVE MERMELL
Assistant City Manager

Prepared by:



Kevin Johnson
Planner

Approved by:



MICHAEL J. BECK
City Manager

Attachments:

- Attachment A – Designation Report
- Attachment B – Selected Application Materials
- Attachment C – Current & Historical Photographs

RESOLUTION NO. _____

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PASADENA
ADOPTING A DECLARATION OF HISTORIC MONUMENT DESIGNATION
FOR 808 SOUTH SAN RAFAEL AVENUE, PASADENA, CALIFORNIA**

WHEREAS, the Historic Preservation Commission has found that 808 South San Rafael Avenue (“The Young House”) meets criterion “C”, as set forth in Section 17.62.040(B) of the Pasadena Municipal Code; and

WHEREAS, the property at 808 South San Rafael Avenue is significant because it is exceptional in the embodiment of the distinctive characteristics of a historic resource architectural style, namely the Spanish Colonial Revival style, and is an exceptional representation of the work of George Washington Smith, an architect whose work is significant to the region; and

WHEREAS, the application for Historic Monument designation is exempt from the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines Section 15308; and

WHEREAS, the property owner submitted the application for historic monument designation; and

WHEREAS, the City Council may approve a recommendation from the Historic Preservation Commission to designate a Historic Monument 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 Historic Monument designation for 808 South San Rafael Avenue (“The Young House”) is hereby adopted.

Adopted at the _____ meeting of the City Council on the _____ day of _____, 2010 by the following vote:

AYES:

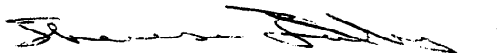
NOES:

ABSENT:

ABSTAIN:

MARK JOMSKY, CMC, City Clerk

Approved as to form:



Theresa E. Fuentes
Assistant City Attorney

0000082443C031

DECLARATION OF HISTORIC MONUMENT DESIGNATION FOR:

808 South San Rafael Avenue
PASADENA, CALIFORNIA

Pursuant to the provisions of Section 17.62.050 of the Pasadena Municipal Code, the City Council of the City of Pasadena by this declaration hereby designates as a Historic Monument certain real property described as:

(See attached Exhibit "A")

Under Pasadena Municipal Code Section 17.62.090, all work affecting designated Historic Monuments, 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 City of Pasadena.

DATED: _____

ATTEST:

CITY OF PASADENA
A municipal corporation

Mark Jomsky, City Clerk

By: _____
Bill Bogaard, Mayor

Exhibit "A"

Parcel 1:

Parcel 1, of Parcel Map No. 17477, in the City of Pasadena, County of Los Angeles, State of California, as per map recorded in Book 186 Page(s) 87 and 88 of Parcel Maps, in the office of the County Recorder of said County.

Except therefrom that portion of said land described as follows:

Beginning at the most Southerly corner of said Parcel 1; thence North $68^{\circ} 58' 10''$ East along the Southeasterly line of said Parcel 1 a distance of 118.81 feet to the true point of beginning; thence continuing along said Southeasterly line North $68^{\circ} 58' 10''$ East 158.95 feet to the Easterly corner of said Parcel 1; thence Northerly along the Easterly line of said Parcel 1, being a curve concave Westerly having a radius of 280.90 feet, an arc distance of 6.87 feet; thence South $66^{\circ} 59' 34''$ West 162.99 feet to the true point of beginning.

Parcel 2:

That portion of Parcel 2, of Parcel Map No. 17477, in the City of Pasadena, County of Los Angeles, State of California, as per map recorded in Book 186 Page(s) 87 and 88 of Parcel Maps, in the office of the County Recorder of said County, described as follows:

Beginning at the most Westerly corner of said Parcel 2; thence North $68^{\circ} 58' 10''$ East, along the Northwesterly line of said Parcel 2, a distance of 118.81 feet; thence South $66^{\circ} 59' 34''$ West 116.80 feet to the Southwesterly line of said Parcel 2; thence North $48^{\circ} 19' 29''$ West along said Southwesterly line, 4.53 feet to the point of beginning.

Assessor's Parcel No: 5717-019-012