

Agenda Report

July 12, 2010

TO: Honorable Mayor and City Council

FROM: Planning & Development Department

SUBJECT: DESIGNATION OF 1059 NORTH HILL AVENUE AS A LANDMARK

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 property at 1059 North Hill Avenue is significant under Criterion "C" for designation as a landmark (P.M.C. §17.52.40) because it is an locally significant example of the "Airplane" subtype of the California Arts and Crafts architectural style of the early twentieth century and retains a high level of integrity;
3. Approve the designation of the property at 1059 North Hill Avenue as a landmark;
4. Adopt the attached resolution approving a Declaration of Landmark Designation for 1059 North Hill Avenue, Pasadena, California;
5. Authorize the Mayor to execute the attached Declaration of Landmark Designation for 1059 North Hill 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, April 19, 2010, the Historic Preservation Commission recommended that the City Council approve the designation of 1059 North Hill Avenue as a landmark under criterion C of PMC §17.62.040.

BACKGROUND:

On January 27, 2010, the property owner Jeanne Pursel submitted an application for designation of 1059 North Hill Avenue as a landmark. The staff evaluated the property according to the landmark 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 1059 N. Hill 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, 1059 N. Hill Avenue is significant as an excellent example of Arts and Crafts style architecture (Airplane subtype). The house has a high level of architectural integrity (its ability to demonstrate why it is significant) through its design, materials, and workmanship. The rectangular second story, at the center of the considerably larger building footprint, with prominent front-facing gable roofs on each story, indicates the Airplane subtype. The low-pitch roof, multiple gables, large eaves, extended rafter tails, knee braces, very shallow pitched front-gabled porch with four-post piers connected with intricate joinery, double cross-beams, wood-shingle siding, pergola, and groups of casement windows with a vertical muntin pattern and extended lintels, 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. Furthermore, the house is listed in the “The Residential Architecture of Pasadena, CA 1895-1918: The Influence of the Arts and Crafts Movement” National Register context report (1998) as having individual significance. The house exhibits the character-defining features of its style and retains nearly all of its original materials. Alterations to the house are minor. Additional information on the significance of the property and an explanation of the effects of landmark designation are in Attachment A.

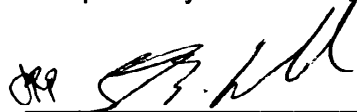
ENVIRONMENTAL ANALYSIS:

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:

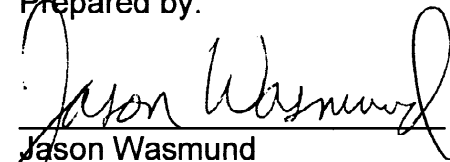
Designation of this property does not affect revenues to the City. In some instances, though, owners of designated properties may apply to the City for Historic Property Contract, which allows an alternative and often lower property tax assessment. The City Council reviewed the projected loss of property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

Respectfully submitted,



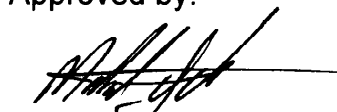
STEVE MERMELL
Assistant City Manager

Prepared by:



Jason Wasmund
Assistant Planner

Approved by:



MICHAEL J. BECK
City Manager

Attachments:

- Attachment A – Detailed Description
- Attachment B – Application Materials
- Attachment C – Photograph

RESOLUTION NO. _____

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PASADENA
ADOPTING A DECLARATION OF HISTORIC LANDMARK DESIGNATION OF
1059 NORTH HILL AVENUE, PASADENA, CALIFORNIA**

WHEREAS, the Historic Preservation Commission has found that 1059 North Hill Avenue meets criterion "C", as set forth in Section 17.62.040(B) of the Pasadena Municipal Code; and

WHEREAS, the property at 1059 North Hill Avenue is significant because it 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;

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

WHEREAS, Jeanne Pursel, the property owner, submitted the application for landmark designation; and

WHEREAS, the City Council may approve a recommendation from the Historic Preservation Commission to designate a Historic 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 Historic Landmark designation for 1059 North Hill Avenue 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

DECLARATION OF HISTORIC LANDMARK DESIGNATION FOR:

**1059 NORTH HILL 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 Landmark certain real property described as:

Lot 7 of Tract No. 1945, in the City of Pasadena, County of Los Angeles, State of California, as per Map recorded in Book 24, Page 12 of Maps, in the Office of the County Recorder of said County.
Also Known as: 1059 North Hill Avenue, Pasadena, CA 91104, AP# 5741-010-008.

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

DATED: _____

ATTEST:

CITY OF PASADENA
A municipal corporation

Mark Jomsky, City Clerk

By: _____
Bill Bogaard, Mayor

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