

# Agenda Report

April 11, 2011

**TO:** Honorable Mayor and City Council  
**FROM:** Planning Department  
**SUBJECT:** DESIGNATION OF 1175 LA LOMA ROAD 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 1175 La Loma Road is significant under Criterion "C" for designation as a landmark (P.M.C. §17.62.040) because it is a locally significant example of a Mid-Century Modern style house, designed by architect Dennis Smith, and retains a high level of integrity;
3. Approve the designation of the property at 1175 La Loma Road as a landmark;
4. Adopt the attached resolution approving a Declaration of Landmark Designation for 1175 La Loma Road, Pasadena, California;
5. Authorize the Mayor to execute the attached Declaration of Landmark Designation for 1175 La Loma Road, Pasadena, California; and
6. Direct the City Clerk to record the declaration with the Los Angeles County Recorder.

## **HISTORIC PRESERVATION COMMISSION RECOMMENDATION:**

On Monday, March 7, 2011, the Historic Preservation Commission recommended that the City Council approve the designation of 1175 La Loma Road as a landmark under criterion C of PMC §17.62.040.

## **BACKGROUND:**

On December 6, 2010, Dennis Smith, the architect, on behalf of the property owner, submitted an application for designation of 1175 La Loma Road 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.

### **ANALYSIS:**

The property at 1175 La Loma Road 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, 1175 La Loma Road is significant as a locally notable example of a Mid-Century Modern house in the post-and-beam style. In a hillside neighborhood, the 1,800 square-foot house and its detached garage has a high level of architectural integrity in its design, materials, and workmanship. Character-defining features include expressed post-and-beam construction throughout the house, a low-pitched roof with wide overhanging eaves, relatively unadorned wall surfaces with horizontal trim and vertical boards expressing the underlying structure, exterior panels of wood and stucco, clerestory windows, and an exterior deck. Workmanship is exemplified by the angled cut of the beam extensions, the ledgers on each side of the ridge beams, the custom French doors, and the wood-and-glass side-yard deck screen. The property retains nearly all of its original materials, including the colored concrete-block walls and pebble-surface paving. The only notable alteration is the art-glass sidelight adjacent to the front door, which has an abstract design by Judy Jansen similar to installations at Rapor, the King House, and other major commissions of Buff & Hensman.

### **COUNCIL POLICY CONSIDERATION:**

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

### **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:**

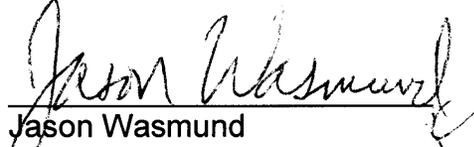
Designation of this property does not affect revenues to the City. In some instances, though, owners of designated properties may apply to the City for Historic Property Contract, which allows an alternative and often lower property tax assessment. The City Council reviewed the projected loss of property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

Respectfully submitted,



VINCENT P. BERTONI, AICP  
Director of Planning

*JB*  
Prepared by:



Jason Wasmund  
Assistant Planner

Approved by:



MICHAEL J. BECK  
City Manager

Attachments:

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

**RESOLUTION NO. \_\_\_\_\_**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PASADENA  
ADOPTING A DECLARATION OF HISTORIC LANDMARK DESIGNATION OF  
1175 LA LOMA ROAD, PASADENA, CALIFORNIA**

WHEREAS, the Historic Preservation Commission has found that 1175 La Loma Road meets criterion "C", as set forth in Section 17.62.040(C) of the Pasadena Municipal Code; and

WHEREAS, the property at 1175 La Loma Road 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, Sandra A. Eil, 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 1175 La Loma Road is hereby adopted.

Adopted at the \_\_\_\_\_ meeting of the City Council on the \_\_\_\_\_ day of \_\_\_\_\_, 2011 by the following vote:

AYES:

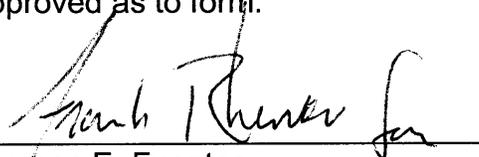
NOES:

ABSENT:

ABSTAIN:

\_\_\_\_\_  
MARK JOMSKY, CMC, City Clerk

Approved as to form:

  
\_\_\_\_\_  
Theresa E. Fuentes  
Assistant City Attorney

**DECLARATION OF HISTORIC LANDMARK DESIGNATION FOR:**

1175 LA LOMA ROAD  
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:

Real property in the City of Pasadena, County of Los Angeles, State of California, described as follows:

THAT PORTION OF LOT 73, SAN RAFAEL HEIGHTS TRACT NO. 8, AS PER MAP RECORDED IN BOOK 13 PAGE(S) 56 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE SOUTHEASTERLY LINE OF SAID LOT DISTANT THEREON NORTH 57° 30' 50" EAST 319.31 FEET FROM THE MOST WESTERLY CORNER OF SAID LOT; THENCE NORTH 34° 30' WEST 175.00 FEET; THENCE ALONG A LINE WHICH IF EXTENDED WESTERLY WOULD PASS THROUGH A POINT IN THE WESTERLY LINE OF SAID LOT DISTANT SOUTH 12° 56' WEST 68.71 FEET FROM AN ANGLE POINT THEREIN; THENCE SOUTH 55° 30' WEST 60.00 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID LINE, SOUTH 55° 30' WEST 60.00 FEET; THENCE SOUTH 18° 03' 19" EAST 176.24 FEET TO A POINT IN THE SOUTHEASTERLY LINE OF SAID LOT DISTANT THEREON NORTH 57° 30' 50" EAST 149.31 FEET FROM SAID MOST WESTERLY CORNER OF SAID LOT; THENCE ALONG SAID SOUTHEASTERLY LINE NORTH 57° 30' 50" EAST 85.00 FEET; THENCE NORTH 26° 14' 57" WEST 173.81 FEET TO THE TRUE POINT OF BEGINNING.

APN: 5715-021-013

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