



Agenda Report

April 25, 2011

TO: Honorable Mayor and City Council

FROM: Planning Department

SUBJECT: COMMENT TO STATE HISTORIC PRESERVATION OFFICER ON THE LATE 19TH/EARLY 20TH CENTURY MULTIPLE PROPERTY DOCUMENTATION FORM, NOMINATION OF THREE HISTORIC DISTRICTS AND NINE INDIVIDUAL PROPERTIES FOR LISTING IN THE NATIONAL REGISTER OF HISTORIC PLACES AND NOMINATION OF FREEMAN/ALLEN HOUSE TO THE NATIONAL REGISTER OF HISTORIC PLACES

RECOMMENDATION:

It is recommended that the City Council authorize the transmittal of the attached letter (Attachment B) from the Mayor to the State Historic Preservation Officer (SHPO) in support of the adoption of the Late 19th/Early 20th Century Multiple Property Documentation Form, nomination of three historic districts and nine individual properties for listing in the National Register of Historic Places and nomination of the Freeman/Allen House to the National Register of Historic Places.

HISTORIC PRESERVATION COMMISSION RECOMMENDATION:

On Monday, April 4, 2011, the Historic Preservation Commission recommended that the City Council approve staff's recommendation.

EXECUTIVE SUMMARY:

The State Historic Preservation Officer has sent notification that the State Historical Resources Commission will review the nominations at its May 19, 2011 meeting in Santa Monica and has requested comments from the City's Chief Elected Official on the nominations.

BACKGROUND:

In 2009, the City received a Certified Local Government grant from the State Office of Historic Preservation (OHP) to study late 19th and early 20th century (1883-1904) development and architecture in Pasadena. The project included preparation of a

Multiple Property Documentation Form, nomination of three historic districts and nine individual properties for listing in the National Register of Historic Places, and a citywide survey of houses from this period. The project was completed in October 2010 when the nomination forms were submitted to OHP for review.

The City recently received notification from the State Historic Preservation Officer (SHPO) about the review of the nominations by the State Historical Resources Commission (SHRC). In accordance with the requirements of the National Park Service, the SHPO routinely notifies local officials and property owners about nominations to the National Register. The purpose of the notification is to allow time for public comment before the SHRC holds a public hearing on the nomination and the SHPO forwards a recommendation to the National Park Service.

SHPO also notifies historic preservation commissions in local jurisdictions—such as Pasadena—which participate in the Certified Local Government program. Letters from the SHPO (dated March 21, 2011) ask the City to provide comments on the nominations through the City's Chief Elected Official and City Council no later than 15 days before the meeting of the State Historical Resources Commission (SHRC) where the nominations will be considered (scheduled for May 19, 2011 at Santa Monica City Hall).

The City submitted the Multiple Property Documentation Form, which was prepared by architectural historian Teresa Grimes of Galvin Preservation Associates and the related nominations, which were prepared by city staff (Kevin Johnson, Emily Stadnicki, Jason Wasmund & Jeff Cronin).

The National Register nominations are:

Historic Districts

District Name	Location	Period of Significance
Bristol-Cypress	Cypress Avenue north of W. Villa Street	1874-1906
New Fair Oaks	Northeast corner of Lincoln Avenue & W. Villa Street	1875-1906
Raymond-Summit	East side of N. Raymond Avenue & both sides of Summit Avenue between E. Villa Street and E. Maple Street	1874-1906

Individual Properties

Resource Name	Address	Year Built	Architect	Style
John S. Hartwell House	423 Lincoln Avenue	1887		Queen Anne

Resource Name	Address	Year Built	Architect	Style
House at 1360 Lida Street	1360 Lida Street	1888		Queen Anne
Hillmont/Romayne Williams House	1375 E. Mountain Avenue	1887	Harry Ridgway	Queen Anne
Mrs. J.H. Hood House	494 Ellis Street	1886	Swift Brothers (Builders)	Folk Victorian
James Fielding Cosby House	510 Locke Haven Street	1893	William O. Merithew	Queen Anne
Friend Lacey House	679 E. Villa Street	1893		Vernacular Hipped Cottage
Mary E. Denham House	297 S. Orange Grove Boulevard	1895	Frederick L. Roehrig	American Foursquare
Benjamin Jarvis House	531 N. Raymond Avenue	1895	Louis Kwiatkowski	Colonial Revival
George Post House	360 S. Grand Avenue	1903	Joseph J. Blick	Shingle

In addition to the nominations listed above, the SHRC will also consider a nomination of the Freeman/Allen House at 1330 Hillcrest Avenue, which was submitted by the property owner and prepared by Historic Resources Group.

When these historic districts and properties are listed by the Keeper of the Register, the Historic Preservation Commission will review proposed alterations in accordance with the procedures in Chapter 17.62 (Historic Preservation) of the Zoning Code and the Secretary of the Interior's Standards for Rehabilitation and the Illustrated Guidelines for Rehabilitating Historic Buildings.

ENVIRONMENTAL ANALYSIS:

Advisory recommendations on National Register nominations are exempt from environmental review. The listing of properties and districts in the National Register is categorically exempt from CEQA under class 8, actions by regulatory agencies for the protection of the environment.

COUNCIL POLICY CONSIDERATION:

The General Plan – Objective 6: Promote preservation of historically and architecturally significant buildings and revitalization of traditional neighborhoods and commercial areas. In total, this action will support preservation of three historic districts and ten individual properties.

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

AKC Prepared by:



Kevin Johnson
Planner

Approved by:



MICHAEL J. BECK
City Manager

ATTACHMENTS

- A. SHPO Request for Comments
- B. Draft Support Letter
- C. Multiple Property Documentation Form & National Register Nominations