

Agenda Report

October 15, 2012

TO: Honorable Mayor and City Council
FROM: Planning & Community Development Department
SUBJECT: DESIGNATION OF 1365 S. OAKLAND 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 1365 S. Oakland Avenue 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 Neoclassical style mansion and retains a high level of integrity;
3. Approve the designation of the property at 1365 S. Oakland Avenue as a landmark;
4. Adopt the attached resolution approving a Declaration of Landmark Designation for 1365 S. Oakland Avenue, Pasadena, California;
5. Authorize the Mayor to execute the attached Declaration of Landmark Designation for 1365 S. Oakland 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 2, 2012, the Historic Preservation Commission recommended that the City Council approve the designation of 1365 S. Oakland Avenue as a landmark under Criterion C of PMC §17.62.040.

EXECUTIVE SUMMARY:

The residence at 1365 S. Oakland Avenue qualifies for designation as a landmark under Criterion "C" as an intact, locally significant example of a mansion in the Neoclassical style from the early part of the twentieth century.

BACKGROUND:

In June 2010, the property owner, Robert Langton, submitted an application for designation of 1365 S. Oakland Avenue as a landmark. The staff evaluated the property according to the landmark criteria in Title 17 of the P.M.C. and determined that the house qualifies for designation. In September 2010, the property owner put the application on hold to allow additional time to consider the pros and cons of the application. In May 2012, the property owner agreed to move forward.

Property Data

- Address: 1365 S. Oakland Avenue, Pasadena, CA 91106
- Location: West side of the T-intersection of Oakland Avenue and Woodland Road.
- Date of Construction: 1913, documented by building permit
- Original Architect/Designer: T. Beverly Keim, Jr.
- Original Contractor: R. Rochester, Jr.
- Original / Present Use: Single-Family Residence
- Original/Present Owner: R. Rochester, Jr. (speculator)/ Robert W. Langton
- Property Size: 87,070 square feet
- Building Size: 15,878 square feet

The Site

The site, an 87,070 square foot interior lot at the top of a rise, is on the west side of the T-intersection of Oakland Avenue and Woodland Road. The house, near the center of the lot, is set back approximately 85 feet from the sidewalk, a little farther than most houses on the street. A detached two-story four-car garage with living quarters is at the south side of the property. A tennis court with gazebo occupies the northwest corner of the property. An additional detached four-car garage is immediately southwest of the main house. A concrete driveway extends from Oakland Avenue at the northeast corner of the property, runs alongside the front and south sides of the house and the west sides of the two garages and connects to a driveway shared with other properties that runs along the south side property line. The grounds have several mature trees.

The Building Structure and Exterior Features

Built in 1913, this three-story, 15,878 square-foot mansion is a frame structure with concrete foundation and exterior stucco coating. It is rectangular in plan. The symmetrical front elevation, arranged in five bays, is dominated by a two-story center portico with fluted Corinthian columns. A set of front steps flanked by two walls, each with a freestanding copper lamp post, leads under the portico to the front entrance. The columns support a semicircular roof with a balustrade. The main entry consists of a single front door and fanlight (with radiating muntins) flanked by two pairs of sidelights (with fanlight transom), set among four engaged Corinthian columns. Above the entry is a balcony accessed by two individual French doors flanked by two oval windows. The

third story is underneath a hipped roof with gabled dormers set into the blocking course. Each dormer has a grouping of casement windows and with a center fanlight (resembling a Palladian pattern). An elaborate entablature with a modillioned cornice wraps around the building and portico. The architrave engages the top of all of the second-story windows and column capitals. On the north side is a patio with a second-floor terrace supported by Corinthian columns. On the south side there is a two-story porte-cochere with an enclosed room over the arched portals on the first floor. There are five painted brick chimneys: two on the north side elevation, one on the south side elevation, and two at the rear. Fenestration consists mainly of individual ten-light-over-ten-light double-hung windows at the second floor and individual French doors with fanlights at the first floor. On the front elevation, each of the four French doors opens onto semicircular balconies enclosed by decorative wrought-iron railings. On secondary elevations there are also groupings of double-hung and casement windows. Notable interior features include foyer and living room walls with rare silk panel wall coverings, marble fireplaces, a grand staircase, and an art glass skylight that provides light to the main stairwell.

Garage & Site Features

A detached two-story four-car garage with living quarters is at the south side of the property. Built at the time of the house, it is a contributing structure. Oriented to the east, it has an extended sloping roof, with a wide shed dormer. The overhanging roof rests on pairs of Doric columns, above which is a simple entablature. The openings to the garage space have wooden sliding doors with sunken panels and nine-light windows. The garage is coated in stucco and features double-hung windows on the side elevations and casement windows in the wide shed-roofed dormer on the front elevation.

An additional detached four-car garage, immediately southwest of the main house, with stucco and areas of shingle siding, is not a contributing structure because it was built in 1978-81.

A tennis court occupies the northwest corner of the property. At the east side of the tennis court is a gazebo. These are contributing features to the property which were built at the time of the house. The tennis court has net fencing with original wood supports on four sides with access from the gazebo. The gazebo has an octagonal roof with cornice supported by eight Corinthian columns.

The concrete driveway is also a contributing feature of the property. At the start of the driveway (at the Oakland Avenue sidewalk) are two decorative lamp posts at the top of two cube-shaped bollards on either side of the driveway. The driveway has rounded concrete curbs and the center portion, originally planted, appears to have been filled at a later date. The driveway runs along the front of the house, through the porte-cochere at the south side of the house, alongside the two garages, and connects to a driveway shared with other properties that runs along the south side property line.

Existing wrought iron fences in the side and rear yards were installed in recent decades and are not contributing features.

Documented Changes to the Property

There have been very few alterations to the property. The center portion of the driveway was filled in with pavers at an undetermined date. In 1978, a second garage with a storage space was built. Early photographs show steps that rise from the sidewalk to the driveway in front of the entrance, and a more elaborate screen enclosure of the gazebo. The western portion of the original estate was sold for new development in the 1960s.

Current Conditions, Use, and Proposed Plans

The house exterior is currently in good condition and it is used as a single-family residence.

Historical Overview

The Neoclassical style was common in the United States in the first half of the twentieth century, but rare in Pasadena. The identifying features of the style are an imposing scale, a "full height porch with roof supported by classical columns; columns typically have Ionic or Corinthian capitals; façade shows symmetrically balanced windows and center door." (A Field Guide to American Houses, Virginia & Lee McAlester, p.343.) Examples from the first phase of popularity from 1900-1920 typically had hipped roofs and elaborate columns with correct (usually prefabricated) capitals.

T. Beverly Keim, Jr. (1884-1926)

T. Beverly Keim, Jr. was born in Pennsylvania in 1884 and graduated in architecture from Purdue University in 1905. Around 1910, he moved to the West Coast and practiced in Los Angeles until his death in 1926. He designed a number of commercial buildings in downtown Los Angeles, school projects including the auditorium of Beverly Hills High School, and residences including one at Wilshire Blvd. and Hobart Street in Los Angeles, and the mansion for R. Rochester, Jr. at 1365 S. Oakland Avenue in Pasadena.

Early Owners

The mansion was developed at a cost of \$64,000 by R. Rochester, Jr., a contractor. Harlow E. Bundy, a manufacturer of the time clock and founder of the company which became International Business Machines, purchased the house in 1915 and lived there until his death in 1916. In 1920, Mrs. J.F. Skinner from Oak Park, Illinois purchased the property. In the late 1920s, Aldolph Burgess Schleicher purchased the property and lived there until his death in 1960. Mr. Schleicher founded the Samson Tire & Rubber

Co. (the original occupant of the Citadel in the City of Commerce), and the Monterey Park Land Co. which developed Monterey Park. As president of the Los Angeles Chamber of Commerce in 1932, he was involved with bringing the 1932 Olympics to Los Angeles.

ANALYSIS:

The property at 1365 S. Oakland 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, 1365 S. Oakland Avenue is significant as the best example in Pasadena of a Neoclassical style mansion. It retains its original location at the crest of a rise. Although the rear portion of the property was sold for new development in the 1960s, the major portion of the property with its contributing features (the original garage, tennis court, gazebo, and driveway) remain. It retains its integrity of setting: the most significant components of the property remain intact and the neighborhood of large homes has been fully developed but has not changed significantly.

The mansion has a high level of architectural integrity (its ability to demonstrate why it is significant) through its design, materials, and workmanship. The symmetrical front elevation with full-height front entry portico supported by columns, symmetrically balanced windows, and center door exemplify the Neoclassical style. The fluted columns with correct Corinthian capitals and hipped roof are typical of the early (1900-1920) phase of this style. Other notable features include the elaborate entablature at the top of the second story and portico, the curved portico roof with a balustrade, the engaged Corinthian columns surrounding the front door and sidelights, and the small balcony above the front door within the portico. The garage and gazebo have columns and windows that follow the design of the house. Workmanship is exemplified by the column details, cornice, lamp posts, patio lighting fixtures, and front entry details including the Roman-grate muntins. The house has the character-defining features of its style and retains nearly all of its original materials. Alterations are minimal. The setting in combination with the design gives the property the feeling of a prominent mansion at the highest topographical point in the immediate neighborhood.

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:

There is no fiscal impact as a result of this action and it will not have any indirect or support cost requirements. The anticipated impact to other operational programs or capital projects as a result of this action will be minimal. In some instances, 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,



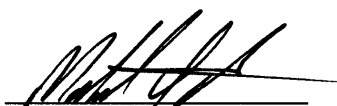
VINCENT P. BERTONI, AICP
Director of Planning & Community
Development Department

Prepared by:



Jason Wasmund
Assistant Planner

Approved by:



MICHAEL J. BECK
City Manager

Attachments:

- Attachment A – Vicinity Map
- Attachment B – Application Materials
- Attachment C – Photographs
- Attachment D – Effects of Landmark Designation

RESOLUTION NO. _____

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PASADENA
ADOPTING A DECLARATION OF HISTORIC LANDMARK DESIGNATION OF
1365 SOUTH OAKLAND AVENUE, PASADENA, CALIFORNIA**

WHEREAS, the Historic Preservation Commission has found that 1365 South Oakland Avenue meets criterion "C", as set forth in Section 17.62.040(C) of the Pasadena Municipal Code; and

WHEREAS, the property at 1365 South Oakland 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; and

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

WHEREAS, Robert W. Langton, 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 1365 South Oakland Avenue is hereby adopted.

Adopted at the _____ meeting of the City Council on the _____ day of _____, 2012 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:

1365 SOUTH OAKLAND 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:

Real property in the County of Los Angeles, State of California:

Parcel 1: Lot 9 in Tract No. 360, in the City of Pasadena, as per map recorded in Book 15, Pages 22 and 23 of Maps, in the office of the County Recorder of said County.

Parcel 2: That portion of Lot 7 in Tract No. 360, in the City of Pasadena, as per map recorded in Book 15, Pages 22 and 23 of Maps, in the office of the County Recorder of said County, lying easterly of the following described line: Beginning at a point on the northerly line of said Lot 7; distant north 87°43'30" east 220 feet from the northwesterly line of said Lot 7; thence south 2°16'30" east to that certain course in the easterly line of said Lot 7 shown as having a bearing of north 20°59'02" east; thence south 20°59'02" west to the southeasterly corner of said Lot 7.

APN: 5325-001-062

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: _____

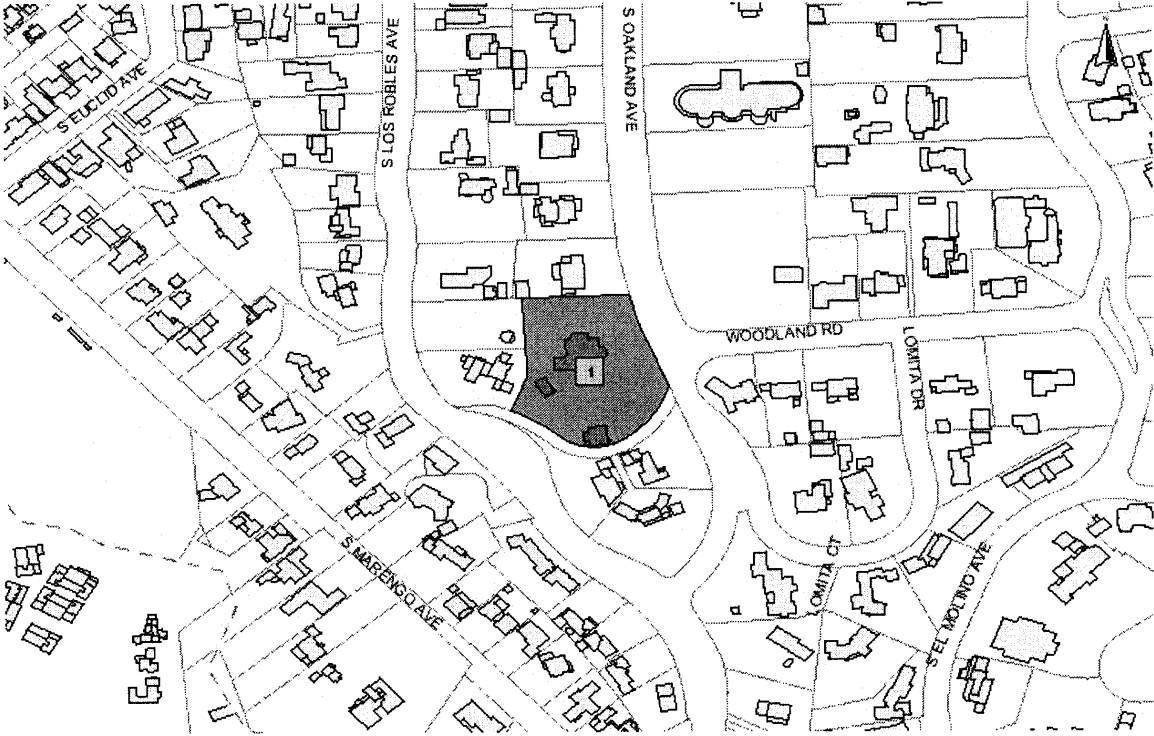
ATTEST:

CITY OF PASADENA
A municipal corporation

Mark Jomsky, City Clerk

By: _____
Bill Bogaard, Mayor

ATTACHMENT A
VICINITY MAP: 1365 S. OAKLAND AVENUE





CITY OF PASADENA

APPLICATION TO DESIGNATE A HISTORIC RESOURCE AS A HISTORIC MONUMENT, LANDMARK, HISTORIC SIGN OR LANDMARK TREE

§17.62.050 of the Pasadena Municipal Code sets forth a procedure for designating any historic resource in the City as a historic monument or landmark. 1) The process begins with a preliminary evaluation by staff to determine if the nominated property meets the applicable criteria and is eligible for designation. 2) If staff determines that the nominated property is eligible for designation, the nomination is scheduled for a public hearing before the Historic Preservation Commission. 3) The Historic Preservation Commission determines if the historic resource meets the criteria for designation as a historic monument or landmark. If the Commission finds that the nominated resource qualifies for designation, it forwards a recommendation on the designation to the City Council. 4) At a noticed public hearing, the Council then determines whether to approve or deny the request for designation.

PART I. PROPERTY PROPOSED FOR DESIGNATION

Table with 2 columns: Field Name and Value. Fields include Name of Property (LANGTON ESTATE), Property Address (1365 SO. OAKLAND AVE. PASADENA, CALIF. 91106), Date of Original Construction (1911?), Architect/Builder (Bundy), Present Owner (Name: ROBERT LANGTON, Address: 1365 S. OAKLAND AVE., State/ZIP: PASADENA CA 91106, Phone/FAX: 626 241-7686).

PART II. APPLICANT

Table with 2 columns: Field Name and Value. Fields include Applicant (if not property owner), Address (1365 SO. OAKLAND AVE. PASADENA CALIF. 91106), State/ZIP, Phone/FAX (626-241-7686), and E-mail.

Date

Signature

Robert W Langton

Staff Use Only

PLN 2010-00218 PRJ

staff initials [initials] date received: 6/24/10

PART III: TYPE OF DESIGNATION

PROPERTY TO BE DESIGNATED AS A (CHECK APPROPRIATE BOX):

HISTORIC MONUMENT <input type="checkbox"/>	LANDMARK <input checked="" type="checkbox"/>
<i>A historic monument means any historic resource that is significant at a regional, state or national level, and is an exemplary representation of a particular type of historic resource.</i>	<i>A landmark means any historic resource that is significant at a local level, and is an exemplary representation of a particular type of historic resource.</i>
HISTORIC SIGN <input type="checkbox"/>	LANDMARK TREE <input type="checkbox"/>
<i>A historic sign means a sign that is exemplary of technology, craftsmanship or design of the period when it was constructed, uses historic sign materials and means of illumination, and is not significantly altered from its historic period</i>	<i>A landmark tree means a tree that is one of the largest or oldest trees of the species in the City; is associated with a historic event, person, site, street, or structure; or is a defining landmark or significant outstanding feature of a neighborhood.</i>

PART IV: BRIEF DESCRIPTION OF PROPERTY

Briefly describe the property proposed for designation, indicating whether the entire site or a portion of the site is the subject of the nomination (e.g., how many buildings on the site). A map may be used for the description. Please also submit recent photographs. Use additional sheets if necessary.

*1911 BEAUX ARTS STYLE ESTATE OF
 EXEMPLARY DESIGN, CRAFTSMANSHIP
 AND MATERIALS. PROPERTY INCLUDES
 FORMAL GARDENS, TENNIS COURTS, CARRIAGE
 HOUSE GARAGE WITH CHAUFFEURS QUARTERS.
 SECOND OWNER WAS FOUNDER OF SANITON
 TIRE AND RUBBER COMPANY, LOS ANGELES.*

PART V: SUPPLEMENTAL INFORMATION ON SIGNIFICANCE OF PROPERTY.

With this application, please attach information that will assist staff with the preparation of a designation report. Books, photographs, articles, and other archival information will all be useful to document the significance of the historic resource.

Refer to bibliography, historical photographs, chronology, and other supporting information.

*ONE OF THE LARGEST AND MOST SIGNIFICANT
 ARCHITECTURALLY OF THE BEAUX ARTS
 STYLE ESTATES IN PASADENA.*

PART VI: LEGAL DESCRIPTION.

Attach a copy of the most recent recorded legal description for the property. This can usually be found in the deed for the property or other documents received when the property was purchased. This can also be obtained by the Title Company.

PART VII: CRITERIA FOR DESIGNATION

Check the box under the category checked in Part III that corresponds to the criterion under which you are nominating the property for designation. Multiple boxes may be checked if applicable.

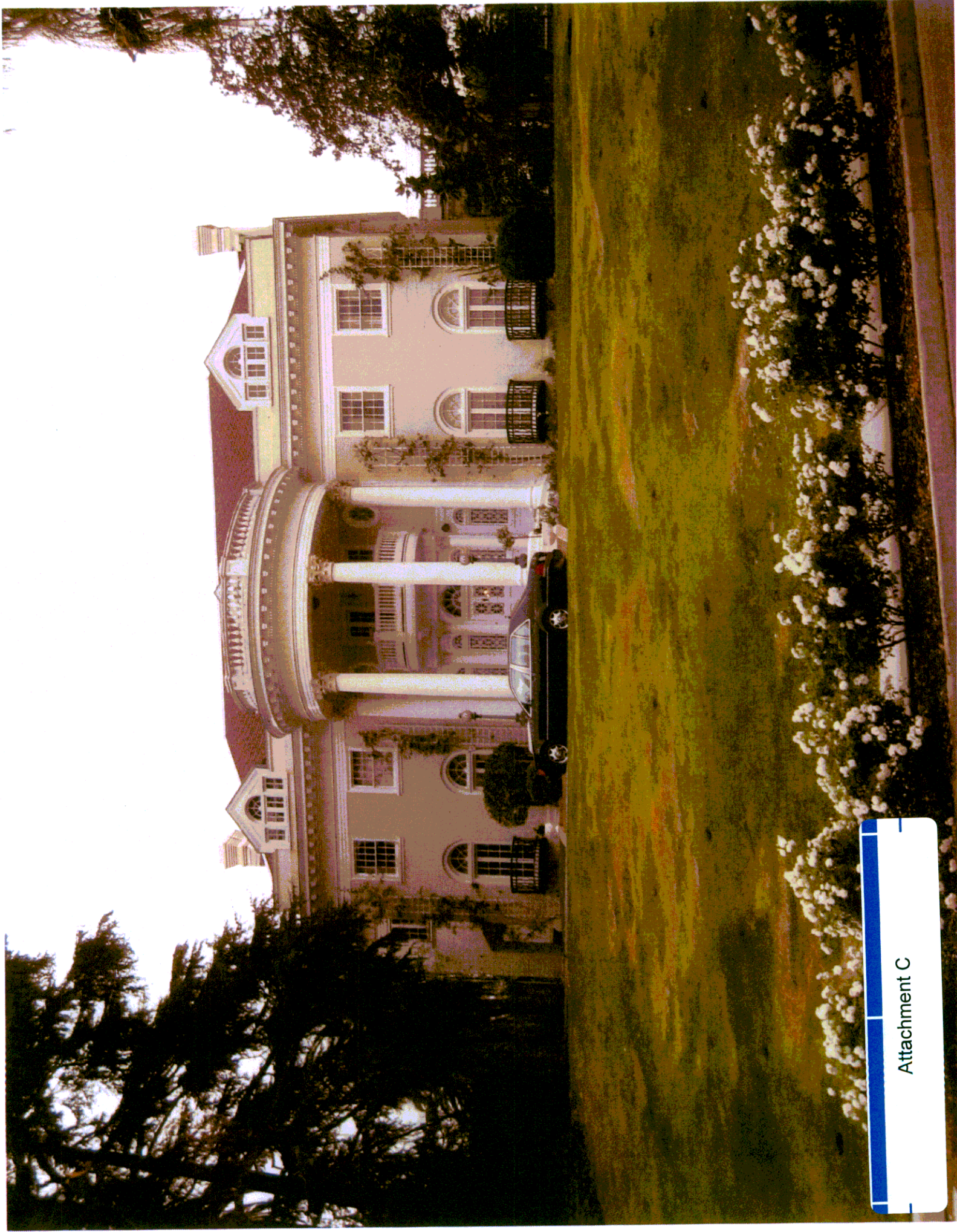
CRITERIA FOR DESIGNATING AN HISTORIC MONUMENT

<input type="checkbox"/>	A. It is associated with events that have made a significant contribution to the broad patterns of the history of the region, state or nation.
<input type="checkbox"/>	B. It is associated with the lives of persons who are significant in the history of the region, state or nation.
<input type="checkbox"/>	C. It 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.
<input type="checkbox"/>	D. It has yielded, or may be likely to yield, information important in prehistory or history of the region, state or nation.

A historic monument designation may include significant public or semi-public interior spaces and features.

CRITERIA FOR DESIGNATING A LANDMARK

<input type="checkbox"/>	A. It is associated with events that have made a significant contribution to the broad patterns of the history of the city.
<input type="checkbox"/>	B. It is associated with the lives of persons who are significant in the history of the city.
<input checked="" type="checkbox"/>	C. It embodies the distinctive characteristics of a locally significant historic resource property type, architectural style, period, or method of construction, or that represents the work of an architect, designer, engineer, or builder who is locally significant, or that possesses high artistic values that are locally significant.
<input type="checkbox"/>	D. It has yielded, or may be likely to yield, information important locally in prehistory or history.

















ATTACHMENT D

EFFECTS OF LANDMARK DESIGNATION

Identifying and designating properties of major significance encourages the preservation and protection of Pasadena's historic resources. The City of Pasadena's Historic Preservation Ordinance provides a process to recognize and protect individual sites and historic districts.

Designation Process

A property may be nominated for historic designation by any person. Design & Historic Preservation staff then evaluates the property to determine if it meets the criteria for designation. If it appears that the criteria have been met, the staff will prepare a designation report, which describes the property and how it meets the criteria for designation. Once the designation report is complete, the HPC will conduct a public hearing and make a recommendation to the City Council. The City Council may then designate the property as a historic site.

Alterations/Demolition

Designated historic structures are protected by the Municipal Code. A Certificate of Appropriateness (permit) is required for work to modify the exterior appearance of a designated historic property that is open to public view. A certificate is also required for alterations, additions, new construction, or demolition. This review ensures that any proposed changes are compatible with the character of the individual property and/or historic district. Decisions on proposed alterations are based on the proposed project's compliance with the Secretary of Interior's Standards for Rehabilitation and the City's adopted *Design Guidelines for Historic Districts*, which is based on the Standards.

The Historic Preservation Commission is the decision-maker for major projects affecting designated historic resources, except in the Central District where the Design Commission is the decision-maker for such projects. Staff is the decision-maker for minor projects affecting designated historic resources. Major projects are defined as demolition, relocation, removal of significant features, significant alteration of front or side elevations, additions to street-facing elevations, and new fences or walls in landmark districts. Minor projects are defined as removal of insignificant exterior features, re-roofing, matching replacement doors and windows, demolition of garages, small side/front additions, most rear additions that are not taller than the original building or replacement of exterior cladding with the same cladding material. Projects affecting non-contributing buildings on a site or in a district, or the environmental setting of a site, are reviewed by staff but are subject to the less stringent requirements than contributing buildings.

Staff-level decisions may be appealed to the Historic Preservation Commission, and decisions by the Commission may be appealed to the City Council. The City Council may also "call for review" all decisions by the staff or Commission.

Incentives

Designated historic properties are eligible for the following incentives, which are evaluated on a case-by-case basis:

- A Mills Act historic property contract to reduce property taxes in exchange for agreeing to maintain the historic character of the property in accordance with established guidelines.
- Use of more flexible provisions in the State Historical Building Code when making modifications,
- Waiver of covered parking requirements, and
- Potential variances from modern development standards for historic properties undergoing adaptive use or relocation.