

Agenda Report

October 15, 2012

TO: Honorable Mayor and City Council
FROM: Planning & Community Development Department
SUBJECT: DESIGNATION OF 310 LINDA VISTA AVENUE AS A LANDMARK

RECOMMENDATION:

Staff recommends 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 J.D. Gunder House at 310 Linda Vista Avenue meets criterion C in P.M.C. §17.62.040(C)(2)(c) because it is a custom residence from the period revival era influenced by English and Spanish precedents with a unique plan and architectural detailing, designed by Pasquale De Rosa;
3. Approve the designation of the property at 310 Linda Vista Avenue as a Landmark;
4. Adopt the attached resolution approving a Declaration of Landmark Designation for 310 Linda Vista Avenue, Pasadena, California;
5. Authorize the Mayor to execute the attached Declaration of Landmark Designation for 310 Linda Vista 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, August 6, 2012, the Historic Preservation Commission recommended that the City Council approve the designation of 310 Linda Vista Avenue as a Landmark under criterion C of PMC §17.62.040(C)(2)(c).

EXECUTIVE SUMMARY:

The house at 310 Linda Vista Avenue is eligible for designation as a Landmark because it is a custom residence from the period revival era influenced by English and Spanish precedents with a unique plan and architectural detailing, designed by Pasquale De Rosa.

BACKGROUND:

On May 8, 2012, Mr. Christopher Mehren, on behalf of property owners Steven and Lindsey Salas, submitted an application for designation of the property as a landmark. The staff evaluated the property according to the criteria in Title 17 of the P.M.C. and determined that the building qualifies for designation as a landmark.

Description

Property Data

- Address: 310 Linda Vista Avenue, Pasadena, CA 91105
- Location: East side of Linda Vista Avenue, between West Holly Street and Mira Vista Terrace
- Date of Construction: 1923 (source: County Assessor)
- Original Owner: J.D. Gunder (source: City Assessment Records)
- Architect: Pasquale De Rosa (source: Biography of Pasquale De Rosa by Suzanne Bode, his granddaughter, which includes reference to original plans in her possession. The original building permit was not found in City records.)
- Original/Present Use: Single Family Residence
- Property Size: 0.52 acres (source: County Assessor)
- Building Size: 2,688 square feet (source: County Assessor)

Architectural Description

The Site

The property is a flat flag lot on the western edge of the Arroyo Seco and includes the one-and-one-half-story house at the center and a detached garage south of it with a paved area between. The remainder of the site consists of lawn and other landscaping with original and non-original fences and walls and a circular planter in the rear yard.

Exterior Features of the Building

The house has an unusual sprawling, curved plan with two splayed wings extending toward the rear from the north and south ends of the primary volume. The roof form is a curved side-gable, simulating thatch, with a series of evenly spaced curved-gable dormers projecting from the roof slopes. The relatively shallow eaves have sculpted exposed rafter tails with rounded ends. The entire house is coated in a sand-finish cement plaster and has wood divided-light casement windows with plaster sills and brackets.

The curving main house volume is divided into three separate masses, the center of which is slightly higher than the two flanking sides. On the west (front) elevation, the

central volume also projects forward from the two flanking sides. The central volume of the three volumes has a centered arched entry with relief scrollwork detailing flanked by French doors. The volumes on either side of the entry volume each have two rectangular window openings. The matching side-facing ends of the main house volume have two rectangular window openings at the first floor and a shallowly arched rectangular window above opening to a Juliet balcony railing with relief scrollwork below.

The two extended wings, which project from the rear of the two lower volumes of the main house, have a similar opening configuration to the side volumes of the main house, except that at the ends, instead of the Juliet balcony/window combination, there is a recessed attic vent in a barbed quatrefoil shape. The rear of the main house volume has a full-width covered porch defined by a balustrade with a repeating arch.

Garage & Site Features

The detached garage echoes the design of the house and has a curved-gable roof form, sculpted rafter tails and a shallowly arched garage door opening. The garage door is panelized wood and appears to be original. An original wall and entry pilasters are at the driveway entrance to the site; the wall continues along the front property line of the adjacent property.

Documented Changes to the Property

The house is largely in its original condition, except that records indicate that the roof was originally covered in wood shingles. Historical photos submitted by the applicant confirm this and also depict a ridge detail that is missing. Permit records do not indicate any other changes to the house.

Current Condition, Use, and Proposed Plans

The property is intact and in excellent condition. The owner has submitted an application for Historic Property Contract (Mills Act) to assist with rehabilitation work that is proposed on the house.

ANALYSIS:

The J.D. Gunder House at 310 Linda Vista Avenue is eligible for designation under Criterion C, (PMC §17.62.040(C)(2)(c)), which states:

[The property] embodies the distinctive characteristics of a type, architectural style, period, or method of construction, or represents the work of an architect, designer, engineer, or builder whose work is of significance to the City or, to the

region or possesses artistic values of significance to the City or to the region.

Under criterion C, the J.D. Gunder House is significant as a unique custom residence from the period revival era designed by Pasquale De Rosa. The building exhibits a high quality of design and was constructed during the period of significance for the period revival era. The primary design references seen in the house are English Cottage/Tudor in the simulated thatched roof and extensive use of dormers and Spanish Colonial influence in the plaster walls and detailing, fenestration and opening designs. The house has architectural integrity (its ability to demonstrate why it is significant) through its location, design, setting, materials, workmanship and feeling. Contributing structures to this designation include the main house, garage and entry wall and pilasters.

COUNCIL POLICY CONSIDERATION:

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

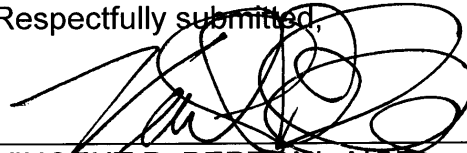
ENVIRONMENTAL ANALYSIS:

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:

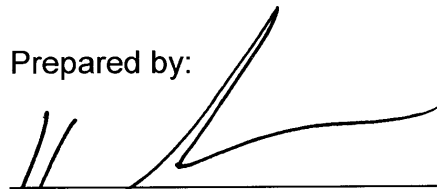
There is no fiscal impact as a result of this action and it will not have any indirect or support cost requirements. The anticipated impact to other operational programs or capital projects as a result of this action will be minimal. In some instances, owners of designated properties may apply to the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



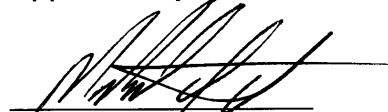
VINCENT P. BERTONI, AICP
Director of Planning & Community
Development Department

Prepared by:



Kevin Johnson
Planner

Approved by:



MICHAEL J. BECK
City Manager

Attachments (2):

Attachment A – Application Materials
Attachment B – Photographs

RESOLUTION NO. _____

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PASADENA
ADOPTING A DECLARATION OF LANDMARK DESIGNATION OF 310 LINDA
VISTA AVENUE, PASADENA, CALIFORNIA**

WHEREAS, the Historic Preservation Commission has found that 310 Linda Vista Avenue meets criterion "C", as set forth in Section 17.62.040(C)(2)(c) of the Pasadena Municipal Code; and

WHEREAS, the property at 310 Linda Vista Avenue is significant because it embodies the distinctive characteristics of a period and possesses artistic values of significance to the City; and

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

WHEREAS, Christopher Mehren, on behalf of the property owners, Steven and Lindsey Salas, submitted the application for Landmark designation; and

WHEREAS, the City Council may approve a recommendation from the Historic Preservation Commission to designate a 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 Landmark designation for 310 Linda Vista 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 LANDMARK DESIGNATION FOR:

310 Linda Vista 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 Landmark certain real property described as:

Lot 2 of Tract No. 2844, in the City of Pasadena, County of Los Angeles, State of California, as per map recorded in Book 35 Page 11 of Maps, in the office of the county recorder of said county.

EXCEPT that portion of said lot described as follows:

Beginning at the Northwest corner of said Lot 2; thence South 84° 24' 07" East along the Northerly line of said lot, 100.00 feet; thence leaving Northerly line South 15° 29' 51" West 20.07 feet to the beginning of a tangent curve concave Northeasterly having a radius of 25.00 feet; thence Southeasterly along said curve through a central angle of 59° 55' 20" a distance of 26.15 feet to the beginning of a reverse curve concave Southwesterly having a radius of 60.44 feet; thence Southeasterly along said last mentioned curve, through a central angle of 44° 17' 56" a distance of 46.73 feet to the beginning of a compound curve concave Southeasterly, having a radius of 25.00 feet; thence Southwesterly along said last mentioned curve through a central angle of 85° 40' 14" a distance of 37.38 feet; thence South 85° 32' 41" West tangent to said curve 100.54 feet to the Westerly line of said Lot 2; thence Northerly along said Westerly line, being a curve concave Easterly having a radius of 300 feet, a distance of 82.21 feet to the beginning of a reverse curve concave Westerly having of 1144.27 feet; thence Northerly along said curve 46.64 feet to the point of beginning.

ALSO EXCEPT that portion of said lot, described as follows:

Beginning at a point in the Southerly line of said Lot 2, which point is distant along said Southerly line North 85° 32' 41" East 9.96 feet from the Westerly line of said Lot 2; thence along said Southerly line North 85° 32' 41" East 119.04 feet; thence North 7° 25' 19" West, 3.43 feet; thence South 86° 25' 18" West 100.86 feet; thence South 70° 7' 30" West 18.69 feet to the point of beginning.

Assessor's Parcel No: 5708-031-003

Under Pasadena Municipal Code Section 17.62.090, all work affecting designated 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