

ATTACHMENT A:

Application



PLANNING DIVISION MASTER APPLICATION FORM

Project Address: 1383-1399 E. Washington Blvd, 1351, 1353, 1355, 1357, 1359,
Project Name: Hill + Washington Apts 4, 1363 N. Hill Ave
Project Description: Commercial Buildings
application for Historic Landmark Status

Zoning Designation:
General Plan Designation:
Valuation (Cost of Project):

APPLICANT / OWNED INFORMATION

APPLICANT NAME: Bridgid Fennell
Address: 1144 E. Elizabeth St.
City Pasadena State: CA Zip: 91104

Telephone: 626 798-1027
Fax: []
Email: bridgid.fennell@gmail.com

CONTACT PERSON: Bridgid Fennell
Address: 1144 E. Elizabeth St.
City Pasadena State: CA Zip: 91104

Telephone: []
Fax: []
Email:

PROPERTY OWNER NAME: Robert and Carolyn Spencer
Address: 920 Berkeley St.
City Santa Monica State: CA Zip: 90409

Telephone: 310 828-4500
Fax: []
Email:

TYPE OF PLANNING REVIEW AND APPROVALS REQUIRED (Mark clearly the type of approval(s) required):

- ADJUSTMENT PERMIT
AFFORDABLE HOUSING CONCESSION OR WAIVER
CERTIFICATE OF APPROPRIATENESS
CERTIFICATE OF EXCEPTION
CHANGES TO APPROVED PROJECT
CONDITIONAL USE PERMIT
DESIGN REVIEW
DEVELOPMENT AGREEMENT
EXPRESSIVE USE PERMIT
FLOOR AREA RATIO (FAR) INCREASE
GENERAL PLAN AMENDMENT
HEIGHT AVERAGING
HILLSIDE DEVELOPMENT PERMIT
HISTORIC DESIGNATION (MONUMENT, LANDMARK, TREE OR SIGN)
HISTORICAL RESEARCH/EVALUATION
LANDMARK TREE PRUNING
MASTER DEVELOPMENT PLAN
MASTER SIGN PLAN
MINOR CONDITIONAL USE PERMIT
MINOR VARIANCE
PLANNED DEVELOPMENT ZONE
PRELIMINARY PLAN CHECK
PREDEVELOPMENT PLAN REVIEW
RELIEF FROM THE REPLACEMENT BUILDING PERMIT REQUIREMENT
SIGN EXCEPTION
TENTATIVE PARCEL/TRACT MAP
TEMP. CONDITIONAL USE PERMIT
TREE PROTECTION PLAN REVIEW
TREE REMOVAL
VARIANCE
VARIANCE FOR HISTORIC RESOURCES
ZONE CHANGE (MAP AMENDMENT)
OTHER:

Note: Space for signature is on reverse side

PLN 2012-00051

INDEMNIFICATION

Applicant agrees to defend, indemnify, and hold harmless the City and its officers, contractors, consultants, employees, and commission members (collectively, "City") from any and all liability, loss, suits, claims, damages, costs, judgments and expenses (including attorney's fees and costs of litigation), including any appeals thereto (collectively, "proceeding") brought against the City with regard to any approvals issued in connection with the application(s) by the City, including any action taken pursuant to the California Environmental Quality Act. If Applicant is required to defend the City in connection with such proceeding, the City shall have and retain the right to approve counsel to so defend the City; and all significant decisions concerning the manner in which the defense is conducted; and any and all settlements, which approval shall not be unreasonably withheld. The City shall also have and retain the right to not participate in the defense, except that the City agrees to reasonably cooperate with Applicant in the defense of the proceeding. If the City's Attorney's Office participates in the defense, all City Attorney fees and costs shall be paid by Applicant. Further, Applicant agrees to defend, indemnify and hold harmless the City from and for all costs and fees incurred in additional investigation or study of, or for supplementing, revising, or amending, any document if made necessary by said proceeding.

CERTIFICATION:

I hereby certify that I am the applicant or designated agent named herein and that I am familiar with the rules and regulations with respect to preparing and filing this petition for discretionary action, and that the statements and answers contained herein and the information attached are in all respects true and accurate to the best of my knowledge and belief.

SIGNATURE OF APPLICANT OR AGENT: Bridgid Fennell Date: 2/2/2012

<p><i>For Office Use Only</i></p> <p>PLN # <u>2012-00051</u></p> <p>CASE # _____</p> <p>PRJ # _____</p> <p>DATE ACCEPTED: _____</p> <p>DATE SUBMITTALS RECEIVED: <u>2/3/12</u></p> <p>RECEIVED BY (INITIALS): <u>VSC</u></p> <p>FEES:</p> <p>BASE FEE: \$ _____</p> <p>3% RECORDS FEE: \$ _____</p> <p>TOTAL: \$ _____</p> <p>HISTORIC ARCH. RESEARCH REQUIRED? YES NO</p> <p>PUBLIC ART REVIEW REQUIRED? YES NO</p> <p>TRANSPORTATION REVIEW REQUIRED? YES NO</p> <p>INCLUSIONARY HOUSING REQUIRED? YES NO</p>	<p>REVIEW AUTHORITY:</p> <p><input type="checkbox"/> STAFF</p> <p><input type="checkbox"/> HEARING OFFICER</p> <p><input type="checkbox"/> PLANNING COMMISSION/BZA</p> <p><input type="checkbox"/> DESIGN COMMISSION</p> <p><input checked="" type="checkbox"/> HISTORIC PRESERVATION COMMISSION</p> <p><input type="checkbox"/> CITY COUNCIL</p> <p>TAXPAYER PROTECTION</p> <p><input type="checkbox"/> DISCLOSURE REQUIRED</p> <p><input checked="" type="checkbox"/> NOT REQUIRED</p>	<p>CEQA REVIEW:</p> <p><input checked="" type="checkbox"/> EXEMPTION</p> <p><input type="checkbox"/> INITIAL STUDY</p> <p><input type="checkbox"/> EIR</p> <p>CEQA REVIEW STATUS:</p> <p><input type="checkbox"/> PENDING</p> <p><input type="checkbox"/> COMPLETED</p>	<p><i>Design & Historic Preservation:</i></p> <p>TYPE OF HISTORIC PRESERVATION REVIEW:</p> <p><input type="checkbox"/> CATEGORY 1 (DESIGNATED)</p> <p><input type="checkbox"/> CATEGORY 2 (ELIGIBLE)</p> <p>LANDMARK/HISTORIC DISTRICT NAME: _____</p> <p>TYPE OF DESIGN REVIEW:</p> <p><input type="checkbox"/> CONCEPT</p> <p><input type="checkbox"/> FINAL</p> <p><input type="checkbox"/> CONSOLIDATED</p> <p><input type="checkbox"/> PRELIMINARY CONSULTATION</p>
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Supplemental Application for
HISTORIC DESIGNATION

Note: In addition to this application, a completed **Planning Division Master Application Form** is also required.

PROPERTY PROPOSED FOR DESIGNATION

1. Name of Property:	Hill and Washington Apartments and Store fronts
2. Property Address:	1383-1399 E. Washington Blvd., 1351-1363 N. Hill Ave
3. Date of Original Construction	1925
4. Original Owner	unknown
5. Architect / Builder:	unknown

DESIGNATION CATEGORY

(CHECK APPROPRIATE BOX—SEE CRITERIA ON PAGES 2 & 3 FOR MORE INFORMATION):

HISTORIC MONUMENT

LANDMARK

HISTORIC SIGN

LANDMARK TREE

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 or objects on the site are included in the nomination) or if the nomination is for an object, sign or tree. A map may be used for the description. Please also submit recent and, if available, historical photographs. Use additional sheets if necessary.

Please see attached document.

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 nominated resource.

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



Supplemental Application for
HISTORIC DESIGNATION

LEGAL DESCRIPTION

Attach a copy of the most recently recorded legal description for the property (usually in the deed for the property or other documents when the property was purchased—also available from a title company).

CRITERIA FOR DESIGNATION

Check the box under the category checked on first page that corresponds to the criterion under which you are nominating the property, object, sign or tree for designation. Multiple boxes may be checked if applicable.

CRITERIA FOR DESIGNATING AN HISTORIC MONUMENT (May include significant public or semi-public interior spaces and features)	
<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.

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, region, or State.
<input type="checkbox"/>	B. It is associated with the lives of persons who are significant in the history of the City, region, or State.
<input checked="" type="checkbox"/>	C. It 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.
<input type="checkbox"/>	D. It has yielded, or may be likely to yield, information important locally in prehistory or history.



CRITERIA FOR DESIGNATING A HISTORIC SIGN	
<input type="checkbox"/>	A. It 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. Historic sign materials shall include metal or wood facings, or paint directly on the façade of a building. Historic means of illumination shall include incandescent light fixtures or neon tubing on the exterior of the sign. If the sign has been altered, it must be restorable to its historic function and appearance.
<input type="checkbox"/>	B. It is integrated with the architecture of the building.
<input type="checkbox"/>	C. It demonstrates extraordinary aesthetic quality, creativity, or innovation.

CRITERIA FOR DESIGNATING A LANDMARK TREE	
<input type="checkbox"/>	A. It is one of the largest or oldest trees of the species located in the City.
<input type="checkbox"/>	B. It has historical significance due to an association with a historic event, person, site, street, or structure.
<input type="checkbox"/>	C. It is a defining landmark or significant outstanding feature of a neighborhood.

DESIGNATION PROCESS (INFORMATION ONLY; NO ACTION REQUIRED)

§17.62.050 Pasadena Municipal Code:

1. 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. If not, the applicant may appeal the determination of ineligibility to the Historic Preservation Commission or it may be called for review by the Historic Preservation Commission or City Council.
3. If the Historic Preservation 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 disapprove the application.

**1383 East Washington Boulevard
Supplemental Landmark Application Addendum**

Brief Description of the Property

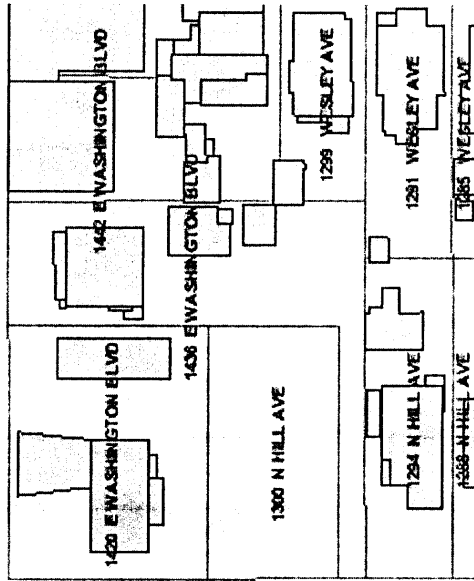
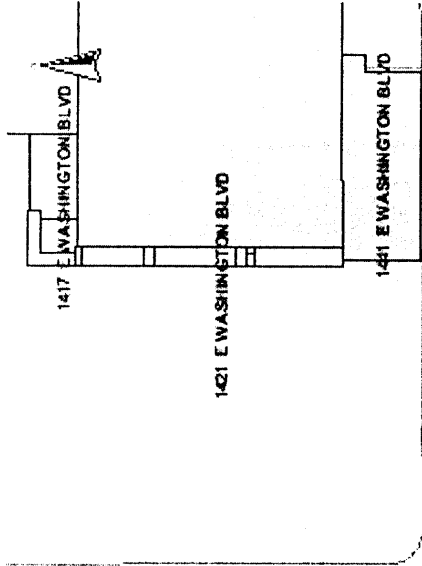
Two structures are proposed for Landmark Status, one two-storey building facing Washington Blvd, and a single storey structure facing Hill Avenue. Hill and Washington Apartments are intact early 20th century commercial buildings. It is a two storey brick building featuring faux brick columns. The fenestration features paired double hung windows on the upper storey and plate glass windows flanking the entry which are topped by band/ribbon windows. There is a decorative door cap on Washington Blvd. The upper storey apartment access is on Hill Street. The vestibule floor is tiled with Batchelder tiles, and neighbors report the apartments still feature Murphy beds and skylights.

Supplemental Information

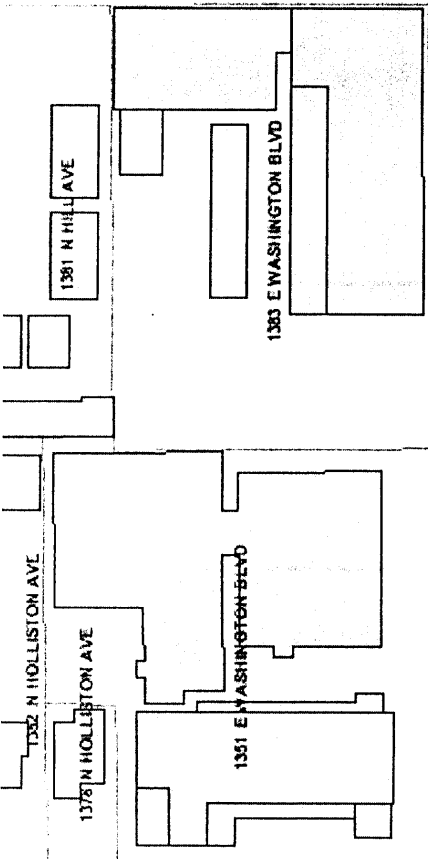
Although City Permit Records have not yet been consulted, a search through early City Directories indicates C.H. Bugbee as the owner (1928 Directory). The early businesses that occupied the stores included a real estate agent, music store, dentist, plumber, butcher, and grocery store (Piggly Wiggly). The 1930 Sanborn Map indicated there was a motion picture studio in the store at the corner of Washington and Hill, but this was not verified by the City Directories.

Legal Description

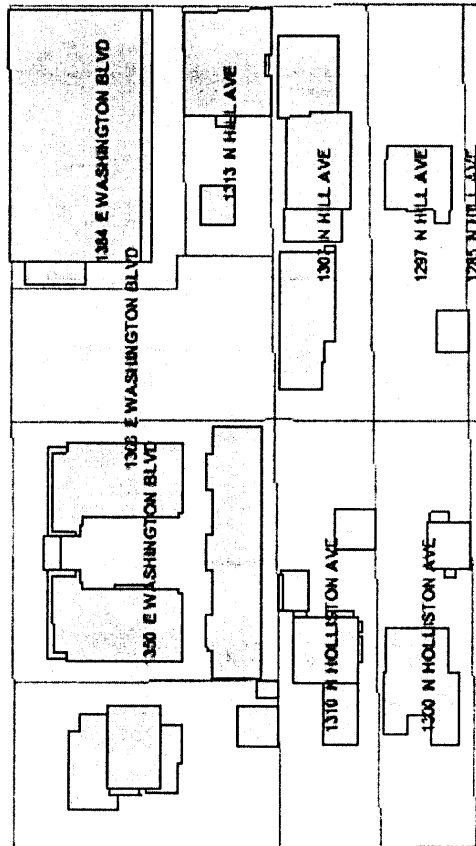
1349 N. Hill Avenue, Tract #5064 lots 20, 21, 22, 23
APN 5850-015-015

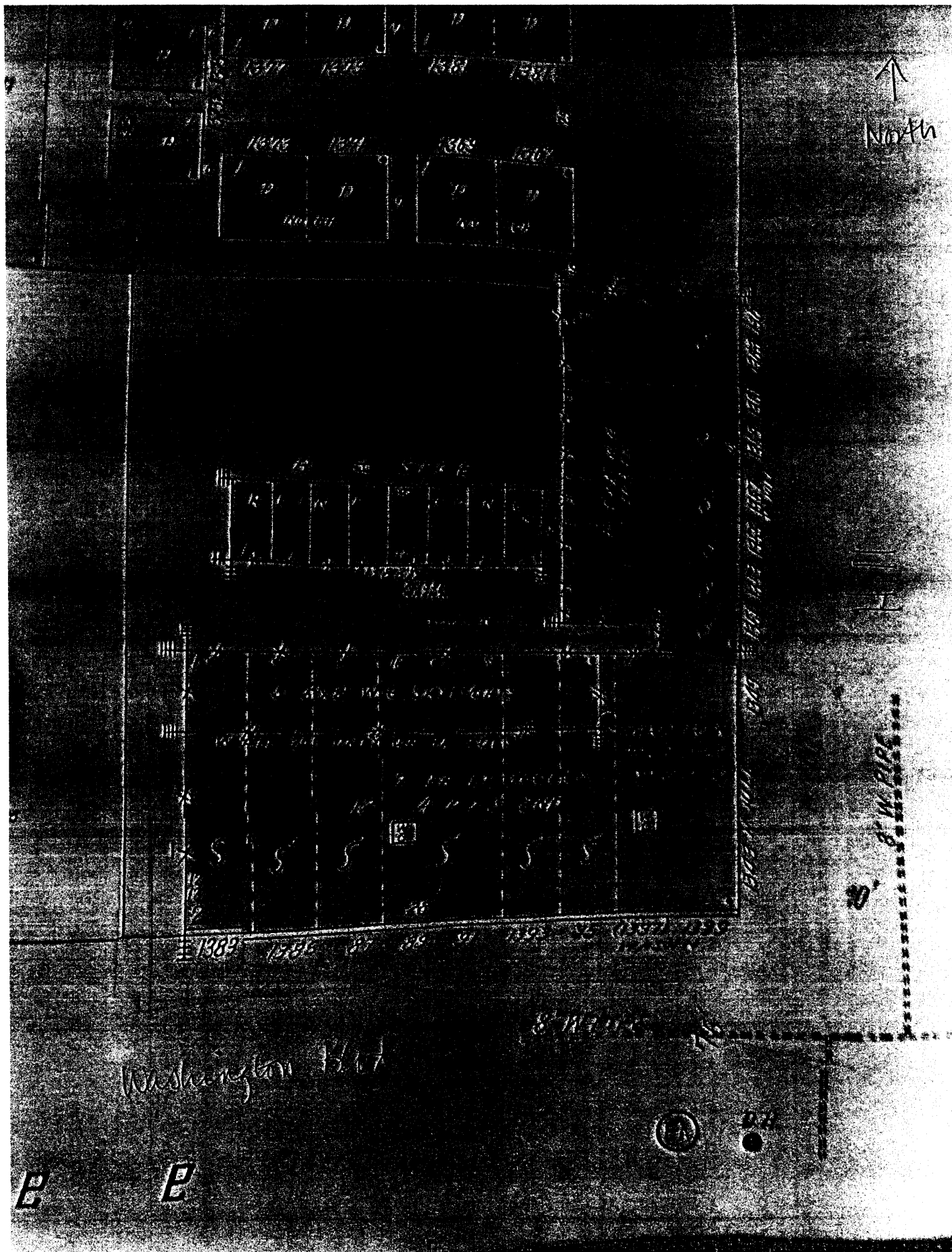


N HILL AVE

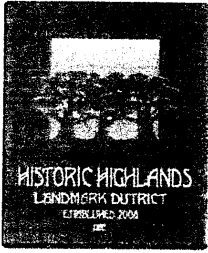


E WASHINGTON BLVD





Sanborn Map 1930 v. 4 p. 804



February 1, 2012

Pasadena Permit Center
Planning Division
City of Pasadena
175 N. Garfield Avenue
Pasadena, CA 91101

To whom it may concern:

On January 31, 2012, the Board of the Historic Highlands Neighborhood Association approved a motion to support the applications submitted for Landmark status on 3 buildings located at:

1383 E. Washington Blvd.
1384 E. Washington Blvd. and
1313 N. Hill Ave

We feel that these buildings merit your review for Landmark status and that our enthusiastic support should be indicated early on in this process.

We eagerly await your response and look forward to providing more details and supporting material that you may request.

Sincerely,

A handwritten signature in cursive script that reads "Diane Grohulski".

Diane Grohulski
President
Historic Highlands Neighborhood Assn.



BUNGALOW HEAVEN™ NEIGHBORHOOD ASSOCIATION

February 2, 2012

Mr. Vince Bertoni
Planning Director
City of Pasadena
175 N. Garfield Ave.
Pasadena, CA 91009

Re: Landmark Nomination for 1383 & 1384 E. Washington Blvd., and 1313 N. Hill Ave.

Dear Mr. Bertoni:

The Bungalow Heaven Neighborhood Association (BHNA) supports landmark status for these three lovely and historic buildings adjacent to our neighborhood. These buildings are treasured icons of our area's past. To lose them would erase a familiar part of our neighborhood's commercial identity.

The BHNA Board of Directors voted unanimously on February 1, 2012 to support the application for landmark status for all three buildings. Clearly, these buildings, almost completely intact, represent historic styles that justify granting them the status of city landmarks.

The BHNA asks to be kept informed of the progress of these landmark nominations, and especially of public hearings on them. You can reach me at president@bungalowheaven.org.

Yours truly,

Bob Kneisel, President
Bungalow Heaven Neighborhood Association

BHNAHillWashingtonLtr

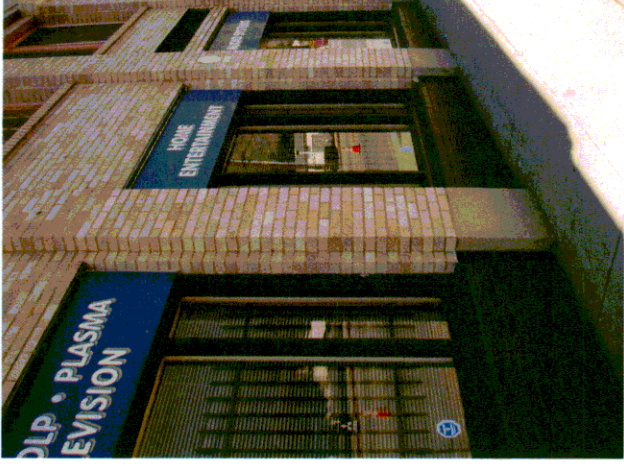
ATTACHMENT B:

Photographs

1383-1399 E. Washington Boulevard: South Elevation



1383-1399 E. Washington Boulevard: South Elevation Details



1383-1399 E. Washington Boulevard: South Elevation Details



1383-1399 E. Washington Boulevard: East Elevation



1383-1399 E. Washington Boulevard: East Elevation Details



1383-1399 E. Washington Boulevard: East Elevation Details



**1383-1399 E. Washington Boulevard:
Side & Rear**

