

ATTACHMENT A
VICINITY MAP: 552 ELDORA ROAD





PLANNING DIVISION MASTER APPLICATION FORM

Project Address: 552 ELDORA RD, PASADENA, CA 91104

Project Name: DESIGNATION OF SHIRLEY SARGENT HOUSE

Project Description: (Please describe demolitions, alterations and any new construction)
HISTORICAL DESIGNATION OF HOUSE TO
"SHIRLEY SARGENT HOUSE"

Zoning Designation: _____ General Plan Designation: _____

Valuation (Cost of Project): _____

APPLICANT / OWNER INFORMATION

APPLICANT NAME: GARY PREZEAU

Address: 552 ELDORA RD

City PASADENA State: CA Zip: 91104

CONTACT PERSON: SAME AS ABOVE

Address: _____

City _____ State: _____ Zip: _____

PROPERTY OWNER NAME: SAME AS ABOVE

Address: _____

City _____ State: _____ Zip: _____

Telephone: (626) 616-5257

Fax: (626) 797-0171

Email: garycogito@yahoo.com

Telephone: [] _____

Fax: [] _____

Email: _____

Telephone: [] _____

Fax: [] _____

Email: _____

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

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

Note: Space for signature is on reverse side

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: [Signature] Date: 03/09/12

<p>For Office Use Only</p> <p>PLN # <u>2012-00097</u></p> <p>CASE # _____</p> <p>PRJ # _____</p> <p>DATE ACCEPTED: <u>3/09/12</u></p> <p>DATE SUBMITTALS RECEIVED: _____</p> <p>RECEIVED BY (INITIALS): <u>SAW</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 checked="" type="checkbox"/> COMPLETED</p>	<p>Design & Historic Preservation:</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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Note: In addition to this application, a completed **Planning Division Master Application Form** is also required.

PROPERTY PROPOSED FOR DESIGNATION

1. Name of Property:	SHIRLEY SARGENT HOUSE
2. Property Address:	552 ELDORA RD
3. Date of Original Construction	02/14/1923
4. Original Owner	A.W. SAUNDERS
5. Architect / Builder:	FOSS DESIGN

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.

2-STORY CLASSIC REVIVAL HOUSE w/ LARGE PORCH w/
IONIC COLUMNS. IT IS THE FORMER HOME OF SHIRLEY SARGENT,
WELL-KNOWN CALIFORNIA AUTHOR OF ADULT AND CHILDREN BOOKS
AS WELL AS YOSEMITE. SHE IS ALSO THE AUTHOR OF A MONOGRAPH
ABOUT CONSERVATIONIST THEODORE PARKER LUKENS.

SEE ATTACHMENTS

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.



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 checked="" 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 checked="" type="checkbox"/>	B. It is associated with the lives of persons who are significant in the history of the City, region, or State.
<input 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.

LANDMARK DESIGNATION
APPLICATION

Shirley Sargent

From Wikipedia, the free encyclopedia

Shirley Sargent (July 12, 1927–December 3, 2004) was a historian of the Yosemite area in the United States.

Sargent was born in Pasadena, California. Her father was a surveyor who helped rebuild the Tioga Road in Yosemite National Park, starting in 1936. So she had the good fortune of spending her childhood as a self-described “tomboy” in Yosemite. A rare crippling disease, dystonia musculorum deformans, kept her to a wheelchair from age 14, but that didn't stop her.

After writing *Wawona's Yesterdays*, she went on to write several other Yosemite History books, focusing on stories about people—making them come alive. Her most authoritative book is *Galen Clark: Yosemite Guardian*. Shirley self-published most of her books, with printer and historian Hank Johnson, under the name Flying Spur Press, and later under her own imprint Ponderosa Press. Other popular books of hers include *Pioneers in Petticoats*, *John Muir in Yosemite National Park*, *Yosemite & Its Innkeepers*, and *Yosemite Chapel 1879-1989*.

In 1961 she bought and built on Theodore Solomons' homesite in Foresta, California, which had only a fireplace surviving from a 1936 fire. She called her home *Flying Spur*, but it burned in the 1990 Yosemite A-Rock Fire, which also destroyed her historical papers. She rebuilt her home, but before her death she had to move to her parents' old home in Mariposa, California due to her illness. She died at her home there.

Selected Books by Shirley Sargent

- *Pipeline Down The Valley* (fiction, 1955)
- *Pat Hawly, Pre-school Teacher* (fiction, 1958)
- *Three Names for Katherine (with Hannah Smith)* (fiction, 1960)
- *The Heart-Holding Mountains* (fiction, 1961)
- *Wawona's Yesterdays* (http://www.yosemite.ca.us/library/wawonas_yesterdays/) (1961)
- *Stop the Typewriters* (fiction, 1963)
- *Galen Clark: Yosemite Guardian* (1964)
- *Treasure at Flying Spur* (fiction, 1965)
- *Pioneers In Petticoats* (1966)
- *Ranger in Skirts* (fiction, 1966)
- *Yosemite Tomboy* (fiction, 1967)
- *Theodore Parker Lukens, Father of Forestry* (1969)
- *John Muir in Yosemite National Park* (1972)
- *Yosemite and Its Innkeeper* (1975)
- *The Ahwahnee* (1977)
- *Yosemite's High Sierra Camps* (1977)
- *The Yosemite Chapel, 1879-1979* (1979)
- *Yosemite's Historic Wawona* (1979)
- *Dear Papa: Letters between John Muir & Wanda* (1985)
- *Solomons of the Sierra* (1989)
- *Enchanted Childhoods, Growing Up in Yosemite* (1993)
- *Protecting Paradise: Yosemite Rangers, 1898-1960* (1998)

External links

- *Shirley Sargent: Yosemite Historian* by Fernando Peñalosa (Quaking Aspen Books, 2006) (<http://quaking-aspen-books.com/shirley.html>) . Describes book and link includes obituary and bibliography, also by Fernando Peñalosa

Retrieved from "http://en.wikipedia.org/w/index.php?title=Shirley_Sargent&oldid=449126938"

Categories: 1927 births 2004 deaths Yosemite National Park

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PLANNING DEPARTMENT
PLANNING DIVISION

April 24, 2012

Gary Prezeau
552 Eldora Road
Pasadena, CA 91104

RE: 552 Eldora Road
Application for Designation as a Landmark
Case # PLN2012-00097

Council District 3

Dear Mr. Prezeau:

The staff of Design & Historic Preservation Section of the Planning Division has reviewed your application for the landmark designation of the property at 552 Eldora Road. After visiting the site, reviewing the information submitted with your application, and researching information about the building and its architect and its former occupants, staff has determined that the property **does not meet the criteria for designation** as a landmark.

In reaching this conclusion, the staff applied the methodology for evaluating the significance of historic properties in guidelines of the National Register of Historic Places, published by the National Park Service, and the criteria in the Pasadena Municipal Code. Staff also evaluated the building according to the historic context report, *Residential Period Revival Architecture and Development in Pasadena, 1915-1942*, including the list of properties and districts accompanying that report.

Pasadena Municipal Code §17.62.040.C.2 describes the criteria for designation as a landmark:

"A landmark may be the best representation in the City of a type of historic resource or it may be one of several historic resources in the City that have common architectural attributes that represent a particular type of historic resource. A landmark shall meet one or more of the following criteria:

- 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.
- b. It is associated with the lives of persons who are significant in the history of the city, region or state.
- 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.
- d. It has yielded, or may be likely to yield, information important locally in prehistory or history."

Determination

Staff utilized the document "How to Apply the National Register Criteria for Evaluation, National Park Service, Park service Bulletin #15, 2002 to evaluate the subject residence. Staff's determination is based upon the following conclusions:

Criterion A – There is no known documented evidence that the site has importance as the location of a significant historical event.

Criterion B – The house was built in 1923 by Foss Design & Construction for Arthur W. Saunders who lived there until 1937. The Sargents, including Shirley Sargent, author, and her father, Robert C, surveyor, lived at the house from approximately 1940-1960. Later inhabitants include Jessie Moorman and Janice Smith.

The most significant inhabitant of the house, Shirley Sargent (July 12, 1927—December 3, 2004) was a historian of the Yosemite area. Between 1955 and 1998, she wrote over 20 books, the majority histories and the remainder fiction. A significant part of her childhood was spent in the Yosemite area. While living at 552 Eldora Road in Pasadena, she operated the Topsy-Turvy Nursery School at the house from 1949 until approximately 1960. In 1961, she built a home in Foresta, California, where she spent the bulk of her writing career. The house was burned in the 1990 Yosemite A-Rock Fire but was rebuilt. She lived there until she moved to her parents' old home in Mariposa before her death in 2004.

According to National Register criteria, properties eligible under this criterion are usually associated with a person's productive life, reflecting the time period when he or she achieved significance, as follows:

Several steps are involved in determining whether a property is significant...under Criterion B. First, determine the importance of the individual. Second, ascertain the length and nature of his/her association with the property under study and identify the other properties associated with the individual. Third, consider the property under Criterion B, as outlined below.....Properties eligible under Criterion B are usually those associated with a person's productive life, reflecting the time period when he or she achieved significance. In some instances this may be the person's home; in other cases, a person's business, office, laboratory, or studio may best represent his or her contribution. Properties that pre- or post-date an individual's significant accomplishments are usually not eligible.... properties associated with an individual's formative or later years may also qualify if it can be demonstrated that the person's activities during this period were historically significant or if no properties from the person's productive years survives [emphasis added].....

For the first step, the importance of Shirley Sargent as a California writer and historian has been established above. For the second step, staff evaluated sites associated with Sargent in Pasadena and elsewhere. Sargent lived and worked at 552 Eldora Road in Pasadena between approximately 1940 and 1960. After 1961, she lived and worked at a house in Foresta, near Yosemite. In the third step of the evaluation, the Pasadena house is associated with her formative years and early adulthood but predates the period of her most significant work for which she is recognized. The house in Foresta that is most strongly associated with her work and life survives. Her work as a pre-school teacher and authorship of three books of fiction while living in Pasadena are not historically significant. Therefore, this property does not meet the National Register criteria of association and does not meet Criterion B.

Criterion C –The house has some distinctive characteristics of the New England Colonial Revival architectural style including a two-story symmetrical massing and fenestration pattern, boxed eaves, pairs of multi-paned double-hung sash windows with shutters, and a porch roof supported by Ionic columns that extends across the front elevation. It lacks the clapboard siding that is typical of the style. Within the context of the City, it is not an exceptional example of the Colonial Revival style because there are more elaborate examples (with e.g. a detailed pediment, fanlights, elliptical windows, and/or cornice) in Pasadena.

The builder, Foss Design and Construction, is not listed as an architect in the Residential Period Revival Architecture and Development in Pasadena 1915-1942 context report, which lists all of Pasadena's notable architects associated with the Period-Revival era. The house is not an example of the prolific local firm's best work, which includes the Rankin House at 210 S. Orange Grove Boulevard, a Mediterranean four-plex at 775 E. California Boulevard, and a Craftsman at 257 S. Hudson Avenue. The firm's work is typically associated with the Arts and Crafts period prior to 1915.

Lastly, the property as an individual example does not possess high artistic values when compared to other Colonial Revival houses in the City of Pasadena.

Criterion D – There are no known or likely archeological resources on the site. It is not at the location of likely early pre-historic habitation.

Conclusion

The house qualifies as a contributing property to a landmark district. Staff has surveyed the neighborhood in 2011 and determined that the neighborhood is eligible to be designated as a landmark district. Staff's evaluation, therefore, is that the house should be assigned a status code of 5D2 (contributing to an eligible local district).

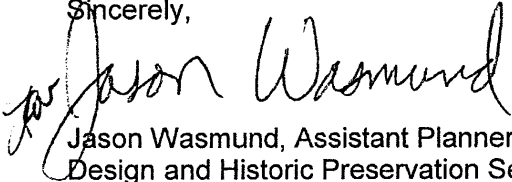
Effective Date	Appeal	Call for Review
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This decision becomes effective on **Saturday, May 5, 2012**. Before the effective date, the City Council or Historic Preservation Commission may call for a review of this decision. In addition, you or any person affected by this decision may appeal it to the Historic Preservation Commission before the effective date by filing an application for an appeal (window #4, Permit Center) with a fee of \$774.56. Appeals must cite a reason for objecting to a decision. Please note that appeals and calls for review are held as *de novo* hearings, meaning that the lower decision is set aside and the entire application is reviewed as a new proposal. **The last day to appeal this decision is Friday, May 4, 2012.**

Gary Prezeau
PLN2012-00097
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If you have questions regarding the review process for designation, please contact me using the information below.

Sincerely,

A handwritten signature in black ink that reads "Jason Wasmund". The signature is written in a cursive style with a large initial "J" and "W".

Jason Wasmund, Assistant Planner
Design and Historic Preservation Section
Tel: 626-744-6916 Fax: 626-396-7459
E-mail: jwasmund@cityofpasadena.net

cc: City Council; Historic Preservation Commission; Field Representative for District 3; City Clerk; Tidemark, chron file; address file

Attachment: A: Photographs