

Agenda Report

August 31, 2015

TO: Honorable Mayor and City Council
FROM: Planning & Community Development Department
SUBJECT: DESIGNATION OF THE HOUSE AT 324 SOUTH EUCLID 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 house at 324 South Euclid Avenue is significant under Criterion "C" for designation as a landmark (P.M.C. §17.62.040) because it is an intact example of a Queen Anne style house;
3. Adopt the attached resolution approving a Declaration of Landmark Designation for 324 South Euclid Avenue, Pasadena, California;
4. Authorize the Mayor to execute the attached Declaration of Landmark Designation for 324 South Euclid Avenue, Pasadena, California; and
5. Direct the City Clerk to record the declaration with the Los Angeles County Recorder.

HISTORIC PRESERVATION COMMISSION RECOMMENDATION:

At its regular meeting of May 19, 2015, the Historic Preservation Commission recommended that the City Council approve the designation of the house at 324 South Euclid Avenue as a landmark under Criterion "C" of PMC §17.62.040.

EXECUTIVE SUMMARY:

The house at 324 South Euclid Avenue qualifies for designation as a landmark under Criterion "C" because it is an intact example of a Queen Anne style house.

BACKGROUND:

On April 3, 2015, Sue Gallison, the owner of the property, submitted an application for landmark designation of the property. The staff evaluated the property according to the landmark criteria in Title 17 of the P.M.C. and determined that the property qualifies for landmark designation.

Property Data

- Historical Name: None
- Address: 324 South Euclid Avenue, Pasadena, CA 91101
- Location: Southeast corner of East Del Mar Boulevard and South Euclid Avenue
- Date of Construction: 1886 (source: “The Delia Allen House: A History,” Attachment B)
- Original Architect: None
- Original Builder: C.H. Manker (source: “The Delia Allen House: A History”)
- Original / Present Use: Single-family residence / Work-live
- Original / Present Owner: Mrs. Delia Allen / Sue & Chris Gallison
- Lot size: 4,907 square feet (source: County Assessor)
- Building size: 2,311 square feet (source: County Assessor)

Site Features

The site, a 0.11-acre corner lot, is located at the southeast corner of East Del Mar Boulevard and South Euclid Avenue. The site is approximately 78 feet in width and 63 feet in depth. It has two buildings: the main house at roughly the center of the site and a detached garage at the eastern edge of the site. There is a driveway of interlocking pavers at the eastern end of the property that provides vehicular access to the garage, with newer vehicular and pedestrian gates extending from the house to the eastern property line. Brick walkways and edging traverse the yards surrounding the house and a low wood fence encloses the front and side yards of the property.

Main House Features

Built in 1886, the two-story house is rectangular in plan and has a hipped roof covered in composition shingles and with shallow eaves and no exposed rafters. Both the east and west elevations have a small dormer projecting from the main roof. These dormers have bracketed gable-with-shed roofs and a central wood casement window with cut-out detailing applied to the trim and within the peak of the gable. A gabled polygonal bay extends from the northeast corner of the house and has curvilinear, cut-out wood ornamentation overhanging its chamfered corners. The gable-end of this bay is highly decorative and includes diagonal wood siding, fish-scale shingles, a sunburst detail with scalloping at the peak of the gable and cut-out ornamentation in the upper window trim.

The exterior walls of the house are clad in wood tongue-and-groove clapboard siding with corner board trim and vertical-board foundation skirting. The main entry to the

house is on the north elevation within a half-width, hipped-roof front porch supported by chamfered posts with curvilinear, cut-out wood detailing at the top of each post. The porch has a decorative cut-out wood railing and non-original metal handrails flanking brick steps which extend from the northwest corner of the porch. The front door is a solid-wood paneled door with a transom above and simple wood framing.

Fenestration on the house is simple and asymmetrical and consists of tall, narrow double-hung wood windows with no muntins. The previously mentioned chamfered gabled bay on the north elevation has a window on each face; a rectangular bay with a bracketed hipped roof extends from roughly the center of the west elevation. This bay has decorative cut-out wood ornamentation applied to the window trim. The side trim of each window on the house extends below the base of each window to frame panels of vertical tongue-and-groove wood cladding (diagonal on the westerly bay). Toward the southern end of the west elevation is a small service porch, covered by a shed roof, and with a cut-out wood handrail that matches the front porch railing. The door at this location is wood-paneled at the lower portion with a single rectangular light in the upper portion. There is a second service porch on the east side of the house, which appears to be non-original and may have been constructed when a larger open porch area projecting from the rear façade of the house was enclosed. This rear porch has slightly different windows (i.e., with muntins) and detailing when compared to the remainder of the house. An enclosure, apparently to cover ventilation shafts, is attached to the southern end of the west elevation.

Detached Garage Features

The property has a detached one-car garage at the east side of the property. It is a simple gable-roofed structure with wood lap siding and an overhead solid-wood door. Based on City permit records, the garage was built in 1993. Behind the garage is a covered work area. A garage that was previously constructed closer to the rear of the site in 1919 is no longer extant.

Documented Changes to the Property

Permit records do not indicate any changes to the house; however, there appear to have been some modifications over time including the early enclosure of a formerly open rear porch (shown dashed on the 1894 Sanborn Map and solid on subsequent maps except the most recent 1931 and 1951 maps; see Attachment A), creation of a new service porch on the east side of the house and enclosure of ventilation equipment at the southern end of the west elevation. The property lines have been modified over the years, first in 1945 to separate the house from the adjacent southerly house that was built on the same lot in 1911 and, later, the front yard was reduced by ten feet when Del Mar Boulevard was widened in the late 1950's.

Current Conditions, Use, and Proposed Plans

The property is currently in a good state of preservation. The sunburst detail in the gable-end of the polygonal bay is being repaired and will be re-installed. The vehicular and pedestrian gates at the eastern end of the property are also in the process of being repaired. Staff is unaware of any other future plans or changes to the property.

Historical Overview

Late 19th/Early 20th Century Development

The late 19th/early 20th century development period in Pasadena occurred generally between 1883 and 1904. This period was marked by a residential building boom caused by the extension of rail lines to the area as well as technological advancements that were reflected in the designs of buildings such as balloon framing and mass production of construction products including windows, doors, siding, roofing and decorative details. During this period, Pasadena had a large number of businesses devoted to the building trades including lumber yards, brick-making factories and planing mills. Pattern books geared toward contractors, builders and designers also affected vernacular residential designs of this era in the City's history.

Queen Anne Style

The Queen Anne Style was developed by Scottish architect Richard Norman Shaw and, as indicated in the multiple property documentation form "Late 19th and Early 20th Century Development and Architecture in Pasadena" (Teresa Grimes & Laura Vanaskie, 2010), "referenced medieval building forms and displayed dramatic roofs with steep gables, half-timbering, asymmetrical plans, and multi-textured, multi-colored walls." Typical features include irregular plans with asymmetrical massing; wood clapboard and/or shingle siding; tongue-and-groove base skirting, sometimes on the diagonal in framed panels; hipped and/or gabled roof forms; half-width or wrap-around front porches; narrow, tall double-hung windows; and decorative millwork.

ANALYSIS:

The house at 324 South Euclid Avenue is eligible for landmark designation under Criterion C, (PMC §17.62.040.C.2), 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.

The house exhibits the distinctive characteristics of the Queen Anne style, as described in the Multiple Property Documentation Form, "Late 19th and Early 20th Century

Development and Architecture in Pasadena” (Teresa Grimes & Laura Vanaskie, 2010). The registration requirements for single-family residences state:

To be eligible for listing under Criterion C, single-family residences must be rare or notable examples of a master architect or builder, or rare or notable examples of one of the subtypes described above. They must possess architectural integrity and the essential character-defining features of the style or type. In particular, the retention of the original roof form, wall materials, fenestration patterns, and their component parts is required... The historic design, workmanship, feeling, and materials must be strongly present in the evaluation of integrity.

Secondary buildings such as carriage houses should also be included in nominations, if they were present during the period of significance and retain integrity. Likewise landscape elements characteristic of the period such as Canary Island date palms should be identified as character-defining features.

Buildings with reversible alterations to the exterior such as the removal or replacement of decorative elements such as iron work along roof crests or wood porch posts should not be automatically excluded from consideration given the limited number of resources remaining. However, an accumulation of minor alterations may render a residence ineligible. Buildings originally sheathed in wood such as shingle or clapboard that have been stuccoed should not be considered eligible. Due to the age of these buildings, the replacement of some materials is expected. Given the modest size of some of these residences, many have been expanded by additions and wings. So long as these are located on rear elevations and are clearly secondary to the original portion in size, scale, and height the building should remain eligible.

The property exhibits the essential character-defining features of the Queen Anne style as described above. It is a notable example of the style due to the extensive ornamentation present on a relatively small-scale example of the style, and is specifically mentioned as such in the multiple property documentation form’s discussion of the style. The house has been determined eligible for landmark designation on multiple occasions, including historic resources surveys in 1983, 2000, 2004 and 2010. The property has architectural integrity (its ability to demonstrate why it is significant) through its location, design, setting, materials, workmanship and feeling, as follows:

- Location: The building is in its original location.
- Design: The building retains its form, plan, space, structure, and style, as described above.
- Materials: The building has all of the original materials used in its construction and the alterations that have occurred are limited to the rear of the building and are compatible in design with the house.
- Workmanship: The building demonstrates the defining characteristics of a distinct architectural movement in the City’s history.
- Feeling: The property clearly expresses the characteristics of late 19th/early 20th century residential architecture in Pasadena.

The detached garage, covered rear work area, fencing and paving on the site are all new features and are non-contributing to this designation.

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:

In some instances, owners of designated historic properties may apply to the City for a Historic Property Contract (Mills Act), 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 the local Mills Act ordinance. As a result of this program, the reduced property tax amount which comes out of the City's local share amount from the State, is a small fraction of the City's overall property tax revenue.

Respectfully submitted,



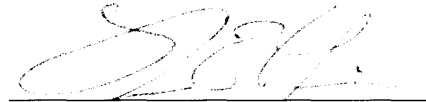
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Concurred by:



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Attachments (4):

- A. Vicinity Map & Historical Documentation (Assessor Records, 1931 & 1951 Sanborn Maps, 1993 Garage Permit)
- B. Application & Supplemental Material
- C. Photographs
- D. Effects of Landmark Designation