



Planning & Community Development Department

# Proposed Arden Road Landmark District Public Hearing

City Council Meeting  
July 22, 2019

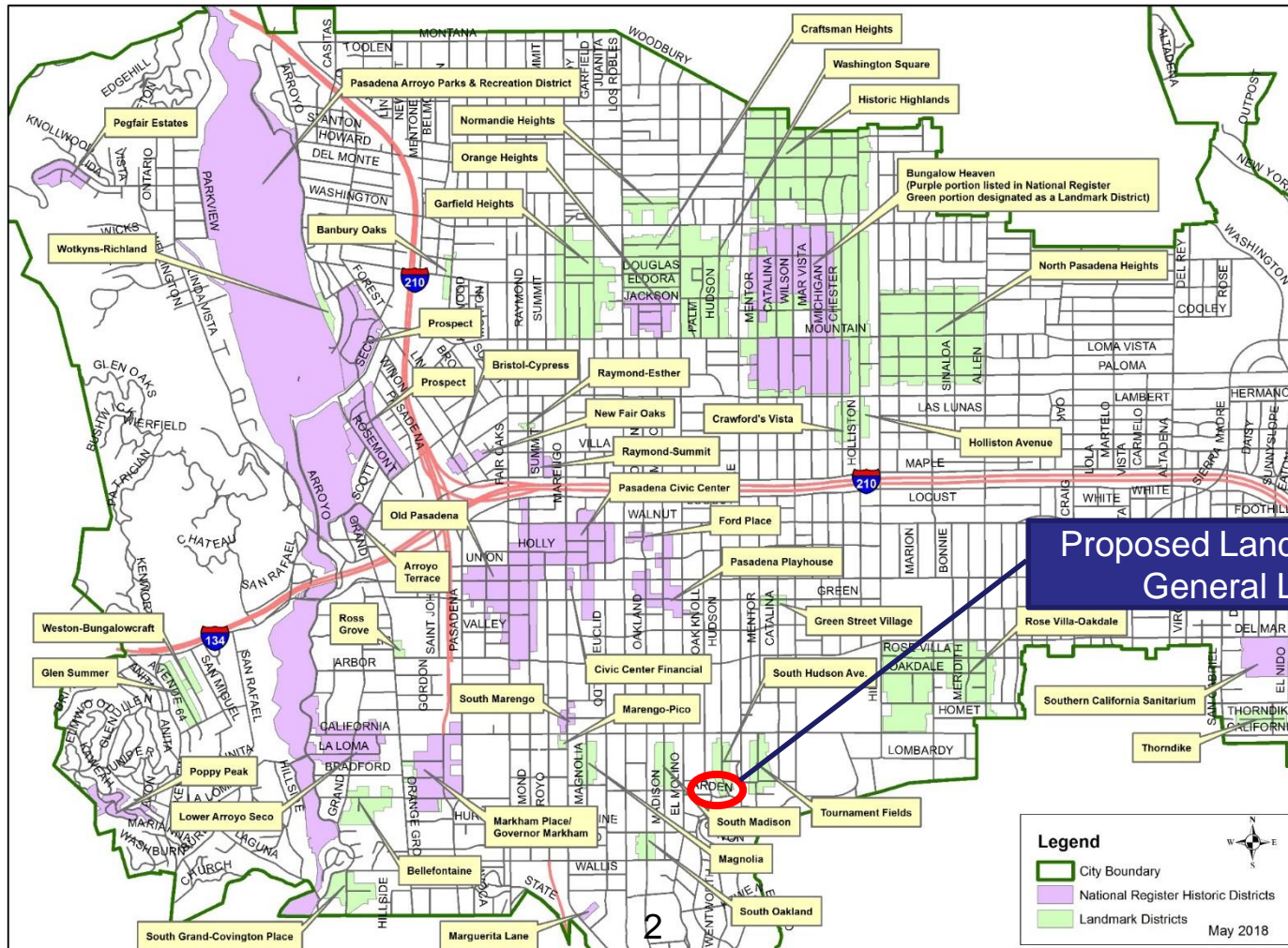




# District Vicinity Map

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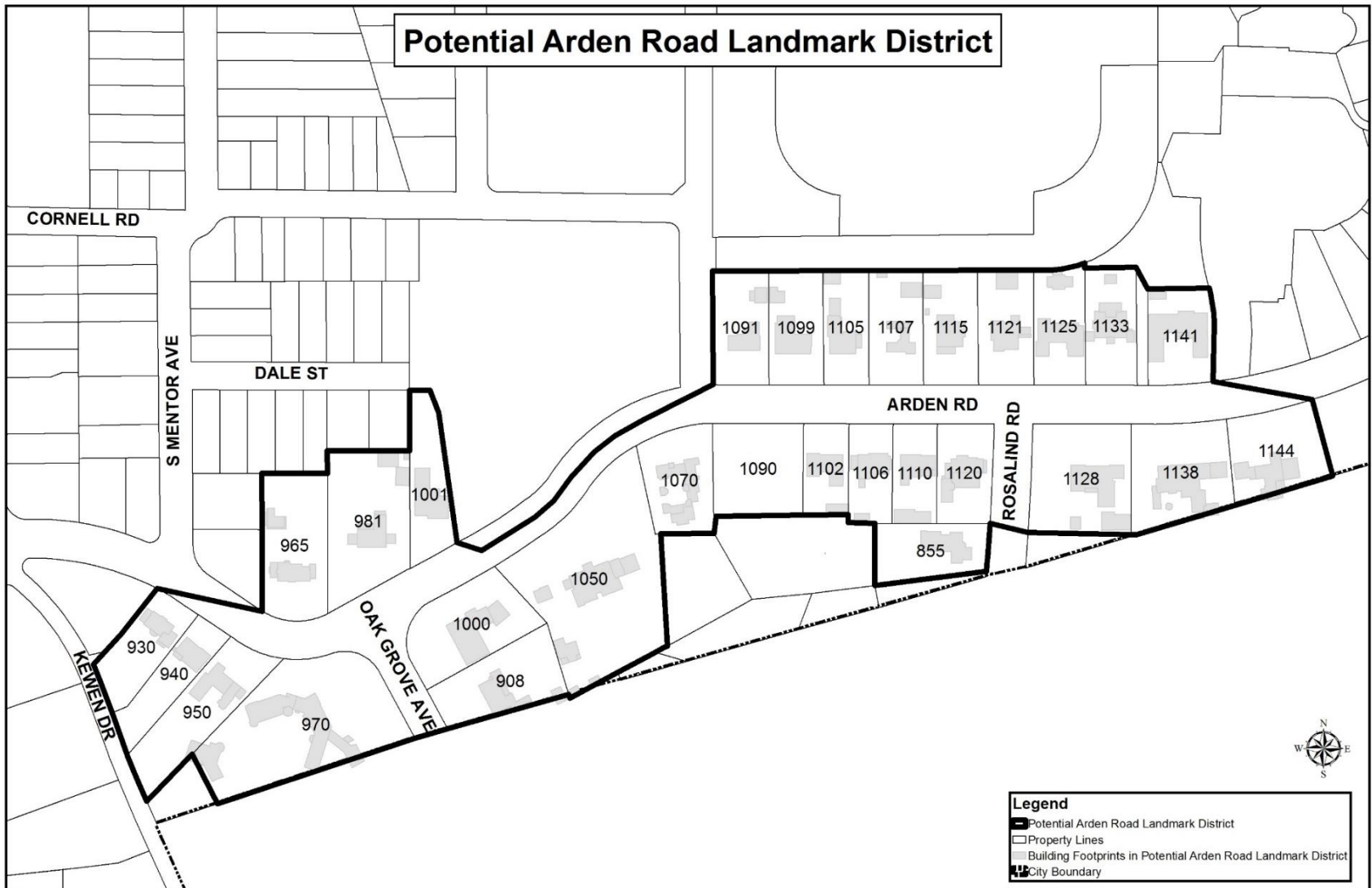
## Historic & Landmark Districts





# Proposed District Boundaries

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# Landmark District Description

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- 28 Properties (75% contribute to significance)
- All single-family residences in RS-2 & RS-4 Zoning Districts
- Period of Significance: 1917 -1930
- Represents context of architecture and development patterns identified in historic context report prepared for the Period Revival era in Pasadena



# Example Contributing Buildings: Colonial Revival Style (4 Properties)

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981 Arden Rd., 1922, G. Lawrence Stimson



1091 Arden Rd., 1918, G. Lawrence Stimson



1099 Arden Rd., 1921, Frederick Kennedy, Jr.



1115 Arden Rd., 1903 (remod. 1925), John C. Austin (1903)



# Example Contributing Buildings: Monterey Revival Style (4 Properties)

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1102 Arden Rd., 1929, C.R. Wicks



1106 Arden Rd., 1929, C.R. Wicks



1128 Arden Rd., 1930, likely by C.R. Wicks



1138 Arden Rd., 1929, Roland Coate



# Contributing Buildings: Spanish Colonial Revival Style (4 Properties)

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940 Arden Rd., 1925, Wallace Neff



950 Arden Rd., 1928, Wallace Neff



1110 Arden Rd., 1928, C.R. Wicks



1144 Arden Rd., 1926



# Example Contributing Buildings: Tudor Revival Style (3 Properties)

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970 Arden Rd., 1929, Garrett Van Pelt, Jr.



1050 Arden Rd., 1912 (remod. 1930), Edward M. Fowler & W.W. Warren



1121 Arden Rd., 1909 (remod. 1925), John C. Austin

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# Example Contributing Buildings: Other Styles (6 Properties)

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1105 Arden Rd., 1917, Marston & Van Pelt



855 Rosalind Rd., 1926, Everett Phipps Babcock



965 Arden Rd., 1923, L.C. Brockway



930 Arden Rd., 1924, Wallace Neff



# Example Non-contributing Buildings (7 Properties)

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1001 Arden Rd., 1952



1070 Arden Rd., 1961, Bob Ray Offenhauser (may be indiv. eligible)



1025 Arden Rd., 1948 (remod. 1996)



1133 Arden Rd., 2017



# Landmark District Evaluation

## Planning & Community Development Department

- Applicant: Amy Kessel with majority support of property owners in neighborhood (owners of 15 of 28 support; 54%).
- Qualifies for Landmark District designation because:
  - > Represents architectural styles and development patterns recognized as significant in historic context report prepared for Period Revival era in Pasadena
  - > Wide range of period revival architectural styles including Colonial Revival, Spanish Colonial Revival, Monterey Revival, Tudor Revival, French Eclectic, Italian Renaissance Revival and Neoclassical Revival
  - > Significant architects include Wallace Neff, L.C. Brockway, Garrett Van Pelt Jr., G. Lawrence Stimson, Frederick Kennedy Jr., Marston & Van Pelt, John C. Austin, Everett Phipps Babcock, Robert Ainsworth and Roland Coate
  - > 75% of properties (21 of 28) contribute to significance
- Historic Preservation Commission recommended approval of the designation at December 4, 2018 meeting.
- Planning Commission recommended approval at March 13, 2019 meeting.



# Zoning Map Amendment Findings

## Planning & Community Development Department

- **Consistent with General Plan**
  - > Guiding Principle 2: “Pasadena’s historic resources will be preserved. Citywide, new development will be in harmony with and enhance Pasadena’s unique character and sense of place. New construction that could affect the integrity of historic resources will be compatible with, and differentiated from, the existing resource.”
  - > Goal 8: “Preservation and enhancement of Pasadena’s cultural and historic buildings, landscapes, streets and districts as valued assets and important representations of its past and a source of community identity, and social, ecological and economic vitality.”
- **Would not be detrimental to the public interest, health, safety, convenience, or general welfare of the City.**
  - > District would preserve the historic character of the area and ensure that future change is managed in a way that is compatible with that character.



# Landmark District Process

Planning & Community Development Department

- Neighborhood Meeting (March 31, 2016)
- Submit Application with Preliminary Petition (October 19, 2018)
- Historic Preservation Commission Public Hearing and Workshop (December 4, 2018)
- Planning Commission Public Hearing (March 13, 2019)
- City Council Public Hearing
- City Council Adoption of Zone Change Ordinance/Zoning Map Change



# Recommendation & Effects

Planning & Community Development Department

- Staff recommendation: Approve designation of Arden Road Landmark District Overlay Zone
- Effects of historic designation:
  - > Future protection of exterior features visible from street from inappropriate alteration or demolition
  - > Eligible to apply for Historic Property Contract (Mills Act)
  - > Eligible to use State Historical Building Code



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