

# Agenda Report

**TO: CITY COUNCIL** **DATE: OCTOBER 7, 2002**  
**FROM: CITY MANAGER**  
**SUBJECT: NOMINATION OF THE CLARK RESIDENCE, 1780 DEVON ROAD,  
FOR DESIGNATION AS A LANDMARK**

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## **CITY MANAGER'S RECOMMENDATION:**

It is recommended that the City Council:

1. Acknowledge that the application for designation of the Clark Residence, 1780 Devon Road, as a landmark is categorically exempt from the California Environmental Quality Act (Class 31);
2. Find that the Clark Residence meets criteria A, D, E, and F for landmark designation in §2.75.130 of the Pasadena Municipal Code; as recommended by the Cultural Heritage Commission;
3. Approve the attached resolution designating the Clark Residence as a landmark (ATTACHMENT 1);
4. Authorize the Mayor to execute the attached declaration of designation (ATTACHMENT 2);
5. Direct the City Clerk to record the declaration with the Los Angeles County Recorder.

## **CULTURAL HERITAGE COMMISSION RECOMMENDATION:**

The Commission voted unanimously to recommend that the City Council find that the Clark Residence meets the criteria for designation as a landmark and approve the designation.

## **BACKGROUND:**

### Nomination:

On July 29, 2002, staff received an application submitted by Carmelle Clark Knudsen, daughter of the original owner of the house, John Paul Clark, to designate this Richard Neutra-designed residence as a landmark. John Paul Clark lived in the house until it

recently sold to a new owner, Miriam Kelly, who supports the landmark nomination filed by the Clark family.

Review by the Cultural Heritage Commission:

On August 19, 2002, following notification of surrounding property owners, the Cultural Heritage Commission held a public hearing to consider the request and recommended approval to the City Council.

Description and Analysis:

The Clark Residence was completed in 1957, with a small breakfast room addition also designed by Neutra in 1959. The design is characterized by large expanses of white stucco walls contrasted with extensive bands of windows approximately half of the wall height or full length ceiling-to-floor. Broad cantilevered roof sections and wooden trellises shade windows to provide filtered sunlight. The house is complemented by Japanese gardens designed by landscape architect Isamu Wanatabe. The house is notable for the integrity of both the exterior and interior finishes, and the retention of custom designed furniture, fixtures and window frames.

For more detailed information on the Clark Residence and architectural significance, the statement of significance to the Cultural Heritage Commission is attached (ATTACHMENT 3).

The Commission found that the Clark Residence is a significant historic resource for four reasons:

- Its character, interest, and value as part of the heritage of the City because it highlights Pasadena as a city of innovation and progressive architectural design principles (Criterion A, §2.75.130);
- Its exemplification as a locally rare example of modern residential design and a signature example of the California Modern house/International Style, an avant-garde style that employs contemporary materials and technology (Criterion D, §2.75.130);
- Its exemplification of the best remaining architectural example in the neighborhood, where other houses of similar vintage have been altered or destroyed (Criterion E, §2.75.130);
- Its identification as the work of Richard Neutra, internationally recognized as one of the foremost architects of the 20<sup>th</sup> Century (Criterion F, §2.75.130).

Landmark Designation:

To date, Pasadena has designated 50 historic landmarks and treasures. The last designation was in 2001. If a property is declared a landmark, or if it is merely found to meet the criteria for landmark designation, exterior alterations or proposals for demolition are reviewed by the staff or the Commission for compliance with the Secretary of the Interior's Standards for Rehabilitation. Proposals that do not meet these Standards can


be delayed for a maximum of 405 days while preservation efforts are considered. Proposals for alterations that meet the Standards are approved.

The designation has no legal effect on zoning, land use, or the sale of the property.

### FISCAL IMPACT

A decision on the designation will have a negligible effect on revenues to the City. The General Fee Schedule exempts designated landmarks from fees for Certificates of Appropriateness (permits) from the Cultural Heritage Commission (except for applications to demolish a building). The City does not, however, waive any other fees (e.g., plan check, construction tax) for projects affecting designated landmarks. Some staff time may be needed if there is a proposal to expand or alter the residence in the future.

Respectfully submitted,

  
CYNTHIA J. KURTZ  
City Manager

Prepared by:

  
Robert Avila  
Associate Planner

Approved by:

  
Richard Bruckner, Director  
Planning & Development Department

Attachments:   1. Resolution  
                    2. Declaration of Designation  
                    3. Statement of Significance