

# Agenda Report

**TO: CITY COUNCIL                      DATE: NOVEMBER 24, 2003**

**FROM: CITY MANAGER**

**SUBJECT: PUBLIC HEARING: NOMINATION OF 1275 EAST GREEN STREET  
FOR DESIGNATION AS A LANDMARK**

**CITY MANAGER'S RECOMMENDATION:**

It is recommended that the City Council, following a public hearing:

1. Acknowledge that the application for a landmark designation is categorically exempt from the California Environmental Quality Act.
2. Find that the commercial building at 1275 East Green Street meets Criterion 3 of Section 17.52.040, P.M.C., for its significance as an exceptional example of early adaptive use of a dwelling into a medical office and a representative example of Mission Revival style in a medical office property type; and
3. Approve the designation of the property as a landmark;
4. Adopt a resolution designating the property as a landmark (ATTACHMENT A);
5. Authorize the Mayor to execute the attached declaration of designation (ATTACHMENT B); and
6. Direct the City Clerk to record the declaration with the Los Angeles County Recorder.

**HISTORIC PRESERVATION COMMISSION RECOMMENDATION:**

On October 6, 2003, the Commission voted unanimously to recommend that the City Council designate 1275 East Green Street a landmark.

**BACKGROUND:**

Nomination Application

The owner of the property at 1275 East Green submitted an application for landmark designation of the house on July 30, 2003.

### Public Notice

Notice of a public hearing by the Historic Preservation Commission to review the nomination was posted and mailed to property owners within a 300-foot radius of the nominated property.

### Review by the Historic Preservation Commission

On October 6, 2003, the Historic Preservation Commission held a public hearing to consider whether the property met the criteria for designation as a landmark and to forward a recommendation to the City Council. At that meeting the Commission found that the property meets landmark criterion 3 based on the significance of the building as an early adaptive use project and as a representative example of Spanish Colonial Revival design in a commercial structure.

### Description

The nominated property is a commercial building with a Green Street frontage that was constructed in 1926 onto the front of a single-family dwelling, which was moved from the corner of Chester/Green. At that time, the entire property was adapted to a medical office use with the house divided and rehabilitated on the interior. A 16 ft. x 65 ft. addition was constructed on the west elevation in 1928.

The 1926/28 addition to the front of the building is a one-story, four-bay, asymmetrical, Mission Revival design with a side gable roof with tile cladding and exterior walls of smooth-finish stucco. It has deeply recessed openings. The front entry is a wide opening with a segmental arch and molded surround. Within the opening three steps access the wide plank door with a vertically oriented window in the upper portion that also has a segmental arch at the top. On either side of the entry are sidelights with wood double-hung windows within semi-circular arched openings with sloping sills. A flattened Mission gable surmounts this bay of three openings. "Burns R. Eastman M.D." and "1926" are inscribed on the wall above the door. The bays on either side of the entry bay have openings with inverted elliptical corners with a tripartite system of windows consisting of a fixed window with casement sidelights and three-part transom. A bay to the west on the front elevation is the 1928 extension of the building. It had another recessed entry, but the recent rehabilitation of the building included infill of the opening. The original molded surround is intact and the new double hung window is deeply recessed to match the inset of other openings.

The rear portion of the building, which is the 1894 dwelling, which was adapted to medical office rooms, is a one-story structure with a hip roof with composition shingles and smooth stucco walls. The east elevation faces the parking lot and has a wood door with a semi-circular top that is the main access to the building. Windows are wood double-hung and were probably installed in the 1926 rehabilitation.

### Significance

The Commission evaluated the property under Criterion 3 because of its architectural significance. Consideration was also given to Criterion 2 because of the association of the original owner, Burns R. Eastman, with the property. However, the Commission concluded that the building's design, property type and associated architect provide the most rational basis for designating 1275 East Green Street a landmark.

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The building, designed by Glenn Elwood Smith, "embodies the distinctive characteristics of a locally significant history resource property type, architectural style and period" and "represents the work of an architect. . .who is locally significant." Glenn Elwood Smith (1894-1976) is a notable architect who designed many buildings in Pasadena and surrounding communities, and as far away as San Francisco. He is most known for his residential buildings and for his creative interpretation of the Spanish Colonial architectural style. His non-residential building designs in Pasadena include the Schmider Building (sw corner Parkwood/Colorado; 1924; demolished), Oversen Building (871 E. Washington; 1925), Lamanda Park Masonic Lodge (17 S. Sierra Madre; 1926), Ives & Warren Mortuary (100 N. Hill; 1929), and Chapel of Roses (61 N. Hill; 1945). The Burns R. Eastman building is virtually intact and the only commercial design that has a strong reference to the Mission Revival style.

Although the front portion of the building is significant alone as the most intact commercial building designed by Smith in the Mission Revival style during the period of significance for the style, as an adaptive use project of the early 1920s, the entire structure is an excellent example of a residential building with a later, commercial structure with a zero-lot-line setback built onto the front. Although there are several examples of this property type in commercial areas throughout the city, this building is the most significant of those that have been identified in previous studies of commercial architecture in Pasadena.

#### Landmark Designation

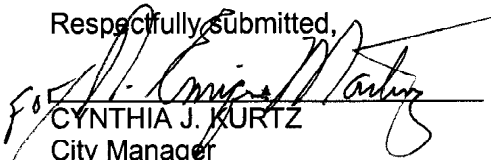
To date, Pasadena has designated 53 landmarks and historic monuments. When a property is designated as a landmark, it is protected from inappropriate alterations and demolition. The Historic Preservation Commission or staff reviews exterior alterations for compliance with the Secretary of the Interior's Standards for Rehabilitation. The Commission may deny demolition of the building.

The designation has no legal effect on zoning, land use, or the sale of the property. The City applies the State Historical Building Code to work affecting designated landmarks. Owners of designated landmarks may apply to the City for a Mills Act contract.

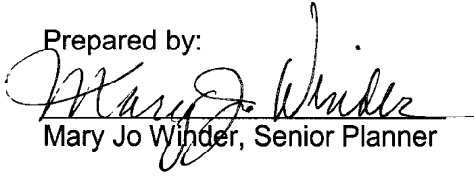
#### **FISCAL IMPACT**

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 Historic Preservation Commission. 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 a designated structure. Owners of properties formally designated as landmarks (or listed in the National Register of Historic Places) that enter into a Mills Act agreement with the City receive a property tax reduction, which reduces property tax revenues to the City.

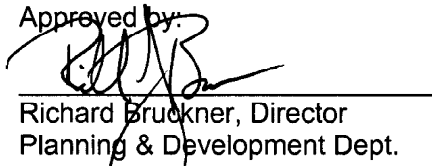
Respectfully submitted,

  
CYNTHIA J. KURTZ  
City Manager

Prepared by:

  
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Approved by:

  
Richard Bruckner, Director  
Planning & Development Dept.

ATTACHMENTS:

- A. Resolution
- B. Declaration of Designation
- C. Photographs