

Agenda Report

TO: CITY COUNCIL **DATE:** September 13, 2004
FROM: CITY MANAGER
SUBJECT: ZONE CHANGE TO DESIGNATE A LANDMARK DISTRICT
OVERLAY FOR THE NORMANDIE HEIGHTS LANDMARK
DISTRICT (COUNCIL DISTRICT 3)

RECOMMENDATION

It is recommended that the City Council:

1. Acknowledge that the application for a zone change to create a landmark district is categorically exempt from environmental review pursuant to the guidelines of the California Environmental Quality Act, (Section 15308: Class 8, Actions by Regulatory Agencies for Protection of the Environment).
2. Acknowledge the decision of the Historic Preservation Commission on April 19, 2003, that the Normandie Heights Landmark District meets the criteria for designation (§17.52.40 P.M.C.).
3. Acknowledge the finding of the Planning Commission that the proposed zone change is consistent with the General Plan (Objective 6 of the Land-use Element, "to promote preservation of historically and architecturally significant buildings and revitalization of traditional neighborhoods.") and the purposes of the zoning ordinance (P.M.C. §17.04.030, "preserve the character and quality of residential neighborhoods.").
4. Approve the landmark district, the zoning map overlay and the chapter amendment to the Design Guidelines for Historic Districts for the Normandie Heights Landmark District, LD-7.
5. Direct the City Attorney to prepare an ordinance amending the official zoning map of the City of Pasadena established by Section 17.08.040 of the Pasadena Municipal Code to designate the landmark district with the LD-7 overlay zone.

RECOMMENDATION FROM THE HISTORIC PRESERVATION COMMISSION

On April 19, 2004, the Historic Preservation Commission determined that the proposed district meets the criteria in §17.52.040 P.M.C. for establishment of a landmark district and voted unanimously to recommend approval of the

amendment to the zoning map and the designation to the Planning Commission and the City Council.

RECOMMENDATION FROM THE PLANNING COMMISSION

Following a public hearing on July 14, 2004, the Planning Commission found that the proposed zone change to create a landmark district is consistent with the General Plan and the purposes of the zoning ordinance and voted unanimously to recommend that the City Council approve the amendment to the zoning map for the Normandie Heights Landmark District.

BACKGROUND

Since 1989, the City has designated six landmark districts: Bungalow Heaven, Garfield Heights, Banbury Oaks, Washington Square, South Oakland and Ross Grove. On March 1, 2004, at a noticed public hearing, the Historic Preservation Commission reviewed the application for the Normandie Heights Landmark District. It continued the hearing, after considerable discussion, to allow time to further study the proposed boundaries and the district's contributing and non-contributing properties. On March 29, 2004, Commissioners Randy Shulman and Marcia Sola met with representatives of the neighborhood and staff to determine an appropriate recommendation for the designation. The attached map (Attachment A) is a result of this study. The amended district boundaries encompass seven additional properties to the originally proposed district, which included Rio Grande Street from Los Robles to El Molino, 1404 and 1440 N. Los Robles Avenue, and 507 and 555 E. Washington Blvd. The added properties are: 485-87 and 585 E. Washington (non-contributing), 475 and 595 E. Washington (contributing), and 1409, 1431 and 1445 N. El Molino (contributing). 475 and 595 E. Washington Blvd. are bungalow courts that are of the same period of significance as the single-family houses in the district.

As part of the landmark district, owners of properties within the landmark district area will be subject to the same regulations that apply to the properties in all other existing landmark districts. If the City Council approves the designation, major changes to the exterior of houses and construction of new buildings visible from the public right-of-way and demolition will be required to comply with the City's *Design Guidelines for Historic Districts*.

DESCRIPTION

Construction Dates: The contributing buildings in the proposed district were constructed between 1909 and 1940.

Architectural Styles: The representative styles are examples of the period and include: Craftsman Bungalow, two-story Arts and Crafts and Colonial Revival.

Environmental Setting: Streets lined primarily with large mature oak and carob trees in parkway lawn; modest front yard set backs with open front lawns; detached garages at rear of property.

Zoning: RS-6 (Single family)/RM-32 (multi-family).

General Plan: Low-density residential/medium-high density residential.

ANALYSIS

Proposed Boundaries: The proposed district has 55 properties and includes both sides of Rio Grande Street from numbers 452 to 640; 475 to 507 and 555 to 595 E. Washington Boulevard; 1409 to 1445 N. El Molino Avenue and 1404 and 1440 N. Los Robles Avenue. The properties on E. Washington Boulevard create an irregular boundary to the district. This boundary, however, is intended to omit most of the large, non-contributing properties on that block-face.

Contributing Properties: Of the 55 properties in the proposed district 67 percent are contributing. This percentage exceeds the minimum required percentage of 60 percent for designation. The area has not been surveyed previously except for portions of N. Los Robles Avenue.

Significance: The district has a high concentration of architecturally intact structures representing residential buildings constructed during the period 1909-1940. The area has both vernacular and architect-designed houses. The proposed district includes at least two houses that are eligible for individual landmark designation, 1440 N. Los Robles (Sylvanus Marston) and 507 E. Washington (Edward Williams, attr.) and two houses by Robert F. Foss, a notable builder in the city. A 1985 survey of N. Los Robles Avenue identified 1440 N. Los Robles as a potential landmark.

Consent of Property Owners: The application for the landmark district includes a petition signed by 53 percent of property owners. The Pasadena Municipal Code requires a majority to support the designation.

GENERAL PLAN AND ZONING CONSISTENCY

The area is low-density residential. The proposed designation is consistent with the General Plan and will advance the objectives of the Land Use Element, e.g., Objective 6 "promote(s) preservation of historically and architecturally significant buildings and revitalization of traditional neighborhoods."

The zoning designation is RS-6 except 1340 E. Washington Blvd, which is RM-32. The application is consistent with the purposes of the zoning code, which includes goals to preserve residential neighborhoods.

PUBLIC NOTICE

City staff has sent notices about the public hearing to all property owners within the district amendment area and within 300 feet of the proposed boundaries. The Historic Preservation Commission and Planning Commission hearings were also noticed in the same manner.

ENVIRONMENTAL DETERMINATION

This zone change application is categorically exempt under the California Environmental Quality Act, Class 8 Actions by Regulatory Agencies for Protection of the Environment.

FISCAL IMPACT

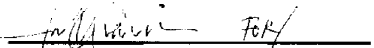
The City's General Fee Schedule exempts fees for design review in landmark districts. Fees will continue to be collected for all other City entitlements, plan checks, permits, and taxes. Because the expected number of design review applications is in the range of 1-4 per year, the long-term cost of this service to the City is minimal.

Respectfully submitted,



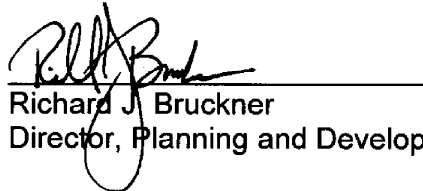
Cynthia J. Kurtz
City Manager

Prepared by:



Mary Jo Winder, Senior Planner

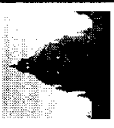
Approved by:



Richard J. Bruckner
Director, Planning and Development

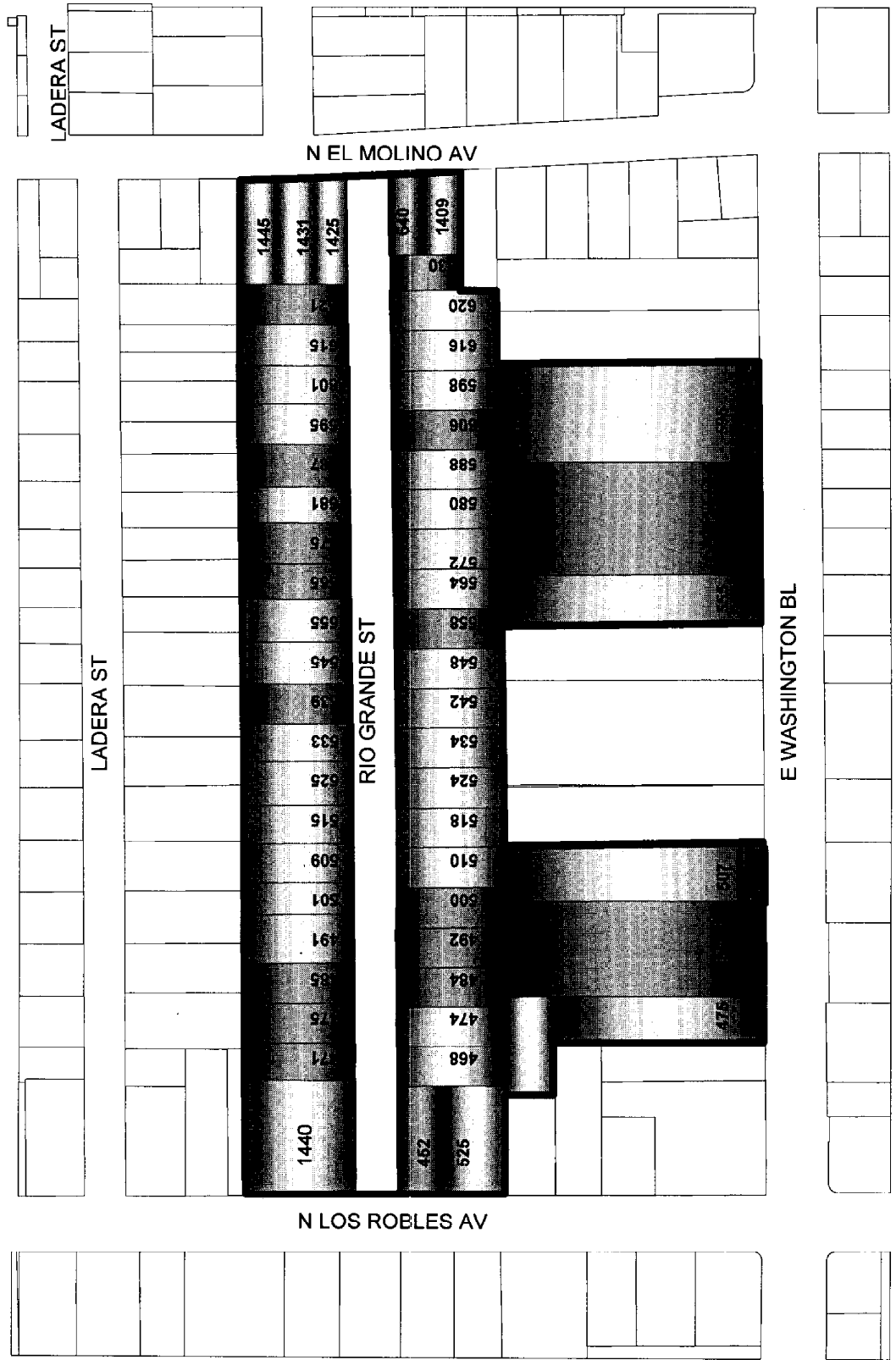
- Attachment A: Map of Proposed Landmark District
- Attachment B: Legal Description
- Attachment C: Inventory of Properties
- Attachment D: Design Guidelines Chapter

ATTACHMENT A



PROPOSED LANDMARK DISTRICT ZONING OVERLAY

NORMANDIE HEIGHTS



- District Boundary
- Contributing
- Noncontributing

ATTACHMENT B

EXHIBIT 'A'

LEGAL DESCRIPTION
Normandie Heights Landmark District

Lots 1 through 41, Lot 43 and a portion of Lots 42 and 44 of Normandie Heights, in the City of Pasadena, County of Los Angeles, State of California per map recorded in book 8, Page 155 of Maps in the office of the County Recorder of said county together with that portion of Rio Grande Street (formerly known as Pleasant View Street) adjacent to said Lots, together with that portion of Block M of the Subdivision of Lands belonging to J.H. Painter and B.F. Ball per map recorded in Book 4, Page 549 Miscellaneous Records in said County Recorder described as a whole as follows.

Beginning at a point on the north line of Lot 1 of said Normandie Heights with a line that is parallel with and 5.00 feet east of the west line of said Lot 1;

thence easterly along the north line of said Lots 1, 3, 4, 5, 7, 9, 11, 13, 15, 17, 19, 21, 23, 25, 27, 29, 31, 33, 35, 37, 39, 41 and 43 to the northeast corner of said Lot 43;

thence southerly along the east line of said Lots 43 and 44 of said Normandie Heights to a line that is parallel with and 43.75 feet north of the south line of said Lots 44 and 42 of said Normandie Heights;

thence Westerly along said parallel line to the west line of said Lot 42;

thence Southerly along said west line to the southwest corner of said Lot 42;

thence Westerly along the south lines of said Lots 40 and 38 to the a line that is parallel with and 1061.00 feet east of the west line of said Block M;

thence Southerly along said parallel line to a line that is parallel with and 12.50 feet north of the south line of said Block M;

thence Westerly along said parallel line to a line that is parallel with and 726.00 feet east of the west line of said Block M;

thence Northerly along said parallel line to the south line of Lot 24 of said Normandie Heights;

thence Westerly along the south lines of said Lots 24, 22, 20, 18, 16, and 14 of said Normandie Heights to a line that is parallel with and 451.00 feet east of the west line of said Block M;

thence Southerly along said parallel line to a line that is parallel with and 20.00 feet south of said Lots 12, 14 and 16 of Normandie Heights;

thence Easterly along said parallel line to a line that is parallel with and 458.00 feet east of the west line of said Block M;

thence Southerly along said parallel line to a line that is parallel with and 12.50 feet north of the south line of said Block M, said line also being the north line of Washington Boulevard, 75.00 feet wide;

thence Westerly along said parallel line and said north line of Washington Boulevard to a line that is parallel with and 204.00 feet east of the west line of said Block M;

thence Northerly along said parallel line to the a line that is parallel with and 264.50 feet north of the south line of said Block M;

thence Westerly along said parallel line to a line that is parallel with and 140.50 feet east of the west line of said Block M;

thence Northerly along the parallel line to a line that is parallel with and 330.00 feet north of the south line of said Block M;

thence Westerly along said parallel line to a line that is parallel with and 10.00 feet east of the west line of said Block M;

thence Northerly along said parallel line to south line of Rio Grande Street (formerly known as Pleasant View Street as shown on said Normandie Heights;

thence northwesterly to a point on the south line of Lot 2 of said Normandie Heights, said point being on a line that is parallel with and 5.00 feet easterly of the west line of said Lots 2 and 1;

thence Northerly along said parallel line of Lots 2 and 1 to the Point of Beginning.

ATTACHMENT C

NORMANDIE HEIGHTS LANDMARK DISTRICT INVENTORY

Address	Date	Cont/Non-cont.	Comments
1409 N. El Molino	1924	Cont.	
1425 N. El Molino	c1920	Cont.	
1431 N. El Molino	1923	Cont.	
1445 N. El Molino	1923	Cont.	
1404 N. Los Robles	1907	Cont.	
1440 N. Los Robles	1911	Cont.	
452 Rio Grande	c1960	Non-cont.	Outside period of significance
468 Rio Grande	1941	Cont.	
471 Rio Grande	c1990	Non-cont.	Outside period of significance
474 Rio Grande	1937	Cont.	
475 Rio Grande	c1990	Non-cont.	Outside period of significance
484 Rio Grande	c1970	Non-cont.	Outside period of significance
485 Rio Grande	c1980	Non-cont.	Outside period of significance
491 Rio Grande	1916	Cont.	
492 Rio Grande	c1980	Non-cont.	Outside period of significance
500 Rio Grande	c1915	Non-cont.	Altered; lacks arch. Integrity
501 Rio Grande	1923	Cont.	
509 Rio Grande	1920	Cont.	
510 Rio Grande	1922	Cont.	
515 Rio Grande	1924	Cont.	
518 Rio Grande	1915	Cont.	
524 Rio Grande	1915	Cont.	
525 Rio Grande	1922	Cont.	
533 Rio Grande	1915	Cont.	
534 Rio Grande	1913	Cont.	
539 Rio Grande	c1920	Non-cont.	Altered; lacks arch. Integrity
542 Rio Grande	1922	Cont.	
545 Rio Grande	1923	Cont.	
548 Rio Grande	1924	Cont.	
555 Rio Grande	1921	Cont.	
558 Rio Grande	c1925	Non-cont.	Altered; lacks arch. Integrity
563 Rio Grande	c1930	Non-cont.	Altered; lacks arch. Integrity
564 Rio Grande	1922	Cont.	
572 Rio Grande	1923	Cont.	
575 Rio Grande	c1985	Non-cont.	Outside period of significance
580 Rio Grande	1923	Cont.	
581 Rio Grande	1921	Cont.	
587 Rio Grande	1922	Non-cont.	Altered; lacks arch. Integrity
588 Rio Grande	1922	Cont.	
595 Rio Grande	1923	Cont.	
598 Rio Grande	c1970	Non-cont.	Outside period of significance
601 Rio Grande	c1900	Cont.	
606 Rio Grande	1908	Cont.	
615 Rio Grande	c1920	Cont.	
616 Rio Grande	1908	Cont.	
620 Rio Grande	1921	Cont.	
621 Rio Grande	c1925	Non-cont.	Altered; lacks arch. Integrity
630 Rio Grande	1924	Non-cont.	Altered; lacks arch. Integrity
640 Rio Grande	1924	Non-cont.	Altered; lacks arch. Integrity

NORMANDIE HEIGHTS LANDMARK DISTRICT INVENTORY

475 E. Washington	1924		Cont.		
485-87 E. Washington	1948		Non-cont.		Outside period of significance
507 E. Washington	1909		Cont.		
555 E. Washington	1908		Cont.		
585 E. Washington	c1970		Non-cont.		Outside period of significance
595 E. Washington	1940		Cont.		

ATTACHMENT D

Normandie Heights Landmark District

Introduction

This chapter presents an historic overview of the Normandie Heights Landmark District, as well as a summary of the character defining features and design goals for infill construction.

Altering a building or designing a new building to fit into the context of a neighborhood requires careful thought. First, it is important to realize that while the landmark district conveys a certain sense of time and place associated with its history, it also remains dynamic, with alterations to existing structures and construction of new buildings occurring over time.

Historic District Background

The Normandie Heights Landmark District is a section of the City of Pasadena, which lies north of the central city. The San Gabriel Mountains dominate the northern vista, as the grade continually rises to the foothills. This area is bounded by the rear property line of properties on the north side and south sides of Rio Grande Street and includes properties that face N. Los Robles Ave. and N. El Molino Ave. at both ends of that street. Three properties that adjoin the south properties on Rio Grande addressed on Washington Blvd. are also included.

Normandie Heights is part of the area, called North Pasadena, which was annexed to the City in 1904. This annexation brought to the area, electricity, sewers and other municipal services, greatly increasing both the desirability and price of the land of North Pasadena.

The Normandie Heights tract of North Pasadena was created in 1906, two years after the 1904 annexation, by Clarence Bowen, a prominent Pasadena realtor. The new subdivision consisted of 44 lots. Mr. Bowen had purchased the parcel of land from Messrs. Painter and Ball, no doubt believing that it was a shrewd investment, considering the building boom of the time.

With subdivision of the land, Mr. Bowen graded a standard residential street, named Pleasant View, running west to east entering at Los Robles but stopping at the eastern end because of the Woodbury Creek wash, which ran diagonally across the eastern end of the subdivision. At that time, El Molino (Moline) Ave. also reached a dead-end at the wash limiting access of the street from the east. The remnants of the wash can be seen today as the picturesque arroyo, which runs through Washington Park at the southeast corner of Washington and El Molino.

The Normandie Heights tract was divided into 44 lots, most measuring 50 feet wide and 131 feet deep. Records show that sales were slow, with only a few lots selling and no structures built until 1908. In 1907, the street name was changed to Normandie Street, also shown in city directories as Normandie Court.

Most construction in the Normandie Heights Landmark District took place between 1905 and the 1920s. The majority of the modest homes along Rio Grande were built by an owner or building contractor. Prominent among them were contractors, R. F. Foss and the Shipley Brothers. On Los Robles to the north and south of Rio Grande were

Normandie Heights Landmark District

two large estates, which are extant, Normandie Heights (1913), the house designed by noted architect, Sylvanus Marston, for lumber magnate, George Ellis, and the True Estate. Both houses were featured in pictorial guidebooks of Pasadena of the time.

Typically, the modest homes lining Rio Grande were one story, covered either in shingles or clapboard siding, with hipped or gable roofs, a front porch oriented towards the street, a long Hollywood-style driveway leading to a detached single garage on the rear of the lot and, on the north side of the street, a low retaining wall along the sidewalk to level out the front lawn, since all lots slope to the south. The houses that were constructed reflect styles of the period, modest Craftsman bungalows and Colonial Revival cottages.

Camphor and California Live Oak trees were planted as street trees early on, and today, have matured to form a canopy of green the entire length of the street.

Various alterations and infill construction, mostly on subdivided lots of the estates on Los Robles, have occurred since the 1930s through the 1990s. The district, however, retains much of its original architectural integrity and presents a statement about the history of subdivision development in Pasadena how people of modest means were neighbors of the wealthy in this area.

Summary of Key Characteristics

Important features of the district include:

- Arts and Crafts and Colonial Revival vernacular houses adjacent to large estates, all

featuring details from their period of construction

- Large, mature street trees
- Important builders and architects
- Wood, frame construction
- Open front yards
- Architectural variety
- Cultural diversity

Design Goals

Neighborhood residents define goals as follows:

- Preserve the historic character, scale, material and details of the houses
- Encourage owners to appreciate, rehabilitate and maintain their homes
- Provide incentives
- Enhance property values
- Enhance quality of life and sense of permanence of community
- Preserve open front yards and natural environment