

# Agenda Report

TO: CITY COUNCIL

DATE: AUGUST 8, 2005

FROM: CITY MANAGER

SUBJECT: DESIGNATION OF 1143 N. LOS ROBLES AVENUE AS A  
LANDMARK

## RECOMMENDATION

It is recommended that the City Council:

1. Acknowledge that the designation of a historic resource is categorically exempt from the California Environmental Quality Act (§15308);
2. As recommended by the Historic Preservation Commission, find that 1143 North Los Robles Avenue meets designation criterion C in P.M.C. §17.62.040 (B) because it has architectural significance as a locally significant example of the two-story Arts and Crafts period single-family house property type.
3. Approve the designation of the property at 1143 North Los Robles Avenue as a landmark.
4. Approve the attached resolution designating 1143 North Los Robles Avenue 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.

## RECOMMENDATION FROM THE HISTORIC PRESERVATION COMMISSION

On June 20, 2005, at a noticed public hearing, the Historic Preservation Commission voted unanimously to recommend approval of the designation of 1143 North Los Robles as a landmark.

## BACKGROUND

On May 4, 2005, the property owners, Steven A. Preston & Janet Whaley, submitted an application to nominate their home, referred to in the application as the "Ker/Mahan House," for designation as a landmark. Staff evaluated the

property according to the landmark criteria in §17.62.040 of the P.M.C. and determined that the building qualifies for landmark designation under criterion "C." In reaching this decision, the staff confirmed that the property is one of 180 houses listed as individually significant in a city-wide survey of Arts & Crafts-era properties.<sup>1</sup> The staff also surveyed the neighborhood and identified this house as a good example of vernacular Arts & Crafts design in the area.

## DESCRIPTION

Built in 1911, the two-and one-half story residence is at the southwest corner of N. Los Robles and Douglas Street. The house, which is slightly over 3,000 square feet, has a boxy massing. The dominant features are the cross-gable roof and the broadly overhanging gables. The street-facing elevation is symmetrical with a gabled porch at the ground floor and at the second floor two bay windows set beneath paired gables. Centered above these bay windows is an attic window in the top gable. The porch has stucco-clad piers. The friezes in the gables have an interlacing ornament. The front porch has two oak doors. A large window next to the doors has a leaded-glass transom. The upper-story bay windows are transomed casements flanked by double-hung windows. Throughout the house, brackets and knee braces support the overhanging gables. Shingles cover the upper stories; the ground-floor is clad in siding.

Frank Hartigan (1865-1940), the developer of the house at 1143 North Los Robles, was a residential builder in the Los Angeles area in the early part of the 20<sup>th</sup> century. He financed and constructed houses ("Hartigan Houses") many of which were designed by professional architects.

## ANALYSIS

The property at 1143 North Los Robles Avenue possesses most of the seven aspects of integrity cited in the National Register Bulletin #15 (*How to Apply the National Register Criteria for Evaluation*, National Park Service): location, design, setting, materials, workmanship, feeling, and association. The municipal code also refers to this bulletin as a guide for evaluating properties proposed for a historic designation. In this case, the house possesses six of the seven aspects of integrity:

- It is in its original **location**
- The original **design** of the structure is substantially intact
- **Setting** has remained as a neighborhood of predominantly single-family and low density multi-family residential
- The **materials** used are characteristic of Arts & Crafts-era design and are original to the time of construction or have been replaced in-kind
- The structure has a strong sense of **workmanship**, as can be seen throughout the exterior.

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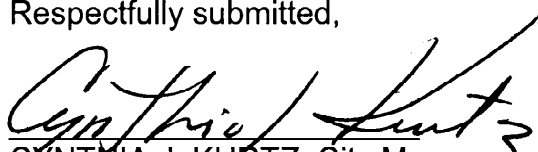
<sup>1</sup> *Historic Resources Survey of Pasadena's Arts and Crafts Period Residential Architecture*, Bricker, Winter & Tearnen (1999). This survey also identifies 611 properties in 7 historic districts.

- The overall **feeling** of the house in its setting evokes a strong sense of the period in which it was constructed.

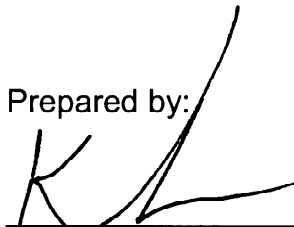
**FISCAL IMPACT**

Designation of a property does not affect revenues to the City. In some instances, though, owners of designated properties may apply to the City for Historic Property Contract, 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 a local Historic Property Contract (Mills Act) ordinance.

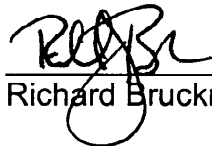
Respectfully submitted,

  
CYNTHIA J. KURTZ, City Manager

Prepared by:

  
Kevin Johnson, Assistant Planner

Approved by:

  
Richard Bruckner, Director of Planning & Development

**ATTACHMENTS**

ATTACHMENT A: Resolution

ATTACHMENT B: Declaration

ATTACHMENT C: Photographs

**RESOLUTION NO. \_\_\_\_\_**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PASADENA 1143 N. LOS ROBLES AVENUE, PASADENA, CALIFORNIA**

WHEREAS, the Historic Preservation Commission has found that 1143 N. Los Robles Avenue meets criterion C, as set forth in Section 17.62.040(B) of the Pasadena Municipal Code; and

WHEREAS, the single-family residence, at 1143 N. Los Robles Avenue is architecturally significant as a locally significant example of the two-story Arts and Crafts period single-family house property type.

WHEREAS, the owners of the property, Steven A. Preston & Janet Whaley, nominated the property for landmark designation; and

WHEREAS, the City Council may approve a recommendation from the Historic Preservation Commission to designate a landmark and evidence such approval by adopting a declaration executed by the Mayor pursuant to Subsection 17.62.050 (C) of the Pasadena Municipal Code;

NOW THEREFORE BE IT RESOLVED by the City Council of the City of Pasadena that the attached declaration of landmark designation for the house at 1143 N. Los Robles Avenue is hereby adopted.

Adopted at the \_\_\_\_\_ meeting of the City Council on the \_\_\_\_\_ day of \_\_\_\_\_, 2005 by the following vote:

AYES:


NOES:

ABSENT:

ABSTAIN:

\_\_\_\_\_  
Jane Rodriguez, City Clerk

Approved as to form:

  
\_\_\_\_\_  
Michele Beal Bagneris, City Attorney

**ATTACHMENT A**

**DECLARATION OF LANDMARK DESIGNATION FOR:**

1143 N. LOS ROBLES AVENUE  
PASADENA, CALIFORNIA

Pursuant to the provisions of Section 17.62.070 of the Pasadena Municipal Code, the City Council of the City of Pasadena by this declaration hereby designates as a LANDMARK certain real property described as:

See Exhibit "A" for legal description.

**Under Pasadena Municipal Code Section 17.62.090, all work affecting designated landmarks, except ordinary maintenance and repair, such as but not limited to new construction and additions, exterior alterations, relocation, and demolition, is subject to review by the City of Pasadena Historic Preservation Commission or Planning Director.**

DATED: \_\_\_\_\_

ATTEST:

CITY OF PASADENA  
A municipal corporation

By: \_\_\_\_\_  
Jane Rodriguez, City Clerk

Bill Bogaard, Mayor

**ATTACHMENT B**

**EXHIBIT 'A'**  
**1143 N. LOS ROBLES AVENUE**

Those portions of Lots 11 and 12 of the Douglas Tract in the City of Pasadena, County of Los Angeles, State of California as per map recorded in Book 14, Page 48 of Miscellaneous Records in the office of the County Recorder of said County, described as follows:

**BEGINNING** at the northeasterly corner of said Lot 11;

Thence South 00°00'00" East 62.00 feet along the easterly line of said Lot 11, also being the westerly line of Los Robles Avenue (70.00 feet wide) to a line parallel with and 62.00 feet south of south line of Douglas Street (60.00 feet wide);

Thence North 90°00'00" West 130.00 feet along said parallel line to the westerly line of said Lot 12;

Thence North 00°00'00" East 62.00 feet along said westerly line of Lot 12 to the northwest corner of said Lot 12;

Thence North 90°00'00" East 130.00 feet along the north line of said Lots 12 and 11, also being the south line of Douglas Street (60.00 feet wide) to northeast corner of said Lot 11, also being the **POINT OF BEGINNING**;

The above-described parcel of land contains approximately 8,060 square feet (0.185 acres).

This real property description has been prepared by me,  
or under my direction, in conformance with the Professional  
Land Surveyors Act.

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**Bernard J. McInally, P.L.S. 7629**  
Expires: 12/31/06

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Date:

# 1143 N. LOS ROBLES AVENUE



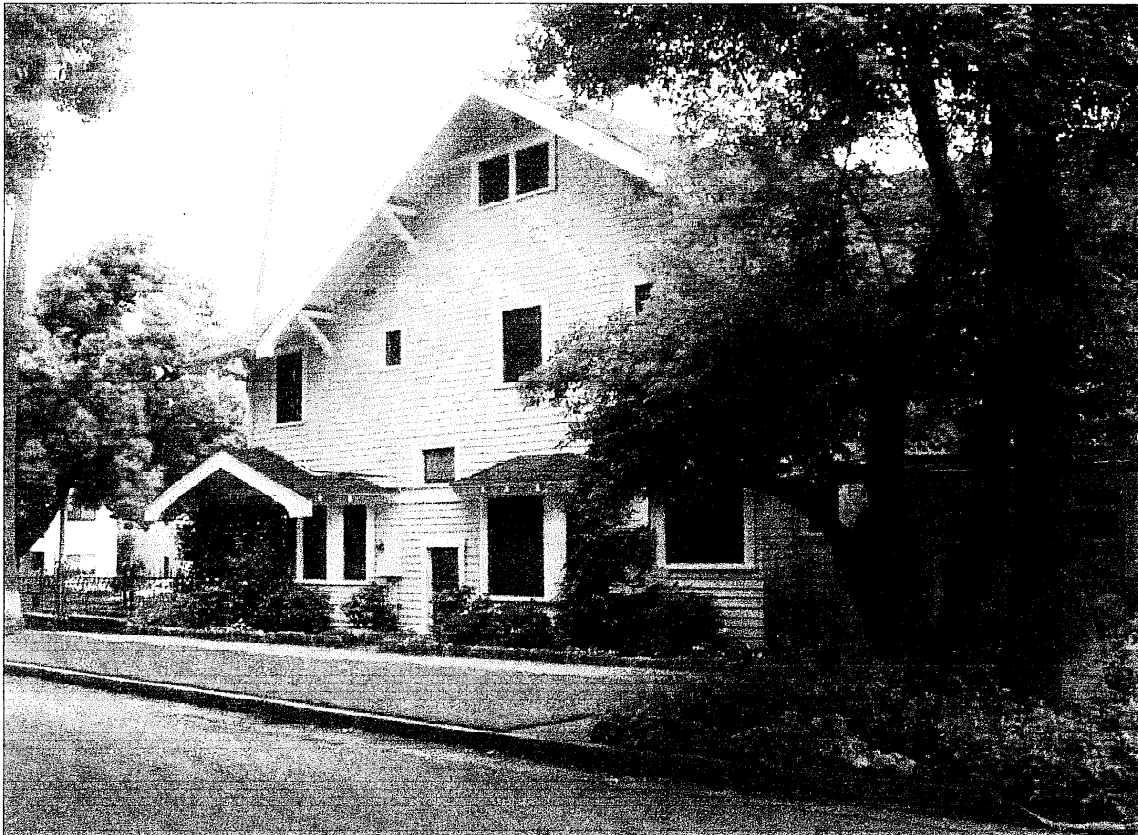
Front & Side Elevations

**ATTACHMENT C**

**1143 N. LOS ROBLES AVENUE**



Los Robles Avenue Elevation



Douglas Street Elevation