

Agenda Report

TO: CITY COUNCIL **DATE:** FEBRUARY 7, 2005
FROM: CITY MANAGER
SUBJECT: ZONE CHANGE TO DESIGNATE A LANDMARK DISTRICT
OVERLAY FOR THE CRAWFORDS VISTA LANDMARK
DISTRICT

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 October 4, 2004, that the Crawfords Vista 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 Crawfords Vista Landmark District, LD-8.
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-8 overlay zone.

RECOMMENDATION FROM THE HISTORIC PRESERVATION COMMISSION

On October 4, 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 December 8, 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 Crawfords Vista Landmark District.

BACKGROUND

Since 1989, the City has designated seven landmark districts: Bungalow Heaven, Garfield Heights, Banbury Oaks, Washington Square, South Oakland, Ross Grove and Normandie Heights. Kenneth Ayala, representing the Crawfords Vista Landmark District Designation Project, submitted this application for a landmark district designation.

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. At the October 4th meeting, input of participants in a neighborhood workshop provided the basis of a new chapter specific to the district in the *Design Guidelines for Historic 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 majority of the contributing buildings in the proposed district were constructed between 1909 and 1924.

Architectural Styles: The representative styles are examples of the period and include: Craftsman Bungalow (1 story and 1 ½ story), Spanish Revival and American Colonial Revival.

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

Zoning: RS-6 (Single-family)

General Plan: Low-density residential.

ANALYSIS

Proposed Boundaries: This proposed district includes properties on both sides of Chester Avenue from numbers 507 to 660. Staff has also received an application for a landmark district on Holliston Avenue, immediately adjacent to Chester Avenue. This application was approved by the Historic Preservation Commission at a public hearing in November. At that time, staff recommended these two small districts, which are contiguous, be combined into one district. After several discussions with staff, Crawfords Vista property owners reiterated

their preference to move forward as a freestanding district with the existing boundaries.

Contributing Properties: The neighborhood was included in a 1989 historic resources survey of the E. Orange Grove and Villa Street area. Before the public hearing with the Historic Preservation Commission, staff visited the site to review and confirm the conclusions of the 1989 survey. For this designation report, staff—in collaboration with neighborhood representatives—identified contributing¹ and non-contributing properties. Of the 38 properties in the proposed district 79% are contributing. This percentage exceeds the minimum required percentage of 60% for designation.

Significance: The district has a high concentration of architecturally intact structures representing residential buildings constructed during the period 1909-1924. The area has primarily vernacular examples with a few architect-designed houses.

Consent of Property Owners: The application for the landmark district includes a petition signed by 58% of property owners [signatures dated: 8/11/04-8/26/04]. The Pasadena Municipal Code requires a majority (at least 51%) to support the designation.

District Name: The name is a combination of the two original subdivision names: Crawford's Orange Grove Tract and Villa Vista Tract.

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 (Single-family). 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 boundaries of it. The Historic Preservation Commission and Planning Commission hearings were also noticed in the same manner.

ENVIRONMENTAL DETERMINATION

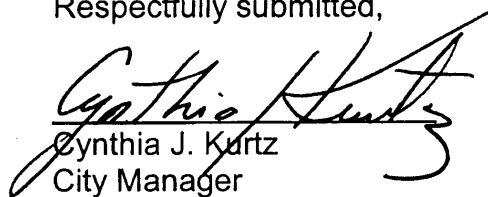
This zone change application is categorically exempt under the California Environmental Quality Act, Class 8 Actions by Regulatory Agencies for Protection of the Environment.

¹ Contributing resource---a building, site, structure, or object adding to the historic significance of a property. [*National Register Bulletin, How to Apply the National Register Criteria for Evaluation (National Park Service, 1990; 2002).*]

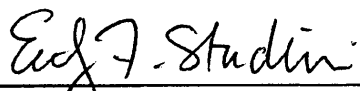
FISCAL IMPACT

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 one to four per year, the long-term cost of this service to the City is minimal.


Respectfully submitted,


Cynthia J. Kurtz
City Manager

Prepared by:


Emily F. Stadnicki, Planner
Design and Historic Preservation Section

Approved by:

JRP 
Richard J. Bruckner
Director, Planning and Development

Attachment A: Map of Proposed Landmark District

Attachment B: Legal Description

Attachment C: Design Guidelines Chapter

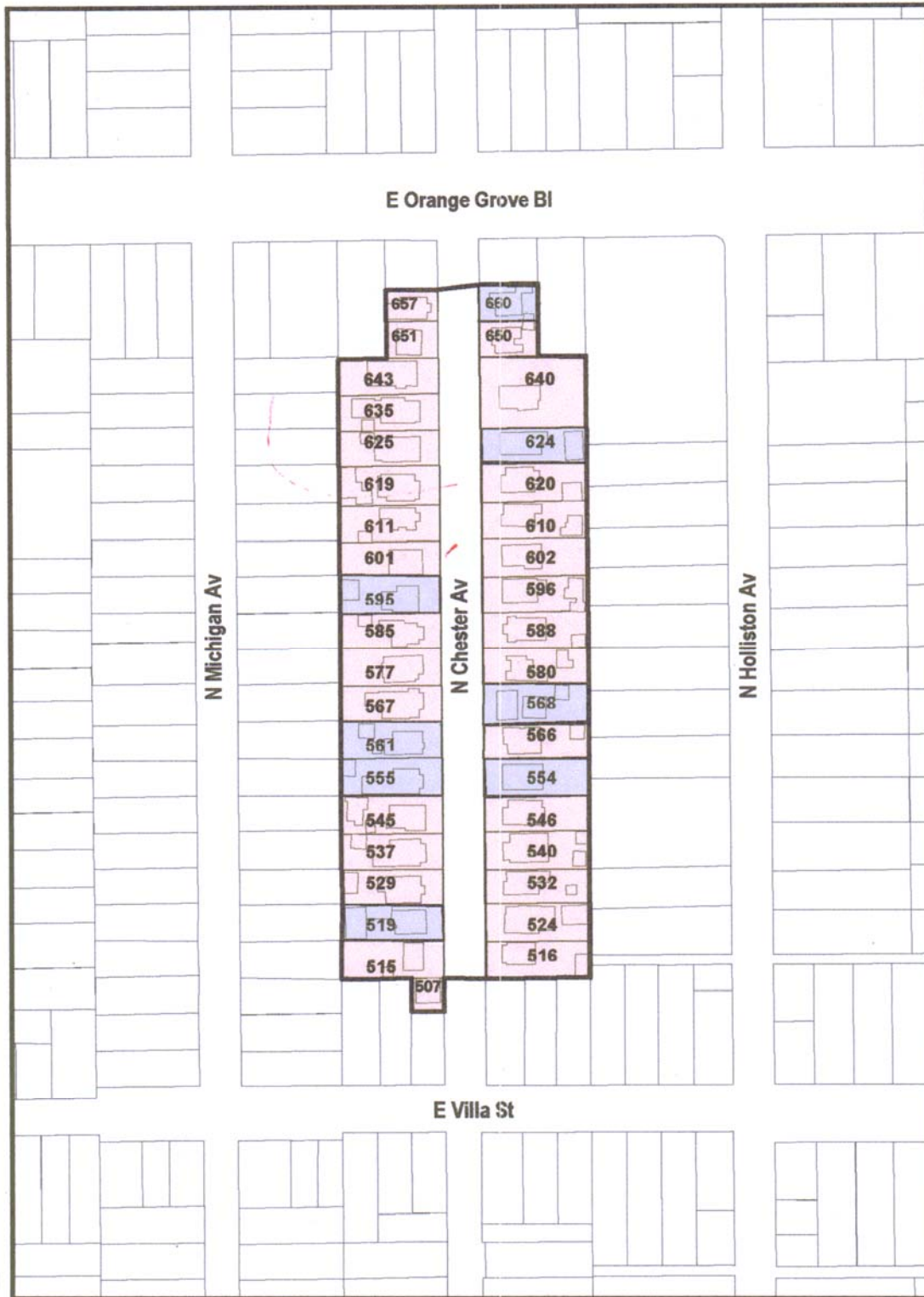
Attachment A: Map of Proposed Landmark District



CHESTER AVENUE

PROPOSED LANDMARK DISTRICT

ZONING OVERLAY



September 2004



Boundary



Contributing



Noncontributing

Attachment B: Legal Description

LEGAL DESCRIPTION

Crawfords Vista Landmark District

That portion of Lot 3 and all of Lots 7 through 24 of Villa Vista Tract in the City of Pasadena, County of Los Angeles, State of California, per map recorded in Book 11, Page 30 of Maps in the office of the County Recorder of said county, together with those portions of Lot 2 and 3 and all of Lots 5 through 20 of Crawfords Orange Grove Avenue Tract No. 2 in said City, County and State per map recorded in Book 9, page 57 of said Maps described as a whole as follows:

Beginning at the southwest corner of Lot 24 of said Villa Vista Tract;

thence North along the west lines of Lots 24, 23, 22, 21, 20, 19, 18, 17, 16 of said Villa Vista Tract and the west lines of Lots 13 through 20 of said Crawfords Orange Grove Avenue Tract No. 2 to the northwest corner of Lot 20 of said Crawfords Orange Grove Tract No. 2;

thence along the north line of said Lot 20, North $89^{\circ}54'00''$ East, 70.00 feet to the southwest corner of Lot 2 of said Crawfords Orange Grove Tract No. 2;

thence along the west line of said Lot 2, North, 92.00 feet;

thence leaving said west line, North $89^{\circ}54'00''$ East 78.94 feet to the east line of Lot 2 of said Crawfords Orange Grove Tract No. 2;

thence northeasterly across Chester Avenue as shown on said Crawfords Orange Grove Tract No. 2 to

a line that is 100.00 feet northerly measured along the west line of Lot 3 of said Crawfords Orange Grove Tract No. 2 from the southwest corner thereof;

thence North $89^{\circ}49'00''$ East, 78.60 feet to the east line of said Lot 3;

thence South along said east line to the southeast corner of said Lot 3;

thence North $89^{\circ}54'00''$ East, 70.00 feet to the northeast corner of Lot 5 of said Crawfords Orange Grove Tract No. 2;

thence along the east lines of said Lots 5 through 12 of said Crawfords Orange Grove Tract No. 2 and along the east lines of Lots 15, 14, 13, 12, 11, 10, 9, 8 and 7 of said Villa Vista Tract to the southeast corner of said Lot 7;

thence South $89^{\circ}54'00''$ West along the south line of said Lot 7 and its westerly prolongation to the northeast corner of Lot 3 of said Villa Vista Tract;

thence South, 45.00 feet along the east line of said Lot 3;

thence South $89^{\circ}54'00''$ West, 50.00 feet to the west line of said Lot 3;

thence North, 45.00 feet along said west line to the northwest corner of said Lot 3;

thence South $89^{\circ}54'00''$ West, 98.94 feet along the south line of Lot 24 of said Villa Vista Tract to the Point of Beginning.

Attachment C: Design Guidelines Chapter

THE CRAWFORDS VISTA LANDMARK DISTRICT

Historic District Background

The Crawfords Vista Landmark District consists of 38 houses on the 500/600 block of Chester between East Orange Grove and East Villa. The area is split by two original subdivisions: Crawford's Orange Grove Tract and Villa Vista Tract, hence the name "Crawfords Vista."

The first house in the district was built in 1909, according to the City building permits. Twenty-three of the existing houses had been constructed by 1915. With thirteen more houses built over the next 9 years, 95% of the district was intact by 1924.

As in most neighborhoods in Pasadena, the vast majority of houses were not designed by architects. Nonetheless, at least 3 architects or designers are identified on the building permits, including the prolific architect Glen Ellwood Smith (1894 -1976) who designed many Period Revival style houses and several prominent public buildings in Southern California.

A few local builders also contributed greatly to the district. Homer L. Brown and A.J. Buel & Sons each built 5 houses and Henry C. Deming and Sherman Seeds built 2 each.

Primary Architectural Styles in the District

The following architectural styles can be found in this district. For more information regarding the development of or the character-defining features of some of these architectural styles, consult *Chapter 2: Pasadena's Architectural Styles*.

- Craftsman Bungalow
- California Bungalow
- Spanish Revival
- American Colonial Revival

Summary of Key Characteristics

- Park-like character
- Large front porches
- River rock and other Craftsman-era features

- Open front yards
- Diversity of architectural styles
- Tree-lined streets
- Detached garages at rear of lot
- Uniform building setbacks

Design Goals

As is the case for design guidelines in this book, these goals complement but do not supersede the zoning development standards.

- To increase awareness of the unique aesthetic, architectural and historic qualities of the District and to promote education and neighborhood involvement toward this goal.
- To identify, retain, and preserve the historic character of the district.
- To encourage neighborhood members to maintain architectural characteristics to their original style and condition and to only replace these features when it is unavoidable.
- To assist neighborhood members with restoration, alteration, or additions to buildings.
- To prevent inappropriate alterations, unnecessary demolition and destruction, and careless neglect of this important part of Pasadena's history.
- To stimulate the economic health of the area and enhance residential property values within the District.
- To guide the design of new construction so that it is compatible with the scale, style and character of the District.
- To preserve large trees.