

# Agenda Report

**TO: CITY COUNCIL** **DATE: OCTOBER 3, 2005**

**FROM: CITY MANAGER**

**RE: NOMINATION FOR LANDMARK DESIGNATION—433-435  
MARTELO AVENUE (COUNCIL DISTRICT 4)**

## **RECOMMENDATION**

It is recommended that the City Council:

1. Acknowledge that the designation of an historic landmark is categorically exempt from the California Environmental Quality Act (§15308); and
2. As recommended by the Historic Preservation Commission, find that the two-story, single-family residence located at 433-435 Martelo Avenue meets Criterion C for designation as a landmark (P.M.C. §17.62.040 B; and
3. Approve the attached resolution designating 433-435 Martelo Avenue as a landmark (ATTACHMENT 1); and
4. Authorize the Mayor to execute the attached declaration of designation (ATTACHMENT 2); and
5. Direct the City Clerk to record the declaration with the Los Angeles County Recorder.

## **RECOMMENDATION FROM HISTORIC PRESERVATION COMMISSION**

On August 10, 2005, the Commission voted unanimously to recommend that the City Council find that 433-435 Martelo Avenue meets the criteria for designation as a landmark and approve the designation.

## **BACKGROUND**

On March 30, 2005, staff received an application submitted by Albert Reyes to designate his residence as landmark.

Mr. Reyes has requested that the property be referenced as the "Ingrid Adams James Residence" in honor of a longtime tenant who lived at the property for 22 years. Ms. James recently passed away from cancer. Her biography is included in Attachment 3.

**Building Description:**

Date of Construction:	1890
Architectural Style:	Vernacular Queen-Anne style residence
Applicant & Owner:	Albert Reyes
Zoning:	RM-16 (Multifamily-residential/16 units per acre)
Original Architect(s):	Unknown
Contractor:	Unknown
Current use:	Duplex (originally constructed as a single-family house)

***Description of structures:*** The subject property is a late-19<sup>th</sup> century residential building on a site that, when constructed, was outside of the original city limits of 1886. Set on a double-wide one-third acre lot in the Alta Vista section of East Pasadena, the two-and-a-half story Queen-Anne style house has 3,945-square feet. Rectangular in plan, it has a simple boxy character. It has wood-clapboard dropped siding, with corner boards, and a hipped roof accented by an octagonal, three-story tower with a steeply raked hexagonal roof—terminating in a round metal finial—at the southeast corner of the front façade. The upper stage of the tower, which is clad in shingles, has arched openings. In the attic, there are two shed dormers (on the east and north sides) with bordered-glass windows. A veranda on the first floor, with simple wood railings and posts, wraps around the east and north elevations. Above it, on the second floor, is another covered veranda on the street-facing elevation. The house retains the original double doors (and early wooden-screen doors) at the main entrance as well as the original double-hung windows (except for one jalousie window on the south elevation).

Over time, the house has experienced several major alterations. The most visible alterations are the concrete foundation and the wood casing enclosing the posts on the porch. The casing, which is over scaled and diminishes the historic appearance of the house, may conceal the original turned posts and—inside the heavy corbels—some original ornament (e.g., scroll-sawn brackets or spindle fans). At this time, staff has no information to confirm whether any original structural or ornamental features are inside the casing. Another major alteration is the addition of the second-floor veranda or, possibly, the addition of the existing roof and posts covering what may have been an open deck. The tongue-and-groove skirting at the foundation also appears to be been truncated or added to the house; unlike most foundation skirting on late-19<sup>th</sup> century houses, it extends only halfway to grade. The foundation appears to be been altered either by the application of concrete parging over the original foundation or by the installation of a new poured concrete foundation replacing an earlier foundation. No permits

are on file with the City to document changes to the foundation. A short shed roof, connecting the hexagonal roof on the tower to the hipped roof is another notable alteration. Despite these major alterations, the property retains the character and attributes of a late-19<sup>th</sup> Century Queen-Anne house and with its tower and its porches, is similar to houses on Jackson Street in Cape May, New Jersey.

A second residence was relocated to the property from 392 Martelo Avenue in 1969. At that time, a "barn" and two other accessory structures at the rear of the house were demolished. The five-space carport, behind the main house, was rebuilt in 1984.

### ***SIGNIFICANCE***

The property at 435 Martelo Avenue meets the following criterion for landmark designation:

**CRITERION 3:** *It embodies the distinctive characteristics of a locally significant historic resource property type, architectural style, period, or method of construction, or that represents the work of an architect, designer, engineer, or builder who is locally significant, or that possesses high artistic values that are locally significant.*

Under this criterion, the house is significant as a vernacular example of Queen-Anne style architecture. The tower in particular is a distinguishing feature of the house and comparatively rare among surviving 19<sup>th</sup>-century houses in the City. The house is one of four late-19th century houses in East Pasadena that appear to retain much of their historic integrity. Photographs of the subject property are attached to this agenda report (ATTACHMENT 3).

### **FINDINGS IN SUPPORT OF LANDMARK DESIGNATION**

The Commission found that 433-435 Martelo Avenue is a significant historic resource for the following reason:

- It represents a landmark example of the Queen Anne Style possessing high artistic values that are locally significant (Criterion 3, §17.52.040).

### **Landmark Designation:**

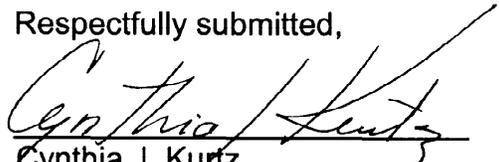
Since 1969, the City has designated over 60 individual properties as landmarks or monuments. If a property is designated, exterior alterations or proposals for demolition are reviewed by staff or the Historic Preservation Commission for compliance with the Secretary of the Interior's Standards for Rehabilitation. For Category 1 Resources (designated landmarks), proposals that do not meet these

standards can be denied. Proposals for alterations that meet the Standards may be approved or approved with conditions.

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

**FISCAL IMPACT**

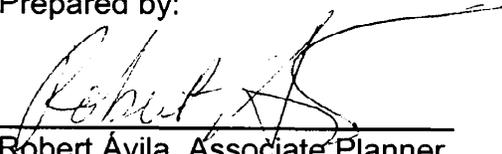
Designation of a property does not affect revenues to the City. In some instances, owners of designated properties may apply to the City for a Historic Property Contract, which allows an alternative and often lower property tax assessment. The City Council reviewed the projected loss of property tax revenue from this program in 2002 when it adopted a local Historic Property Contract (Mills Act) ordinance.

Respectfully submitted,  
  
Cynthia J. Kurtz  
City Manager

Approved by:

  
Richard J. Bruckner  
Director, Planning and Development

Prepared by:

  
Robert Ávila, Associate Planner

- ATTACHMENT 1: Resolution
- ATTACHMENT 2: Declaration
- ATTACHMENT 3: Photographs/Biography

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

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PASADENA  
ADOPTING A DECLARATION OF LANDMARK DESIGNATION FOR  
433-435 MARTELO AVENUE, PASADENA, CALIFORNIA

WHEREAS, the Historic Preservation Commission has found that the property at 433-435 Martelo Avenue meets landmark Criterion "C", as set forth in §17.62.040 of the Pasadena Municipal Code; and

WHEREAS, 433-435 Martelo contributes to the heritage of the City because of its exemplification of the Queen Anne Style of architecture in Pasadena; its exemplification of the best remaining architectural example in the neighborhood; and

WHEREAS, Albert Reyes, the current owner, 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 §17.62.050 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 property known as "433-435 Martelo", located at 433-435 Martelo Avenue, Pasadena, is hereby adopted.

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

AYES:

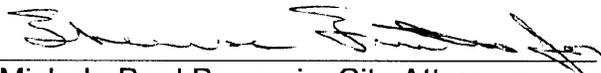
NOES:

ABSENT:

ABSTAIN:

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

Approved as to form:



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

**DECLARATION OF LANDMARK DESIGNATION FOR:**

**THE LINCOLN CLARK HOUSE  
433-435 MARTELO AVENUE  
PASADENA, CALIFORNIA**

APN # 5744-022-037

Pursuant to the provisions of Section 2.75.140 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 in Exhibit A (attached).

Under Pasadena Municipal Code Section 2.75.200, 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 Cultural Heritage Commission.

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

ATTEST:

CITY OF PASADENA  
A municipal corporation

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

By: \_\_\_\_\_  
Bill Bogaard  
Mayor of the City of Pasadena

APPROVED AS TO FORM:

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

**DECLARATION OF LANDMARK DESIGNATION FOR:**

**433-435 MARTELO AVENUE  
PASADENA, CALIFORNIA**

**LEGAL DESCRIPTION**

NEW ALTA VISTA PLACE NO 1 S 38 FT OF LOT 4 AND ALL OF LOT 5