

Agenda Report

TO: CITY COUNCIL

DATE: JANUARY 23, 2006

FROM: CITY MANAGER

SUBJECT: DESIGNATION OF 1361 RIDGE WAY 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 the house at 1361 Ridge Way is significant under Criterion c for designation as a landmark (P.M.C. §17.62.40 A) because the property is an architecturally intact and outstanding representation of 2-story Arts and Crafts period Chalet Style residential architecture with unique Rustic Style influence.
3. Approve the designation of the property at 1361 Ridge Way as a landmark.
4. Adopt the attached resolution approving a Declaration of Landmark Designation for 1361 Ridge Way, Pasadena, California;
5. Authorize the Mayor to execute the attached Declaration of Landmark Designation for 1361 Ridge Way, Pasadena, California; and
6. Direct the City Clerk to record the declaration with the Los Angeles County Recorder.

RECOMMENDATION FROM THE HISTORIC PRESERVATION COMMISSION

On October 17, 2005, at a noticed public hearing, the Historic Preservation Commission voted unanimously to recommend approval of the designation of 1361 Ridge Way as a landmark.

BACKGROUND

Property owners, Mark and Faith Dymek, submitted the application for designation of 1361 Ridge Way. Because of the property's integrity and its importance as an exceptional representation of 2-story Arts and Crafts period Chalet Style residential architecture with unique Rustic Style influence, the staff

and the Historic Preservation Commission have concurred that the property should be designated as a landmark.

DESCRIPTION

Built in 1909, the two-story house is sited on an interior lot on the west side of Ridge Way just south of S. Oak Knoll Avenue in the Oak Knoll neighborhood, near the Ritz-Carlton Huntington Hotel. The two-story, cross-gabled house exhibits Arts and Crafts features including wood-shingle wall cladding, exposed rafters on the horizontal portions of the roof and triangular braces on the sloping portions, wood casement windows with divided upper lights, sleeping porches, a rubble river rock exterior chimney, and a wide wood door with patterned glazing. The most distinctive feature of the house is the extensive use of whole redwood logs which were originally used as supports, railings and rafters for the front porch and balcony; roof rafters and triangular braces along the sloping roof; and a pergola attached to the southern end of the house. These missing original features are being restored, based on historical photographs, in a rehabilitation/restoration project that is currently underway. The property also contains a detached garage and guest house which are not included in the designation application because they were constructed subsequent to the house.

ANALYSIS

The property, at 1361 Ridge Way is eligible for designation under Criterion c, (§17.62.040 PMC) which states:

(The property) embodies the distinctive characteristics of a historic resource property type, period, architectural style or method of construction, or is an exceptional representation of the work of an architect, designer, engineer, or builder whose work is significant to the city, or that possesses high artistic values that are significant to the city.

Under this criterion, 1361 Ridge Way is significant as a distinctive example of 2-story Arts and Crafts period Chalet Style residential architecture with rustic style influences. The house is listed in the city's 1999 survey of Arts and Crafts Period Residential Architecture (Bricker, Winter & Tearnen) as an individually significant property, in the Swiss, Bavarian or Tyrolean chalet subtype, and eligible for individual listing in the National Register of Historic Places. The house has a high level of architectural integrity through its location, design, setting, materials, workmanship, feeling and association.

The house at 1361 Ridge Way has stylistic features common to both the Swiss Chalet and Rustic Bungalow. Features common to the Swiss Chalet style house typically include a single large forward-facing gable, wide overhanging eaves; a broad, sweeping low-pitched roof with structural elements; wall cladding in wood shingles or siding; wide front porches; and, decorative cut-out flat board

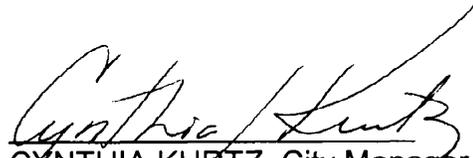
ornament (in gables or as railings).¹ Many of these features are evident at 1361 Ridge Way.

Rustic Bungalow influence appears in the presence of exposed structural and decorative logs on the exterior of the house. Log construction was brought to the U.S. by European (Finnish, Swedish, Swiss and German) settlers and declined around the mid-19th century as new techniques emerged.² However, the wealthy continued to utilize log construction for vacation retreats in the Adirondacks and, locally, in camps at Mount Wilson.³ Rustic influences appear in some of the Arts and Crafts-era houses associated with the "Arroyo culture," though most often they are expressed in large boulders in walls and chimneys. Whole logs used at 1361 Ridge Way add an element of rustic style to the house.

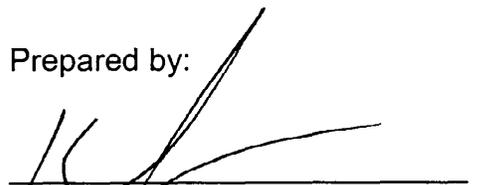
FISCAL IMPACT

Designation of this 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 KURTZ, City Manager

Prepared by:


Kevin Johnson, Assistant Planner

Approved by:

JRP 
Richard Bruckner, Director of Planning & Development

ATTACHMENT A: Photographs
ATTACHMENT B: Application & Taxpayer Protection Form

¹ Bricker, Lauren; Robert Winter; Janet Tearnen: *The Residential Architecture of Pasadena, CA, 1895-1918: The Influence of the Arts and Crafts Movement*, 1992

Duchscherer, Paul & Douglas Keister: *The Bungalow: America's Arts & Crafts Home*, 1995

² NPS (Bomberger, Bruce): *Preservation Brief 26: The Preservation and Repair of Historic Log Buildings*, 1991

³ Trapp, Kenneth, et al: *The Arts and Crafts Movement in California: Living the Good Life*, 1993.

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PASADENA
ADOPTING A DECLARATION OF LANDMARK DESIGNATION FOR 1361
RIDGE WAY, PASADENA, CALIFORNIA

WHEREAS, the Historic Preservation Commission has found that 1361 Ridge Way meets criterion c, as set forth in Section 17.62.040(A) of the Pasadena Municipal Code; and

WHEREAS, the house at 1361 Ridge Way is significant because the property is an architecturally intact and outstanding representation of 2-story Arts and Crafts period Chalet Style residential architecture with unique Rustic Style influence;

WHEREAS, the owners of the property, Mark and Faith Dymek, 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 1361 Ridge Way is hereby adopted.

Adopted at the _____ meeting of the City Council on the _____ day of _____, 2006 by the following vote:

AYES:

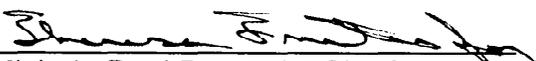
NOES:

ABSENT:

ABSTAIN:

Jane Rodriguez, City Clerk

Approved as to form:



Michele Beal Bagneris, City Attorney

DECLARATION OF LANDMARK DESIGNATION FOR:

1361 Ridge Way
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 attached Exhibits "A" & "B")

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.

DATED: _____

ATTEST:

CITY OF PASADENA
A municipal corporation

Jane Rodriguez, City Clerk

By: _____
Bill Bogaard, Mayor

Exhibit "A"
1361 Ridge Way

Lot 43 of Tract No. 360 in the City of Pasadena, County of Los Angeles, State of California, as per map recorded in Book 15, Page 22 and 23 of Maps, in the Office of the County Recorder of said County, described as follows:

Beginning at the Southwesterly corner of said Lot 43, being also on the Westerly line of Ridge Way (70.00 feet wide) as shown on said map;

Thence along said Westerly line and Easterly line of said Lot 43, North 12°12'30" East, 140.00 feet to the Northeast corner of said Lot 43;

Thence along the Northerly line of said Lot 43, South 85°25'04" West, 190.00 feet to the Northwest corner of said Lot 43;

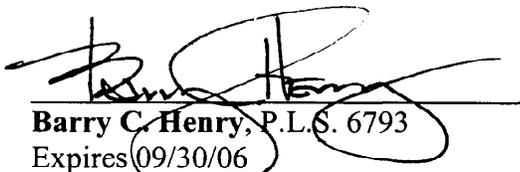
Thence along the Westerly line of said Lot 43, South 00°17'30" East, 115.58 feet to the Southwest corner of said Lot 43;

Thence along the Southerly line of said Lot 43, South 85°57'06" East, 159.53 feet to the **Point of Beginning**.

All as shown on Exhibit "B" attached here with and made a part hereof.

The above described parcel contains 21,507 square feet (0.494 acres) more or less.

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


Barry C. Henry, P.L.S. 6793
Expires 09/30/06

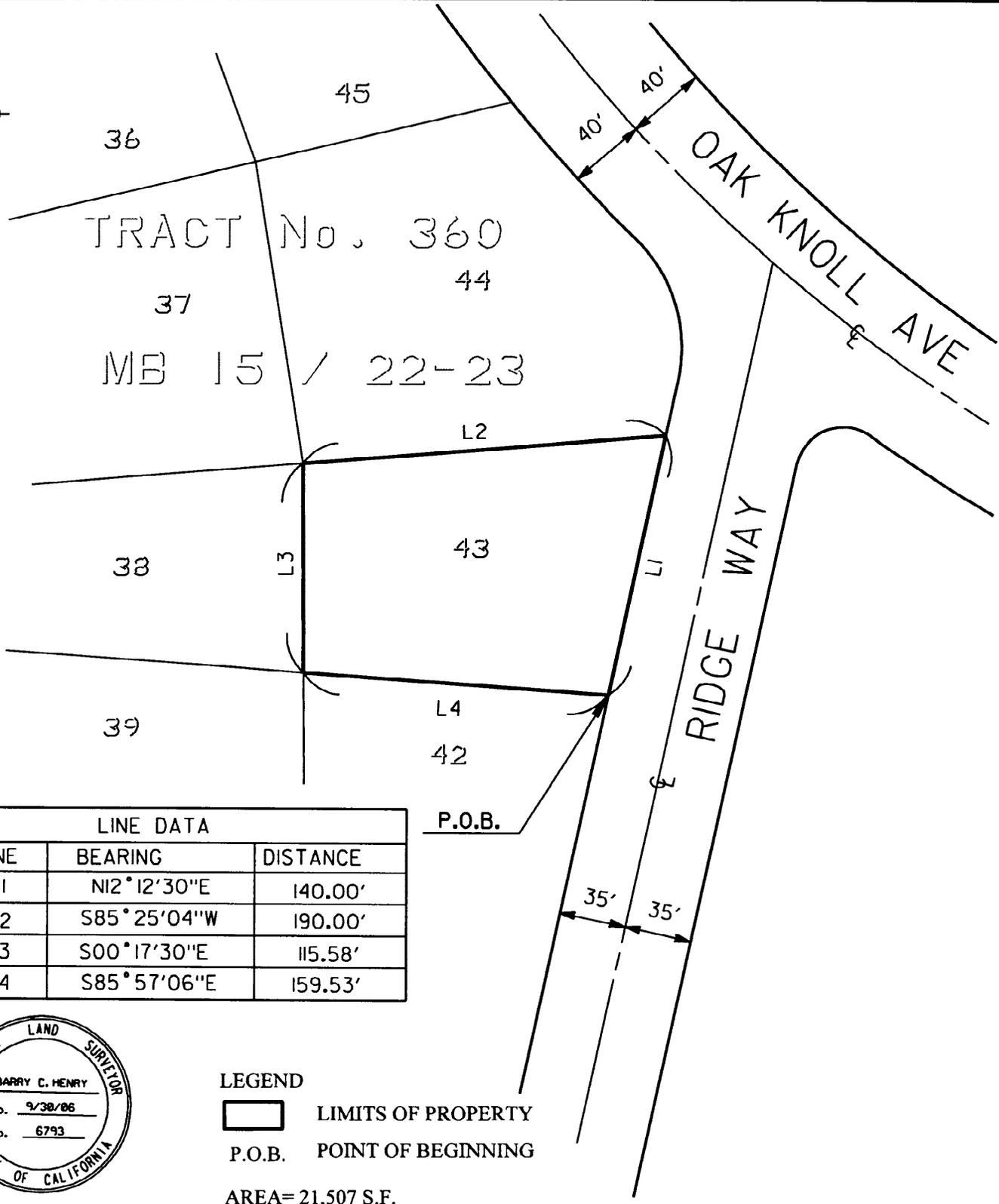
Date: 1/4/06





TRACT No. 360

MB 15 / 22-23



LINE DATA		
LINE	BEARING	DISTANCE
L1	N12°12'30"E	140.00'
L2	S85°25'04"W	190.00'
L3	S00°17'30"E	115.58'
L4	S85°57'06"E	159.53'

P.O.B.



LEGEND
 [] LIMITS OF PROPERTY
 P.O.B. POINT OF BEGINNING

AREA= 21,507 S.F.

P:\P\PDAX0067\WBS012\1361Ridge way.dgn



DAVID EVANS AND ASSOCIATES INC
 800 North Haven Avenue, Suite 300
 Ontario California 91764
 Phone: 909.481.5750

EXHIBIT "B"

1361 RIDGE WAY
 APN: 5325-012-025

IN THE CITY OF PASADENA
 COUNTY OF LOS ANGELES
 STATE OF CALIFORNIA

SHEET NO:	1 OF 1
JOB NO:	PDAX0067 WBS 072
DATE:	12/21/05
SCALE:	1"=75'