

Agenda Report

TO: CITY COUNCIL

DATE: JANUARY 23, 2006

FROM: CITY MANAGER

SUBJECT: DESIGNATION OF 341 ADENA STREET 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 341 Adena Street is significant under Criterion c for designation as a landmark (P.M.C. §17.62.40 B) because it is an architecturally intact and outstanding representation of a late nineteenth century Queen Anne style house.
3. Approve the designation of the property at 341 Adena Street as a landmark;
4. Adopt a resolution approving a Declaration of Landmark Designation for 341 Adena Street, Pasadena, California;
5. Authorize the Mayor to execute the Declaration of Landmark Designation for 341 Adena Street, 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 341 Adena Street as a landmark.

BACKGROUND

On August 4, 2005, Karen Bateman and Christopher Mullen submitted the application for designation of 341 Adena Street as a landmark. Mr. Mullen is the owner of the property. Staff determined that the property meets the criteria for

designation and notified the applicant and owner of its findings in a letter dated September 2, 2005.

The building is already protected as a contributing property in the designated Garfield Heights Landmark District and through the City's Mills Act program.

ANALYSIS

The property is eligible for designation under Criterion "C", which states:

(The property) embodies the distinctive characteristics of a type, period, architectural style or method of construction, and represents the work of an architect, designer, engineer, or builder whose work is of significance to the City or to the region, or possesses artistic values that are of significance to the City or to the region.

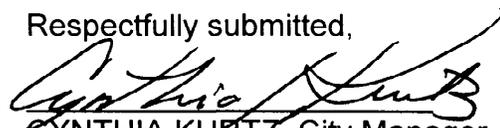
The house at 341 Adena Street is an architecturally intact and excellent example of Queen Anne style residential design. Although there have been minor alterations (e.g., replacement of porch railings, loss of iron cresting on the tower, and reroofing with tile on the porch roofs) the house exhibits the major architectural characteristics of the late Victorian period. It is the most elaborate Queen Anne house in the Garfield Heights neighborhood and one of only a few high-style houses remaining in the City from that period in its history. Comparable historic resources in Pasadena are 1375 E. Mountain Street, 510 Locke Haven Street, 311 Congress Place, 346 Markham Place, 494 Ellis Street and 36 W. Mountain Street. There are fewer than seventy houses remaining in the City from the 1880s; most of them are small cottages that are modest examples of the Queen Anne or Colonial Revival styles. Additional information is included in Exhibit 1.

As a designated landmark, 341 Adena Street is protected from demolition and incompatible alterations under P.M.C. §17.62.090. A proposal to demolish this house would require an EIR and a Statement of Overriding Considerations.

FISCAL IMPACT

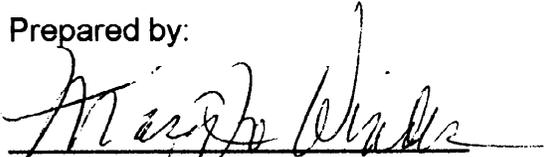
This property, as a contributing property in the Garfield Heights Landmark District, was approved for a Mills Act contract in 2003; therefore, property taxes are already reduced and resulted in some revenue loss to the City. This designation does not further affect revenues to the City.

Respectfully submitted,



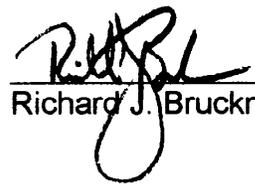
CYNTHIA KURTZ, City Manager

Prepared by:



Mary Jo Winder, Senior Planner

Approved by:



Richard J. Bruckner, Director of Planning & Development

ATTACHMENT A: Photographs

Exhibit 1

Description

The two-story house is sited on an elevated corner lot surrounded at the public sidewalk with a high concrete-clad retaining wall on a parcel on the north side of Adena Street. It has an irregular plan, cross gable roof with a prominent three-story, four-sided domed tower where the gable roof wings intersect. An ornate lower-story porch surmounted by a second story porch has wood turned posts and railings, ornamental brackets, decorative friezes (spindles on the first floor and cut-out pattern on second), and corner fans wraps the outer two sides of the tower portion of the building. Pent mansard-style roofs surmount both the porches. The house has wood shiplap siding with wood fishscale shingles on the gable walls and upper wall of the tower. The tower roof cornice and cornice of the enframed gables are supported by decorative brackets. Gable bays on the south and west elevations have rectangular projecting bay windows on the first floor with large plate glass window with transom assemblies. The side windows of these projecting bays are double hung windows with double-hung windows on the sides. Tall narrow double-hung windows throughout the house, which are placed singly or grouped, all have bordered glass on the top sashes typical of the Eastlake and Queen Anne styles. The gable walls have tripartite assemblies of small double-hung windows and the eaves are decorated with barge boards. The flattened dome of the tower has dormers with small paired double-hung windows surmounted by enframed gables.

History

The house at 341 Adena Street is a late Victorian-era house constructed circa 1885 for Dr. R. K. Janes. In 1888, the property was transferred to Anna Lewis, wife of Henry C. Lewis. The sale also included the adjacent property at 361 Adena Street, which has a much smaller, simpler house also constructed circa 1885. In 1894, the house was purchased by J. B. and Lodema Hurlbut, prominent residents of Pasadena in its early history, who resided there until 1906. There were many subsequent owners of the property; the longest ownership was from 1960, when Frederick Jennings, a noteworthy landscape architect, purchased the house to 1999 when his widow, Ruth Elizabeth, sold the property.

The design of the house is attributed to Eugene Getschell, according to *Los Angeles: An Architectural Guide*, by Gebhard and Winter.

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PASADENA
ADOPTING A DECLARATION OF LANDMARK DESIGNATION FOR 341
ADENA STREET, PASADENA, CALIFORNIA

WHEREAS, the Historic Preservation Commission has found that 341 Adena Street meets criterion c, as set forth in Section 17.62.040(B) of the Pasadena Municipal Code; and

WHEREAS, the house at 341 Street is significant because the property is an architecturally intact and excellent representation of late nineteenth century Queen Anne residential architectural design;

WHEREAS, the owner of the property, Christopher Mullen, 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 341 Adena Street is hereby adopted.

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

AYES:

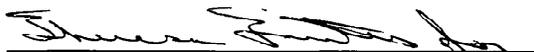
NOES:

ABSENT:

ABSTAIN:

Jane Rodriguez, City Clerk

Approved as to form:



Michele Beal Bagneris, City Attorney

DECLARATION OF LANDMARK DESIGNATION FOR:

**341 ADENA STREET
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 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.

DATED: _____

ATTEST:

CITY OF PASADENA
A municipal corporation

Jane Rodriguez, City Clerk

By: _____
Bill Bogaard, Mayor

EXHIBIT "A"
341 ADENA STREET

The South 115.00 feet of Lot 18 and the West 10.00 feet of the South 115.00 feet of Lot 19 of the map entitled "Dr. R.K. Janes Subdivision of the Southeast quarter of the South half of Block 'R' of Pointer and Ball's Addition to Pasadena" in the City of Pasadena, County of Los Angeles, State of California as per map recorded in Book 19, Page 74 of Maps, in the Office of the County Recorder of said County, described as follows:

Beginning at the Southwest corner of said Lot 18;

Thence along the West line of said Lot 18, North 00°09'00" East, 115.00 feet to a line parallel with and 115.00 feet Northerly of the North line of Adena Street (60.00 feet wide) as shown on said map;

Thence along said parallel line, South 89°51'00" East, 110.00 feet to a line parallel with and 10.00 feet Easterly of the East line of said Lot 18;

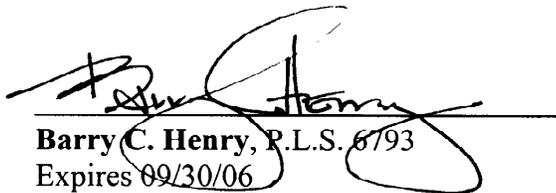
Thence along said parallel line, South 0°09'00" West, 115.00 feet to the South line of said Lot 19 and the North line of Adena Street (60.00 feet wide) as shown on said map;

Thence along said North line and the South lines of said Lots 18 and 19, North 89°51'00" West, 110.00 feet to the **Point of Beginning**.

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

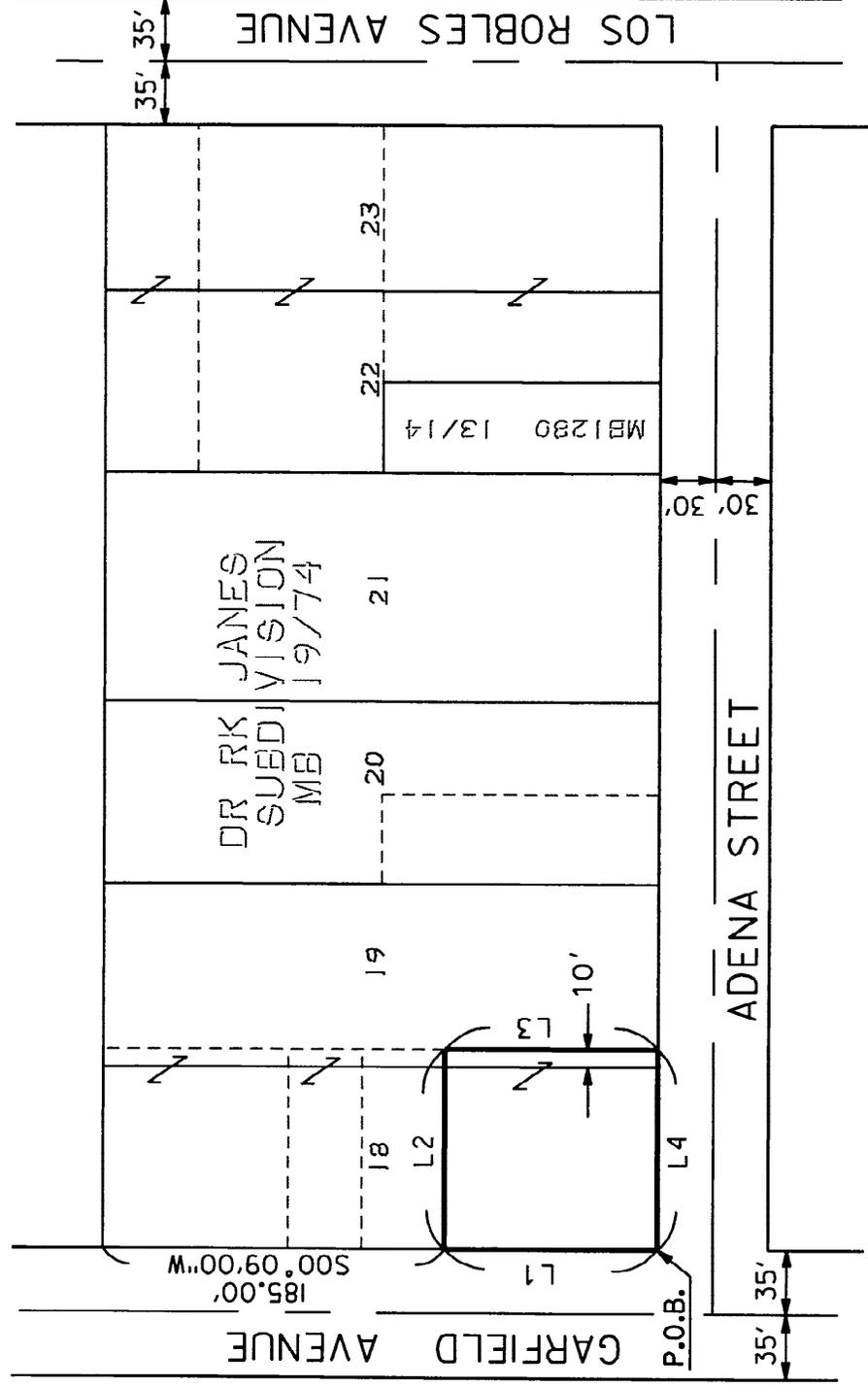
The above described parcel contains 12,650 square feet (0.290 acres), more or less.

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





LINE DATA		
LINE	BEARING	DISTANCE
L1	N00°09'00"E	115.00'
L2	S89°51'00"E	110.00'
L3	S00°09'00"W	115.00'
L4	N89°51'00"W	110.00'

LEGEND
 LIMITS OF PROPERTY
 P.O.B. POINT OF BEGINNING
 AREA = 12,650 S.F.



DAVID EVANS AND ASSOCIATES INC 800 North Haven Avenue, Suite 310 Ontario California 91764 Phone: 909.481.5750	EXHIBIT "B"	SHEET NO: 1 OF 1	DATE: 12/19/05
		JOB NO: PDAX0067 WBS 073	SCALE: 1"=100'

341 ADENA STREET
 APN: 5729-033-004
 IN THE CITY OF PASADENA
 COUNTY OF LOS ANGELES
 STATE OF CALIFORNIA