

HEARING SCRIPT  
FOR THE  
PUBLIC HEARING OF THE  
CITY COUNCIL

**DATE:**                   **January 30, 2006**

**SUBJECT:**               **PUBLIC HEARING: RECOMMENDED ADOPTION OF A ZONE CHANGE TO DESIGNATE A LANDMARK DISTRICT OVERLAY FOR THE BELLEFONTAINE LANDMARK DISTRICT (LD-12)**

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**MAYOR BOGAARD:**     "This is the time and place for the public hearing on the recommended adoption of a zone change to designate a landmark district overlay for the Bellefontaine Landmark District (LD-12)."


1.     City Clerk reports on publication of public hearing notice and any correspondence.
2.     Hear from City Manager and staff presentation.
3.     Hear from members of the public.
4.     Close the hearing.
5.     After the public hearing has been closed, the City Council may:
  - A.     Approve Staff recommendation and (1) find that the application for a zone change is categorically exempt from environmental review under the California Environmental Quality Act; (2) find that the proposed zone change is consistent with the General Plan and the purposes of the zoning ordinance; (3) acknowledge the decision of the Historic Preservation Commission on February 22, 2005 that the proposed Bellefontaine Landmark District meets the criteria for designation as a landmark district; (4) acknowledge that the petition with signatures in support of

the landmark overlay district exceeds the 51 percent requirement in P.M.C.

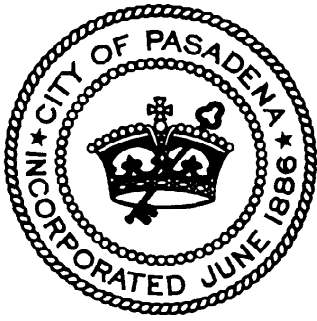
Section 17.62.070; (5) based on these findings, approve the landmark district and the zoning map overlay for the Bellefontaine Landmark District, LD-12; and (6) direct the City Attorney to prepare an ordinance amending the official zoning map of the City of Pasadena established by Section 17.20.020 to designate the landmark district with the LD-12 overlay zone within 60 days. .

- B. Approve the Staff recommendation with revisions; or
- C. Reject the Staff recommendation on the recommended adoption of a zone change to Designate a Landmark District Overlay, with the appropriate findings, based on information received at the hearing.

Approved as to Form:



Theresa E. Fuentes  
Deputy City Attorney



# Agenda Report

**TO:** CITY COUNCIL **DATE:** JANUARY 30, 2006  
**FROM:** CITY MANAGER  
**SUBJECT:** RECOMMENDED ADOPTION OF A ZONE CHANGE TO DESIGNATE A LANDMARK DISTRICT OVERLAY FOR THE BELLEFONTAINE LANDMARK DISTRICT (LD-12)

**RECOMMENDATION:**

It is recommended that, following a public hearing, the City Council:

1. Find that the application for a zone change is categorically exempt from environmental review under the California Environmental Quality Act, (Class 8, Actions by Regulatory Agencies for Protection of the Environment).
2. Find that the proposed zone change is consistent with the General Plan and the purposes of the zoning ordinance.
3. Acknowledge the decision of the Historic Preservation Commission on February 22, 2005 that the proposed Bellefontaine Landmark District (Attachment 1) meets the criteria for designation as a landmark district (P.M.C. §17.62.040).
4. Acknowledge that the petition with signatures in support of the landmark overlay district exceeds the 51 percent requirement in P.M.C. §17.62.070.
5. Based on these findings, approve the landmark district and the zoning map overlay for the Bellefontaine Landmark District, LD-12.
6. Direct the City Attorney to prepare an ordinance amending the official zoning map of the City of Pasadena established by P.M.C. §17.20.020 to designate the landmark district with the LD-12 overlay zone within 60 days.

## **RECOMMENDATION FROM HISTORIC PRESERVATION COMMISSION**

At a public hearing on February 22, 2005, the Historic Preservation Commission determined that the proposed district meets the criteria in §17.62.040 P.M.C. for designation of a landmark district and unanimously recommended approval.

## **RECOMMENDATION FROM PLANNING COMMISSION**

Following a public hearing on October 26, 2005, 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 designation of the Bellefontaine Landmark District.

## **EXECUTIVE SUMMARY**

This application was initiated by area property owners, 56 percent of whom signed a petition in support of landmark district designation for the Bellefontaine district. This application affects 18 properties on Bellefontaine Street and Bellefontaine Place just west of Orange Grove Blvd. The district has a locally significant collection of residential architectural styles from the 1890s to the 1930s, and 100% of the houses are contributors to the historic character of the district. A majority of the houses in the district were designed by some of the City's most prominent architects of the era.

## **BACKGROUND**

Since 1989, the City has designated ten landmark districts. Residents of this neighborhood submitted a preliminary application for a landmark district designation on December 17, 2004, and a final petition on June 30, 2005.

**Boundaries:** The district contains 18 properties on both sides of Bellefontaine Street and Bellefontaine Place between S. Orange Grove Blvd. and S. Grand Ave. The irregular boundaries were designed by the residents to exclude three newer 1950's houses on the north side of the street, and the Historic Preservation Commission recommended deletion of a house adjacent to these three that has been severely altered and was a non-contributing property. (This house has been excluded from the recommendations listed above.)

**Construction Dates:** The houses in this area were built from 1896 to 1938, which has been defined as the "period of significance for the district."

**Architecture/Building Types:** The district has 18 single-family houses and their accessory buildings. The styles in the district include examples of Craftsman, Spanish Colonial Revival, Colonial Revival, and Tudor, as well as eclectic designs by prominent architects. Attachment 2 includes the names of prominent architects who have been instrumental in the development of the district. Key characteristics of the district are

large two-story houses, fine craftsmanship, basements, raised first floors, and detached rear garages.

Eligibility for Landmark District: With 100% of the properties documented as contributing to the historic character of the area, the district has a very high level of architectural and historic integrity. This high percentage of contributing properties far surpasses the 60% threshold in the preservation ordinance, and the number of turn-of-the-century architect-designed houses satisfies the designation requirement for a grouping of properties “of citywide importance.”

Results of Designation: 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 will be required to comply with the City’s *Design Guidelines for Historic Districts*, and demolitions will be deterred by the ordinance. One building within the proposed Mayfield School Master Development Plan is included in the district (484 Bellefontaine Street.) Designation would have a minimal effect on Mayfield School’s current proposed Master Development Plan.

### **GENERAL PLAN AND ZONING CONSISTENCY**

The area is low-density residential and public/semi-public. The proposed designation is consistent with the General Plan and will advance the objectives of the Land Use Element, e.g., Objective 6, which “promotes preservation of historically and architecturally significant buildings and revitalization of traditional neighborhoods.”

The area is zoned RS-4 (single-family) and PS (public and semi-public). The LD-12 zone is proposed as an overlay over the current zoning. The application is consistent with the purposes of the zoning ordinance, which includes several goals to preserve residential neighborhoods.

### **NEIGHBORHOOD MEETINGS**

All property owners within the proposed district received notices of the public hearing and workshop with the Historic Preservation Commission and the public hearing with the Planning Commission. The area was posted with notices. Approximately six to eight property owners attended these hearings.

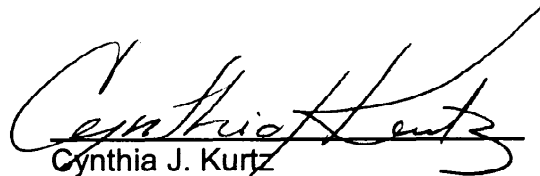
### **ENVIRONMENTAL DETERMINATION**

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

## 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 entitlements, plan checks, permits, and taxes. Staff expects an average of one application per year for a district of this size. The long-term cost of this service to the City is expected to be minimal.

Respectfully submitted,




Cynthia J. Kurtz  
City Manager

Prepared by:



Darrell Cozen  
Senior Planner

Approved by:

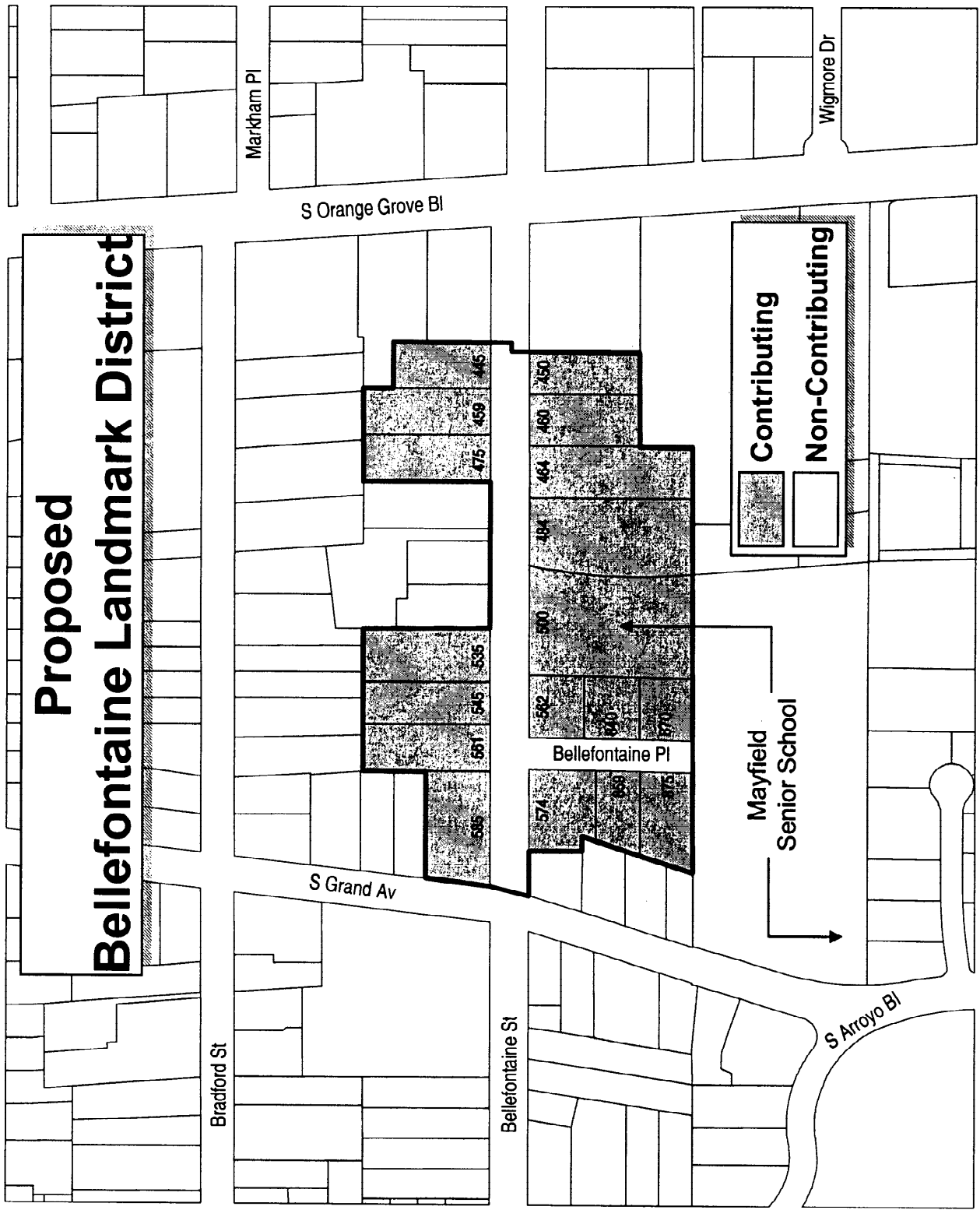


Richard J. Bruckner  
Director Planning and Development

### Attachments:

1. Map of Proposed Bellefontaine Landmark District
2. Inventory of Proposed Governor Markham Landmark District Properties
3. Representative photos

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**ATTACHMENT 2**

<b>Inventory of Properties in Bellefontaine District</b>						
	<b>Address</b>	<b>Year Built</b>	<b>Original Owner</b>	<b>Architect</b>	<b>C/NC*</b>	<b>Comments</b>
1	445 Bellef. St.	1904	Benjamin Folsom	J. J. Blick	C	Front porch enclosed (1947)
2	450 Bellef. St.	1911	M.H. Reed	J. J. Blick	C	Italian Renaissance Revival
3	459 Bellef. St.	1906	John Bakewell Phillips	Greene and Greene	C	Craftsman Chalet style
4	460 Bellef. St.	1913	Henry A. Ware	Greene and Greene	C	Unusual side entry;
5	464 Bellef. St.	1937	M/M Sherman Asche	Winchton Risley (BP)	C	Florence Yoch and Lucille Council garden; <u>Arts and Architecture</u> article in 1939
6	475 Bellef. St.	1896	Charles Holder		C	Holder founded Valley Hunt Club; also an author
7	484 Bellef. St.	Before 1903	Walter L. Wotkyns		C	Contributing features include gateposts
8	500 Bellef. St. (portion of property near Bellefontaine St.)	1919	E. J. Marshall		C	Mayfield Senior School's Strub Hall (aka Eagle Mansion) not located in district. Gate posts, gates & wall at end of Bellefontaine Pl. are contributing features. Guard booth is non-contributing. Structures may be built in current open space.
9	535 Bellef. St.	1906	B.F. Thurston	J.J. Blick	C	Stone retaining wall, as well as house, is contributing feature
10	545 Bellef. St.	1915	Richard W. Underhill	Louis Millar	C	Colonial Revival Style
11	561 Bellef. St.	1922	William and Sophrania Stanton	Frederick Roehrig	C	
<b>continued</b>						

C = Contributing Resource

NC = Noncontributing Resource, i.e. the main structure was built after the period of significance or has been significantly altered

**Bellefontaine District**



	<b>Address</b>	<b>Year Built</b>	<b>Original Owner</b>	<b>Architect</b>	<b>C/ NC *</b>	<b>Comments</b>
12	562 Bellef. St.	1907	G. Roscoe and Jessie Thomas	Edward C. Kent	C	Thomas was early settler and one of first City Directors. Contributing features include Bellefontaine Place entry monument.
13	574 Bellef. St.	1911	G. Roscoe Thomas	Sylvanus Marston; 1924 alterations by Paul Loveland	C	Tudor/Craftsman style; Listed in NR; Contributing features include Bellefontaine Place entry monument
14	585 Bellef. St.	1913	Richard W. Underhill	F.C. Grable and C.A. Austin (attrib.)	C	
15	840 Bellef. Pl.	1910	Roscoe Thomas		C	
16	859 Bellef. Pl.	1924	Herbert West Kidd	Paul Loveland	C	Spanish Colonial Revival style
17	870 Bellef. Pl.	1938	Burr Lupper	Roland Coate (BP)	C	
18	875 Bellef. Pl.	1924	Mrs. J.H. Dwight	Paul Loveland	C	

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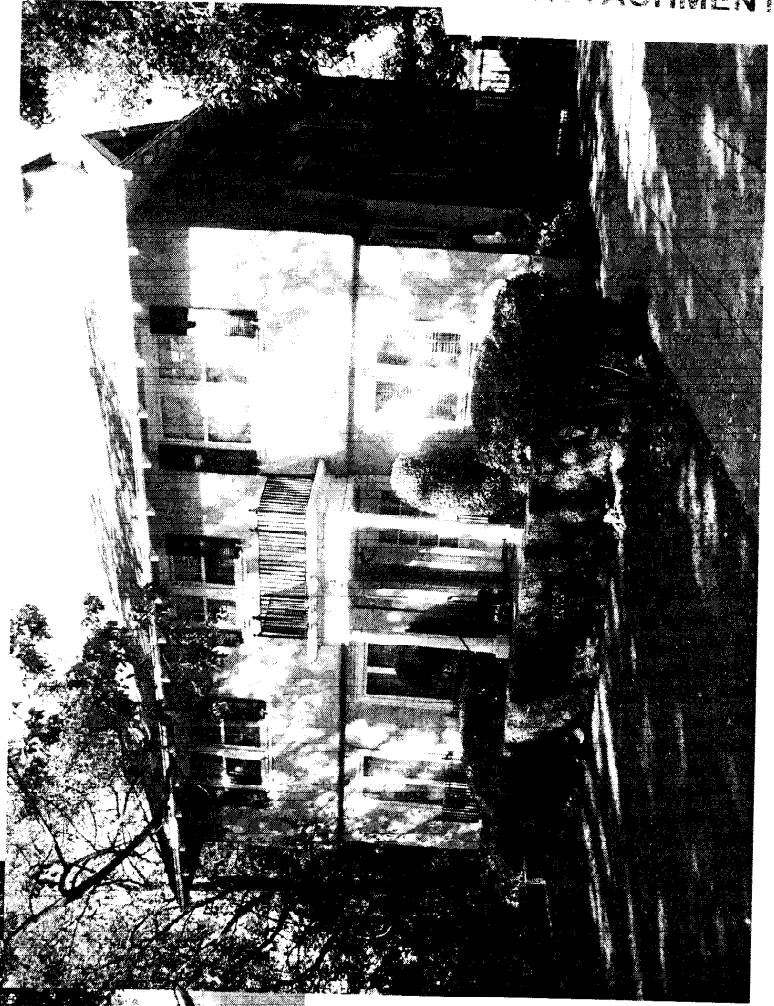
Revised 10/10/05

**Bellefontaine District**

**459 Bellefontaine St.  
1906, Greene and Greene, Arch.**



**545 Bellefontaine St.  
1915, Louis Millar, Arch.**



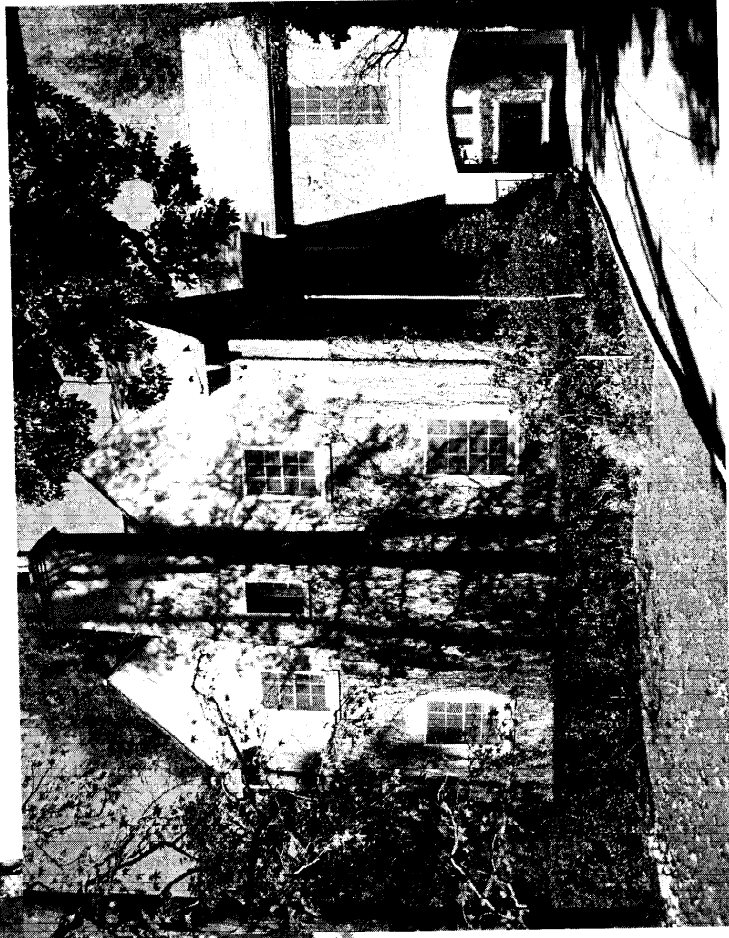
**840 Bellefontaine Pl.**

**1910**



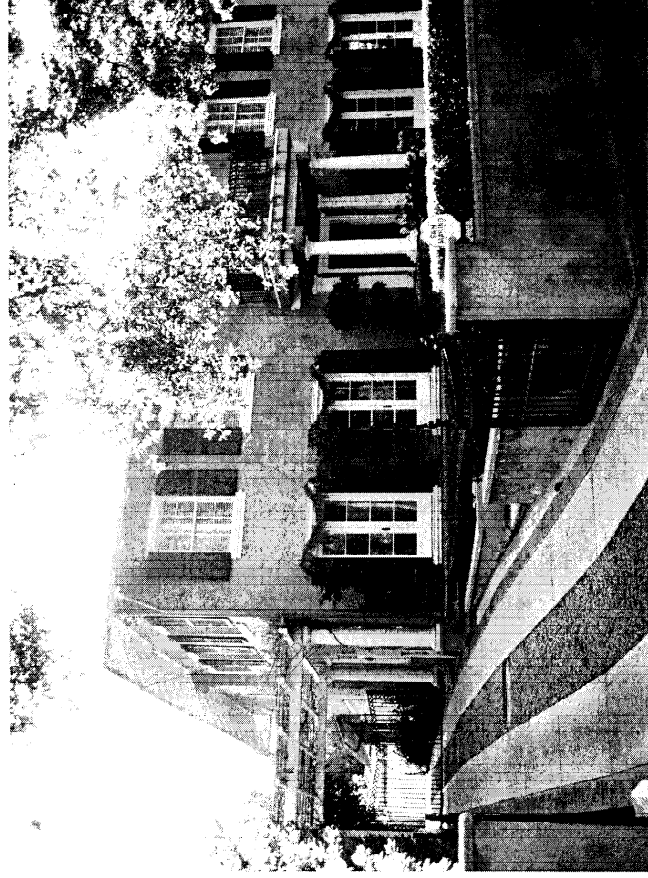
**561 Bellefontaine St.**

**1922, Frederick Roehrig, Arch.**



**450 Bellefontaine St**

**1917, J.J. Blick, Architect**



**574 Bellefontaine St.**

**1911, Sylvanus Marston, Arch.**

**Remodel 1924, Paul Loveland, Arch.**

