

Agenda Report

TO: CITY COUNCIL **DATE:** FEBRUARY 27, 2006
FROM: CITY MANAGER
SUBJECT: DESIGNATION OF 361 ADENA STREET AS A LANDMARK

RECOMMENDATION

It is recommended that the City Council:

1. Find that the circa 1890 house at 361 Adena Street does not meet the criteria for landmark designation in §17.62.040(B) of the Pasadena Municipal Code because it lacks architectural integrity due to substantial fire damage in the 1960s; and because evidence that the property has an important association with the lives of a person or persons who may have owned or occupied the house is inconclusive.
2. Deny the application for designation of the property as a landmark.

RECOMMENDATION OF HISTORIC PRESERVATION COMMISSION

On November 7, 2005, the Historic Preservation Commission voted to recommend denial of the application for designation of 361 Adena Street as a landmark.

BACKGROUND

On August 4, 2005, two residents of the neighborhood of 361 Adena Street submitted an application for the designation of the one and one-half story house on the property as a landmark. The application stated that the property, a late nineteenth-century vernacular cottage meets criteria "b" and "c" for designation as a historic landmark. Following the procedures in §17.62.050 (Process for Designating Historic Resource), staff reviewed the application, conducted additional research and evaluated the property according to standards of the National Park Service¹ before reaching the conclusion that the property does not

¹ How to Apply the National Register Criteria for Evaluation, National Register Bulletin #15. National Park Service (1982; 2002). Web site: <http://www.cr.nps.gov/nr/publications/bulletins/nrb15>.

meet the criteria for landmark designation. A decision letter (September 2, 2005) to the applicants stated the reasons why the property does not meet the criteria. On September 12, 2005, the applicants filed an appeal of the staff decision to the Historic Preservation Commission.

On November 7, 2005, at a noticed public hearing, the Historic Preservation Commission found that the property does not meet the criteria for landmark designation in §17.62.040(B) of the Pasadena Municipal Code and voted (5-1) to recommend denial of the application. In accordance with §17.62.050 (B) the final authority for designating a landmark is the City Council. The Historic Preservation Commission's recommendation to deny or approve an application for landmark designation requires review by the City Council.

ANALYSIS

The criteria for individual landmark designation per §17.62.040 (B) of the Zoning Code are:

- a. It is associated with events that have made a significant contribution to the broad patterns of the history of the city.
- b. It is associated with the lives of persons who are significant in the history of the city.
- c. 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.
- d. It has yielded, or may be likely to yield, information important locally in prehistory or history.

On November 7, 2005, the Historic Preservation Commission reviewed the appeal of the staff decision and concurred with staff that the house at 361 Adena Street is not eligible for designation as a landmark because it fails to meet any of the above criteria. The Commission's denial of the application was based on the conclusion that the available evidence and interpretation of primary source documentation is not conclusive.

Attachment A has an evaluation of the building according to the four criteria for landmark designation. The methodology employed in this evaluation follows the practices outlined by the National Park Service to determine the significance of properties.

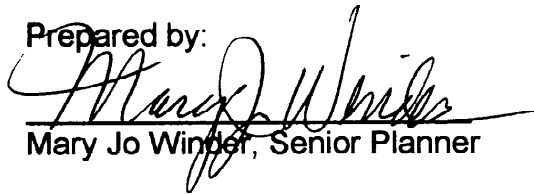
FISCAL IMPACT

Landmark designation of this property does not affect revenues to the City.

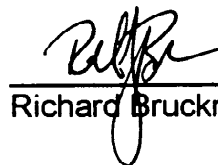
Respectfully submitted,


CYNTHIA J. KURTZ
City Manager

Prepared by:


Mary Jo Winder, Senior Planner

Approved by:


Richard Bruckner, Director of Planning & Development

- ATTACHMENT A: Historic/Architectural Evaluation Criteria
- ATTACHMENT B: Photographs
- ATTACHMENT C: Application for Landmark Designation
- ATTACHMENT D: Decision Letter
- ATTACHMENT E: Appeal Letter