

# Agenda Report

**TO:** CITY COUNCIL

**DATE:** JUNE 19, 2006

**FROM:** CITY MANAGER

**SUBJECT:** DESIGNATION OF 1044 E. ORANGE GROVE BOULEVARD (LOS ARCOS COURT) 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 under Class 8, Actions by Regulatory Agencies for Protection of the Environment (CEQA Guidelines, Article 19, §15308);
2. As recommended by the Historic Preservation Commission, find that the bungalow court at 1044 E. Orange Grove Boulevard is significant under Criterion c for designation as a landmark (P.M.C. §17.62.040 B) because it is exceptional in the embodiment of the distinctive characteristics of a wide-form bungalow court in Mission style.
3. Approve the designation of the property at 1044 E. Orange Grove Boulevard as a landmark.
4. Adopt the attached resolution approving a Declaration of Landmark Designation for 1044 E. Orange Grove Boulevard, Pasadena, California;
5. Authorize the Mayor to execute the attached Declaration of Landmark Designation for 1044 E. Orange Grove Boulevard, 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 May 1, 2006, at a noticed public hearing, the Historic Preservation Commission voted unanimously to recommend approval of the designation of 1044 E. Orange Grove Boulevard as a landmark.

## **BACKGROUND**

The staff and the Historic Preservation Commission have concurred that the property should be designated as a landmark due to the property's integrity and its importance as an intact representation of a wide-form Mission Style bungalow court.

Prior to submitting this application for landmark designation, the property owner, Parviz Taba, submitted a request for waivers of four City of Gardens requirements in order to add 384 square feet of building area to the rear bungalow and to build sufficient covered parking to allow the bungalow court to be converted from rental property to for-sale condominiums. Staff has reviewed and approved a Design Review application for the site.

## **DESCRIPTION**

Built in 1921, the bungalow court (known as Los Arcos Court) is sited on an interior lot on the south side of East Orange Grove Boulevard between North Catalina Avenue and North Wilson Avenue. The court consists of seven bungalows configured in a U shape around a central landscaped courtyard. The rear bungalow contains two studio units (converted to a duplex in 1947) which are proposed to be expanded to one-bedroom units. The remainder of the south side of the block contains large houses from the early 1900's, most of which have been converted into apartment buildings. To the immediate north is the Bungalow Heaven Landmark District. In addition to the residence, the property has a detached one-car garage and storage building which was built at a later time and is not consistent with the architectural style of the bungalow court. This accessory building is proposed to be demolished to accommodate the bedroom additions on the rear unit.

The 936-square-foot bungalows have Mission style features including smooth stucco walls, parapeted roofs stepped at each corner with terra-cotta barrel-tile coping, groupings (in twos and fours) of wood casement windows, wood front doors with multiple lights and arched entry porches.

## **ANALYSIS**

The property at 1044 E. Orange Grove Boulevard is eligible for designation under Criterion c, (§17.62.040 PMC):

(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.

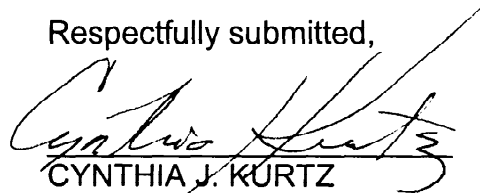
Under this criterion, 1044 E. Orange Grove Boulevard is significant as an intact example of a detached wide-form enclosed bungalow court in Mission style. The court has a high level of architectural integrity (its ability to demonstrate why it is significant) through its location, design, setting, materials, workmanship, feeling and association. The court is in its original location and configuration, and has undergone few alterations since its original construction.

In 1993, a study of bungalow courts in the city was completed and included in a multi-property National Register nomination. In this study, seven bungalow court types were identified (see Attachment D). The bungalow court at 1044 East Orange Grove Boulevard is an example of Type A: Detached Wide Court (Enclosed) and is the only example of this type of bungalow court in Mission Style in the city.

**FISCAL IMPACT**

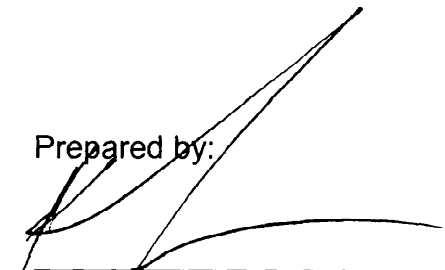
Designation of this property does not affect revenues to the City. In some instances, though, owners of designated properties may apply to the City for Historic Property Contract, which allows an alternative and often lower property tax assessment. The City Council reviewed the projected loss of property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

Respectfully submitted,



CYNTHIA J. KURTZ  
City Manager

Prepared by:



Kevin Johnson, Associate Planner

Approved by:



Richard Bruckner, Director of Planning & Development

- ATTACHMENT A: Photographs
- ATTACHMENT B: Application & Taxpayer Protection Form
- ATTACHMENT C: Effects of Landmark Designation
- ATTACHMENT D: Bungalow Court Types

ATTACHMENT A:  
Photographs

1044 East Orange Grove Boulevard



**ATTACHMENT B:**  
**Application & Taxpayer Protection Form**



Application to Designate a Historic Resource as a  
**HISTORIC MONUMENT OR LANDMARK**

§17.52.050 of the Pasadena Municipal Code sets forth a procedure for designating any historic resource in the City as a historic monument or landmark. 1) The process begins with a preliminary evaluation by staff to determine if the nominated property meets the applicable criteria and is eligible for designation. 2) If staff determines that the nominated property is eligible for designation, the nomination is scheduled for a public hearing before the Historic Preservation Commission. 3) The Historic Preservation Commission determines if the historic resource meets the criteria for designation as a historic monument or landmark. If the Commission finds that the nominated resource qualifies for designation, it forwards a recommendation on the designation to the City Council. 4) At a noticed public hearing, the Council then determines whether to approve or deny the request for designation.

**PART I. PROPERTY PROPOSED FOR DESIGNATION**

1. Name of Property:	?
2. Property Address:	10044 E. ORANGE GROVE BLV.
3. Date of Original Construction	1921
4. Architect / Builder:	
5. Present Owner: (Name)	MT ORANGE GARDEN INC.
(Address)	3061 LAKEVIEW CIR FULLERTON, CA 92835
(State/ZIP)	
(Phone/FAX)	(714) 401-0218
(E-mail)	PARVIZ_TABA @ YAHOO .COM

**PART II. APPLICANT**

Applicant: (if not property owner)	PARVIZ TABA
(Address)	3061 LAKEVIEW CIR FULLERTON
(State/ZIP)	CA, 92835
(Phone/FAX)	(714) 401 0218   (714) 879-2874
(E-mail)	

Date 2/28/06 Signature *Parviz Taba*

PLN2006-00089

Date received: 2/28/06  
Planner: \_\_\_\_\_





PASADENA PERMIT CENTER  
www.cityofpasadena.net/permitcenter

1044 E. ORANGE GROVE BLVD.

ATT: MR. KEVIN JOHNSON

Application to Designate a Historic Resource as a  
**HISTORIC MONUMENT OR LANDMARK**

**CRITERIA FOR DESIGNATION**

**CRITERIA FOR DESIGNATING A HISTORIC MONUMENT**

<input type="checkbox"/>	1. It is associated with events that have made a significant contribution to the broad patterns of the history of the region, state or nation.
<input type="checkbox"/>	2. It is associated with the lives of persons who are significant in the history of the region, state or nation.
<input type="checkbox"/>	3. It is exceptional in the embodiment of the distinctive characteristics of a historic resource property type, period, architectural style or method of construction, or that is an exceptional representation of the work of an architect, designer, engineer, or builder whose work is significant to the region, state or nation, or that possesses high artistic values that are of regional, state-wide or national significance.
<input type="checkbox"/>	4. It has yielded, or may be likely to yield, information important in prehistory or history of the region, state or nation.

A historic monument designation may include significant public or semi-public interior spaces and features.

**CRITERIA FOR DESIGNATING A HISTORIC LANDMARK**

<input type="checkbox"/>	1. It is associated with events that have made a significant contribution to the broad patterns of the history of the city.
<input type="checkbox"/>	2. It is associated with the lives of persons who are significant in the history of the city.
<input checked="" type="checkbox"/>	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.
<input type="checkbox"/>	4. It has yielded, or may be likely to yield, information important locally in prehistory or history.



Application to Designate a Historic Resource as a  
**HISTORIC MONUMENT OR LANDMARK**

**PART III: TYPE OF DESIGNATION**

**PROPERTY TO BE DESIGNATED AS A:**

<b>HISTORIC MONUMENT</b> <input type="checkbox"/>	<b>LANDMARK</b> <input checked="" type="checkbox"/>
<i>A historic monument means any historic resource that is significant at a regional, state or national level, and is an exemplary representation of a particular type of historic resource.</i>	<i>A landmark means any historic resource that is significant at a local level, and is an exemplary representation of a particular type of historic resource.</i>

**PART IV: BRIEF DESCRIPTION OF PROPERTY**

Briefly describe the property proposed for designation, indicating whether the entire site or a portion of the site is the subject of the nomination (e.g., how many buildings on the site). A map may be used for the description. Please also submit recent photographs. Use continuation sheet if necessary.

Refer to continuation sheet, site plan and recent photographs.

TOTAL OF 8 units (6 units are 2 BR. & 2 units 1 BR.)  
THE BUNGALOW COURT ALREADY PRE APPROVED AS A  
POTENTIAL LANDMARK.

**PART V: SUPPLEMENTAL INFORMATION ON SIGNIFICANCE OF PROPERTY.** With this application, please attach information that will assist staff with the preparation of a designation report. Books, photographs, articles, and other archival information will all be useful to document the significance of the historic resource.

Refer to bibliography, historical photographs, chronology, and other supporting information.

WE ALREADY submit PHOTOGRAPHS.



Disclosure Pursuant to the  
City of Pasadena Taxpayer Protection Amendment of 2000  
Pasadena City Charter, Article XVII

- I The value of this application  has the potential to /  does not have the potential to exceed \$25,000. (Applicant must check one blank.)
- II Applicant hereby discloses its trustees, directors, partners, officers, and those with more than a 10% equity, participation, or revenue interest in Applicant, as follows:

Applicant Name: <u>PARVIZ TABATABAE</u>		
Trustees, directors, partners, officers of Applicant (use additional sheets as necessary)		
Those with more than a 10% equity, participation or revenue interest in Applicant (use additional sheets as necessary)		
1	<u>PARVIZ Tabatabaee</u>	<u>[Signature]</u>
2	<u>Mohammad Mahesennajsh</u>	<u>[Signature]</u>
3	<u>Bharam Mahesennajsh</u>	<u>[Signature]</u>
4	<u>Babak Mahesennajsh</u>	<u>[Signature]</u>

For office use only

Application No. PLN2006-0016

Administrative Policy 2005-005  
Form Revised 7/25/05

**ATTACHMENT C:**  
**Effects of Landmark Designation**

## EFFECTS OF LANDMARK DESIGNATION

Identifying and designating properties of major significance encourages the preservation and protection of Pasadena's historic resources. The City of Pasadena's Historic Preservation Ordinance provides a process to recognize and protect individual sites and historic districts.

### Designation Process

A property may be nominated for historic designation by any person. Design & Historic Preservation staff then evaluates the property to determine if it meets the criteria for designation. If it appears that the criteria have been met, the staff will prepare a designation report, which describes the property and how it meets the criteria for designation. Once the designation report is complete, the HPC will conduct a public hearing and make a recommendation to the City Council. The City Council may then designate the property as a historic site.

### Alterations/Demolition

Designated historic structures are protected by the Municipal Code. A Certificate of Appropriateness (permit) is required for work to modify the exterior appearance of a designated historic property that is open to public view. A certificate is also required for alterations, additions, new construction, or demolition. This review ensures that any proposed changes are compatible with the character of the individual property and/or historic district. Decisions on proposed alterations are based on the proposed project's compliance with the Secretary of Interior's Standards for Rehabilitation and the City's adopted *Design Guidelines for Historic Districts*, which is based on the Standards.

The Historic Preservation Commission is the decision-maker for major projects affecting designated historic resources, except in the Central District where the Design Commission is the decision-maker for such projects. Staff is the decision-maker for minor projects affecting designated historic resources. Major projects are defined as demolition, relocation, removal of significant features, significant alteration of front or side elevations, additions to street-facing elevations, and new fences or walls in landmark districts. Minor projects are defined as removal of insignificant exterior features, re-roofing, matching replacement doors and windows, demolition of garages, small side/front additions, most rear additions that are not taller than the original building or replacement of exterior cladding with the same cladding material. Projects affecting non-contributing buildings on a site or in a district, or the environmental setting of a site, are reviewed by staff but are subject to the less stringent requirements than contributing buildings.

Staff-level decisions may be appealed to the Historic Preservation Commission, and decisions by the Commission may be appealed to the City Council. The City Council may also "call for review" all decisions by the staff or Commission.

### Incentives

Designated historic properties are eligible for the following incentives, which are evaluated on a case-by-case basis:

- A Mills Act historic property contract to reduce property taxes in exchange for agreeing to maintain the historic character of the property in accordance with established guidelines.
- Use of more flexible provisions in the State Historical Building Code when making modifications,
- Waiver of covered parking requirements, and
- Potential variances from modern development standards for historic properties undergoing adaptive use or relocation.

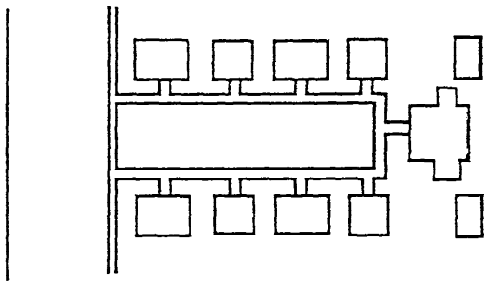
**ATTACHMENT D:  
Bungalow Court Types**

United States Department of the Interior  
National Park Service

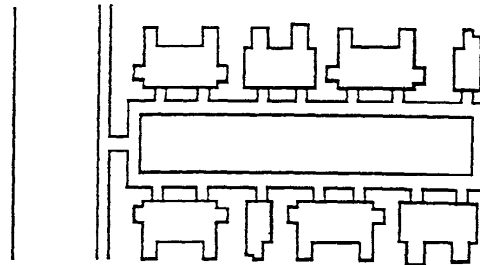
# National Register of Historic Places Continuation Sheet

Section number F Page 11

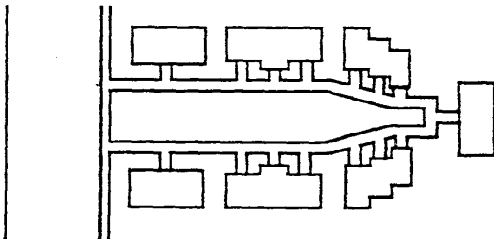
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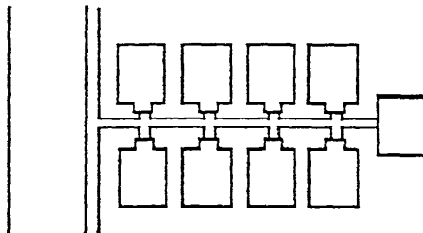
Type A: Detached Wide Court (Enclosed)



Type C: Attached Wide Court (Open)



Type B: Attached Wide Court (Enclosed)



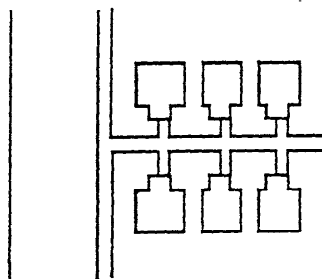
Type D: Detached Narrow Court (Enclosed)

United States Department of the Interior  
National Park Service

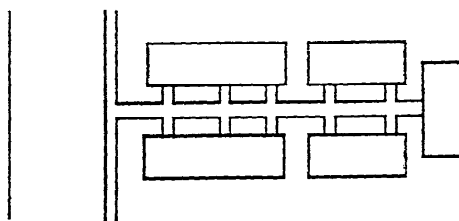
# National Register of Historic Places Continuation Sheet

Section number F Page 12

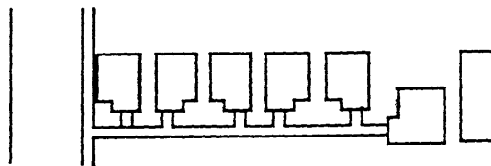
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Type E: Detached Narrow Court (Open)



Type F: Attached Narrow Court (Enclosed)



Type G: Half Court or "L" - Shaped



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

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PASADENA ADOPTING  
A DECLARATION OF LANDMARK DESIGNATION FOR 1044 E. ORANGE GROVE  
BOULEVARD, PASADENA, CALIFORNIA**

WHEREAS, the Historic Preservation Commission has found that 1044 E. Orange Grove Boulevard meets criterion c, as set forth in Section 17.62.040(B) of the Pasadena Municipal Code; and

WHEREAS, the bungalow court at 1044 E. Orange Grove Boulevard is significant because the property is architecturally intact and is exceptional in the embodiment of the distinctive characteristics of a wide-form bungalow court in Mission style;

WHEREAS, the application for Landmark designation is exempt from the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines Section 15331;

WHEREAS, the owner of the property, Parviz Taba, 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 1044 E. Orange Grove Boulevard 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:**

1044 E. Orange Grove Boulevard  
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"**

Lots 9 and 10 of Tract No. 1604, in the City of Pasadena, County of Los Angeles, State of California, as per map recorded in Book 20, Pages 54 and 55, of Maps in the Office of the County Recorder of said County;

A metes and bounds description for informational purposes is as follows:

**Beginning** at the Northeast corner of said Lot 10, said point being on the South line of Orange Grove Boulevard (70.00 feet wide) as shown on said Tract No. 1604;

Thence along the North line of Lots 9 and 10, South 89°38'00" West, 110.00 feet to the Northwest corner of said Lot 9;

Thence along the West line of said Lot 9, South 00°01'45" East, 165.00 feet to the Southwest corner of said Lot 9;

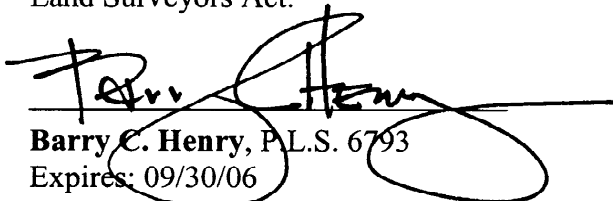
Thence along the South line of said Lots 9 and 10, North 89°38'00" East, 110.00 feet to the Southeast corner of said Lot 10;

Thence along the East line of said Lot 10, North 00°01'45" West, 165.00 feet to the **Point of Beginning**.

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

The above described parcel contains 18,150 square feet (0.417 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: 5/12/06

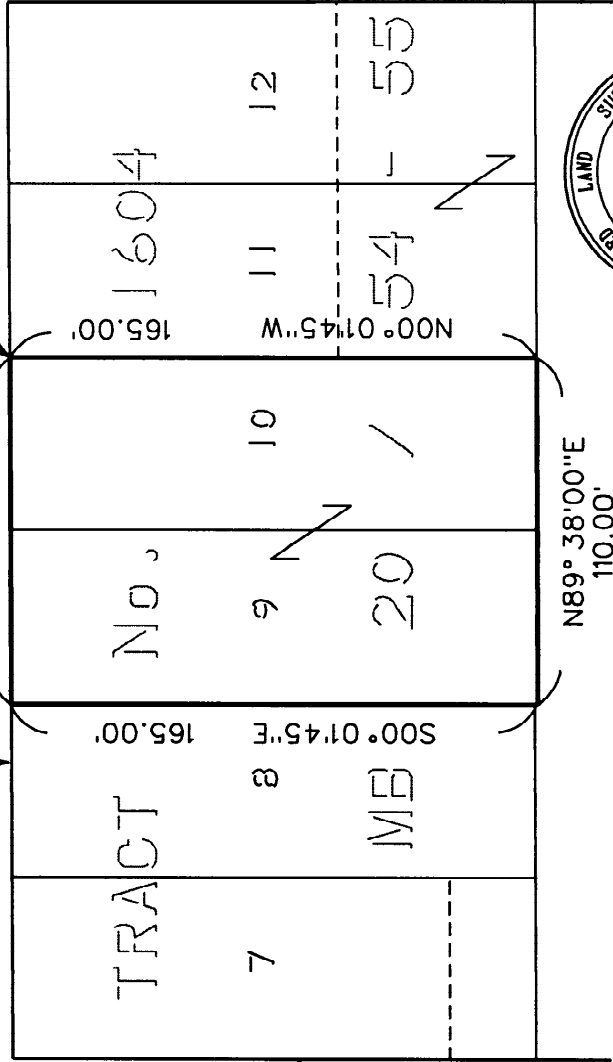




ORANGE GROVE BLVD.

CATALINA AVENUE

WILSON AVENUE



LEGEND LIMITS OF PROPERTY  
 P.O.B. POINT OF BEGINNING  
 AREA = 18,150 S.F.

 <b>DAVID EVANS AND ASSOCIATES INC</b> 800 North Haven Avenue, Suite 300 Ontario California 91764 Phone: 909.481.5750	<b>EXHIBIT "B"</b>	<b>1044 E ORANGE GROVE BLVD</b> APN: 5732-011-031 IN THE CITY OF PASADENA COUNTY OF LOS ANGELES STATE OF CALIFORNIA	SHEET NO: 1 OF 1 JOB NO: PDAX0067 WBS 092	DATE: 05/08/06 SCALE: 1" = 60'
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