

# Agenda Report

**TO:** CITY COUNCIL

**DATE:** NOVEMBER 20, 2006

**FROM:** CITY MANAGER

**SUBJECT:** DESIGNATION OF 969 SOUTH MADISON AVENUE 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 house at 969 South Madison Avenue is significant under Criterion c for designation as a landmark (P.M.C. §17.62.40 B) because it is architecturally intact and an excellent example of a two-story Arts and Crafts period house.
3. Approve the designation of the property at 969 South Madison Avenue as a landmark.
4. Adopt the attached resolution approving a Declaration of Landmark Designation for 969 South Madison Avenue, Pasadena, California;
5. Authorize the Mayor to execute the attached Declaration of Landmark Designation for 969 South Madison Avenue, 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 16, 2006, at a noticed public hearing, the Historic Preservation Commission voted unanimously to recommend approval of the designation of 969 South Madison Avenue as a landmark.

## **BACKGROUND**

Property owners, Sidney & Betsey Tyler, submitted the application for designation of 969 South Madison Avenue. Because of the property's integrity

and its importance as an intact representation of a two-story Arts and Crafts period house, 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 on the southwest corner of Alpine Street and South Madison Avenue. The surrounding neighborhood consists of single-family homes mostly from the early 1900's to the 1920's. Of the fifteen houses on this block face, thirteen were built between 1909 and 1912.

The 4,134-square-foot house on a 15,200 square foot lot exhibits typical Arts and Crafts features including wood-shingle wall cladding on the gables; wood-framed casements with extended lintels; a wide wood front door with side lights; a brick foundation; vented gables; and a low pitched roof with exposed rafters. In addition to the residence, the property has an original detached two-car garage in the same style as the house. This garage (along with its addition) appears to be intact and is, therefore, contributing to the significance of the property.

The front elevation of the house faces Alpine, rather than Madison, and is a design that is an excellent example of a two-story Craftsman house. Understanding the orientation of the house in this case is crucial; the east elevation, being the side of the house, should not be the focus in evaluating the house, even though its address is on Madison. The triple gable on the north elevation is a somewhat unusual feature, and it is the primary element of the artistically rendered overall design of this facade.

On the Alpine façade, the large front-facing gabled roof nestles a second story projecting gable that serves as a porch cover. This projection is supported by square brick columns that are upward extensions of the foundation. A low brick wall with a decorative arch vent encloses the porch area. The porch is accessed by a brick pathway with steps on a diagonal axis from the corner.

On the Madison façade, a second story balcony/ pergola covers a porch surrounded by low brick walls. The supports and balcony rails are a simple wood composition.

It appears that a porch on the upper story of the northwest corner was enclosed at some point in time and a porch on the first story to the right of the entry was enclosed in the 1960s. These alterations do not compromise the architectural integrity of the property.

The house is listed in the *Historic Resources Survey of Pasadena's Art & Crafts Period – Residential Architecture* by Lauren Weiss Bricker, Robert Winter, and Janet Tearnen, (1999) as is another house designed by William F. Thompson: 989 S. El Molino Avenue.

William F. Thompson, moved to Southern California from St. Paul, Minnesota in 1905. He was active in L.A. from 1905-1922. Records indicate that Thompson may have moved to the area specifically to serve as the Merritt family architect.<sup>1</sup> He designed and built four mansions for the Merritt family on and around South Orange Grove Boulevard.

## **ANALYSIS**

The property at 969 South Madison Avenue 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, 969 South Madison Avenue is significant as an intact example of Arts and Crafts period residential architecture. The house has a high level of architectural integrity (its ability to demonstrate why it is significant) through its design, setting, materials, workmanship, feeling and association. The house is in its original location and has undergone few significant alterations since its original construction.

According to the City's listing of Arts and Crafts period houses compiled by John Ripley<sup>2</sup>, the house was designed by William F. Thompson and built by Milwaukee Building Company of Los Angeles for Thaddeus and Caroline Jones. According to information of the Pasadena Museum of History, the Jones family moved to Pasadena from St. Paul, Minnesota for retirement. "Mrs. Jones originally came from Pittsburgh where her family (Kountz) owned the largest flat of riverboats and later the streetcar line in Pittsburgh. Mr. Jones came from Somers, New York where his family operated dairy farms." According to city directories, Thaddeus & Caroline lived in the house until his death. Caroline is listed as a widow from 1926-1930. In 1931, Caroline is listed with her son Thaddeus, Jr. and his wife Agnes. Thaddeus, Jr. & Agnes lived in the house for 34 years.

## **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

---

<sup>1</sup> Research on 969 South Madison from the Pasadena Museum of History.

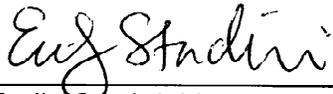
<sup>2</sup> *Pasadena Houses of the Craftsman Era*, 1995

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:

  
Emily Stadnicki  
Planner

Approved by:

JRP   
Richard J. Bruckner  
Director Planning & Development

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

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

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PASADENA ADOPTING A DECLARATION OF LANDMARK DESIGNATION FOR 969 SOUTH MADISON AVENUE, PASADENA, CALIFORNIA

WHEREAS, the Historic Preservation Commission has found that 969 South Madison Avenue meets criterion c, as set forth in Section 17.62.040(A) of the Pasadena Municipal Code; and

WHEREAS, the house at 969 South Madison Avenue is significant because the property is an architecturally intact and outstanding representation of a two-story Arts and Crafts period house;

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

WHEREAS, the owners of the property, Sidney & Betsey Tyler, 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 969 South Madison Avenue is hereby adopted.

Adopted at the regular meeting of the City Council on the \_\_\_\_\_ day of \_\_\_\_\_, 2006 by the following vote:

AYES:

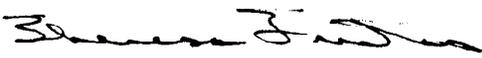
NOES:

ABSENT:

ABSTAIN:

\_\_\_\_\_  
Jane Rodriguez, City Clerk

Approved as to form:

  
\_\_\_\_\_  
Theresa E. Fuentes, Deputy City Attorney

**DECLARATION OF LANDMARK DESIGNATION FOR:**

**969 SOUTH MADISON AVENUE  
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"**  
**969 MADISON AVENUE**

Lots 50 of Tract No. 391, in the City of Pasadena, County of Los Angeles, State of California as per map recorded in Book 14, Page 185 of Maps in the Office of the County Recorder of said County.

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

**Beginning** at the Northwest corner of said Lot 50, said point being also on the South line of Alpine Street (60.00 feet wide) as shown on said map;

Thence along said South line, North 89°38'00" East, 199.65 feet to Northeast corner of said Lot 50, said point being also on the West line of Madison Avenue (60.00 feet wide) as shown on said map;

Thence along said West line, South 00°01'00" East, 76.00 feet to a line parallel with and 76.00 feet South of said South line of Alpine Street, said point being also the Southeast corner of said Lot 50;

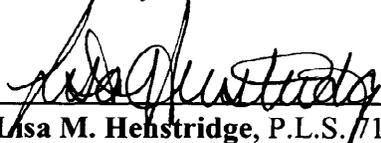
Thence along said parallel line, South 89°38'00" West, 199.65 feet to a line parallel with and 199.65 feet West of said West line of Madison Avenue, said point being also the Southwest corner of said Lot 50;

Thence along said parallel line, North 00°01'00" West, 76.00 feet to the **Point of Beginning**.

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

The above described parcel contains 15,173 square feet (0.348 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.

  
\_\_\_\_\_  
Lisa M. Henstridge, P.L.S. 7177

Expires 12/31/07

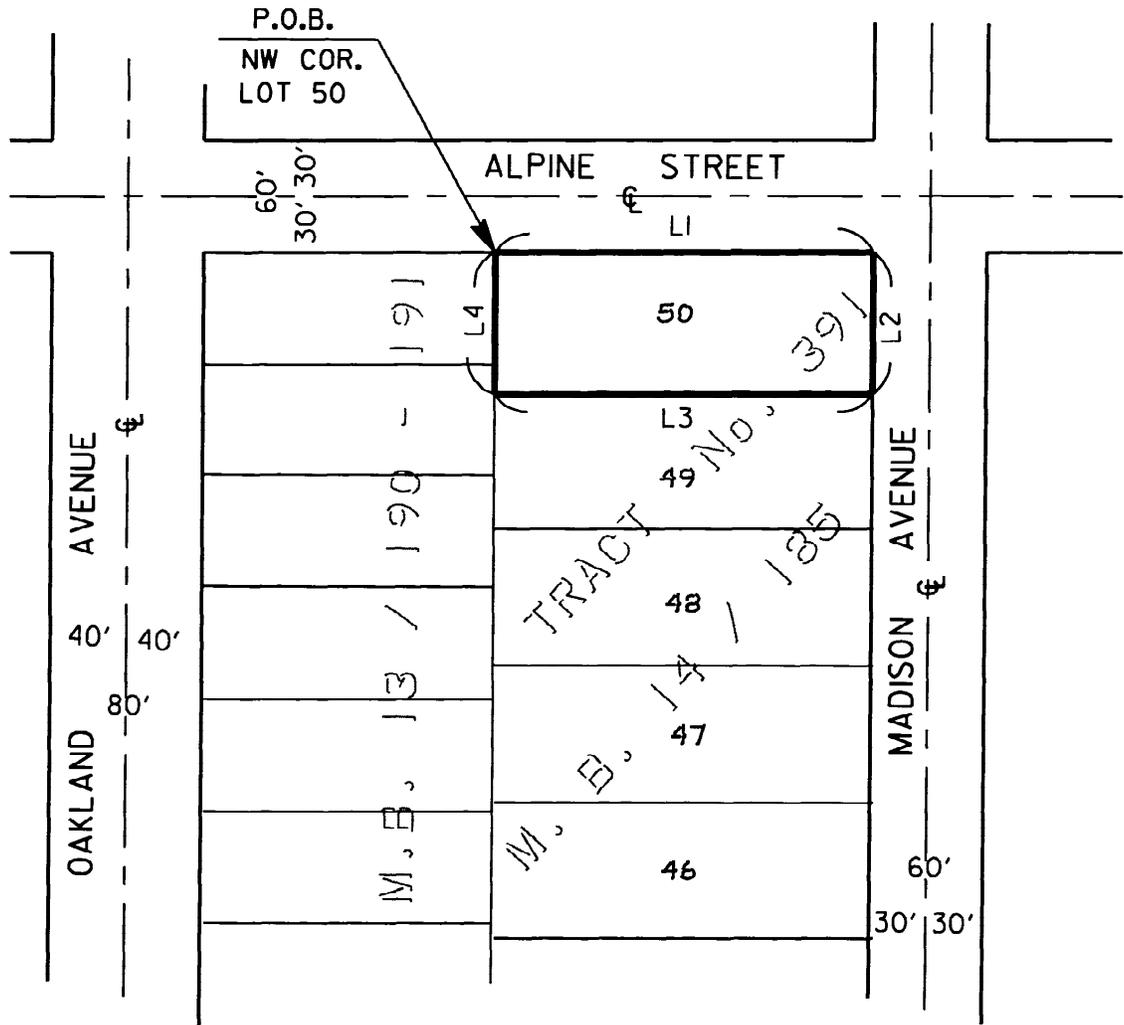
Date: 11/13/06



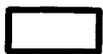
# EXHIBIT "B"



SCALE: 1"=100'



**LEGEND**



LIMITS OF PROPERTY

P.O.B.

POINT OF BEGINNING

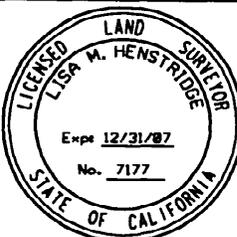
AREA= 15,173 S.F.

LINE DATA		
LINE	BEARING	DISTANCE
L1	N89°38'00"E	199.65'
L2	S00°01'00"E	76.00'
L3	S89°38'00"W	199.65'
L4	N00°01'00"W	76.00'

P:\PD\2007\11\09\969 Madison.dwg



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



**969 MADISON AVENUE**  
**APN : 5721-006-008**

CITY OF PASADENA  
 COUNTY OF LOS ANGELES  
 STATE OF CALIFORNIA

SHEET NO:	1 OF 1
JOB NO:	PDAX0067
DRAWN BY:	RXSI
DATE:	11/09/06
SCALE:	1"=100'



**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:	Thaddeus C. Jones House	
2. Property Address:	969 South Madison Ave. Pasadena 91106	
3. Date of Original Construction	1909	
4. Architect / Builder:	William F. Thompson / Milwaukee Bldg. Co. of L.A.	
5. Present Owner: (Name)	Sidney + Fetsy Tyler	
(Address)	969 South Madison Ave.	
(State/ZIP)	Pasadena Ca. 91106	
(Phone/FAX)	(626) 793-4751	(626) 449-5995
(E-mail)	styler@CityofPasadena.net	

**PART II. APPLICANT**

Applicant: (if not property owner)	
(Address)	
(State/ZIP)	
(Phone/FAX)	
(E-mail)	

Date 9/12/06 Signature SF Tyler

Date received: 9/13/06  
Planner: Emily Studnicki



**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.

**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.

969 S. Madison Avenue

