

**ATTACHMENT E:
Effects of Historic Designation**

EFFECTS OF HISTORIC 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.

RESOLUTION NO. _____

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PASADENA ADOPTING
A DECLARATION OF LANDMARK DESIGNATION FOR 1154 SOUTH FAIR OAKS
AVENUE, PASADENA, CALIFORNIA**

WHEREAS, the Historic Preservation Commission has found that the Pacific Electric Substation at 1154 South Fair Oaks Avenue meets criteria a & c, as set forth in Section 17.62.040(C) of the Pasadena Municipal Code; and

WHEREAS, the Pacific Electric Substation building at 1154 South Fair Oaks Avenue is significant because of its associations with the Northern District Lines of the Pacific Electric Railway system, and, although substantially altered, it embodies the distinctive characteristics of a brick industrial building from the late 1890's/early 1900's and of a rare property type (electrical substations associated with the former electric rail system);

WHEREAS, the application for Landmark designation is exempt from the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines Section 15308;

WHEREAS, Pasadena Heritage nominated the property for Landmark designation and the owner of the property, the City of Pasadena, are in support of the nomination; 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 1154 South Fair Oaks Avenue is hereby adopted.

Adopted at the _____ meeting of the City Council on the _____ day of _____, 2007 by the following vote:

AYES:

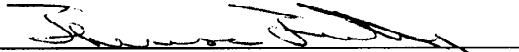
NOES:

ABSENT:

ABSTAIN:

Jane Rodriguez, City Clerk

Approved as to form:



Theresa E. Fuentes, Assistant City Attorney

DECLARATION OF LANDMARK DESIGNATION FOR:

1154 South Fair Oaks 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 approval of a Certificate of Appropriateness.

DATED: _____

ATTEST:

CITY OF PASADENA
A municipal corporation

Jane Rodriguez, City Clerk

By: _____
Bill Bogaard, Mayor

EXHIBIT A

270-034-01
September 28, 2004


PARCEL D GLENARM POWER PLANT SITE

All that certain real property situate in the City of Pasadena, County of Los Angeles, State of California being portions of G. E. Smith's Subdivision as recorded in Book 14 at page 93 of Miscellaneous Records, Washburn's Subdivision as recorded in Book 6 at Page 242 of Miscellaneous Records of Los Angeles County and Wallis Street, Vacated, said property being more particularly described as follows:

Beginning at the intersection of the Easterly right-of-way line of Fair Oaks Avenue (82 feet wide), said right-of-way line being parallel with and perpendicularly distant 6.00 feet Easterly of the West line of said G. E. Smith's Subdivision, with the Southerly line of the Northerly 186.55 feet of said G. E. Smith's Subdivision; thence along last said Southerly line N 89° 36' 00" E 320.69 feet: thence leaving said line and perpendicular thereto S 0° 24' 00" E 83.80 feet; thence along a curve concave Northwesterly having a radius of 30 feet and a central angle of 90° an arc length of 47.12 feet to the southerly line of the Northerly 300.35 feet of G. E. Smith's Subdivision; thence along last said Southerly line S 89° 36' 00" W 155.03 to a point on a line that is parallel with and perpendicularly distant 135.77 feet Easterly of said Easterly right-of-way line of Fair Oaks Avenue; thence along last said parallel line S 0° 20' 37" E 8.00 feet to a point described as and hereinafter referred to as "Point A"; thence continuing along last said parallel line S 0° 20' 37" E 63.00 feet to a point described as and hereinafter referred to as "Point B"; thence continuing along last said parallel line S 0° 20' 37" E 197.37 feet to the Northerly line of State Street (50 feet wide); thence along said Northerly line of State Street S 89° 34' 52" W 135.77 feet to said Easterly right-of-way line of Fair Oaks Avenue (82 feet wide); thence along last said right-of-way line N 0° 20' 37" W 382.43 feet to the Point of Beginning and containing 72,805 square feet of land, more or less

(PARCEL E)

Reserving therefrom a three dimensional emergency right-of-way access easement for use of the Pasadena Department of Water and Power over and 16.7 feet above a portion of the above described Parcel "D", the vertical limits of said easement being measured vertically above the surface grade of the following described portion of Parcel "D": Beginning at the above described "Point A"; thence S 89° 36' 00" W 135.77 feet to said Easterly right-of-way line of Fair Oaks Avenue; thence along last said right-of-way line S 0° 20' 27" E 35.00 feet; thence leaving said right-of-way line N 89° 36' 00" E 105.77 feet; thence S 47° 20' 55" E 41.02 feet to the above described "Point B"; thence N 0° 20' 37" W to "Point A" the Point of Beginning.


Clyde C. Cabrinha, PLS 3457

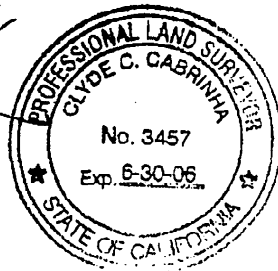
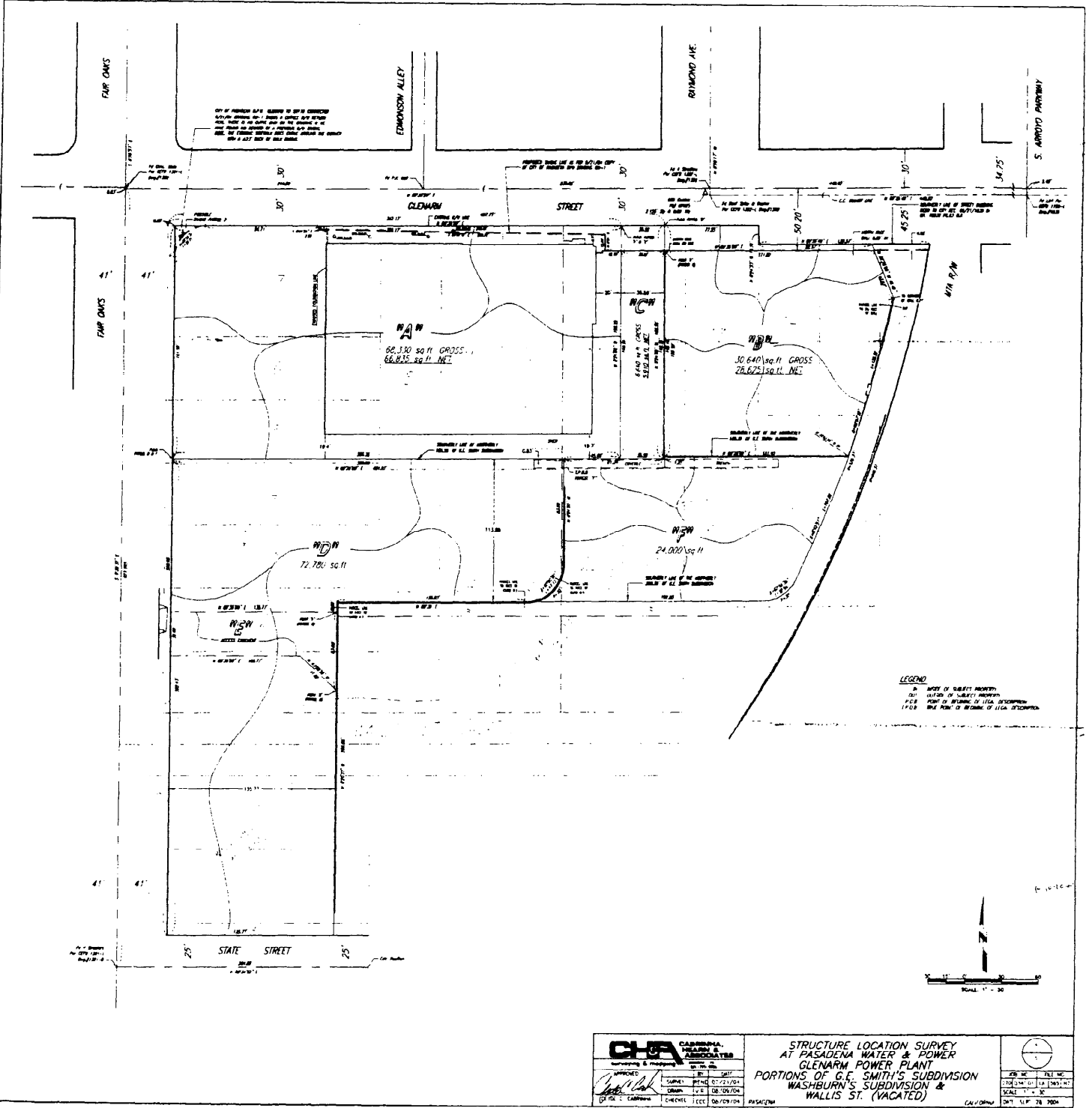


EXHIBIT B



	CALIFORNIA MEASUREMENT & RECONSTRUCTION Surveying & Mapping		STRUCTURE LOCATION SURVEY AT PASADENA WATER & POWER GLENARM POWER PLANT PORTIONS OF G.F. SMITH'S SUBDIVISION WASHBURN'S SUBDIVISION & WALLIS ST. (VACATED)	
	PROJECT NO. 08-121/04 DATE 08/19/04 CHECKED [Signature]	DRAWN BY [Signature] DATE 08/19/04		

RESOLUTION NO. _____

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PASADENA ADOPTING
A DECLARATION OF LANDMARK DESIGNATION FOR 160 – 162 NORTH
ALTADENA DRIVE, PASADENA, CALIFORNIA**

WHEREAS, the Historic Preservation Commission has found that the Lamanda Park Substation at 160 – 162 North Altadena Drive meets criterion c, as set forth in Section 17.62.040(C) of the Pasadena Municipal Code; and

WHEREAS, the Lamanda Park Substation at 160 – 162 North Altadena Drive is significant because it embodies the distinctive characteristics of Spanish eclectic design by local architect Robert Ainsworth;

WHEREAS, the application for Landmark designation is exempt from the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines Section 15308;

WHEREAS, Pasadena Heritage nominated the property for Landmark designation and the owner of the property, the City of Pasadena, are in support of the nomination; 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 160 – 162 North Altadena Drive is hereby adopted.

Adopted at the _____ meeting of the City Council on the _____ day of _____, 2007 by the following vote:

AYES:


NOES:

ABSENT:

ABSTAIN:

Jane Rodriguez, City Clerk

Approved as to form:



Theresa E. Fuentes, Assistant City Attorney

DECLARATION OF LANDMARK DESIGNATION FOR:

160 – 162 North Altadena Drive
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 approval of a Certificate of Appropriateness.

DATED: _____

ATTEST:

CITY OF PASADENA
A municipal corporation

Jane Rodriguez, City Clerk

By: _____
Bill Bogaard, Mayor

EXHIBIT 'A'
160 N. ALTADENA DRIVE

That portion of Lot 1 of the Tract No. 2691, in the City of Pasadena, County of Los Angeles, State of California, as per map recorded in Book 33, Page 53 of Maps, in the Office of the County Recorder of said County, described as follows;

Beginning at the Southwest corner of said Lot 1;

Thence along the westerly line of said Lot 1, being the easterly line of Altadena Drive (62' feet wide) shown as Santa Anita Avenue on said Tract Map, the following courses:
North 00°43'00" East 249.60 feet and North 00°40'20" East 20.72 feet to the northwest corner of said Lot 1;

Thence along the northerly line of said Lot 1, North 89°19'30" East, 318.04 feet to the northeast corner of said Lot 1;

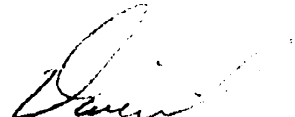
Thence along the easterly line of said Lot 1, being the westerly line of Virginia Avenue (60.00 feet wide) shown as Live Oak Avenue on said Tract Map, South 00°45'00" West 272.22 feet to the southeast corner of said Lot 1;

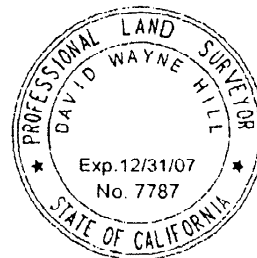
Thence along said the southerly line of said Lot 1, being the northerly line of the Atchison Topeka & Santa Fe Railroad (60.00 feet wide) as shown on said Tract Map, South 89°40'00" West 317.82 feet to the **Point of Beginning**.

The above-described parcel of land contains approximately 86,223 square feet (1.979 acres).

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

This real property description has been prepared by me,
Or under my direction, in conformance with the Professional
Land Surveyors Act.


11/8/07
David Wayne Hill, P.L.S. 7787
Expires 12/31/07



FOOTHILL BOULEVARD

LINE DATA		
LINE	BEARING	DISTANCE
L1	N00°43'00"E	249.60'
L2	N00°40'20"E	20.72'
L3	N89°19'30"E	318.04'
L4	S00°45'00"W	272.22'
L5	S89°40'00"W	317.82'

ALTADENA DRIVE
(FORMERLY SANTA ANITA AVENUE)

LOT 2
ROBERTS SUBDIVISION
OF LAMANDA PARK
M.C. 7/20
LOT 2 FOR B.L.K.

DELMAR'S SUBDIVISION
M.C. 10/23

LOT 1
TRACT NO. 2001
M.C. 10/23
P.O.B.

VIRGINIA AVENUE
(FORMERLY LIVE OAK AVE.)



BERSA ST.

LOT 3
ROBERTS SUBDIVISION
OF LAMANDA PARK
M.C. 7/20
LOT 3 FOR B.L.K.

PORTION OF THE SANTA ANITA RANCH
AS SHOWN IN THE GRIGIAN TRACT

WALNUT STREET
(FORMERLY RAILROAD STREET)

LEGEND

-  LIMITS OF PROPERTY
-  P.O.B. POINT OF BEGINNING
- AREA = 86,223 S.F.




**DAVID EVANS
AND ASSOCIATES INC.**
4200 Concourse, Suite 200
Ontario California 91764
TEL:(909)481-5750 FAX:(909)481-5757

EXHIBIT
"B"

160 N. ALTADENA DRIVE
APN: 5748-003-900
CITY OF PASADENA
COUNTY OF LOS ANGELES
STATE OF CALIFORNIA

SHEET NO:	1 OF 1
JOB NO:	PDAX0067
DRAWN BY:	LKH
DATE:	11/08/07
SCALE:	1"=100'

RESOLUTION NO. _____

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PASADENA ADOPTING
A DECLARATION OF LANDMARK DESIGNATION FOR 1879 EAST WALNUT
STREET, PASADENA, CALIFORNIA**

WHEREAS, the Historic Preservation Commission has found that the Woodbury Well building at 1879 East Walnut Street meets criterion c, as set forth in Section 17.62.040(C) of the Pasadena Municipal Code; and

WHEREAS, the Woodbury Well building at 1879 East Walnut Street is significant because it embodies the distinctive characteristics of Art Deco style and is a rare example of the style applied to a municipal utility property type in the city;

WHEREAS, the application for Landmark designation is exempt from the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines Section 15308;

WHEREAS, Pasadena Heritage nominated the property for Landmark designation and the owner of the property, the City of Pasadena, are in support of the nomination; 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 1879 East Walnut Street is hereby adopted.

Adopted at the _____ meeting of the City Council on the _____ day of _____, 2007 by the following vote:

AYES:

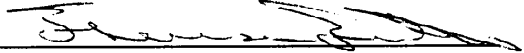
NOES:

ABSENT:

ABSTAIN:

Jane Rodriguez, City Clerk

Approved as to form:



Theresa E. Fuentes, Assistant City Attorney

DECLARATION OF LANDMARK DESIGNATION FOR:

1879 East Walnut 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 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 approval of a Certificate of Appropriateness.

DATED: _____

ATTEST:

CITY OF PASADENA
A municipal corporation

Jane Rodriguez, City Clerk

By: _____
Bill Bogaard, Mayor

EXHIBIT 'A'
1879 WALNUT STREET

That portion of Lot 40 of Fair View Place Extension in the City of Pasadena, County of Los Angeles, State of California, as per map recorded in Book 8, Page 100 of Miscellaneous Records, in the office of the County Recorder of said county, described as follows:

Beginning at the northwest corner of said Lot 40, said point being the beginning of a curve, concave southerly and having a radius of 2834.90 feet, a radial line through said point bears North 07°27'36" East;

Thence along the northerly line of said Lot 40 easterly 162.05 feet along said curve through a central angle of 03°16'31" to the northeast corner of said Lot 40;

Thence along the easterly line of said Lot 40 South 00°01'00" West 72.15 feet to the northerly line of Walnut Street (90.00 feet wide), said line being parallel with and 30.00 feet northerly of the southerly line of said Lot 40;

Thence along said northerly line North 90°00'00" West 160.00 feet to a point on the westerly line of said Lot 40;

Thence along said westerly line, North 00°01'00" East 97.77 feet to **Point of Beginning**;

The above-described parcel of land contains approximately 13,719 square feet (0.315 acres).

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

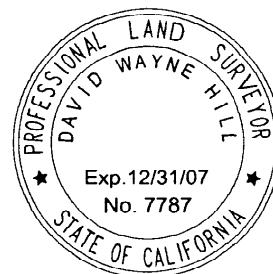
This real property description has been prepared by me,
or under my direction, in conformance with the Professional
Land Surveyors Act.

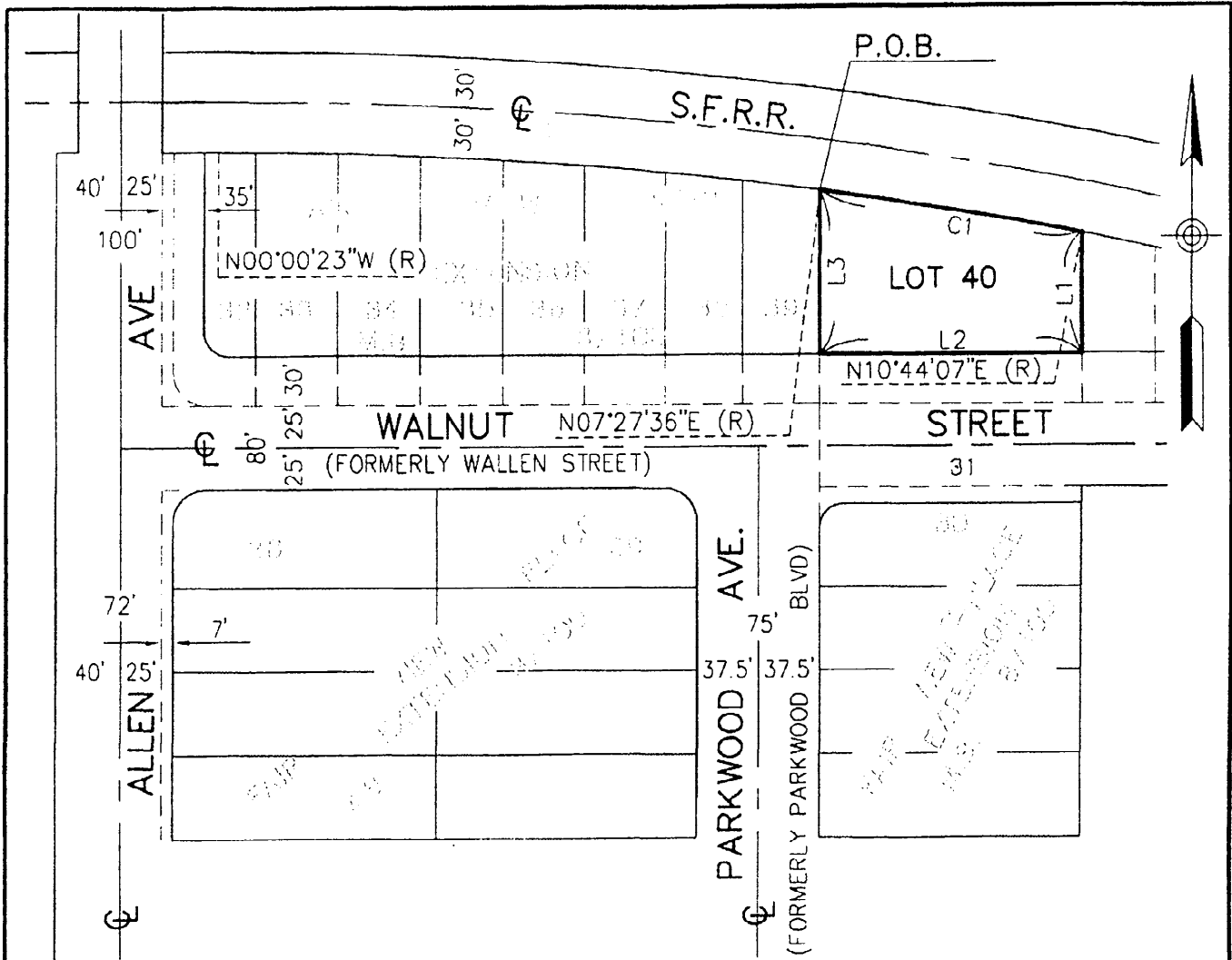


David Wayne Hill, P.L.S. 7787

Expires 12/31/07

Date: 11/16/07






LINE DATA		
LINE	BEARING	DISTANCE
L1	S00°01'00"W	72.15'
L2	N90°00'00"W	160.00'
L3	N00°01'00"E	97.77'

CURVE DATA			
CURVE	DELTA	RADIUS	LENGTH
C1	03°16'31"	2834.90'	162.05'

LEGEND

-  LIMITS OF PROPERTY
- P.O.B.** POINT OF BEGINNING
- AREA = 13,719 S.F.



DAVID EVANS AND ASSOCIATES INC.
 4200 Concourse, Suite 200
 Ontario California 91764
 TEL:(909)481-5750 FAX:(909)481-5757

EXHIBIT
"B"

1879 WALNUT STREET
 APN: 5746-005-900
 CITY OF PASADENA
 COUNTY OF LOS ANGELES
 STATE OF CALIFORNIA

SHEET NO:	1 OF 1
JOB NO:	PDAX0067
DRAWN BY:	LKH
DATE:	11/08/07
SCALE:	1"=100'