



# Agenda Report

**TO:** CITY COUNCIL

**DATE:** DECEMBER 17, 2007

**FROM:** CITY MANAGER

**SUBJECT:** DESIGNATION OF 1154 S. FAIR OAKS AVENUE, 160-162 N. ALTADENA DRIVE AND 1879 E. WALNUT STREET AS LANDMARKS

## RECOMMENDATION

It is recommended that the City Council:

1. Acknowledge that the designation of historic resources is categorically exempt from the California Environmental Quality Act (CEQA Guidelines §15308: Class 8 - Actions by Regulatory Agencies for Protection of the Environment);
2. Find that Pacific Electric sub-station #2 at 1154 S. Fair Oaks Avenue, meets criteria A & C in P.M.C §17.62.040 for designation as a landmark 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);
3. Find that the Lamanda Park electrical sub-station at 160-162 N. Altadena Drive meets criterion C in P.M.C §17.62.040 for designation as a landmark because it embodies the distinctive characteristics of Spanish eclectic design by local architect Robert Ainsworth;
4. Find that the Woodbury Well water pump house at 1879 E. Walnut Street meets criterion C in P.M.C §17.62.040 for designation as a landmark 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;
5. Approve the designation of the properties at 1154 S. Fair Oaks Avenue, 160-162 N. Altadena Drive, and 1879 E. Walnut Street as landmarks;

6. Adopt resolutions approving declarations of Landmark Designation for 1154 S. Fair Oaks Avenue, 160-162 N. Altadena Drive and 1879 E. Walnut Street, Pasadena, California;
7. Authorize the Mayor to execute the attached Declarations of Landmark Designation for 1154 S. Fair Oaks Avenue, 160-162 N. Altadena Drive and 1879 E. Walnut Street, Pasadena, California; and
8. Direct the City Clerk to record the declarations with the Los Angeles County Recorder.

### **RECOMMENDATION FROM THE HISTORIC PRESERVATION COMMISSION**

On September 17, 2007, at a noticed public hearing, the Historic Preservation Commission voted unanimously to recommend approval of the designation of 1154 S. Fair Oaks Avenue, 160-162 N. Altadena Drive and 1879 E. Walnut Street as landmarks. The Commission also provided the following additional recommendations:

- The City should research the existence of original windows that are covered over at 1154 S. Fair Oaks Avenue and, if possible, restore the original windows, and
- The City should consider seismic retrofit and use of the building at 1154 S. Fair Oaks for a public purpose or museum, possibly for the Electric Railway Historical Association.

Staff concurs with these recommendations. The city is currently in negotiations with Art Center College of Design regarding the future use and retrofit of the building at 1154 S. Fair Oaks Avenue.

### **EXECUTIVE SUMMARY**

This report provides background information and analysis to the City Council concerning applications for designation of three City-owned buildings as landmarks. Detailed architectural descriptions, including identification of character-defining features for each property, are attached in ATTACHMENTS B – D. Pasadena Heritage filed the applications for designation of the three properties.

### **BACKGROUND**

On May 22, 2007, Pasadena Heritage submitted an application for landmark designation of the City-owned properties at 1154 S. Fair Oaks Avenue and 160-162 N. Altadena Drive. On June 22, 2007, the applicant added a third application for designation of a City-owned property: 1879 E. Walnut Street. Following the procedures in the code, City staff evaluated the properties according to the criteria in Title 17 of the P.M.C., determined that the properties qualify for





