

Agenda Report

TO: CITY COUNCIL

DATE: FEBRUARY 26, 2007

FROM: CITY MANAGER

SUBJECT: DESIGNATION OF 317 EAST ORANGE GROVE BOULEVARD 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 building at 317 East Orange Grove Boulevard is significant under Criterion c for designation as a landmark (P.M.C. §17.62.40 B) because it embodies distinctive characteristics of a locally significant property type (a one-story commercial-block representative of neighborhood commercial development in Pasadena in the 1920s) and of an architectural style (Mission Revival), and because it retains most of its original features and is architecturally intact; and
3. Approve the designation of the one-story commercial building at 317 East Orange Grove Boulevard as a landmark.
4. Adopt the attached resolution approving a Declaration of Landmark Designation for 317 East Orange Grove Boulevard, Pasadena, California;
5. Authorize the Mayor to execute the attached Declaration of Landmark Designation for 317 East 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 November 6, 2006, at a noticed public hearing, the Historic Preservation Commission voted unanimously to recommend approval of the designation of 317 East Orange Grove Boulevard as a landmark.

BACKGROUND

On July 29, 2006, Dale Trader, a resident of Rio Grande Street, submitted an application to nominate this building as a landmark. The staff evaluated the property according to the landmark criteria in Title 17 of the P.M.C. and determined that it qualifies for designation. The owner of the building, Jose Morales, is supportive of the nomination.

DESCRIPTION

Constructed in 1928, the one-story, 3,788 square-foot masonry structure occupies the north-west corner of East Orange Grove Boulevard and North Garfield Avenue. Oriented to the south, it has three bays on Orange Grove Boulevard and two bays on the east, facing North Garfield Avenue. The primary storefront (currently vacant) engages the corner of Orange Grove and Garfield. The street-facing elevations are finished in cement plaster. The building has a small roof parapet with a red-clay tile, courses of decorative brickwork near the roofline and decorative moldings. The storefront bays are set among heavy piers and corbelled flat arches characteristic of Mission Revival architecture. The bays have recessed openings to form individual storefronts with centered, single door entrances flanked by display windows. The bulkheads are finished in square tiles. The storefronts and transom areas (with multiple panes of small, square glazing) were originally framed in wood; the wood framing remains in the transoms.

There are no building permit records for the original construction so there is no known architect or builder associated with the property. The tax assessor's records show a G.M. Burlingame as the first owner.

Although the building retains much of its original integrity, it has had several notable alterations. Among these alterations are: the reduction in size and/or closing of two storefront openings; the removal of the original doors; the removal of the original wood framing from the storefronts; and the painting of the transoms.

ANALYSIS

Despite these alterations, the building remains as an early and relatively intact example of Mission Revival design for a commercial use. As the oldest remaining Mission Revival/ Spanish-Colonial Revival building on Orange Grove Boulevard, it conveys—through its location, its materials, and its design—the early urbanization of this East Orange Grove neighborhood commercial district. The building still possesses most of the seven aspects of integrity cited in the National Register Bulletin #15 (How to Apply the National Register Criteria for Evaluation, National Park Service): location, design, setting, materials, workmanship, feeling, and association.

In this instance, most of the character-defining features of the building remain in place, and the essential massing, spatial relationships, proportions, and ornamentation illustrate the Mission Revival idiom of the design.

Completed in 1928, the building at 317 E. Orange Grove Blvd is among the four earliest commercial buildings in the neighborhood. The earliest building (from 1924) is at 867-875 N. Fair Oaks Avenue, designed by Harold Bissner. Two buildings (889-893 N. Fair Oaks Avenue and 895-899 N. Fair Oaks Avenue) date from 1926.

Despite the omission of a known architect and the alterations to the exterior, the staff believes that the building is a locally significant example of Mission Revival architecture applied to a commercial building. This conclusion supports criterion 3 for designation of a landmark:

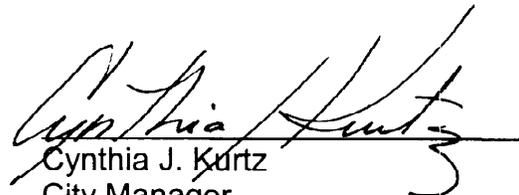
It embodies the distinctive characteristics of a locally significant historic resource property type, architectural style, period, or method of construction, or that represents the work of an architect, designer, engineer, or builder who is locally significant, or that possesses high artistic values that are locally significant.

The building has added significance because of its associations with the development of this portion of East Orange Grove Boulevard as a neighborhood commercial district. In this context, however, the building is one of several properties that convey the historical development of the area.

FISCAL IMPACT

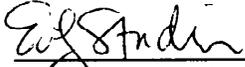
Designation of this property does not affect revenues to the City. In some instances, though, owners of designated properties may apply to the City for Historic Property Contract, which allows an alternative and often lower property tax assessment. The City Council reviewed the projected loss of property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

Respectfully submitted,

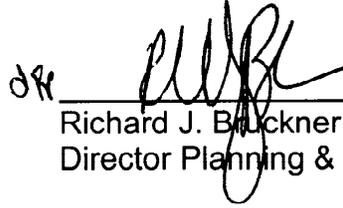

Cynthia J. Kurtz
City Manager

Prepared by:

Approved by:



Emily Stadnicki
Planner



Richard J. Bruckner
Director Planning & Development

ATTACHMENT A: Application & Taxpayer Protection Form

ATTACHMENT B: Map and Photos

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PASADENA ADOPTING A DECLARATION OF LANDMARK DESIGNATION FOR 317 EAST ORANGE GROVE BOULEVARD, PASADENA, CALIFORNIA

WHEREAS, the Historic Preservation Commission has found that 317 East Orange Grove Boulevard meets criterion c, as set forth in Section 17.62.040(A) of the Pasadena Municipal Code; and

WHEREAS, the house at 317 East Orange Grove Boulevard is significant because the property embodies distinctive characteristics of a locally significant property type (a one-story commercial-block) and of an architectural style (Mission Revival) and because it retains most of its original features and is architecturally intact;

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, Jose Morales, is supportive of the nomination 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 317 East Orange Grove Boulevard 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:

Michele Beal Bagneris, City Attorney

DECLARATION OF LANDMARK DESIGNATION FOR:

317 EAST 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"
317 ORANGE GROVE BLVD.

That portion of Block "V" of the subdivision of lands of J.H. Painter and B.F. Ball, in the City of Pasadena, County of Los Angeles, State of California, as per map recorded in Book 4, Page 549, of Miscellaneous Records, in the Office of the County Recorder of said County, bounded as follows:

Beginning at a point on the North line of East Orange Grove Avenue (formerly Illinois Street, 80.00 feet wide), as located on December 30, 1902, distant 565.00 feet East from the West line of Block "V";

Thence North parallel with the West line of Garfield Avenue (50.00 feet wide), 75.00 feet;

Thence East parallel with said North line of East Orange Grove Avenue, 70.00 feet to said West line of Garfield Avenue;

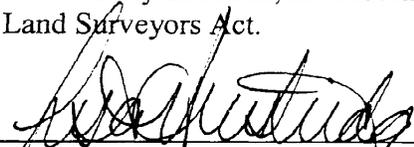
Thence South along last mentioned line, 75.00 feet to said North line of East Orange Grove Avenue;

Thence West along last mentioned line to the **Point of Beginning**.

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

The above described parcel contains 5,250 square feet (0.121 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.

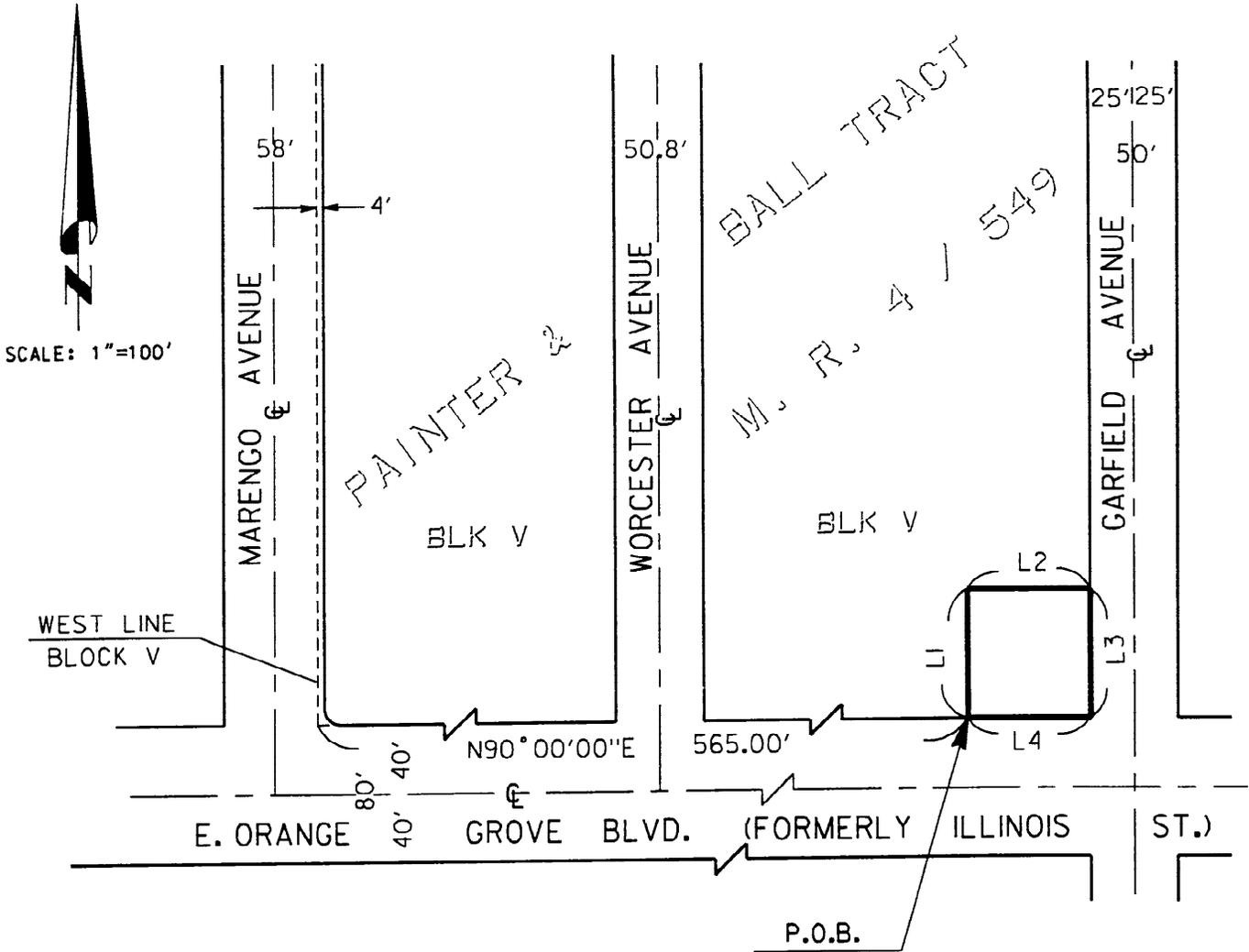


Lisa M. Henstridge, P.L.S. 7177
Expires 12/31/07

Date: 11/21/06

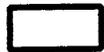


EXHIBIT "B"



SCALE: 1"=100'

LEGEND



LIMITS OF PROPERTY

P.O.B. POINT OF BEGINNING

AREA= 5,250 S.F.

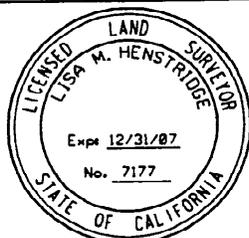
LINE DATA

LINE	BEARING	DISTANCE
L1	N00°00'00"E	75.00'
L2	N90°00'00"E	70.00'
L3	S00°00'00"E	75.00'
L4	N90°00'00"W	70.00'

P:\PPD\16061\WB\1111\1111\1111\Orange Grove.dgn



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



317 ORANGE GROVE BLVD.
APN : 5725-022-009

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'

ATTENTION EFS CROWN



PASADENA PERMIT CENTER
www.cityofpasadena.net/permitcenter

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:	COMMERCIAL BUILDING	
2. Property Address:	309, 311, 313, 317 E ORANGE GROVE & 711 N GARFIELD	
3. Date of Original Construction	1928 (FROM ASSESSOR'S RECORDS)	
4. Architect / Builder:	?	
5. Present Owner: (Name)	?	
(Address)		
(State/ZIP)		
(Phone/FAX)		
(E-mail)		

PART II. APPLICANT

ASSESSOR'S ID NUMBER 5725-022-009

Applicant: (if not property owner)	DAVE TRADER	
(Address)	548 RIO GRANDE ST	
(State/ZIP)	PASADENA, CA 91104	
(Phone/FAX)	626 397-1507	
(E-mail)	dtrader_91104@yahoo.com	

Date NOV 10 2005 Signature [Signature]

RESUBMISSION
JULY 29, 2006
PCR FAX
626 396-8520

Date received: 7/28/06
Planner: EFS

Landmark Designation Application 2005-10-31.doc Rev 8/17/2004

PLN 2006-00483



PASADENA PERMIT CENTER
www.cityofpasadena.net/permitcenter

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.



PASADENA PERMIT CENTER
www.cityofpasadena.net/permitcenter

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

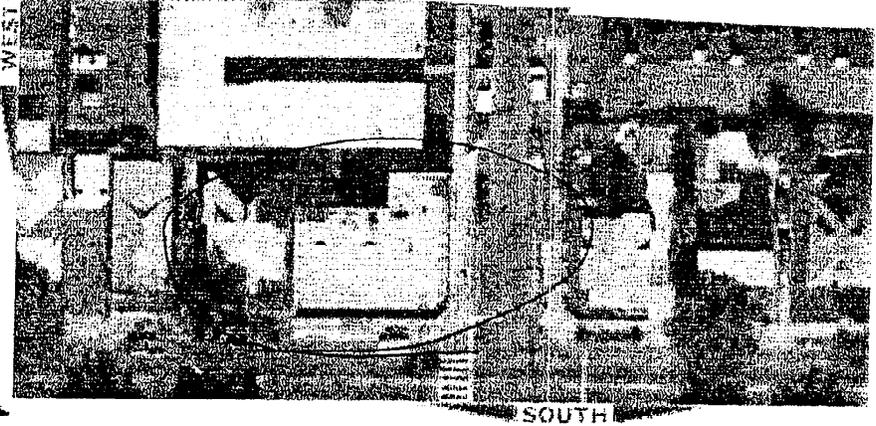
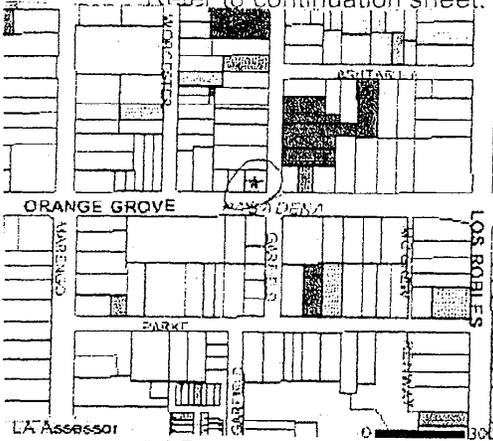
PART III: TYPE OF DESIGNATION

PROPERTY TO BE DESIGNATED AS A:

HISTORIC MONUMENT <input type="checkbox"/>	LANDMARK <input checked="" type="checkbox"/>
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.	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.

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. *1920s CORNER COMMERCIAL BUILDING, IN SPANISH MEDITERRANEAN REVIVAL STYLE.*
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. *VERY INTACT CONDITION, WITH HISTORIC FEATURES SUCH AS SMALL*

SQUARE PANELED LEADED TRANSOM WINDOWS, ORIGINAL ENTRYWAYS, INCLUDING CORNER ENTRANCE, HISTORIC ORNAMENTAL TILE BULKHEADS QUALITY CONSTRUCTION AND DETAILING.

PLANNING AND DEVELOPMENT DEPARTMENT //
DESIGN AND HISTORIC PRESERVATION SECTION

Landmark Designation Application 2005-10-31.doc Rev 8/17/2004

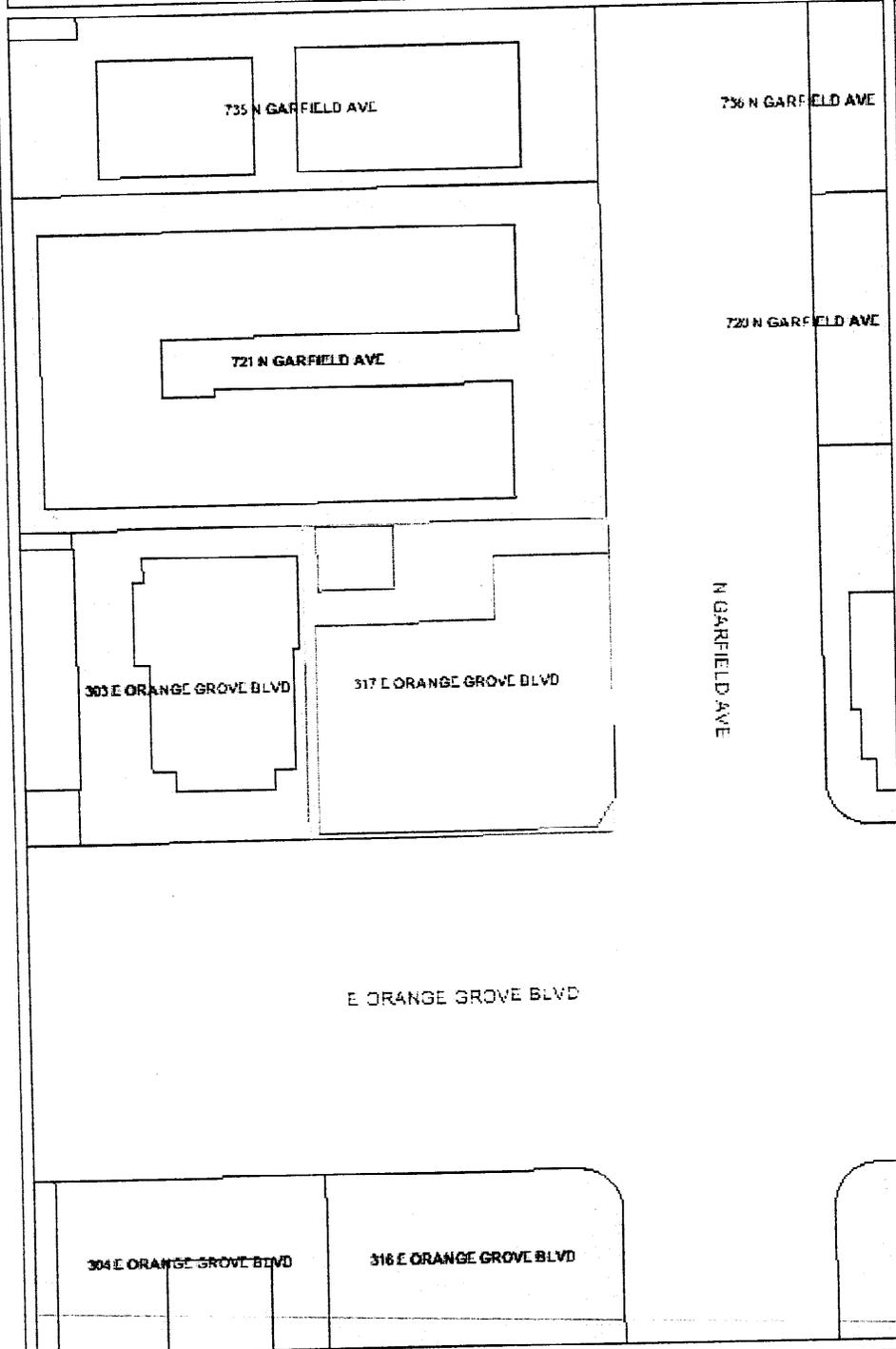
175 NORTH GARFIELD AVENUE T 626-744-4009
PASADENA, CA 91101 F 626-744-4785

Attachment A



City of Pasadena 317 E. Orange Grove Blvd. Proposed Individual Landmark

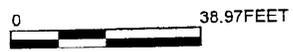
February 22, 2007

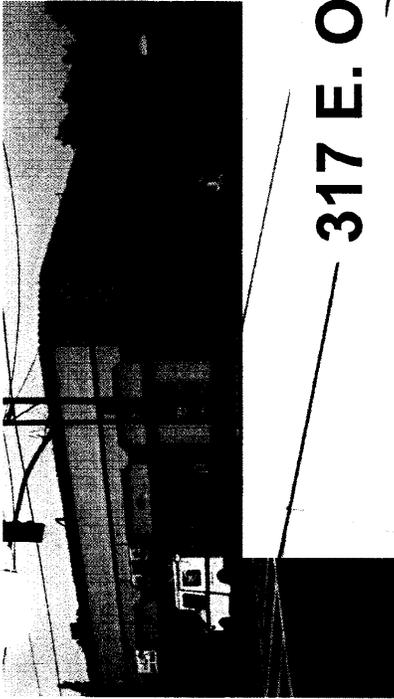


Selected Assessor Parcel
 Primary Parcel Address
 Street Name

- City Boundary
- Council District Line
- Building Footprint
- Multi Parcel
- Assessor Parcel

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317 E. Orange Grove Blvd.

