

Agenda Report

TO: CITY COUNCIL **DATE:** JULY 23, 2007
FROM: CITY MANAGER
SUBJECT: DESIGNATION OF 1205 SOUTH OAKLAND 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. Find that the house at 1205 S. Oakland Avenue is significant under Criterion C for designation as a landmark (P.M.C. §17.62.040 C) because it embodies the distinctive characteristics of Pueblo Revival residential architecture.
3. Approve the designation of the property at 1205 S. Oakland Avenue as a landmark.
4. Adopt the attached resolution approving a Declaration of Landmark Designation for 1205 S. Oakland Avenue, Pasadena, California;
5. Authorize the Mayor to execute the attached Declaration of Landmark Designation for 1205 S. Oakland 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 May 21, 2007, at a noticed public hearing, the Historic Preservation Commission voted unanimously to recommend approval of the designation of 1205 S. Oakland Avenue as a landmark under criterion C of PMC §17.62.040 B.

BACKGROUND

On March 22, 2007, property owners, Mr. & Mrs. Clarke McNaughton submitted an application for designation of 1205 S. Oakland Avenue as a landmark. The staff and the Historic Preservation Commission have concurred that the property

should be designated as a landmark because of its integrity and representation of the distinctive characteristics of Pueblo Revival residential architecture.

DESCRIPTION

The 0.7-acre property is located at the southwest corner of South Oakland Avenue and Allendale Road. The site is within an area of the city generally characterized by large houses on large lots with abundant landscaping. The house, completed in 1915, is U-shaped in plan, with a rear courtyard. It is oriented to the east. A detached three-car garage, noncontributing to the property because it was constructed in 1999 (based on City permit records), is located to the west of the house and is accessed by a driveway from Allendale Road.

The 4,200-square-foot house exhibits many of the character-defining features of the Pueblo Revival Style including flat parapetted roofs, with irregular steps and rounded portions, exterior battered walls coated in smooth plaster with rounded edges, rows of projecting “vigas” (roof beams), and stepped massing of upper levels. Wood casement and fixed windows are grouped in recessed openings throughout the house. The large, rustic wood front door has a row of small, diamond-shaped lights near the top and is flanked by sidelights.

The house appears to be substantially intact and unaltered. Apparent alterations include a second-story enclosure at the southwest corner of the house, removal of a flower box on the primary façade, and removal of tile coping. These alterations do not affect character-defining features of the house and, therefore, do not disqualify the house from landmark designation.

ANALYSIS

The property at 1205 S. Oakland Avenue is eligible for landmark designation under Criterion C, (§17.62.040 PMC) which states:

(The property) is exceptional in the embodiment of 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 region, State or nation, or that possesses high artistic values that are of regional, statewide or national significance.

Under this criterion, the house at 1205 S. Oakland Avenue is significant as an intact example of the Pueblo Revival style. The building exhibits architectural integrity (its ability to demonstrate why it is significant) through its location, design, setting, materials, workmanship, feeling and association. It is in its original location, is a largely intact example of the Pueblo Revival style and is

associated with a period in the architectural development of the city that focused on older, mainly western European, precedents.

The Pueblo Revival style, although rare in this area, was popular throughout the southwestern states, mainly New Mexico and Arizona, during the 1910's through the 1930's, and is a reflection of the original Spanish and Native American settlements in these states¹. The house at 1205 S. Oakland Avenue is the largest known house in Pasadena designed in this style, during a period associated with revival architectural styles (the most common of which are documented in the historic context report, "Residential Period Revival Architecture and Development in Pasadena from 1915-1942" by Teresa Grimes and Mary Jo Winder, 2004). The house was designed by Harry Banfield, the head of the architectural division of the Rossiter-Banfield design-build firm and previously of Foss Designing & Building Company (which designed 12 designated landmark buildings in the city).

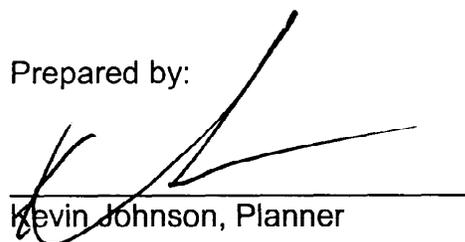
FISCAL IMPACT

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.

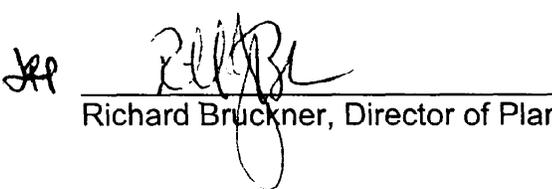
Respectfully submitted,


CYNTHIA J. KURTZ
City Manager

Prepared by:


Kevin Johnson, Planner

Approved by:


Richard Bruckner, Director of Planning & Development

¹ Massey, James C. & Shirley Maxwell, "American Houses, Spanish Styles," Old House Journal, September 2005.
McAlester, Virginia & Lee.. A Field Guide to American Houses. New York: Alfred A. Knopf, Inc., 1984.

ATTACHMENT A: Application & Taxpayer Protection Form
ATTACHMENT B: Historic Renderings from Pasadena Star-News
ATTACHMENT C: Current Photographs
ATTACHMENT D: Effects of Historic Designation

RESOLUTION NO. _____

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PASADENA ADOPTING
A DECLARATION OF LANDMARK DESIGNATION FOR 1205 South Oakland Avenue,
PASADENA, CALIFORNIA**

WHEREAS, the Historic Preservation Commission has found that 1205 South Oakland Avenue meets criterion c, as set forth in Section 17.62.040(C) of the Pasadena Municipal Code; and

WHEREAS, the house at 1205 South Oakland Avenue is significant because the house embodies the distinctive characteristics of Pueblo Revival residential architecture;

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, Mr. & Mrs. Clarke McNaughton, 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 1205 South Oakland 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, Deputy City Attorney

DECLARATION OF LANDMARK DESIGNATION FOR:

1205 South Oakland 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"
1205 S. OAKLAND AVENUE

Lot 16 and those portions of Lots 1 and 2 of Tract No. 360, in the City of Pasadena, County of Los Angeles, State of California, as per map recorded in Book 15, Pages 22 and 23 of Maps, in the Office of the County Recorder of said County.

Beginning at the Southwest corner of said Lot 16: Thence along the East line of said Lot 2, South $01^{\circ}27'24''$ West 53.00 feet: Thence North $88^{\circ}32'36''$ West 28.35 feet: Thence North $01^{\circ}27'24''$ East 33.49 feet: Thence North $30^{\circ}16'44''$ West 20.00 feet, thence North $01^{\circ}27'24''$ East 23.16 feet, more or less to the North line of the South 23.15 feet of said Lot 1, thence along the said North line North $87^{\circ}43'30''$ East 38.00 feet to the West line of said Lot 16: Thence Southerly along the said West line 23.16 feet to the Point of Beginning.

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

Lot 16 and those portions of Lots 1 and 2 of Tract No. 360, in the City of Pasadena, County of Los Angeles, State of California, as per map recorded in Book 15, Pages 22 and 23 of Maps, in the Office of the County Recorder of said County.

Beginning at the Southwest corner of said Lot 16;

Thence along the East line of said Lot 2, South $01^{\circ}27'24''$ West, 53.00 feet;

Thence North $88^{\circ}32'36''$ West, 28.35 feet to a line parallel with and 28.35 feet Westerly of said East line;

Thence along said parallel line, North $01^{\circ}27'24''$ East, 33.49 feet;

Thence North $30^{\circ}16'44''$ West, 20.00 feet to a line parallel with and 38.87 feet Westerly of the East line of said Lot 2;

Thence along last said parallel line, North $01^{\circ}27'24''$ East, 23.16 feet to the North line of the South 23.15 feet of said Lot 1;

Thence along said North line, North $87^{\circ}43'30''$ East, 38.00 feet to the West line of said Lot 16;

Thence along said West line, North $00^{\circ}53'10''$ West, 129.08 feet to the South line of Allendale Road (60.00 feet wide) as shown on said map, said point also being on a non tangent curve concave Southerly, having a radius of 500.00 feet and a radial line to said point bears, North $10^{\circ}46'20''$ West;

Thence along said South line the following three courses:

- 1.) Easterly along said curve, 50.88 feet through a central angle of $05^{\circ}49'50''$;

2.) North 85°03'30" East, 118.92 feet to the beginning of a curve concave Southwesterly and having a radius of 20.00 feet;

3.) Southeasterly 34.55 feet, through a central angle of 98°58'27" to the West line of Oakland Avenue (80.00 feet wide) as shown on said map, said point also being the beginning of a reverse curve concave Easterly, having a radius of 4,696.38 feet and a radial line to said point bears, North 85°58'03" West;

Thence Southerly along said reverse curve and West line, 141.14 feet through a central angle of 01°43'19" to the South line of said Lot 16;

Thence along said South line, South 87°43'30" West, 180.00 feet to the **Point of Beginning**.

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

The above described parcel contains 31,899 square feet (0.732 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: _____

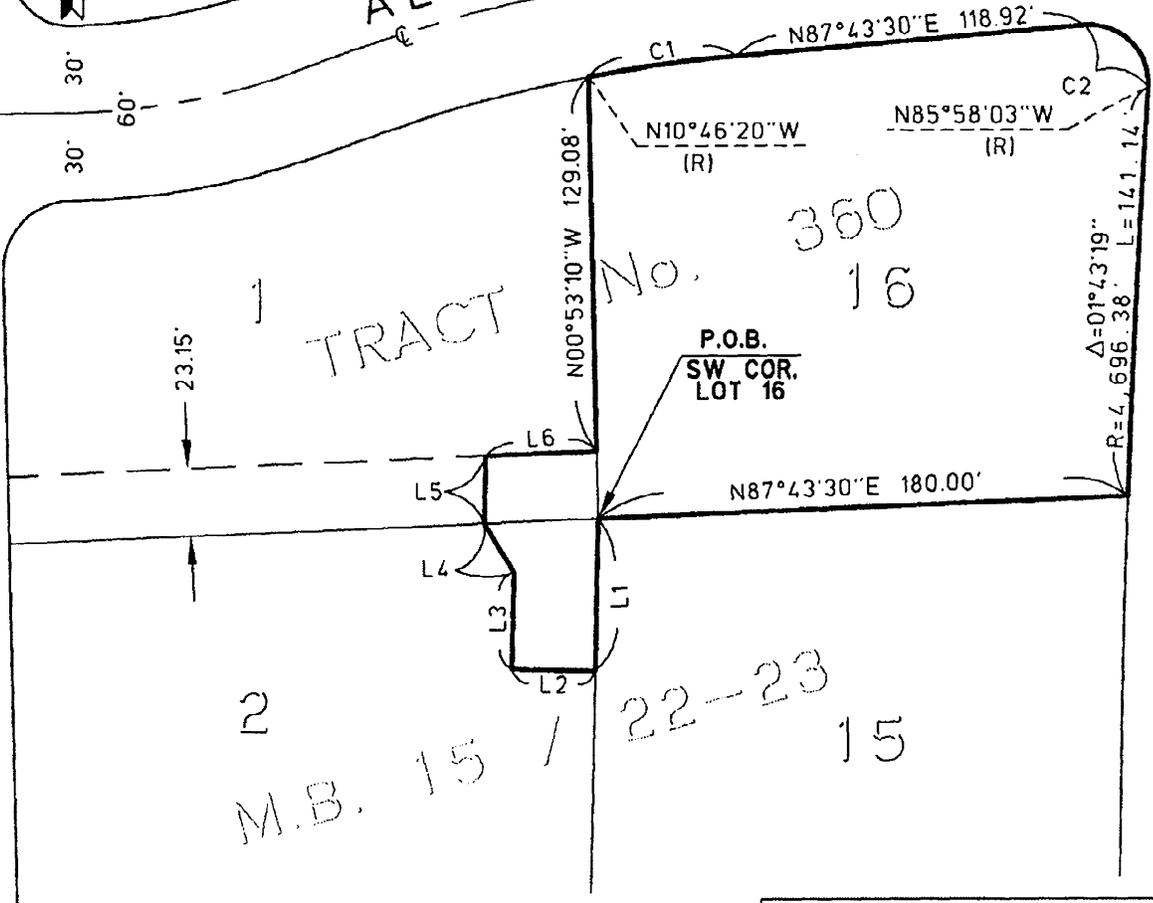




CURVE DATA			
CURVE	DELTA	LENGTH	RADIUS
C1	05°49'50"	50.88'	500.00'
C2	98°58'27"	34.55'	20.00'

ALLENDALE ROAD

OAKLAND AVENUE



LEGEND

- INDICATES LIMITS OF PROPERTY
- P.O.B. POINT OF BEGINNING
- COR. CORNER
- (R) RADIAL
- AREA = 31,899 S.F.

LINE DATA		
LINE	BEARING	DISTANCE
L1	S01°27'24"W	53.00'
L2	N88°32'36"W	28.35'
L3	N01°27'24"E	33.49'
L4	N30°16'44"W	20.00'
L5	N01°27'24"E	23.16'
L6	N87°43'30"E	38.00'

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

EXHIBIT
"B"

1205 S. OAKLAND AVENUE
 APN: 5325-001-052
 CITY OF PASADENA
 COUNTY OF LOS ANGELES
 STATE OF CALIFORNIA

SHEET NO:	1 OF 1
JOB NO:	PDAX0067
DRAWN BY:	RXSJ
DATE:	06/27/07
SCALE:	1"=60'