

Agenda Report

TO: CITY COUNCIL

DATE: JULY 23, 2007

FROM: CITY MANAGER

SUBJECT: DESIGNATION OF 373 MIRA VISTA TERRACE 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 property at 373 Mira Vista Terrace is significant under criterion "C" for designation as a landmark (P.M.C. §17.52.40) as being exceptional in the embodiment of the distinctive characteristics of an Arts and Crafts period house in the Swiss chalet subtype designed by architect J. Constantine Hillman;
3. Approve the designation of the property at 373 Mira Vista Terrace as a landmark.
4. Adopt the attached resolution approving a Declaration of Landmark Designation for 373 Mira Vista Terrace, Pasadena, California;
5. Authorize the Mayor to execute the attached Declaration of Landmark Designation for 373 Mira Vista Terrace, 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 373 Mira Vista Terrace as a landmark under criterion "C" of PMC §17.62.040 C.

BACKGROUND

On March 23, 2007, property owners Robin J. Liskey and Katherine E. Hertel submitted the application for designation of 373 Mira Vista Terrace as a landmark. The Historic Preservation Commission subsequently found that the

property qualifies for designation as a landmark due to the integrity of the property and its local importance as an intact representation of an Arts and Crafts period house in the Swiss chalet subtype.

DESCRIPTION

Built in 1917, the two-and-a-half story house, designed by J. Constantine Hillman, is in a hillside setting on a large lot overlooking the Lower Arroyo Seco in the Linda Vista Neighborhood. The house is rectangular in plan with horizontal orientation and is sited at the front portion of the property, set back 56 feet from the front property line. The primary elevation faces north-east toward Mira Vista Terrace. The main entry and porch are located on the secondary south-facing elevation.

The 4,083-square-foot residence exhibits distinguishing features associated with an Arts and Crafts period house in the Swiss chalet subtype including a broad front-facing gable roof with deep overhanging eaves and exposed rafters, stylized fascia boards on the gable, and balconies that integrate the outdoors as part of the living space. The primary elevation includes a balcony that extends across the second floor and a matching narrower terrace on the ground floor. The gabled roof and second-story balcony are supported by large wooden brackets. The second-story walls and balcony are sheathed in stained vertical tongue-and-groove wood siding and the first-floor walls are coated in smooth stucco. Fenestration is symmetrical and includes groupings of wood casement and fixed windows with divided transoms. The second-floor balcony and ground floor terrace are accessed by French doors. There are two pairs of windows at the peak of the gable with divided lights and wood shutters.

The only apparent alteration on the property is the demolition of the original detached garage in 1985, and the construction of a new garage in 1987. The new garage is compatible with the original design and does not affect the character defining features of the residence. However, due to its later construction, the new garage is a non-contributing feature of the property.

ANALYSIS

The property at 373 Mira Vista Terrace is eligible for designation under Criterion "C", (§17.62.040 PMC) which states:

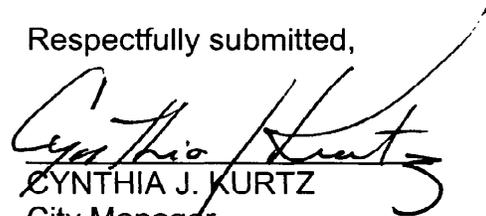
(The property) embodies the distinctive characteristics of a historic resource property type, period, architectural style or method of construction, or is an exceptional representation of the work of an architect, designer, engineer, or builder whose work is significant to the city or that possesses high artistic values that are significant to the city.

Under this criterion, 373 Mira Vista Terrace is significant as a distinctive example of two-and-a-half story Arts and Crafts period Swiss Chalet Style residential architecture. The house is listed in the City's 1999 survey of Arts and Crafts Period Residential Architecture (Bricker, Winter & Teamen) in the Swiss, Bavarian or Tyrolean chalet subtype as eligible for individual listing in the National Register of Historic Places. The house at 373 Mira Vista Terrace has a high level of architectural integrity (its ability to demonstrate why it is significant) through its location, design, setting, materials, workmanship, feeling and association. In its original location, it is a locally significant and fully intact example of a Swiss Chalet style house from the Arts and Crafts period.

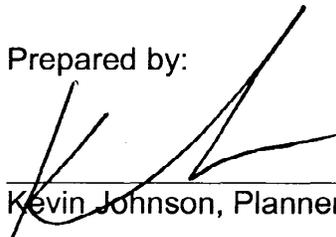
FISCAL IMPACT

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:

JRP 

Richard Bruckner, Director of Planning & Development

- ATTACHMENT A: Application & Taxpayer Protection Form
- ATTACHMENT B: Historic & Current Photographs
- ATTACHMENT C: Effects of Historic Designation

RESOLUTION NO. _____

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PASADENA ADOPTING
A DECLARATION OF LANDMARK DESIGNATION FOR 373 Mira Vista Terrace,
PASADENA, CALIFORNIA**

WHEREAS, the Historic Preservation Commission has found that 373 Mira Vista Terrace meets criterion c, as set forth in Section 17.62.040(C) of the Pasadena Municipal Code; and

WHEREAS, the house at 373 Mira Vista Terrace is significant because the house is exceptional in the embodiment of the distinctive characteristics of an Arts and Crafts period house in the Swiss chalet subtype designed by architect J. Constantine Hillman;

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, Robin J. Liskey and Katherine E. Hertel, 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 373 Mira Vista Terrace is hereby adopted.

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

AYES:

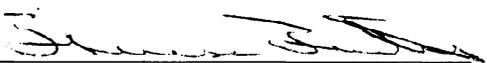
NOES:

ABSENT:

ABSTAIN:

Jane Rodriguez, City Clerk

Approved as to form:



Theresa E. Fuentes, Deputy City Attorney

DECLARATION OF LANDMARK DESIGNATION FOR:

373 Mira Vista Terrace
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"
373 MIRA VISTA TERRACE

Parcel 1

Lot 12 of Tract No. 2844, in the City of Pasadena, County of Los Angeles, State of California, as per map recorded in Book 35, Page 11 of Maps, in the Office of the County Recorder of said County.

Parcel 2

That portion of Lot 13 of Tract No. 2844, in the City of Pasadena, County of Los Angeles, State of California, as per map recorded in Book 35, Page 11 of Maps, in the Office of the County Recorder of said County, bounded Northerly by a straight line extending from a point in the West line of said Lot distant Southerly thereon 429.66 feet from the Northwest corner of said Lot to the Northwest corner of Lot 12 of said subdivision and bounded Southerly by a straight line extending from a point in the Westerly line of said Lot distant Southerly thereon 549.66 feet from the Northwest corner of said Lot to the Southwest corner of Lot 12 of said Tract 2844.

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

Lot 12 and that portion of Lot 13 of Tract No. 2844, in the City of Pasadena, County of Los Angeles, State of California, as per map recorded in Book 35, Pages 11 of Maps, in the Office of the County Recorder of said County.

Beginning at the Southwest corner of said Lot 12;

Thence South $84^{\circ}25'07''$ West, 268.93 feet to a point on the West line of said Lot 13 distant Southerly thereon 549.66 feet from the Northwest corner thereof;

Thence along said West line, North $06^{\circ}20'20''$ East 120.00 feet to a point on said West line distant Southerly thereon 429.66 feet from the Northwest corner of said Lot 13;

Thence North $84^{\circ}59'51''$ East, 244.86 feet to the Northwest corner of said Lot 12;

Thence along the Northerly line of said Lot 12, North $72^{\circ}31'12''$ East, 119.01 feet to the Northeast corner of thereof, said point also being on a curve concave Northeasterly, having a radius of 1180.00 feet and a radial line to said point bears, South $70^{\circ}49'50''$ West;

Thence along the Easterly line of said Lot 12 the following two courses:

- 1.) Southerly 96.79 feet through a central angle of $04^{\circ}42'00''$ to the beginning of a reverse curve concave Southwesterly, having radius of 251.70 feet and a radial line to said point bears, North $66^{\circ}07'50''$ East;

2.) Southerly 16.31 feet through a central angle of $03^{\circ}42'43''$ to the Southeast corner of said Lot 12;

Thence along the South line of said Lot 12, South $72^{\circ}42'50''$ West, 151.27 feet to the **Point of Beginning**.

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

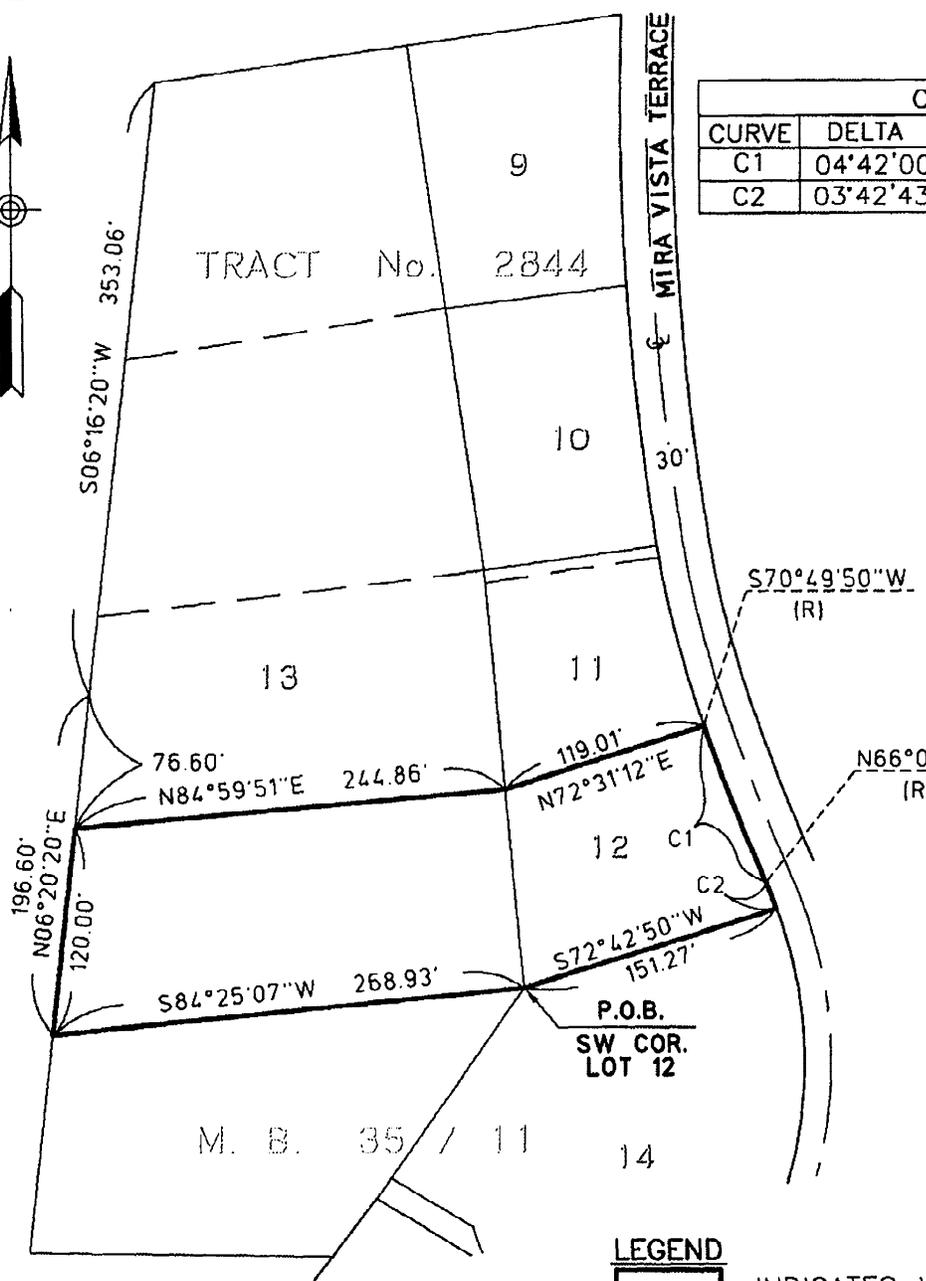
The above described parcel contains 45,011 square feet (1.033 acres), more or less.

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	04°42'00"	96.79'	1180.00'
C2	03°42'43"	16.31'	251.70'

LEGEND

- INDICATES LIMITS OF PROPERTY
- P.O.B. POINT OF BEGINNING
- COR. CORNER
- (R) RADIAL
- AREA = 45,011 S.F.



DAVID EVANS AND ASSOCIATES INC.

4200 Concourse Street, Suite 200
Ontario California 91764

TEL:(909)481-5750 FAX:(909)481-5757

EXHIBIT "B"

373 MIRA VISTA TERRACE
APN: 5708-028-008

CITY OF PASADENA
COUNTY OF LOS ANGELES
STATE OF CALIFORNIA

SHEET NO.	1 OF 1
JOB NO.	PDAX0067
DRAWN BY:	RXSI
DATE:	06/27/07
SCALE:	1"=20'