

# Agenda Report

**TO: CITY COUNCIL**

**DATE: FEBRUARY 11, 2008**

**FROM: CITY MANAGER**

**SUBJECT: NOMINATION OF THE MARGUERITA LANE NEIGHBORHOOD  
TO THE NATIONAL REGISTER OF HISTORIC PLACES**

## **RECOMMENDATION**

It is recommended that the City Council:

1. Authorize submittal of the National Register registration form for Marguerita Lane to the State of California Office of Historic Preservation; and
2. Authorize future transmittal of a letter from the Historic Preservation Commission to the State Historic Preservation Officer (SHPO) in support of the nomination of the Marguerita Land historic district, when the SHPO forwards the nomination to the State Historical Resources Commission.

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

On November 19, 2007, at a noticed public meeting, the Historic Preservation Commission voted unanimously to recommend that the City nominate the Marguerita Lane district for listing in the National Register.

## **BACKGROUND**

The City has five residential neighborhoods and five commercial districts that are listed in the National Register. Under the City's Historic Preservation Ordinance, a historic district listed in the National Register has the same regulatory reviews of alterations, new construction, demolitions, and relocations as landmark districts designated by the City Council.

In 2004, residents of Marguerita Lane contacted City staff to convey their interest in obtaining landmark district status for their neighborhood. After learning that a

historic resources survey of Period-Revival architecture (2003) found that this neighborhood is eligible for listing as a district in the National Register, they asked the City to designate the area as a National Register district instead of a local (landmark) district. Staff wrote a letter to all property owners in the neighborhood informing them of this request and its impacts on future demolitions, additions or alterations. The letter requested that residents let staff know if they had any objections, and none were received. As time permitted, staff undertook to prepare the nomination form, which entailed detailed on-site research, including several chance meetings with residents.

After completion of the draft nomination in 2007, staff invited all residents to an informational workshop and meeting with staff and the Historic Preservation Commission. Approximately ten property owners attended this workshop. In addition, staff mailed the property owners notification about the Council's consideration of the nomination at this meeting. To date, City staff has not received any letters or public comments from the residents opposing the nomination.

## **ANALYSIS**

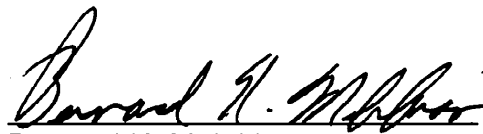
Marguerita Lane is a private cul-de-sac off of South Marengo Avenue, south of Glenarm Street that contains 16 properties. The houses in the cul-de-sac are Spanish Colonial Revival in design. They were designed and built between 1927 and 1930 by Denton and Burton Schutt. All 16 properties are sufficiently intact to contribute to the historic character of the street. The houses are small (ranging in size from 900 to 1,500 square feet) and occupy a high percentage of their lots, which are approximately 75 X 60 square feet including the private street. Common features are white stuccoed walls, multi-paned casement windows, and red clay-tile roofs. The small size of the houses, the consistency of style and the unified nature of the tract all contribute to the uniqueness of this street.

Result of listing: The code requires design review (by the Planning Director or the Historic Preservation Commission) for properties listed in the National Register of Historic Places. The review applies to exterior alterations visible from a public right-of-way, demolitions, relocations, and new construction.

**FISCAL IMPACT**

Listing of this district on the National Register does not affect revenues to the City. The General Fee Schedule exempts fees for applications for exterior alterations to properties in such districts. Owners of properties in National Register districts may also apply for a Historic Property Contract (Mills Act) with the City in which case there may be a small reduction in property-tax revenue to the City.

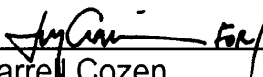
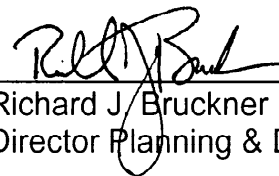
Respectfully submitted,



Bernard K. Melekian  
City Manager

Prepared by:

Approved by:

  
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Darrell Cozen  
Senior Planner  
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Richard J. Bruckner  
Director Planning & Development

- ATTACHMENT A: Map of Proposed District
- ATTACHMENT B: Excerpt from Nomination for National Register
- ATTACHMENT C: Representative Photographs