

**ATTACHMENT C:
Effects of Historic Designation**

EFFECTS OF HISTORIC DESIGNATION

Identifying and designating properties of major significance encourages the preservation and protection of Pasadena's historic resources. The City of Pasadena's Historic Preservation Ordinance provides a process to recognize and protect individual sites and historic districts.

Designation Process

A property may be nominated for historic designation by any person. Design & Historic Preservation staff then evaluates the property to determine if it meets the criteria for designation. If it appears that the criteria have been met, the staff will prepare a designation report, which describes the property and how it meets the criteria for designation. Once the designation report is complete, the HPC will conduct a public hearing and make a recommendation to the City Council. The City Council may then designate the property as a historic site.

Alterations/Demolition

Designated historic structures are protected by the Municipal Code. A Certificate of Appropriateness (permit) is required for work to modify the exterior appearance of a designated historic property that is open to public view. A certificate is also required for alterations, additions, new construction, or demolition. This review ensures that any proposed changes are compatible with the character of the individual property and/or historic district. Decisions on proposed alterations are based on the proposed project's compliance with the Secretary of Interior's Standards for Rehabilitation and the City's adopted *Design Guidelines for Historic Districts*, which is based on the Standards.

The Historic Preservation Commission is the decision-maker for major projects affecting designated historic resources, except in the Central District where the Design Commission is the decision-maker for such projects. Staff is the decision-maker for minor projects affecting designated historic resources. Major projects are defined as demolition, relocation, removal of significant features, significant alteration of front or side elevations, additions to street-facing elevations, and new fences or walls in landmark districts. Minor projects are defined as removal of insignificant exterior features, re-roofing, matching replacement doors and windows, demolition of garages, small side/front additions, most rear additions that are not taller than the original building or replacement of exterior cladding with the same cladding material. Projects affecting non-contributing buildings on a site or in a district, or the environmental setting of a site, are reviewed by staff but are subject to the less stringent requirements than contributing buildings.

Staff-level decisions may be appealed to the Historic Preservation Commission, and decisions by the Commission may be appealed to the City Council. The City Council may also "call for review" all decisions by the staff or Commission.

Incentives

Designated historic properties are eligible for the following incentives, which are evaluated on a case-by-case basis:

- A Mills Act historic property contract to reduce property taxes in exchange for agreeing to maintain the historic character of the property in accordance with established guidelines.
- Use of more flexible provisions in the State Historical Building Code when making modifications,
- Waiver of covered parking requirements, and
- Potential variances from modern development standards for historic properties undergoing adaptive use or relocation.

RESOLUTION NO. _____

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PASADENA ADOPTING
A DECLARATION OF HISTORIC MONUMENT DESIGNATION FOR 72 E. GLENARM
STREET, PASADENA, CALIFORNIA**

WHEREAS, the Historic Preservation Commission has found that the Glenarm Power Plant at 72 E. Glenarm Street meets criterion c, as set forth in Section 17.62.040(B) of the Pasadena Municipal Code; and

WHEREAS, the Glenarm Power Plant at 72 E. Glenarm Street is significant because it is a significant representation of an electrical power-generating plant in the Moderne and Georgian Revival styles and because of its associations with the architectural firm of Bennett & Haskell. The electric fountain, one of three in the Los Angeles region and the only one associated with the operations of a power plant, and the interior of the monumental turbine hall are regionally significant;

WHEREAS, the application for Historic Monument designation is exempt from the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines Section 15308;

WHEREAS, Pasadena Heritage nominated the property for Historic Monument designation and the owner of the property, the City of Pasadena, is in support of the nomination; and

WHEREAS, the City Council may approve a recommendation from the Historic Preservation Commission to designate a Historic Monument 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 Historic Monument designation for 72 E. Glenarm Street 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, Assistant City Attorney

DECLARATION OF LANDMARK DESIGNATION FOR:

72 E. Glenarm Street
PASADENA, CALIFORNIA

Pursuant to the provisions of Section 17.62.050 of the Pasadena Municipal Code, the City Council of the City of Pasadena by this declaration hereby designates as a Historic Monument certain real property described as:

(See attached Exhibits "A" & "B")

Under Pasadena Municipal Code Section 17.62.090, all work affecting designated Historic Monuments, except ordinary maintenance and repair, such as but not limited to new construction and additions, alterations, relocation, and demolition, is subject to approval of a Certificate of Appropriateness.

DATED: _____

ATTEST:

CITY OF PASADENA
A municipal corporation

Jane Rodriguez, City Clerk

By: _____
Bill Bogaard, Mayor

EXHIBIT A

270-034-01
September 28, 2004

PARCEL A GLENARM POWER PLANT SITE

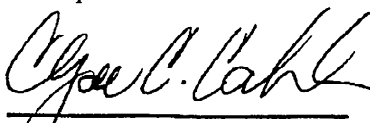
All that certain real property situate in the City of Pasadena, County of Los Angeles, State of California and being portions of Lots 5 through 11 of G. E. Smith's Subdivision as recorded in Book 14 at page 93 of Miscellaneous Records of Los Angeles County; said property being more particularly described as follows:

That portion of the Northerly 186.55 feet of said G. E. Smith's Subdivision lying Easterly of the existing Easterly right of way line of Fair Oaks Avenue (82 feet wide) and Westerly of the following described line: Beginning at a point on the Northerly line of said subdivision, being also the existing Southerly right-of-way line of Glenarm Street distant thereon N 89° 36' 00" E 342.17 feet from the Northwest corner of lot 7 of said "G. E. Smith's Subdivision"; thence leaving said northerly subdivision line and perpendicular thereto S 0° 24' 00" E 186.55 feet to the Southerly line of said Northerly 186.55 feet of G. E. Smith's Subdivision, said portion containing 68,330 square feet of land, more or less.

EXCEPTING therefrom the following described future Street widening parcels:

Parcel 1: Beginning at a point on the Northerly line of said subdivision, being also the existing Southerly right-of-way line of Glenarm Street distant thereon N 89° 36' 00" E 342.17 feet from the Northwest corner of lot 7 of said "G. E. Smith's Subdivision"; thence leaving said northerly subdivision line and perpendicular thereto S 0° 24' 00" E 20.20 feet to the general southerly Street widening line; thence along said widening line the following courses: S 89° 36' 00" W 12.75 feet, N 0° 24' 00" W 13.68 feet, N 89° 22' 12" W 233.79 feet and N 0° 01' 54" W 2.55 feet to said existing Southerly right-of-way line of Glenarm Street, thence along last said right-of-way line N 89° 36' 00" E 246.48 feet to the point of Beginning and containing an area of 1,365 square feet.

Parcel 2: Beginning at the intersection of said Southerly right-of-way line of Glenarm Street with said Easterly right-of-way line of Fair Oaks Avenue, thence along said Southerly line of Glenarm Street N 89° 36' 00" E 24.97 feet to a point of cusp; thence tangent to the previous course Southwesterly along the arc of a curve concave Southeasterly having a radius of 25 feet and a central angle of 89° 56' 37" an arc length of 39.25 feet to said Easterly line of Fair Oaks Avenue and a point of cusp; thence tangent to said curve along last said Easterly line N 0° 20' 37" W to the point of beginning and containing an area of 130 square feet.


Clyde C. Cabrinha, PLS 3457

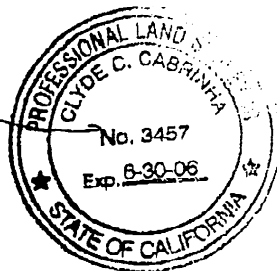
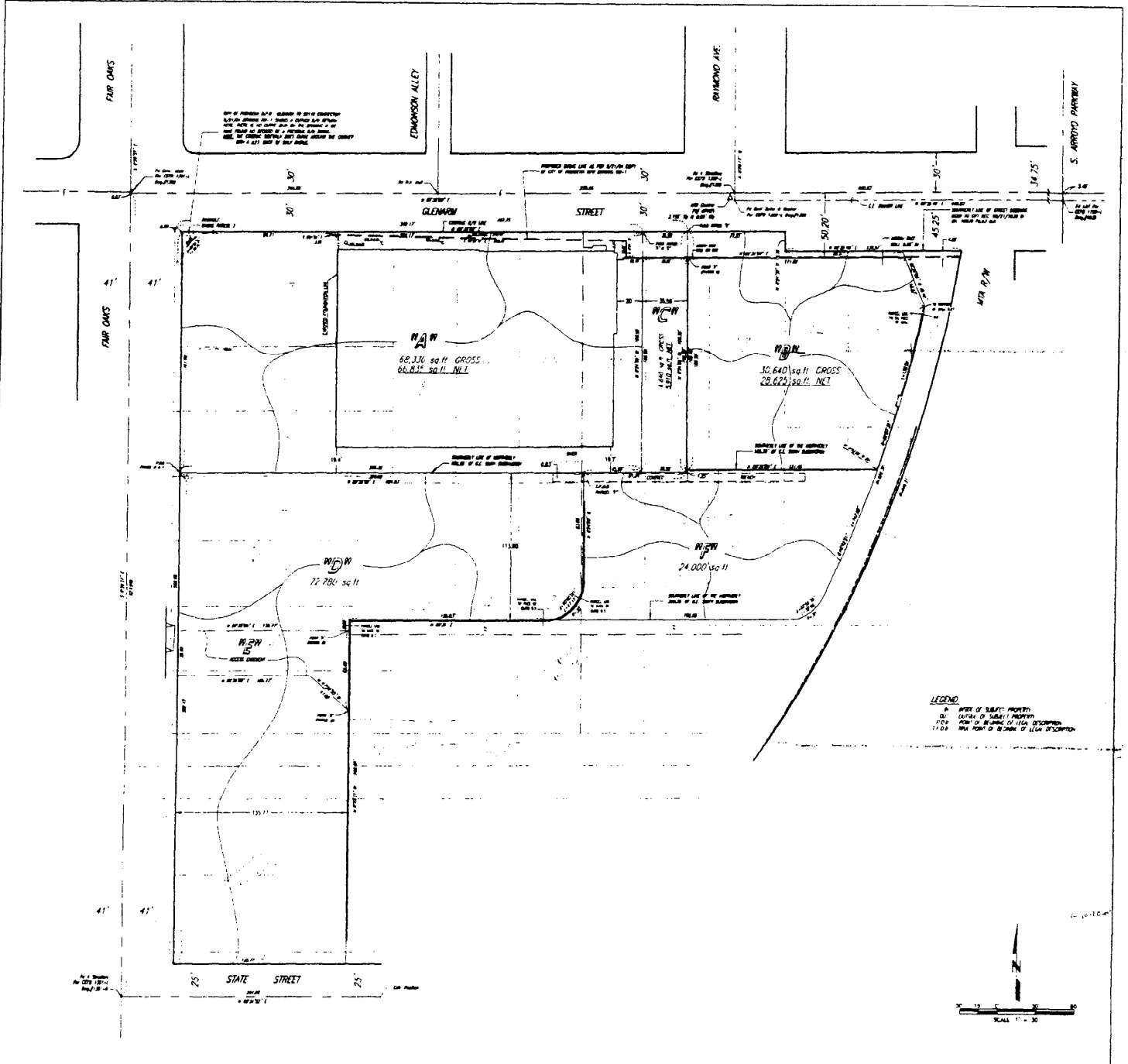


EXHIBIT B



	CALIFORNIA MEASUREMENTS ASSOCIATION		STRUCTURE LOCATION SURVEY AT PASADENA WATER & POWER GLENARM POWER PLANT PORTIONS OF G.E. SMITH'S SUBDIVISION WASHBURN'S SUBDIVISION & WALLIS ST. (VACATED)	
	SURVEYED BY DATE CHECKED BY DATE	DRAWN BY DATE		

Rodriguez, Jane

From: Lambert Giessinger [lmgarch@earthlink.net]
Sent: Monday, December 17, 2007 9:26 AM
To: Rodriguez, Jane
Subject: Water and Power Nomination

Dear Mayor Bogaard and Members of the Pasadena City Council,

I am writing to express support for the landmark and monument designations of the Pasadena Water and Power building and sites before the Council today, as recommended by the Historic Preservation Commission.

These structures and sites represent an important history in our City - that of creating our own utility that continues to serve the community today. It is timely to recognize these historic properties as this is the 100th anniversary of Pasadena Water and Power.

The Glenarm Steam Plant will be converted to a new use in the future, likely by Art Center College of Design. Recognizing its historic purpose and architectural integrity will not impede but rather enhance its importance as a Pasadena landmark. Granting landmark status to this property, in particular, will allow its adaptive use to celebrate rather than detract from its historical importance.

I look forward to your support on these nominations. Thank you.

12/17/07
6.B. & 6.C. 7:30P.M.

Allen Matkins

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Patrick A. Perry
E-mail: pperry@allenmatkins.com
Direct Dial: 213.955.5504 File Number: A0372-178/LA779741.01

Via Electronic and First Class Mail

December 12, 2007

Mayor Bill Bogaard
Vice-Mayor Steve Haderlein
Councilmember Victor Gordo
Councilmember Chris Holden
Councilmember Steve Madison
Councilmember Margaret McAustin
Councilmember Jacque Robinson
Councilmember Sid Tyler
100 North Garfield Avenue
Pasadena, California 91109

Re: Designation of Glenarm Power Plant as Historical Monument

Dear Mayor Bogaard and Members of the City Council:

This firm represents the Art Center College of Design in connection with its development of the Art Center South Campus located at the intersection of Glenarm Street and Raymond Avenue near the existing Glenarm Power Plant. As you know, Art Center has been in discussions with the City of Pasadena for a number of years regarding the reuse of the Glenarm Power Plant as part of Art Center's South Campus. Those discussions have been progressing rapidly in recent months, and we anticipate being able to come forward to the City Council with a set of proposed agreements in late January 2008.

Art Center is aware that the Historic Preservation Commission has recommended that the Glenarm Power Plant be designated by the City Council as a historic monument and that the City Council is scheduled to act on that recommendation on December 18, 2007. **Art Center supports the proposed designation of the Power Plant as a historic monument, but Art Center has significant concerns regarding the proposed inclusion of certain pieces of equipment in the Power Plant as potentially significant because neither Art Center nor any other potential occupant of the building could make any productive use of the Power Plant unless the equipment is permitted to be removed. Art Center accordingly requests that the City Council**

Mayor Bill Bogaard
December 12, 2007

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exclude the existing turbines, boilers, and basement condensing equipment from the historic designation of the Power Plant.

As shown on the attached floor plans, the interior of the Power Plant is divided into two separate areas: the Turbine Hall, which occupies the northern portion of the building, and the Boiler Room, which is adjacent to and south of the Turbine Hall. The western portion of the Turbine Hall is occupied by two large former turbines which are separated by a basement mechanical well that is occupied by condensers and associated piping. The western end of the Boiler Room is occupied by boilers, burners, piping, valves, and other equipment that powered the turbines in the Turbine Hall. The Staff Report to the City Council dated November 19, 2007, describes the existing turbines in the Turbine Hall as character defining features for purposes of the historical designation. The boilers and associated equipment in the Boiler Room are described in the Staff Report as secondary features along with the condensers and related equipment located in the basement mechanical wells located beneath the Turbine Hall.

As shown in the attached photographs, the existing turbines are extremely large and occupy a significant amount of space in the western portion of the Turbine Hall. Due to their placement, they also render the surrounding space virtually unusable. The boilers and associated equipment similarly occupy a significant amount of floor area in the western portion of the Boiler Room and similarly render the surrounding space unusable. Moreover, the interior of the boilers is constructed of asbestos brick, which represents a potential health risk to any future occupants of the building. Photograph A is a view of the interior of the Turbine Hall looking west at the turbines. Photograph B is a view of the interior of the Turbine Hall looking south at the mechanical well located between the two turbines and showing the condensing equipment below. Photograph C is a view of the interior of the Boiler Room looking south and showing the piping, control panels, and other equipment associated with the boilers.

If the turbines and the boilers are required to be retained due to their potential significance as character defining features for purposes of the historic designation of the Power Plant, neither Art Center nor any other potential occupant of the building could make any productive use of the western end of the Power Plant. The only way in which the Power Plant can be subject to successful adaptive reuse is if the existing turbines, condensing equipment, and boilers are removed. Other features of the interior space, such as the existing lamps, railings, tile wainscot, wall clock, flooring, and burner fronts, can be successfully retained. The Staff Report recommends that the designation of the Power Plant as a historic monument provide for flexibility in regulating changes to the interior spaces to accommodate future uses of the building. Such flexibility must include the ability to remove the existing turbines, condensers, and boiler equipment in order to accommodate any future use of the building. **In order to preserve its ability to make productive use of the Power Plant, Art Center accordingly requests that the City Council modify the recommendation of the Historic Preservation Commission to delete any requirement that the**

Allen Matkins Leck Gamble Mallory & Natsis LLP
Attorneys at Law

Mayor Bill Bogaard

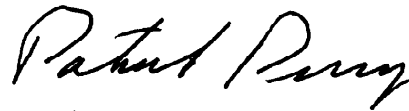
December 12, 2007

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existing turbines, condensers, and boilers be retained as contributing features to the historic character of the Power Plant.

Your careful attention to this request is greatly appreciated. Please call with any questions or if I can provide additional information with respect to this issue.

Very truly yours,

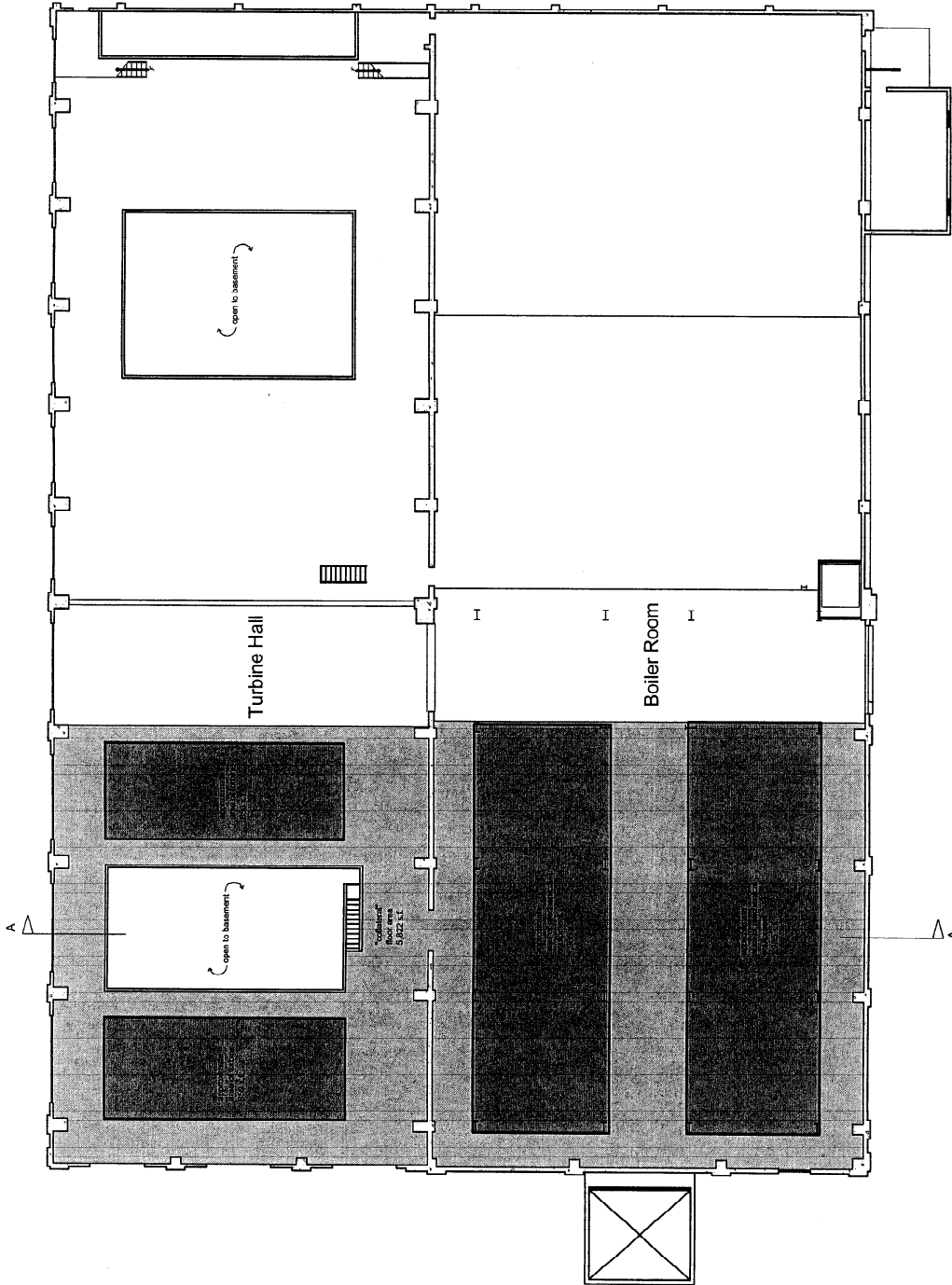
A handwritten signature in black ink that reads "Patrick Perry". The signature is written in a cursive style with a large initial "P".

Patrick A. Perry

PAP

Enclosures

cc: Ms. Cynthia Kurtz
Mr. Richard J. Bruckner
Ms, Sue Mossman
Mr. Richard Koshalek

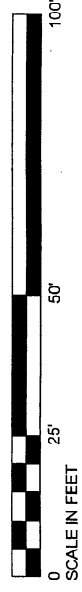


existing floor plate area: 29,817 s.f.

approximate area
lost to mechanical
equipment: 5,670 s.f.

"collateral" floor area lost: 5,822 s.f.

total useable floor area: 18,325 s.f.



Floor Plan

scale: 1/32" = 1'-0"