

Agenda Report

TO: CITY COUNCIL **DATE:** JANUARY 28, 2008
FROM: CITY MANAGER
SUBJECT: DESIGNATION OF 150 FERN DRIVE 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 property at 150 Fern Drive is significant under Criterion C for designation as a landmark (P.M.C. §17.62.40 C) because it embodies the distinctive characteristics of Spanish Colonial Revival residential architecture and it is a locally significant work of architect Paul Williams;
3. Approve the designation of the property at 150 Fern Drive as a landmark.
4. Adopt the resolution approving a Declaration of Landmark Designation for 150 Fern Drive, Pasadena, California;
5. Authorize the Mayor to execute the Declaration of Landmark Designation for 150 Fern Drive, 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 December 3, 2007, at a noticed public hearing, the Historic Preservation Commission voted unanimously to recommend approval of the designation of 150 Fern Drive as a landmark.

BACKGROUND

The owner of the property, Micheal Gerrundo, submitted the application in October 2007. The staff evaluated the property according to the landmark criteria in Title 17 of the P.M.C., and forwarded the application to the Historic Preservation Commission.

DESCRIPTION

Residence

The 0.7 acre property is in a hillside location on the western slope of the Arroyo Seco, north of the 134 Freeway. The 5,009 square-foot single-family house is two stories, with 11-rooms. Characteristic of the Spanish Colonial Revival style, it has a red terra-cotta tile roof, smooth stucco exterior walls, arched openings, a courtyard, entry and lower-level terrace. Details such as leaded-glass windows, wrought-iron window grilles, decorative modillions and vents, and projecting wooden balconies further identify the structure with this period revival style.

The residence has an irregular, U-shaped plan, which is reflected in the picturesque massing and roof forms. The street-facing elevation looks to the southeast. The entry level surrounds a tiled courtyard. This main elevation features a prominently framed and detailed entrance, which has a cast stone surround with pilasters and entablature. Windows on the same elevation are leaded stained glass with different geometric patterns. These patterns, both geometric and fluid, are references to Moorish architecture. These windows are framed with wooden arches and both the windows and main entrance are deeply recessed. A tower extends above the main entry. The street-facing elevation also has decorative vents.

The rear elevation looks to the northwest. It features the entry level and lower-level terraces. The entry level terrace is partially covered by a shed roof which is supported by decorative wooden beams. There is also a balcony with iron rail supported by decorative scrolling corbels. Relatively unadorned, the northeast-facing elevation has a variety of fenestration. The southwest elevation, facing the freeway, has oriels and balconies.

Architect: Paul Revere Williams (1894-1980)

Paul R. Williams was exceptional in his designs and unique in his role as one of Southern California's premier architects. He began his training through a series of informal educations: drawing classes at the Los Angeles School of Art and evening classes offered by the Los Angeles component of the New York Beaux-Arts Institute of Design. Employment opportunities followed with Reginald D. Johnson, a proponent of the Spanish Colonial Revival, and then with the larger and more commercially oriented office of John C. Austin. By 1924, he

established his own office, and began his prolific career of residential, commercial and institutional design.

Over the next 40 years Williams designed over 2,000 residences; some of the most noted include the E.F. Walker house (1924) in Flintridge, the Philip R. Rothman house (1926) in West Los Angeles, and the E. L. Cord house (1932) in Beverly Hills. There were also a number of nonresidential commissions: the Music Corporation of American (1937) building (now Litton Industries), the Saks Fifth Avenue (1939) in Beverly Hills and the Arrowhead Springs Hotel (1940) at Arrowhead Springs.

ANALYSIS

The property at 150 Fern Drive is eligible for designation under Criterion C, (§17.62.040 PMC):

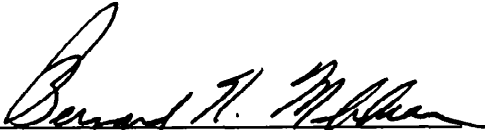
[The property] embodies the distinctive characteristics of a historic resource property type, period, architectural style or method of construction, or is an exceptional representation of the work of an architect, designer, engineer, or builder whose work is significant to the city, or that possesses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

Under this criterion, the house at 150 Fern Drive is significant as an intact and locally notable example of the Spanish Colonial Revival style and as a work of architect Paul R. Williams, a noted and accomplished architect whose works are of significant value to the City of Pasadena and to the southern California region.

FISCAL IMPACT

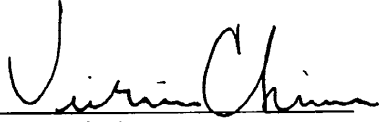
Designation of this property does not affect revenues to the City. In some instances, though, owners of designated properties may apply to the City for a Historic Property Contract, which allows an alternative and often lower property tax assessment. The City Council reviewed the projected loss of property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

Respectfully submitted,



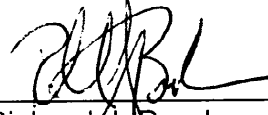
Bernard K. Melekian
City Manager

Prepared by:



Vicrim Chima
Vicrim Chima
Assistant Planner

Approved by:



Richard J. Bruckner
Richard J. Bruckner
Director Planning & Development

- ATTACHMENT A: Application
- ATTACHMENT B: Photographs
- ATTACHMENT C: Effects of Landmark Designation

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PASADENA ADOPTING A DECLARATION OF LANDMARK DESIGNATION FOR 150 FERN DRIVE, PASADENA, CALIFORNIA

WHEREAS, the Historic Preservation Commission has found that 150 Fern Drive meets criterion C, as set forth in Section 17.62.040(C) of the Pasadena Municipal Code; and

WHEREAS, the house at 150 Fern Drive is significant under Criteria C for designation as a landmark (P.M.C. §17.62.40 C);

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, Michael Gerundo, 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 150 Fern Drive is hereby adopted.

Adopted at the _____ meeting of the City Council on the _____ day of _____, 2008 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Jane Rodriguez, City Clerk

Approved as to form:

Theresa Fuentes, City Attorney

DECLARATION OF LANDMARK DESIGNATION FOR:

**150 FERN DRIVE
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 Planning Director or City of Pasadena Historic Preservation Commission.

DATED: _____

ATTEST:

CITY OF PASADENA
A municipal corporation

By:

Jane Rodriguez, City Clerk

Bill Bogaard, Mayor

EXHIBIT "A"

All of Lot 12 and that portion of Lot 11 of Tract No. 8702, in the City of Pasadena, County of Los Angeles, State of California, as per map recorded in Book 118, Pages 1 and 2 of Maps, in the office of the County Recorder of said county, described as follows:

BEGINNING at the most westerly corner of said Lot 12;

Thence northeasterly along the northwesterly line of said Lot 12 North $40^{\circ}23'00''$ East 47.90 feet to the most northerly corner of said Lot 12, said point being the beginning of a non-tangent curve, concave southerly, having a radius of 133.00 feet, a radial to said point bears North $06^{\circ}22'00''$ East;

Thence along the northerly line of said Lot 12 and the easterly line of said Lot 11 the following five (5) courses:

1. easterly 20.54 feet along said curve through a central angle of $08^{\circ}51'00''$,
2. South $74^{\circ}47'00''$ East 53.48 feet to the beginning of a curve, concave northerly having a radius of 192.00 feet,
3. easterly 40.60 feet along said curve through a central angle of $12^{\circ}07'00''$,
4. South $86^{\circ}54'00''$ East 59.25 feet to the beginning of a curve, concave southwesterly, having a radius of 115.00 feet,
5. and southeasterly 177.53 feet along said curve through a central angle of $88^{\circ}26'50''$ to the easterly prolongation of the most southerly line of said Lot 12;

Thence along said easterly prolongation and southerly line South $85^{\circ}41'30''$ West 213.38 feet to the most southerly corner of said Lot 12, said point being the beginning of a non-tangent curve, concave westerly, having a radius of 32.00 feet, a radial to said point bears South $34^{\circ}12'10''$ East;

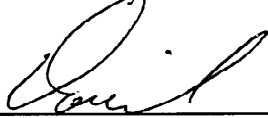
Thence along the and westerly line of said Lot 12 the following three (3) courses:

1. northerly and westerly 84.29 feet along said curve through a central angle of $150^{\circ}54'50''$ to the beginning of a reverse curve, concave northeasterly, having a radius of 54.13 feet,
2. northwesterly 70.30 feet along said curve through a central angle of $74^{\circ}24'40''$ to the beginning of a reverse curve, concave southwesterly, having a radius of 83.00 feet,
3. and northwesterly 38.90 feet along said curve through a central angle of $26^{\circ}51'15''$ to said most westerly corner of said Lot 12 and the **POINT OF BEGINNING**.

The above-described parcel of land contains approximately 31,265 square feet (0.718 acres) more or less.

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

This real property description has been prepared by me,
or under my direction, in conformance with the Professional
Land Surveyors Act.



David W. Hill, P.L.S. 7787

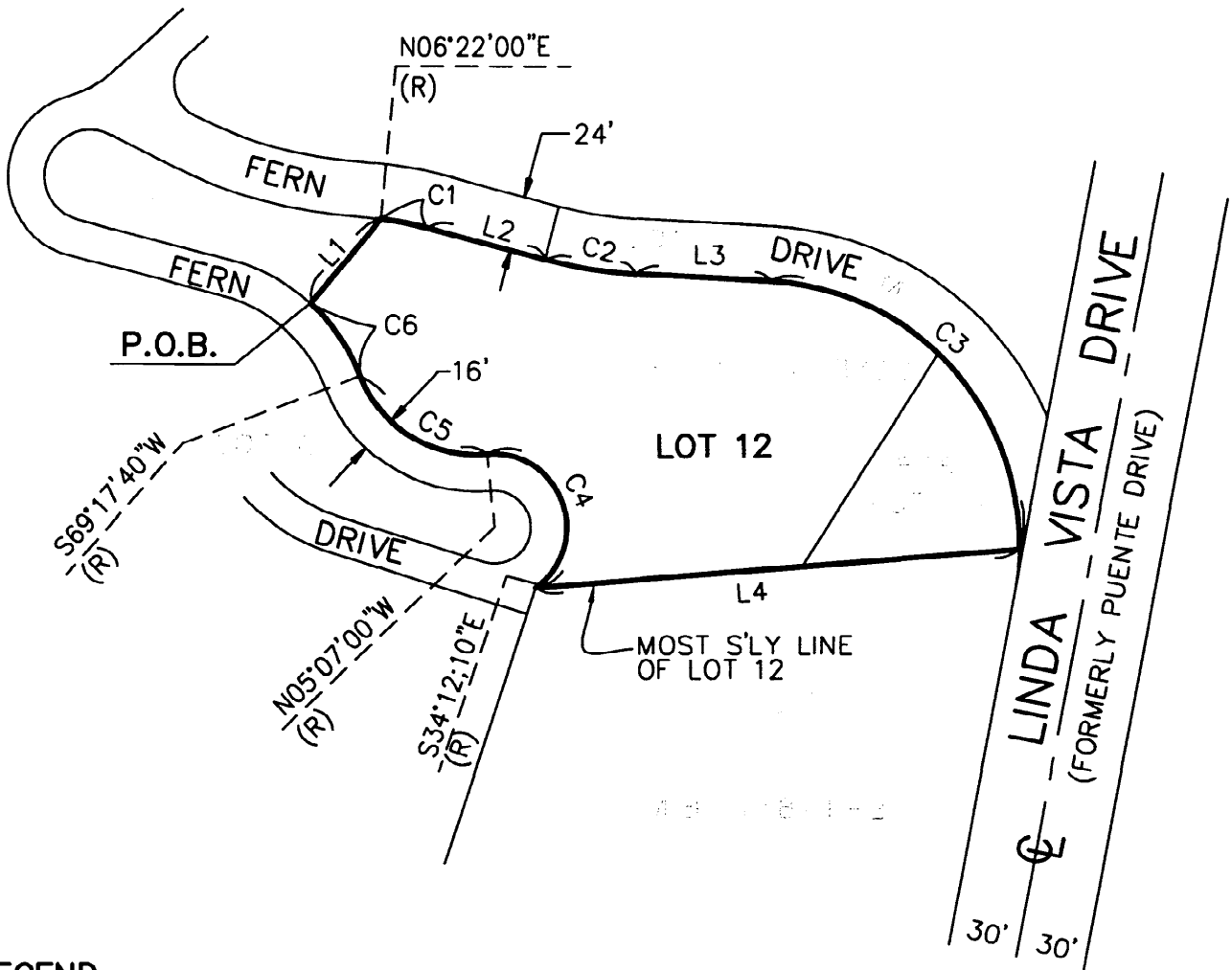
Expires 12/31/09

Date: 1-8-08



LINE DATA		
LINE	BEARING	DISTANCE
L1	N40°23'00"E	47.90'
L2	S74°47'00"E	53.48'
L3	S86°54'00"E	59.25'
L4	S85°41'30"W	213.38'

CURVE DATA			
CURVE	DELTA	RADIUS	LENGTH
C1	08°51'00"	133.00'	20.54'
C2	12°07'00"	192.00'	40.60'
C3	88°26'50"	115.00'	177.53'
C4	150°54'50"	32.00'	84.29'
C5	74°24'40"	54.13'	70.30'
C6	26°51'15"	83.00'	38.90'



LEGEND



LIMITS OF PROPERTY

P.O.B.

POINT OF BEGINNING

(R)

RADIAL

AREA = 30,265 S.F.



**DAVID EVANS
AND ASSOCIATES INC.**

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Ontario California 91764

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EXHIBIT
"B"

150 FERN DRIVE
5708-026-001 AND 002

CITY OF PASADENA
COUNTY OF LOS ANGELES
STATE OF CALIFORNIA

SHEET NO:	1 OF 1
JOB NO:	PDAX0067
DRAWN BY:	LKH
DATE:	01/07/08
SCALE:	1"=80'