

**ATTACHMENT A:
Resolution & Declaration**

RESOLUTION NO. _____

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PASADENA
ADOPTING A DECLARATION OF LANDMARK DESIGNATION FOR 116 N.
MERIDITH AVENUE, PASADENA, CALIFORNIA**

WHEREAS, the Historic Preservation Commission has found that 116 N. Meridith Avenue meets criterion C, as set forth in Section 17.62.040(C) of the Pasadena Municipal Code; and

WHEREAS, the single-family house at 116 N. Meridith Avenue is significant because it is an exceptional local example of the California Bungalow architectural style of the early twentieth century and retains its integrity;

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

WHEREAS, Pasadena Heritage nominated the property for Landmark designation on behalf of the owners; 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 116 N. Meridith Avenue is hereby adopted.

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

AYES:

NOES:

ABSENT:

ABSTAIN:

Mark Jomsky, CMC
City Clerk

Approved as to form:


Theresa E. Fuentes
Assistant City Attorney

DECLARATION OF LANDMARK DESIGNATION FOR:

116 N. MERIDITH 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 Exhibit "A")

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

By: _____
Bill Bogaard, Mayor

Mark Jomsky, CMC
City Clerk

EXHIBIT A

LEGAL DESCRIPTION OF REAL PROPERTY
AT 116 N. MERIDITH AVENUE, PASADENA, CALIFORNIA

PROPERTY LOCATED IN THE CITY OF PASADENA, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA. LOT 39 OF THE COLORADO VILLA TRACT, AS PER MAP RECORDED IN BOOK 9 PAGE 113 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

ATTACHMENT B:
Detailed Description of Structures

Description

The house exhibits distinguishing features associated with California Bungalow style architecture. These features include a low-pitched roof with a front-facing gable and a projecting lower gable over the front porch. The front porch has battered full-height brick piers, which support an open gable with a cross-beam and a slatted grille of evenly spaced posts. A pergola extends from the south side of the porch, wraps around the side of the house in a radial pattern, and frames the angled front steps. The portion of the pergola that spans the driveway is covered in vines. The roof has large (approximately 30") eaves with extended rafter tails and hidden gutters lined with roofing material that are built into the top surface of the roof. The gables have vertical slat vents, and the siding consists of alternating wide and narrow rows of wood shingles. A brick chimney is located on the south side elevation. The fenestration consists of groupings of double-hung and casement windows; the windows on the front elevation have leaded glass transoms detailed in a lozenge pattern. The wide front door features Craftsman detailing including four vertical lights of beveled glass and original hardware. A metal art-glass light fixture is next to the door.

Alterations

There have been some minor alterations to the house. At the rear southeast corner of the house, the sleeping porch was enclosed with wood casement windows, and the back door appears to have been replaced. On the rear elevation is an aluminum sliding glass door and a concrete landing with steps. The only alteration visible from the street is a 1939 two-car garage (with a pivoting door), which replaced the original garage, and is thus not a contributing feature to the property. It is detailed to resemble the house.

**ATTACHMENT C:
Application Materials**



**Application to Designate a Historic Resource as a
HISTORIC MONUMENT OR LANDMARK**

§17.62.050 of the Pasadena Municipal Code sets forth a procedure for designating any historic resource in the City as a historic monument or landmark. 1) The process begins with a preliminary evaluation by staff to determine if the nominated property meets the applicable criteria and is eligible for designation. 2) If staff determines that the nominated property is eligible for designation, the nomination is scheduled for a public hearing before the Historic Preservation Commission. 3) The Historic Preservation Commission determines if the historic resource meets the criteria for designation as a historic monument or landmark. If the Commission finds that the nominated resource qualifies for designation, it forwards a recommendation on the designation to the City Council. 4) At a noticed public hearing, the Council then determines whether to approve or deny the request for designation.

PART I. PROPERTY PROPOSED FOR DESIGNATION

1. Name of Property:	
2. Property Address:	116 North Meridith
3. Date of Original Construction	1911
4. Architect / Builder:	Samuel Hawes
5. Present Owner: (Name)	Jude Bell
(Address)	116 North Meridith
(State/ZIP)	Pasadena 91106
(Phone/FAX)	626-792-3295
(E-mail)	

PART II. APPLICANT

Applicant: (if not property owner)	Pasadena Heritage	
(Address)	651 South Saint John Avenue	
(State/ZIP)	Pasadena 91105	
(Phone/FAX)	626-441-6333	626-441-2917
(E-mail)	christine@pasadenaheritage.org	

Date August 5, 2008

Signature Christine Longo

Date received: 8/06/2008

Planner: JAW entered
PLN 2008-00398



Application to Designate a Historic Resource as a
HISTORIC MONUMENT OR LANDMARK

PART III: TYPE OF DESIGNATION

PROPERTY TO BE DESIGNATED AS A:

HISTORIC MONUMENT <input type="checkbox"/>	LANDMARK <input checked="" type="checkbox"/>
<i>A historic monument means any historic resource that is significant at a regional, state or national level, and is an exemplary representation of a particular type of historic resource.</i>	<i>A landmark means any historic resource that is significant at a local level, and is an exemplary representation of a particular type of historic resource.</i>

PART IV: BRIEF DESCRIPTION OF PROPERTY

Briefly describe the property proposed for designation, indicating whether the entire site or a portion of the site is the subject of the nomination (e.g., how many buildings on the site). A map may be used for the description. Please also submit recent photographs. Use continuation sheet if necessary.

Refer to continuation sheet, site plan and recent photographs.

PART V: SUPPLEMENTAL INFORMATION ON SIGNIFICANCE OF PROPERTY. With this application, please attach information that will assist staff with the preparation of a designation report. Books, photographs, articles, and other archival information will all be useful to document the significance of the historic resource.

Refer to bibliography, historical photographs, chronology, and other supporting information.

PART VI: LEGAL DESCRIPTION.

Attach a copy of the most recent recorded legal description for the property. This can usually be found in the deed for the property or other documents received when the property was purchased. This can also be obtained by the Title Company.



Application to Designate a Historic Resource as a
HISTORIC MONUMENT OR LANDMARK

CRITERIA FOR DESIGNATION

CRITERIA FOR DESIGNATING A HISTORIC MONUMENT

<input type="checkbox"/>	1. It is associated with events that have made a significant contribution to the broad patterns of the history of the region, state or nation.
<input type="checkbox"/>	2. It is associated with the lives of persons who are significant in the history of the region, state or nation.
<input type="checkbox"/>	3. It is exceptional in the embodiment of the distinctive characteristics of a historic resource property type, period, architectural style or method of construction, or that 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, state-wide or national significance.
<input type="checkbox"/>	4. It has yielded, or may be likely to yield, information important in prehistory or history of the region, state or nation.

A historic monument designation may include significant public or semi-public interior spaces and features.

CRITERIA FOR DESIGNATING A HISTORIC LANDMARK

<input type="checkbox"/>	1. It is associated with events that have made a significant contribution to the broad patterns of the history of the city.
<input type="checkbox"/>	2. It is associated with the lives of persons who are significant in the history of the city.
<input checked="" type="checkbox"/>	3. It embodies the distinctive characteristics of a locally significant historic resource property type, architectural style, period, or method of construction, or that represents the work of an architect, designer, engineer, or builder who is locally significant, or that possesses high artistic values that are locally significant.
<input type="checkbox"/>	4. It has yielded, or may be likely to yield, information important locally in prehistory or history.

Historic Landmark Application: 116, 119, 126 North Meridith

The three houses at 116, 119, and 126 North Meridith were all built by Samuel Hawes in 1911-1912. Samuel Hawes built 11 houses in Pasadena between 1910 and 1921, during the height of the Craftsman Movement. He was born in Canada in 1845 or 1846, and came to the United States at the turn of the last century. He is listed in Pasadena City directories as a contractor, and in the 1910 census he rented a house on North El Molino. (Hawes' death date is unknown; his name does not appear in the 1930 census, but he is also not listed in the California death index.)

All three retain a high level of integrity, and represent the type of residential development that once characterized the neighborhood, originally known as Walnut Grove. All three are excellent examples of "Arts and Crafts Period Single-Family Residences," with 116 and 126 representing the subtype of one and one-and-one half story bungalows, and 119 belonging to the group of two-story Arts and Crafts period houses. Although all three were built within a short amount of time by the same builder, they are very different in appearance and show a variety of Arts and Crafts era details. All three meet the registration requirements as specified in the "Arts and Crafts Period Single-Family Residences" context statement, which notes that eligible properties will exemplify the values of design, craftsmanship and materials which embody the philosophies of the Arts and Crafts Movement; and they must have minimal alterations with original construction materials retained.

116 North Meridith is a one-story bungalow with a front facing, low-pitched gabled roof with wide overhanging eaves and exposed rafters, and a porch whose roof is supported by brick columns. There is a trellised porte cochere over the driveway. It is clad in wood shingles, with small and large shingles in alternating courses. The house retains its original front door and windows on the front façade. The windows are asymmetrically placed on either side of the door and consist of wood sash casement windows flanking one large fixed panel, with a transom window above with decorative leaded glass.

119 North Meredith is a two-story Arts and Crafts house with many original period details. It has a multi-gabled pitched roof with wide eaves, exposed rafters, supported by triangular knee braces, with decorative vents below the gables. There is an expansive front porch that spans approximately half of the front façade, and a trellised porte-cochere over the driveway. There is a sleeping porch on the second floor above the main porch, next to a projecting bay with decorative beams. It is clad in wood shingles, which are gently sloped or battered on both the first and second stories.

126 North Meridith is a one-and-one-half story bungalow with a side facing, steeply pitched gable roof. Centered on the front façade is a gabled dormer with 4 three-over-one casement windows, triangular braces, and a decorative vent. There is a full porch, the original windows and door are present on the front façade, and the original brick chimney is intact.