

# Agenda Report

**TO: CITY COUNCIL**

**DATE: November 17, 2008**

**FROM: CITY MANAGER**

**SUBJECT: DESIGNATION OF 116 N. MERIDITH AVENUE AS A LANDMARK**

## **Recommendation**

It is recommended that, following a public hearing, the City Council:

1. Find 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 single-family house at 116 N. Meridith Avenue is significant under Criterion "C" for designation as a landmark (P.M.C. §17.62.040) because it is an exceptional local example of the California Bungalow architectural style of the early twentieth century and retains its integrity;
3. Approve the designation of the property at 116 N. Meridith Avenue as a landmark;
4. Adopt a resolution approving a Declaration of Landmark Designation for 116 N. Meridith Avenue, Pasadena, California;
5. Authorize the Mayor to execute the attached Declaration of Landmark Designation for 116 N. Meridith Avenue, 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 October 20, 2008, at a noticed public hearing, the Historic Preservation Commission voted unanimously to recommend approval of the designation of 116 N. Meridith Avenue as a landmark under criterion C of PMC §17.62.040.C.

## **Background**

On August 6, 2008, Pasadena Heritage submitted an application on behalf of the owners for designation of 116 N. Meridith Avenue as a landmark. The Historic

Preservation Commission has determined that the property should be designated as a landmark because of its integrity and because it is an exceptional local example of the California Bungalow architectural style of the early twentieth century. The property owners (Daniel and Jude Bell) spoke in support of the designation at a public hearing held by the Historic Preservation Commission.

## **Description**

This one-story, approximately 1,404 square-foot house is located on the east side of Meridith Avenue, between E. Colorado Boulevard and E. Walnut Street. The house is rectangular in plan with a front porch that spans most of the front elevation. A detached two-car garage, demolished and rebuilt in 1939, is located at the rear near the southeast corner of the property. The house was probably constructed in 1911, according to *Pasadena Houses of the Craftsman Era*, a list of structures built in Pasadena between 1904 and 1918 researched by John Ripley. However, it may have been built as early as 1908, based on the County Assessor record. This house was one of 11 houses built by contractor Samuel Hawes between approximately 1908 and 1921. Attachment B contains a detailed description of these structures.

## **Analysis**

The property at 116 N. Meridith Avenue is eligible for landmark 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 represents the work of an architect, designer, engineer, or builder whose work is significant to the City or to the region, or that possesses high artistic values that are significant to the City or to the region.

Under this criterion, 116 N. Meridith Avenue is significant as an excellent example of Arts and Crafts style architecture (California Bungalow sub type). The house maintains its integrity of design, materials, and workmanship. The low-pitch roof, large eaves, extended rafter tails, hidden gutters, front-gable porch with full-height brick piers and cross-beam topped with vertical piers, alternating wide and narrow rows of wood shingle siding, and a pergola which appears to "grow" out of the house in a radial pattern are design elements that embody the philosophy and practice of the Arts and Crafts movement. These design elements and the leaded-glass transom windows, art glass front door light fixture, and original front door exemplify the craftsmanship values of the Arts and Crafts movement. The house exhibits the character-defining features of its style, and retains nearly all of its original materials. Alterations to the house are very minor and all are located at the rear.

**Fiscal Impact**

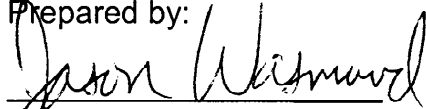
Designation of this property does not affect revenues to the City. In some instances, though, owners of designated properties may apply to the City for a Historic Property Contract, which allows an alternative and often lower property tax assessment. The City Council reviewed the projected loss of property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

Respectfully submitted,



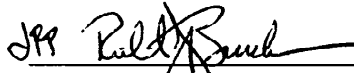
\_\_\_\_\_  
Michael J. Beck  
City Manager

Prepared by:



\_\_\_\_\_  
Jason Wasmund  
Assistant Planner

Approved by:



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

**ATTACHMENTS**

- A: Resolution and Declaration
- B: Detailed Description of Structures
- C: Application Materials
- D: Current Photographs
- E: Effects of Landmark Designation