

Agenda Report

December 13, 2010

TO: Honorable Mayor and City Council

FROM: Planning Department

SUBJECT: DESIGNATION OF 2606 DEODAR CIRCLE AS A LANDMARK

RECOMMENDATION:

It is recommended that the City Council:

1. Find that the designation of an historic resource is categorically exempt from the California Environmental Quality Act (CEQA Guidelines §15308: Class 8 - Actions by Regulatory Agencies for Protection of the Environment);
2. Find that the single-family house at 2606 Deodar Circle is significant under Criterion "C" for designation as a landmark (P.M.C. §17.62.040) because it is a locally significant example of the Cotswold Cottage style, a sub-type of the English Revival architectural style of the early twentieth century with elements of the Arts & Crafts and the Colonial Revival styles; because its design is a work of local architects Sylvanus Marston, Garrett Van Pelt, and Stephen Maybury; and because it retains a high level of integrity;
3. Adopt the attached resolution approving a Declaration of Landmark Designation for 2606 Deodar Circle, Pasadena, California;
4. Authorize the Mayor to execute the attached Declaration of Landmark Designation for 2606 Deodar Circle, Pasadena, California; and
5. Direct the City Clerk to record the declaration with the Los Angeles County Recorder.

HISTORIC PRESERVATION COMMISSION RECOMMENDATION:

On November 1, 2010, at a public hearing, the Historic Preservation Commission recommended that the City Council approve the designation of 2606 Deodar Circle as a landmark under criterion C of PMC §17.62.040.

BACKGROUND:

On July 15, 2010, the property owners John & Pamela Hoffman submitted an application for designation of 2606 Deodar Circle as a landmark. The staff evaluated the property according to landmark criteria in Title 17 of the Pasadena Municipal Code and determined that the house qualifies for designation.

COUNCIL POLICY CONSIDERATION:

The General Plan – Objective 6: Promote preservation of historically and architecturally significant buildings and revitalization of traditional neighborhoods and commercial areas.

ANALYSIS:

The property at 2606 Deodar Circle is eligible for landmark designation under Criterion “C”, (§17.62.040 PMC):

[The property] embodies the distinctive characteristics of an 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, 2606 Deodar Circle is significant because it is an excellent example of a Cotswold Cottage with elements from the Arts & Crafts and the Colonial Revival styles in the overall design. The house has a high level of architectural integrity (its ability to demonstrate why it is significant) through its design, materials, workmanship, and setting. Its asymmetrical plan, complex roof line, small groupings of casement windows and stucco coating on the first floor are characteristic of a Cotswold Cottage. Its shingle cladding, exposed rafters and structural beams, and flared eaves are elements associated with the Arts & Crafts movement, and its clipped-gable roof is most notably associated with the Colonial Revival style. Furthermore, the house was designed by the locally important architectural firm of Marston, Van Pelt, & Maybury. It exhibits the character-defining features of its style and retains nearly all of its original materials. Exterior alterations are minor.

ENVIRONMENTAL ANALYSIS:

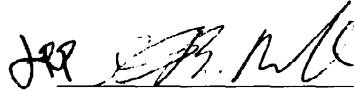
Class 8 exemptions consists of actions taken by regulatory agencies, as authorized by state or local ordinance, to assure the maintenance, restoration, enhancement, or protection of the environment where the regulatory process involves procedures for the protection of the environment.

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 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.. The property owner has applied for a Historic Property Contract concurrently with this application. A property must have a historic designation to qualify for a Historic Property Contract.

Respectfully submitted,




STEVE MERMELL
Assistant City Manager

Prepared by:



Vicrim Chima
Assistant Planner

Approved by:



MICHAEL J. BECK
City Manager

Attachments:

- Attachment A – Designation Report
- Attachment B – Application Materials
- Attachment C – Current & Historical Photographs with Map

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PASADENA
ADOPTING A DECLARATION OF LANDMARK DESIGNATION FOR 2606
DEODAR CIRCLE, PASADENA, CALIFORNIA

WHEREAS, the Historic Preservation Commission has found that 2606 Deodar Circle meets criterion "C", as set forth in Section 17.62.040(C) of the Pasadena Municipal Code; and

WHEREAS, the property at 2606 Deodar Circle is significant because it is a locally significant example of the Cotswold Cottage style, a sub-type of the English Revival architectural style of the early twentieth century with elements of the Arts & Crafts and the Colonial Revival Cottage styles; because it's design is a work of local architects Sylvanus Marston, Garrett Van Pelt, and Stephen Maybury; and it retains a high level of integrity; and

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

WHEREAS, the property owner submitted the application 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 2606 Deodar Circle is hereby adopted.

Adopted at the _____ meeting of the City Council on the _____ day of _____, 2010 by the following vote:

AYES:

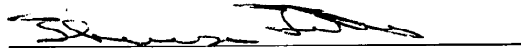
NOES:

ABSENT:

ABSTAIN:

MARK JOMSKY, CMC, City Clerk

Approved as to form:



Theresa E. Fuentes
Assistant City Attorney

0000082443C031

DECLARATION OF LANDMARK DESIGNATION FOR:

2606 Deodar Circle
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 Exhibit "A")

Under Pasadena Municipal Code Section 17.62.090, all work affecting designated Landmark, 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.

DATED: _____

ATTEST:

CITY OF PASADENA
A municipal corporation

Mark Jomsky, City Clerk

By: _____
Bill Bogaard, Mayor

**ATTACHMENT A
DESIGNATION REPORT: 2606 Deodar Circle**

DETAILED DESCRIPTION

1. Introduction

The residence at 2606 Deodar Circle is an intact, locally significant example of the Cotswold Cottage subtype of English Period Revival architecture. It is unique in that the house integrates elements from other architectural styles (Arts & Crafts, Colonial Revival Cottage) to produce a distinct example of period revival style architecture. It was designed by the locally significant firm of Marston, Van Pelt, & Maybury and is identified as #471 on the firm's project list.¹

2. Property Data

- Address: 2606 Deodar Circle, Pasadena, CA 91107
- Location: South side of the T-intersection of Deodar Circle and Las Lunas Street.
- Date of Construction: 1924 (assessor's records on file with the Planning Dept.)
- Original Architect/Designer: Marston, Van Pelt, & Maybury
- Original Contractor: Unknown
- Original / Present Use: Single Family Residence
- Original/Present Owner: Herbert L. Hahn (Attorney)/ John & Pamela Hoffman
- Property Size: 15,777 square feet
- Building Size: 3,160 square feet

3. Architectural Description

The Site & Setting

The property is in East Pasadena, north of the 210 Freeway. It is part of a collection of single-family lots and houses subdivided in 1940 by United Income Estates, Inc., most being built between 1940 and 1950.

The house is centrally located on the site, with a two-car garage near the southwestern corner of the property. The setting is park-like with abundant landscaping and interconnected yards. The streets are lined with mature Deodar Cedar trees.

The Building Structure and Exterior Features

Completed in 1924, this two-story, English Revival cottage embodies not only the characteristics of its own style, but it has elements from other architectural styles. The north and west facades are the most visible from the public right-of-way. The most prominent feature is the clipped gable on the street-facing elevation with its shingle-clad second-story, grouping of narrow casement wood windows, and

¹ Summary of research by Tim Gregory, 2010