

Agenda Report

December 5, 2011

TO: Honorable Mayor and City Council

FROM: Planning Department

SUBJECT: ADOPTION OF A ZONE CHANGE TO DESIGNATE A LANDMARK DISTRICT OVERLAY FOR THE RAYMOND-ESTHER LANDMARK DISTRICT (LD-19)

RECOMMENDATION:

It is recommended that the City Council:

1. Find that the application for a zone change to create a landmark district is categorically exempt from environmental review pursuant to the guidelines of the California Environmental Quality Act, (Section 15308: Class 8, Actions by Regulatory Agencies for Protection of the Environment);
2. Find the proposed Raymond-Esther Landmark District meets the criteria for designation as a Landmark District pursuant to §17.62.040(F) of the Pasadena Municipal Code and approve the landmark district designation and the zoning map overlay for the Raymond-Esther Landmark District, LD-19 as shown in Attachment A; and
3. Adopt the attached resolution approving a Declaration of Landmark District Designation for Raymond-Esther Landmark District, Pasadena, California;
4. Authorize the Mayor to execute the attached Declaration of Landmark District Designation for Raymond-Esther Landmark District, Pasadena, California; and
5. Direct the City Clerk to record the declaration with the Los Angeles County Recorder;
6. Direct the City Attorney to prepare an ordinance within 60 days amending the official zoning map of the City of Pasadena established by §17.20.020 of the Pasadena Municipal Code to designate the landmark district with the LD-19 overlay zone.

RECOMMENDATION FROM HISTORIC PRESERVATION COMMISSION:

At a public hearing on October 17, 2011, the Historic Preservation Commission determined that the proposed Raymond-Esther landmark district meets the criteria for designation in §17.62.040 Pasadena Municipal Code (PMC) and unanimously recommended approval of the designation.

RECOMMENDATION FROM PLANNING COMMISSION:

At a public hearing on September 9, 2011, the Planning Commission found that the proposed zone change to create a landmark district is consistent with the General Plan and the purposes of the zoning code, certified the final petition with the signatures from at least 51 percent of the property owners and voted unanimously to recommend that the City Council approve designation of the Raymond-Esther landmark district.

BACKGROUND:

Since 1989 the City has formally designated eighteen landmark districts. On April 22, 2011, the City received the application, a petition from five property owners, to designate the subject parcels as a landmark district.

Criteria for Designation:

The Raymond-Esther Landmark District meets the criteria for designation in §17.62.040.F.1, PMC, as follows:

- a. Within its boundaries, a minimum of 60 percent of the properties qualify as contributing;

All of the houses within the proposed district boundaries were built within the period of significance (1894-1914) and remain basically intact on their street-facing elevations (there are minor alterations to some of the buildings but the alterations don't detract from the integrity of the structures);

- b. The grouping represents a significant and distinguishable entity of Citywide importance and one or more of a defined historic, cultural, development and/or architectural context(s) (e.g., the 1993 Citywide historic context, a historic context prepared in an intensive-level survey or a historic context prepared specifically for the nominated landmark district).

The district is significant because it represents a cohesive collection of houses in architectural styles identified in the multiple property documentation forms, Late 19th and Early 20th Century Development & Architecture in Pasadena and Residential Architecture of Pasadena, CA 1894-1918: The Influence of the Arts and Crafts Movement. These time periods were important milestones in the development of Pasadena. In the late 19th century, Pasadena was transforming from an agricultural community to an expanding town; both vernacular and high style buildings sprang up as technological advancements in construction techniques and changes in architectural theory began to reach the area. By the early 20th century, Pasadena excelled in both the quality and quantity of residential Art and Crafts architecture and emerged as a center of the movement in the United States.

All of these properties retain integrity of design (all of the character-defining architectural features are intact), materials (all of the original cladding materials as well as most of the original doors and windows are intact), workmanship (the

gable, bargeboard, eave, and porch pier detailing and significant door and window detailing is intact), and feeling. Within the larger neighborhood, the district is distinguished by the mostly two-story massing of the houses, the intact materials, and the quality of the architectural detailing, and has the feeling of a cohesive neighborhood in the early twentieth century.

Boundaries:

The proposed boundaries of the district include, on the east side of North Raymond Avenue, address numbers 580 through 592, and on the west side of North Raymond Avenue, address numbers 569 through 587 (see Attachment A). Within these boundaries there are five properties. The map attached to the petition included a sixth parcel, 570 N. Raymond Avenue, that has since been removed from the proposed boundaries at the request of the owner (who was not informed of the process by petitioners).

When reviewing the boundaries originally proposed by the petitioners, staff identified a seventh parcel, 595 N. Raymond Avenue, as contributor to the potential district and determined that these properties would create seven contiguous parcels which meet the criteria for designation as a landmark district. This property owner also declined to be included in the proposed district.

Support from Property Owners:

In the final petition, 100% (5 out of 5) of the property owners have signified their support for district designation in writing, which exceeds the minimum 51% requirement

RESULTS OF DESIGNATION:

The landmark district designation protects the historic and architectural character of a neighborhood through design review. The code requires architectural design review by the Director of Planning for minor projects like the removal of non-original insignificant exterior features, the replacement of doors and windows that match the originals, alterations to garages, and side yard fences. Major projects, such as demolitions, relocations, significant alterations, building additions that are visible from the public right-of-way, major changes to original windows and doors or their openings, changes to exterior cladding, and front yard fences, require review by the Historic Preservation Commission at a noticed public hearing.

ENVIRONMENTAL ANALYSIS:

Class 8 exempts from environmental review actions taken by regulatory agencies to assure the maintenance, restoration, enhancement, or protection of the environment where the regulatory process involves procedures for protection of the environment. The establishment of a landmark district will include procedures by which new structures, or changes to existing structures that contribute to the historic character, or environment, of the district, are reviewed for consistency with the character of the district.

COUNCIL POLICY CONSIDERATION:

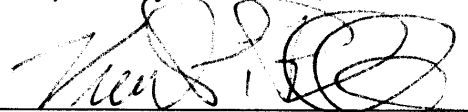
The General Plan – Objective 6: Promote preservation of historically and architecturally significant buildings and revitalization of traditional neighborhoods and commercial areas.

The zoning of the area is RM-12 (Multi-family Residential). The LD-19 zone is proposed as an overlay to the current zoning. The application is consistent with the purposes of the zoning ordinance, which includes several goals to preserve residential neighborhoods.

FISCAL IMPACT:

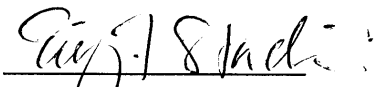
In some instances, owners of designated properties may apply to the City for a Historic Property Contract, which allows an alternative and often lower property tax assessment. The City Council reviewed the projected loss of property tax revenue from this program in 2002 when it adopted a local Historic Property Contract (Mills Act) ordinance.

Respectfully submitted,



VINCENT P. BERTONI, AICP
Director of Planning

Prepared by:



Emily E. Stadnicki, AICP
Senior Planner

Approved by:



so MICHAEL J. BECK
City Manager

Attachments:

Attachment A - Map of Proposed Landmark District
Attachment B - Inventory of Houses

RESOLUTION NO. _____

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PASADENA
ADOPTING A DECLARATION OF LANDMARK DISTRICT DESIGNATION FOR
THE RAYMOND-ESTHER LANDMARK DISTRICT, PASADENA, CA**

WHEREAS, the Historic Preservation Commission has found that the Raymond-Esther Landmark District meets the criteria for designation in §17.62.040 of the Pasadena Municipal Code; and

WHEREAS, within its boundaries, a minimum of 60 percent of the properties qualify as contributing; and

WHEREAS, the grouping represents a significant and distinguishable entity of Citywide importance and one or more of a defined historic, cultural, development and/or architectural context(s) (e.g., the 1993 Citywide historic context, a historic context prepared in an intensive-level survey or a historic context prepared specifically for the nominated landmark district).

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

WHEREAS, the property owners submitted the application for landmark district designation; and

WHEREAS, One hundred percent of the property owners indicated their support by signing the final petition; and

WHEREAS, the City Council may approve a recommendation from the Historic Preservation Commission to designate a Landmark District and evidence such approval by adopting a declaration executed by the Mayor pursuant to Subsection 17.62.070 (G) 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 District designation for Raymond-Esther Landmark District is hereby adopted.

Adopted at the _____ meeting of the City Council on the _____ day of _____, 2011 by the following vote:

AYES:

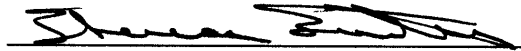
NOES:

ABSENT:

ABSTAIN:

MARK JOMSKY, CMC, City Clerk

Approved as to form:



Theresa E. Fuentes
Assistant City Attorney

DECLARATION OF LANDMARK DISTRICT DESIGNATION FOR:
RAYMOND-ESTHER LANDMARK DISTRICT
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 Landmark District certain real property described as:

Those portions of Lots 7 and 8 of Block B of New Fair Oaks Avenue Tract, in the City of Pasadena, County of Los Angeles, State of California, as shown on map recorded in Book 11, Page 1 of Miscellaneous Records, in the Office of the County Recorder of said County, together with those portions of Lots 5, 6, 7 and 8 of Subdivision of Lots 14, 15, 16, and 17 of L.H. Michener's Subdivision of Summit Avenue Tract, as shown on the map recorded in Book 10, Page 85 of Miscellaneous Records, in the Office of the County Recorder of said County, described as follows:

BEGINNING at the northwest corner of Lot 7 of said Block B;

Thence easterly along the North lines of said Lot 7 and 8 of said Block B and the North lines of Lots 8, 7, 6 and 5 of said Michener's Subdivision to the northeast corner of Lot 5 of said Michener's Subdivision;

Thence southerly along the East line of said Lot 5 to the South line of the North 55 feet of the South 109 feet of said Lot 5;

Thence westerly along said South line and the South line of the North 55 feet of the South 109 feet of said Lot 6 to the southwest corner of the land conveyed in the Grant Deed recorded February 25, 2009 as Instrument No. 20090263495, Official Records of said County;

Thence southwesterly along a direct line to the southeast corner of the West 10 feet of Lot 7 of said Michener's Subdivision;

Thence westerly along the South line of Lots 7 and 8 of said Michener's Subdivision and the South line of said Lot 8 of said Block B to the West line of the East 10 feet of said Lot 8 of said Block B;

Thence northerly along said West line to the North line of the South 63.55 feet of said Lot 8 of said Block B;

Thence westerly along last said North line to the West line of said Lot 8 of said Block B;

Thence northerly along last said West line to the South line of the North 50 feet of Lot 7 of said Block B;

Thence westerly along last said South line to the West line of said Lot 7 of said Block B;

Thence northerly along last said West line to the **POINT OF BEGINNING**.

Under Pasadena Municipal Code Section 17.62.090, all work affecting designated historic resources, 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: _____

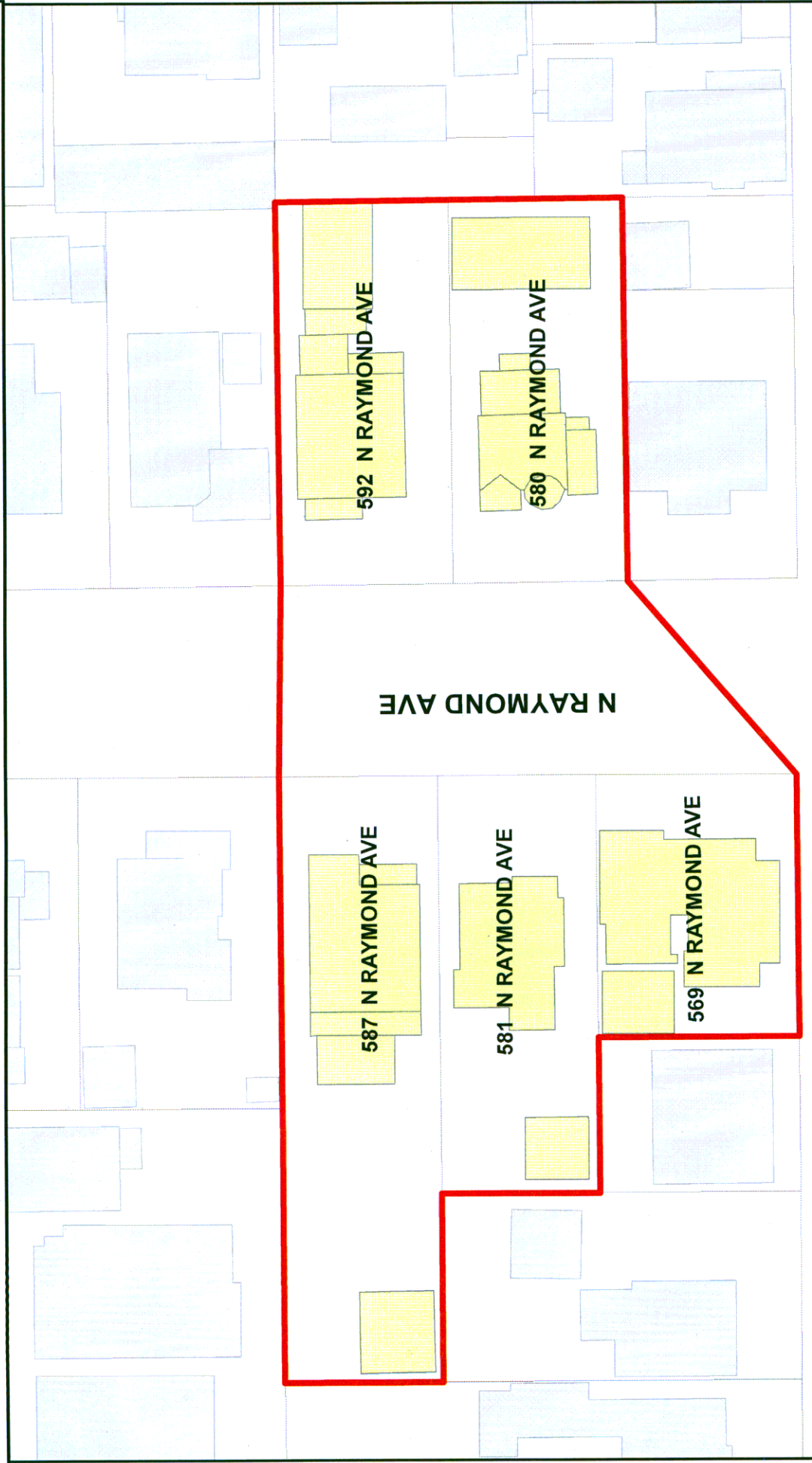
ATTEST:

CITY OF PASADENA
A municipal corporation

Mark Jomsky, City Clerk

By: _____
Bill Bogaard, Mayor

Proposed Raymond-Esther Landmark District




Created By: Kevin Johnson
Date: August 29, 2011
Project: Raymond-Esther.mxd
Source: City of Pasadena
Coordinate System:
State Plane California Zone V, FIPS 405 (Feet)
Datum: NAD 1983
0 0.003 0.006 Miles
The maps and associated data are provided without warranty of any kind. Any reuse of this information is prohibited. Copyright 2005, City of Pasadena.


Legend
 Proposed District Boundary
 Building Footprints in Proposed District
 Building Footprint
 Parcel Lines

ESTHER ST

Address	Year Built	Architect	Comments	Photograph
587 N Raymond Avenue	1894		Queen Anne. Survey identified eligible as a landmark.	
581 N Raymond Avenue	1903		Folk Victorian. Altered front porch.	
569-573 N Raymond Avenue	1914	Buchanan & Brockway	Craftsman bungalow (duplex).	
592 N Raymond Avenue	1904		American Foursquare. Moved from 159 S El Molino. Enclosed second story side elevation porch.	
580 N Raymond Avenue	1895		Shingle. Survey identified eligible as contributor to a landmark district. Three units. Enclosed second-story porch.	