

ATTACHMENT A:

Application



PLANNING DIVISION MASTER APPLICATION FORM

Project Address: 901 and 885 S. San Rafael Ave. Pasadena, Ca 91105

Project Name: Ken Cott Manor

Project Description: (Please describe demolitions, alterations and any new construction)

Application for Historic Designation (Monument)

Zoning Designation: General Plan Designation:

Valuation (Cost of Project):

APPLICANT / OWNER INFORMATION

APPLICANT NAME: Kent and Nicole Sokolow

Address: 901 S. San Rafael Ave.

City Pasadena State: CA Zip: 91105

CONTACT PERSON: Kent Sokolow

Address: 901 S. San Rafael Ave.

City Pasadena State: CA Zip: 91105

PROPERTY OWNER NAME: Kent and Nicole Sokolow

Address: 901 S. San Rafael Ave.

City Pasadena State: CA Zip: 91105

Telephone: (626) 403-4142

Fax: (626) 403-4143

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Fax: []

Email:

Telephone: (626) 403-4142

Fax: []

Email:

TYPE OF PLANNING REVIEW AND APPROVALS REQUIRED (Mark clearly the type of approval(s) required):

- ADJUSTMENT PERMIT, AFFORDABLE HOUSING CONCESSION OR WAIVER, CERTIFICATE OF APPROPRIATENESS, CERTIFICATE OF EXCEPTION, CHANGES TO APPROVED PROJECT, CONDITIONAL USE PERMIT, DESIGN REVIEW, DEVELOPMENT AGREEMENT, EXPRESSIVE USE PERMIT, FLOOR AREA RATIO (FAR) INCREASE, GENERAL PLAN AMENDMENT, HEIGHT AVERAGING, HILLSIDE DEVELOPMENT PERMIT, HISTORIC DESIGNATION (MONUMENT, LANDMARK, TREE OR SIGN), HISTORICAL RESEARCH/EVALUATION, LANDMARK TREE PRUNING, MASTER DEVELOPMENT PLAN, MASTER SIGN PLAN, MINOR CONDITIONAL USE PERMIT, MINOR VARIANCE, PLANNED DEVELOPMENT ZONE, PRELIMINARY PLAN CHECK, PREDEVELOPMENT PLAN REVIEW, RELIEF FROM THE REPLACEMENT BUILDING PERMIT REQUIREMENT, SIGN EXCEPTION, TENTATIVE PARCEL/TRACT MAP, TEMP. CONDITIONAL USE PERMIT, TREE PROTECTION PLAN REVIEW, TREE REMOVAL, VARIANCE, VARIANCE FOR HISTORIC RESOURCES, ZONE CHANGE (MAP AMENDMENT), OTHER:

Note: Space for signature is on reverse side

INDEMNIFICATION

Applicant agrees to defend, indemnify, and hold harmless the City and its officers, contractors, consultants, employees, and commission members (collectively, "City") from any and all liability, loss, suits, claims, damages, costs, judgments and expenses (including attorney's fees and costs of litigation), including any appeals thereto (collectively, "proceeding") brought against the City with regard to any approvals issued in connection with the application(s) by the City, including any action taken pursuant to the California Environmental Quality Act. If Applicant is required to defend the City in connection with such proceeding, the City shall have and retain the right to approve counsel to so defend the City; and all significant decisions concerning the manner in which the defense is conducted; and any and all settlements, which approval shall not be unreasonably withheld. The City shall also have and retain the right to not participate in the defense, except that the City agrees to reasonably cooperate with Applicant in the defense of the proceeding. If the City's Attorney's Office participates in the defense, all City Attorney fees and costs shall be paid by Applicant. Further, Applicant agrees to defend, indemnify and hold harmless the City from and for all costs and fees incurred in additional investigation or study of, or for supplementing, revising, or amending, any document if made necessary by said proceeding.

CERTIFICATION:

I hereby certify that I am the applicant or designated agent named herein and that I am familiar with the rules and regulations with respect to preparing and filing this petition for discretionary action, and that the statements and answers contained herein and the information attached are in all respects true and accurate to the best of my knowledge and belief.

SIGNATURE OF APPLICANT OR AGENT: _____

[Handwritten Signature]

Date: _____

4-28-11

<p>For Office Use Only</p> <p>PLN # <u>2011-00181</u></p> <p>CASE # _____</p> <p>PRJ # _____</p> <p>DATE ACCEPTED: <u>5/3/11</u></p> <p>DATE SUBMITTALS RECEIVED: <u>5/3/11</u></p> <p>RECEIVED BY (INITIALS): <u>KJ</u></p> <p>FEES:</p> <p>BASE FEE: \$ _____</p> <p>3% RECORDS FEE: \$ _____</p> <p>TOTAL: \$ _____</p> <p>HISTORIC ARCH. RESEARCH REQUIRED? YES <input type="checkbox"/> NO <input checked="" type="checkbox"/></p> <p>PUBLIC ART REVIEW REQUIRED? YES <input type="checkbox"/> NO <input checked="" type="checkbox"/></p> <p>TRANSPORTATION REVIEW REQUIRED? YES <input type="checkbox"/> NO <input checked="" type="checkbox"/></p> <p>INCLUSIONARY HOUSING REQUIRED? YES <input type="checkbox"/> NO <input checked="" type="checkbox"/></p>	<p>REVIEW AUTHORITY:</p> <p><input type="checkbox"/> STAFF</p> <p><input type="checkbox"/> HEARING OFFICER</p> <p><input type="checkbox"/> PLANNING COMMISSION/BZA</p> <p><input type="checkbox"/> DESIGN COMMISSION</p> <p><input checked="" type="checkbox"/> HISTORIC PRESERVATION COMMISSION</p> <p><input checked="" type="checkbox"/> CITY COUNCIL</p> <p>TAXPAYER PROTECTION</p> <p><input type="checkbox"/> DISCLOSURE REQUIRED</p> <p><input checked="" type="checkbox"/> NOT REQUIRED</p>	<p>CEQA REVIEW:</p> <p><input checked="" type="checkbox"/> EXEMPTION</p> <p><input type="checkbox"/> INITIAL STUDY</p> <p><input type="checkbox"/> EIR</p> <p>CEQA REVIEW STATUS:</p> <p><input type="checkbox"/> PENDING</p> <p><input checked="" type="checkbox"/> COMPLETED</p>	<p>Design & Historic Preservation:</p> <p>TYPE OF HISTORIC PRESERVATION REVIEW:</p> <p><input type="checkbox"/> CATEGORY 1 (DESIGNATED)</p> <p><input type="checkbox"/> CATEGORY 2 (ELIGIBLE)</p> <p>LANDMARK/HISTORIC DISTRICT NAME: _____</p> <p>TYPE OF DESIGN REVIEW:</p> <p><input type="checkbox"/> CONCEPT</p> <p><input type="checkbox"/> FINAL</p> <p><input type="checkbox"/> CONSOLIDATED</p> <p><input type="checkbox"/> PRELIMINARY CONSULTATION</p>
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3317-99.51



Note: In addition to this application, a completed **Planning Division Master Application Form** is also required.

PROPERTY PROPOSED FOR DESIGNATION

1. Name of Property:	KenCott Manor
2. Property Address:	901 and 885 S. San Rafael Ave.
3. Date of Original Construction	1928
4. Original Owner	Kenyon Reynolds
5. Architect / Builder:	David Ogilvie, architect and Peter Hall, builder

DESIGNATION CATEGORY

(CHECK APPROPRIATE BOX—SEE CRITERIA ON PAGES 2 & 3 FOR MORE INFORMATION):

HISTORIC MONUMENT

LANDMARK

HISTORIC SIGN

LANDMARK TREE

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 or objects on the site are included in the nomination) or if the nomination is for an object, sign or tree. A map may be used for the description. Please also submit recent and, if available, historical photographs. Use additional sheets if necessary.

(see attached)

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 nominated resource.

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



LEGAL DESCRIPTION

Attach a copy of the most recently recorded legal description for the property (usually in the deed for the property or other documents when the property was purchased—also available from a title company).

CRITERIA FOR DESIGNATION

Check the box under the category checked on first page that corresponds to the criterion under which you are nominating the property, object, sign or tree for designation. Multiple boxes may be checked if applicable.

CRITERIA FOR DESIGNATING AN HISTORIC MONUMENT (May include significant public or semi-public interior spaces and features)	
<input type="checkbox"/>	A. 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"/>	B. It is associated with the lives of persons who are significant in the history of the region, state or nation.
<input checked="" type="checkbox"/>	C. 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"/>	D. It has yielded, or may be likely to yield, information important in prehistory or history of the region, state or nation.

CRITERIA FOR DESIGNATING A LANDMARK	
<input type="checkbox"/>	A. It is associated with events that have made a significant contribution to the broad patterns of the history of the City, region, or State.
<input type="checkbox"/>	B. It is associated with the lives of persons who are significant in the history of the City, region, or State.
<input type="checkbox"/>	C. It embodies the distinctive characteristics of a type, architectural style, period, or method of construction, or represents the work of an architect, designer, engineer, or builder whose work is of significance to the City or, to the region or possesses artistic values of significance to the City or to the region.
<input type="checkbox"/>	D. It has yielded, or may be likely to yield, information important locally in prehistory or history.



CRITERIA FOR DESIGNATING A HISTORIC SIGN	
<input type="checkbox"/>	A. It is exemplary of technology, craftsmanship or design of the period when it was constructed, uses historic sign materials and means of illumination, and is not significantly altered from its historic period. Historic sign materials shall include metal or wood facings, or paint directly on the façade of a building. Historic means of illumination shall include incandescent light fixtures or neon tubing on the exterior of the sign. If the sign has been altered, it must be restorable to its historic function and appearance.
<input type="checkbox"/>	B. It is integrated with the architecture of the building.
<input type="checkbox"/>	C. It demonstrates extraordinary aesthetic quality, creativity, or innovation.

CRITERIA FOR DESIGNATING A LANDMARK TREE	
<input type="checkbox"/>	A. It is one of the largest or oldest trees of the species located in the City.
<input type="checkbox"/>	B. It has historical significance due to an association with a historic event, person, site, street, or structure.
<input type="checkbox"/>	C. It is a defining landmark or significant outstanding feature of a neighborhood.

DESIGNATION PROCESS (INFORMATION ONLY; NO ACTION REQUIRED)

§17.62.050 Pasadena Municipal Code:

1. 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. If not, the applicant may appeal the determination of ineligibility to the Historic Preservation Commission or it may be called for review by the Historic Preservation Commission or City Council.
3. If the Historic Preservation 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 disapprove the application.

Written by current property owner, Kent Sokolow

Edited by Vanessa Withers, Historic Preservation Partners

PART IV: BRIEF DESCRIPTION OF PROPERTY

KenCott Manor, located at 901 South San Rafael, is a Tudor Revival style residence constructed in 1928 and designed by master architect, David Ogilvie. Noted builder Peter Hall executed the design. Landscape architect Katherine Bashford designed the home's gardens.

The main house is a three-story residence with an irregular plan, steeply-pitched cross-gabled roof of slate tile, and a stone and stucco façade that is punctuated by asymmetrical fenestration and Tudor Revival style details. The home features many hallmark characteristics of the style, including: prominent gable roofs, faux half-timbering, leaded glass windows throughout, and garden terraces.

The front façade of the home is articulated in stone from top to bottom and presents itself as a serious and restrained English country house. Substantial stone lintels cap divided-light casement windows that pierce the façade. The rear façade of the house is stone on the main level, but the upper levels feature smooth stucco with faux half-timbering, an oriel supported by decorated brackets, and swiss-inspired verge boards that follow the lines of the prominent front-facing gable that dominates the façade.

The estate consists of two dwellings; one three-story (plus large basement and full height attic) main residence and a second three-story building (the original main house), which serves as a two-bedroom guest quarters, a six-car livery, and a fully appointed gymnasium. The estate is set on approximately one acre¹, most of which is below street level in a naturally formed arroyo with a natural water supply feeding a small creek and pond. The arroyo contains over 1000' of brick or stone walkways and is completely terraced from top to bottom. Additional garden features include a wrought steel gazebo eating area, garden shed, potting shed, bulk coal storage area, incinerator, a number of seating areas built into the rock work and natural water well with a working hand pump.

The Owners

The subject property was built and named "KenCott" in 1928 by Kenyon Reynolds, a notable Pasadena luminary. Reynolds retired a millionaire at the age of 34 from what became Standard Oil of California. He served as President of Pasadena Garden Club, was the founder of the Pasadena Flower Show Association, a board member of the Community Chest of Pasadena, and a member of the California Club. During

¹ Originally the property covered 4 acres of land, which was subdivided in the mid-fifties into three additional home sites.

WWII, he was appointed National Director of the Natural Gas Division of the Petroleum Administration for War, which meant he was the US Government's West Coast petroleum coordinator. He lived at the property until his wife's passing in the late forties at which time he donated his life's belongings to the Los Angeles Catholic Arch Diocese and became a Benedictine Priest. Taking the name, Bebe Reynolds, he went on to write a number of books including "A Rebel From Riches". He lived out his life at Westminster Abbey outside of Vancouver, Ontario, Canada, until his death in 1989 at the age of 97.

Another notable owner was James Lyndon Beebe, a Harvard Law School Graduate who was a partner in the famous law firm of O'Melveny & Myers. Mr. Beebe was a director of Union Bank & Trust and the LA Chamber of Commerce, and an active member of the California Club, The Banker's Club of America, the LA Athletic Club, The Harvard Club of LA, and the San Gabriel Country Club.²

The Architect/Builder/Landscape Architect

"KenCott" Manor, as it is referred to by its present owners, was the culmination of designs, drawings, artifacts, fittings, and photos of houses in Britain that were collected by Mr. & Mrs. Reynolds in the early nineteen-twenties. The style they sought was English Gothic Tudor Cottage (Tudor Revival) and they commissioned the famous architect, David Ogilvie, to realize their vision. Ogilvie was a prodigy of Reginald Johnson, who is credited with designing many of the homes on San Rafael, Grand Avenue, and Orange Grove Avenue. Besides KenCott, Ogilvie's most admired works were the Cochrane Armour Estate, the Landreth House, the Pasadena Golf Club (now the Altadena Town & Country Club), the Owesley House, the Milk House, the Booth House, the Scofield House, the Goss House, and the First Evangelical Lutheran Church among many others.

The builder, Peter Hall, was virtually the personal contractor and most significant associate of the famous brothers Charles & Henry Greene, architects. In association with the Greene brothers, Hall was the contractor for the Gamble House, the Blacker House, and the Bragg House. He also served as the Pasadena City Director in the early nineteen-thirties.

The Landscape Architect was Miss Katherine Bashford, who was one of the most notable landscape architects in Southern California, having worked with Wallace Neff, Reginald Johnson, and Roland Coate. It was said that some 20,000 man hours and over 85 tons of stone were brought in to make the multitude of terraced walls the design demanded.

Tim Gregory, historian, includes a full history and biographies in his report that is included as an attachment to this application.

² Biographical information researched and provided by Tim Gregory, report attached.

PART V: SUPPLEMENTAL INFORMATION

Significance: KenCott Manor is significant as an exceptional representation of the work of David Ogilvie, master architect of the Tudor Revival style and regionally significant to southern California. The home embodies the distinctive characteristics of the Tudor Revival style and reflects the unique and customized inspiration of the original owner, Kenyon Reynolds. The builder, Peter Hall, and the Landscape Architect, Katherine Bashford, are also considered to be exceptional contributors to this estate.

KenCott was richly illustrated as the feature home in a 1929 issue of Architectural Digest and also featured in a 1929 issue of California Arts & Architecture magazine, showing its prominence in the field of architecture well before its currently advanced age. More recently, the home has been featured in the Pasadena Creative Arts Group's Garden Tour, The Women Committee for the Pasadena Symphony as a look-in house, and has hosted numerous charity and theme events. It is also a featured home in the current Architecture Tours LA Guide Book by Laura Massino Smith.

Building biographer, Tim Gregory, found the home to be potentially eligible for listing on the California Register of Historic Resources "due to its fine design, good state of preservation and its contribution to the historical and architectural context of the San Rafael Avenue Neighborhood" (Tim Gregory Report, 2000)

PART VI: LEGAL DESCRIPTION

(see grant deed)

EXHIBIT "A"

All that certain real property situated in the County of Los Angeles, State of California, described as follows:

PARCEL 1:

A PORTION OF LOT 1 OF TRACT NO. 61, IN THE CITY OF PASADENA, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 13 PAGE(S) 13 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, AND A PORTION OF SAN RAFAEL AVENUE VACATED AND ADJOINING SAID LOT ON THE EAST, ALL IN THE CITY OF PASADENA, DESCRIBED AS A WHOLE AS FOLLOWS:

BEGINNING AT THE MOST NORTHERLY CORNER OF SAID LOT 1; THENCE ALONG THE NORTHWESTERLY LINE OF SAID LOT, SOUTH 20° 25' 00" WEST, 340.00 FEET, THENCE LEAVING SAID NORTHWESTERLY LINE SOUTH 57° 10' 05" EAST 71.94 FEET; THENCE 89° 08' 10" EAST 80.57 FEET; THENCE NORTH 72° 11' 50" EAST 61.18 FEET, MORE OR LESS TO A POINT ON THE WESTERLY LINE OF SAN RAFAEL AVENUE, AS ESTABLISHED BY SAID VACATION THENCE NORTHERLY ALONG SAID WESTERLY LINE OF SAID AVENUE, NORTH 14° 18' 00" WEST 178.02 FEET; THENCE NORTH 11° 15' 00" WEST 168.42 FEET; THENCE SOUTH 80° 50' 00" WEST 3.00 FEET TO THE POINT OF BEGINNING.

PARCEL 2:

AN EASEMENT TO DRAIN WATER FROM PARCEL 1, OVER, IN, UPON AND UNDER THAT PORTION OF LOT 1 NOT INCLUDED WITHIN PARCEL 1, AND OVER LOT 3 OF SAID TRACT, THROUGH AND IN THE MANNER WHICH GRANTOR OR HIS PREDECESSOR IN TITLE, KENYON L. REYNOLDS, HERETOFORE HAS DRAINED WATER FROM SAID PARCEL 1, OVER THE REMAINDER OF SAID LOT 1 AND OVER SAID LOT 3, TOGETHER WITH THE RIGHT (BUT WITHOUT OBLIGATION SO TO DO) TO GO UPON REMAINING PORTION OF SAID LOT 1 TO REPAIR THE PIPES AND DITCHES THEREIN AND THEREON USED FOR THE PURPOSES OF SUCH DRAINAGE, AS GRANTED TO JAMES L. BEEBS, ET UX., RECORDED IN BOOK 23134 PAGE 149, OFFICIAL RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

ASSESSOR'S PARCEL NUMBER: 5717-023-001