

Agenda Report

September 19, 2011

TO: Honorable Mayor and City Council

FROM: Planning Department

SUBJECT: DESIGNATION OF 530 E CLAREMONT STREET AS A LANDMARK

RECOMMENDATION:

It is recommended that the City Council:

1. Find that the designation of a 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 property at 530 E Claremont Street is significant under Criterion "C" for designation as a landmark (P.M.C. §17.62.040) because it is a locally significant representation of Arts & Crafts residential architecture and design, is an important representation of the work of J. Cyril Bennett and retains integrity;
3. Approve the designation of the property at 530 E Claremont Street as a landmark;
4. Adopt the attached resolution approving a Declaration of Landmark Designation for 530 E Claremont Street, Pasadena, California;
5. Authorize the Mayor to execute the attached Declaration of Landmark Designation for 530 E Claremont Street, Pasadena, California; and
6. Direct the City Clerk to record the declaration with the Los Angeles County Recorder.

HISTORIC PRESERVATION COMMISSION RECOMMENDATION:

On Monday, July 18, 2011, the Historic Preservation Commission recommended that the City Council approve the designation of 530 E Claremont Street as a landmark under criterion C of PMC §17.62.040.

EXECUTIVE SUMMARY:

The house at 530 E. Claremont Street is eligible for designation as a landmark because it is a locally significant representation of Arts & Crafts residential architecture and design, is an important representation of the work of J. Cyril Bennett and retains integrity.

BACKGROUND:

On May 5, 2011, the current property owners, Juan Gomez & Michael Uhlenkott, submitted an application for landmark designation of their property. The staff evaluated the property according to the landmark criteria in Title 17 of the P.M.C. and determined that the house qualifies for designation.

DESCRIPTION:

The 15,000-square-foot site is relatively flat at the northern end and slopes downward in the rear with terraces supported by retaining walls in the rear yard area. The property includes the 2,132-square-foot main house and a detached garage accessed by a Hollywood driveway on the eastern end. The remainder of the site has landscape and hardscape features, including planting beds with stone borders, some of which may be original features, interspersed with lawn. The rear yard has other stone features including a fountain, a short retaining wall and a damaged structure of indeterminate purpose. There are two small square concrete planters that appear to be original at each of the northern corners of the front yard.

The house is rectangular in plan with a shallowly pitched gabled roof and a separate cross-gabled roof over the wrap-around front porch. The main entry to the house is off-center on the north elevation and aligns with a wide access opening in the plaster-coated porch wall, which has evenly spaced battered piers topped with a concrete cap and wood post supporting the porch roof. The opening has a single step leading to the porch surface, which emphasizes the house's connection to the ground, a character-defining feature. A concrete pathway extends east from the porch opening to the driveway. A unique feature of the front porch is the exposed ceiling, which lends a sense of openness to the space.

The house has a concrete foundation, walls clad in wood shingles with a water table of horizontal clapboards, groupings of wood casement windows, each with a single divided light near the top, giving the impression of a transom, as well as fixed deadlight windows on the street-facing elevation. The wide wood front door has three descending, vertically oriented narrow rectangular lights. The wide chimney, which tapers as it ascends to the roof, is on the east side of the house within the porch area and is coated in plaster with concrete quoins at each taper. The roof, which is covered in a rolled roofing material, has extended beams at the ends and peaks of each gable, decorative vents in the gable-ends of the porch roof, exposed rafters and hidden, integrated gutters with metal downspouts. On the east elevation, roof beams extend into a porte cochere over the driveway.

The house exhibits all of the character-defining features of the California Bungalow property type, including a front porch and main house with shallow pitched gabled roofs, with the roof of the main body of the house rising slightly above the porch; wide and low

proportions creating a gravity-bound character, and stuccoed piers and large wooden beams and rafters that support thin, broad roof planes.

The detached garage appears to have been built at the same time as the house and has many of the same architectural features (gabled roof, exposed beams, venting in the gable-end, wood-shingle cladding). It is unusually wide for the period, with enough space for two cars, and has rolling wood doors with exposed hardware. A water closet is attached to the east side and an addition to the rear of the garage was built in 1937.

Documented Changes to the Property

There are no building permits or other records indicating physical changes to the house, other than four that indicate that it was re-roofed in the 1920's, 1938, 1978 and 1998. A permit to conduct a seismic retrofit of the house was issued in 2003.

J. Cyril Bennett (1891-1957)

The house was designed by significant local architect J. Cyril Bennett in the first year of his architectural practice. He moved to Pasadena as a child in 1903 and began his architectural career as an apprentice in the office of Greene & Greene and, later, Sylvanus Marston.¹ Much of Bennett's early work was focused on designing small bungalows, many in the Colonial Revival style. Although not typically associated with the Arts & Crafts movement (including not being mentioned in the city's 1998 study of the period), Bennett's early apprenticeships clearly informed his initial work.

In 1923, Bennett joined with Fitch Haskell to form the firm Bennett & Haskell and, although still designing some single-family houses, focused on designing commercial, civic and institutional buildings, many of which are designated landmarks or contributing to landmark or historic districts. These later works reflect Period Revival styles.

ANALYSIS:

The property at 530 E Claremont Street 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.

¹ Design & Historic Preservation, City of Pasadena, "Residential Period Revival Architecture and Development from 1915 – 1942" (City of Pasadena, 2004), 19

Under this criterion, the house at 530 E. Claremont Street is significant as an intact example of Arts & Crafts residential architecture and design and as an important representation of the early work of architect J. Cyril Bennett. Because there are many Arts and Crafts period dwellings in Pasadena, to qualify [for designation] under Criterion C, the eligible property must exemplify the values of design, craftsmanship, and materials which embody the philosophy and practice of the Arts and Crafts movement. The property should comprise the distinguishing features of the associated property type which includes the California Bungalow...They must also have a high degree of integrity of design, materials, workmanship and setting.

The house is a strong example of an Arts & Crafts period California Bungalow. It embodies all of the values of the movement and has all of the distinguishing features of the California Bungalow, as cited earlier in this report. It has architectural integrity (its ability to demonstrate why it is significant) through its location, design, setting, materials, workmanship and feeling.

As a work of J. Cyril Bennett, the house is distinct in its representation of Bennett's early apprenticeships in the offices of Greene & Greene and Sylvanus Marston. As evidenced in the photographs in Attachment B, Bennett rapidly changed from designing the pure Arts & Crafts period houses of his training to including elements of the Colonial Revival style in his work. His later work would focus on exploration of period revival styles.

Contributing structures to this designation include the main house and garage, Arroyo stone structures in the rear yard, and two small planters in the front yard.

COUNCIL POLICY CONSIDERATION:

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

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:

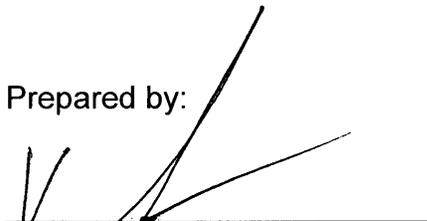
There is no fiscal impact as a result of this action and will not have any indirect or support cost requirements. The anticipated impact to other operational programs or capital projects as a result of this action will be minimal. In some instances, owners of designated properties may apply to the City 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.

Respectfully submitted,



VINCENT P. BERTONI, AICP
Director of Planning

Prepared by:



Kevin Johnson
Planner

Approved by:



MICHAEL J. BECK
City Manager

Attachments:

- Attachment A – Application Materials
- Attachment B – Photographs

RESOLUTION NO. _____

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PASADENA
ADOPTING A DECLARATION OF HISTORIC LANDMARK DESIGNATION OF
530 E. CLAREMONT STREET, PASADENA, CALIFORNIA**

WHEREAS, the Historic Preservation Commission has found that 530 E. Claremont Street meets criterion "C", as set forth in Section 17.62.040(C) of the Pasadena Municipal Code; and

WHEREAS, the property at 530 E. Claremont Street is significant because it 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;

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

WHEREAS, Juan Gomez & Michael Uhlenkott, the property owners, submitted the application for landmark designation; and

WHEREAS, the City Council may approve a recommendation from the Historic Preservation Commission to designate a Historic 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 Historic Landmark designation for 530 E. Claremont Street is hereby adopted.

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

AYES:

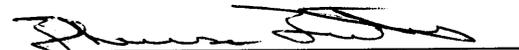
NOES:

ABSENT:

ABSTAIN:

MARK JOMSKY, CMC, City Clerk

Approved as to form:



Theresa E. Fuentes
Assistant City Attorney

DECLARATION OF HISTORIC LANDMARK DESIGNATION FOR:

530 E. Claremont Street
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 Landmark certain real property described as:

CLAREMONT TRACT W 25 FT OF LOT 25 AND E 50 FT OF LOT 26

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

DATED: _____

ATTEST:

CITY OF PASADENA
A municipal corporation

Mark Jomsky, City Clerk

By: _____
Bill Bogaard, Mayor

ATTACHMENT A:
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:	A.T. Payne House	
2. Property Address:	530 E. Claremont St. 91104	
3. Date of Original Construction	1914	
4. Architect / Builder:	Cyril Bennett	
5. Present Owner: (Name)	Juan Gomez / Michael Valentott	
(Address)	530 E. Claremont St. Pasadena	
(State/ZIP)	CA / 91104	
(Phone/FAX)	626-827-8257	626-405-3477
(E-mail)	jcg91104@gmail.com	

PART II. APPLICANT

Applicant: (if not property owner)	
(Address)	
(State/ZIP)	
(Phone/FAX)	
(E-mail)	

Date 3-27-11

Signature

Date received: 5/5/11

Planner: V. CHINA

PLN2011-00185



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 checked="" 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 checked="" 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.



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"/>
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.	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.

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.

An historically significant domestic site designed by locally important architect Cyril Bennett. Bennett, a British-borne civic architect designed many local pleasures. Among them: Pasadena Marbury Temple, Raymond Theatre, Pasadena Winter Garden, California State Memory, among many others, but he built few homes. This site is a craftsman classic example which is in pristine condition but needing much repair and upgrading to maintain its integrity.

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.

ATTACHMENT B:

Photographs

530 E. Claremont Street

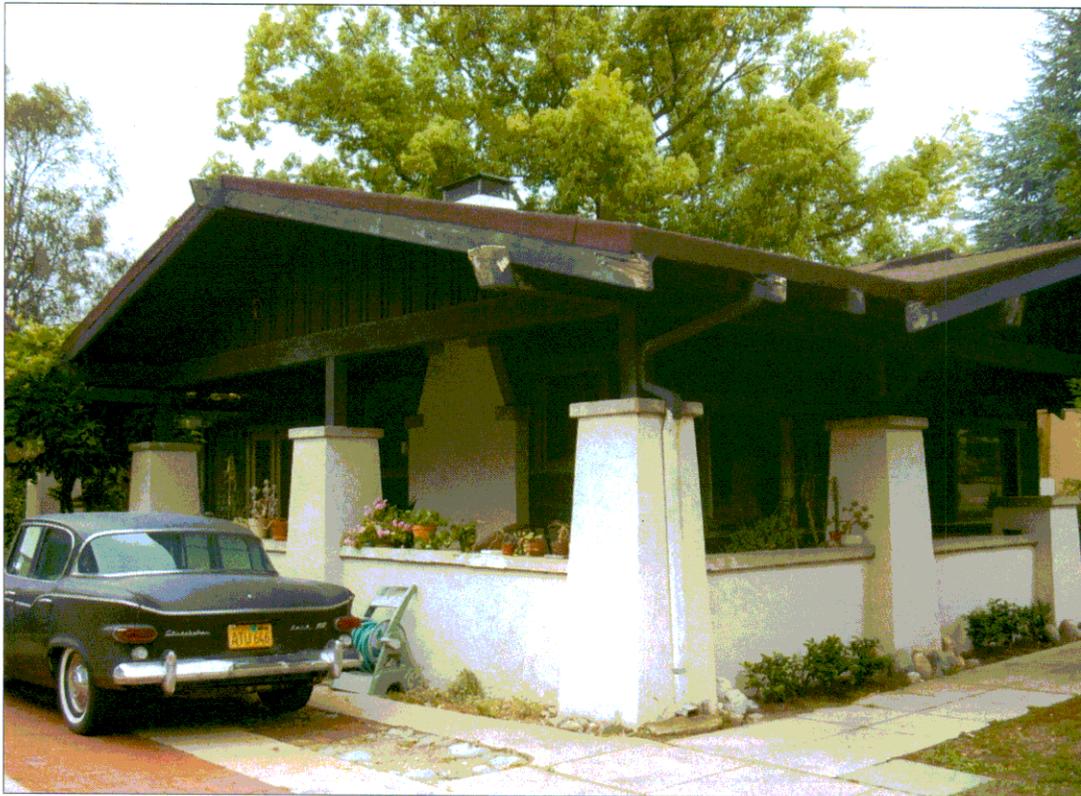


Primary street-facing gable; from front yard, facing south



Street-facing elevation & northern portion of east side elevation; from driveway, facing southwest

530 E. Claremont Street



Northeast corner of house; from driveway, facing southwest



Porte cochere; from driveway, facing south

530 E. Claremont Street



East side of front porch, facing south



Front door, facing south



Front porch open ceiling



Exposed beams & rafters, facing southwest

530 E. Claremont Street



Southern portion of east elevation; from driveway, facing west



Garage; from driveway, facing south

530 E. Claremont Street

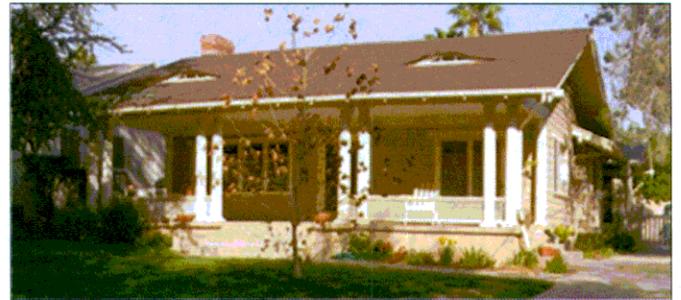


Site features

Early Houses by J. Cyril Bennett



942 N. Chester Avenue (1914)



1036 N. Chester Avenue (1914)



499 Jackson Street (1914)



967 N. Chester Avenue (1914)



1053 N. Chester Avenue (1914)



1495 N. Lake Avenue (1914)

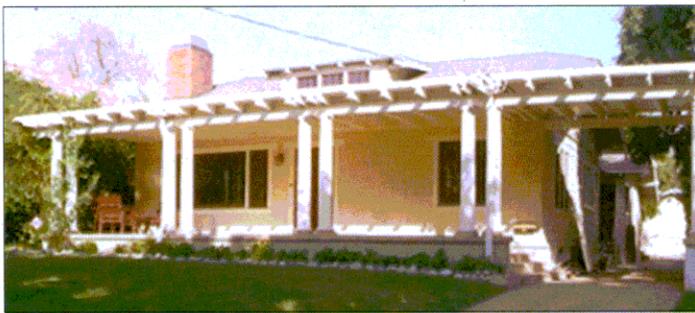
Early Houses by J. Cyril Bennett



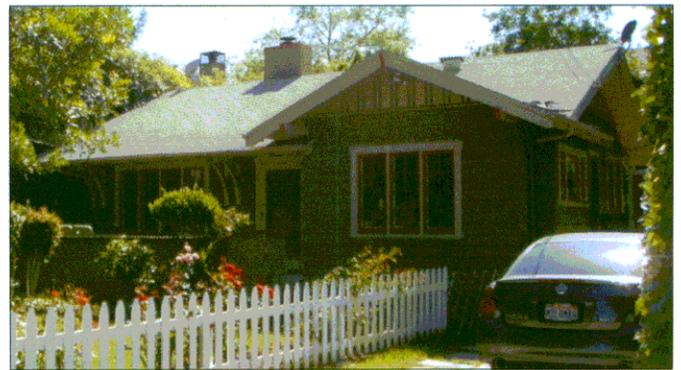
1109 N. Wilson Avenue (1914)



601 S. Hudson Avenue (1915)



1120 N. Chester Avenue (1915)



609 S. Hudson Avenue (1915)



620 S. Mentor Avenue (1915)



Colonial Court, 291 N. Garfield Avenue (1915)



792 E. California Blvd. (1915)



954 Topeka Street (1916)