

Agenda Report

April 29, 2013

TO: Honorable Mayor and City Council

FROM: Planning & Community Development Department

SUBJECT: COMMENT TO STATE HISTORIC PRESERVATION OFFICER ON THE HISTORIC DESIGNED GARDENS MULTIPLE PROPERTY DOCUMENTATION FORM, NOMINATION OF TWO HISTORIC DISTRICTS AND SEVEN INDIVIDUAL PROPERTIES FOR LISTING IN THE NATIONAL REGISTER OF HISTORIC PLACES AND NOMINATION OF CASE STUDY HOUSE #10 FOR LISTING IN THE NATIONAL REGISTER OF HISTORIC PLACES

RECOMMENDATION:

It is recommended that the City Council authorize the transmittal of the attached letter (Attachment B) from the Mayor to the State Historic Preservation Officer (SHPO) in support of the Historic Designed Gardens Multiple Property Documentation Form, nomination of two historic districts and seven individual properties for listing in the National Register of Historic Places and nomination of Case Study House #10 for listing in the National Register of Historic Places.

HISTORIC PRESERVATION COMMISSION RECOMMENDATION:

On Monday, March 18, 2013, the Historic Preservation Commission recommended that the City Council approve staff's recommendation.

EXECUTIVE SUMMARY:

The State Historic Preservation Officer has sent notification that the State Historical Resources Commission will review the Historic Designed Gardens Multiple Property Documentation Form, nomination of two historic districts, seven individual properties and Case Study House #10 at its May 1, 2013 meeting in Anaheim and has requested comments from the City's Chief Elected Official on the nominations.

BACKGROUND:

In 2011, the City received a Certified Local Government grant from the State Office of Historic Preservation (OHP) to study historic designed gardens in Pasadena. The project included preparation of a Multiple Property Documentation Form, nomination of two historic districts and seven individual properties for listing in the National Register of Historic Places, and a citywide survey of historic designed gardens. The project was completed in October 2012 when the nomination forms were submitted to OHP for review.

The City recently received notification from the State Historic Preservation Officer (SHPO) about the review of the nominations by the State Historical Resources Commission (SHRC). In accordance with the requirements of the National Park Service, the SHPO routinely notifies local officials and property owners about nominations to the National Register. The purpose of the notification is to allow time for public comment before the SHRC holds a public hearing on the nomination and the SHPO forwards a recommendation to the National Park Service.

SHPO also notifies historic preservation commissions in local jurisdictions—such as Pasadena—which participate in the Certified Local Government program. Letters from the SHPO (dated February 27, 2013) ask the City to provide comments on the nominations through the City's Chief Elected Official and City Council, preferably no later than 15 days before the meeting of the State Historical Resources Commission (SHRC) where the nominations will be considered (scheduled for May 1, 2013 at Downtown Anaheim Community Center, A Hall, Anaheim).

The City submitted the Multiple Property Documentation Form, which was prepared by architectural historian Marlise Fratinardo, formerly of Sapphos Environmental, Inc. and the related nominations, which were prepared by Design & Historic Preservation staff.

Before preparing the nominations, City staff mailed notices to all affected property owners and held a public meeting to gauge the level of support or opposition. Although no formal petition was circulated, no opposition was noted in the meetings or in writing. Staff was also granted access to several properties in each of the proposed districts and spoke with those property owners about the nominations and none of those property owners indicated opposition. Based on this outreach, staff concluded that a sizable percentage of property owners in the districts support the nominations.

In addition to these efforts, the state Office of Historic Preservation has sent official notice to property owners to allow them to indicate support or opposition. If more than 50% of property owners indicate opposition in writing, the properties may only be determined eligible for listing in the National Register by the Keeper of the Register, but they will not be officially listed. As of the date of this report, only one letter of opposition has been received from a property owner in the proposed Lower Busch Gardens

Historic District. This property (625 Busch Garden Drive) is not proposed to be removed from the district because doing so would create a separation in the district boundary that would render the district ineligible for listing in the National Register.

Staff also spoke to all owners of individually nominated properties (including the Department of Public Works regarding La Pintoresca Park) and all indicated support for the nominations of their property.

The National Register nominations are:

Historic Districts

District Name	Location	Period of Significance
Upper Busch Gardens	Portions of Stoneridge Drive, Busch Place, Garden Lane, Orange Grove Circle, Madeline Drive and S. Orange Grove Boulevard	1904-1938
Lower Bush Gardens	Portions of South Arroyo Boulevard, Busch Garden Court, Busch Garden Drive and Busch Garden Lane	1905-1938

Individual Properties

Resource Name	Address	Year Built	Landscape Architect	Garden Type
Ernest & Alice Batchelder/Francis Dean Garden	626 S. Arroyo Boulevard	1910, 1968	Unknown (significant tile work by Batchelder); 1968 portion by Francis Dean	Arts & Crafts Garden & California Modern Residential Garden
Herbert Coppel Garden Water Feature	1210 S. Arroyo Boulevard	1916	Paul Thiene	Period Revival Estate Garden
Ira & Margaret Bryner Garden	494 Bradford Street	1928	Florence Yoch & Lucile Council	Period Revival Estate Garden
Richard & Mary Alice Frank Garden	919 La Loma Road	1957	Garrett Eckbo	California Modern Residential Garden
La Pintoresca Park	1355 N. Raymond Avenue	1888, 1924	Ralph D. Cornell & Theodore Payne	Seasonal Resort-Era Garden Significant Historic Features & Municipal Park

Resource Name	Address	Year Built	Landscape Architect	Garden Type
Herbert Jr. & Margaret Hoover Garden	900 S. San Rafael Avenue	1962	Thomas Church	California Modern Residential Garden
Kenyon & Patricia Reynolds Garden	901 S. San Rafael Avenue	1928	Katherine Bashford	Period Revival Estate Garden

In addition to the nominations listed above, the SHRC will also consider a nomination of Case Study House #10 at 711 S. San Rafael Avenue, which was submitted by the Los Angeles Conservancy's Modern Committee. The nomination is submitted in conjunction with the Multiple Property Documentation Form "The Case Study House Program," by the same preparers, also to be considered by the SHRC on May 1st.

Results of National Register Listing

Currently, for projects affecting properties in historic districts listed in the National Register of Historic Places, applications for Certificate of Appropriateness are only required for work that is visible from a public street. Most of the contributing features of the two Busch Gardens Historic Districts are outside of public view and, as such, would not require review of modifications under the current Code requirements. Modification of this policy may be pursued in the future in conjunction with a series of Zoning Code amendments that would allow for greater integration of historic gardens into the City's historic preservation review process. Such a modification would be crafted to apply only to historic districts that specifically identify contributing features that are outside of public view.

Properties that are individually listed in the National Register of Historic Places require submittal of an application for Certificate of Appropriateness for major or minor projects affecting the listed historic resource, regardless of public visibility. As such, the nominated historic gardens (with the exception of La Pintesca Park, which is a City-owned property) and Case Study House #10 will be subject to this review upon listing of the properties by the Keeper of the National Register.

Because it is a City-owned historic resource, design review is already required for major and minor projects affecting La Pintesca Park. Staff reviews minor projects and the Design Commission reviews major projects, with advisory review by the Historic Preservation Commission. There will be no change to this existing procedure with the listing of the park in the National Register. The La Pintesca Branch Library is not included in the nomination because the nomination is specific to the park design and remnants of the Painter/La Pintesca Hotel that once occupied the site.

Comments on the Nominations

Staff has reviewed the nomination forms and recommends no comments, other than an indication of City support, be submitted to the SHRC.

ENVIRONMENTAL ANALYSIS:

Advisory recommendations on National Register nominations are exempt from environmental review. The listing of properties and districts in the National Register is categorically exempt from CEQA under class 8, actions by regulatory agencies for the protection of the environment.

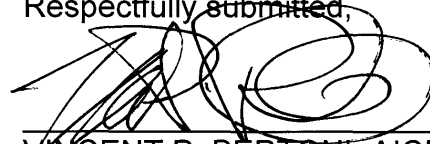
COUNCIL POLICY CONSIDERATION:

The General Plan – Objective 6: Promote preservation of historically and architecturally significant buildings and revitalization of traditional neighborhoods and commercial areas. In total, this action will support preservation of two historic districts and eight individual properties.

FISCAL IMPACT:

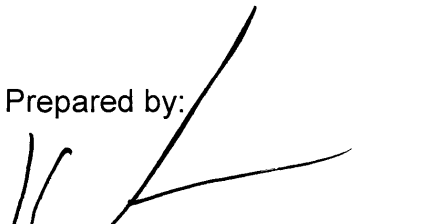
Designation of these properties does not affect revenues to the City. In some instances, though, owners of designated historic properties may apply to the City for Historic Property Contract, which allows an alternative and often lower property tax assessment. The Bryner and Reynolds Gardens have already entered into Historic Property Contracts because they were previously designated by the City as historic monuments. 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 & Community
Development Department

Prepared by:



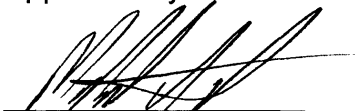
Kevin Johnson
Planner

Concurred by:



Leon White
Principal Planner

Approved by:



MICHAEL J. BECK
City Manager

ATTACHMENTS

- A. Example SHPO Request for Comments & Meeting Notice
- B. Draft Comment Letter
- C. National Register Nomination Forms