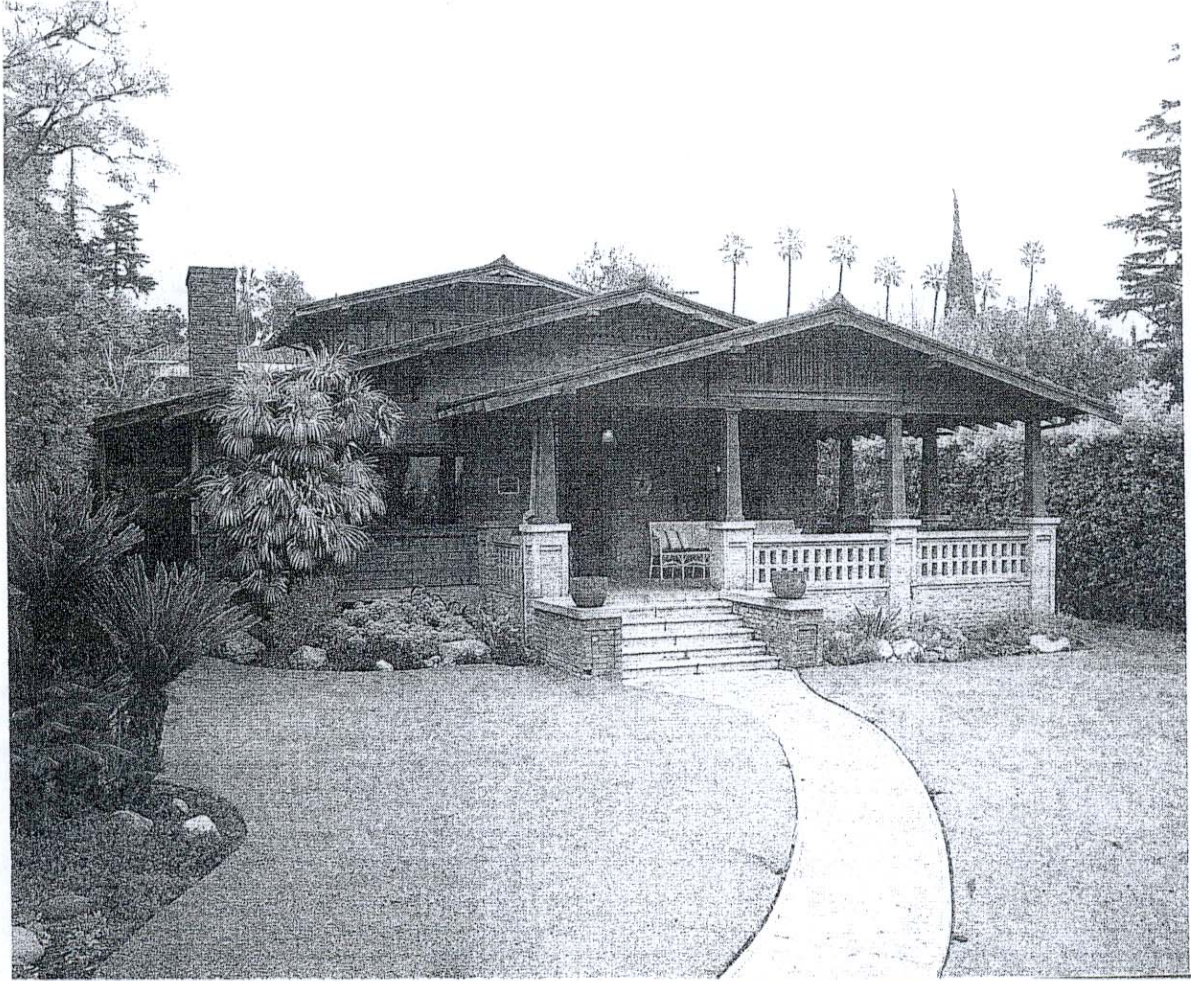


ATTACHMENT D:

Excerpts from The Bungalow: America's Arts & Crafts Home, Duchscherer and Keister, 1995

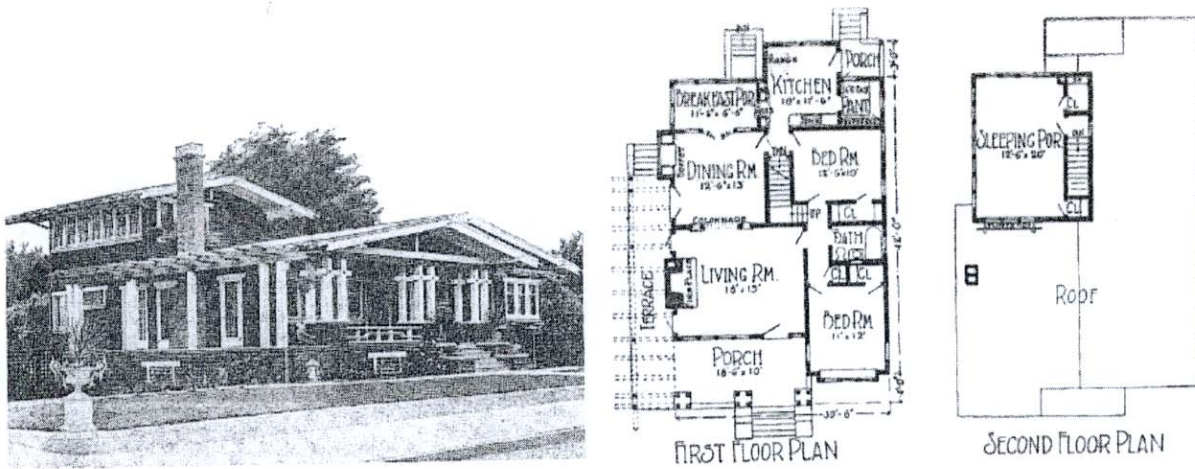
36. The Keyes bungalow, Altadena, California. Nestled in the heart of a mountain community just above Pasadena, this classic example of an "airplane bungalow" hovers in its plot. Shingled walls and restrained detailing harmonize with the lush surroundings. A trio of dark upswept gable peaks forms a handsome contrast to the light-colored brick used in the foundation and in the piers and railings of the deep wraparound porch. Current owners Rod Holcomb and Jane Brackman have carried out an extensive and ongoing renovation of the 1911 house, with skilled carpenter/ builder James Holmes (now of Santa Fe) responsible for much of its implementation. This restoration work was started by the former owners, Mr. and Mrs. Ken Miedema, who were responsible for getting the house placed on the National Register of Historic Places.



Duchscherer and Keister, p. 43

ATTACHMENT D:

Excerpts from The Bungalow: America's Arts & Crafts Home, Duchscherer and Keister, 1995



14. Design and plan of an "airplane bungalow." This type of house, so named for the "cockpit" feature of an attic room projecting above the "wings" of its roof, reflects a popular fascination with the concept of air travel. Published in *The Home* of 1923, the floor plan accommodates access to its upper level by means of an enclosed staircase between the dining room and an adjacent bedroom. Rather than make major design elements of them, most bungalows with direct access to their attics placed stairways in similarly discreet locations. This plan also features a raised, pergola-covered terrace along its left side, which extends the front-porch area, with additional access to the living and dining rooms. (For other examples of airplane bungalows, see figures 36 and 42.)

Airplane Bungalow, Duchscherer and Keister, p. 24

ATTACHMENT E:
Effects of Historic Designation

EFFECTS OF HISTORIC DESIGNATION

Identifying and designating properties of major significance encourages the preservation and protection of Pasadena's historic resources. The City of Pasadena's Historic Preservation Ordinance provides a process to recognize and protect individual sites and historic districts.

Designation Process

A property may be nominated for historic designation by any person. Design & Historic Preservation staff then evaluates the property to determine if it meets the criteria for designation. If it appears that the criteria have been met, the staff will prepare a designation report, which describes the property and how it meets the criteria for designation. Once the designation report is complete, the HPC will conduct a public hearing and make a recommendation to the City Council. The City Council may then designate the property as a historic site.

Alterations/Demolition

Designated historic structures are protected by the Municipal Code. A Certificate of Appropriateness (permit) is required for work to modify the exterior appearance of a designated historic property that is open to public view. A certificate is also required for alterations, additions, new construction, or demolition. This review ensures that any proposed changes are compatible with the character of the individual property and/or historic district. Decisions on proposed alterations are based on the proposed project's compliance with the Secretary of Interior's Standards for Rehabilitation and the City's adopted *Design Guidelines for Historic Districts*, which is based on the Standards.

The Historic Preservation Commission is the decision-maker for major projects affecting designated historic resources, except in the Central District where the Design Commission is the decision-maker for such projects. Staff is the decision-maker for minor projects affecting designated historic resources. Major projects are defined as demolition, relocation, removal of significant features, significant alteration of front or side elevations, additions to street-facing elevations, and new fences or walls in landmark districts. Minor projects are defined as removal of insignificant exterior features, re-roofing, matching replacement doors and windows, demolition of garages, small side/front additions, most rear additions that are not taller than the original building or replacement of exterior cladding with the same cladding material. Projects affecting non-contributing buildings on a site or in a district, or the environmental setting of a site, are reviewed by staff but are subject to the less stringent requirements than contributing buildings.

Staff-level decisions may be appealed to the Historic Preservation Commission, and decisions by the Commission may be appealed to the City Council. The City Council may also "call for review" all decisions by the staff or Commission.

Incentives

Designated historic properties are eligible for the following incentives, which are evaluated on a case-by-case basis:

- A Mills Act historic property contract to reduce property taxes in exchange for agreeing to maintain the historic character of the property in accordance with established guidelines.
- Use of more flexible provisions in the State Historical Building Code when making modifications,
- Waiver of covered parking requirements, and
- Potential variances from modern development standards for historic properties undergoing adaptive use or relocation.