



Planning & Community Development Department

# Pasadena Avenue Historic District

National Register Nomination

Comments to State Historic Resources Commission

City Council

April 12, 2021





# Background

Planning & Community Development Department

- As a CLG, SHPO notifies the City of any National Register nominations scheduled to be reviewed by the SHRC and requests any comments be provided at least 15 days in advance of the hearing.
- Staff was recently informed that a nomination of the Pasadena Avenue Historic District is scheduled for a SHRC hearing on April 30.
- Nomination was prepared by Shannon L. Papin on behalf of Pasadena Heritage.



# Background

Planning & Community Development Department

- HPC reviewed the nomination at its April 6, 2021 meeting and determined that the district meets the criteria for listing in the National Register, agreed with staff's technical comments, and provided an additional comment for the City Council's consideration to provide to the SHRC.



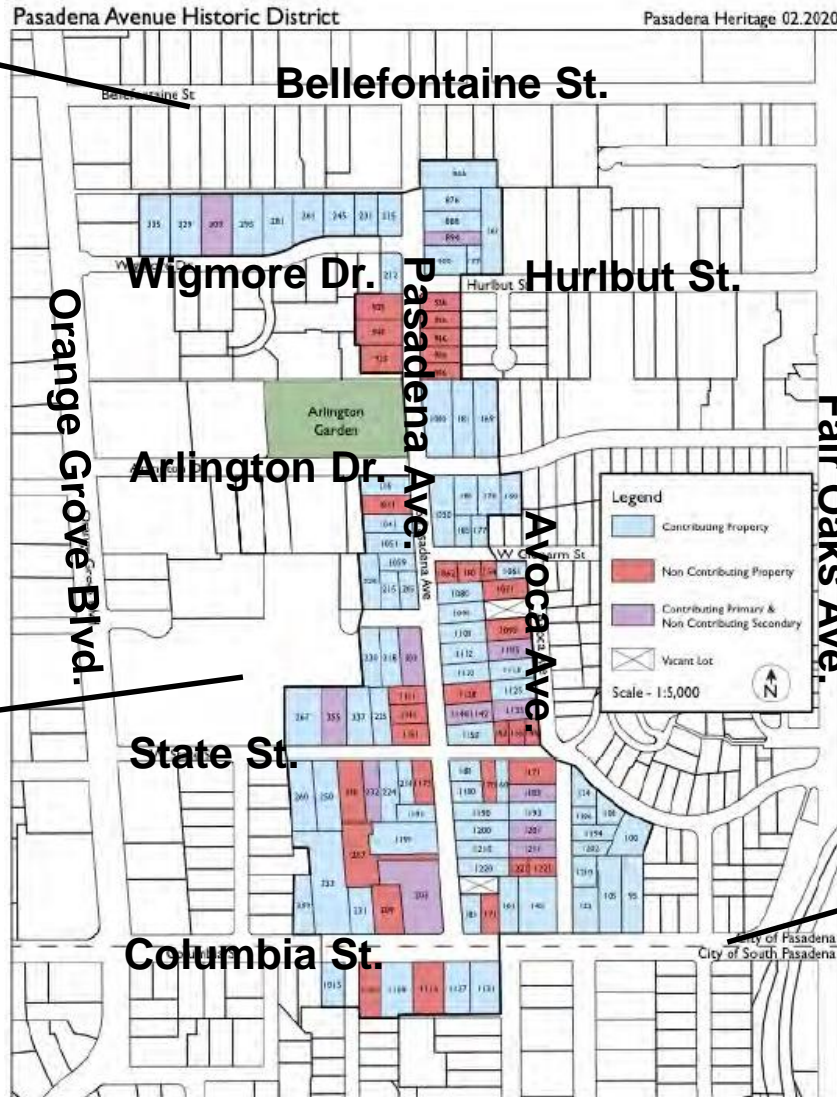
# Proposed District Boundaries

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Markham Place  
Historic District

Westridge School

City  
Boundary



PASADENA



# District Summary

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- Period of Significance: 1885-1938
- Eligible under Criteria A & C
  - > Residential development of Pasadena
  - > Architectural styles from early 20<sup>th</sup> century
  - > Works of many significant architects, including:
    - J.J. Blick, C.W. Buchanan, Greene & Greene, Marston, Van Pelt & Maybury, Otto Neher, Wallace Neff, Frederick Roehrig, G. Lawrence Stimson, G. Woodbury Stimson
- 141 contributing resources;
- 52 non-contributing resources
- District was originally determined eligible in 1977 and was re-evaluated in 1983, 1995 and 2013.



# Staff Recommendation

## Planning & Community Development Department

- Staff recommends that the City Council authorize the Mayor to forward a recommendation to the State Historical Resources Commission in support of the listing of the Pasadena Avenue Historic District in the National Register of Historic Places, with the following technical comments, including the additional comment provided by the Historic Preservation Commission at its April 6, 2021 meeting:
  - > Location: Specify in Section 2 that the district is in both the City of Pasadena and the City of South Pasadena.
  - > Period of Significance/Mid-Century Architecture Inclusion: Provide further justification of the end of the period of significance being 1938. In particular, the nomination form identifies early Ranch style and Minimal Traditional Houses built before 1938 as contributing, but similarly styled buildings built after 1938 as non-contributing.



# Staff Recommendation

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- **Technical comments (continued):**
  - > District Boundaries: Provide further justification of the proposed district boundaries. For example, why are properties built within the period of significance along Arlington Drive east of the proposed boundary not included?
  - > Description/Sketch Map Agreement: Three properties are not accurately identified as contributing/non-contributing between the narrative description and sketch map.
  - > Alterations: Alterations to 1171 Avoca Avenue should be described in the narrative.
  - > Summary Table: Table should include additional information including construction date, architectural style and architect.



# 1210 Avoca Avenue

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Original House

1949 Addition  
& Alterations



- Recommended Contributing Status Change: Property should be non-contributing due to alterations found in on permit research.





# Staff Recommendation

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- **HPC comment:**
  - > Additional Architect: the property at 160 W. State Street be noted as a work of architect Arthur S. Heineman and that he be included in the list and biographies of significant architects in the registration form.



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