

**ATTACHMENT K
DESIGN AND HISTORIC PRESERVATION LANDMARK STATUS DECISION
LETTER**

Dated November 30, 2020



PLANNING & COMMUNITY DEVELOPMENT DEPARTMENT
PLANNING DIVISION

November 30, 2020

Pasadena Heritage
Attn: Andrew Salimian
651 S. St. John Ave.
Pasadena, CA 91105

Via email: preservation@pasadenaheritage.org

NOTICE OF INELIGIBILITY

Application for Designation as a Landmark
801 S. San Rafael Ave.

Case # DHP2020-10023

Council District 6

Dear Mr. Salimian:

The staff of the Design & Historic Preservation Section of the Planning Division has reviewed your application for the landmark designation of the property at 801 S. San Rafael Ave. After reviewing the information submitted with your application, including extensive photographs of the building, and researching information about the building, its builder and its former occupants, staff has determined that the property **does not meet the criteria for designation** as a landmark.

In reaching this conclusion, the staff applied the methodology for evaluating the significance of historic properties in guidelines of the National Register of Historic Places, published by the National Park Service, and the criteria in the Pasadena Municipal Code.

Section 17.62.040 of the Zoning Code sets forth the eligibility criteria for landmark designation and states:

“A landmark may be the best representation in the City of a type of historic resource or it may be one of several historic resources in the City that have common architectural attributes that represent a particular type of historic resource. A landmark shall meet one or more of the following criteria:”

- 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.
- B. It is associated with the lives of persons who are significant in the history of the city, region or state.

- C. It embodies the distinctive characteristics of a type, architectural style, period, or method of construction, or represents the work of a(n) 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.
- D. It has yielded, or may be likely to yield, information important locally in prehistory or history.

Staff's determination that the property is ineligible for designation as a landmark is based on the following conclusions:

Criterion A – There is no known documented evidence that the site has importance as the location of a significant historical event.

Criterion B – The original owner of the house was Holmes P. Tuttle. (1946-1951)
Subsequent owners include:

- Calvin C.B. Wheeler and his wife Dixie M. Wheeler. (1951-1955)
- E. Lena Cook and her son Howard F. Cook. (1955-1964)
- James Griffin Boswell II and his wife Rosalind M. Boswell. (1964-1987)
- John Van de Kamp and his wife Andrea Van de Kamp. (1987-2019)

With the exception of John Van de Kamp, staff was not able to locate documentation to indicate that any of the previous owners were significant to the history of Pasadena. John Van de Kamp was the District Attorney for Los Angeles County between 1975 and 1983; and then served as the Attorney General for the State of California from 1983 to 1991. However, there is no documentation to establish that Mr. Van de Kamp resided at 801 S. San Rafael Avenue during the time of the most significant political accomplishments in his career or other contributions important to Pasadena or the region.

Criterion C – The single-family house was built in 1946 by an unknown architect and builder. It has a 2-story rectangular massing and a one-story appendage with a wide street frontage, a low-pitched side-facing gable roof, a cantilevered balcony enclosed with a wooden railing that spans the entire primary façade, flat stucco walls along the ground-floor level and T1-11 siding on the second level walls. Having been built in 1946, the appropriate historical context under which to evaluate the potential historical significance of the building's architecture is the "Cultural Resources of the Recent Past" Historic Context Report, which identifies architectural resources from the period of 1935 to 1965. This context establishes the significant architectural styles from this period in the City's history and their character-defining features, and includes such styles as Streamline Moderne, Late Moderne, Minimal Traditional, California Ranch, Modern Ranch, and others. The house does not possess the character-defining features or embody the distinctive characteristics of any of the architectural styles, property types, period or methods of construction identified in this report. The house most closely resembles the Monterey Colonial Revival architectural style, which is associated with the Period Revival Era (1915 to 1942). However, the house was designed and constructed well outside of this period of significance, and does not embody the characteristics of the style established in the City's Period Revival context report. Further, the original building permit does not indicate that the house was designed by an architect or significant builder in the City's history.

Criterion D – There are no known or likely archeological resources on the site. It is not at the location of likely early pre-historic habitation.

Based on the evaluation above, staff finds that the house at 801 S. San Rafael Avenue is not eligible for designation as a landmark. Our evaluation, therefore, is that the building should be assigned a status code of 6L (ineligible for historical designation, but should be given special consideration in the local planning process).

Effective Date	Appeals	Call for Review
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The last day to file an appeal is Thursday, December 10, 2020. This decision becomes effective on **Friday, December 11, 2020.** Prior to the effective date, the City Council or Historic Preservation Commission may call for a review of this decision. In addition, you or any person affected by this decision may appeal it **before the effective date** by filing an application for an appeal with a \$2,047.64 all-inclusive fee. Appeals must cite a reason for objecting to a decision. Please note that appeals and calls for review are held as *de novo* hearings, meaning that the lower decision is set aside and the entire application is reviewed as a new proposal.

If you have questions regarding the review process for designation, please contact **Rodrigo Pelayo, Associate Planner** at (626) 744-7309 or rpelayo@cityofpasadena.net.

Sincerely,



David M. Reyes
Director of Planning & Community Development

Attachment A: Photographs

cc: City Council; Historic Preservation Commission; City Council District 6 Liaison; City Clerk; Energov; address file; Director of Planning & Community Development



COVID-19 SAFETY GUIDANCE FOR CONSTRUCTION SITES

APRIL 1, 2020

The following guidelines are based on Interim CDC's Guidance for Businesses and Employers to Plan and Respond to Coronavirus Disease 2019 (COVID-19), OSHA's Guidance on Preparing Workplaces for COVID-19, and other publications.

Construction industry employers shall develop a comprehensive COVID-19 exposure control plan, which includes control measures such as social distancing; symptom checking; hygiene; decontamination procedures, and training. An exposure control plan and the following practices must be followed to prevent any onsite worker from contracting COVID-19, as many people with COVID-19 are asymptomatic and can potentially spread disease. Failure to comply with this guidance shall be deemed as creating unsafe conditions and may result in withheld inspections or shutting down the construction site until corrected.

City staff will verify compliance with these guidelines during regular scheduled inspections for projects under construction as well as during investigations associated with complaints that may be submitted to the Pasadena Citizens Service Center at 626-744-7311 or at <http://ww5.cityofpasadena.net/citizen-service-center/>.

1. Practice social distancing by maintaining a minimum 6-foot distance from others. No gatherings of 10+ people. Workers on break or lunch break should not gather in groups and should maintain 6-foot distance.
2. Preclude gatherings of any size, and any time two or more people must meet, ensure minimum 6-foot separation. Meetings should be conducted online or via conference call when possible.
3. Provide personal protective equipment (PPE) such as gloves, goggles, face shields, and face masks as appropriate for the activity being performed. Do not share personal protective equipment.
4. The owner/contractor shall designate a site specific COVID-19 Supervisor to enforce this guidance. A designated COVID-19 Supervisor shall be present on the construction site at all times during construction activities. The COVID-19 Supervisor can be an on-site worker who is designated to carry this role.
5. Identify "choke points" and "high-risk areas" where workers are forced to stand together, such as hallways, hoists and elevators, break areas, and buses, and control them so social distancing is maintained.
6. Minimize interactions when picking up or delivering equipment or materials, ensure minimum 6-foot separation.
7. Stagger the trades as necessary to reduce density and maintain minimum 6-foot separation social distancing. Limit the number of people to the minimum possible. Restrict non-essential visitors.
8. Discourage workers from using other worker's phones, desks, offices, work tools and equipment. If necessary, clean and disinfect them before and after use, and hand shanking.
9. Post, in areas visible to all workers, required hygienic practices including not touching face with unwashed hands or gloves; washing hands often with soap and water for at least 20 seconds; use of hand sanitizer with at least 60% alcohol, cleaning AND disinfecting frequently touched objects and surfaces, such as workstations, keyboards, telephones, handrails, machines, shared tools, elevator control buttons, and doorknobs; covering the mouth and nose when coughing or sneezing as well as other hygienic recommendations by the CDC.
10. Place wash stations or hand sanitizers in multiple locations to encourage hand hygiene, identify location of trash receptacles for proper disposal.
11. Require anyone on the project to stay home if they are sick, except to get medical care.
12. Have employees inform their supervisor if they have a sick family member at home with COVID-19.
13. Maintain a daily attendance log of all workers and visitors.

