

PROCESS FOR DESIGNATING HISTORIC RESOURCES

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 that 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.



photo by Julius Shulman



If the property is not eligible to be designated, the staff will send a letter to the applicant notifying them of this determination and informing them that they may request a hearing before the HPC.

In order to be designated as a landmark, one of the following criteria must apply:

- 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, and 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.

The criteria for designation of historic monuments is similar to the above, except that they must be regionally, statewide, or nationally significant, rather than simply being locally significant. Landmark Districts are groupings of structures where at least 60% of the structures in the district represent one or more of a defined historic, cultural, development and/or architectural context.



INCENTIVES FOR DESIGNATED HISTORIC RESOURCES

The most widely known incentive for designated historic properties is the Mills Act historic property contract. This allows owners of designated historic properties to enter into a contract with the City to reduce their property taxes in exchange for agreeing to rehabilitate their property in accordance with established guidelines. Other incentives include:

- Use of more flexible provisions in the State Historical Building Code when making modifications to historic structures,
- Waiver of covered parking requirements, and
- Potential variances from modern development standards for historic properties undergoing adaptive use or relocation.



CERTIFICATES OF APPROPRIATENESS

A certificate of Appropriateness is a permit required for work to modify the exterior appearance of a designated historic property or a property that may be eligible to be designated. A certificate is also required for alterations, changes to windows, doors or other exterior features, additions, new construction in historic districts, relocation, or demolition. This review ensures that any proposed changes are compatible with the character of the individual property and/or historic district and that significant historic structures are preserved. 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. Both of these documents may be accessed through our website. The Zoning Code establishes two categories of review for historic resources and indicates whether proposed alterations or demolitions of these resources will be reviewed by the HPC or by staff. These categories, and the appropriate reviewing body, are as follows:

| CATEGORY OF REVIEW | TYPE OF HISTORIC RESOURCES IN CATEGORY | REVIEW BODY |
|--------------------|---|--|
| Category 1 | All designated historic resources and districts (local, state and national) | Demolitions and major alterations reviewed by HPC, minor alterations reviewed by staff |
| Category 2 | Historic resources determined to be eligible for designation in a historic resources survey or appearing to be eligible based on photos or research | Demolitions reviewed by HPC or staff depending on the significance of the resource, major alterations reviewed by staff. Minor alterations not reviewed. |



A DIVISION OF:

PASADENA
PLANNING & DEVELOPMENT
DEPARTMENT

FURTHER INFORMATION ABOUT HISTORIC PRESERVATION

For more information about the City of Pasadena's Historic Preservation Program, visit our website at www.cityofpasadena.net/planning/deptorg/dhp/homedhp.asp Call (626) 744-4009 or visit Permit Center Window #4.

PERMIT CENTER LOCATION

175 North Garfield Avenue, Pasadena, CA 91101-1704
Northwest corner of North Garfield & Ramona Street

FROM 210 FREEWAY WEST BOUND:

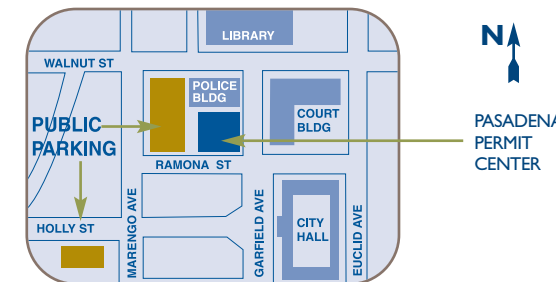
Exit Lake Avenue off-ramp. Left on Lake. Right on Walnut. Left on Garfield

FROM 134/210 FREEWAY EAST BOUND:

134 FWY transitions into the 210 FWY. Exit Fair Oaks/Marengo off-ramp. Right on Marengo. Left on Walnut. Right on Garfield.

FROM 110 FREEWAY NORTH:

Mandatory exit onto Arroyo Parkway. Right on Holly Street. Left on Marengo. Right on Ramona.



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PASADENA
PERMIT
CENTER

PARKING

Metered parking requiring coins is available on the streets along the Civic Center complex.

A coin exchange machine is available at the Permit Center Lobby. The Permit Center does not provide parking validation.

Public parking facilities requiring payment are located at the northeast corner of Marengo Avenue and Ramona Street, and on the southeast corner of Holly Street and Arroyo Parkway.

PERMIT CENTER HOURS

Open 8:00 am to 5:00 pm Mondays - Thursdays
Open 8:00 am to 12:00 pm on Fridays.
Closed on major holidays. Call 626-744-6646 for specific dates.

Website - www.cityofpasadena.net/permitcenter

At the Permit Center website you will find linkages to pertinent information including the ability to download or print most forms and applications.

HISTORIC PRESERVATION



PASADENA PERMIT CENTER
PARTNERS FOR SOLUTIONS

"Historic Preservation has many advantages, but most of all, it's simply a matter of good sense. It's smart to protect older buildings and neighborhoods because they're aesthetically appealing, they're useful, and they help us understand ourselves as individuals and as a nation."

- National Trust for Historic Preservation

HISTORIC PRESERVATION



NATIONAL HISTORIC LANDMARKS are sites that are nationally significant and have been officially designated by the federal government. There are five properties in the City with this designation: the Gamble House, the Rose Bowl, the Hale Solar Laboratory, and the Jet Propulsion Lab's 25-foot Space Simulator and Space Flight Operations Facility. National Historic Landmark designations are processed through the National Park Service.

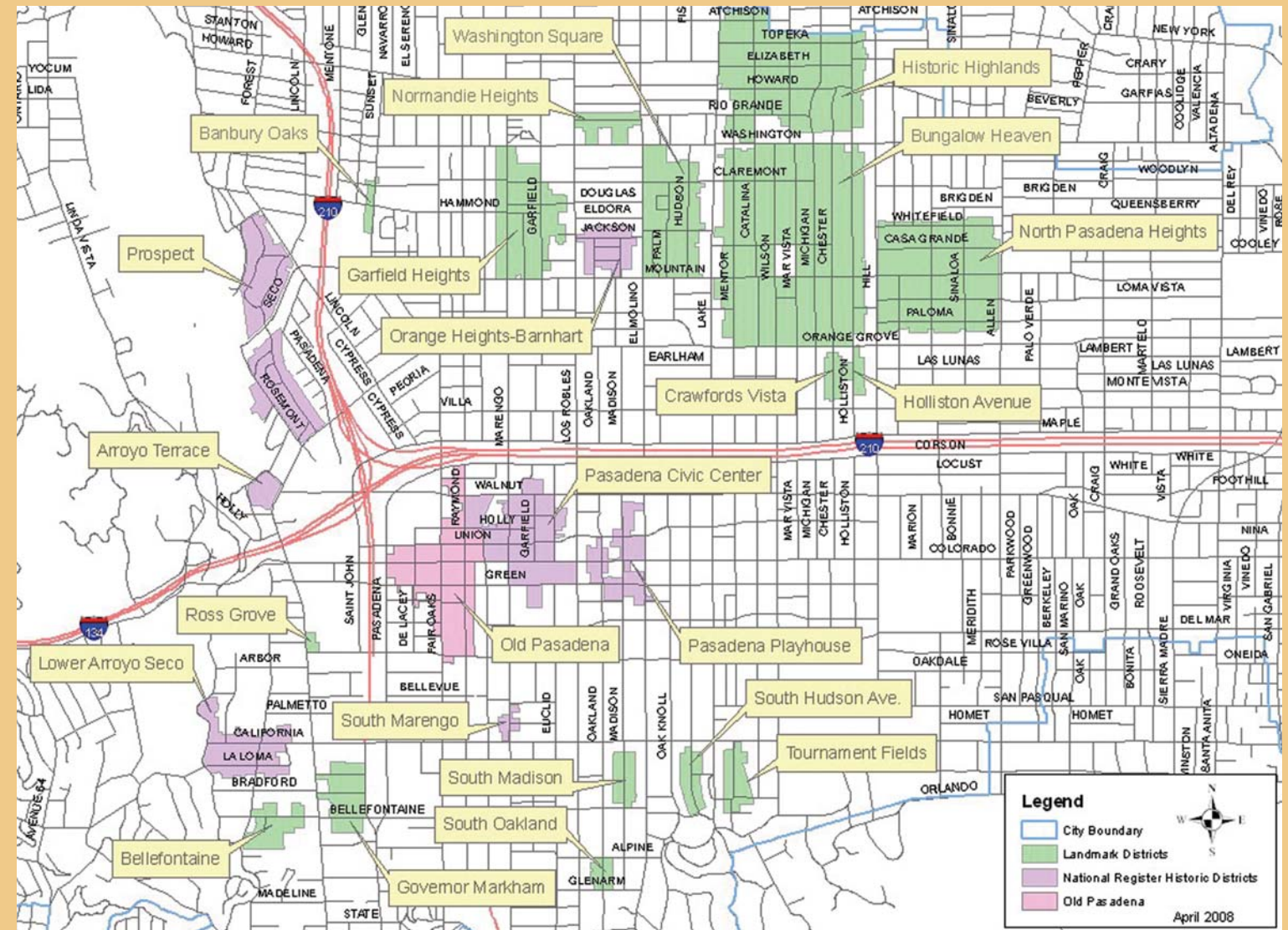
SITES AND HISTORIC DISTRICTS LISTED IN THE NATIONAL REGISTER OF HISTORIC PLACES are individual properties and groupings of properties that have been determined to be historically significant at the local, state, or national level and have been officially listed in the National Register by the National Park Service.



There are currently nine historic districts in the City: Old Pasadena, Orange Heights – Barnhart, Pasadena Civic Center, Civic Center Financial District, Pasadena Playhouse, Prospect, South Marengo, Lower Arroyo Seco and Park Place/Arroyo Terrace. National Register designations are processed through the California Office of Historic Preservation. These districts are shown on the map to the right.

HISTORIC MONUMENTS are City-designated properties that are significant at a regional, state or national level and are exemplary representations of particular types of historic resources. There are currently 11 properties that have been designated as local historic monuments: the former YWCA building (Julia Morgan, 1921), the Hermitage (Unk., ca 1870), the Constance M. Perkins residence (Richard Neutra, 1955), the Castle Green (Fredrick L Roehrig, 1898/1904), the house and gardens at 494 Bradford Street (Roland Coate, and landscape architect, Florence Yoch, 1928), the Freeman/Allen House (Alfred Heineman, 1913) the Richter Laboratory (Reginald Johnson, 1921) the Art Center College of Design (Craig Ellwood & Associates, 1976), the Narver House (Buff & Hensman, 1976), Rapor (Conrad Buff, 1976) and the Glenarm Power Plant (Bennett & Haskell, 1928/1932)

HISTORICAL & LANDMARK DISTRICTS



LANDMARKS are City-designated properties that are significant at the local level. Prominent examples of landmarks include the Hill Street Library, the Pasadena Playhouse, the Holly Street Bridge, and several houses of worship, residences and other buildings. In addition, all structures designed by the architectural firm of Greene & Greene are automatically treated as designated landmarks.

LANDMARK DISTRICTS are groupings of contiguous properties that are significant at the local level. There are currently 16 Landmark Districts within the City: Bungalow Heaven, Garfield Heights, Banbury Oaks, Washington Square, South Oakland, Crawfords Vista, Governor Markham, Normandie Heights, Ross Grove, Holliston Avenue, Bellefontaine, South Hudson Avenue, South Madison Avenue, North

Pasadena Heights, Tournament Fields and Historic Highlands. The map above shows the locations of these districts.

In addition to these five categories of designations, the City maintains a list of historic signs and may also designate landmark trees. A list of all properties designated in one or more of these categories (listed in alphabetical order by street name) may be viewed at the following website:

www.cityofpasadena.net/planning/deptorg/dhp/combineddesignations.pdf

INTRODUCTION

The City of Pasadena adopted its first ordinance protecting historic structures in 1969 and has been surveying and documenting its historic resources since this time. The City is widely renowned for its commitment to historic preservation and for the presence of numerous sites and districts that are significant at the local, state and national level.

The City's historic preservation program promotes the identification, evaluation, rehabilitation, adaptive use, and restoration of historic structures. Staff of the Design & Historic Preservation Section is responsible for administering this program, in conjunction with the Historic Preservation Commission (HPC). The HPC is comprised of citizen appointees who have special knowledge or training in fields closely related to historic preservation. The HPC is charged with promoting the preservation of the City's heritage by identifying and designating significant properties and districts, and closely monitoring alterations to designated resources.

In February 2005, the City Council adopted a revised Zoning Ordinance which included a number of changes to the historic preservation program including streamlined review of historic preservation projects. The criteria for historic designation and definitions of the different types of historic structures have also been made more consistent and easier to understand.

DESIGNATED HISTORIC RESOURCES

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 individual sites and historic districts.



Within the City, there are over 3,500 designated historic properties. These designated properties include individual sites, such as private houses, schools, fire stations, houses of worship, municipal buildings, bridges, and commercial buildings, as well as historic districts. Historic designations are based on established criteria of significance in one of the following five categories: