

Attachment A



PASADENA PERMIT CENTER

www.cityofpasadena.net/permitcenter

Application to Designate a Historic Resource as a HISTORIC MONUMENT OR LANDMARK

§17.62.050 of the Pasadena Municipal Code sets forth a procedure for designating any historic resource in the City as a historic monument or landmark. 1) The process begins with a preliminary evaluation by staff to determine if the nominated property meets the applicable criteria and is eligible for designation. 2) If staff determines that the nominated property is eligible for designation, the nomination is scheduled for a public hearing before the Historic Preservation Commission. 3) The Historic Preservation Commission determines if the historic resource meets the criteria for designation as a historic monument or landmark. If the Commission finds that the nominated resource qualifies for designation, it forwards a recommendation on the designation to the City Council. 4) At a noticed public hearing, the Council then determines whether to approve or deny the request for designation.

PART I. PROPERTY PROPOSED FOR DESIGNATION

Table with 2 columns: Field Name and Value. Fields include: 1. Name of Property: Whispering Waters; 2. Property Address: 1000 E. Cordova Street; 3. Date of Original Construction: 1960; 4. Architect / Builder: Lionel Mayell (Developer); Paul Toien (Engineer); 5. Present Owner: (Name) Whispering Waters HOA, (Address) 1000 E. Cordova Street, (State/ZIP) California 91106, (Phone/FAX) (626) 798-3866, (626) 798-0308, (E-mail) pcm@pcmcondomgmt.com (HOA Property Manager)

PART II. APPLICANT

Table with 2 columns: Field Name and Value. Fields include: Applicant: (if not property owner) Marion K. White, (Address) 1000 E. Cordova Street, Unit 107, (State/ZIP) California 91106, (Phone/FAX) (626) 795-7729, 626-405-5269, (E-mail) mkwhite2002@aol.com

Date 6/28/07

Signature Marion K. White

Freed 626-578-0134

PLN2007-00338 6/28/07



Application to Designate a Historic Resource as a
HISTORIC MONUMENT OR LANDMARK

Date received: _____

Planner: _____

PART III: TYPE OF DESIGNATION

PROPERTY TO BE DESIGNATED AS A:

HISTORIC MONUMENT <input checked="" type="checkbox"/>	LANDMARK <input type="checkbox"/>
<i>A historic monument means any historic resource that is significant at a regional, state or national level, and is an exemplary representation of a particular type of historic resource.</i>	<i>A landmark means any historic resource that is significant at a local level, and is an exemplary representation of a particular type of historic resource.</i>

PART IV: BRIEF DESCRIPTION OF PROPERTY

Briefly describe the property proposed for designation, indicating whether the entire site or a portion of the site is the subject of the nomination (e.g., how many buildings on the site). A map may be used for the description. Please also submit recent photographs. Use continuation sheet if necessary.

Refer to continuation sheet, site plan and recent photographs.

PLEASE REFER TO ATTACHED INFORMATION SHEETS.

PART V: SUPPLEMENTAL INFORMATION ON SIGNIFICANCE OF PROPERTY. With this application, please attach information that will assist staff with the preparation of a designation report. Books, photographs, articles, and other archival information will all be useful to document the significance of the historic resource.

Refer to bibliography, historical photographs, chronology, and other supporting information.

PLEASE REFER TO ATTACHED INFORMATION SHEETS AND APPENDICES.



Application to Designate a Historic Resource as a HISTORIC MONUMENT OR LANDMARK

CRITERIA FOR DESIGNATION

CRITERIA FOR DESIGNATING A HISTORIC MONUMENT

<input checked="" type="checkbox"/>	1. It is associated with events that have made a significant contribution to the broad patterns of the history of the region, state or nation.
<input checked="" type="checkbox"/>	2. It is associated with the lives of persons who are significant in the history of the region, state or nation.
<input checked="" type="checkbox"/>	3. It is exceptional in the embodiment of the distinctive characteristics of a historic resource property type, period, architectural style or method of construction, or that is an exceptional representation of the work of an architect, designer, engineer, or builder whose work is significant to the region, state or nation, or that possesses high artistic values that are of regional, state-wide or national significance.
<input type="checkbox"/>	4. It has yielded, or may be likely to yield, information important in prehistory or history of the region, state or nation.

A historic monument designation may include significant public or semi-public interior spaces and features.

CRITERIA FOR DESIGNATING A HISTORIC LANDMARK

<input type="checkbox"/>	1. It is associated with events that have made a significant contribution to the broad patterns of the history of the city.
<input type="checkbox"/>	2. It is associated with the lives of persons who are significant in the history of the city.
<input type="checkbox"/>	3. It embodies the distinctive characteristics of a locally significant historic resource property type, architectural style, period, or method of construction, or that represents the work of an architect, designer, engineer, or builder who is locally significant, or that possesses high artistic values that are locally significant.
<input type="checkbox"/>	4. It has yielded, or may be likely to yield, information important locally in prehistory or history.

**Disclosure Pursuant to the
City of Pasadena Taxpayer Protection Act
Pasadena City Charter, Article XVII**

I. Does the value of this application/project *have the potential* to exceed \$25,000? Yes No (Applicant must mark one)

II. Is the application being made on behalf of a government entity? Yes No

III. Is the application being made on behalf of a non-profit 501(c) organization? Yes No
If yes, please indicate the type of 501(c) organization: 501(c)(3) 501(c)(4) 501(c)(6)

Applicant's name: Marion K. White Date of Application: 6/28/07

Owner's name: WWA HOA Contact phone number: 626-795-7729
(for questions regarding this form)

Project Address: 1000 E. Cardova St., Pasadena, CA 91106

Project Description: WWA is a 30-unit multi-family residential structure (condominiums).

IV. Applicant and Property Owner must disclose all joint owners, trustees, directors, partners, officers and those with more than a 10% equity, participation or revenue interest in owner and/or project. If any of these are an organization/entity, include the name of the organization/entity **and** the first and last names of all parties of interest of that organization/entity. *(List all parties below and use additional sheets as necessary, or provide all parties on an attachment)* **Please print legibly.**
Have any additional sheets or an attachment been provided? Yes No

Names of Owner(s), Trustees, Directors, Partners, Officers of Owner/Project	Names of Owner(s), Trustees, Directors, Partners, Officers of Owner/Project (continued)	Those with more than a 10% equity, participation or revenue interest in Owner and/or project
<u>Not applicable</u>	<u>Not applicable</u>	<u>Not applicable</u>

I hereby certify that I am the owner or designated agent and that the statements and answers contained herein, and the information attached, are in all respects true, accurate and complete to the best of my knowledge and belief.

Signature of Owner or Designated Agent: Marion K. White Date: 9/13/07

For Office Use Only

Type of Application: Variance (all types) Adjustment Permit Sign Exception Temporary Use Permit Expressive Use Permit
 Conditional Use Permit (excluding Master Plan) Master Plan Amendment Planned Development Other

Assigned Planner: John English PLN#: 2007-003340

Attached Address: _____ No Attached Address

Appealed: Yes No Appeal PLN# _____ | Application Withdrawn

Final Decision: Approved Denied Decision Date: _____ Decision Maker: _____
(Name and Title, or Name of Commission/Committee)

Votes in favor (please print):

PART IV: BRIEF DESCRIPTION OF PROPERTY

“Whispering Waters” is a superior example of an evolving Pasadena garden apartment style as conceived into a modest “high-rise” housing concept and interpreted by a Modern designer in 1960. Every element of the project: setting, landscaping materials, water-features, amenities and scale was carefully planned and of the highest quality. Located on the southern block of Cordova Street between Mentor and Catalina Avenues, the complex was originally cooperatively owned. • Whispering Waters is a three-story and penthouse-level multiple-family residential development in the Modern style consisting of two separate buildings connected in the center by an exterior steel-framed open stairwell with pebble concrete treads and open risers and an exterior “open shaft” 16-passenger hydraulic elevator with glass cab. • Cantilevered walkways branch off from the stairwell at each level. The eastern elevation of the complex contains an enclosed stairway while the western side has an open stairway. All stairs (central, east and west) service all four floors. Each building contains apartments ranging from 1, 2 and 3 bedrooms with a penthouse on the top floor. The west building contains 16 units and the east building contains 14. The overall theme of the two buildings is spacious modernity associated with unique indoor-outdoor living overlooking a city-block long water feature, now dry and pending restoration. The roofs of both the buildings and their two set-back penthouses are flat. Portions of the third floor roofs that serve as walkways for the penthouses are composed of an elastomeric promenade decking material. The remainder is a rock roof system. The buildings are stepped back as Cordova Street curves to the south as it proceeds westerly. Medium-dash stucco finishes the exterior. Although the complex maximizes the use of its land, the two buildings feature maximum use of pedestrian circulation, light and air and are united on their front (north) facades by a continuous pool and fountain system. A dramatic focal point of the building is the ceremonial main entrance with connecting bridge over the pool that included a “viewing bench” and overlooks the largest portion of the central water feature including dynamic waterfalls, ring sprays and “island” landscaping. The elevator tower with its glass elevator rising from below (underground garage) provides a striking vertical element which commands unimpeded views of the fountains from the cab as it rises to each floor. To the east of the elevator tower, in the open center section, a curtain-wall made of “Empress” concrete screen blocks allows for privacy and the circulation of air and light. In the center of the front entrance curtain wall is a large plaque bearing the words “Whispering Waters” in cursive lettering. Low “Empress block” concrete planters are utilized at the main entrance. Each unit has large sliding glass doors, fixed and sliding which take full advantage of the mountain views and open to broad balconies cantilevered over the pools displaying varied form water sprays with underwater lighting. In between the stacks of balconies are horizontally oriented rectangular metal sliding windows. All cantilevered balconies have decorative wrought iron railings in patterns of full- and half-full circles. Individual apartments on the first three floors are accessed from the south side of the complex, their doors and window and have solid wood doors with brass doorknobs and brass escutcheons in a diamond shape – a stylistic touch common in the 1950s and 1960s. The entrance doors as well as windows, look out on continuous balconies with contrasting horizontal metal railings that run the full east-west length of the buildings. Original Halo brass dome lights are aligned with each entrance door. Principal landscaping is primarily featured from public right-of-way views on the north, east and west elevations of the building. The landscaping on the north side consists mostly of original planting and ground-cover both enveloping the pools and appearing in isolated “Island” landscaping treatments. Tall and varied specimen palms are clustered near the entrance and at mid-block points along the east and west buildings. South side landscaping is contained primarily in rectangular redwood planter boxes and pots restored from original designs featuring original camellias, azaleas and assorted plantings.

(Current photographs can be found in Appendix 6.)

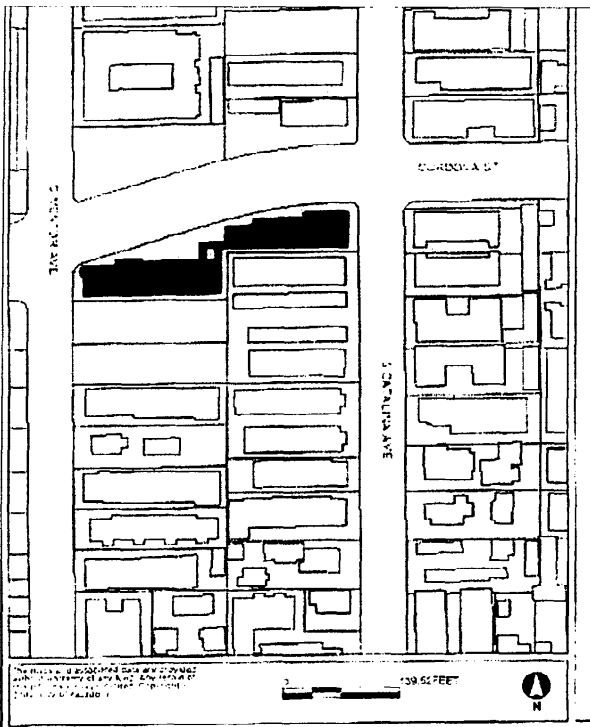
PART IV: BRIEF DESCRIPTION OF PROPERTY

General Building Data:

The Whispering Waters is an originally developed 30- unit multi-family residential structure. It encompasses the following apartment structure:

Units 101 through 110 (First floor)
Units 201 through 209 (Second floor)
Units 301 through 309 (Third floor)
Units 401 and 402 (Penthouses)

Historic Name: Whispering Waters
Common Name: Same
Address: 1000 Cordova Street
APN: 5735-028-(multiple lots)
Legal Description: Part of lot 12 and all of lot 13 of the Lyman Rice & Giles Subdivision; lot 19 of the Abbott, Glass & Keese Subdivision; and part of lot 3 of the J. W. Hartley Tract.)
Original Use: Multiple Family Residential
Current Use: Multiple Family Residential
Architectural Style: Modern
Construction History: February 24 1959, Permit #9532N (30-unit apartment house w/subterranean garage)
December 23, 1959 (allow for 1,000 additional square feet of subterranean garage)
February 1960 (Installation of fire sprinklers)
Related Features: Original landscaping containing mature plants and specimen palms, elaborate water feature with waterfalls, sprays, underwater lighting and "island" landscaping.
Period of Significance: 1960-64



(Sketch Map of site plan with north arrow)

Current photographs of the property can be found in Appendix 6

PART V: SUPPLEMENTAL INFORMATION ON SIGNIFICANCE OF PROPERTY

The History and Significance Of The Property

Shortly after Cordova Street was cut through between its former termini at Euclid and Michigan Avenues in 1957, Lionel V. Mayell was granted initial permission by the City of Pasadena to erect an apartment house on the south side of the new right-of-way between South Mentor and Catalina Avenues.

On February 24, 1959, building permit #9532N was issued by the City of Pasadena to Mayell Pasadena Enterprises for the construction of a thirty-unit apartment house with subterranean garage. The building, to encompass 35,000 square feet with a maximum height of 42 feet, would have a concrete foundation, wood-frame walls, and a rock roof. The cost was estimated at \$378,000. Paul J. Toien of Los Angeles was to be the engineer. No architect was identified.

Another permit was issued on December 23, 1959 to allow for 1,000 additional square feet of subterranean garage at a cost of \$5,000. Mr. Toien was again the engineer. A permit for the installation of fire sprinklers was issued in February 1960.

Final inspection of the project occurred on March 10, 1961.

After completion of construction, title to the thirty-unit, "own-your-own" apartment complex passed to the Whispering Waters Association. Mayell Enterprises was allowed, on June 29, 1960, to use an existing contractor's office as a temporary sales office for 120 days.

Cecil Rhodes Curtis, an architect and the first owner to occupy the westerly building's penthouse (#402), is reputed to have designed the interior space plan for the apartment himself.¹ A permit issued in December 1962 allowed him to move an existing sliding door ten feet in order to enclose a patio. In November 1963 the addition of a 300-square-foot room to the easterly penthouse was permitted.

The Pasadena City Assessor visited the property on March 9, 1961 and recorded a newly completed four-story, thirty-apartment structure with subterranean garage. The complex had a concrete foundation, plaster walls, a flat gravel roof, aluminum sash, ornamental iron, and plaster soffits. There were 218 plumbing fixtures. Electrical fixtures were rated of "good" quality. Heat was provided by a gas furnace, and the building was air-conditioned by a coolant recovery refrigeration system. The interiors of the apartments were described as both "plain" and

¹ This information was furnished by current resident Matthew Dillhoefer (Unit #202) who recollected a conversation he had with Elizabeth Curtis, exclusive realtor to the project, who explained that the original space plan of her penthouse was altered in order to accommodate her desire to take maximum advantage of northerly views to the mountains from the kitchen. Apparently, neither penthouse was built according to Mayell's original plans as they were both greatly increased in scale, feature and amenity (See Appendix 7). Mrs. Curtis indicated that the easterly building's penthouse was re-designed to be a replica space plan of the original occupant's former ranch-style home.

PART V: SUPPLEMENTAL INFORMATION ON SIGNIFICANCE OF PROPERTY

Continued

"detailed," with plastered walls and acoustic plaster ceilings of double thickness. The 16-passenger elevator serving the complex had five stops. Over-all construction quality of the complex was rated "good" –the highest category available on the Assessor's form.

The Assessor estimated the total square footage at 37,384: The 18,592-square-foot, 7.5-foot deep garage was made entirely of poured, reinforced concrete. The garage was completely outfitted with fire sprinklers. The space contained not only parking stalls, but also a laundry area, air-conditioning equipment room, transformer vault, storage vault, elevator housing and pit, and a boiler room with a hot-water storage tank.²

The apartment complex was actually two separate buildings located on either side of an exterior elevator shaft. The upper floors of the buildings were connected by continuous balconies at the rear. The fourth floor consisted of two penthouses connected by a covered breeze-way. The easterly penthouse had two bedrooms and two-and-one-half bathrooms. The westerly penthouse had three bedrooms and two bathrooms. Each of the other floors in the westerly building had five apartments, four with two bedrooms and two bathrooms and one with one bedroom and one bathroom.

Each floor of the easterly building differed. The first floor had five apartments, four with one bedroom and one bathroom and one with two bedrooms and two bathrooms. On the second floor were four apartments, three with two bedrooms and two bathrooms and one with one bedroom and one bathroom. The third floor also had four apartments, two with two bedrooms and two bathrooms and two with one bedroom and one bathroom.³ All bathrooms were tiled. Apartment floors were covered either with wood, carpeting or vinyl.

Copies of the permits mentioned above can be found in Appendix 4. Appendix 5 contains copies of the Pasadena City Assessor's building records.

The construction progress and availability of apartments for sale at "Whispering Waters" were well-reported by local newspapers. One *Los Angeles Times* reporter in 1958 described it as a "co-operative apartment project surrounded by a moat."

Lionel V. Mayell, the developer of "Whispering Waters," stated that in the complex he would adapt "a new concept of water landscaping to private housing for the first time in America." The "moat" around the apartments would serve a dual purpose. "In addition to being decorative, it would be used as a cooling facility for the building's [air]-conditioning system." According to an advertisement, several large fountains and 1,200 spraying fountains along the edges of the pools would constantly circulate 26,000 gallons of water.

The first advertisement for "Whispering Waters" appeared in the May 19, 1960 issue of the *Los*

² Historic signage previously located in the basement indicated that the subterranean garage was also designated as a fall-out shelter.

³ Although originally recorded as a 2-bedroom apartment, Unit #303 actually contains 2 bedrooms and a den and is assessed by the HOA as a 3-bedroom apartment.

PART V: SUPPLEMENTAL INFORMATION ON SIGNIFICANCE OF PROPERTY

Continued

Angeles Times. The Curtis Company⁴ was the exclusive sales agent, and a model apartment (#205) was to be decorated and furnished by the J. W. Robinson studios. (Robinson's would also be available to create individual decors for apartment-buyers.) Some of the attractive features touted by the Mayell company in this and later advertisements were: double-wall construction and suspended multi-layered ceilings for soundproofing; central heating and chilled-water air - conditioning by refrigeration; complete all-electric kitchens with Formica counter-tops, built-in cooking-tops with fans and copper finish hoods, wall ovens, waste disposals, dishwashers, and cabinets of natural ash; bathrooms with lavatory Pullmans in "rich" marble, "expanses" of tile and mirrors, and colored fixtures; spacious bedrooms with huge closets; sliding glass doors in gold anodized aluminum leading to lush lanai terraces; sound-conditioned privacy; unique ultra-modern elevator enclosed by safety plate glass; and unique illuminated water landscaping. Elegance and convenience were constant themes, as illustrated by the following from the May 19, 1960 ad:

Here, in a superb prestige location with majestic views, unrivaled convenience near Lake Avenue, Pasadena's finest shopping area, Lionel Mayell has created a new way of living, with all the security and permanence of home ownership, yet completely carefree! The breathtaking beauty of the exterior design, highlighted by unique, spectacular water landscaping and fountains, leads you to the rich detailing of each skillfully planned apartment. A beautiful all glass elevator takes you silently and safely to your floor level from the spacious subterranean garage.

On August 27, 1961, the *Los Angeles Times* described the water landscaping: "Filtered water, constantly circulating from the six spray fountains and 1,600 perimeter spray jets provides a refreshing view on hot days and dramatic colored lighting makes the water landscaping outstanding at night." Long-time residents remember that the original color scheme of "Whispering Waters" was buff walls with balcony railings in aquamarine.

By August 1961, the Mayell Company was reporting that "Whispering Waters" already had ninety percent occupancy. The *Times* indicated that many of the purchasers were retired people who no longer wished to maintain a large home, but still wanted to be property-owners. In the days before condominiums became common, own-your-own apartments were the only way residents could combine property ownership (complete with a deed and secure title) with the convenience, lower cost, and security of multi-family housing. Early residents of "Whispering Waters" included two significant architects: the already-mentioned Cecil Curtis (1900-1982) and John C. Austin (1870-1963), who both lived their last years at 1000 Cordova (Austin in unit #309). Dorothy Evison, managing partner and wife of architect Leland Evison, was another early owner (unit #102). As revealed by the "reverse" section of the 1962 Pasadena City directory, other original owners of the units included at least ten single, or widowed, women; several business executives, such as Richard T. Christmas, proprietor of Crown Transfer & Storage Company; Robert D. Kenney, automobile dealer; Samuel Goldband who owned the Faye Renee women's clothing store on South Lake Avenue; and James H. Wilcox, the divisional sales manager of Beech-Nut Baby Foods.

⁴ Elizabeth Rupp Curtis, the wife of architect Cecil Rhodes Curtis and one of the first buyers of a "Whispering Waters" unit, was the chief representative of the Curtis Company.

PART V: SUPPLEMENTAL INFORMATION ON SIGNIFICANCE OF PROPERTY

Continued

Lionel Mayell--The developer of "Whispering Waters," Lionel V. Mayell, was born in London, Ontario, Canada on February 4, 1897. His father was associated with a family-owned manufacturing and wholesale grocery business. The Mayell family came to Los Angeles in 1909, settling in the then-fashionable West Adams district near USC. Both of Mr. Mayell's parents were dedicated Christians, his mother taking up studies at Biola College and traveling as an evangelist. The family often entertained early Southern California Christian luminaries in their home, such as Dr. Charles Fuller, the founder of "The Old-Fashioned Revival Hour" and of Pasadena's Fuller Seminary.

In 1916, Mr. Mayell enrolled in Occidental College where he studied Greek and associated with a number of Christian students and organizations. He continued his education at the University of California and at Stanford where he took up the study of law. It was at this time that he became interested in the construction business, especially in the great co-operative apartments being built in such eastern cities as New York. Investigating the subject carefully and currying the right contacts after college, Mr. Mayell soon embarked on a construction career that would do \$100 million in business, in fits and starts, over the next fifty years. In 1922, he had completed his first co-op apartment house--the Artaban, a nine-story luxury building in Long Beach with a \$2 million value that he had both financed and built. It is thought to be the first co-operative apartments built on the west coast. By 1929, at the age of 32, his projects totaled \$10 million. Mr. Mayell was a millionaire but, according to one biographer, he was to "make and lose two fortunes in his illustrious lifetime" (Hosier 125). The same biographer calls him "the father of the own-your-own apartment concept [on the west coast], today known around the world as the condominium" (Hosier 128).

Sensing that the Great Depression would spell the end to luxury apartment development, Mr. Mayell quit the construction business for a while and traveled in Europe, particularly Spain. Returning to the United States, he became active in show business, organizing an electrical extravaganza that traveled like a circus from city to city, including fourteen stages, illuminated floats, and movie celebrities. A governor of Texas called Mr. Mayell "the world's greatest showman" (Hosier 130). At some point, he was also named an Honorary Colonel by the Governor of Georgia. However, his entertainment venture ended in failure, plagued by bad weather and unreliable financing. No longer a millionaire, Mr. Mayell returned to Southern California.

According to his reminiscences, he called on a Bank of America manager and convinced him to loan \$1,000 on an unsecured note, based on his past successes in the construction field. He said he would be providing much-needed apartment housing for World War II veterans as they returned home. Under his wife's suggestion, Mr. Mayell gave \$500 of the loan proceeds to the Youth for Christ organization and kept the rest to re-start his construction business. He began Lionel Mayell Enterprises and, by the 1960s, had built a \$100 million empire of own-your-own apartment homes. Mr. Mayell never forgot his thorough grounding in religion. He is quoted as saying, "Every time someone came to buy one of my apartments, I bathed it in prayer to God. I'd say, 'You are going to reward me because I am diligently seeking you and in myself I can do nothing'" (Hosier 129).

However, his second fortune, too, was to disappear by the end of the decade due to what he

PART V: SUPPLEMENTAL INFORMATION ON SIGNIFICANCE OF PROPERTY

Continued

called the mismanagement of business associates. According to Mr. Mayell, he never had to declare bankruptcy or fight lawsuits: the fortune just slipped smoothly from his grasp, as if "God just took it away" (Hosier 133).

The Mayells, Lionel and Dorothy (his second wife whom he had married in 1943), moved to San Bernardino around 1966 after he retired from the construction business. It was at this time that he became very involved in the Campus Crusade for Christ, taking on the job of director of special projects for the organization. No longer wealthy, he is said to have made his living only from what he earned in salary. Mr. Mayell was remembered a man of "much energy" and devotion to Christ. He died in San Bernardino on August 31, 1978 at the age of 81. A copy of his brief obituary is attached in Appendix 1.

"Whispering Waters" was to be the thirteenth co-operative housing venture of Mr. Mayell in California. He appears rarely to have employed architects, relying on engineers to plan his buildings, following his own design concepts. Mayell's use of safety glass picture windows and sliding doors, cantilevered balconies, a floating staircase were all Modern elements gaining popularity in Postwar America. His opulently conceived and executed public landscaping and massive water feature element provided both security and an inviting sense of indoor-outdoor living -- a prominent aspect of residential Modernism. Whispering Waters was Mayell's second to last development project with the Ambassador co-op completed in Houston in 1962. It represented an apex in Mayell's illustrious development career in Pasadena.

Among other Mayell-built residential structures in California: the already-mentioned Artaban, the Cooper Arms, the Glenn-Donald Apartments, and Villa Riviera (all in Long Beach)-the latter recently listed on the National Register of Historic Places; del Lido (La Jolla); and Villa Capri Aire (Palo Alto). At least one other Mayell development is said to exist in Santa Barbara. Mr. Mayell also worked outside the state as well, constructing such projects as the already mentioned Ambassador in Houston, Texas, co-op apartments in Winterpark, Florida, and other residential buildings in Phoenix and Tucson, Arizona.

There are three other identified Mayell-built co-operatives in Pasadena: Capri Aire at 660 South Orange Grove Boulevard (built 1952), Villa San Pasqual at 1000 San Pasqual Street (built 1953/54), and Plaza del Arroyo at 101 North Grand Avenue (built 1955). Each bears a striking resemblance in their architecture to 1000 Cordova Street, but all were planned as strict "garden apartments," surrounded by much more open space than "Whispering Waters" which needed to accommodate a more rigorous urban development scheme. In 1961, Lionel Mayell referred to "Whispering Waters" as the "newest and most luxurious [of] own-your-own apartments." It was to be his last residential development in Pasadena and the only one that was high-rise and utilized a water feature as a major landscaping element. The business address of his Mayell Pasadena Enterprises was 171 South Lake Avenue, just a block away from the site of "Whispering Waters." Mr. Mayell was president of the company. R. Stuart McFarland was the vice-president.

Copies of some of the newspaper articles and advertisements for "Whispering Waters" can be found in Appendices 2 and 3.

PART V: SUPPLEMENTAL INFORMATION ON SIGNIFICANCE OF PROPERTY

Continued

The Historic Context Of The Property

Pasadena and the World in 1959: The Cold War was an ongoing concern in 1959. Several occurrences that year would have repercussions internationally for many years to come: Fidel Castro's forces took Havana on January 8, as Cuba fell to the Communists; Yasir Arafat founded al-Fatah, the Palestine Liberation movement; and the North Vietnamese opened the Ho Chi Minh Trail –a military supply route through Laos and Cambodia into South Vietnam. Also in 1959, Charles de Gaulle became president of France; the Dalai Lama fled Tibet for India following a failed revolt against China; a full-scale civil war continued to develop on Cyprus; the Antarctic Treaty established that continent as a nuclear-free zone; and Hurricane Vera killed 4,500 people in Japan. Closer to home, Hawaii won statehood in 1959; the St. Lawrence Seaway was opened; and the Xerox Corporation introduced the first commercial copier.

A number of literary works first appeared in 1959, among them: *Advise and Consent* by Allen Drury, which won the Pulitzer Prize; Shirley Jackson's *The Haunting of Hill House*; *To Sir With Love* by E. Braithwaite; Saul Bellow's *Henderson the Rain King*; *Hawaii* by James Michener; *Goodbye, Columbus* by Philip Roth; John Hersey's novel *The War Lover*; and *Selected Poems* by Langston Hughes. Famed American detective writer Raymond Chandler died in 1959. Movie audiences attended such popular pictures as *Some Like It Hot*; *On the Beach*; *Room at the Top*; *The 400 Blows*; *Suddenly, Last Summer*; *Hiroshima, Mon Amour*; *Anatomy of a Murder*; *North by Northwest*; *Breathless*; and *Ben-Hur*, winner of the Oscar for Best Picture. Several movie celebrities died in 1959, including Errol Flynn, Preston Sturges, Lou Costello, and Edmund Gwenn. Three memorable television series debuted in 1959: *Bonanza*; *The Untouchables*; and *The Twilight Zone*. Theater works appearing for the first time that year included *The Sound of Music*; *The Miracle Worker*; *Gypsy*; *Sweet Bird of Youth*; and *A Raisin in the Sun*. Popular music of the day included *High Hopes* from Frank Sinatra and Harry Belafonte's *Jamaica Farewell* and *Banana Boat Song (Day-D)*. Among other well-known people who died in 1959: Frank Lloyd Wright, Ethel Barrymore, Billie Holiday, and Buddy Holly.

In California, Edmund G. (Pat) Brown had been elected Governor the previous year. Important to the State's future, the legislature passed the California Water Resources Development Bond Act (Burns-Porter Act) in 1959. In Pasadena, the Hastings Branch Library opened, as did the Pasadena Civil Defense Training Center. The Wrigley Mansion was given by the family to be used as the headquarters of the Tournament of Roses Association. Also in 1959, the City's Board of Directors established the Community Redevelopment Agency. Two venerable institutions were discontinued in 1959: the once-popular community dances held at the Civic Auditorium and the Settlement House which provided services to Mexican-American citizens. A Giant Fairyland Balloon Parade was held in the city for the first time.

South Lake Avenue had been primarily residential until just after World War II, but even as early as 1900 was an important artery – a wide boulevard down the center of which ran the Pacific Electric's Oak Knoll line into Los Angeles. By the 1920s, the intersection of Colorado and Lake had begun to commercialize with the building of such significant structures as the Pacific Southwest Bank at the southeast corner and Lieberg's Department Store just a half-block east of Lake on the north side of Colorado. The commercial center of Pasadena also began to move eastward during this period, away from what was to become Old Pasadena and closer to the

PART V: SUPPLEMENTAL INFORMATION ON SIGNIFICANCE OF PROPERTY

Continued

Maryland Hotel at the corner of Los Robles and Colorado and the Pasadena Playhouse on South El Molino. This movement accelerated during the 1930s, making Lake and Colorado a prime retail area by the end of the decade. South Lake, especially south of Green Street, experienced tremendous change, however, beginning in 1947 when the Bullock's Department Store was built at the southwest corner of Lake and Del Mar. By the mid-1950s, re-zoning and redevelopment had completely changed the character of the street. By the early 1950s, most of the buildings lining the long block of South Lake between Green and Del Mar (Cordova Street had not yet been cut through) were former residences that had been either converted into shops or had one-story commercial buildings built in front of them. As South Lake continued to develop and the land became more valuable, the old residential structures disappeared, to be replaced by new, sometimes multi-story, commercial buildings. The side-streets near South Lake Avenue, which had once been lined with single-family pre-World War II houses, became much more high-density residential.

Co-operative Apartments: The idea of co-operative apartments is said to have emerged in the late 1870s in New York City when groups of artists devised a plan where each could share equally in the ownership of a combined studio and living space. But the idea caught on among the middle-class so that by the 1920s New York City alone was said to have more than \$500 million worth of co-op apartments.

It was in that decade that, thanks mostly to Lionell Mayell, the co-op movement began to spread westwards from the major cities of the Eastern seaboard. During a time before condominiums existed, Californians had very limited residential living options: either own or rent a single - family house or rent an apartment. Lionel Mayell became synonymous with the development of "own-your-own" projects in the state, and has been characterized as "a tireless promoter of the own-your-own apartment concept" (Mullio 138).

According to a 1992 report of the Pasadena Board of Realtors, the co-operative concept allows shared ownership of a single property that has been divided into separate dwelling units. This divided ownership was modeled after corporations, with each owner purchasing shares of stock in a corporation that owned the entire property. Each owner of a co-operative apartment is given a stock certificate for shares of stock proportional to the size of his unit. The certificate, and not a Grant Deed, represents his ownership. The owner of a co-op apartment is granted a lease to his unit. The corporation has the power to collect for community expenses, such as taxes, utilities, exterior maintenance, etc.

After World War II, the older co-operative idea was replaced by "own your own" (OYO). In an OYO complex, the deed grants each owner an undivided interest in all the land and common areas (expressed as a fraction or percentage) and the exclusive right to occupy that unit. An OYO owner does not own the airspace of the unit, and the land is not subdivided in the eyes of the city or state. An OYO complex is a single parcel of land owned jointly by several people.

Theme of the Historic Context: Residential Development, Pasadena, 1960 — ;

Associated Property Type: Multiple Family Property (HP3)

PART V: SUPPLEMENTAL INFORMATION ON SIGNIFICANCE OF PROPERTY

Continued

Evaluation of the Historic Significance of the Resource

"Whispering Waters" is of both local and state-wide significance because of its association with Lionel Mayell, who pioneered the development of co-operative and own-your-own apartments in California. Its architecture and construction are also significant for two reasons: 1) it is a good, basically well preserved, and one of the largest examples of late-1950s multiple-unit residential buildings in the Modern style that were changing the face of central Pasadena at the time; and 2) it adapted, for the first time in America, what its developer termed "a new concept of water landscaping to private housing" in which over 1,200 fountains, that gave the complex its name, would serve a dual purpose: in addition to being decorative they would be used as a cooling facility for the building's air-conditioning system. Also worthy of comment is the glass-enclosed exterior elevator which is believed to be the only one in Pasadena attached to a residential building. "Whispering Waters" was Lionel Mayell's last residential development in Pasadena and the only one that qualifies as a modified high-rise. It was also the only one that utilized a major water feature as a landscape element in an urban setting. The only other known water feature-as-cooling-tower-facility that exists in Pasadena is the fountain at the Water and Power Building at the corner of Glenarm and Fair Oaks. Alternatively, another similarly high-profile water feature project which functions as part of the building's cooling system is the City of Los Angeles Department of Water and Power Building at First and Hope (Albert C. Martin & Associates, 1963-64; Winter/Gebhard, page 221).

Using the criteria of the City of Pasadena for designating a historic landmark, and are based on those of the National and California Registers, the significance of identified resources on the site may be determined.

Summary of Significance:

Of local significance under Criterion 1 (associated with events that have made a significant contribution to the broad patterns of the history of the City) via the Own Your Own property type and under Criteria 2 (associated with historically important people) and Criterion 3 (embodiment of distinctive or locally significant historic resource property type that possesses high artistic values).

Of state-wide significance under California Register Criterion 2 (association with historically important people); and under Criterion 3 (embodiment of distinctive characteristics of a type, period...or construction method).

Integrity: Good. The buildings themselves are well-preserved and have good integrity, with most of the original landscaping intact. The fountains and pools, one of the primary significant features of the resource, are dry and are currently being evaluated for rehabilitation. However, their original layout, features and design are still observable. With restoration, they would continue to maintain the resource's historical identity as "Whispering Waters" and convey themselves as one of the major contributors to its historic significance.

Evaluation code: 7N. Appears eligible for the California Register of Historical Resources with when the property has reached fifty years of age in the year 2011.

Scources

Curtis Company

1961? Scrapbook

Gebhard, David and Robert Winter

1977 A Guide To Architecture In Los Angeles & Southern California.
Peregrine Smith, Santa Barbara and Salt Lake City.

Hosier, Helen Kooiman

1977 Profiles: People Who Are Helping Change the World. Hawthorn Books,
New York.

Mullio, Cara and Jennifer M. Volland

2004 The Unexpected Metropolis. Hennesey & Ingalls, Santa Monica.

Pasadena Board of Realtors

Condominium Committee

1992 "Condominiums and Other Forms of Common Interest Property
Ownership."

Los Angeles Times: Various articles (1958-1961)

Pasadena Star-News: Various articles (1958-1961)

San Bernardino Sun: September 1, 1978

NOTE:

Research was undertaken at the Design and Historic Preservation Section of the City of Pasadena's Planning and Development Department, the Pasadena Public Library, the Pasadena Museum of History, and the Los Angeles Public Library. A scrapbook given to the Whispering Waters Homeowners Association that had been compiled by the Curtis Company, the original Realtor for the development, also provided unique documentation.