

# Agenda Report

October 1, 2012

**TO:** Honorable Mayor and City Council  
**FROM:** Planning & Community Development Department  
**SUBJECT: DESIGNATION OF 164-180 S. ORANGE GROVE BOULEVARD  
(GROVE MANOR APARTMENTS—AMBASSADOR WEST CAMPUS)  
AS A LANDMARK**

## **RECOMMENDATION:**

It is recommended that the City Council:

1. Find that the designation of a historic resource is categorically exempt from the California Environmental Quality Act (CEQA Guidelines §15308: Class 8 - Actions by Regulatory Agencies for Protection of the Environment);
2. Find that the Grove Manor Apartments at 164-180 S. Orange Grove Boulevard meets landmark designation criterion A in P.M.C. §17.62.040C.2. because it has made a significant contribution to the broad patterns of the history of the City; specifically, it is the first apartment development that was constructed on S. Orange Grove Boulevard after the City re-zoned the Boulevard in 1948 to allow multi-family residential development;
3. Approve the designation of the property at 164-180 S. Orange Grove Boulevard as a landmark;
4. Adopt the attached resolution approving a Declaration of Landmark Designation for 164-180 S. Orange Grove Boulevard, Pasadena, California;
5. Authorize the Mayor to execute the attached Declaration of Landmark Designation for 164-180 S. Orange Grove Boulevard, Pasadena, California; and
6. Direct the City Clerk to record the declaration with the Los Angeles County Recorder.

## **HISTORIC PRESERVATION COMMISSION RECOMMENDATION:**

On Monday, July 16, 2012, the Historic Preservation Commission recommended that the City Council approve the designation of 164-180 S. Orange Grove Boulevard as a landmark under criterion A of PMC §17.62.040.

## **EXECUTIVE SUMMARY:**

The Grove Manor Apartments at 164-180 S. Orange Grove Boulevard meet landmark designation criterion A in P.M.C. §17.62.040C.2. because the development has made a significant contribution to the broad patterns of the history of the City. It is the first apartment development that was constructed on S. Orange Grove Boulevard after the City re-zoned the Boulevard in 1948 to allow multi-family residential development. The property, buildings, and gardens remain largely intact since they were originally developed.

## **BACKGROUND:**

On April 25, 2012, City Ventures, on behalf of the property owner (Pasadena Apartments-21, LLC), submitted an application for landmark designation of the property. The subject multi-family residential structures and garden were constructed in 1949-50. The property was incorporated into the Ambassador West College campus in the 1960s. In 2007, the Ambassador West Project was approved to allow the residential apartments to be incorporated into overall residential development plan for the property. City Ventures may convert the apartment units into condominiums for private sale in the future.

## **Description**

### **The Site**

The site is located on the 19-acre Ambassador West property. The site is roughly rectangular in shape, and includes five, two-story primary residential buildings with a total of 20 apartments; a detached, one-story garage in the rear yard; a front yard on S. Orange Grove Boulevard; and an internal landscaped garden surrounded by the primary buildings, creating a garden apartment complex. The total square footage of the primary buildings is approximately 26,341 square feet. The site area is approximately 42,309 square feet.

### **Architecture and Exterior Features of the Buildings**

The architecture of the buildings is defined as Minimal Traditional style, which is a blend of traditional and period-contemporary architectural styling and materials. The buildings exhibit influences of Colonial Revival architecture, including low-pitched hipped roofs; smooth stucco walls; bow windows; some multi-pane, steel casement windows; rectangular plan bays; paneled doors; brick chimneys; and minimal use of stone. The contemporary, mid-20<sup>th</sup> century features include large, single-pane steel casement windows; concrete staircases with decorative metal railings in the central garden; and minimal exterior ornamentation on the buildings. Although the facades are generally asymmetrical compositions, the spatial arrangement of the buildings (e.g., deep front yard, matching setbacks and building alignment, central courtyard) add formality to the

development. The development is characteristic of the garden apartment building subtype, which was popular in large suburban residential developments through the United States during the 1940s and 1950s.

#### Documented Changes to the Property

In the 1960s, the buildings were used as student dormitories for Ambassador College. Some interior modifications were made. The majority of the exterior materials and finishes of the buildings are original.

#### Current Condition, Use, and Proposed Plans

The buildings gardens are in good condition. City Ventures may sell the property as condominiums in the future. This application for landmark designation does not include any proposed exterior modifications to the building.

#### The Architect of the Buildings – Lionel V. Mayell

Lionell V. Mayell (1897-1978) was a prolific builder of well-executed Modernist apartment buildings in Pasadena during the 1950s and 1960s. He was born in Ontario, Canada. Mayell's family came to Los Angeles in 1909. In 1922 he completed his first co-op apartment house, located in Long Beach. By 1929 his projects totaled \$10 million. In 1977, biographer Helen Kooiman Hosier called Mayell the "father of the own-your-own apartment concept, today known around the world as the condominium." Mayell's other projects include the apartment building at 707 S. Orange Grove Boulevard (1950); Capri Aire Apartments at 660 S. Orange Grove Boulevard (1951); Whispering Waters at 1000 Cordova Street (1960); the apartment building at 1691 San Pasqual Street (1962); Plaza del Arroyo apartments; and Villa San Pasqual at 1000 San Pasqual (1954).

#### **ANALYSIS:**

The Grove Manor Apartments at 160-184 S. Orange Grove Boulevard appear to be eligible for designation under criterion A (PMC §17.62.040(C)(2), which states:

- A. [The property] is associated with events that have made a significant contribution to the broad patterns of the history of the City, region, or State.

The Grove Manor apartment buildings are significant in the history of apartment development in the City. They are the first apartment houses to be constructed on S. Orange Grove Boulevard after the boulevard was rezoned in 1948 to allow multi-family residential development.

The controversy over the construction of apartment buildings on S. Orange Grove Boulevard began around 1915 and extended into the 1940s. By the 1940s, the economic climate made it difficult for the existing, large estates on the Boulevard to be maintained as single-family residences. In May 1948, after many public hearings, the Planning Commission approved new zoning to allow for the development of highly restricted multiple unit dwellings with several conditions, including: lot areas of a minimum of 3,200 square feet for each family unit; minimum of 1,400 square feet for each unit; the provision of garage space and off-street parking; and a front yard building setback of 40 feet and a height limit of three stories. Over the next two decades, multiple garden apartment complexes were constructed along S. Orange Grove Boulevard with similar site plans, massing, building materials, and landscaping.

The property was also evaluated under criterion C of PMC §17.62.040(C)(2), which states:

- C. [The property] embodies the distinctive characteristics of a type, architectural style, period, or method of construction, or represents the work of an 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.

The primary buildings exhibit the distinctive characteristics of the Minimal Traditional style, which is a blend of traditional (e.g., Colonial Revival) traditional and period-contemporary (modern and modern features) architectural styling and materials. The defining characteristics of the Garden Apartment architectural subtype of the property (the front and side yards, central garden, and building massing, and site plan) are intact.

- Location: The buildings are in their original location.
- Design: The buildings retain their respective plans, space, structure, and style, as described above.
- Setting: The front yard and central garden are nearly original.
- Materials: The building retains most of the original materials used in its construction, including original stucco, metal windows, and architectural details.
- Workmanship: The building demonstrates the defining characteristics of a distinct architectural movement and the design quality of the architect's work.
- Feeling: The property clearly expresses the characteristics of mid-20<sup>th</sup> century garden apartment residential architecture in Pasadena.

Although the majority of the property and the building features are in original and good condition, the development—including the architectural composition of the buildings, workmanship, materials, method of construction, and garden court arrangement—are not unique in Pasadena. There are dozens of mid-20<sup>th</sup> century garden court complexes in the City, particularly on S. Orange Grove Boulevard and in the Central District. The buildings and site have pleasant aesthetic qualities, but the development does not

exhibit artistic characteristics. Based on this analysis, the property does not appear to meet criterion C of PMC §17.62.040(C)(2).

However, since the property retains substantial integrity since its original construction, it may be eligible as a contributor to a thematic nomination of Minimal Traditional style Garden Apartment complexes in the City, or be eligible as a contributor to a potential landmark district in the vicinity of S. Orange Grove Boulevard.

### **Effects of Landmark Designation**

Properties with Landmark Designation are required to follow Category 1 Review Procedures for potential alteration, demolition, or relocation of a historic resource in accordance with PMC §17.62.090E.1. of the Historic Preservation Ordinance. Landmark Designation allows owners of designated properties to apply to the City for Historic Property Contract (Mills Act), which can potentially offer a lower property tax assessment. Landmark Designation may also allow a project to apply for a Variance for Historic Resource (under the Zoning Code) to facilitate adaptive reuse or relocation of the historic resource to a new site.

### **COUNCIL POLICY CONSIDERATION:**

The General Plan – Objective 6: Promote preservation of historically and architecturally significant buildings and revitalization of traditional neighborhoods and commercial areas.

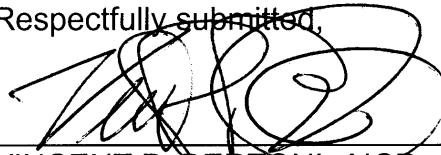
### **ENVIRONMENTAL ANALYSIS:**

Class 8 exemptions consists of actions taken by regulatory agencies, as authorized by state or local ordinance, to assure the maintenance, restoration, enhancement, or protection of the environment where the regulatory process involves procedures for the protection of the environment.

**FISCAL IMPACT:**

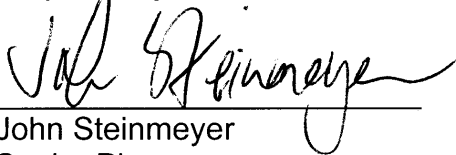
There is no fiscal impact as a result of this action and it will not have any indirect or support cost requirements. In some instances, owners of designated properties may apply to the City for Historic Property Contract, which allows an alternative and often lower property tax assessment. The City Council reviewed the projected loss of property tax revenue from this program in 2002 when it adopted a local Historic Property Contract (Mills Act) ordinance.

Respectfully submitted,



VINCENT P. BERTONI, AICP  
Director of  
Planning & Community Development  
Department

Prepared by:



John Steinmeyer  
Senior Planner

Approved by:



MICHAEL J. BECK  
City Manager

Attachments (2):

Attachment A – Application Materials

Attachment B – Photographs

**RESOLUTION NO. \_\_\_\_\_**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PASADENA  
ADOPTING A DECLARATION OF HISTORIC LANDMARK DESIGNATION OF  
164-180 SOUTH ORANGE GROVE BOULEVARD, PASADENA, CALIFORNIA**

WHEREAS, the Historic Preservation Commission has found that 164-180 South Orange Grove Boulevard meets criterion "A", as set forth in Section 17.62.040(C) of the Pasadena Municipal Code; and

WHEREAS, the property at 164-180 South Orange Grove Boulevard is significant because it has made a significant contribution to the broad patterns of the history of the City; and

WHEREAS, the application for Historic Landmark designation is exempt from the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines Section 15308; and

WHEREAS, City Ventures, on behalf of the property owner, Pasadena Apts-20 LLC, submitted the application for landmark designation; and

WHEREAS, the City Council may approve a recommendation from the Historic Preservation Commission to designate a Historic Landmark and evidence such approval by adopting a declaration executed by the Mayor pursuant to Subsection 17.62.050 (C) of the Pasadena Municipal Code.

**NOW THEREFORE BE IT RESOLVED** by the City Council of the City of Pasadena that the attached declaration of Historic Landmark designation for 164-180 South Orange Grove Boulevard is hereby adopted.

Adopted at the \_\_\_\_\_ meeting of the City Council on the \_\_\_\_\_ day of \_\_\_\_\_, 2012 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

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MARK JOMSKY, CMC, City Clerk

Approved as to form:



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Theresa E. Fuentes  
Assistant City Attorney



**DECLARATION OF HISTORIC LANDMARK DESIGNATION FOR:**

**164-180 SOUTH ORANGE GROVE BOULEVARD  
PASADENA, CALIFORNIA**

Pursuant to the provisions of Section 17.62.050 of the Pasadena Municipal Code, the City Council of the City of Pasadena by this declaration hereby designates as a Historic Landmark certain real property described as set forth in Exhibit A, attached hereto and incorporated herein.

Under Pasadena Municipal Code Section 17.62.090, all work affecting designated Historic Landmarks, except ordinary maintenance and repair, such as but not limited to new construction and additions, exterior alterations, relocation, and demolition, is subject to review by the City of Pasadena.

DATED: \_\_\_\_\_

ATTEST:

CITY OF PASADENA  
A municipal corporation

\_\_\_\_\_  
Mark Jomsky, City Clerk

By: \_\_\_\_\_  
Bill Bogaard, Mayor

Exhibit "A"  
Legal Description

ALL THAT CERTAIN REAL PROPERTY SITUATED IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

PARCEL 1

THAT PORTION OF LOTS 1, 2, 4 AND 5 OF G. ROSCOE THOMAS' SUBDIVISION, IN THE CITY OF PASADENA, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 15, PAGE 53 OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS A WHOLE AS FOLLOWS:

BEGINNING AT THE SOUTHWESTERLY CORNER OF SAID LOT 1; THENCE ALONG THE WESTERLY LINE OF SAID LOTS 1 AND 2, NORTH 4° 24' 25" WEST 205.96 FEET TO THE NORTHWEST CORNER OF SAID LOT 2; THENCE ALONG THE NORTHERLY LINE OF SAID LOTS 2 AND 5, NORTH 89° 22' 52" EAST 298.03 FEET; THENCE SOUTH 4° 26' 15" EAST 205.24 FEET TO THE SOUTHERLY LINE OF SAID LOT 4; THENCE ALONG THE SOUTHERLY LINE OF SAID LOTS 4 AND 1, SOUTH 89° 03' 00" WEST 298.04 FEET TO THE POINT OF BEGINNING.

SAID PARCEL IS SHOWN AS PARCEL 1 OF CERTIFICATE OF COMPLIANCE RECORDED MARCH 22, 2006 AS INSTRUMENT NO. 06-0612191 OF OFFICIAL RECORDS OF SAID COUNTY.

PARCEL 2

AN APPURTENANT, NON-EXCLUSIVE EASEMENT FOR VEHICULAR AND PEDESTRIAN INGRESS AND EGRESS OVER THE LAND DESCRIBED AND SHOWN IN DOCUMENT ENTITLED "DRIVEWAY EASEMENT AGREEMENT" (RANKIN PARCEL) RECORDED JULY 21, 2005, AS INSTRUMENT NO. 05-1721786 OF OFFICIAL RECORDS OF SAID COUNTY DESCRIBED AS FOLLOWS:

THOSE PORTIONS OF LOT 4 OF ROSS' SUBDIVISION OF PART OF LOT 1 OF DIVISION "C" OF THE BERRY AND ELLIOT'S TRACT, IN THE CITY OF PASADENA, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 16, PAGE(S) 5 OF MISCELLANEOUS RECORDS, RECORDS OF SAID COUNTY, AND LOTS 1 AND 4 OF G. ROSCOE THOMAS' SUBDIVISION, IN THE CITY OF PASADENA, IN SAID COUNTY AS PER MAP RECORDED IN BOOK 15, PAGE(S) 53, OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS A WHOLE AS FOLLOWS:

BEGINNING AT A POINT ON THE EASTERLY LINE OF ORANGE GROVE BOULEVARD LYING NORTH 4° 24' 18" WEST 803.08 FEET FROM THE NORTHERLY TERMINUS OF THAT CERTAIN CURVE DESCRIBED AS BEING CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 15.00 FEET IN PARCEL 1 OF THE GRANT DEED RECORDED MAY 17, 1965, AS INSTRUMENT NO. 2678, OF OFFICIAL RECORDS, RECORDS OF SAID COUNTY; THENCE ALONG SAID EASTERLY LINE NORTH 4° 24' 18" WEST 26.45 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 120.00 FEET AND TO WHICH BEGINNING A RADIAL LINE BEARS SOUTH 14° 17' 38" WEST; THENCE EASTERLY 32.29 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 15° 25' 05"; THENCE NORTH 88° 52' 34" EAST 153.83 FEET TO AN INTERSECTION WITH THE NORTHERLY PRODUCED WEST LINE OF LOT 6 OF SAID ROSS' SUBDIVISION OF PART OF LOT 1 OF OFFICIAL RECORDS DIVISION "C" OF THE BERRY AND ELLIOT'S TRACT; THENCE ALONG SAID PRODUCED LINE AND SAID WEST LINE SOUTH 0° 57' 28" EAST 20.00 FEET TO A LINE PARALLEL WITH AND DISTANT 20.00 FEET SOUTHERLY OF THE PREVIOUSLY DESCRIBED LINE; THENCE ALONG SAID PARALLEL LINE SOUTH 88° 52' 34" WEST 161.87 FEET TO THE BEGINNING OF A CURVE, CONCAVE SOUTHERLY AND HAVING A RADIUS OF 120.00 FEET; THENCE WESTERLY 22.42 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 10° 42' 18" TO THE POINT OF BEGINNING.

**ATTACHMENT A**  
**Application**



# PLANNING DIVISION MASTER APPLICATION FORM

**Project Address:** 164-180 South Orange Grove Blvd. (Ambassador West Campus)

**Project Name:** South Orange Grove Apartments

**Project Description:** (Please describe demolitions, alterations and any new construction) Landmark nomination

**Zoning Designation:** WGSP 1-B **General Plan Designation:** SP

**Valuation (Cost of Project):** \_\_\_\_\_

## APPLICANT / OWNER INFORMATION

**APPLICANT NAME:** Pasadena Apts-20 LLC

Telephone: [ 310 ] 403-3515

Address: 1900 Quail Street

Fax: [ ] \_\_\_\_\_

City Newport Beach State: CA Zip: 92660

Email: ben@cityventures.com

**CONTACT PERSON:** Ben Besley

Telephone: [ 310 ] 403-3515

Address: 1900 Quail Street

Fax: [ ] \_\_\_\_\_

City Newport Beach State: CA Zip: 92660

Email: ben@cityventures.com

**PROPERTY OWNER NAME:** Pasadena Apts-20 LLC

Telephone: [ 310 ] 403-3515

Address: 1900 Quail Street

Fax: [ ] \_\_\_\_\_

City Newport Beach State: CA Zip: 92660

Email: ben@cityventures.com

## TYPE OF PLANNING REVIEW AND APPROVALS REQUIRED (Mark clearly the type of approval(s) required):

<input type="checkbox"/> ADJUSTMENT PERMIT	<input type="checkbox"/> HEIGHT AVERAGING	<input type="checkbox"/> PREDEVELOPMENT PLAN REVIEW
<input type="checkbox"/> AFFORDABLE HOUSING CONCESSION OR WAIVER	<input type="checkbox"/> HILLSIDE DEVELOPMENT PERMIT	<input type="checkbox"/> RELIEF FROM THE REPLACEMENT BUILDING PERMIT REQUIREMENT
<input type="checkbox"/> CERTIFICATE OF APPROPRIATENESS	<input checked="" type="checkbox"/> HISTORIC DESIGNATION (MONUMENT, LANDMARK, TREE OR SIGN)	<input type="checkbox"/> SIGN EXCEPTION
<input type="checkbox"/> CERTIFICATE OF EXCEPTION	<input type="checkbox"/> HISTORICAL RESEARCH/EVALUATION	<input type="checkbox"/> TENTATIVE PARCEL/TRACT MAP
<input type="checkbox"/> CHANGES TO APPROVED PROJECT	<input type="checkbox"/> LANDMARK TREE PRUNING	<input type="checkbox"/> TEMP. CONDITIONAL USE PERMIT
<input type="checkbox"/> CONDITIONAL USE PERMIT	<input type="checkbox"/> MASTER DEVELOPMENT PLAN	<input type="checkbox"/> TREE PROTECTION PLAN REVIEW
<input type="checkbox"/> DESIGN REVIEW	<input type="checkbox"/> MASTER SIGN PLAN	<input type="checkbox"/> TREE REMOVAL
<input type="checkbox"/> DEVELOPMENT AGREEMENT	<input type="checkbox"/> MINOR CONDITIONAL USE PERMIT	<input type="checkbox"/> VARIANCE
<input type="checkbox"/> EXPRESSIVE USE PERMIT	<input type="checkbox"/> MINOR VARIANCE	<input type="checkbox"/> VARIANCE FOR HISTORIC RESOURCES
<input type="checkbox"/> FLOOR AREA RATIO (FAR) INCREASE	<input type="checkbox"/> PLANNED DEVELOPMENT ZONE	<input type="checkbox"/> ZONE CHANGE (MAP AMENDMENT)
<input type="checkbox"/> GENERAL PLAN AMENDMENT	<input type="checkbox"/> PRELIMINARY PLAN CHECK	OTHER: _____

**Note:** Space for signature is on reverse side

**INDEMNIFICATION**

Applicant agrees to defend, indemnify, and hold harmless the City and its officers, contractors, consultants, employees, and commission members (collectively, "City") from any and all liability, loss, suits, claims, damages, costs, judgments and expenses (including attorney's fees and costs of litigation), including any appeals thereto (collectively, "proceeding") brought against the City with regard to any approvals issued in connection with the application(s) by the City, including any action taken pursuant to the California Environmental Quality Act. If Applicant is required to defend the City in connection with such proceeding, the City shall have and retain the right to approve counsel to so defend the City; and all significant decisions concerning the manner in which the defense is conducted; and any and all settlements, which approval shall not be unreasonably withheld. The City shall also have and retain the right to not participate in the defense, except that the City agrees to reasonably cooperate with Applicant in the defense of the proceeding. If the City's Attorney's Office participates in the defense, all City Attorney fees and costs shall be paid by Applicant. Further, Applicant agrees to defend, indemnify and hold harmless the City from and for all costs and fees incurred in additional investigation or study of, or for supplementing, revising, or amending, any document if made necessary by said proceeding.

**CERTIFICATION:**

I hereby certify that I am the applicant or designated agent named herein and that I am familiar with the rules and regulations with respect to preparing and filing this petition for discretionary action, and that the statements and answers contained herein and the information attached are in all respects true and accurate to the best of my knowledge and belief.

SIGNATURE OF APPLICANT OR AGENT: \_\_\_\_\_

*[Handwritten Signature]*

Date: 4/25/12

<p><b><u>For Office Use Only</u></b></p> <p>PLN # <u>2012-00189</u></p> <p>CASE # _____</p> <p>PRJ # _____</p> <p>DATE ACCEPTED: <u>5/18/12</u></p> <p>DATE SUBMITTALS RECEIVED: _____</p> <p>RECEIVED BY (INITIALS): <u>[Signature]</u></p> <p>FEES:</p> <p>BASE FEE: \$ _____</p> <p>3% RECORDS FEE: \$ _____</p> <p>TOTAL: \$ _____</p> <p>HISTORIC ARCH. RESEARCH REQUIRED? YES NO <u>NO</u></p> <p>PUBLIC ART REVIEW REQUIRED? YES NO <u>NO</u></p> <p>TRANSPORTATION REVIEW REQUIRED? YES NO <u>NO</u></p> <p>INCLUSIONARY HOUSING REQUIRED? YES NO <u>NO</u></p>	<p><b><u>REVIEW AUTHORITY:</u></b></p> <p><input type="checkbox"/> STAFF</p> <p><input type="checkbox"/> HEARING OFFICER</p> <p><input type="checkbox"/> PLANNING COMMISSION/BZA</p> <p><input type="checkbox"/> DESIGN COMMISSION</p> <p><input checked="" type="checkbox"/> HISTORIC PRESERVATION COMMISSION</p> <p><input checked="" type="checkbox"/> CITY COUNCIL</p> <p><b><u>TAXPAYER PROTECTION</u></b></p> <p><input type="checkbox"/> DISCLOSURE REQUIRED</p> <p><input checked="" type="checkbox"/> NOT REQUIRED</p>	<p><b><u>CEQA REVIEW:</u></b></p> <p><input checked="" type="checkbox"/> EXEMPTION</p> <p><input type="checkbox"/> INITIAL STUDY</p> <p><input type="checkbox"/> EIR</p> <p><b><u>CEQA REVIEW STATUS:</u></b></p> <p><input checked="" type="checkbox"/> PENDING</p> <p><input type="checkbox"/> COMPLETED</p>	<p><b><u>Design &amp; Historic Preservation:</u></b></p> <p><b><u>TYPE OF HISTORIC PRESERVATION REVIEW:</u></b></p> <p><input type="checkbox"/> CATEGORY 1 (DESIGNATED)</p> <p><input type="checkbox"/> CATEGORY 2 (ELIGIBLE)</p> <p>LANDMARK/HISTORIC DISTRICT NAME: _____</p> <p><b><u>TYPE OF DESIGN REVIEW:</u></b></p> <p><input type="checkbox"/> CONCEPT</p> <p><input type="checkbox"/> FINAL</p> <p><input type="checkbox"/> CONSOLIDATED</p> <p><input type="checkbox"/> PRELIMINARY CONSULTATION</p>
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**Note:** In addition to this application, a completed **Planning Division Master Application Form** is also required.

**PROPERTY PROPOSED FOR DESIGNATION**

1. Name of Property:	South Orange Grove Apartments (Orange Grove Manor Apartments)
2. Property Address:	164-180 S. Orange Grove Boulevard
3. Date of Original Construction	1949-50
4. Original Owner	Wellslake D. Morse
5. Architect / Builder:	Lionel Mayell

**DESIGNATION CATEGORY**

(CHECK APPROPRIATE BOX—SEE CRITERIA ON PAGES 2 & 3 FOR MORE INFORMATION):

HISTORIC MONUMENT

LANDMARK

HISTORIC SIGN

LANDMARK TREE

**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 or objects on the site are included in the nomination) or if the nomination is for an object, sign or tree. A map may be used for the description. Please also submit recent and, if available, historical photographs. Use additional sheets if necessary.

This garden apartment complex of five two-story buildings centers around a shared courtyard with a one-story garage at the rear. Two reflected L-shaped buildings flank the front walkway, with three additional rectangular buildings beyond framing a lush courtyard. The building is clad in smooth stucco with brick accents and has a composition shingled hip roof. The complex includes an interesting combination of modern elements, such as the metal sash casement windows with more traditional detailing like exterior masonry stairs with closed risers. It has been identified as eligible for the California Register under Criterion 1 for its association with the history of apartment development in Pasadena.

**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 nominated resource.

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



**LEGAL DESCRIPTION**

Attach a copy of the most recently recorded legal description for the property (usually in the deed for the property or other documents when the property was purchased—also available from a title company).

**CRITERIA FOR DESIGNATION**

Check the box under the category checked on first page that corresponds to the criterion under which you are nominating the property, object, sign or tree for designation. Multiple boxes may be checked if applicable.

<b>CRITERIA FOR DESIGNATING AN HISTORIC MONUMENT</b> <b>(May include significant public or semi-public interior spaces and features)</b>	
<input type="checkbox"/>	A. 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 type="checkbox"/>	B. It is associated with the lives of persons who are significant in the history of the region, state or nation.
<input type="checkbox"/>	C. 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"/>	D. It has yielded, or may be likely to yield, information important in prehistory or history of the region, state or nation.

<b>CRITERIA FOR DESIGNATING A LANDMARK</b>	
<input type="checkbox"/>	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.
<input type="checkbox"/>	B. It is associated with the lives of persons who are significant in the history of the City, region, or State.
<input checked="" type="checkbox"/>	C. It embodies the distinctive characteristics of a type, architectural style, period, or method of construction, or represents the work of an 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.
<input type="checkbox"/>	D. It has yielded, or may be likely to yield, information important locally in prehistory or history.



**CRITERIA FOR DESIGNATING A HISTORIC SIGN**

<input type="checkbox"/>	A. It is exemplary of technology, craftsmanship or design of the period when it was constructed, uses historic sign materials and means of illumination, and is not significantly altered from its historic period. Historic sign materials shall include metal or wood facings, or paint directly on the façade of a building. Historic means of illumination shall include incandescent light fixtures or neon tubing on the exterior of the sign. If the sign has been altered, it must be restorable to its historic function and appearance.
<input type="checkbox"/>	B. It is integrated with the architecture of the building.
<input type="checkbox"/>	C. It demonstrates extraordinary aesthetic quality, creativity, or innovation.

**CRITERIA FOR DESIGNATING A LANDMARK TREE**

<input type="checkbox"/>	A. It is one of the largest or oldest trees of the species located in the City.
<input type="checkbox"/>	B. It has historical significance due to an association with a historic event, person, site, street, or structure.
<input type="checkbox"/>	C. It is a defining landmark or significant outstanding feature of a neighborhood.

**DESIGNATION PROCESS** (INFORMATION ONLY; NO ACTION REQUIRED)

§17.62.050 Pasadena Municipal Code:

1. 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. If not, the applicant may appeal the determination of ineligibility to the Historic Preservation Commission or it may be called for review by the Historic Preservation Commission or City Council.
3. If the Historic Preservation 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 disapprove the application.



**ATTACHMENT B  
Photographs**



Orange Grove Blvd  
West Elevation



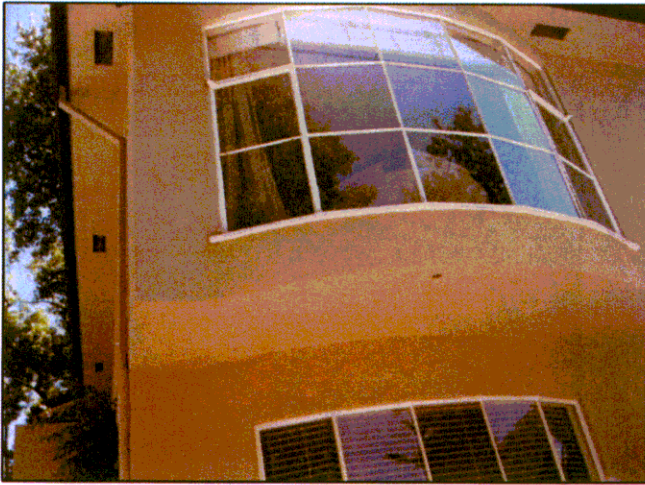
Central Garden



Courtyard elevation  
and staircase



Courtyard elevation, balcony,  
ironwork



Bay window



Window detail and chimney



Corner window and roof overhang



Detached garages in rear yard