

Agenda Report

September 30, 2013

TO: Honorable Mayor and City Council
FROM: Planning & Community Development Department
SUBJECT: DESIGNATION OF WATER TANKHOUSE AT 316 SOUTH SAN GABRIEL BOULEVARD AS A LANDMARK

RECOMMENDATION:

Staff recommends 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 water tankhouse at 316 South San Gabriel Boulevard is significant under Criterion "C" for designation as a landmark (P.M.C. §17.62.040) because it is an intact example of a 1920's-era water tankhouse with windmill armature attachment;
3. Approve the designation of the water tankhouse at 316 South San Gabriel Boulevard as a landmark;
4. Adopt the attached resolution approving a Declaration of Landmark Designation for 316 South San Gabriel Boulevard, Pasadena, California;
5. Authorize the Mayor to execute the attached Declaration of Landmark Designation for 316 South San Gabriel 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 15, 2013, the Historic Preservation Commission recommended that the City Council approve the designation of the water tankhouse at 316 South San Gabriel Boulevard as a landmark under Criterion C of PMC §17.62.040.

EXECUTIVE SUMMARY:

The water tankhouse at 316 South San Gabriel Boulevard qualifies for designation as a landmark under Criterion "C". The tankhouse is on the campus of Las Encinas Hospital

and the designation fulfills a condition of approval of the Las Encinas Hospital Master Plan Amendment that the City Council approved in 2009.

BACKGROUND:

On May 28, 2013, Mary Jo Winder, on behalf of property owner Signature Healthcare Services, LLC, submitted an application for landmark designation of the water tankhouse on this property. Based on a report provided with the application (Attachment A), the structure was likely constructed in the early 1920's.

The staff evaluated the property according to the landmark criteria in Title 17 of the P.M.C. and determined that the property qualifies for landmark designation. The applicant and owner were notified of staff's eligibility determination on June 5, 2012.

Property Data

- Historical Name: N/A – Domestic Tankhouse
- Address: 316 S. San Gabriel Blvd., Pasadena, CA 91107
- Location: East side of South San Gabriel Blvd., between Millicent Way and Diana Street
- Date of Construction: early 1920's, determined by architectural characteristics
- Original Architect: None
- Original / Present Use: Water Tankhouse / Currently unused
- Original / Present Owner: C.A. Boyle / Signature Healthcare Services, LLC (Las Encinas Hospital)
- Lot size: 2.87 acres
- Structure size: 64-square-foot footprint; two stories in height

Site Features

The site, a 2.87-acre interior lot, is located at the East side of South San Gabriel Blvd., between Millicent Way and Diana Street. The site is approximately 275 feet in width and 430 feet in depth and contains 11 structures (three houses, four garages, one garage with apartment, two sheds and the subject water tankhouse) in a heavily wooded setting. There is a swimming pool behind the southernmost house and driveway access to each of the three houses.

Water Tankhouse Features

The water tankhouse is two stories high and has a square plan and a hipped roof covered in wood shingles. The exterior walls have wood shingles in an irregular pattern on the second floor and clapboard siding with corner boards on the first floor. A bracketed shed roof projects over the door opening on the south elevation; the windmill armature is also on this elevation. A second door opening on the west elevation is missing the original door and has a smaller bracketed shed roof. The first floor has no

windows, while the second floor has small, square window openings with wood trim, some of which are missing windows or have been boarded-up. The windows that remain intact are wood four-light casement windows.

Documented Changes to the Property

No permits for changes to the structure were found in City records. The structure is mostly intact with the exception of a few missing windows and the missing door mentioned above.

Current Conditions, Use, and Proposed Plans

The property is currently in poor condition and is unused. Much of the original roof is missing, exposing the framing to the elements. The area surrounding the tankhouse was approved for development of senior cottages, which may require relocation of the tankhouse. This will be more fully developed in the future and review of the new location and treatment of the structure will be required if it is proposed for relocation.

Historical Overview

Attachment A includes a document called, "Domestic Tankhouses of Rural California" by Leon S. Pitman. The article outlines the history of water tankhouses and identifies several different types that were built in California. The tankhouse at 316 S. San Gabriel Boulevard is identified as a "tapered-tower overhang tankhouse." This type is described in the article as follows:

"The tapered-tower overhang type is made by tapering the tower posts one or two feet inward from the edge of the platform, producing an overhanging tankroom larger than the tower rooms below. Very large and tall tankhouses quite commonly are of this type. Tapered supports were recommended for buttressing heavy weights, and the large tankroom preserves all of the advantages of the straight-walled overhang. The tapered-tower overhang is the second most common tankhouse type in California, occurring in all parts of the state and predominating in areas north of the San Francisco Bay...

The article also goes into detail about the history of water tankhouses in California, which can be traced to the 1850's. After the 1870's, pump and windmill manufacturers advertised their products, and instructions for construction in local newspapers and farm journals through 1915. Tankhouses ceased production with the advent of electricity and pneumatic pressure tanks.

ANALYSIS:

The water tankhouse at 316 S. San Gabriel Boulevard is eligible for designation under Criterion C, (PMC §17.62.040.C.2), which states:

[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 tankhouse clearly exhibits the distinctive characteristics of the tapered-tower overhang tankhouse described in “Domestic Tankhouses of Rural California” and is a rare example of its type from the 1920’s, including the windmill armature. The building has integrity (its ability to demonstrate why it is significant) through its location, design, materials, workmanship and feeling, as follows:

- Location: The building is in its original location.
- Design: The building retains its form, plan, space, structure, and style, as described above.
- Materials: The building has the original materials used in its construction.
- Workmanship: The building demonstrates the defining characteristics of a distinct property type and method of construction.
- Feeling: The property clearly expresses the characteristics of a 1920’s water tankhouse.

COUNCIL POLICY CONSIDERATION:

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

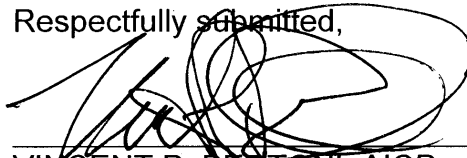
ENVIRONMENTAL ANALYSIS:

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:

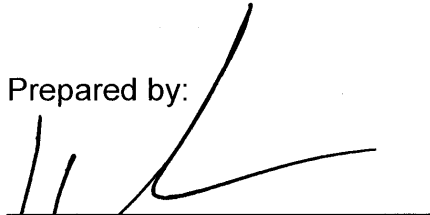
In some instances, owners of designated properties may apply to the City for Historic Property Contract, which allows an alternative and often lower property tax assessment. The City Council reviewed the projected loss of property tax revenue from this program in 2002 when it adopted a local Historic Property Contract (Mills Act) ordinance.

Respectfully submitted,



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

Prepared by:



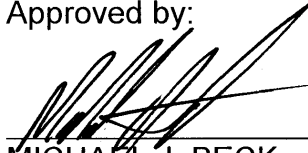
Kevin Johnson
Planner

Concurred by:



Leon E. White
Principal Planner

Approved by:



MICHAEL J. BECK
City Manager

Attachments:

- Attachment A – “Domestic Tankhouses of Rural California” by Leon S. Pitman (Pioneer America Vol. 8, No. 2 (July 1976), pp. 84-97)
- Attachment B - Portion of Existing Facilities Map from Certified EIR for Las Encinas Hospital Master Plan Amendment, 2008
- Attachment C – Application Materials
- Attachment D – Photographs
- Attachment E – Effects of Landmark Designation

RESOLUTION NO. _____

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PASADENA
ADOPTING A DECLARATION OF LANDMARK DESIGNATION OF A WATER
TANKHOUSE AT 316 SOUTH SAN GABRIEL BOULEVARD, PASADENA,
CALIFORNIA**

WHEREAS, the City Council has found that the water tankhouse at 316 South San Gabriel Boulevard meets criterion "C", as set forth in Section 17.62.040(c) of the Pasadena Municipal Code; and

WHEREAS, the water tankhouse at 316 South San Gabriel Boulevard is significant because it embodies the distinctive characteristics of a historic resource property type, period, architectural style or method of construction, or represents the work of an architect, designer, engineer, or builder whose work is significant to the City or to the region, or that possesses high artistic values that are significant to the City or to the region; and

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

WHEREAS, the property owner, Signature Healthcare Services, LLC, submitted the application for landmark designation; and

WHEREAS, the City Council may designate a 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 Landmark designation for the water tankhouse at 316 South San Gabriel Boulevard is hereby adopted.

Adopted at the _____ meeting of the City Council on the _____ day of _____, 2013 by the following vote:

AYES:

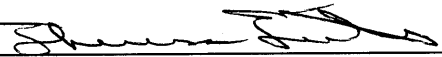
NOES:

ABSENT:

ABSTAIN:

MARK JOMSKY, CMC, City Clerk

Approved as to form:



Theresa E. Fuentes
Assistant City Attorney

DECLARATION OF LANDMARK DESIGNATION FOR:

**316 SOUTH SAN GABRIEL 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 Landmark certain real property described as:

THAT PORTION OF LOT 17 OF NO. 1 MAP, BEING A SUBDIVISION OF THE NORTHERN PORTION OF THE SUNNY SLOPE ESTATE, IN THE CITY OF PASADENA, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 43 PAGES 17 AND 91 OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, LYING SOUTH OF THE SOUTH LINE OF TRACT NO. 6404, AS PER MAP RECORDED IN BOOK 68 PAGE 41 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, AND LYING NORTH OF THE NORTH LINE OF TRACT 3432, AS PER MAP RECORDED IN BOOK 34 PAGE 78 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPT THE EASTERLY 153.80 FEET THEREOF.

Under Pasadena Municipal Code Section 17.62.090, all work affecting designated 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