

Agenda Report

TO: CITY COUNCIL

DATE: AUGUST 8, 2005

FROM: CITY MANAGER

SUBJECT: DESIGNATION OF 1000 SAN PASQUAL STREET (UNIT 1, A-T)
AS A LANDMARK

RECOMMENDATION

It is recommended that the City Council:

1. Acknowledge that the designation of a historic resource is categorically exempt from the California Environmental Quality Act (§15308);
2. As recommended by the Historic Preservation Commission, find that the property at 1000 San Pasqual Street (Unit 1, A-T) is significant under Criterion c for designation as a landmark (P.M.C. §17.62.40) because it embodies the distinctive characteristics of the modern garden-apartment property type as presented in its use of modern building design and materials and landscape design and because it is an important representation of the concept of the "own your own" multiple-family complex that was the idea of its developer, Lionel V. Mayell.
3. Approve the attached resolution designating 1000 San Pasqual Street (Unit 1, A-T) as a landmark (ATTACHMENT A);
4. Authorize the Mayor to execute the attached declaration of designation (ATTACHMENT B); and
5. Direct the City Clerk to record the declaration with the Los Angeles County Recorder.

RECOMMENDATION FROM THE HISTORIC PRESERVATION COMMISSION

On June 20, 2005, at a noticed public hearing, the Historic Preservation Commission voted unanimously to recommend approval of the designation of 1000 San Pasqual (Unit 1, A-T) as a landmark.

BACKGROUND

On February 16, 2005, the property owner, Villa San Pasqual Homeowner's Association (represented by Vice President Martha Crissman), submitted an

application to nominate its complex, Villa San Pasqual, Unit 1, Buildings A – T, for designation as a landmark. These buildings were constructed in 1953. The remainder of the complex is not included in the application due to separate ownership. Staff evaluated the property according to the landmark criteria in Title 17 of the Pasadena Municipal Code and determined that the complex qualifies for landmark designation.

The Villa San Pasqual complex also includes ten other residential buildings adjacent to and west of the nominated buildings. These buildings were constructed in 1954 and are not part of this application for landmark designation.

ANALYSIS

The property is eligible for designation under Criterion “c”, which states:

(The property) embodies the distinctive characteristics of a type, period, architectural style or method of construction, and 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 that are of significance to the City or to the region.

The Villa San Pasqual is associated with the historic context of mid-twentieth century modern design and the development of Pasadena’s South Lake Avenue as an up-scale commercial development oriented to the suburban population. The design of the complex, including its site plan and incorporation of modern architectural features and materials, is an exceptional representation of the garden-apartment complex property type of that mid-century period. Villa San Pasqual retains a high level of architectural integrity in all aspects: integrity of location, design, setting, workmanship, materials, feeling, and association. It was included in the 2002 multiple-family historic resource survey project and evaluated as eligible for listing in the National Register of Historic Places. Additional information on the property is included in Exhibit 1.

FISCAL IMPACT

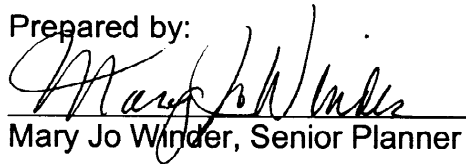
Designation of a property does not affect revenues to the City. In some instances, though, owners of designated properties may apply to the City for Historic Property Contract, which allows an alternative and often lower property

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.

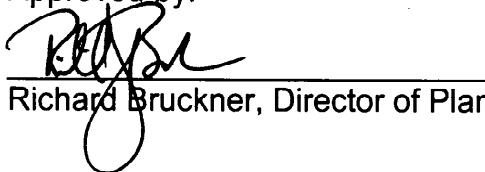
Respectfully submitted,


CYNTHIA KURTZ, City Manager

Prepared by:


Mary Jo Winder, Senior Planner

Approved by:


Richard Bruckner, Director of Planning & Development

ATTACHMENT A: Resolution
ATTACHMENT B: Declaration
ATTACHMENT C: Photographs

Exhibit 1

Description

Completed in 1953, the five two-story buildings in this application are sited on the southwest corner of San Pasqual Street and South Catalina Avenue. Three of the buildings front onto Catalina with two in the middle set back to create a front courtyard. The other two buildings are sited facing San Pasqual with a modest front-yard set-back. All of the buildings have stucco walls and hipped roofs. Character- defining features are the wide, open "floating" staircases positioned prominently on the front elevations leading to the second story units; open, full-front second-story balconies with geometric pattern rails (circle-within-a-square design); groupings of windows (floor-to-ceiling windows with sliding glass doors and/or wrapping a corner, wide, horizontal sliding steel-frame windows); wood doors with centered brass doorknobs; metal hoods over some window and door openings and glass panels separating the balconies of the units. A driveway off of San Pasqual leads to a flat-roof multi-car garage at the southwest corner of the complex. Additional garages opposite these are attached to the rear of the southern-most residential building. Landscape features include walkways and planters with ledge stone or concrete-block walls.

Builder

Lionel V. Mayell (1897-1978) is attributed to have been the first developer of co-operatively owned apartments on the west coast. Mayell's first co-op apartment building was built in Long Beach in 1922. Villa San Pasqual is the first known project of Mayell's in Pasadena. Other known projects by this developer include the Capri Aire at 660 South Orange Grove Blvd., Plaza del Arroyo at 101 N. Grand Ave. and Whispering Waters at 1000 Cordova Street.

ATTACHMENT A

RESOLUTION NO. _____

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PASADENA
ADOPTING A DECLARATION OF LANDMARK DESIGNATION FOR 1000 SAN
PASQUAL STREET (UNIT 1, A-T) PASADENA, CALIFORNIA**

WHEREAS, the Historic Preservation Commission has found that 1000 San Pasqual Street (Unit 1, A-T) meets criterion c, as set forth in Section 17.62.040 of the Pasadena Municipal Code; and

WHEREAS, the residential complex 1000 San Pasqual Street (Unit 1, A-T) is significant because it embodies the distinctive characteristics of the modern garden-apartment property type as presented in its use of modern building design and materials and landscape design and because it is an important representation of the concept of the "own your own" multiple-family complex that was the idea of its developer, Lionel V. Mayell;

WHEREAS, the designation of the property was submitted by owner, the Villa San Pasqual Association; and

WHEREAS, the City Council may approve a recommendation from the Historic Preservation Commission to 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 1000 San Pasqual (Unit 1, A-T) is hereby adopted.

Adopted at the _____ meeting of the City Council on the _____ day of _____, 2005 by the following vote:

AYES:

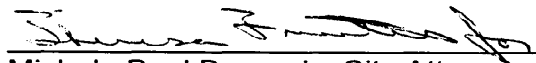
NOES:

ABSENT:

ABSTAIN:

Jane Rodriguez, City Clerk

Approved as to form:



Michele Beal Bagneris, City Attorney

ATTACHMENT B

DECLARATION OF LANDMARK DESIGNATION FOR:

**1000 SAN PASQUAL (UNIT 1, A-T)
PASADENA, CALIFORNIA**

Pursuant to the provisions of Section 17.62.070 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:

See Exhibit "A" for legal description.

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 Historic Preservation Commission.

DATED: _____

ATTEST:

CITY OF PASADENA
A municipal corporation

Jane Rodriguez, City Clerk

By: _____
Bill Bogaard, Mayor

EXHIBIT A
LEGAL DESCRIPTION
1000 San Pasqual, Unit 1A-T

Being a subdivision of a portion of Lot 11, Block L, San Pasqual Tract, No. 379; in the City of Pasadena, County of Los Angeles, State of California as map recorded in Book 3, Page 315 in Miscellaneous Records in the Office of the County Recorder of said county.

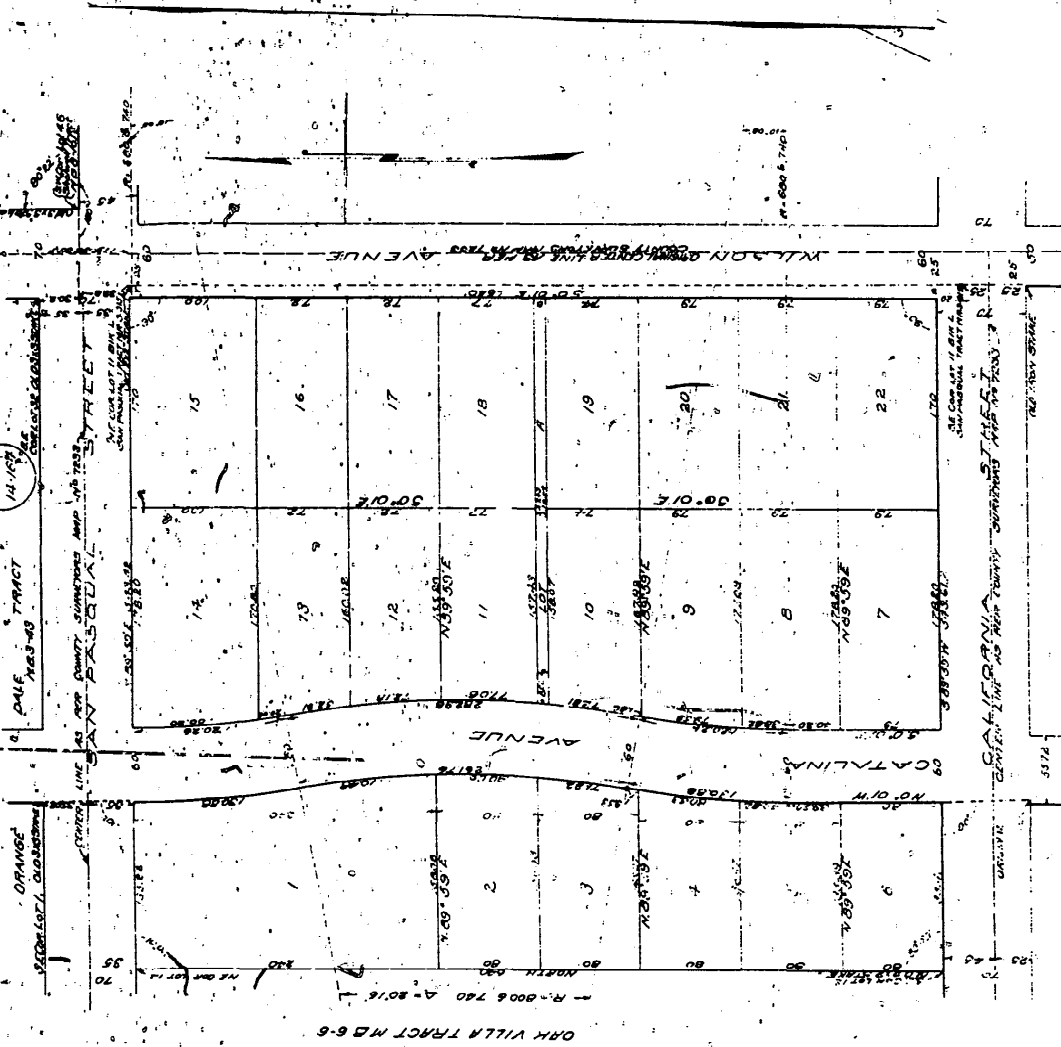
Parcel Number	Site Address
5327-001-101	1000 SAN PASQUAL ST A
5327-001-102	1000 SAN PASQUAL ST B
5327-001-103	1000 SAN PASQUAL ST C
5327-001-104	1000 SAN PASQUAL ST D
5327-001-105	1000 SAN PASQUAL ST E
5327-001-106	1000 SAN PASQUAL ST F
5327-001-107	1000 SAN PASQUAL ST G
5327-001-108	1000 SAN PASQUAL ST H
5327-001-109	1000 SAN PASQUAL ST I
5327-001-110	1000 SAN PASQUAL ST J
5327-001-111	1000 SAN PASQUAL ST K
5327-001-112	1000 SAN PASQUAL ST L
5327-001-113	1000 SAN PASQUAL ST M
5327-001-114	1000 SAN PASQUAL ST N
5327-001-115	1000 SAN PASQUAL ST O
5327-001-116	1000 SAN PASQUAL ST Q
5327-001-117	1000 SAN PASQUAL ST R
5327-001-118	1000 SAN PASQUAL ST S
5327-001-119	1000 SAN PASQUAL ST T

TRACT NO. 379

BEING A SUBDIVISION OF A PORTION OF LOT 11, BLOCK 2, SAN RAFAEL TRACT, AS RECORDED IN BOOK 3, PAGE 310, MISCELLANEOUS RECORDS OF LOS ANGELES COUNTY, CALIFORNIA

January, 1908
 Scale 1 inch = 50 feet
 Surveyed by
 Allan Broa

ORANGE
 14-1908
 MAPS
 14-1908



I hereby dedicate to the public use Catalina Avenue & Wilson Avenue to show on this map within said subdivision.
 Robert L. Gray

ATTACHMENT C

1000 SAN PASQUAL STREET



Aerial view of property



San Pasqual Street elevations