

Agenda Report

TO: CITY COUNCIL

DATE: OCTOBER 24, 2005

FROM: CITY MANAGER

SUBJECT: DESIGNATION OF 1700 LIDA STREET AS A HISTORIC MONUMENT (COUNCIL DISTRICT 6)

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 Art Center College of Design building at 1700 Lida Street is significant under Criterion c for designation as a historic monument (P.M.C. §17.62.40 A) because the property is an exceptional representation of the architectural firm, Craig Ellwood Associates.
3. Approve the designation of the property at 1700 Lida Street as a historic monument.
4. Adopt a resolution approving a Declaration of Historic Monument Designation for 1700 Lida Street, Pasadena, California;
5. Authorize the Mayor to execute the Declaration of Historic Monument Designation for 1700 Lida Street, Pasadena, California; and
6. Direct the City Clerk to record the declaration with the Los Angeles County Recorder.

RECOMMENDATION FROM THE HISTORIC PRESERVATION COMMISSION

On September 19, 2005, at a noticed public hearing, the Historic Preservation Commission voted unanimously to recommend approval of the designation of 1700 Lida Street as a historic monument.

BACKGROUND

Property owner, Art Center College of Design, represented by Richard Koshalek, President, submitted the application for designation of 1700 Lida Street. Because of the property's integrity and its importance as an exceptional

representation of Miesian-influenced modern architectural design by the firm of Craig Ellwood Associates, this report provides evidence to justify the designation at the City's highest possible level as a historic monument. The property owners and the Commission have concurred that the property should be designated at this level of significance.

DESCRIPTION

Completed in 1976, the mid-century Modern design of the building reflects the International Style of renowned architect, Mies van der Rohe. Set on a 175-acre site in the San Rafael foothills of the San Gabriel Mountains, the flat-roofed, 672x144 (96,768) square foot, rectangular-plan building presents a dichotomy with its natural environment yet is equally compatible with it. The length of the two-story building spans a man-made ravine between two hills with the lower story sunk into the hillsides giving the impression of a modern truss bridge.

East and west elevations of the building are identical with walls of divided tinted glass panels with wide steel beams at the top and bottom—all materials on the exterior a uniform black. Walls on the 192-foot bridge portion of the building are recessed to form a walkway, the outside edge of which has massive alternating vertical/diagonal trusses. A simple steel railing spans the walkway just inside the truss framework. The entry to the building on the southern section of the west elevation is accessed by a wide set of floating stairs divided by five steel handrails to a wide deck with the same railing design.

The new 25,000-square foot wing on the south elevation consists of a connector and structure that is the same width as and similar to the design of the original building. Although it is compatible with the original design, it is not included in the designation application because it was constructed in 1989.

ANALYSIS

The Art Center College of Design building, designed by Craig Ellwood Associates is significant under criterion "c" because it is a representation of an important architectural style and is a major work of a master architect. Its architectural significance is supported by the facts that the building received numerous awards after it was constructed and in 2001, a special 25-year award by the Los Angeles AIA.

Craig Ellwood, born Jon Nelson Burke, (1922-92) never studied architecture formally. He began his architectural design career in Southern California in 1948 after serving in the U.S. Army and a short career as an actor, a contractor, and a cost estimator for new homes. He had an early exposure in his youth and early adulthood in Southern California to the modern residential architecture of Neutra, Schindler, Soriano and Eames and to the products of the mid-1950s construction industry. With this experience and courses for five years in structural

engineering at UCLA extension night school, he received recognition as a designer of residential architecture almost immediately. From the beginning, his houses followed the Miesian principles for use of modern materials, exposed structural elements, transparency, exquisite detailing and straight-forward rectilinear form. Late in his career as an architect, he explored the theme of a "building as a bridge" using steel. The Art Center building is the largest and most notable example from this phase of his career¹.

In 1952, 1956 and 1957, Ellwood was selected to design Case Study Houses for *Arts and Architecture* magazine and in 1953 received a first prize for the design of an apartment building where he first used the steel truss in the International Exhibition of Architecture at São Paulo. Jurors for the exhibit included Le Corbusier, Walter Gropius, Alvar Aalto and Jose Luis Sert. Although Ellwood was not a licensed architect, he is credited as the driving force in the firm that produced numerous noteworthy residential and non-residential projects with innovative ideas about the execution of designs using modern materials and an ability to manage costs. The Art Center College of Design, completed in 1976, is the last of his major commissions. It received recognition in *Architectural Review* (1977) and *Progressive Architecture* (1978) magazines and is the most recognized design of Craig Ellwood Associates. The building exhibits all of the Miesian principles for which Ellwood is noted.

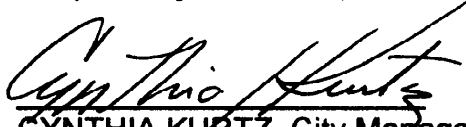
The designation of 1700 Lida Street will be recorded with the L.A. County Recorder on the parcel number for the property that applies to the entire 175-acre site. However, the 1976 building is the only feature on the property that is designated as a historic monument and considered contributing to the historic significance of the historic monument.

¹ James Tyler, FAIA (associated with the firm from 1965-1977) was the principal designer of the building and its subsequent addition. He is presently a lecturer in the school of architecture at USC. James Tyler came to Los Angeles in 1965, when he joined the design staff of Craig Ellwood Associates. In 1977, he opened his own firm. He has designed major buildings, including facilities for the aerospace and computer industries and educational institutions. He designs have won significant awards and been published in *Architectural Record*, *Architectural Forum*, *Architecture Design* (England), *Architecture and Urbanism* (Japan), and *Bauen und Wohnen* (Germany). He has taught at Art Center College of Design, as well as lecturing at the University of Wisconsin, Southern California Institute of Architecture, California Polytechnic University, and UCLA. He taught at USC from 1978 to 1985 and is currently teaching in the undergraduate building science program [source: USC Website/faculty/2005].

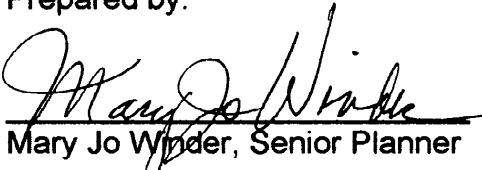
FISCAL IMPACT

Designation of this property does not affect revenues to the City.

Respectfully submitted,


CYNTHIA KURTZ, City Manager

Prepared by:


Mary Jo Winder, Senior Planner

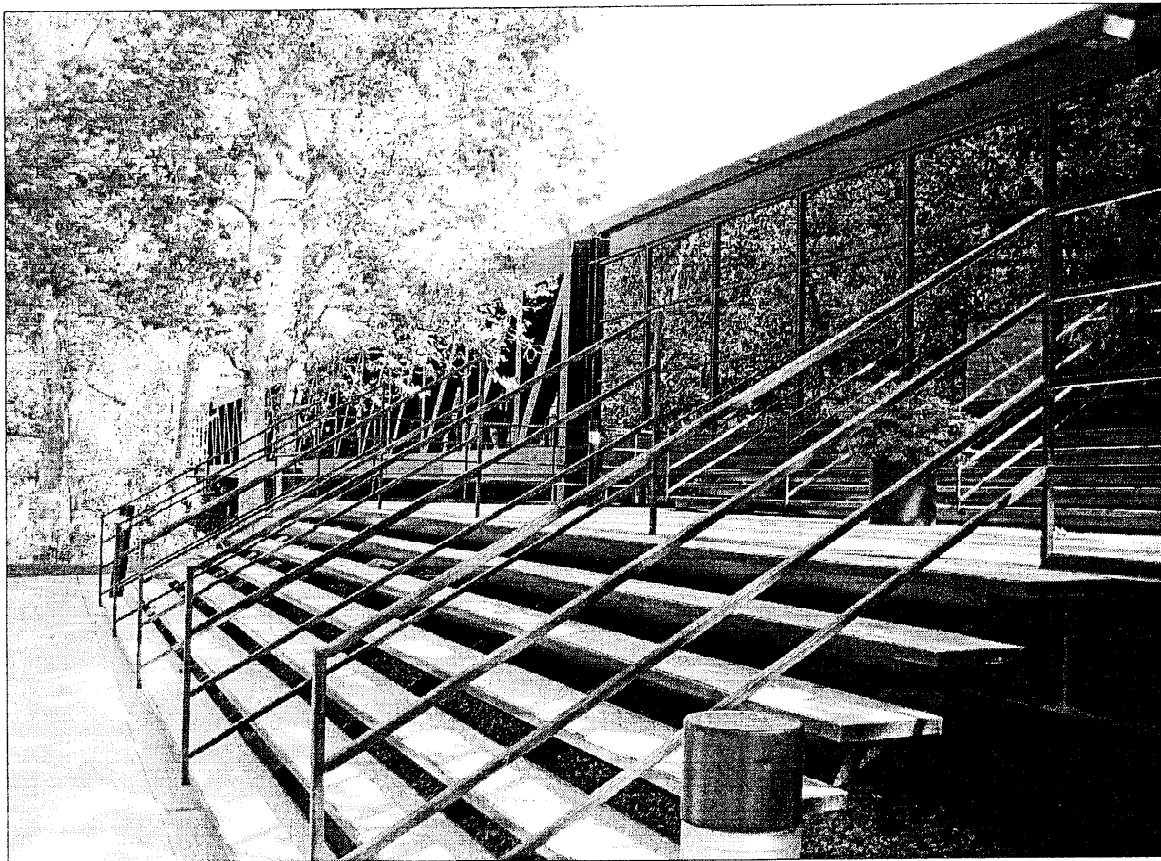
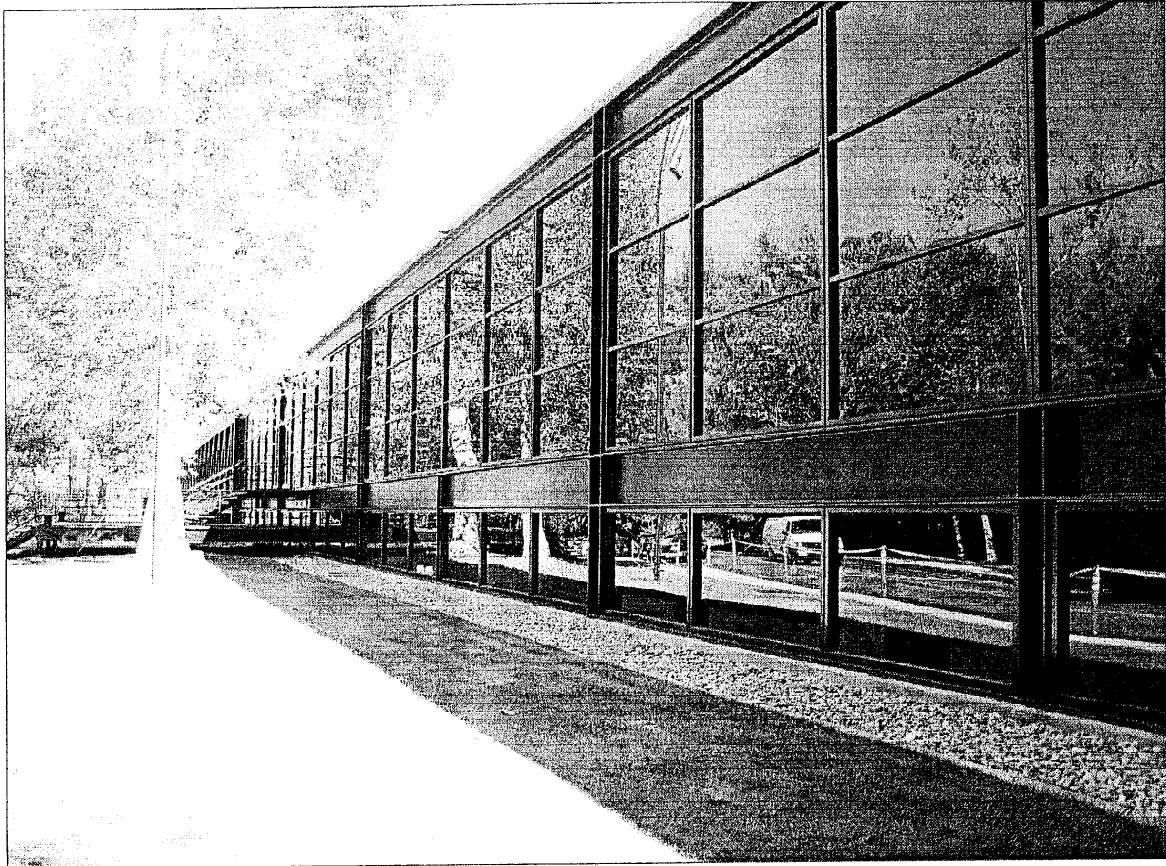
Approved by:


Richard Bruckner, Director of Planning & Development

ATTACHMENT A: Photographs

ATTACHMENT A

1700 LIDA STREET



RESOLUTION NO. _____

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PASADENA
ADOPTING A DECLARATION OF HISTORIC MONUMENT DESIGNATION
FOR 1700 Lida STREET, PASADENA, CALIFORNIA**

WHEREAS, the Historic Preservation Commission has found that 1700 Lida Street meets criterion c, as set forth in Section 17.62.040(A) of the Pasadena Municipal Code; and

WHEREAS, the Art Center College of Design building at 1700 Lida Street is significant because the property is an exceptional representation of modern architectural design by the architect, Craig Ellwood Associates;

WHEREAS, the owners of the property, Art Center College of Design, nominated the property for historic monument designation; and

WHEREAS, the City Council may approve a recommendation from the Historic Preservation Commission to designate a historic monument 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 monument designation for 1700 Lida Street is hereby adopted.

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

AYES:

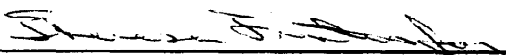
NOES:

ABSENT:

ABSTAIN:

Jane Rodriguez, City Clerk

Approved as to form:



Michele Beal Bagneris, City Attorney

DECLARATION OF HISTORIC MONUMENT DESIGNATION FOR:

**1700 LIDA STREET
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 historic monument certain real property described as:

(See attached legal description)

Under Pasadena Municipal Code Section 17.62.090, all work affecting designated historic monuments, 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"

Parcel 1 as shown on Parcel Map No. 23005 in the City of Pasadena, County of Los Angeles, State of California, as per map recorded in Book 282, Pages 61 through 63, inclusive of Parcel Maps in the Office of the County Recorder of said County, described as follows:

BEGINNING at the intersection of the southeasterly line of said Parcel Map and the southwesterly terminus of Afton Street as shown on said Parcel Map;

Thence clockwise along the boundary of said Parcel Map the following courses:

Thence South 70°56'01" West, 1382.23 feet;

Thence North 33°31'10" West, 310.53 feet;

Thence North 67°01'40" West, 439.85 feet;

Thence North 28°39'20" East, 440.07 feet;

Thence North 22°11'05" West, 925.29 feet;

Thence North 88°12'50" West, 211.27 feet;

Thence North 25°58'05" West, 494.93 feet;

Thence North 08°19'00" West, 611.68 feet;

Thence North 87°47'35" East, 15.47 feet to the beginning of a curve concave to the southwest having a radius of 170.00 feet, said point being on the southerly line of Lida Street (60.00 feet wide);

Thence southeasterly along said curve 180.50 feet through a central angle of 60°50'05";

Thence South 31°22'20" East, 41.29 feet to the beginning of a curve concave to the northeast having a radius of 280.00 feet;

Thence southeasterly along said curve 210.14 feet through a central angle of 43°00'00";

Thence South 74°22'20" East, 104.00 feet to the beginning of a curve concave to the southwest having a radius of 470.00 feet;

Thence southeasterly along said curve 148.47 feet through a central angle of 18°06'00";

Thence South 56°16'20" East, 91.98 feet to the beginning of a curve concave to the northeast having a radius of 530.00 feet;

Thence southeasterly along said curve 193.92 feet through a central angle of $20^{\circ}57'50''$;

Thence South $77^{\circ}41'10''$ East, 96.95 feet to the beginning of a curve concave to east having a radius of 110.00 feet;

Thence southerly along said curve 145.21 feet through a central angle of $75^{\circ}38'10''$;

Thence South $01^{\circ}36'00''$ East, 46.32 feet to the beginning of a curve concave to the north having a radius of 130.00 feet;

Thence southeasterly and northeasterly along said curve 462.50 feet through a central angle of $203^{\circ}50'30''$;

Thence North $25^{\circ}26'30''$ West, 210.88 feet to the beginning of a curve concave to the southwest having a radius of 430.00 feet;

Thence northwesterly along said curve 135.34 feet through a central angle of $18^{\circ}02'00''$;

Thence North $43^{\circ}28'30''$ West, 125.02 feet;

Thence North $83^{\circ}20'00''$ East, 248.00 feet;

Thence South $43^{\circ}25'00''$ East, 122.00 feet;

Thence North $65^{\circ}47'37''$ East, 222.07 feet;

Thence North $78^{\circ}13'00''$ East, 44.00 feet to the beginning of a non-tangent curve concave to the east having a radius of 328.00 feet, a radial line bears South $78^{\circ}13'00''$ West;

Thence northerly along said curve through a central angle of $7^{\circ}23'00''$;

Thence North $90^{\circ}00'00''$ East, 130.00 feet;

Thence North $68^{\circ}16'00''$ East, 54.54 feet;

Thence South $54^{\circ}32'00''$ East, 335.00 feet;

Thence South $00^{\circ}00'00''$ West, 174.35 feet;

Thence South $49^{\circ}58'00''$ East, 363.93 feet;

Thence North $80^{\circ}20'00''$ East, 195.00 feet;

Thence South $19^{\circ}01'40''$ West, 227.68 feet;

Thence North 83°39'00" East, 249.30 feet;
Thence North 52°29'00" East, 68.67 feet;
Thence South 09°15'56" West, 217.07 feet;
Thence North 78°13'27" West, 259.92 feet;
Thence South 61°34'01" West, 324.34 feet;
Thence South 70°56'01" West, 15.00 feet;
Thence South 19°03'59" East, 90.00 feet;
Thence North 70°56'01" East, 15.00 feet;
Thence North 83°39'00" East, 328.05 feet;
Thence South 19°03'59" East, 3.98 feet;
Thence South 73°54'27" East, 196.54 feet;
Thence South 70°56'03" West, 39.32 feet;
Thence South 19°03'57" East, 203.93 feet;
Thence South 09°08'31" West, 24.24 feet;
Thence North 80°51'29" West, 26.64 feet;
Thence South 70°56'01" West, 25.07 feet;
Thence South 19°03'59" East, 586.70 feet;
Thence North 59°03'59" West, 160.88 feet;
Thence North 34°21'59" West, 85.00 feet;
Thence South 64°19'25" West, 133.00 feet;
Thence South 57°06'34" West, 57.50 feet;
Thence North 69°24'11" West, 50.00 feet;
Thence South 00°15'45" West, 48.00 feet;

Thence South 77°30'59" East, 55.00 feet;

Thence South 20°56'01" West, 114.00 feet;

Thence North 80°56'01" East, 120.00 feet;

Thence South 49°03'59" East, 170.00 feet;

Thence South 70°56'01" West, 298.60 feet;

Thence South 19°03'59" East, 30.00 feet to the **POINT OF BEGINNING**

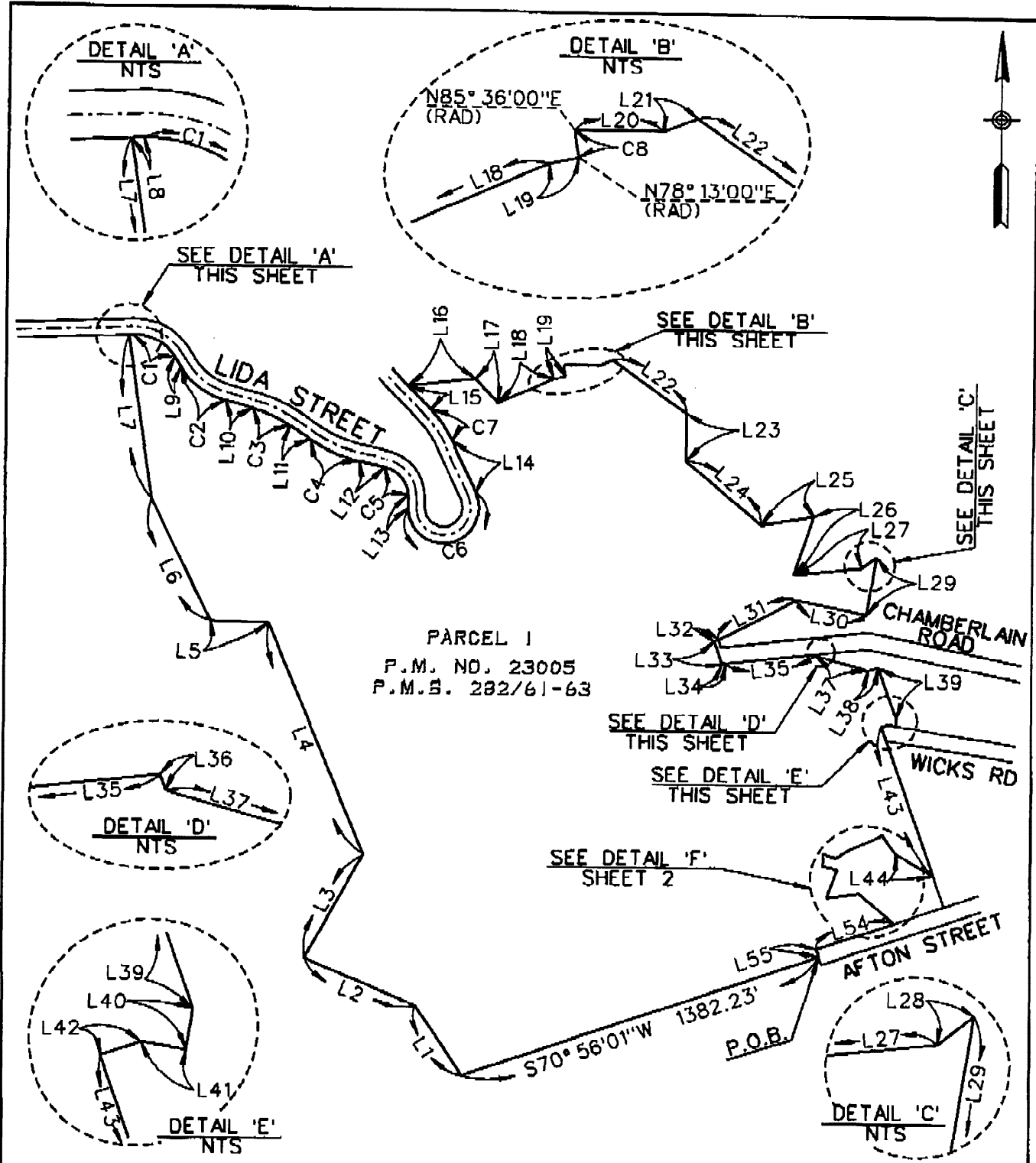
All as shown on Exhibit "B" attached herewith and made a part hereof.

The above described parcel of land contains approximately 103.91 acres, more or less.

This real property description has been prepared by me,
or under my direction, in conformance with the Professional
Land Surveyors Act.

Barry C. Henry P.L.S. 6793
Expires: 09/30/06

Date:



DE
DAVID EVANS AND ASSOCIATES INC
 800 North Haven Avenue, Suite 300
 Ontario California 91764
 Phone: 909.481.5750

EXHIBIT "B"

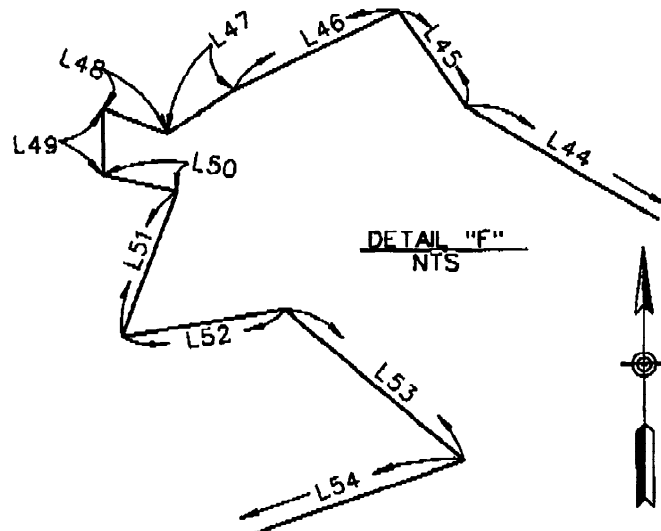
PARCEL 1
PARCEL MAP NO. 23005
PMB 282/61-63
 CITY OF PASADENA
 COUNTY OF LOS ANGELES
 STATE OF CALIFORNIA

| | |
|-----------|----------|
| SHEET NO: | 1 OF 2 |
| JOB NO: | PDAX0067 |
| DRAWN BY: | KXG |
| DATE: | 10/18/05 |
| SCALE: | 1"=500' |

| LINE TABLE | | |
|------------|--------------|----------|
| LINE | DIRECTION | DISTANCE |
| L1 | N33° 31'10"W | 310.53' |
| L2 | N67° 01'40"W | 439.85' |
| L3 | N28° 39'20"E | 440.07' |
| L4 | N22° 11'05"W | 925.29' |
| L5 | N88° 12'50"W | 211.27' |
| L6 | N25° 58'05"W | 494.93' |
| L7 | N08° 19'00"W | 611.68' |
| L8 | N87° 47'35"E | 15.47' |
| L9 | N31° 22'20"W | 41.29' |
| L10 | N74° 22'20"W | 104.00' |
| L11 | N56° 16'20"W | 91.98' |
| L12 | N77° 14'10"W | 96.95' |
| L13 | N01° 36'00"W | 46.32' |
| L14 | N25° 26'30"W | 210.88' |
| L15 | N43° 28'30"W | 125.02' |
| L16 | N83° 20'00"E | 248.00' |
| L17 | N43° 25'00"W | 122.00' |
| L18 | N65° 47'37"E | 222.07' |
| L19 | N78° 13'00"E | 44.00' |
| L20 | N90° 00'00"E | 130.00' |
| L21 | N68° 16'00"E | 54.54' |
| L22 | S54° 32'00"E | 335.00' |
| L23 | S00° 00'00"E | 174.35' |
| L24 | S49° 58'00"E | 363.93' |
| L25 | N80° 20'00"E | 195.00' |
| L26 | S19° 01'40"W | 227.68' |
| L27 | N83° 39'00"E | 249.30' |
| L28 | N52° 29'00"E | 68.67' |
| L29 | S09° 15'56"W | 217.07' |
| L30 | N78° 13'27"W | 259.92' |
| L31 | S61° 34'01"W | 324.34' |
| L32 | S70° 56'01"W | 15.00' |
| L33 | S19° 03'59"E | 90.00' |
| L34 | N70° 56'01"E | 15.00' |
| L35 | N83° 39'00"E | 328.05' |
| L36 | S19° 03'59"E | 3.98' |
| L37 | S73° 54'27"E | 196.54' |
| L38 | N70° 56'03"E | 39.32' |
| L39 | S19° 03'57"E | 203.93' |
| L40 | S09° 08'31"W | 24.24' |

| LINE TABLE | | |
|------------|--------------|----------|
| LINE | DIRECTION | DISTANCE |
| L41 | N80° 51'29"W | 26.64' |
| L42 | S70° 56'01"W | 25.07' |
| L43 | S19° 03'59"E | 586.70' |
| L44 | N59° 03'59"W | 160.88' |
| L45 | N34° 21'59"W | 85.00' |
| L46 | S64° 19'25"W | 133.00' |
| L47 | S57° 06'34"W | 57.50' |
| L48 | N69° 24'11"W | 50.00' |
| L49 | S00° 15'45"W | 48.00' |
| L50 | S77° 30'59"E | 55.00' |
| L51 | S20° 56'01"W | 114.00' |
| L52 | N80° 56'01"E | 120.00' |
| L53 | S49° 03'59"E | 170.00' |
| L54 | S70° 56'01"W | 298.60' |
| L55 | S19° 03'59"E | 30.00' |

| CURVE TABLE | | | |
|-------------|-------------|---------|---------|
| CURVE | DELTA | RADIUS | LENGTH |
| C1 | 60° 50'05" | 170.00' | 180.50' |
| C2 | 43° 00'00" | 280.00' | 210.14' |
| C3 | 18° 06'00" | 470.00' | 148.47' |
| C4 | 20° 57'50" | 530.00' | 193.92' |
| C5 | 75° 38'10" | 110.00' | 145.21' |
| C6 | 203° 50'30" | 130.00' | 462.50' |
| C7 | 18° 02'00" | 430.00' | 135.34' |
| C8 | 07° 23'00" | 328.00' | 42.27' |



**DAVID EVANS
AND ASSOCIATES INC**
800 North Haven Avenue, Suite 300
Ontario California 91764
Phone: 909.481.5750

EXHIBIT
"B"

PARCEL 1
PARCEL MAP NO. 23005
PMB 282/61-63
CITY OF PASADENA
COUNTY OF LOS ANGELES
STATE OF CALIFORNIA

SHEET NO:
2 OF 2
JOB NO:
PDAX0057
DRAWN BY:
KXG
DATE:
10/18/05
SCALE:
1"=500'

Rodriguez, Jane

From: Winder, Mary Jo
Sent: Monday, October 24, 2005 8:40 AM
To: Rodriguez, Jane
Subject: FW: Monument Designation

This item is on tonight's Council agenda.

From: Betsy Nathane [mailto:ecndesign@earthlink.net]
Sent: Thursday, October 20, 2005 9:55 PM
To: Winder, Mary Jo
Subject: Monument Designation

Dear Mary Jo Winder,

My name is Elizabeth Nathane. I live at 1491 Wellington Ave, Pasadena, CA 91103. I recently saw a "notice of public hearing" about making 1700 Lida Street a monument designation. I can not attend you public meeting but would still like opinion voiced. Please urge the City Council to vote against Art Center's request to be designated a monument.

This would make Art Center exempt from the California Environmental Quality Act. I believe this would be wrong. As of present, the hillsides that the school owns can not be developed because of the damage it would cause to the surrounding environment. Development would altered water run-off, the wildlife populations and the air quality for the Linda Vista area.

Don't let Art Center change the laws just for their own benefit.
Please vote no on 1700 Lida Street becoming a monument.

Thank you,
Elizabeth Nathane

10/24/2005
7.B. (8:00 P.M.)

10/24/2005