



Agenda Report

TO: CITY COUNCIL

DATE: DECEMBER 3, 2007

FROM: CITY MANAGER

SUBJECT: DESIGNATION OF 3060 SAN PASQUAL STREET 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 under Class 8, Actions by Regulatory Agencies for Protection of the Environment (CEQA Guidelines, Article 19, §15308);
2. As recommended by the Historic Preservation Commission, find that the property at 3060 San Pasqual Street is significant under Criterion C for designation as a landmark (P.M.C. §17.62.40 C) because the house embodies the distinctive characteristics of Italian Renaissance Revival residential architecture and the water tankhouse is a rare surviving example of its property type;
3. Approve the designation of the property at 3060 San Pasqual Street as a landmark.
4. Adopt the attached resolution approving a Declaration of Landmark Designation for 3060 San Pasqual Street, Pasadena, California;
5. Authorize the Mayor to execute the attached Declaration of Landmark Designation for 3060 San Pasqual 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 October 15, 2007, at a noticed public hearing, the Historic Preservation Commission voted unanimously to recommend approval of the designation of 3060 San Pasqual Street as a landmark.

BACKGROUND

On June 26, 2007, property owners James and Chantal Giddens submitted an application for landmark designation of their house at 3060 San Pasqual St. The staff evaluated the property according to the landmark criteria in Title 17 of the P.M.C., and the staff and the Historic Preservation Commission have concurred that the property should be designated as a landmark.

DESCRIPTION

Built in 1910, the two-story house at 3060 San Pasqual St. is L-shaped in plan, with a large backyard and oriented with its primary elevation facing north. According to historical building permits, an original water tankhouse, currently located directly behind the house, has been relocated to different places on-site by different owners of the property. Non-contributing structures on the site include a garage, a patio, a pool, and a reconstructed freestanding studio.

The 4,600-square-foot house at 3060 San Pasqual St. exhibits many of the character-defining features of the Italian Renaissance Revival style including its large size, symmetrical façade, tiled low-pitched hipped roof, stucco walls with belt molding between the first and second stories, a balustraded front terrace, and a recessed entry under an arched porch with square piers. Groupings of wooden multi-paned double-hung and casement windows appear on all elevations, with a leaded-glass window centered in the façade above the porch. The wood-and-glass front door, which has two rows of small rectangular lights, is flanked by sidelights.¹

Clad in wood siding with cornerboards, the two-story water tankhouse has splayed walls and a flat platform (which once supported a tank with a hipped roof and a windmill). The upper-level windows of the tankhouse appear to be original, but the door-and-window openings at the ground level are recent alterations to the structure. A one-story enclosure is attached to the tankhouse.

Both the house and the water tankhouse have retained their architectural integrity, a required finding for historic designation.

HISTORY

The house was designed by the Architectural Design Company in Los Angeles, a short-lived firm that also designed many other houses in Pasadena. The house has been altered on its side and rear elevations. There is a first-story enclosure at the northwest corner of the house which is symmetrical with an opening on the terrace on the northeast corner of the house. The balustrade along the front terrace is a replacement matching the original. The roof tiles are not original to

¹ Portions of house description referenced from a report by Tim Gregory, *The Building Biographer*, ©2002

the house; originally made of tin, the new tiles are of similar design and made of aluminum with a copper-colored coating. Not visible from the street, a second-story rear addition recreates the style and construction methods of the original house; custom-made wood windows and the new roof tiles make discerning the addition difficult. Also not easily visible from the street are additions to the south and east elevations (side and rear).

With the loss of the tank (or the enclosure for the tank), and with the enlarged openings on the lower level, the freestanding tankhouse has lost some of its integrity. Unused and abandoned, these increasingly rare structures are commonly deteriorated, and most of the surviving ones, like the one at 3060 San Pasqual Street, do not have the tanks on the top platforms. Only a small number of water tankhouses remain in the City; two of them are on the property of Las Encinas Hospital.

ANALYSIS

The property at 3060 San Pasqual St. is eligible for designation under Criterion C, (§17.62.040 PMC) which states:

(The property) embodies the distinctive characteristics of a historic resource property type, period, architectural style or method of construction, or is an exceptional representation of the work of an architect, designer, engineer, or builder whose work is significant to the city, or that possesses high artistic values that are significant to the city.

Under this criterion, the house at 3060 San Pasqual St. is significant as an intact example of the Italian Renaissance Revival style. The building exhibits architectural integrity (its ability to demonstrate why it is significant) through its location, design, setting, materials, and workmanship. It is in its original location and is a largely intact example of the Italian Renaissance Revival style. The water tankhouse also exhibits architectural integrity through its design, setting, materials, and workmanship, and is a largely intact example of utilitarian architecture from its period.

FISCAL IMPACT

Designation of this property does not affect revenues to the City. In some instances, though, owners of designated properties may apply to the City for a 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 J. Kurtz
City Manager

Prepared by:


Darrell Cozen
Senior Planner

Approved by:


Richard J. Bruckner
Director Planning & Development

- ATTACHMENT A: Application
- ATTACHMENT B: Report by Tim Gregory
- ATTACHMENT C: Photographs
- ATTACHMENT D: Effects of Landmark Designation