

ATTACHMENT C:
Previous Studies/Determinations

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code **3S**

Other Listings
Review Code _____ Reviewer _____ Date _____

Page (1) of (3) Resource Name or #: (Assigned by recorder) *La Casa Torre*

P1. Other Identifier:

P2. Location: Not for Publication Unrestricted a. County *Los Angeles*

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

b. USGS 7.5' Quad _____ Date _____ T _____ ;R _____ ; ¼ of _____ ¼ of Sec _____ ;

c. Address: *611-627 East California Boulevard* City *Pasadena* Zip *91106*

d. UTM: (Give more than one for large and/linear resources) _____ ; _____ mE/ _____ mN

e. Other Locational Data: Assessor's Parcel Number: *5734-019-(multiple lots)*

P3a. Description (Describe resource and its major elements. Include design, materials, condition, alterations, size, and se

When built in 1927, La Casa Torre, an eight-unit, two-story apartment building, was widely admired for its meticulous incorporation of Spanish Colonial Revival and Moorish stylistic details. Designed by Pasadena architect Everett Phipps Babcock, the complex is basically "O"-shaped with a generous inner courtyard with the southwest corner open towards East California Boulevard. Medium-pitched, multi-level, side-gabled roofs with red tiles crown the building. Exteriors are finished in smooth stucco. Windows of various sizes are mostly wood-framed casement or two-over-two, double-hung sash. The street-facing façade is Spanish Colonial Revival with deeply recessed casement windows, several with decorative balconies and wrought iron railings. An unusual detail is the angled wood shutters attached to the recessed inner walls of some window openings. A projecting upper floor supported by thick, carved beam-ends surmounts the main segmental-arched entrance; the east elevation exhibits a similar treatment between floors. The courtyard elevations have arched entrances of Moorish and Spanish design. A recessed upstairs porch has a balustrade of ornate, turned wood railings and square support posts with carved brackets.

(Continued on page 3)

P3b. Resource Attributes: (List attributes and codes) *HP3 – Multiple Family Property*

P4. Resources Present Building Structure Object Site District Element of District Other (Isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)



P5b. Description of Photo: (View, date, accession #)

*View towards south elevation.
June, 2002*

P6. Date Constructed/Age and Sources:

Prehistoric Historic Both
1927 – City of Pasadena Building Permits

P7. Owner and Address

Multiple property owners.

P8. Recorded by: (Name, affiliation, and address)

*Peter Moruzzi
Historic Resources Consultant
2935 Angus Street, Los Angeles, CA 90039*

P9. Date Recorded: *June 25, 2002*

P10. Survey Type: (Describe)

Intensive survey.

P11. Report Citation: (Cite survey report and other sources, or enter "none")

*State of California Historic Resources Inventory, June, 1983.
Research Form by John Williamson and Paul Andre (undated).*

Attachments NONE Continuation Sheet District Record Rock Art Record Other: (List)
 Location Map Building, Structure, and Object Record Linear Feature Record Artifact Record
 Sketch Map Archaeological Record Milling Station Record Photograph Record

BUILDING, STRUCTURE, AND OBJECT RECORD

Page (2) of (3)

NRHP Status Code 3S

Resource Name or #: (Assigned by recorder) *La Casa Torre*

B1. Historic Name: *La Casa Torre*

B2. Common Name: *Same*

B3. Original Use: *Multiple Family Residence*

B4. Present Use: *Multiple Family Residence*

B5. Architectural Style: *Spanish Colonial Revival (with Moorish details)*

B6. Construction History: (Construction date, alterations, and date of alterations)

November 9, 1927. Eight unit apartment building. (Note: This information is based on previous research by John Williamson and Paul Andre)

October 14, 1929. Fireplace added (617 E. California).

B7. Moved? No Yes Unknown Date:

Original Location:

B8. Related Features:

Extensive, original landscaping consisting of fruit trees, bougainvillea, flowering eucalyptus trees, agaves, birds of paradise, and rose bushes. There is also a central courtyard with original pavers and a tiled fountain.

B9a. Architect: *Everett Phipps Babcock*

b. Builder: *F.H. Ruppel*

B10. Significance: Theme: *Multiple Family Housing*

Area:

Period of Significance: *1927*

Property Type: *Multiple Family Property*

Applicable Criteria: *C*

(Discuss importance in terms of historical or architectural context as defined by theme, period and geographic scope. Also Address integrity).

This property appears to qualify for individual listing in the National Register of Historic Places as a locally significant example of Spanish Colonial Revival architecture with Moorish details as applied to a multiple-family garden court development in pre-WWII Pasadena. The building contains many characteristic elements of the Spanish Colonial Revival style including multi-level tiled, side-gabled roofs, stucco siding, deeply recessed windows of wood-framed casement or double-hung sash, exterior stairs, balconies, exposed beams, and wrought iron lamps, sconces, and railings. The Moorish style is enhanced by lushly landscaped courtyard, an extensive use of tiles in fountains and window boxes, and several Moorish arches at entrances.

Architect Everett Phipps Babcock arrived in Pasadena in 1923 and quickly gained prominence as a designer of revival style residential and commercial buildings. His most well known building of the time was the Singer Building at 520 East Colorado Boulevard. Previous research indicates that the apartment complex was initially valued at \$25,000. The original owner was Mrs. Thomas W. Osborn and her brothers, Gerald and Lars Lavagnino.

(Continued on page three)

B11. Additional Resource Attributes: (List attributes and codes) *HP3 – Multiple Family Property*

B12. References:

Polyzoides, Stefanos. Courtyard Housing in Los Angeles: A Typological Analysis, University of California Press: Los Angeles. 1982, p. 162-164.

Pasadena Star News, February 11, 1928.

Pasadena Star News, Obituary, May 17, 1928.

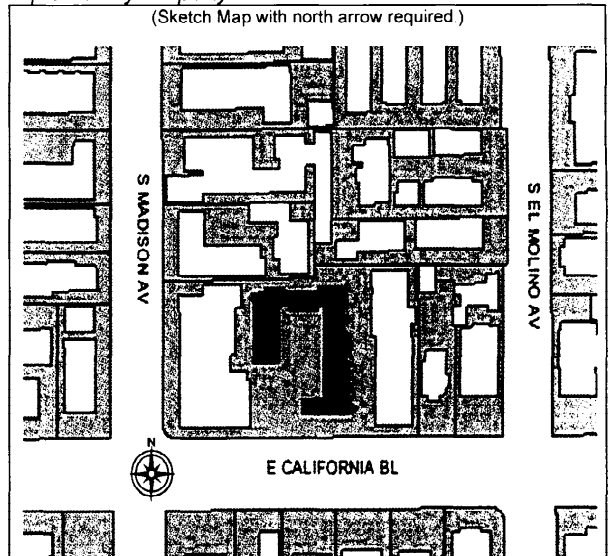
Schechter, Amanda. Courtyard Housing. Draft document undated.

B13. Remarks:

B14. Evaluator: *John Steinmeyer*

Date of Evaluation: *June 31, 2002*

(This space reserved for official comments.)



P3a. Description (continued from page 1):

Outside the courtyard is an additional balcony with a wall of stacked clay-based tiles. Many first floor windows have decorative bands of wood and tiled flower boxes. Heavy, wood front doors sometimes have square, fixed panes or strips of decorative wood. The courtyard is paved with antique block tile and the octagonal fountain is clad in Moorish tiles. Projecting chimneys, stucco clad, are ringed with a triangular pattern. There are two exterior staircases with tiled steps leading to second story units. One stairway has ornate wrought iron railings and the other has a stepped parapet wall. Period wrought iron sconces, grills, balustrades, lamps, and exterior curtain rods are used throughout the complex. Fruit trees grow alongside bougainvillea mature flowering eucalyptus trees, agaves, yucca, birds of paradise, and rose bushes. Grass grows between courtyard tiles softening the courtyard expanse. The exterior elevations, courtyard, and extensive landscaping are original and in fine condition. In the Post WWII years, newer, denser apartment buildings have surrounded the property on three sides.

B10. Significance (continued from page 2):

Researcher Amanda Schechter wrote in an undated paper, "The courtyard places strong emphasis on the importance of outdoor living. In essence, the courtyard becomes a continuation of the indoor living quarters." A promotional brochure from 1927 states, "One of the fine Mediterranean structures in the Riviera of Southern California is La Casa Torre, eight distinctive homes, laid end-to-end, grouped under one roof around an exceptionally large patio." The brochure continues, "An exterior view of La Casa Torre reveals the stateliness and dignity suggestive of a private home of splendid proportions. Every tradition of the finest Mediterranean architecture has been employed to avoid the bleak outlook of monotony (characteristic of many apartments) without destroying the architectural unity of the building." An article in the Pasadena Star News spoke of the builder's credentials, "Construction is by F.H. Ruppell, Pasadena contractor well-known for his work in restoring the San Juan Capistrano Mission and for other construction requiring a special knowledge of antique methods."

P5b. Description/Date of Photo: *Photo #2: Courtyard view looking north. June, 2002.*



P8. Recorded by: *Peter Moruzzi*

P9. Date Recorded: *June 25, 2002*



Ser. No. 19-1109-414

HABS _____ HAER _____ NR 3 SHL _____ Loc _____
UTM: A 11/395180/3777630 B _____
C _____ D _____

HISTORIC RESOURCES INVENTORY

IDENTIFICATION

- 1. Common name: La Casa Torre
- 2. Historic name: La Casa Torre
- 3. Street or rural address: 611-17 East California Boulevard
City Pasadena Zip 91106 County Los Angeles
- 4. Parcel number: W. 95 ft. of Lot 3, L. St. John's Tr.
- 5. Present Owner: Moris Management Corp. Address: 7250 Franklin Ave.
City Hollywood Zip 90046 Ownership is: Public _____ Private X
- 6. Present Use: Condominiums Original use: 'Apartments

DESCRIPTION

- 7a. Architectural style: Spanish-Mediterranean Revival
- 7b. Briefly describe the present physical description of the site or structure and describe any major alterations from its original condition:

La Casa Torre is a two story, Spanish-Mediterranean apartment complex designed around a large central courtyard. The building has a rectangular plan and is open at the front west corner. Two large, brick piers mark the entry to the enclosed courtyard. The courtyard has a central, tiled fountain as well as pavement of Padre antique block tile and grass. The structure features a wealth of details, including arches, tiles, wrought iron and decorative wood. Windows are deeply recessed creating the illusion of adobe walls. Several windows are double-hung and mullioned while others are casement. Several windows have heavy wooden shutters set at angles to the windows while others have ornate iron grilles in a criss-cross pattern. First floor windows have decorative bands of wood and tiled flower boxes. The front doors are of heavy blanks, but each varies slightly in design some having square, fixed panes while others have strips of decorative wood. There are two staircases which lead up to the second story units. One stairway has ornate wrought iron while the other has a stepped parapet wall. At the rear of the courtyard is a second story balcony with exposed, dark stained wood posts. A series of ornate, turned columns make-up the balcony railing. Just outside the courtyard is another balcony which features a wall of hollow tiles.



(See Continuation Sheet)

- 8. Construction date: 1927
Estimated _____ Factual X
- 9. Architect: Everett Phipps
Babcock
- 10. Builder: F. H. Ruppel
- 11. Approx. property size (in feet)
Frontage 130 Depth 170
or approx. acreage _____
- 12. Date(s) of enclosed photograph(s)
3/1982

7b Continued

The front and east sides of the building have a second story which projects slightly forward over the first story and have rows of exposed beam ends below. An arched entryway leads to the front unit. A cusped arch at the rear of the courtyard leads to the rear garages. The entire building is clad in stucco with a gabled tile roof. Chimneys capped with flat tiles spring from the roof of the building. Mature landscaping of trees, shrubs, and grass compliment the overall design.

19 Continued

as the work of an important local architect, La Casa Torre remains as one of the landmarks in Pasadena architecture.

ATTACHMENT D:
Effects of Historic Designation

EFFECTS OF HISTORIC DESIGNATION

Identifying and designating properties of major significance encourages the preservation and protection of Pasadena's historic resources. The City of Pasadena's Historic Preservation Ordinance provides a process to recognize and protect individual sites and historic districts.

Designation Process

A property may be nominated for historic designation by any person. Design & Historic Preservation staff then evaluates the property to determine if it meets the criteria for designation. If it appears that the criteria have been met, the staff will prepare a designation report, which describes the property and how it meets the criteria for designation. Once the designation report is complete, the HPC will conduct a public hearing and make a recommendation to the City Council. The City Council may then designate the property as a historic site.

Alterations/Demolition

Designated historic structures are protected by the Municipal Code. A Certificate of Appropriateness (permit) is required for work to modify the exterior appearance of a designated historic property that is open to public view. A certificate is also required for alterations, additions, new construction, or demolition. This review ensures that any proposed changes are compatible with the character of the individual property and/or historic district. Decisions on proposed alterations are based on the proposed project's compliance with the Secretary of Interior's Standards for Rehabilitation and the City's adopted *Design Guidelines for Historic Districts*, which is based on the Standards.

The Historic Preservation Commission is the decision-maker for major projects affecting designated historic resources, except in the Central District where the Design Commission is the decision-maker for such projects. Staff is the decision-maker for minor projects affecting designated historic resources. Major projects are defined as demolition, relocation, removal of significant features, significant alteration of front or side elevations, additions to street-facing elevations, and new fences or walls in landmark districts. Minor projects are defined as removal of insignificant exterior features, re-roofing, matching replacement doors and windows, demolition of garages, small side/front additions, most rear additions that are not taller than the original building or replacement of exterior cladding with the same cladding material. Projects affecting non-contributing buildings on a site or in a district, or the environmental setting of a site, are reviewed by staff but are subject to the less stringent requirements than contributing buildings.

Staff-level decisions may be appealed to the Historic Preservation Commission, and decisions by the Commission may be appealed to the City Council. The City Council may also "call for review" all decisions by the staff or Commission.

Incentives

Designated historic properties are eligible for the following incentives, which are evaluated on a case-by-case basis:

- A Mills Act historic property contract to reduce property taxes in exchange for agreeing to maintain the historic character of the property in accordance with established guidelines.
- Use of more flexible provisions in the State Historical Building Code when making modifications,
- Waiver of covered parking requirements, and
- Potential variances from modern development standards for historic properties undergoing adaptive use or relocation.