

landmark because of its integrity and because it embodies the distinctive characteristics of a historic resource property type, the gasoline service station. The owner spoke at a public hearing held by the Historic Preservation Commission in support of the designation.

Description

The approximately 65-foot depth by 90-foot length property, at the north-east corner of E. Green Street and S. Michigan Avenue, contains: a prefabricated steel “house with canopy” gas station at the southwest corner built in 1930; a one-story brick garage building on the east property line built about 1929; a small one-story brick restroom building on the north property line; and a freestanding steel tire storage rack. A radiator-shaped sign and a clock, both attached to the garage building and designated as a historic sign, were moved to the property around 1957. Much of the site is open and covered with scored concrete and asphalt. The buildings are currently vacant, and the property has not been used as a service station for at least 30 years. Attachment B contains a detailed description of these structures.

Analysis

The property at 1265 E. Green Street is eligible for landmark designation under Criterion “C” (§17.62.040 PMC):

(The property) 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.

Under this criterion, 1265 E. Green Street embodies the distinctive characteristics of a historic resource property type, the gasoline service station. The service station structure is a “house with canopy” design, common at the time of its construction, but rare today.¹ It is a prefabricated steel building with an original standing seam steel roof. Prefabricated gas stations were commonly erected because they allowed a retailer to quickly establish a presence in a rapidly growing market.²

The brick retail storefront and garage building is an intact early example of the type of building that was associated with gasoline service stations to provide auto repair and related services to the motorist. In later years, new service stations integrated the repair services building and gas station attendant’s shelter into a single structure.

¹ John A. Jakle and Keith A. Sculle, *The Gas Station in America*, (Baltimore, MD: The Johns Hopkins University Press, 1994), 156

² Teresa Grimes, *Early Auto-Related Properties in Pasadena, California* (National Register of Historic Places Multiple Property Documentation Form, 1996)

The period of significance for this historic resource is from 1929 to 1945, which encompasses the construction dates of all of the major improvements, and is consistent with the period of significance (1902-1944) for “Marketing and Servicing the Automobile” that is identified in the “Early Auto-Related Properties in Pasadena, California” National Register Multiple Property Documentation Form.

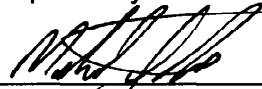
The property exhibits a high degree of integrity. The layout, featuring the “house with canopy” service station located near the corner, and the garage building and restroom building located on the opposite property lines, remains unchanged since the period of significance. Important features of design and materials remain, including the steel walls, door, windows and roof of the service station building, and the brick garage and restroom buildings with original doors and windows (including the remaining folding garage door). The gasoline station building exhibits workmanship as an early example of prefabricated steel construction. The few alterations to the property—the rooftop heating/AC equipment, air vents, possible replacement of the window in the entry door, alterations to the restroom building, and replacement of one of the folding steel garage doors—have only a minor effect on the integrity of the property. Although it is no longer operational, the property with all of its historic elements taken together evokes the feeling of a gas station from 75 years ago.

Other comparable gas stations in the area include 1273 E. Walnut Street and 2012 N. Lake Avenue in Altadena (just outside the City). Like the nominated property, both of these are constructed of steel in the “house with canopy” design, and both of these properties include a separate auto service and repair building. Both have been altered since the period of significance (1902-1944). At the 1273 E. Walnut property, several of the original windows on the west side elevation have been covered or removed, and the front door was replaced with a modern aluminum door. The 2012 N. Lake property does not appear to have any major alterations to the service station building, but all of the garage building doors have been replaced.

Fiscal Impact

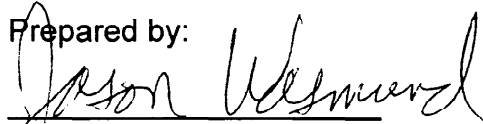
Designation of this property does not affect revenues to the City. In some instances, though, owners of designated properties may apply to the City for Historic Property Contract, which allows an alternative and often lower property tax assessment. The City Council reviewed the projected loss of property tax revenue from this program in 2002 when it adopted a local Historic Property Contract (Mills Act) ordinance.

Respectfully submitted,



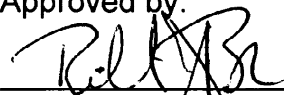
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Richard J. Bruckner
Director Planning & Development

ATTACHMENTS

- A: Resolution and Declaration
- B: Detailed Description of Structures
- C: Application Materials
- D: Consultant's Historical Assessment of Former Service Station and Photographs
- E: Effects of Landmark Designation