

DESIGNATION OF 940 E. COLORADO BOULEVARD AS A LANDMARK

ATTACHMENT A: APPLICATION



PASADENA PERMIT CENTER

www.cityofpasadena.net/permitcenter

**Application to Designate a Historic Resource as a
HISTORIC MONUMENT OR LANDMARK**

§17.62.050 of the Pasadena Municipal Code sets forth a procedure for designating any historic resource in the City as a historic monument or landmark. 1) The process begins with a preliminary evaluation by staff to determine if the nominated property meets the applicable criteria and is eligible for designation. 2) If staff determines that the nominated property is eligible for designation, the nomination is scheduled for a public hearing before the Historic Preservation Commission. 3) The Historic Preservation Commission determines if the historic resource meets the criteria for designation as a historic monument or landmark. If the Commission finds that the nominated resource qualifies for designation, it forwards a recommendation on the designation to the City Council. 4) At a noticed public hearing, the Council then determines whether to approve or deny the request for designation.

PART I. PROPERTY PROPOSED FOR DESIGNATION

1. Name of Property:	Hotel Constance / Pasadena Manor	
2. Property Address:	940 E Colorado Blvd	
3. Date of Original Construction	1926	
4. Architect / Builder:	McNeal Swasey (architect), Orndorff Construction Co. (builder)	
5. Present Owner: (Name)	Park Place Commercial, LP	
(Address)	Singpoli	
	25 E. Foothill Blvd., 2nd Floor	
(State/ZIP)	Arcadia, California 91006	
6/566-1888 (Phone/FAX)	714-368-9881 x50	714-368-9883
y 3223 (E-mail)	philipkim@singpoli.com	

PART II. APPLICANT

Applicant: (if not property owner)	Historic Resources Group	
(Address)	1728 Whitley Ave.	
	Hollywood	
(State/ZIP)	California, 90028	
(Phone/FAX)	323-469-2349	323-469-0491
(E-mail)	peyton@historicla.com	

Date April 28, 2008 Signature Peyton Hall

Date received: 4/30/08

Planner: KJ

PLN 2008-00236

Landmark Designation Application (2008) (website).doc Rev 2/15/2008



Application to Designate a Historic Resource as a
HISTORIC MONUMENT OR LANDMARK

CRITERIA FOR DESIGNATION

CRITERIA FOR DESIGNATING A HISTORIC MONUMENT

<input type="checkbox"/>	1. It is associated with events that have made a significant contribution to the broad patterns of the history of the region, state or nation.
<input type="checkbox"/>	2. It is associated with the lives of persons who are significant in the history of the region, state or nation.
<input type="checkbox"/>	3. It is exceptional in the embodiment of the distinctive characteristics of a historic resource property type, period, architectural style or method of construction, or that is an exceptional representation of the work of an architect, designer, engineer, or builder whose work is significant to the region, state or nation, or that possesses high artistic values that are of regional, state-wide or national significance.
<input type="checkbox"/>	4. It has yielded, or may be likely to yield, information important in prehistory or history of the region, state or nation.

A historic monument designation may include significant public or semi-public interior spaces and features.

CRITERIA FOR DESIGNATING A HISTORIC LANDMARK

<input type="checkbox"/>	1. It is associated with events that have made a significant contribution to the broad patterns of the history of the city.
<input type="checkbox"/>	2. It is associated with the lives of persons who are significant in the history of the city.
<input checked="" type="checkbox"/>	3. It embodies the distinctive characteristics of a locally significant historic resource property type, architectural style, period, or method of construction, or that represents the work of an architect, designer, engineer, or builder who is locally significant, or that possesses high artistic values that are locally significant.
<input type="checkbox"/>	4. It has yielded, or may be likely to yield, information important locally in prehistory or history.



Application to Designate a Historic Resource as a HISTORIC MONUMENT OR LANDMARK

PART III: TYPE OF DESIGNATION

PROPERTY TO BE DESIGNATED AS A:

Table with 2 columns: HISTORIC MONUMENT (checkbox) and LANDMARK (checkbox checked). Includes definitions for each.

PART IV: BRIEF DESCRIPTION OF PROPERTY

Briefly describe the property proposed for designation, indicating whether the entire site or a portion of the site is the subject of the nomination (e.g., how many buildings on the site). A map may be used for the description. Please also submit recent photographs. Use continuation sheet if necessary.

Refer to continuation sheet, site plan and recent photographs.

Horizontal lines for text entry.

PART V: SUPPLEMENTAL INFORMATION ON SIGNIFICANCE OF PROPERTY. With this application, please attach information that will assist staff with the preparation of a designation report. Books, photographs, articles, and other archival information will all be useful to document the significance of the historic resource.

Refer to bibliography, historical photographs, chronology, and other supporting information.

PART VI: LEGAL DESCRIPTION.

Attach a copy of the most recent recorded legal description for the property. This can usually be found in the deed for the property or other documents received when the property was purchased. This can also be obtained by the Title Company.

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Part IV: Brief Description of Property

Introduction

The Constance Hotel, located at 940 East Colorado Boulevard, on the southwest corner of Colorado Blvd. and Mentor Ave., is a seven-story plus basement reinforced concrete fireproof hotel. The hotel was designed by McNeal Swasey in the Mediterranean Revival Style and completed in 1926. The hotel contains 164 guest rooms with five retail stores located on the ground floor. The parking garage and two retail buildings were historically associated with the hotel. All the structures are still present on the lot but no longer retain historic integrity. The hotel tower, currently vacant, most recently was used as a senior residence operated by Fifield Manors, known as Pasadena Manor. Only the hotel tower is subject to nomination.

Exterior

The seven-story hotel tower is rectangular in plan and has a flat stucco surface with applied decoration. The building has a classical composition with a base, shaft and capital. The hotel has a regular fenestration plan. The majority of windows on the body of the building are six-over-six double hung square-edged windows that appear to be original. The building employs minor set-backs along the street fronts that serve to break up the wall and add interest to the structure. Applied decorative features are used sparingly. The vast majority of the decoration occurs on the top and bottom floors. The top floor, on portions of the north and east facades, has rectangular cast-stone panels placed between the windows below the cornice. A large rounded band course forms a continuous sill under the top floor windows demarcating the frieze area from the main body of the building. The panels depict angels and griffins. Other decorations on the building include mythical sea and land beasts, angels and centaurs.¹ A decorative parapet with a scalloped lower edge runs along the top of the building. The roof is finished with mission clay tile.

The main entrance, framed by a pair of cast-stone engaged columns with a chevron pattern, is from Colorado Boulevard located on the north side. Above the door are three bas-relief medallions depicting mythical figures. There is a metal wall sconce on either side of the decorative cast-stone door surround. To the left and right of the door are two entrances that have been closed off but the decorative cast-stone features that surrounded them still remain. There are also side entrances from Mentor Avenue and the rear of the building. It appears from archival photographs that the Mentor Avenue entrance was used as the unloading zone for hotel guests arriving by car, while the Colorado Boulevard entrance was more ceremonial utilized only by pedestrians. The entrance from Mentor is arched and flanked with engaged columns with a chevron pattern. The same decoration continues around the top of the arch. A curved green awning hangs above the entrance

¹ *Old Pasadena Today/ Hotel Constance*, Pasadena Star-News, B-10, August 16, 1987.

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and extends out over the sidewalk. The entrance features a set of double doors set back from the sidewalk and reached by a set of stairs. There is a metal wall sconce to both the left and the right of the decorative cast-stone door surround. On either side of the arched entrance are two paired arched niches separated by paired columns, one in front of the other. The niches contain arched windows that have been covered over with plywood. There is a decorative feature of mythical creatures above each pair of arched niches. Each of the storefront entrances has a decorative cast stone surround. There are five decorative cast-stone grilles above the Mentor Avenue entrance.

There are storefronts at the base of the building on the north and east sides. The west side is connected to a row of three single story retail buildings. A narrow arcade on the south side leads to the parking structure. There is a decorative feature of a mythical creature above the entrance to the arcade on the south facade. A metal fire escape is attached to the building on the south side. The fire escape is painted to match the mass of the building.

There is a patio on the west side of the building. The patio can be accessed from the interior of the building or through an arched door reached by a concrete ramp on the south side. The patio is surrounded on the south and west sides by a painted board-formed concrete wall. The wall is topped with a gentle scallop edge. The east side of the patio is formed by the west wall of a covered loggia with a slanted roof. The loggia has multiple arched glass windows with a matching arched doorway in the center that is reached by either a stairway or a ramp. The arched part of the windows and doorway have been filled in, the glass begins below the arch. The patio has a low rectangular decorative tile fountain in the center surrounded by desert stone paving. Decorative tile panels have been set into the scalloped perimeter wall. There are plants inside the fountain and along the edges of the patio.

Two small porches on the north façade above the ground floor can be accessed from the game room on the second floor. The game room, now enclosed, has three large arched windows on the north side, and arched doors matching the windows on the east and west sides. These doors lead out to the porches. Each porch also has a rectangular door on the north façade of the building. These porches retain their historic cast-stone decorative scallop-grille railings.

On the east façade a Juliette balcony is present under the central window of the fourth floor. The balcony is supported by square cut vigas with decorative ends. An elevator penthouse with a tile roof, seen best from the west, tops the building. The east elevation of the penthouse features a decorative scallop grill, matching those found elsewhere on the building.

On the west façade there is a vertical row of double-arched openings that make up the west side of the interior northern staircase. The top most of these openings has a round

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column separating the two arches. The north side of the stairwell has a single row of square-edged windows.

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Interior

The main entry to the building, off of Colorado Blvd, has two sets of double doors. The exterior double doors are non-original metal framed glass doors with sidelights and a fixed transom above. The interior double doors are original metal framed doors that are partially painted. The vestibule between the two sets of doors features a pink, aqua and white color scheme. Columns with the chevron pattern flank the interior doors. The floor is resilient tile, and the plaster ceiling is coffered in a diamond-shaped design. There is a repeating arch design at the top of the wall where it meets the ceiling. Decorative flourishes are found throughout the interiors.

The main entry doors lead to a wide hallway that opens into the lobby. On the west side of this hallway is the main staircase to the upper floors and a retail/office space that can be entered through double doors located at the southwestern end of the hallway. There are two retail/office spaces and two bathrooms located on the east side of the hallway.

The center of the lobby is framed by four square columns with a rounded column set into each corner. Every column has four sconces, one on each side. Boxed beams form a coffered ceiling. A decorative molding travels along the tops of all the walls and columns. The floor has both carpeting and composition tile. There is a door at the northwest side of the lobby that connects to an adjacent building currently serving as a dining room.

The east side of the lobby features the Mentor Ave. entrance to the building (currently temporarily blocked off). The southeast corner of the lobby contains a curved, polished-stone and wood reception counter. Behind the counter is one of the square columns against the west side of which is a wooden key box. The west side of the lobby contains openings to the closed in loggia and arched windows and an entry door to the patio.

At the southeastern end of the first floor, forming the southern wall of the reception area, are two retail/office spaces and two elevators. There is a service area at the southwestern end of the first floor. This area is entered into through multi-paneled wood doors one of which is reached by passing through a short hallway open on one end to the lobby. This area contains a service stairway to all floors, two bathrooms, and a number of small rooms. There is a service entrance to the building, leading in from the parking area.

The six upper stories contain 164 guest rooms each equipped with a private bath and exterior exposure. Each room opens off the single hallway running the length of the building. The fire escape is accessed at the south end of the building. Many of the rooms are in two and three room suites. The staircases are found at the northwest and southwest portions of the building. The northwest staircase is separated from the hallway by a door and has an open light-well with a skylight at the top floor. The two elevators are adjacent to each other on the east side of the hallway.

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The north end of the second floor terminates at the game room. The game room is entered from the hallway. Just before the game room there is a kitchen on either side of the hallway and other adjacent service rooms. Some of these rooms are reached by an additional hallway in the northwest of the building.

Alterations

The architectural design of the hotel remains substantially unaltered. Those alterations that have been made, such as enclosing porches and infilling windows and doors, are reversible.

On the exterior of the building the decorative iron surrounds that originally bordered the storefronts on the ground floor of the building are no longer present. The two flag poles that once projected out of the north façade of the building between the fourth and fifth floors have been removed. The west side of the building originally had colored awnings above each window held in place by wrought iron brackets.

Some of the interior finishes of the lobby have been covered up and some have been removed. In the lobby the original tile floor has been carpeted over and the decorative paint scheme has been painted over. The connected rooms such as the former retail spaces and the dining hall have been altered considerably with the majority of their historic features removed. Most of the storefront windows and entrances are currently boarded up. The Mentor Ave. entrance to the building has been blocked off but is in operable condition.

The second floor porch on Colorado Boulevard has been enclosed. All the arched openings have been fitted with either glass windows or glass doors below the arches, the arches themselves have been filled in.

The arched openings on the west side of the covered loggia have also been closed off and an access ramp has been added from the patio into the loggia.

The exterior paint scheme of the building is not original.

On July 23, 1984 a permit was issued allowing for the installation of solar panels on the roof of the building.

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Part V: Supplemental Information on Significance of Property

The Constance Hotel is significant under criterion "1" due to its association with the resort hotel period of Pasadena history. In 2000 the City of Pasadena surveyed the building. The report stated that: "The former Constance Hotel is eligible for local landmark designation under Criterion 1 as a representative example of the tourist hotel property type constructed in a significant period in the City's history under the historic context theme of tourism."²

Significance Statement

The Constance Hotel was constructed in 1926 as a residential hotel with retail shops on the ground floor. The property was designed by architect McNeal Swasey, constructed by the Orndorff Construction Company, and opened to the public on Friday, December 3, 1926. The hotel building was planned and owned by Mrs. Constance Perry who leased it to the Orndorff Hotel Company. Mr. and Mrs. Perry resided on the second floor of the hotel.

The seven-story fireproof hotel is located at the southwest corner of Mentor Avenue and Colorado Boulevard in Pasadena, California. The entire property owned by Mrs. Perry fronts Colorado Street for 225 feet and Mentor Avenue for 175 feet. The hotel was one of four buildings on the property. The other three were a one-story retail building, constructed before the hotel, another retail building, and a parking garage at the rear. All four of the structures still remain on the site; the hotel tower and adjacent retail building connect on the interior.

Originally Mrs. Perry planned to enlarge the hotel over time with the addition of a second tower along Colorado Blvd. She believed that by introducing her hotel with 164 rooms and then waiting, the demand for moderately priced hotel rooms in the area would eventually exceed what she provided and she would then proceed to build the second tower, filling the lot. In the meantime she decided to construct and rent a number of stores along Colorado Blvd.³ While her original plan was never realized, the four original buildings, though altered, are extant.

Touting itself in newspaper advertisements as being "Pasadena's new million dollar hotel" the Constance Hotel was hailed when new for its client base and its location.⁴ Mrs. Perry was so convinced that the nearby Pasadena business district was growing eastward that she not only chose to situate her hotel there but she also purchased other parcels of land in the area. Mrs. Perry believed that it was time for the city to have "a moderate-rate

² City of Pasadena Historic Resources Inventory, 2000.

³ *New Hotel is Definitely Planned*, Pasadena Star-News, March 19, 1926.

⁴ The European composer Arnold Schoenberg lived at the Constance Hotel when he first came to California in 1934.

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first class hotel”.⁵ Mrs. Perry was insistent that the hotel should be absolutely fireproof, a detail that is mentioned in all of the hotel’s advertisements. The hotel was also designed with seismic considerations in mind.⁶

McNeal Swasey, Architect

McNeal Swasey was born in Missouri in 1891. His father, William Albert Swasey, was an Australian born architect; his mother was American. McNeal Swasey was married to Kathryn Gardner with whom he had a daughter. From 1919 to 1922 he served as project manager for Myron Hunt in Pasadena, California. In 1922 Swasey became principal in his own firm. Over the course of his career Swasey partnered with two architects serving as Swasey and Hayne in Bakersfield, California and as Swasey and McAfee. Swasey designed a number of buildings in southern California including a residential structure at 320 Orange Grove Avenue; a Spanish Colonial Revival home at 201 Hillside Road, South Pasadena; and a sound stage at Twentieth Century Fox, 10200 Santa Monica Boulevard. He designed the Busch Building alterations at the corner of Wilshire Boulevard and Vermont Avenue; the Barker Brothers store at Seventh and Figueroa Streets; the auto sales building for Stanley W. Smith, Inc. in Hollywood at Gordon and Sunset Boulevard; and in 1922 he designed a twelve-sided dance pavilion at Lake Arrowhead Village.⁷ In 1941 Swasey was included in a team of architects appointed by the Los Angeles International Airport to design a new administration building; the project was canceled with the start of World War II.⁸ McNeal Swasey was known during the early 1920s for his revival style of architecture.⁹

Mediterranean Revival Style Architecture

Mediterranean Revival Style is a combination of architectural elements found in the countries along the Mediterranean Sea coast especially Spain and Italy. The architectural style, popular in the United States during the 1920s and 1930s, is predominantly associated with Florida and California. The style was used most commonly to design large buildings such as hotels, commercial structures and apartment buildings, but it was also applied to residential structures. Usually applied to multi-story buildings with rectangular floor plans, it uses red tile roofs, stuccoed walls, arched door and window openings, and symmetrical primary facades.¹⁰ Wrought iron grilles and railings,

⁵ *New Hotel is Definitely Planned*, Pasadena Star-News, March 19, 1926.

⁶ References to the hotel’s seismic considerations are made in many of the hotel’s advertisements but it is unclear what exactly is meant by it.

⁷ Roger G. Hatheway, Russell L. Keller, *Lake Arrowhead*. (Charleston, SC: Arcadia Publishing, 2006).

⁸ David Gebhard, Robert Winter, *Los Angeles: An Architectural Guide*. (Layton, Utah: Gibbs Smith Publishers, 1994).

⁹ City of Pasadena: Cultural Heritage Commission agenda, *Landmark Nomination – 320 Orange Grove Avenue*, July 12, 2007.

¹⁰ St. Petersburg, Florida: Urban Design & Historic Preservation Division, historic preservation <<http://www.stpete.org/Mediterranean.htm>> 4/9/2008.

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balconies, decorative columns, and applied decoration are common. Patios, loggias, courtyards and balconies are also employed.¹¹

The Great Pasadena Resort Hotels

Pasadena was a popular tourist destination beginning in the 1880s and continuing until the Great Depression. The weather and landscape of the region drew vacationers from across the country to Pasadena. Pasadena underwent an explosion in growth when the railroads added the city to their list of stops. Upscale hotels were constructed and inhabited, often for months at a time.

By the late nineteenth century Pasadena had become a destination for the eastern elite. The upper class from all areas of the country, as well as politicians and foreign dignitaries, came to Pasadena in droves. The hotels were now open year round, and those who came during the winter would often remain for several months. During this time, vacationers would frequently rent a suite of rooms or even an entire floor of a hotel filling it with their family and servants. It is estimated that by 1912 ten to fifteen thousand guests could be expected to stay at Pasadena hotels during the winter season with even more visitors staying with friends who owned winter homes.¹² It was during this time that Orange Grove Avenue was nicknamed *millionaires row*.

To accommodate these wealthy vacationers the resort hotel was created. The larger hotels expanded and smaller “family” hotels, for the more budget minded vacationer, were opened. The Constance Hotel is an example of this later form of hotel.¹³ The Bungalow Court also gained popularity among the resort goers.

By the 1930s, the era of the great resort hotels in Pasadena came to an end as the Great Depression began and the wealthy of the nation and the world began to tighten their purse strings. Today few of the hotels from this great period remain; the Constance Hotel is one of those few.

¹¹ City of Miami, historic preservation <<http://www.historicpreservationmiami.com/mediterranean.html>> 4/9/2008.

¹² Thomas Carpenter, Pasadena: Resort Hotels and Paradise. (Azusa, CA: Castle Green Times, Publisher, 1984), p. 118-119.

¹³ Ibid. p. 122.

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Bibliography

California Office of Historic Preservation Technical Assistance Series #6. State of California – the Resources Agency, Office of Historic Preservation, Department of Parks and Recreation.

Carpenter, Thomas. *Pasadena: Resort Hotels and Paradise*. Azusa, CA: Castle Green Times, Publisher, 1984.

City of Miami, historic preservation
<<http://www.historicpreservationmiami.com/mediterranean.html>> 4/9/2008.

City of Pasadena Cultural Heritage Commission agenda, *Landmark Nomination – 320 Orange Grove Avenue*, July 12, 2007.

City of Pasadena Historic Resources Inventory.

Gebhard, David, and Winter, Robert. *Los Angeles: An Architectural Guide*. Layton, Utah: Gibbs Smith Publishers, 1994.

Hatheway, Roger G., Keller, Russell L. *Lake Arrowhead*. Charleston, SC: Arcadia Publishing, 2006.

“Hotel Cost Estimated at Million”, Evening Post, December 2, 1926.

“The New Hotel Constance Pasadena, Calif.”, The Architect and Engineer, February, 1927.

“Old Pasadena Today / Hotel Constance, Pasadena Star-News, B-10, August 16, 1987.

Over and Under, Los Angeles Times, June 5, 1927.

Pasadena Historical Society.

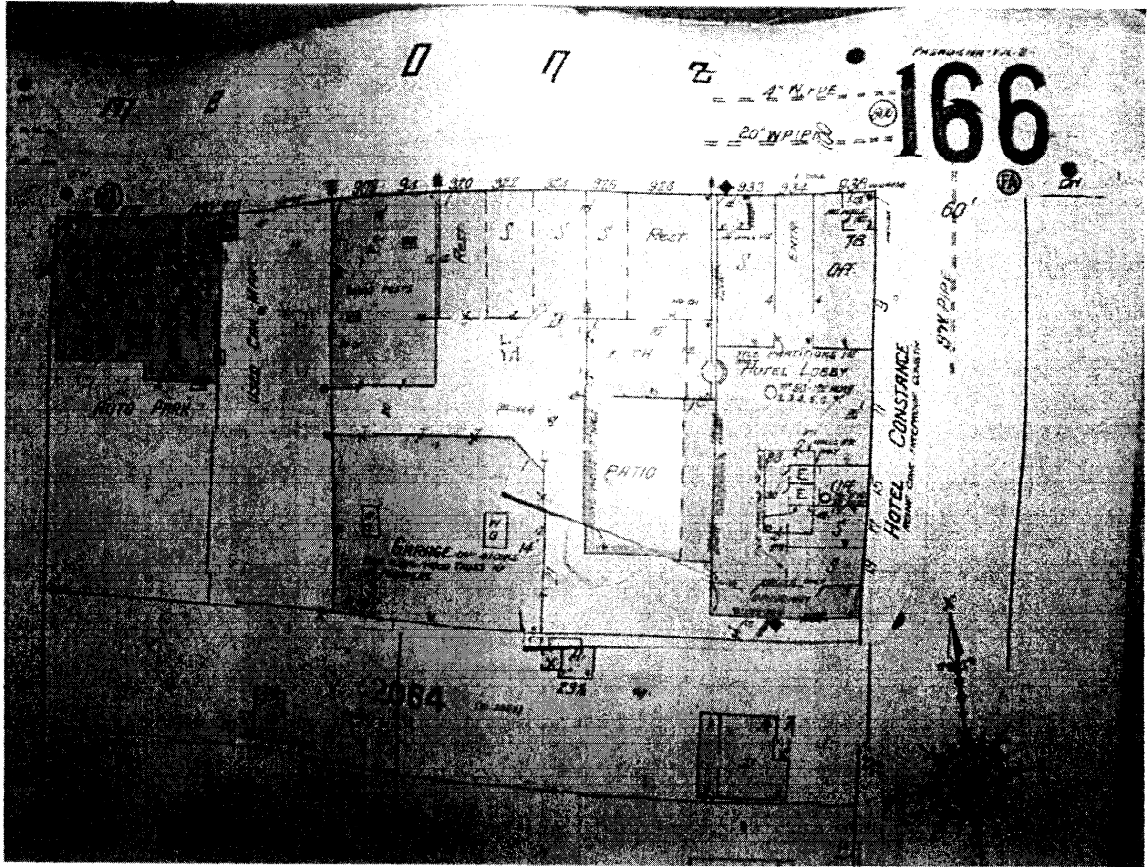
Pasadena Star News, March 19, 1926.

St. Petersburg, Florida: Urban Design & Historic Preservation Division, historic preservation <<http://www.stpete.org/Mediterranean.htm>> 4/9/2008.

Vision Realized in Hotel Constance, California Life, December 15, 1926.

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Sanborn Map:



940 E. Colorado Blvd., Pasadena, CA



P2. Location: 940 East Colorado Boulevard

B10. Significance:

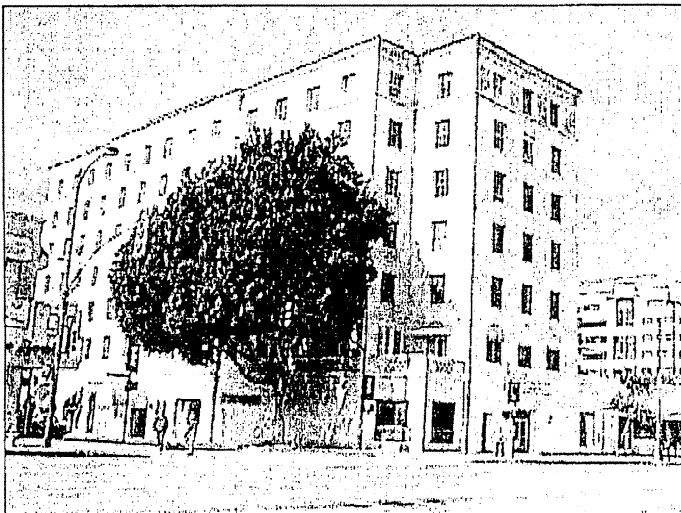
The former Hotel Constance is eligible for local landmark designation under Criterion 1 as a representative example of the tourist hotel property type constructed in a significant period in the City's history under the historic context theme of tourism.

Year of Construction: 1926

Architect: McNeal Swasy

Builder: Orendorff Construction Co.

P5b. Description/Date of Photo: View of the northwest corner/May 11, 1998



P8. Recorded by: Leslie Heumann, PCR, 233 Wilshire Blvd., Suite 130, Santa Monica, CA 90401

9. Date Recorded: August 30, 2000

BUILDING, STRUCTURE, AND OBJECT RECORD

Resource Name or #: (Assigned by recorder) 924-926 East Colorado Boulevard

B1. Historic Name:

B2. Common Name:

B3. Original Use: Commercial

B4. Present Use: Commercial

B5. Architectural Style: Modern Commercial

B6. Construction History: (Construction date, alterations, and date of alterations)
Constructed 1926

B7. Moved? No Yes Unknown Date:

Original Location:

B8. Related Features:

B9a. Architect: McNeal Rivers (?)

b. Builder: Unknown

B10. Significance: Theme: Commercial Development

Area: Pasadena Central District

Period of Significance: 1926

Property Type: Commercial

Applicable Criteria: N/A

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

This property appears ineligible for listing in the National Register or for local designation. Further, it appears of no local interest. This commercial building lacks sufficient architectural integrity necessary to merit consideration as a distinctive historic resource. In addition, it is not associated with any known significant events or persons important to Pasadena's history. This property was designed by architect McNeal Rivers and was constructed at a cost of approximately \$15,000. The storefront of this property has been modified since it was constructed in 1926.

B11. Additional Resource Attributes: (List attributes and codes) HP6 - 1-3 story Commercial

B12. References:

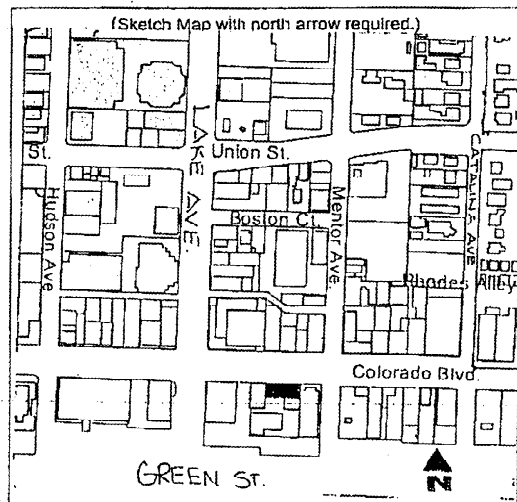
- Los Angeles County Assessors Records
- City of Pasadena Building Permits
- City Directories

B13. Remarks:

B14. Evaluator: Jan Ostashay

Date of Evaluation: 8/30/2000

(This space reserved for official comments.)



Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6Z

Other Listings
Review Code _____ Reviewer _____ Date _____

Page 1 of 2 Resource Name or #: (Assigned by recorder) 924-926 East Colorado Boulevard

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 _____ ; 1/4 of _____ 1/4 of Sec _____ ; B.M. _____
c. Address: 924-926 East Colorado Boulevard City Pasadena Zip 91106
d. UTM: (Give more than one for large and/linear resources) _____ ; _____ mE/ _____ mN
e. Other Locational Data (Enter Parcel #, legal description, directions to resource, elevation, etc., as appropriate)

Parcel No. 5735-006-032

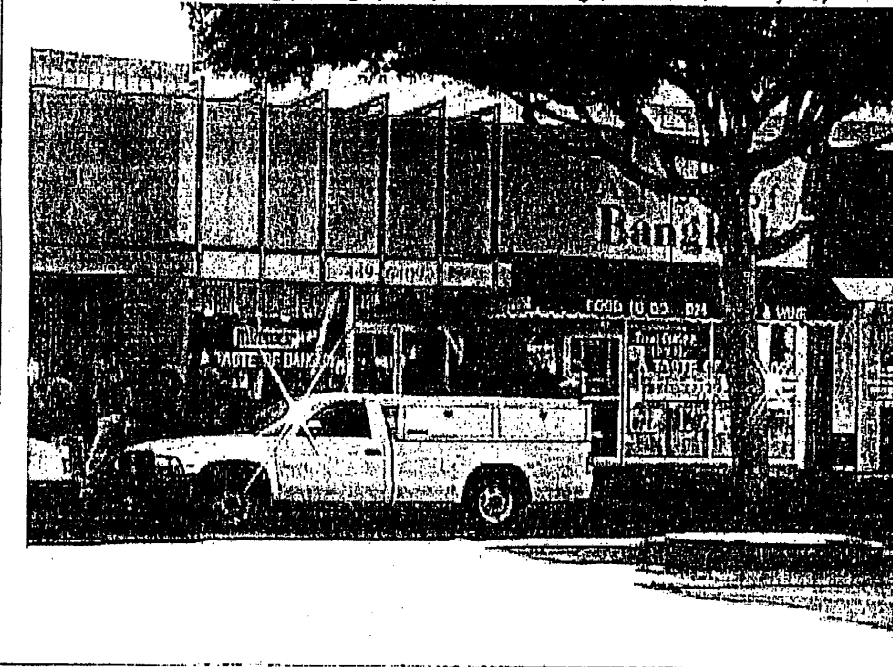
P3. Description (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

This small one story commercial building is in fair condition and is located on the south side of East Colorado. The building is built of concrete with a stucco exterior and a flat roof. The two recessed entry storefront bays have been altered by the installation of aluminum door and window systems. These two storefronts appear to be connected structurally and stylistically to the building immediately to the east. One of the storefronts is marked by a large canvas awning over the storefront, and the other is distinguished by a series of vertical wooden members reaching from the shallow horizontal "entablature" to the roof.

P3b. Resource Attributes: (List attributes and codes) HP6 - 1-3 story Commercial Building

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 #)
924-926 E. Colorado (View toward southwest).
Photo No: 1-73, 12/6/99

P6. Date Constructed/Age and Sources:
 Prehistoric Historic Both

1926: City of Pasadena Building Permits

P7. Owner and Address
Private

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

Jan Ostashay
PCR Services,
233 Wilshire Blvd., Ste. 130,
Santa Monica, CA 90401

P9. Date Recorded: 8/30/2000

P10. Survey Type: (Describe)
Intensive survey (update)—Pasadena Central
District Specific Plan Area

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

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

HISTORIC RESOURCES INVENTORY

Ser No		51.20		
HABS	HAER	NF	SHL	Loc
UTM	A	577680	B	395140
	C		D	

IDENTIFICATION

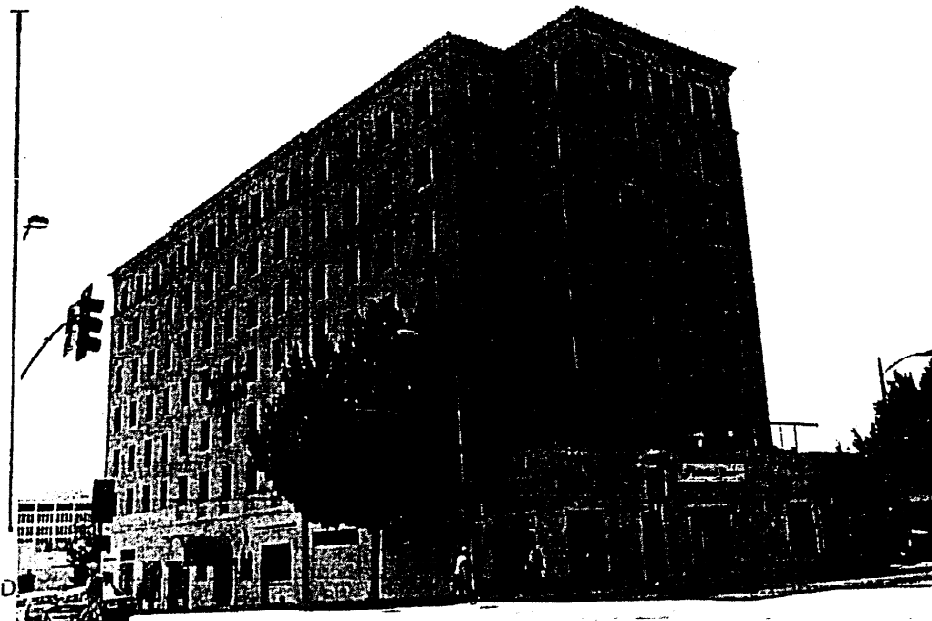
1. Common name: Pasadena Manor
2. Historic name: Hotel Constance
3. Street or rural address: 940 Colorado Blvd.
City Pasadena Zip 91101 County Los Angeles
4. Parcel number: Lot 7 & N. 2' exc. W. 65' of Lot 8, Thomas & Farris Sub
5. Present Owner: Jacob & Lea Friedman Address: 336 S. June
City Los Angeles Zip 90020 Ownership is: Public _____ Private X
6. Present Use: Residential hotel Original use: Hotel

DESCRIPTION

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

The detail and general characteristics of the seven-story, reinforced concrete Constance Hotel are Romanesque in feeling, and the building has a tile roof to complete the design. Along the street facades, minor set-backs have been used to break up the wall surfaces. On the plainer western side colored awnings with wrought iron brackets (now gone) provided visual interest and protection from the setting sun. A decorative parapet trims the top of the building with a scalloped lower edge. A large rounded band course, forming a continuous sill under the top floor windows, marks the frieze area which is decorated between many of the windows with rectangular panels of angels with griffins. Other decorations on the exterior are designed in wrought iron and artificial stone (centaurs, angels and mythical sea and land beasts).

At the same time the hotel was built a one-story row of storefronts was constructed to the west, continuing the first-floor hotel facade. These storefronts have now been greatly remodeled.



8. Construction date: 1926
Estimated _____ Factual X
9. Architect McNeal Swasy
10. Builder Orendorff
Const. Co.
11. Approx. property size (in feet)
Frontage 100 Depth 175+
or approx. acreage _____
12. Date(s) of enclosed photograph(s)
1986

13. Condition: Excellent Good Fair Deteriorated No longer in existence
14. Alterations: Awnings removed; storefronts remodeled
15. Surroundings (Check more than one if necessary): Open land Scattered buildings Densely built up
Residential Industrial Commercial Other
16. Threats to site: None known Private development Zoning Vandalism
Public Works project Other:
17. Is the structure: On its original site? Moved? Unknown?
18. Related features:

SIGNIFICANCE

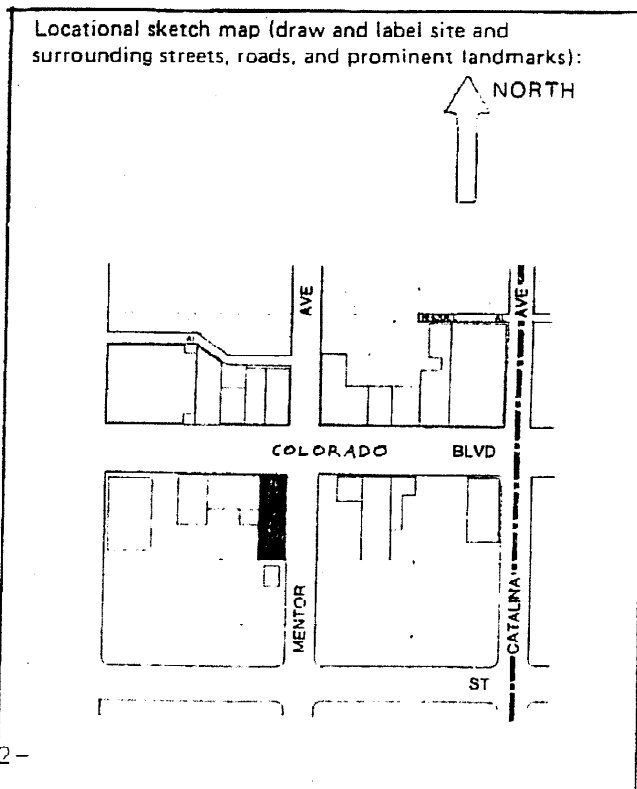
19. Briefly state historical and/or architectural importance (include dates, events, and persons associated with the site.)
 The 164-room Hotel Constance (now Pasadena Manor) was built in 1926. Designed by Los Angeles architect McNeal Swasy, the reinforced concrete hotel was featured after its completion in both Architect and Engineer and California Life. The Constance was the inspiration of Mrs. Horace C. (Constance Virginia) Perry, the owner, who conceived the idea of building an absolutely fireproof, thoroughly modern hotel on the European plan in Pasadena. It was also designed with seismic considerations in mind.

The architect believed, because of environmental and climatic conditions, that a Mediterranean style would be most appropriate to the Pasadena area. He felt Southern California had been developing a distinctive style, drawn freely from all the similar architectural styles in the different countries about the Mediterranean Sea, and this hotel became his interpretation of that new style.

20. Main theme of the historic resource: (If more than one is checked, number in order of importance.)
 Architecture 2 Arts & Leisure
 Economic/Industrial 1 Exploration/Settlement
 Government Military
 Religion Social/Education

21. Sources (List books, documents, surveys, personal interviews and their dates).
 City of Pasadena Records; see files in Urban Conservation; Architect & Engineer, Feb. 1927.

22. Date form prepared February 1987
 By (name) Nancy Impastato
 Organization Urban Conservation
 Address: City Hall
 City Pasadena Zip 91101
 Phone: 818 405-4228



940 E. Colorado Blvd., Pasadena, CA

Part VI: Legal Description

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CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

STATE of California

County of Los Angeles

On 11-21-07 before me, Mirella Angelica Cruz, Notary Public,
personally appeared Donner E. Miller



I personally know to me
 (or proved to me on the basis of satisfactory evidence)

to be the person(s) whose name(s) I have subscribed to the within instrument and acknowledge to me that he/she/they executed the same in his/her/their authorized capacity(ies) and that by his/her/their signature(s) on the instrument (or power(s)), or the entry upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Signature Mirella A. Cruz

OPTIONAL

Change the information below if not required by law. It may prove helpful to persons dealing with the instrument and could provide for easier removal and reattachment of the form to another document.

Description of Attached Document: Certificate of Compliance

Document Date: 11-21-07 Number of Pages: 4

Signor(s) Other Than Named Above: None

Capacity(ies) Claimed by Signor(s)

- Signor's Name: _____
- Individual
- Corporate Officer — Title: zoning Admin.
- Partner — Limited General
- Attorney in Fact
- Trustee
- Guardian or Conservator
- Other: _____

- Signor's Name: _____
- Individual
- Corporate Officer — Title: _____
- Partner — Limited General
- Attorney in Fact
- Trustee
- Guardian or Conservator
- Other: _____

Signor's Representing: City of Pasadena

940 E. Colorado Blvd., Pasadena, CA

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**EXHIBIT A
LEGAL DESCRIPTION**

THOSE PORTIONS OF LOTS 7 AND 8 OF THOMAS AND FARRIS SUBDIVISION OF LOT 1 AND A PORTION OF LOT 4, IN BLOCK "L" OF THE SAN PASQUAL TRACT, IN THE CITY OF PASADENA, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 10, PAGE 100 OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL 2:

BEGINNING AT THE INTERSECTION OF THE SOUTHERLY LINE OF COLORADO BOULEVARD, 100 FEET WIDE, WITH THE WESTERLY LINE OF MENTOR AVENUE, 60 FEET WIDE; THENCE WESTERLY ALONG SAID SOUTHERLY LINE OF COLORADO BOULEVARD, SOUTH 89°59'40" WEST 99.97 FEET TO THE WESTERLY LINE OF SAID LOT 7; THENCE SOUTHERLY ALONG SAID WESTERLY LINE AND ITS SOUTHERLY PROLONGATION, SOUTH 00°00'35" WEST 177.35 FEET TO A LINE PARALLEL WITH AND 2.00 FEET SOUTH OF THE SOUTHERLY LINE OF SAID LOT 7; THENCE PARALLEL TO SAID SOUTHERLY LINE OF LOT 7, NORTH 89°59'59" EAST 100.00 FEET TO SAID WESTERLY LINE OF MENTOR AVENUE; THENCE ALONG SAID WESTERLY LINE, NORTH 00°00'00" EAST 177.35 FEET TO THE POINT OF BEGINNING.

AREA: 17,732 SQUARE FEET, 0.41 ACRES

EXHIBIT "B" IS ATTACHED HERETO AND MADE A PART HEREOF.

Robert R. Sims
Robert R. Sims, R.C.E. 21649
License Expires: 9-30-09

Date: 11/7/07



