

ATTACHMENT C:

**Application (Including Description & Significance
Statement)**



PLANNING DIVISION MASTER APPLICATION FORM

Project Address: 316 S. San Gabriel Blvd.

Project Name: Landmark Designation for Tank Drive

Project Description: (Please describe demolitions, alterations and any new construction) Designation of structure as a City of Pasadena Landmark

Zoning Designation: _____ General Plan Designation: _____

Valuation (Cost of Project): N/A

APPLICANT / OWNER INFORMATION

APPLICANT NAME: Mary Jo Winder

Telephone: 664 664-9464

Address: 5020 Big Bend Trail

Fax: [] 2512-943-0716

City: Georgetown State: TX Zip: 78653

Email: mjw.apps@shoglobal.com

CONTACT PERSON: same as applicant

Telephone: [] _____

Address: _____

Fax: [] _____

City: _____ State: _____ Zip: _____

Email: _____

PROPERTY OWNER NAME: Signature Healthcare Services LLC

Telephone: (707) 520-4199

Address: 4235 Green River Rd.

Fax: [] _____

City: Carona State: CA Zip: 92880

Email: etolonen@signaturehc.com

TYPE OF PLANNING REVIEW AND APPROVALS REQUIRED (Mark clearly the type of approval(s) required):

<input type="checkbox"/> ADJUSTMENT PERMIT	<input type="checkbox"/> HEIGHT AVERAGING	<input type="checkbox"/> PREDEVELOPMENT PLAN REVIEW
<input type="checkbox"/> AFFORDABLE HOUSING CONCESSION OR WAIVER	<input type="checkbox"/> HILLSIDE DEVELOPMENT PERMIT	<input type="checkbox"/> RELIEF FROM THE REPLACEMENT BUILDING PERMIT REQUIREMENT
<input type="checkbox"/> CERTIFICATE OF APPROPRIATENESS	<input checked="" type="checkbox"/> HISTORIC DESIGNATION (MONUMENT, LANDMARK, TREE OR SIGN)	<input type="checkbox"/> SIGN EXCEPTION
<input type="checkbox"/> CERTIFICATE OF EXCEPTION	<input type="checkbox"/> HISTORICAL RESEARCH/EVALUATION	<input type="checkbox"/> TENTATIVE PARCEL/TRACT MAP
<input type="checkbox"/> CHANGES TO APPROVED PROJECT	<input type="checkbox"/> LANDMARK TREE PRUNING	<input type="checkbox"/> TEMP. CONDITIONAL USE PERMIT
<input type="checkbox"/> CONDITIONAL USE PERMIT	<input type="checkbox"/> MASTER DEVELOPMENT PLAN	<input type="checkbox"/> TREE PROTECTION PLAN REVIEW
<input type="checkbox"/> DESIGN REVIEW	<input type="checkbox"/> MASTER SIGN PLAN	<input type="checkbox"/> TREE REMOVAL
<input type="checkbox"/> DEVELOPMENT AGREEMENT	<input type="checkbox"/> MINOR CONDITIONAL USE PERMIT	<input type="checkbox"/> VARIANCE
<input type="checkbox"/> EXPRESSIVE USE PERMIT	<input type="checkbox"/> MINOR VARIANCE	<input type="checkbox"/> VARIANCE FOR HISTORIC RESOURCES
<input type="checkbox"/> FLOOR AREA RATIO (FAR) INCREASE	<input type="checkbox"/> PLANNED DEVELOPMENT ZONE	<input type="checkbox"/> ZONE CHANGE (MAP AMENDMENT)
<input type="checkbox"/> GENERAL PLAN AMENDMENT	<input type="checkbox"/> PRELIMINARY PLAN CHECK	OTHER: _____

Note: Space for signature is on reverse side

INDEMNIFICATION

Applicant agrees to defend, indemnify, and hold harmless the City and its officers, contractors, consultants, employees, and commission members (collectively, "City") from any and all liability, loss, suits, claims, damages, costs, judgments and expenses (including attorney's fees and costs of litigation), including any appeals thereto (collectively, "proceeding") brought against the City with regard to any approvals issued in connection with the application(s) by the City, including any action taken pursuant to the California Environmental Quality Act. If Applicant is required to defend the City in connection with such proceeding, the City shall have and retain the right to approve counsel to so defend the City; and all significant decisions concerning the manner in which the defense is conducted; and any and all settlements, which approval shall not be unreasonably withheld. The City shall also have and retain the right to not participate in the defense, except that the City agrees to reasonably cooperate with Applicant in the defense of the proceeding. If the City's Attorney's Office participates in the defense, all City Attorney fees and costs shall be paid by Applicant. Further, Applicant agrees to defend, indemnify and hold harmless the City from and for all costs and fees incurred in additional investigation or study of, or for supplementing, revising, or amending, any document if made necessary by said proceeding.

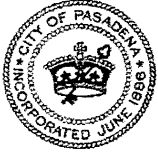
CERTIFICATION:

I hereby certify that I am the applicant or designated agent named herein and that I am familiar with the rules and regulations with respect to preparing and filing this petition for discretionary action, and that the statements and answers contained herein and the information attached are in all respects true and accurate to the best of my knowledge and belief.

SIGNATURE OF APPLICANT OR AGENT: *Mary Jo Wender* Date: 4.10.13

<p>For Office Use Only</p> <p>PLN # <u>2013-00239</u></p> <p>CASE # _____</p> <p>PRJ # _____</p> <p>DATE ACCEPTED: <u>5/28/13</u></p> <p>DATE SUBMITTALS RECEIVED: _____</p> <p>RECEIVED BY (INITIALS): <u>MS</u></p> <p>FEES:</p> <p>BASE FEE: \$ _____</p> <p>3% RECORDS FEE: \$ _____</p> <p>TOTAL: \$ _____</p> <p>HISTORIC ARCH. RESEARCH REQUIRED? YES <input checked="" type="checkbox"/> NO <input checked="" type="checkbox"/></p> <p>PUBLIC ART REVIEW REQUIRED? YES <input checked="" type="checkbox"/> NO <input checked="" type="checkbox"/></p> <p>TRANSPORTATION REVIEW REQUIRED? YES <input checked="" type="checkbox"/> NO <input checked="" type="checkbox"/></p> <p>INCLUSIONARY HOUSING REQUIRED? YES <input checked="" type="checkbox"/> NO <input checked="" type="checkbox"/></p>	<p>REVIEW AUTHORITY:</p> <p><input type="checkbox"/> STAFF</p> <p><input type="checkbox"/> HEARING OFFICER</p> <p><input type="checkbox"/> PLANNING COMMISSION/BZA</p> <p><input type="checkbox"/> DESIGN COMMISSION</p> <p><input checked="" type="checkbox"/> HISTORIC PRESERVATION COMMISSION</p> <p><input checked="" type="checkbox"/> CITY COUNCIL</p> <p>TAXPAYER PROTECTION</p> <p><input type="checkbox"/> DISCLOSURE REQUIRED</p> <p><input checked="" type="checkbox"/> NOT REQUIRED</p>	<p>CEQA REVIEW:</p> <p><input checked="" type="checkbox"/> EXEMPTION</p> <p><input type="checkbox"/> INITIAL STUDY</p> <p><input type="checkbox"/> EIR</p> <p>CEQA REVIEW STATUS:</p> <p><input checked="" type="checkbox"/> PENDING</p> <p><input type="checkbox"/> COMPLETED</p>	<p>Design & Historic Preservation:</p> <p>TYPE OF HISTORIC PRESERVATION REVIEW:</p> <p><input type="checkbox"/> CATEGORY 1 (DESIGNATED)</p> <p><input type="checkbox"/> CATEGORY 2 (ELIGIBLE)</p> <p>LANDMARK/HISTORIC DISTRICT NAME: _____</p> <p>TYPE OF DESIGN REVIEW:</p> <p><input type="checkbox"/> CONCEPT</p> <p><input type="checkbox"/> FINAL</p> <p><input type="checkbox"/> CONSOLIDATED</p> <p><input type="checkbox"/> PRELIMINARY CONSULTATION</p>
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**Supplemental Application for
HISTORIC DESIGNATION**

Note: In addition to this application, a completed **Planning Division Master Application Form** is also required.

PROPERTY PROPOSED FOR DESIGNATION

1. Name of Property:	<i>Domestic Tank House @ 316 S. San Gabriel Blvd</i>
2. Property Address:	<i>316 S. San Gabriel Blvd.</i>
3. Date of Original Construction	<i>c1930</i>
4. Original Owner	<i>unknown - C.A. Boyle listed in 1924 C.R.</i>
5. Architect / Builder:	<i>unknown</i>

DESIGNATION CATEGORY

(CHECK APPROPRIATE BOX—SEE CRITERIA ON PAGES 2 & 3 FOR MORE INFORMATION):

HISTORIC MONUMENT

LANDMARK

HISTORIC SIGN

LANDMARK TREE

BRIEF DESCRIPTION OF PROPERTY

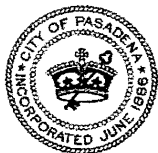
Briefly describe the property proposed for designation, indicating whether the entire site or a portion of the site is the subject of the nomination (e.g., how many buildings or objects on the site are included in the nomination) or if the nomination is for an object, sign or tree. A map may be used for the description. Please also submit recent and, if available, historical photographs. Use additional sheets if necessary.

See attached report.

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 nominated resource.

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



LEGAL DESCRIPTION

Attach a copy of the most recently recorded legal description for the property (usually in the deed for the property or other documents when the property was purchased—also available from a title company).

See attached Tax Assessor's Record.

CRITERIA FOR DESIGNATION

Check the box under the category checked on first page that corresponds to the criterion under which you are nominating the property, object, sign or tree for designation. Multiple boxes may be checked if applicable.

CRITERIA FOR DESIGNATING AN HISTORIC MONUMENT (May include significant public or semi-public interior spaces and features)	
<input type="checkbox"/>	A. 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"/>	B. It is associated with the lives of persons who are significant in the history of the region, state or nation.
<input type="checkbox"/>	C. 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"/>	D. It has yielded, or may be likely to yield, information important in prehistory or history of the region, state or nation.

CRITERIA FOR DESIGNATING A LANDMARK	
<input type="checkbox"/>	A. It is associated with events that have made a significant contribution to the broad patterns of the history of the City, region, or State.
<input type="checkbox"/>	B. It is associated with the lives of persons who are significant in the history of the City, region, or State.
<input checked="" type="checkbox"/>	C. It embodies the distinctive characteristics of a type, architectural style, period, or method of construction, or represents the work of an architect, designer, engineer, or builder whose work is of significance to the City or, to the region or possesses artistic values of significance to the City or to the region.
<input type="checkbox"/>	D. It has yielded, or may be likely to yield, information important locally in prehistory or history.



CRITERIA FOR DESIGNATING A HISTORIC SIGN

<input type="checkbox"/>	A. It is exemplary of technology, craftsmanship or design of the period when it was constructed, uses historic sign materials and means of illumination, and is not significantly altered from its historic period. Historic sign materials shall include metal or wood facings, or paint directly on the façade of a building. Historic means of illumination shall include incandescent light fixtures or neon tubing on the exterior of the sign. If the sign has been altered, it must be restorable to its historic function and appearance.
<input type="checkbox"/>	B. It is integrated with the architecture of the building.
<input type="checkbox"/>	C. It demonstrates extraordinary aesthetic quality, creativity, or innovation.

CRITERIA FOR DESIGNATING A LANDMARK TREE

<input type="checkbox"/>	A. It is one of the largest or oldest trees of the species located in the City.
<input type="checkbox"/>	B. It has historical significance due to an association with a historic event, person, site, street, or structure.
<input type="checkbox"/>	C. It is a defining landmark or significant outstanding feature of a neighborhood.

DESIGNATION PROCESS (INFORMATION ONLY; NO ACTION REQUIRED)

§17.62.050 Pasadena Municipal Code:

1. 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. If not, the applicant may appeal the determination of ineligibility to the Historic Preservation Commission or it may be called for review by the Historic Preservation Commission or City Council.
3. If the Historic Preservation 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 disapprove the application.

DESCRIPTION

The tankhouse at 316 South San Gabriel Blvd. is located at the rear of the lot behind a one-story residential building on a larger property known as the Las Encinas Hospital. According to Allen G. Noble, the architectural type of the structure is the California domestic tankhouse.¹ His study depicts twelve forms that appeared historically in California, primarily in the central coast and plain areas of the State. The San Gabriel Blvd. example is the sub-type, a *tapered-tower overhang tankhouse*.

The approximate eight-foot by eight-foot extant structure is two stories in height, is of wood frame construction with clapboard and wood-shingle cladding and a hip roof. The lower, clapboard portion of the structure has one opening on the south elevation, a single door with a wood-braced shed roof. The original door has been replaced with a plywood panel. Also on the south elevation, is the remnant of a frame of a windmill. Small, square window openings with wide flat-board trim occur on all elevations of the upper shingle-sided story. There are two on the west and north elevations and one on the east and south elevations. Most of the four-light casement windows are missing. An additional door which is located midway up on the east elevation is surmounted by a shallow, braced shed roof. A plywood panel replaces the original door. The structure is in deteriorated condition, especially the roof, which is nearly devoid of its shingles and the roof framing exposed, and the decorative windmill on the south elevation. The water tank has been removed from the structure.

HISTORY/SIGNIFICANCE

The water tankhouse at 316 South San Gabriel Blvd. is on a property that was first documented in the 1924 Pasadena City Directory with its owner, Calvin A. Boyle, as the occupant². A subsequent 1962 tax record documents construction of a residence with an original construction date of 1922³. Although the tankhouse is not specifically dated on the permit, its design and construction verify that it was likely extant in the early 1920s⁴.

The tankhouse is significant under Landmark Criterion C as a unique and nearly extinct example of its property type, the California domestic tankhouse. Although it is one of five known examples of its type found in the City to date, it is the only one that was constructed in the 1920s and it has the unique feature of a windmill armature⁵ attached to

¹ Allen G. Noble, "Wood, Brick, and Stone, the North American Settlement Landscape, Volume 2: Barns and Farm Structures." Pp.83-84.

² The property was part of the community of Lamanda Park, which was annexed to the City in 1920.

³ This permit lists the owner as Clifford J. Bradshaw and depicts the original 1922 house with additions in 1954 and 1962, the two-story tankhouse, and a garage.

⁴ Leon S. Pitman, "Domestic Tankhouses of Rural California" *Pioneer America* 8 No. 2, p. 84. These structures typically were constructed up to the 1930s.

⁵ Although early tankhouses were constructed with a windmill structure attached to the tankhouse to pump water to the tank, later examples (after 1910) typically were outfitted

it. Other extant tankhouses in Pasadena include: another nearby on the Las Encinas Hospital property at 2900 E. Del Mar Blvd.;⁶ 70 Grace Terrace, which has been converted to a residence; 3060 San Pasqual Street, the house and tank designated a landmark in 2007; and one that was moved from 180 S. San Gabriel to the Sunny Slope Water Company, 1040 El Campo Drive. The five structures are representative of a property type that was relatively uncommon on the Southern California landscape compared to their more common appearance in the northern part of the State.

The Pitman and Noble studies of the rural California built environment identify the subtype of the tapered tower overhang tankhouse, which is found at 316 S. San Gabriel Blvd., as the second most popular form that was constructed in the 1870s through the 1920s period. The subtype was noted for its strength in supporting large capacity water tanks (2,000 to 10,000 gallons) for providing a reliable water supply for an individual property owner's domestic and agricultural uses. This tankhouse is a relatively small example, measuring eight-feet-by-eight-feet and two stories in height, as examples in the above studies typically measured between nine and fourteen feet and were three stories in height.

The domestic water tankhouse is uniquely associated with the California rural landscape. As Leon Pitman states:

The effective dispersal of the tankhouse in California took place in a natural environment which posed no serious limitations to the year-round use of the domestic pumped-gravity water supply system. Elevated tanks and tankhouses were built on farms in probably every state in America, but nowhere were they so prolific or more needed than in dry summer, mild winter climates.

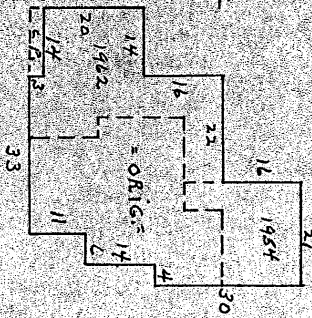
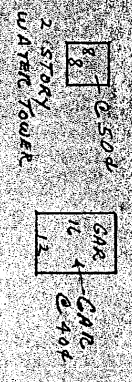
Although the subject structure has lost its historic environmental setting⁷, it still retains all the characteristics that make it an important example of the California domestic water tankhouse property type.

with either an electric or gas motor pump. The windmill on this structure was not likely functional, but purely a decorative feature and the water was likely pumped to the tank by a motorized pump.

⁶ Both this and the tankhouse at 316 S. San Gabriel Blvd. are on the Las Encinas Hospital property. The Las Encinas tankhouse is a contributing structure to a National Register of Historic Places historic district, which is currently undergoing the nomination process.

⁷ Major additions and alterations to the residence and 1960s construction of single family houses to the north of the property have changed the setting to a more urban than rural setting.

PERMIT NO. 8793-0 MAP NO. 565 ASSESSMENT NO. 22044
 SAN GABRIEL BLVD 3-28-62 DESCRIPTION W 410 FT OF LOT 17 SLOPE ISLAND RECORDS OF L.A. CO.



ADDITIONS = OVERLAP
 3 = 99
 4 = 376
 5 = 636
 9 = 78
 10 = 602
 21 = 336
 21 = 31
 2148
 128.558 - 14 } 140
 192 x 408 = 76.8

CLASS	EXTERIOR	ROOF	HEATING			TRIMMINGS	BUILT IN FEATURES
			Plat. Hip	Bay Windows	Plat. Hip		
Basement	Bay Windows	Plat. Hip	Plat. Hip	Plat. Hip	Plat. Hip	Plat. Hip	Plat. Hip
Living Room	Bay Windows	Plat. Hip	Plat. Hip	Plat. Hip	Plat. Hip	Plat. Hip	Plat. Hip
Bed Room	Bay Windows	Plat. Hip	Plat. Hip	Plat. Hip	Plat. Hip	Plat. Hip	Plat. Hip
Bath Room	Bay Windows	Plat. Hip	Plat. Hip	Plat. Hip	Plat. Hip	Plat. Hip	Plat. Hip
Kitchen	Bay Windows	Plat. Hip	Plat. Hip	Plat. Hip	Plat. Hip	Plat. Hip	Plat. Hip
Storage - S&V P&H	Bay Windows	Plat. Hip	Plat. Hip	Plat. Hip	Plat. Hip	Plat. Hip	Plat. Hip
Offices	Bay Windows	Plat. Hip	Plat. Hip	Plat. Hip	Plat. Hip	Plat. Hip	Plat. Hip
Store	Bay Windows	Plat. Hip	Plat. Hip	Plat. Hip	Plat. Hip	Plat. Hip	Plat. Hip
Marble Floor	Bay Windows	Plat. Hip	Plat. Hip	Plat. Hip	Plat. Hip	Plat. Hip	Plat. Hip
Tile Floor	Bay Windows	Plat. Hip	Plat. Hip	Plat. Hip	Plat. Hip	Plat. Hip	Plat. Hip
Hardwood Floor	Bay Windows	Plat. Hip	Plat. Hip	Plat. Hip	Plat. Hip	Plat. Hip	Plat. Hip
Hardwood Finish	Bay Windows	Plat. Hip	Plat. Hip	Plat. Hip	Plat. Hip	Plat. Hip	Plat. Hip
Cement Floor	Bay Windows	Plat. Hip	Plat. Hip	Plat. Hip	Plat. Hip	Plat. Hip	Plat. Hip
Unfinished	Bay Windows	Plat. Hip	Plat. Hip	Plat. Hip	Plat. Hip	Plat. Hip	Plat. Hip

CLASS	EXTERIOR	ROOF	HEATING			TRIMMINGS	BUILT IN FEATURES
			Plat. Hip	Bay Windows	Plat. Hip		
Single, Double California Bungalow Residence	Bay Windows	Plat. Hip	Plat. Hip	Plat. Hip	Plat. Hip	Plat. Hip	Plat. Hip
Flat Apartment	Bay Windows	Plat. Hip	Plat. Hip	Plat. Hip	Plat. Hip	Plat. Hip	Plat. Hip
Factory	Bay Windows	Plat. Hip	Plat. Hip	Plat. Hip	Plat. Hip	Plat. Hip	Plat. Hip
Garage	Bay Windows	Plat. Hip	Plat. Hip	Plat. Hip	Plat. Hip	Plat. Hip	Plat. Hip
Shed Barn	Bay Windows	Plat. Hip	Plat. Hip	Plat. Hip	Plat. Hip	Plat. Hip	Plat. Hip
School, Office	Bay Windows	Plat. Hip	Plat. Hip	Plat. Hip	Plat. Hip	Plat. Hip	Plat. Hip
Church	Bay Windows	Plat. Hip	Plat. Hip	Plat. Hip	Plat. Hip	Plat. Hip	Plat. Hip
Store, Storage	Bay Windows	Plat. Hip	Plat. Hip	Plat. Hip	Plat. Hip	Plat. Hip	Plat. Hip
Service Station	Bay Windows	Plat. Hip	Plat. Hip	Plat. Hip	Plat. Hip	Plat. Hip	Plat. Hip
FOUNDATION	Bay Windows	Plat. Hip	Plat. Hip	Plat. Hip	Plat. Hip	Plat. Hip	Plat. Hip
Stone, Brick, Concrete, Wood piers	Bay Windows	Plat. Hip	Plat. Hip	Plat. Hip	Plat. Hip	Plat. Hip	Plat. Hip

Report Dated 5-19-62

Im 5-11-60 B8

ATTACHMENT D:

Photographs





ATTACHMENT E:

Effects of Landmark 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.