

Attachment A:

Application including narrative report, historical documentation, 2005 photographs, original floor plan and board, and owner support petitions



PASADENA PERMIT CENTER

www.cityofpasadena.net/permitcenter

ATTACHMENT A

PLANNING DIVISION MASTER APPLICATION FORM

Project Address: 1000 E. Cordova Street

Project Name: Whispering Waters

Project Description: (Please describe demolitions, alterations and any new construction) Historic Designation

Zoning Designation: RM 48 General Plan Designation: High Density Residential

Valuation (Cost of Project): _____

APPLICANT / OWNER INFORMATION

APPLICANT NAME: Nancy Holt

Address: 1000 E. Cordova Street, #306

City Pasadena State: CA Zip: 91106

CONTACT PERSON: Nancy Holt

Address: 1000 E. Cordova Street, #306

City Pasadena State: CA Zip: 91106

PROPERTY OWNER NAME: Refer to petition for list of owners

Address: _____

City _____ State: _____ Zip: _____

Telephone: [] 630-989-2337

Fax: [] _____

Email: n.c.holt@att.net

Telephone: [] 630-989-2337

Fax: [] _____

Email: n.c.holt@att.net

Telephone: [] _____

Fax: [] _____

Email: _____

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	<input type="checkbox"/> OTHER: _____

Note: Space for signature is on reverse side

MAP -- Master Application REVISED.doc1/20/11

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: _____

Nancy C. Holt

Date: 6/18/18

For Office Use Only

PLN # 2018-00340

CASE # _____

PRJ # _____

DATE ACCEPTED: 6/20/18

DATE SUBMITTALS RECEIVED: _____

RECEIVED BY (INITIALS): [Signature]

FEES:

BASE FEE: \$ _____

3% RECORDS FEE: \$ _____

TOTAL: \$ _____

HISTORIC ARCH. RESEARCH REQUIRED? YES ☒ NO ☒

PUBLIC ART REVIEW REQUIRED? YES ☒ NO ☒

TRANSPORTATION REVIEW REQUIRED? YES ☒ NO ☒

INCLUSIONARY HOUSING REQUIRED? YES ☒ NO ☒

REVIEW AUTHORITY:

☒ STAFF

☐ HEARING OFFICER

☐ PLANNING COMMISSION/BZA

☐ DESIGN COMMISSION

☒ HISTORIC PRESERVATION COMMISSION

☒ CITY COUNCIL

TAXPAYER PROTECTION

☐ DISCLOSURE REQUIRED

☒ NOT REQUIRED

CEQA REVIEW:

☒ EXEMPTION

☐ INITIAL STUDY

☐ EIR

CEQA REVIEW STATUS:

☒ PENDING

☐ COMPLETED

Design & Historic Preservation:

TYPE OF HISTORIC PRESERVATION REVIEW:

☐ CATEGORY 1 (DESIGNATED)

☐ CATEGORY 2 (ELIGIBLE)

LANDMARK/HISTORIC DISTRICT NAME: _____

TYPE OF DESIGN REVIEW:

☐ CONCEPT

☐ FINAL

☐ CONSOLIDATED

☐ PRELIMINARY CONSULTATION



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:	Whispering Waters
2. Property Address:	1000 Cordova Street
3. Date of Original Construction	1960
4. Original Owner	
5. Architect / Builder:	Lionel Mayell (Developer); Paul Toien (Engineer)

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.

Whispering Waters is a 30 unit multi-family residential structure with subterranean garage built in 1960.

Please refer to attached sheets for additional information and photographs.

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).

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 checked="" 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 checked="" 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.



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Supplemental Application for HISTORIC DESIGNATION

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.

PART IV: BRIEF DESCRIPTION OF PROPERTY

"Whispering Waters" is a superior example of an evolving Pasadena garden apartment style as conceived into a modest "high-rise" housing concept and interpreted by a Modern designer in 1960. Every element of the project: setting, landscaping materials, water-features, amenities and scale was carefully planned and of the highest quality. Located on the southern block of Cordova Street between Mentor and Catalina Avenues, the complex was originally cooperatively owned. Whispering Waters is a three-story and penthouse-level multiple-family residential development in the Modern style consisting of two separate buildings connected in the center by an exterior steel-framed open stairwell with pebble concrete treads and open risers and an exterior "open shaft" 16-passenger hydraulic elevator with glass cab. Cantilevered walkways branch off from the stairwell at each level. The eastern elevation of the complex contains an enclosed stairway while the western side has an open stairway. All stairs (central, east and west) service all four floors. Each building contains apartments ranging from 1, 2 and 3 bedrooms with a penthouse on the top floor. The west building contains 16 units and the east building contains 14. The overall theme of the two buildings is spacious modernity associated with unique indoor-outdoor living overlooking a city-block long water feature, now dry and pending restoration. The roofs of both the buildings and their two set-back penthouses are flat. Portions of the third floor roofs that serve as walkways for the penthouses are composed of an elastomeric promenade decking material. The remainder is a rock roof system. The buildings are stepped back as Cordova Street curves to the south as it proceeds westerly. Medium-dash stucco finishes the exterior. Although the complex maximizes the use of its land, the two buildings feature maximum use of pedestrian circulation, light and air and are united on their front (north) facades by a continuous pool and fountain system. A dramatic focal point of the building is the ceremonial main entrance with connecting bridge over the pool that included a "viewing bench" and overlooks the largest portion of the central water feature including dynamic waterfalls, ring sprays and "island" landscaping. The elevator tower with its glass elevator rising from below (underground garage) provides a striking vertical element which commands unimpeded views of the fountains from the cab as it rises to each floor. To the east of the elevator tower, in the open center section, a curtain-wall made of "Empress" concrete screen blocks allows for privacy and the circulation of air and light. In the center of the front entrance curtain wall is a large plaque bearing the words "Whispering Waters" in cursive lettering. Low "Empress block" concrete planters are utilized at the main entrance. Each unit has large sliding glass doors, fixed and sliding which take full advantage of the mountain views and open to broad balconies cantilevered over the pools displaying varied form water sprays with underwater lighting. In between the stacks of balconies are horizontally oriented rectangular metal sliding windows. All cantilevered balconies have decorative wrought iron railings in patterns of full- and half-full circles. Individual apartments on the first three floors are accessed from the south side of the complex, their doors and window and have solid wood doors with brass doorknobs and brass escutcheons in a diamond shape – a stylistic touch common in the 1950s and 1960s. The entrance doors as well as windows, look out on continuous balconies with contrasting horizontal metal railings that run the full east-west length of the buildings. Original Halo brass dome lights are aligned with each entrance door. Principal landscaping is primarily featured from public right-of-way views on the north, east and west elevations of the building. The landscaping on the north side consists mostly of original planting and ground-cover both enveloping the pools and appearing in isolated "Island" landscaping treatments. Tall and varied specimen palms are clustered near the entrance and at mid-block points along the east and west buildings. South side landscaping is contained primarily in rectangular redwood planter boxes and pots restored from original designs featuring original camellias, azaleas and assorted plantings.

(Current photographs can be found in Appendix 6.)

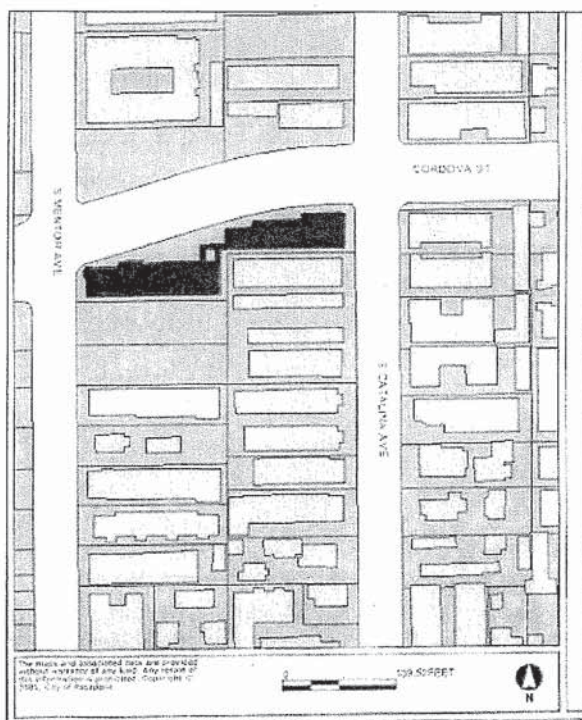
PART IV: BRIEF DESCRIPTION OF PROPERTY

General Building Data:

The Whispering Waters is an originally developed 30- unit multi-family residential structure. It encompasses the following apartment structure:

Units 101 through 110	(First floor)
Units 201 through 209	(Second floor)
Units 301 through 309	(Third floor)
Units 401 and 402	(Penthouses)

Historic Name:	Whispering Waters
Common Name:	Same
Address:	1000 Cordova Street
APN:	5735-028-(multiple lots)
Legal Description:	Part of lot 12 and all of lot 13 of the Lyman Rice & Giles Subdivision; lot 19 of the Abbott, Glass & Keese Subdivision; and part of lot 3 of the J. W. Hartley Tract.)
Original Use:	Multiple Family Residential
Current Use:	Multiple Family Residential
Architectural Style:	Modern
Construction History:	February 24 1959, Permit #9532N (30-unit apartment house w/subterranean garage) December 23, 1959 (allow for 1,000 additional square feet of subterranean garage) February 1960 (Installation of fire sprinklers)
Related Features:	Original landscaping containing mature plants and specimen palms, elaborate water feature with waterfalls, sprays, underwater lighting and "island" landscaping.
Period of Significance:	1960-64



(Sketch Map of site plan with north arrow)

Current photographs of the property can be found in Appendix 6

PART V: SUPPLEMENTAL INFORMATION ON SIGNIFICANCE OF PROPERTY

The History and Significance Of The Property

Shortly after Cordova Street was cut through between its former termini at Euclid and Michigan Avenues in 1957, Lionel V. Mayell was granted initial permission by the City of Pasadena to erect an apartment house on the south side of the new right-of-way between South Mentor and Catalina Avenues.

On February 24, 1959, building permit #9532N was issued by the City of Pasadena to Mayell Pasadena Enterprises for the construction of a thirty-unit apartment house with subterranean garage. The building, to encompass 35,000 square feet with a maximum height of 42 feet, would have a concrete foundation, wood-frame walls, and a rock roof. The cost was estimated at \$378,000. Paul J. Toien of Los Angeles was to be the engineer. No architect was identified.

Another permit was issued on December 23, 1959 to allow for 1,000 additional square feet of subterranean garage at a cost of \$5,000. Mr. Toien was again the engineer. A permit for the installation of fire sprinklers was issued in February 1960.

Final inspection of the project occurred on March 10, 1961.

After completion of construction, title to the thirty-unit, "own-your-own" apartment complex passed to the Whispering Waters Association. Mayell Enterprises was allowed, on June 29, 1960, to use an existing contractor's office as a temporary sales office for 120 days.

Cecil Rhodes Curtis, an architect and the first owner to occupy the westerly building's penthouse (#402), is reputed to have designed the interior space plan for the apartment himself.¹ A permit issued in December 1962 allowed him to move an existing sliding door ten feet in order to enclose a patio. In November 1963 the addition of a 300-square-foot room to the easterly penthouse was permitted.

The Pasadena City Assessor visited the property on March 9, 1961 and recorded a newly completed four-story, thirty-apartment structure with subterranean garage. The complex had a concrete foundation, plaster walls, a flat gravel roof, aluminum sash, ornamental iron, and plaster soffits. There were 218 plumbing fixtures. Electrical fixtures were rated of "good" quality. Heat was provided by a gas furnace, and the building was air-conditioned by a coolant recovery refrigeration system. The interiors of the apartments were described as both "plain" and "detailed," with plastered walls and acoustic plaster ceilings of double thickness. The 16-passenger elevator serving the complex had five stops. Over-all construction quality of the complex was rated "good"—the highest category available on the Assessor's form.

¹ This information was furnished by current resident Matthew Dillhoefer (Unit #202) who recollected a conversation he had with Elizabeth Curtis, exclusive realtor to the project, who explained that the original space plan of her penthouse was altered in order to accommodate her desire to take maximum advantage of northerly views to the mountains from the kitchen. Apparently, neither penthouse was built according to Mayell's original plans as they were both greatly increased in scale, feature and amenity (See Appendix 7). Mrs. Curtis indicated that the easterly building's penthouse was re-designed to be a replica space plan of the original occupant's former ranch-style home.

PART V: SUPPLEMENTAL INFORMATION ON SIGNIFICANCE OF PROPERTY

Continued

The Assessor estimated the total square footage at 37,384: The 18,592-square-foot, 7.5-foot deep garage was made entirely of poured, reinforced concrete. The garage was completely outfitted with fire sprinklers. The space contained not only parking stalls, but also a laundry area, air-conditioning equipment room, transformer vault, storage vault, elevator housing and pit, and a boiler room with a hot-water storage tank.²

The apartment complex was actually two separate buildings located on either side of an exterior elevator shaft. The upper floors of the buildings were connected by continuous balconies at the rear. The fourth floor consisted of two penthouses connected by a covered breeze-way. The easterly penthouse had two bedrooms and two-and-one-half bathrooms. The westerly penthouse had three bedrooms and two bathrooms. Each of the other floors in the westerly building had five apartments, four with two bedrooms and two bathrooms and one with one bedroom and one bathroom.

Each floor of the easterly building differed. The first floor had five apartments, four with one bedroom and one bathroom and one with two bedrooms and two bathrooms. On the second floor were four apartments, three with two bedrooms and two bathrooms and one with one bedroom and one bathroom. The third floor also had four apartments, two with two bedrooms and two bathrooms and two with one bedroom and one bathroom.³ All bathrooms were tiled. Apartment floors were covered either with wood, carpeting or vinyl.

Copies of the permits mentioned above can be found in Appendix 4. Appendix 5 contains copies of the Pasadena City Assessor's building records.

The construction progress and availability of apartments for sale at "Whispering Waters" were well-reported by local newspapers. One *Los Angeles Times* reporter in 1958 described it as a "co-operative apartment project surrounded by a moat."

Lionel V. Mayell, the developer of "Whispering Waters," stated that in the complex he would adapt "a new concept of water landscaping to private housing for the first time in America." The "moat" around the apartments would serve a dual purpose. "In addition to being decorative, it would be used as a cooling facility for the building's [air]-conditioning system." According to an advertisement, several large fountains and 1,200 spraying fountains along the edges of the pools would constantly circulate 26,000 gallons of water.

The first advertisement for "Whispering Waters" appeared in the May 19, 1960 issue of the *Los Angeles Times*. The Curtis Company⁴ was the exclusive sales agent, and a model apartment (#205) was to be decorated and furnished by the J. W. Robinson studios. (Robinson's would also be available to create individual decors for apartment-buyers.) Some of the attractive features touted by the Mayell company in this and later advertisements were: double-wall construction

² Historic signage previously located in the basement indicated that the subterranean garage was also designated as a fall-out shelter.

³ Although originally recorded as a 2-bedroom apartment, Unit #303 actually contains 2 bedrooms and a den and is assessed by the HOA as a 3-bedroom apartment.

⁴ Elizabeth Rupp Curtis, the wife of architect Cecil Rhodes Curtis and one of the first buyers of a "Whispering Waters" unit, was the chief representative of the Curtis Company.

PART V: SUPPLEMENTAL INFORMATION ON SIGNIFICANCE OF PROPERTY

Continued

and suspended multi-layered ceilings for soundproofing; central heating and chilled-water air-conditioning by refrigeration; complete all-electric kitchens with Formica counter-tops, built-in cooking-tops with fans and copper finish hoods, wall ovens, waste disposals, dishwashers, and cabinets of natural ash; bathrooms with lavatory Pullmans in "rich" marble, "expanses" of tile and mirrors, and colored fixtures; spacious bedrooms with huge closets; sliding glass doors in gold anodized aluminum leading to lush lanai terraces; sound-conditioned privacy; unique ultra-modern elevator enclosed by safety plate glass; and unique illuminated water landscaping. Elegance and convenience were constant themes, as illustrated by the following from the May 19, 1960 ad:

Here, in a superb prestige location with majestic views, unrivaled convenience near Lake Avenue, Pasadena's finest shopping area, Lionel Mayell has created a new way of living, with all the security and permanence of home ownership, yet completely carefree! The breathtaking beauty of the exterior design, highlighted by unique, spectacular water landscaping and fountains, leads you to the rich detailing of each skillfully planned apartment. A beautiful all glass elevator takes you silently and safely to your floor level from the spacious subterranean garage.

On August 27, 1961, the *Los Angeles Times* described the water landscaping: "Filtered water, constantly circulating from the six spray fountains and 1,600 perimeter spray jets provides a refreshing view on hot days and dramatic colored lighting makes the water landscaping outstanding at night." Long-time residents remember that the original color scheme of "Whispering Waters" was buff walls with balcony railings in aquamarine.

By August 1961, the Mayell Company was reporting that "Whispering Waters" already had ninety percent occupancy. The *Times* indicated that many of the purchasers were retired people who no longer wished to maintain a large home, but still wanted to be property-owners. In the days before condominiums became common, own-your-own apartments were the only way residents could combine property ownership (complete with a deed and secure title) with the convenience, lower cost, and security of multi-family housing. Early residents of "Whispering Waters" included two significant architects: the already-mentioned Cecil Curtis (1900-1982) and John C. Austin (1870-1963), who both lived their last years at 1000 Cordova (Austin in unit #309). Dorothy Evison, managing partner and wife of architect Leland Evison, was another early owner (unit #102). As revealed by the "reverse" section of the 1962 Pasadena City directory, other original owners of the units included at least ten single, or widowed, women; several business executives, such as Richard T. Christmas, proprietor of Crown Transfer & Storage Company; Robert D. Kenney, automobile dealer; Samuel Goldband who owned the Faye Renee women's clothing store on South Lake Avenue; and James H. Wilcox, the divisional sales manager of Beech-Nut Baby Foods.

Lionel Mayell--The developer of "Whispering Waters," Lionel V. Mayell, was born in London, Ontario, Canada on February 4, 1897. His father was associated with a family-owned manufacturing and wholesale grocery business. The Mayell family came to Los Angeles in 1909, settling in the then-fashionable West Adams district near USC. Both of Mr. Mayell's parents were dedicated Christians, his mother taking up studies at Biola College and traveling as an evangelist. The family often entertained early Southern California Christian luminaries in their home, such as Dr. Charles Fuller, the founder of "The Old-Fashioned Revival Hour" and of

PART V: SUPPLEMENTAL INFORMATION ON SIGNIFICANCE OF PROPERTY

Continued

Pasadena's Fuller Seminary.

In 1916, Mr. Mayell enrolled in Occidental College where he studied Greek and associated with a number of Christian students and organizations. He continued his education at the University of California and at Stanford where he took up the study of law. It was at this time that he became interested in the construction business, especially in the great co-operative apartments being built in such eastern cities as New York. Investigating the subject carefully and currying the right contacts after college, Mr. Mayell soon embarked on a construction career that would do \$100 million in business, in fits and starts, over the next fifty years. In 1922, he had completed his first co-op apartment house-the Artaban, a nine-story luxury building in Long Beach with a \$2 million value that he had both financed and built. It is thought to be the first co-operative apartments built on the west coast. By 1929, at the age of 32, his projects totaled \$10 million. Mr. Mayell was a millionaire but, according to one biographer, he was to "make and lose two fortunes in his illustrious lifetime" (Hosier 125). The same biographer calls him "the father of the own-your-own apartment concept [on the west coast], today known around the world as the condominium" (Hosier 128).

Sensing that the Great Depression would spell the end to luxury apartment development, Mr. Mayell quit the construction business for a while and traveled in Europe, particularly Spain. Returning to the United States, he became active in show business, organizing an electrical extravaganza that traveled like a circus from city to city, including fourteen stages, illuminated floats, and movie celebrities. A governor of Texas called Mr. Mayell "the world's greatest showman" (Hosier 130). At some point, he was also named an Honorary Colonel by the Governor of Georgia. However, his entertainment venture ended in failure, plagued by bad weather and unreliable financing. No longer a millionaire, Mr. Mayell returned to Southern California.

According to his reminiscences, he called on a Bank of America manager and convinced him to loan \$1,000 on an unsecured note, based on his past successes in the construction field. He said he would be providing much-needed apartment housing for World War II veterans as they returned home. Under his wife's suggestion, Mr. Mayell gave \$500 of the loan proceeds to the Youth for Christ organization and kept the rest to re-start his construction business. He began Lionel Mayell Enterprises and, by the 1960s, had built a \$100 million empire of own-your-own apartment homes. Mr. Mayell never forgot his thorough grounding in religion. He is quoted as saying, "Every time someone came to buy one of my apartments, I bathed it in prayer to God. I'd say, 'You are going to reward me because I am diligently seeking you and in myself I can do nothing'" (Hosier 129).

However, his second fortune, too, was to disappear by the end of the decade due to what he called the mismanagement of business associates. According to Mr. Mayell, he never had to declare bankruptcy or fight lawsuits: the fortune just slipped smoothly from his grasp, as if "God just took it away" (Hosier 133).

The Mayells, Lionel and Dorothy (his second wife whom he had married in 1943), moved to San Bernardino around 1966 after he retired from the construction business. It was at this time that he became very involved in the Campus Crusade for Christ, taking on the job of director of

PART V: SUPPLEMENTAL INFORMATION ON SIGNIFICANCE OF PROPERTY

Continued

special projects for the organization. No longer wealthy, he is said to have made his living only from what he earned in salary. Mr. Mayell was remembered a man of "much energy" and devotion to Christ. He died in San Bernardino on August 31, 1978 at the age of 81. A copy of his brief obituary is attached in Appendix 1.

"Whispering Waters" was to be the thirteenth co-operative housing venture of Mr. Mayell in California. He appears rarely to have employed architects, relying on engineers to plan his buildings, following his own design concepts. Mayell's use of safety glass picture windows and sliding doors, cantilevered balconies, a floating staircase were all Modern elements gaining popularity in Postwar America. His opulently conceived and executed public landscaping and massive water feature element provided both security and an inviting sense of indoor-outdoor living -- a prominent aspect of residential Modernism. Whispering Waters was Mayell's second to last development project with the Ambassador co-op completed in Houston in 1962. It represented an apex in Mayell's illustrious development career in Pasadena.

Among other Mayell-built residential structures in California: the already-mentioned Artaban, the Cooper Arms, the Glenn-Donald Apartments, and Villa Riviera (all in Long Beach)-the latter recently listed on the National Register of Historic Places; del Lido (La Jolla); and Villa Capri Aire (Palo Alto). At least one other Mayell development is said to exist in Santa Barbara. Mr. Mayell also worked outside the state as well, constructing such projects as the already mentioned Ambassador in Houston, Texas, co-op apartments in Winterpark, Florida, and other residential buildings in Phoenix and Tucson, Arizona.

There are three other identified Mayell-built co-operatives in Pasadena: Capri Aire at 660 South Orange Grove Boulevard (built 1952), Villa San Pasqual at 1000 San Pasqual Street (built 1953/54), and Plaza del Arroyo at 101 North Grand Avenue (built 1955). Each bears a striking resemblance in their architecture to 1000 Cordova Street, but all were planned as strict "garden apartments," surrounded by much more open space than "Whispering Waters" which needed to accommodate a more rigorous urban development scheme. In 1961, Lionel Mayell referred to "Whispering Waters" as the "newest and most luxurious [of] own-your-own apartments." It was to be his last residential development in Pasadena and the only one that was high-rise and utilized a water feature as a major landscaping element. The business address of his Mayell Pasadena Enterprises was 171 South Lake Avenue, just a block away from the site of "Whispering Waters." Mr. Mayell was president of the company. R. Stuart McFarland was the vice-president.

Copies of some of the newspaper articles and advertisements for "Whispering Waters" can be found in Appendices 2 and 3.

PART V: SUPPLEMENTAL INFORMATION ON SIGNIFICANCE OF PROPERTY

Continued

The Historic Context Of The Property

Pasadena and the World in 1959: The Cold War was an ongoing concern in 1959. Several occurrences that year would have repercussions internationally for many years to come: Fidel Castro's forces took Havana on January 8, as Cuba fell to the Communists; Yasir Arafat founded al-Fatah, the Palestine Liberation movement; and the North Vietnamese opened the Ho Chi Minh Trail – a military supply route through Laos and Cambodia into South Vietnam. Also in 1959, Charles de Gaulle became president of France; the Dalai Lama fled Tibet for India following a failed revolt against China; a full-scale civil war continued to develop on Cyprus; the Antarctic Treaty established that continent as a nuclear-free zone; and Hurricane Vera killed 4,500 people in Japan. Closer to home, Hawaii won statehood in 1959; the St. Lawrence Seaway was opened; and the Xerox Corporation introduced the first commercial copier.

A number of literary works first appeared in 1959, among them: *Advise and Consent* by Allen Drury, which won the Pulitzer Prize; Shirley Jackson's *The Haunting of Hill House*; *To Sir With Love* by E. Braithwaite; Saul Bellow's *Henderson the Rain King*; *Hawaii* by James Michener; *Goodbye, Columbus* by Philip Roth; John Hersey's novel *The War Lover*; and *Selected Poems* by Langston Hughes. Famed American detective writer Raymond Chandler died in 1959. Movie audiences attended such popular pictures as *Some Like It Hot*; *On the Beach*; *Room at the Top*; *The 400 Blows*; *Suddenly, Last Summer*; *Hiroshima, Mon Amour*; *Anatomy of a Murder*; *North by Northwest*; *Breathless*; and *Ben-Hur*, winner of the Oscar for Best Picture. Several movie celebrities died in 1959, including Errol Flynn, Preston Sturges, Lou Costello, and Edmund Gwenn. Three memorable television series debuted in 1959: *Bonanza*; *The Untouchables*; and *The Twilight Zone*. Theater works appearing for the first time that year included *The Sound of Music*; *The Miracle Worker*; *Gypsy*; *Sweet Bird of Youth*; and *A Raisin in the Sun*. Popular music of the day included *High Hopes* from Frank Sinatra and Harry Belafonte's *Jamaica Farewell* and *Banana Boat Song (Day-D)*. Among other well-known people who died in 1959: Frank Lloyd Wright, Ethel Barrymore, Billie Holiday, and Buddy Holly.

In California, Edmund G. (Pat) Brown had been elected Governor the previous year. Important to the State's future, the legislature passed the California Water Resources Development Bond Act (Burns-Porter Act) in 1959. In Pasadena, the Hastings Branch Library opened, as did the Pasadena Civil Defense Training Center. The Wrigley Mansion was given by the family to be used as the headquarters of the Tournament of Roses Association. Also in 1959, the City's Board of Directors established the Community Redevelopment Agency. Two venerable institutions were discontinued in 1959: the once-popular community dances held at the Civic Auditorium and the Settlement House which provided services to Mexican-American citizens. A Giant Fairyland Balloon Parade was held in the city for the first time.

South Lake Avenue had been primarily residential until just after World War II, but even as early as 1900 was an important artery – a wide boulevard down the center of which ran the Pacific Electric's Oak Knoll line into Los Angeles. By the 1920s, the intersection of Colorado and Lake had begun to commercialize with the building of such significant structures as the Pacific Southwest Bank at the southeast corner and Lieberg's Department Store just a half-block east of Lake on the north side of Colorado. The commercial center of Pasadena also began to move eastward during this period, away from what was to become Old Pasadena and closer to the

PART V: SUPPLEMENTAL INFORMATION ON SIGNIFICANCE OF PROPERTY

Continued

Maryland Hotel at the corner of Los Robles and Colorado and the Pasadena Playhouse on South El Molino. This movement accelerated during the 1930s, making Lake and Colorado a prime retail area by the end of the decade. South Lake, especially south of Green Street, experienced tremendous change, however, beginning in 1947 when the Bullock's Department Store was built at the southwest corner of Lake and Del Mar. By the mid-1950s, re-zoning and redevelopment had completely changed the character of the street. By the early 1950s, most of the buildings lining the long block of South Lake between Green and Del Mar (Cordova Street had not yet been cut through) were former residences that had been either converted into shops or had one-story commercial buildings built in front of them. As South Lake continued to develop and the land became more valuable, the old residential structures disappeared, to be replaced by new, sometimes multi-story, commercial buildings. The side-streets near South Lake Avenue, which had once been lined with single-family pre-World War II houses, became much more high-density residential.

Co-operative Apartments: The idea of co-operative apartments is said to have emerged in the late 1870s in New York City when groups of artists devised a plan where each could share equally in the ownership of a combined studio and living space. But the idea caught on among the middle-class so that by the 1920s New York City alone was said to have more than \$500 million worth of co-op apartments.

It was in that decade that, thanks mostly to Lionell Mayell, the co-op movement began to spread westwards from the major cities of the Eastern seaboard. During a time before condominiums existed, Californians had very limited residential living options: either own or rent a single-family house or rent an apartment. Lionel Mayell became synonymous with the development of "own-your-own" projects in the state, and has been characterized as "a tireless promoter of the own-your-own apartment concept" (Mullio p.138).

According to a 1992 report of the Pasadena Board of Realtors, the co-operative concept allows shared ownership of a single property that has been divided into separate dwelling units. This divided ownership was modeled after corporations, with each owner purchasing shares of stock in a corporation that owned the entire property. Each owner of a co-operative apartment is given a stock certificate for shares of stock proportional to the size of his unit. The certificate, and not a Grant Deed, represents his ownership. The owner of a co-op apartment is granted a lease to his unit. The corporation has the power to collect for community expenses, such as taxes, utilities, exterior maintenance, etc.

After World War II, the older co-operative idea was replaced by "own your own" (OYO). In an OYO complex, the deed grants each owner an undivided interest in all the land and common areas (expressed as a fraction or percentage) and the exclusive right to occupy that unit. An OYO owner does not own the airspace of the unit, and the land is not subdivided in the eyes of the city or state. An OYO complex is a single parcel of land owned jointly by several people.

Theme of the Historic Context: Residential Development, Pasadena, 1960 — ;

Associated Property Type: Multiple Family Property (HP3)

PART V: SUPPLEMENTAL INFORMATION ON SIGNIFICANCE OF PROPERTY

Continued

Evaluation of the Historic Significance of the Resource

"Whispering Waters" is of both local and state-wide significance because of its association with Lionel Mayell, who pioneered the development of co-operative and own-your-own apartments in California. Its architecture and construction are also significant for two reasons: 1) it is a good, basically well preserved, and one of the largest examples of late-1950s multiple-unit residential buildings in the Modern style that were changing the face of central Pasadena at the time; and 2) it adapted, for the first time in America, what its developer termed "a new concept of water landscaping to private housing" in which over 1,200 fountains, that gave the complex its name, would serve a dual purpose: in addition to being decorative they would be used as a cooling facility for the building's air-conditioning system. Also worthy of comment is the glass-enclosed exterior elevator which is believed to be the only one in Pasadena attached to a residential building. "Whispering Waters" was Lionel Mayell's last residential development in Pasadena and the only one that qualifies as a modified high-rise. It was also the only one that utilized a major water feature as a landscape element in an urban setting. The only other known water feature-as-cooling-tower-facility that exists in Pasadena is the fountain at the Water and Power Building at the corner of Glenarm and Fair Oaks. Alternatively, another similarly high-profile water feature project which functions as part of the building's cooling system is the City of Los Angeles Department of Water and Power Building at First and Hope (Albert C. Martin & Associates, 1963-64; Winter/Gebhard, page 221).

Using the criteria of the City of Pasadena for designating a historic landmark, and are based on those of the National and California Registers, the significance of identified resources on the site may be determined.

Summary of Significance:

Of local significance under Criterion 1 (associated with events that have made a significant contribution to the broad patterns of the history of the City) via the Own Your Own property type and under Criteria 2 (associated with historically important people) and Criterion 3 (embodiment of distinctive or locally significant historic resource property type that possesses high artistic values).

Of state-wide significance under California Register Criterion 2 (association with historically important people); and under Criterion 3 (embodiment of distinctive characteristics of a type, period...or construction method).

Integrity: Good. The buildings themselves are well-preserved and have good integrity, with most of the original landscaping intact. The fountains and pools, one of the primary significant features of the resource, are dry and are currently being evaluated for rehabilitation. However, their original layout, features and design are still observable. With restoration, they would continue to maintain the resource's historical identity as "Whispering Waters" and convey themselves as one of the major contributors to its historic significance.

Evaluation code: 7N. Appears eligible for the California Register of Historical Resources with when the property has reached fifty years of age in the year 2011.

Scources

- Curtis Company
1961? Scrapbook
- Gebhard, David and Robert Winter
1977 A Guide To Architecture In Los Angeles & Southern California.
Peregrine Smith, Santa Barbara and Salt Lake City.
- Hosier, Helen Kooiman
1977 Profiles: People Who Are Helping Change the World. Hawthorn Books,
New York.
- Mullio, Cara and Jennifer M. Volland
2004 The Unexpected Metropolis. Hennesey & Ingalls, Santa Monica.
- Pasadena Board of Realtors
Condominium Committee
1992 "Condominiums and Other Forms of Common Interest Property
Ownership."
- Los Angeles Times: Various articles (1958-1961)
- Pasadena Star-News: Various articles (1958-1961)
- San Bernardino Sun: September 1, 1978

NOTE:

Research was undertaken at the Design and Historic Preservation Section of the City of Pasadena's Planning and Development Department, the Pasadena Public Library, the Pasadena Museum of History, and the Los Angeles Public Library. A scrapbook given to the Whispering Waters Homeowners Association that had been compiled by the Curtis Company, the original Realtor for the development, also provided unique documentation.

Appendix
1
Lionel V. Mayell

Lionel V. Mayell, San Bernardino

Lionel V. Mayell, 81, a 12-year resident of San Bernardino, died there Friday. He was a native of London, Ontario, Canada, and resided in California 69 years.

After retiring from the construction business, he was the director of special projects for the Military Ministry at Campus Crusade for Christ 12 years. He was an Honorary Colonel appointed by the aide-de-camp of the Governor of Georgia.

Survivors include his wife, Dorothy, three daughters, Yvonne M. Johnson of Pebble Beach, Dorothy Hartkorn of Philadelphia and Ritalynn Mayell of San Bernardino; two sons, Lionell V. Jr. of Newport Beach and Carmen of San Bernardino, and six grandchildren.

Memorial services are scheduled for 2 p.m. Tuesday at the Campus Crusade for Christ headquarters in Arrowhead Springs. Burial will be in Mountain View Cemetery under the direction of the Mark B. Shaw Company.

San Bernardino Sun
September 1, 1978



Lionel and Dorothy Mayell

Hosier, p. 122

Appendix
2
Photographs and Advertisement
From the Curtis Company Scrapbook

"Whispering Waters"



cooperatively
owned
apartment
homes
by
mayell
enterprises

Cordova Avenue at Mentor and Catalina

Pasadena

Make your dreams come true!

in the nation's most beautiful . . . most unusual cooperatively owned apartment home development . . .

Whispering Waters

LOANED TO 30-3007 ON CORDOVA AVENUE
MENTOR AVENUE AND CATALINA STREETS

INTERIORS
— completely new in appearance and location —
— everything you could possibly desire

EXTERIORS
— located in the quietest of modern developments —
— in a beautiful setting —
— beautiful view of the city

LEISURE
— swimming pool, tennis courts, and other —
— recreation facilities —
— all within the development —

ECONOMY
— the lowest cost of living in the city —
— no rent, no taxes, no utilities —
— no maintenance charges —

TRAVEL
— the best of both worlds —
— the city and the country —
— all within the development —

AGE CONDITIONS — WATER LANDSCAPED
— the best of both worlds —
— the city and the country —
— all within the development —

THE TOUCH OF TOMORROW TODAY
— the best of both worlds —
— the city and the country —
— all within the development —

YOU GET A CLEAR TITLE
— the best of both worlds —
— the city and the country —
— all within the development —

WHISPERING WATERS
— the best of both worlds —
— the city and the country —
— all within the development —

WHISPERING WATERS
A LIONEL V. MAYELL ENTERPRISE
SALES OFFICE & MODEL — 371 S. LAKE AVE.
SYCAMORE 5-9156
Lionel V. Mayell Jr., Vice President

CURTIS CO. REALTORS
Exclusive Sales Agents — SY 5-0775

DAILY UNTIL 9 P.M. CLOSED SUNDAYS

You Get A Clear Title * No Stock * No Blanket Mortgage * No Fine Print * No Legal Entanglement

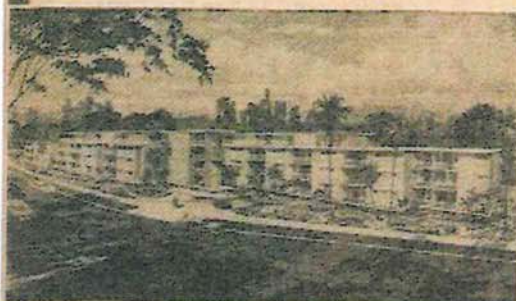
Appendix
2
*Photographs and Advertisement
From the Curtis Company Scrapbook*

luxury and location once beyond reach . . .

now elegantly yours!



Whispering
Waters



Pasadena's Finest

**INDIVIDUALLY-OWNED
APARTMENT HOMES**

Here, in a superb prestige location with majestic views and unrivaled convenience, near Bullock's, I. Magnin's and other shops on Lake Ave., Lionel Mayell has created a new way of living, with all the security and permanence of home ownership, yet completely carefree! The breathtaking beauty of the exterior design, highlighted by unique, spectacular water landscaping and fountains, leads you to the rich detailing of each skillfully planned apartment. Visit "Whispering Waters" soon!

CORDOVA AVENUE AT
MENTOR AND CATALINA

YOU GET A CLEAR TITLE • NO STOCK • NO BLANKET MORTGAGE

1-2-3 bedroom apartments

priced from \$24,500 to \$39,900

To be completed about July 31, 1960

- Completely air-conditioned by refrigeration
- Subterranean garage with storage facilities (extra garage space available)
- A beautiful all-plate elevator takes you silently and safely to your floor level
- Complete all-electric kitchens with built-in range, wall oven, waste disposal, dishwasher
- Lavatory Pulimans in rich marble and tile
- Sliding glass doors in anodized aluminum
- Individually created interior decor, designed by famous J. W. Robinson studios to your desires
- Single low monthly maintenance cost—you save on taxes, utilities, gardening and other costs
- Title conveyed by Grant Deed, recorded in County Recorder's office, Title Insurance Policy issued to you
- You can sell, rent, will or transfer your apartment
- All new owners subject to Board of Governor's approval
- Operation and maintenance supervised by a Board of Governors, elected by and from apartment owners
- Monthly charge includes fire, extended coverage and public liability insurance, maintenance and repairs
- You enjoy freedom to travel, without care or worry
- You enjoy sound-conditioned privacy plus economy

CURTIS COMPANY, Exclusive Sales Agents

• SY. 6-0295 • MU. 1-3167 • SY. 5-9156

Sales office and model

171 S. LAKE AVE., PASADENA
OPEN DAILY 9-5:30

Closed Sunday. Evening by appointment

Lionel V. Mayell Jr., V. Pres.

Other Mayell Developments: Santa Barbara, Calif., 2625 State St., Woodland 5-8725

La Jolla, Calif., 2350 Torrey Pines Rd., Glencourt 4-0000

Appendix
2
Photographs and Advertisement
From the Curtis Company Scrapbook



You own your own apartment home in "Whispering Waters"

Water landscaping plus air conditioning! The ingenious use of water landscaping your "WHISPERING WATERS" home in estate, wonderment and still, combining the artistic with the functional is a unique and startling feature of this delightfully different residential development, and "WHISPERING WATERS" is the first apartment development within our knowledge to use water as a major landscape feature.

This strikingly beautified by a body of pure, filtered water, broken by several large fountains and bordered by 1,200 spraying fountain jets the constantly circulating 26,500 gallons of water will assist in giving the development efficient all-year air conditioning, making it possible for you to control the temperature in your home summer or winter.

Pride of ownership . . . permanence of ownership. Owners of homes in "WHISPERING WATERS" enjoy surprising advantages and economies. You have the security and permanence of home ownership without the worries and responsibilities of property management.

You have freedom for travel, for your home in "WHISPERING WATERS" makes it possible for you to be away for long or short periods knowing that your home will be safely protected during your absence, and that it will be warm and welcoming upon your return.

In the ownership of your "WHISPERING WATERS" apartment home you will be completely free from every responsibility for landscape or exterior maintenance. Yours is carefree, workfree, worryfree ownership on a cooperative, wholesale cost basis with economies that will delight you.

Splendor without compromise! Breathtaking beauty is hand in hand with the functional in all of the lavish exterior appointments in your "WHISPERING WATERS" apartment home. Complete built-in all electric kitchens harmoniously arranged with surface cooking unit, wall oven, waste food disposal, dishwasher; cabinets of natural ash, formica counter tops; floors in lovely vinyl linoleum in patterns you select, attractive copper finish hood, fan, lights. Lavatory Pullman in rich marble with gleaming expanses of tile and shining mirrors grace your delightfully functional baths where ultra modern appliances in your color are among the many "plus" values found in your "WHISPERING WATERS" home.

Interiors that surround you with spaciousness and luxurious comfort — envelop you in sound and filtered privacy.

Superlatives . . . step-by-step surprises! Your Maywell built cooperative apartment in "WHISPERING WATERS" features only the very best and the very latest in materials and workmanship to bring you superlative living enjoyment. Step-by-step breathtaking surprises in each generously proportioned room . . . sliding plate glass doors in anodized aluminum frames, gleaming with the lustre and texture of gold . . . every modern facility within the skill of our department of planning and design to bring a new concept of graciousness to your home. Interior decor is subject to the customer's own desires after consultation at no cost to you, with the famous J. W. Robinson studios of interior design.



One small check covers many costs. Only one small check monthly covers your costs for taxes, electricity, gas, water, landscape maintenance, exterior maintenance and repair . . . and this check represents only a fraction of what these costs would be in a detached home of equal value.

You own your own apartment home in "WHISPERING WATERS" by insured deed. There is no stock. No blanket mortgage. No fine print. No complicating legal entanglements. You get a clear title to your home. You may retain title, or you may sell it if you wish, usually at a substantial profit. For your protection, however, every purchaser must be approved by a committee selected from the owners serving on the "WHISPERING WATERS" board.

*Model Apartment
and Sales Office,
181 S. Lake Avenue
SYcamore 5-9136
SYcamore 6-0295*

You get a clear title. No stock. No blanket mortgage. No legal entanglement

Appendix
2
Photographs and Advertisement
From the Curtis Company Scrapbook



Water landscaping plus air conditioning! The ingenious use of water, landscaping your "WHISPERING WATERS" home in ecstatic wonderment, and still combining the artistic with the functional is a unique and startling feature of this delightfully different residential development; and "WHISPERING WATERS" is the first apartment development within our knowledge to use water as a major landscape feature.

Thus strikingly beautified by a body of pure, filtered water, broken by several large fountains and bordered by 1,200 spraying fountain jets, the constantly-circulating 26,000 gallons of water will assist in giving the development efficient all-year air conditioning, making it possible for you to control the temperature in your home summer or winter.

You own your own apartment home in "Whispering Waters".

\$39,000,000 in

Since 1919

cooperative apartments by Mayell

Almost 40 years ago an enterprising young Long Beach business man introduced a new and exciting way of life — the cooperatively-owned apartment home.

Lionel V. Mayell became the westcoast pioneer in cooperatives, having built the very first cooperatively-owned apartment home west of Chicago.

Since then his organization has developed this popular mode of home ownership in several states.

Mayell-built garden-type cooperatives encompass the highest attainment in situation, satisfaction and economy. They are found in Long Beach, Los Angeles, Pasadena, La Jolla, Santa Barbara, Palo Alto, Phoenix, Tucson and soon in other sections of the United States.

"WHISPERING WATERS" represents the superlative degree in Mayell planning and design — and behind this dream development is 40 years of knowledge in this extremely critical industry — and thousands of satisfied, contented owners, living in homes valued at more than \$39,000,000.

"Whispering Waters"

A Lionel Mayell Enterprise

Lionel V. Mayell, Jr., Vice President

Cordova Avenue — Mentor to Catalina Streets

Sales office and model apartment home

181 South Lake Avenue

SYcamore 5-9156 — Pasadena

Daily except Sunday — Evenings by Appointment

CURTIS COMPANY Realtors, 1043 East Green Street, SYcamore 6-0295
Exclusive Sales Agency

to serve you completely

J.W. Robinson

... studios of interior design

Since 1883, the J.W. Robinson Company name has been the criterion for excellence in design and decor, furnishings and accessories for southern California's discriminating home owners.

This artistic genius is dramatically and resplendently evidenced in the "Whispering Waters" model home at 181 South Lake Avenue, which is completely decorated and furnished by the J.W. Robinson Company decorative staff under the inspired direction of William Harmon Davies, A.I.D.



Here is to be seen the ultimate in tasteful elegance — a delightful union of the artistic with the functional — a perfect blending of beauty and livability, where a new thrill in decorative art — another surprise in perfect home making unfolds with every breathtaking step.

Without fee, owners of homes in "Whispering Waters" may consult with representatives of the J.W. Robinson Company Studios of Interior Design in order to achieve the ultimate in color harmony, rugs, furnishings, accessories and decor.




LOS ANGELES
PASADENA
BEVERLY HILLS
PALM SPRINGS

Appendix
2
Photographs and Advertisement
From the Curtis Company Scrapbook

Whispering Waters

**Pasadena's luxurious new \$1,000,000
cooperatively-owned apartment homes by Lionel Mayell**



Superbly situated . . . with a view to majestic
Catalina Avenue in Pasadena is a newly created east-west
thoroughfare which carries its traffic in quiet dignity
just two blocks south of historic Catalina Avenue and
WHISPERING WATERS. Lionel S. Mayell's fourth
masterly cooperative/cooperatively-owned apartment home
development occupies Catalina Avenue on the entire
block between Monte and Catalina streets.

Within its wondrous place are the mountains of
Santa Monica . . . the valley of the San Gabriel
and only a few easy steps removed are the exclusive
shops and restaurants of Lake Avenue-Monster Mile.

Conveniently near . . . yet discreetly aloof! While you will find yourself
conveniently situated in all respects in your cooperatively owned
WHISPERING WATERS apartment home, you will also recognize a feeling of
discreet aloofness in this your own beautiful and exclusive residential environment.


WHISPERING WATERS is a secure neighborhood of 30 luxurious homes,
exhibiting all of the convenience, refinement and individuality which
make this the golden era of apartment living.

Your own apartment home in WHISPERING WATERS thus is furnished with new
furnishings in abundant luxury . . . the comfort and convenience of
apartment living plus the charm and elegance afforded by home ownership.

Most beautiful west coast cooperative! There are those
who will enthusiastically hail WHISPERING WATERS as the
west's most brilliantly conceived apartment building. Lionel Mayell
gives it the accolade of his most beautiful in 35 years during which
time he has designed and built some of America's most admired
apartment buildings aggregating more than \$30,000,000 in value.

Your WHISPERING WATERS home is a picture home
in which you are proud to give to your friends.

WHISPERING WATERS is picture beauty in steel, stone and
glass from its landscaped water landscaping to the
exclusive penthouse reached via the unique and ultra modern
outdoor elevator which is encased in safety plate glass.


WESTERN UNION
 SENDING BLANK

MAIL ROOM 11-23-59 11-1-1167

MR. LIONEL V. MAYELL
 WINTERPARK ENTERPRISES
 INTERLACHEN AND MONTE BLVD.
 WINTERPARK, FLORIDA

FOLLOWING TELEGRAM SENT TODAY TO MR. RICHARD G.
 SIMMONS, CITY MANAGER, WINTERPARK, FLORIDA: AS
 MAYOR OF PASADENA IN 1955 I HAD PLEASURE OF CITING
 MAYELL ENTERPRISES FOR EXCEPTIONAL COMMUNITY SERVICE
 IN DEVELOPING OUTSTANDING APARTMENTS IN CHOICE RESI-
 DENTIAL AREAS. ALTHOUGH SOME VARIANCES WERE ISSUED
 IN SEVERAL INSTANCES THERE WERE NO COMPLAINTS FROM
 MAYELL'S CONSTRUCTION OR LANDSCAPING. I CAN VOUCH
 FOR QUALITY OF MR. MAYELL'S ACHIEVEMENTS AND CAN
 RECOMMEND THEM AS AN ASSET TO ANY COMMUNITY.
 WARREN H. DOWD, SUPERVISOR, FIFTH DISTRICT
 LOS ANGELES COUNTY

cc Mrs. Elizabeth Curtis

Send the above message. Send to the home on back board, which are hereby agreed to.

PLEASE TYPE OR WRITE PLAINLY WITHIN BORDER—DO NOT FOLD

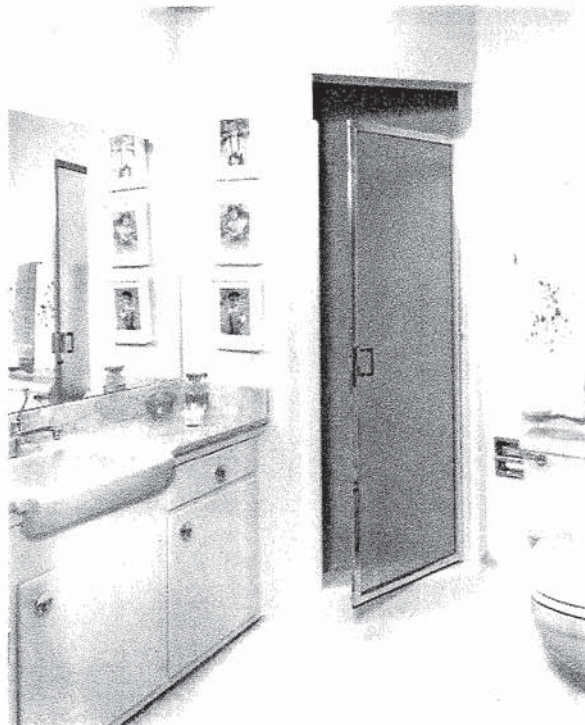
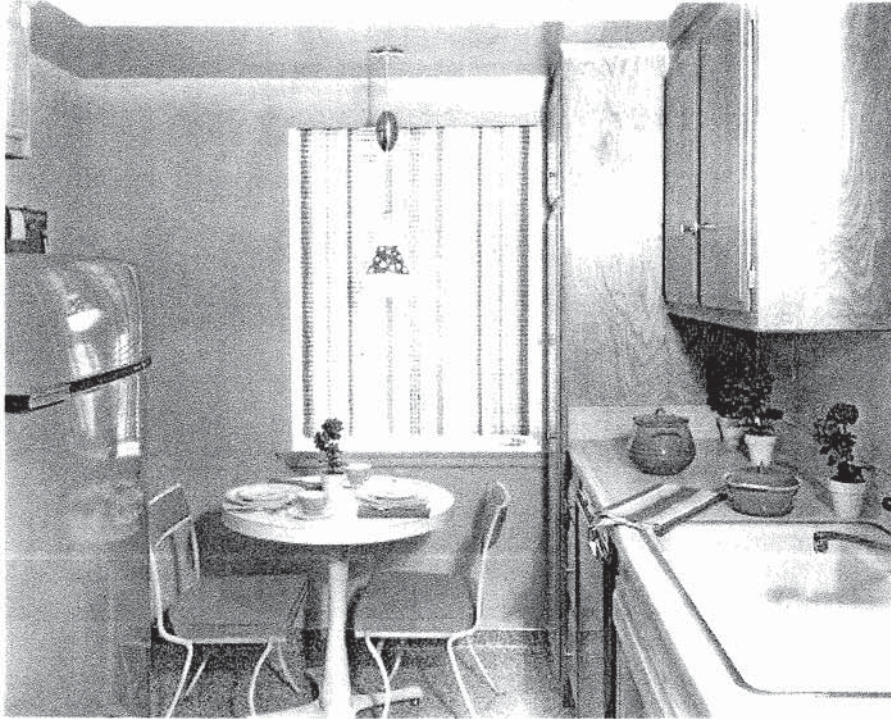
Appendix
2
Photographs and Advertisement
From the Curtis Company Scrapbook



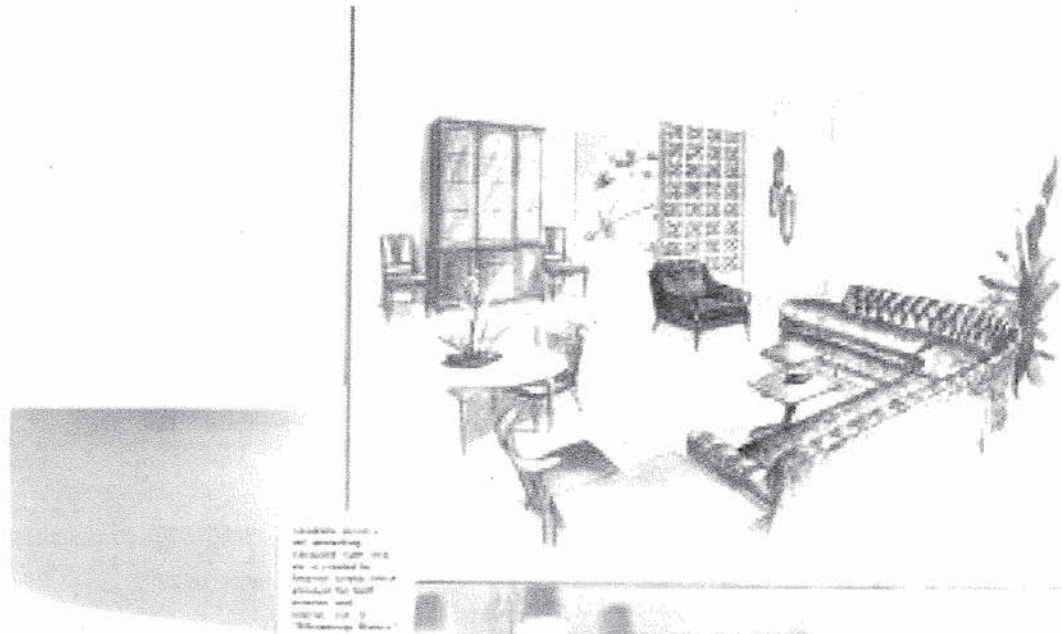
Complete privacy,
yet permitting
adequate light and
air is created by
Empress screen block,
planned for both
exterior and
interior use in
"Whispering Waters."



Appendix
2
Photographs and Advertisement
From the Curtis Company Scrapbook



Appendix
2
Photographs and Advertisement
From the Curtis Company Scrapbook



Appendix
2
Photographs and Advertisement
From the Curtis Company Scrapbook

NATIONAL TITLE DIVISION
TITLE INSURANCE AND TRUST COMPANY
125 West Third Street
LOS ANGELES 13

August 14, 1937

JOSE HARVEY
PRESIDENT
NATIONAL TITLE DIVISION

Memorandum 8-111

Mr. Harry Pearson, Lawyer
Stanford University
Palo Alto, California

Dear Mr. Pearson:

Mr. Lionel Mayell, President of the Mayell Enterprises, has asked me to advise you as to my personal knowledge of the success of the Co-operative Apartment in this area.

I am personally acquainted with many co-operative apartment developments in this area aggregating into the millions of dollars, many of which have been handled most successfully by the Lionel Mayell Enterprises.

Title Insurance and Trust Company has issued most of the policies of title insurance covering hundreds of individually-owned apartments-homes which have been sold to prominently successful business, professional, and retired persons.

The plan of management under a Board of Governors set up in the deed used by Mr. Mayell, copy of which he advises me has been furnished to you, has proven to be a flexible and practical method of operation. In some ten years since I have had personal contact with this plan of development I have found surprisingly few serious questions respecting management operation, and most of those early defects have since been ironed out by corrections which are now embodied in the new plan of deed of which you now have a copy.

Mr. Mayell advises me that he is furnishing you with a copy of the title policy issued by this Company and it is needless to say that the legal department of the title company formulated and approved this type of policy and have found same to be satisfactory in all instances.

In the last several years commercial lending institutions have now commenced to make individual loans on the various apartments, although at present only a few have been made.

Very truly yours

Geo. B. Harvey
Geo. B. Harvey

GBH:mf

Appendix 3
Newspaper Articles and Advertisements

City to Act on Moat Apartments

Los Angeles Times (1886-Current File): Jul 27, 1958; ProQuest Historical Newspapers Los Angeles Times (1881 - 1968)
pg. 304

City to Act on Moat Apartments

PASADENA—The fate present property would be of a \$500,000 co-operative apartment project surrounded by a moat may be decided by City Directors at their meeting Tuesday at 10:30 a.m. in City Hall.

The development was approved by the Planning Commission, but three apartment property owners opposite the proposed structure appealed the commission's approval.

New Concept

The three protesting the matter contend that the new co-operative apartment, which its developer, Lionell V. Mayell, calls "Whispering Waters" and describes as adapting a new concept of water landscaping to private housing for the first time in America, would "be injurious to the owners of other property."

The appeal, filed by Atty. Brooks Gifford on behalf of Virginia Sturrock, 180 S Catalina Ave., and M. F. Barto and T. B. Stivers, 188 S Catalina Ave., states that these properties were developed in 1951, now have a value of \$200,000, and were constructed because of the owners' reliance on the maintenance of the existing zoning.

The appeal contends that the value of the front apartments would be greatly reduced because of the traffic expected to emerge from the development.

"If the exit were on Mentor instead of Catalina no

In presenting his plans to the commission, Mayell said the moat around the apartments was planned to serve a dual purpose. In addition to being decorative, it would be used as a cooling facility for the building's conditioning system.

The property on which the structure is planned was purchased by Mayell Enterprises, Inc., a year ago, and the development was to be the 13th co-operative housing venture of Lionell V. Mayell Enterprises in the Pasadena area.

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Appendix 3 Newspaper Articles and Advertisements

delightful living
once beyond reach
... now elegantly yours!

Whispering Waters

PASADENA'S FINEST INDIVIDUALLY-OWNED APARTMENT HOMES

Designed and built by
LIONEL MAYELL ENTERPRISES
Cardova Avenue at Kessler and Catalina

- Completely air-conditioned by refrigeration
- Subterranean garage with storage facilities (extra garage space available)
- Complete all-electric kitchens with built-in range, wall oven, waste disposal, dishwasher
- Lavatory Pullmans in rich marble
- Sliding glass doors to gold enameled aluminum leading to lush landscaped terraces
- Individually treated interior decor, to your desire, designed by famous J. W. Robinson Studios
- Stag's low monthly maintenance cost of from \$52.50—you save on taxes, utilities, fire, extended coverage and public liability insurance, maintenance and repairs, gardening
- Title conveyed by Grant Deed, recorded in County Recorder's office, Title Insurance Policy issued to you
- You can sell, rent, will or transfer your apartment
- All new owners subject to Board of Governors' approval to assure continuous occupancy by persons who will prove congenial and desirable neighbors
- Operation and maintenance supervised by a Board of Governors, elected by and from apartment owners
- You enjoy freedom to travel without care or worry
- You enjoy sound-conditioned privacy plus economy

1-2-3 BEDROOM APARTMENTS AVAILABLE

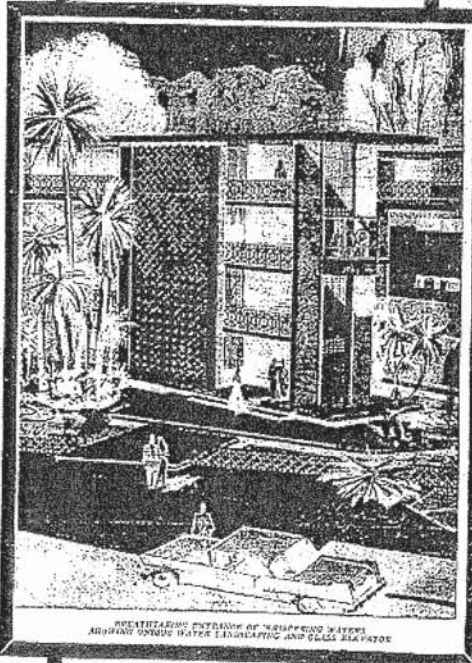
MODEL APARTMENT OPEN DAILY 9-5:30

171 S. LAKE AVE., PASADENA

Closed Sunday . . . Evenings by appointment

To be completed about July 31, 1960

Here, in a superb prestige location with majestic views, unrivaled convenience, near Lake Avenue, Pasadena's finest shopping area, Lionel Mayell has created a new way of living, with all the security and permanence of home ownership, yet completely carefree! The breathtaking beauty of the exterior design, highlighted by unique, spectacular water landscaping and fountains, leads you to the rich detailing of each skillfully planned apartment. A beautiful air glass elevator takes you directly and safely to your floor level from the spacious subterranean garage.



RESTAURANT ENTRANCE OF WHISPERING WATERS
AROUND UNIQUE WATER LANDSCAPING AND GLASS ELEVATOR

Mayell Pasadena Enterprises

171 S. LAKE AVE., PASADENA

SY. 5-9156 - MC. 1-3167

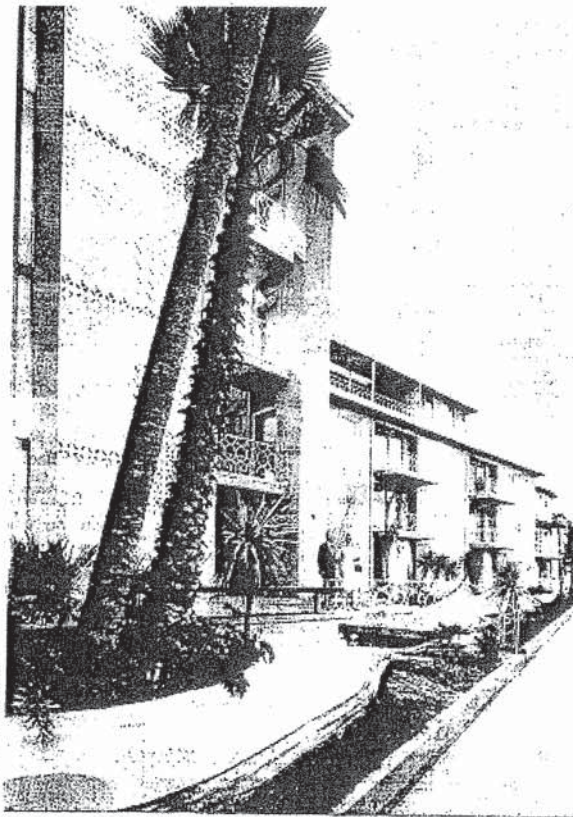
YOU GET A CLEAR TITLE • NO BROCK • NO STANLEY HOUSING

COURT CO. - EXCLUSIVE SALES AGENTS - (SY. 1-1253)

LIONEL MAYELL
ENTERPRISES

May 19, 1960
p. 15

Appendix 3
Newspaper Articles and Advertisements



Los Angeles Times
 March 26, 1961
 p. 8C A-13

Whispering Waters . . . now complete!

A special invitation is extended to those discriminating people who have been waiting to see "Whispering Waters" complete in all of its magnificence and splendor.

Visit "Whispering Waters" and enjoy its beauty in steel, stone and glass. Thrill to the fountains, water landscaping and the unique, ultra-modern outdoor glass elevator.

It goes without saying that the forty-year record of Mayall-built apartment-houses guarantees the best word in elegance and quality.

An apartment-house is "Whispering Waters" will enable you, too, to enjoy all of these luxuries to which you have been accustomed in your own private home or a substantial savings in cost.

TOMORROW'S LIVING TODAY

- FULLY AIR CONDITIONED AND HEATED
- UNIQUE ILLUMINATED WATER LANDSCAPING
- SPACIOUS ROOMS, HUGE CLOSETS
- SUBTERRANEAN GARAGE
- EXCLUSIVE LAMAI TERRACES
- INSURED DEED AND SECURE TITLE
- LUXURY BEYOND COMPARE WITH ECONOMY

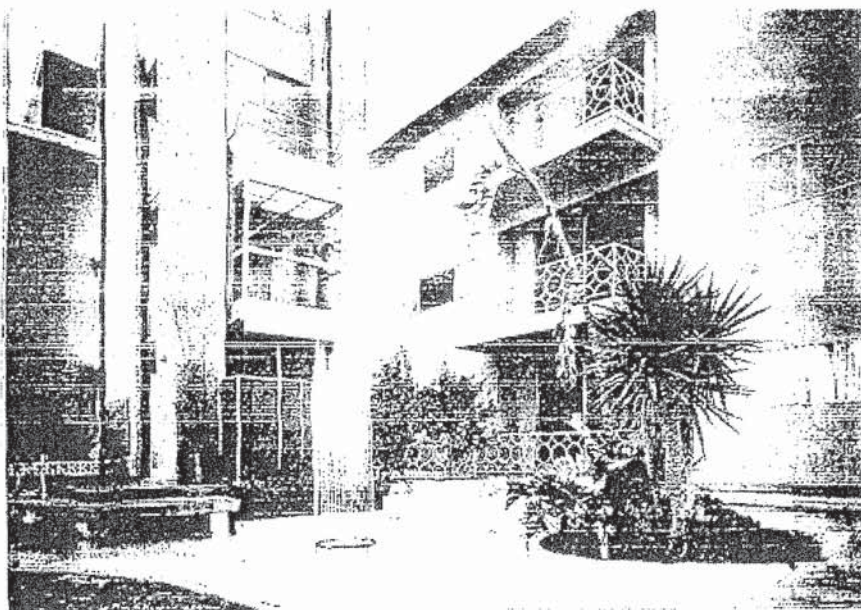
Furnished Model
 by
 J. W. Johnson
 Open Daily
 Design Center

Whispering Waters

CORDOVA STREET - MENTOR TO CATALINA AVENUE, PASADENA
 Another Unal Mayall Enterprise
 CURTIS COMPANY, Realtors, Exclusive Sales Agents

ST 5-1158
 ST 6-5298

Appendix 3
Newspaper Articles and Advertisements



see it all now . . .

Whispering Waters

Once you've seen WHISPERING WATERS, own-your-own apartments, your choice has all but been made up for you . . . There is no location to compare, that combines such beauty, luxury and convenience. Incorporating the ultimate in thoughtful design, inside and out, with the breathtaking loveliness of sparkling, illuminated fountains amidst unique water landscaping.

Within easy walking distance of Lake Avenue's million dollar shopping

area, plus smart restaurants and professional offices, your car becomes a luxury, not a necessity.

The self-operated clear glass elevator escorts you quickly and silently from the subterranean garage to your floor level, providing a spectacular and thrilling view of the water landscaping, the Pasadena skyline and the picturesque San Gabriel Mountains.

See the model apartment now and make your plans to move in soon!

An apartment-home in "Whispering Waters" will enable you, too, to enjoy all of the luxuries to which you have been accustomed in your own private home at a substantial savings in cost!

Tomorrow's Living Today

- CENTRAL AIR CONDITIONING AND HEATING
- UNIQUE ILLUMINATED WATER LANDSCAPING
- SPACIOUS ROOMS, HUGE CLOSETS
- SUBTERRANEAN GARAGE
- UNIQUE EXTERIOR ELEVATOR
- EXCLUSIVE LANAI TERRACES
- INSURED DEED AND SECURE TITLE
- LUXURY BEYOND COMPARE WITH ECONOMY

Whispering Waters

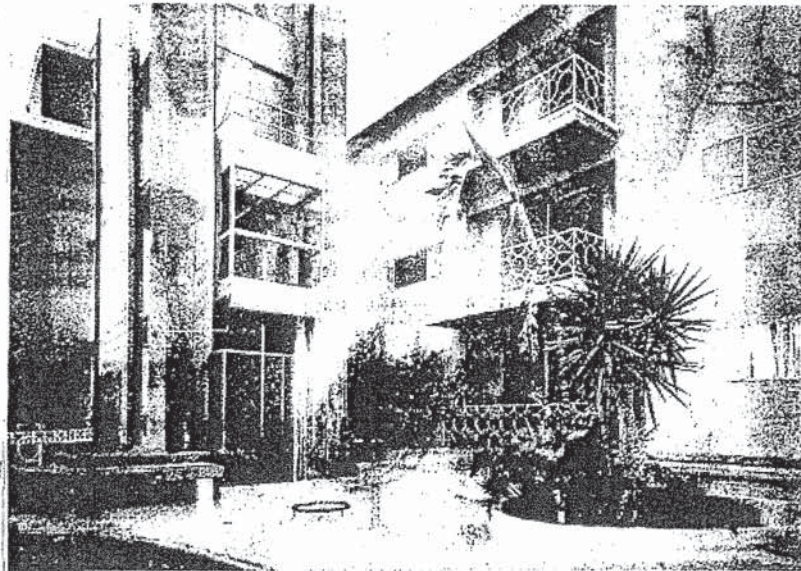
1000 Cordova Street—Mentor to Catalina Avenue, Pasadena

Another Lionel Mayell Enterprise
CURTIS COMPANY, Realtors, Exclusive Sales Agents

SY 5-9156
SY 6-0295

Furnished Model
by
J. W. ROBINSON
Open Daily
Except Sunday

Appendix 3
Newspaper Articles and Advertisements



May 21, 1955
Page 30

For Sale

Perfect Peace Of Mind

Ever wished you could go to the supermarket and pick up a package of "Perfect Peace of Mind"? Of course you can't, but when you buy a beautiful Whispering Waters Apartment, perfect peace of mind is part of the deal.

Just lock up and leave all your worries behind you. When you own your own luxurious Whispering Waters Apartment you can travel the world with the assurance that when you return, your lovely possessions will be just as you

left them. No more worrying about fire, theft, vandalism or weather damage.

So travel as long as you like; enjoy the scenery you will see and stop worrying about the scenery at home.

Peace of Mind is built into every Whispering Waters apartment. There is no "stock", no "blanket mortgage", no "legal entanglements". You own it free and clear. A grant deed and insured title assures you property ownership.

Your Perfect Peace of Mind awaits you . . . at Whispering Waters now. Visit our beautiful model and select the apartment home of your choice.

Tomorrow's Living Today

- CENTRAL AIR CONDITIONING AND HEATING
- UNIQUE ILLUMINATED WATER LANDSCAPING
- SPACIOUS ROOMS, HUGE CLOSETS
- BUS/STREANHAM GARAGE

- UNIQUE EXTERIOR ELEVATOR
- SECURE PATI TERRACES
- INSURED DEED AND SECURE TITLE
- LUXURY SECOND COMFORT WITH ECONOMY

Whispering Waters

Architectural Model
by
J. W. ROBINSON

1000 Cordova Street—Mentor to Catalina Avenue, Pasadena

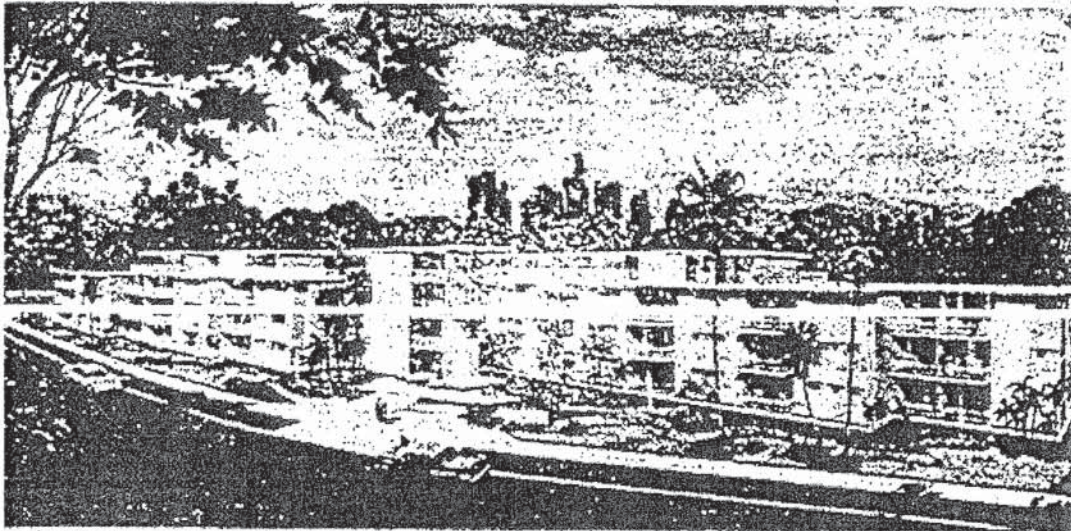
SY 5-9156 Lionel Mayall Enterprises MU 12289

Open Daily Except Sunday

Appendix 3
Newspaper Articles and Advertisements

Los Angeles Times
August 6, 1961; p. W 8

Whispering Waters



Pasadena's Newest and Most Luxurious Own-Your-Own Apartments

Interiors that surround you with spaciousness, elegance, luxury, and comfort . . . that envelop you in quietness and privacy.

Apartment homes that give you real freedom . . . from burdensome ownership chores, and freedom to enjoy travel without worry.

*Several choice apartment homes in preferred locations
are still available for discriminating purchasers.*

Visit our model apartment (No. 205), open 9 to 5 daily except Sunday, at

1000 CORDOVA ST. Mentor to Catalina Ave.

SY 5-9156

PASADENA

MU. 1-3167

Appendix 3

Newspaper Articles and Advertisements

Own-Your-Own Apartments Near Sellout
Los Angeles Times, 1955, 10/10/55, p. 12. (The Los Angeles Times is a daily newspaper published in Los Angeles, California. It is one of the largest newspapers in the United States.)

Own-Your-Own Apartments Near Sellout

Ninety per cent occupancy has been reached in Pasadena's newest luxurious own-your-own apartments, Whispering Waters, according to R. Stuart McFarland, vice-president of Mayell Pasadena Enterprises, Inc., developers.

The public interest has been attracted to the water landscaped apartments largely due to the close proximity — one block — to all of the Lake Ave. shopping district.

Carefree Living

Many of the purchasers of the spacious apartments are retired people who have decided they no longer want to maintain a large expensive home. Now they are enjoying carefree living in the most modern, luxurious atmosphere possible, yet paying only a fraction of what their former possessions cost to maintain.

Filtered water, constantly circulating from the six spray fountains and 1000 perimeter spray jets provides a refreshing view on hot days and dramatic colored lighting makes the water landscaping outstanding at night.

Complete Privacy

Whispering Waters owners enjoy complete privacy through double walls, suspended ceilings, attic insulation and wall-to-wall carpeting.

Access to all three floors is conveniently provided through a unique exterior glass elevator. Central unit chilled water air conditioning is quiet and comfortable. A furnished model apartment is open from 2 to 5 daily, except Sunday.

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Whispering Waters Stresses Soundproofing of Apartments

Los Angeles Times (1886-Current File); Oct 8, 1961; ProQuest Historical Newspapers Los Angeles Times (1881-1963); pg. SG 1A8

Whispering Waters Stresses Soundproofing of Apartments

One of the most important features sought by apartment residents is privacy through soundproofing. Unfortunately, the public rarely knows if the additional expense of soundproofing has been built into the apartment building prior to occupancy. But prospective owners of apartment-homes, such as Pasadena's Whispering Waters, can "ask the man who owns one" or "knock on any wall" and find out for themselves the marvelous soundproofing qualities of these luxurious apartments.

Full Insulation

R. S. McFarland, vice-president of Mayell Pasadena Enterprises, developers of the Whispering Waters own-your-own apart-

ment development at 1000 Cordova St. in Pasadena, reports all ceilings, party partitions and bath walls are insulated with fiberglass batts. Party partitions are made up of two separate stud walls with an air space between, so that all sounds are contained within the owner's apartment.

A total of seven sound absorbing and diffusing elements are combined to produce an effective barrier between the upper and lower apartments in Whispering Waters: (1) a ½ in. of acoustic type plaster; (2) ¾ in. gypsum lath; (3) the aforementioned are hung on resilient spring clips from the joist to isolate the ceiling as a semi-floating element; (4) a high-density fiber glass batt is placed

just above the ceiling; (5) between the insulating batts and the subfloor above is an 18" air-space; (6) on top of the joist are two layers of plywood; (7) all apartments have heavy padding and wall to wall carpeting.

Advanced Features

The attention to detail in soundproofing is typical of the advanced features built into Whispering Waters apartments to provide owners the finest in own-your-own apartment living.

Several choice apartment are still available at Whispering Waters and may be seen daily from 9 to 5.

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Appendix 4
Building Permits

Address: 1000 Catalina St

R-1

Owner: J. W. Mayell

Granted 6-26-54

Permit No. 234

Effective 7-2-54

Allowing the owner to erect apt. house
on portion of lot. Parking for each of units
to be provided in underground garage which would come
to within 10 ft. of front apt. line on both Catalina and
Hector and to south side plat line. Lot has width over
10 ft. on lot line and area in excess of 7200 sq. ft.

Subject to conditions of Water Dept.

ENCLOSURE

ORIGINAL LOCATION OF JOB
1000 CORONA
NUMBER STREET
Permit No. 95327 Final Insp.

Department of Building, Pasadena, Calif

DO NOT FILL IN - FOR USE OF ASSESSOR ONLY

LIB 24 1959
Map No.

Size of Lot	Size Bldg	1614-1950
35' x 17'	sq. ft.	
Height, Feet	Stories	Type 1 Zone
4	3	R-4

Use 30 A, 1 r in Submarine War

Side	Front	Rear	Side

Name A. A. FELL / 1932 DELAWARE
Address 2120 Airway ENTERPRISE

NAME Paul J. Tiers
ADDRESS 5217 Duncanson Blvd.

NAME *000000* SY-5 9156

Contractor's License No.

SIGNATURE OF PERMITTEE

	MATERIAL	SIZE
Foundation	CONC	5" x 12" base
Exterior Walls	Brick	12" x 8" x 16"
Partitions	FRAME	2" x 4" + 3" x 4" F.
Floors	Wood	1" x 12" 2 x 8
Rafters	Wood	2 x 8
Roof	Shingles	12" x 16"
Chimney	Brick	12" x 16" x 16"
Fireplace	Brick	12" x 16" x 16"
Fences	WOOD	2" x 4" BASE

Special Permit No.

B. A. Fee No. 4578 Checking Fee. 124

Value \$318,000 - Permit Fee 259.⁰⁰

Including labor, material,
wiring, heating, plumbing, etc.

Approved.....

Appendix 4 **Building Permits**

For Office Records only (Do not fill in)

Setback.....

Front.....Side.....

Rear.....Side.....

Excavation.....

Sub-Frame.....

Framing.....

Lath.....

Wire.....

Chimney Construction.....

Smoke Test.....

Reinforcing.....

Parking Areas.....

Special Requirements

Zoning.....

Other.....

Final.....

CORRECTIONS

12/24/59

8-16-60 Check Interior work

* Item slips have for by a sanitation color

2nd hand work a fire safety 1-11-61

Appendix 4
Building Permits

June 25, 1959

Mayall Pasadena Enterprises
171 South Lake Avenue
Pasadena, California

Attention Mr. Lionel V. Mayall, Jr

Gentlemen: Re: Property at 1000 Cordova Street

Your application for a second extension of time on building permit No. 9532H on property located at 1000 Cordova Street, Pasadena, has been approved for six (6) months, expiring December 24, 1959.

Section 9(h) of Ordinance No. 4475 provides that no building permit shall be extended more than twice for a period not to exceed six (6) months.

Very truly yours,

ROBERT D. McCUE
Superintendent of Building

mh

Building Permits

Approved _____

**Appendix 4
Building Permits**

ORIGINAL LOCATION OF JOB *Plan*

1000 Cordova Apt. 402

NUMBER STREET

BUILDING ALTERATION

Permit No. *9974* Final In *Jan 22 1963*

Department of Building, Pasadena, Calif.

LEGAL DESCRIPTION
DO NOT FILL IN—FOR USE OF ASSESSOR ONLY

1000 Cordova Apt. 402

Size of Lot	Size Bldg. sq. ft.	<i>1162 sq. ft.</i>	Zone
Height, Feet	Stories	Type	

Use *Alterations*

SET BACK

Side	Front	Rear	Side
------	-------	------	------

Owner Name *C. K. Curtin*

Street Number *1000 Cordova* City

Arch. Name

Street Number City

Contractor Name *Curtin*

Street Number City

Contractor's License No. *7*

[Signature]
SIGNATURE OF PERMITTEE

State Clearly All Alterations to Be Made

*moving exist. slide
door out 10' to
enclose a patio*

Special Permit No.

B. A. Fee No. *90.00* Checking Fee *2.00*

Value *90.00* Permit Fee *2.00*

Including labor, material,
wiring, heating, plumbing, etc.

Approved *McClure*

**Appendix 4
Building Permits**

JOB ADDRESS
1000 Cordova St Apt 461
NUMBER STREET

APPLICATION FOR A BUILDING PERMIT	
DEPARTMENT OF BUILDING, PASADENA, CALIF	
CONTRACTOR <u>Remerly-Houison Inc</u>	STATE LIC NO. <u>148839</u>
MAILING ADDRESS <u>241 El Centro, So. Pasadena</u>	TEL NO. <u>579-6362</u>
OWNER <u>Carl Rhodes Carlos Hilt</u>	STATE LIC NO.
MAILING ADDRESS <u>1000 Cordova St Pasadena</u>	TEL NO.
OWNER <u>Mr & Mrs. Marjorie Young</u>	TEL NO.
MAILING ADDRESS <u>1000 Cordova St</u>	
NEW <input checked="" type="checkbox"/> ADD <input checked="" type="checkbox"/> ALTER <input type="checkbox"/> REPAIR <input type="checkbox"/> DEMOLISH <input type="checkbox"/>	
NO. OF AREA SQ. FT. <u>300</u>	NO. OF EXISTING BLOKS ON LOT <u>4</u>
PRESENT BUILDING USE <u>APT</u>	PROPOSED BUILDING USE
IS THERE WORK TO BE DONE	

Add room to Penthouse

EXTERIOR WALL MATERIAL <u>Wood & Glass</u>	ROOF FRAMING MATERIAL <u>Wood</u>
PARTITIONING MATERIAL	ROOF COVERING MATERIAL <u>Comp</u>
LOT WIDTH	NO. OF EXISTING BLOKS ON LOT

VALUATION NOTE: INCLUDE PARAP. MAT. WIRING, PLUMB, HEAT, ETC. \$2500.00

INFORMATION PROVIDED BY ENGINE - ST. DEPT.
LEGAL DESCRIPTION Lot 13 12 & 13 LYMAN, R. & GILES SUB & Lot 19 ADDIT. GLASS & KEESE SUB.

INFORMATION PROVIDED BY BLOO. SECTION				
USE ZONE <u>R-4</u>	FIRE TONE	OCCU. RATING	TYPE	
APPRO. SET BACKS	FRONT	RIGHT SIDE	LEFT SIDE	REAR
APPEAL NO.	USE PERMIT OR VARIANCE NO.	PARK SPACES REQ'D.		
PLAN CHECK FEE <u>6.00</u>	PERM. PLAN <input type="checkbox"/>	APPROVED BY		
PERMIT FEE <u>12.00</u>	APPROVED W/O PLAN <input type="checkbox"/>	<u>McClure</u>		

I have carefully read and examined the above application and find the same to be true and correct. All provisions of the Laws and Ordinances governing building construction will be complied with, whether specified herein or not. No person shall be employed in violation of the Labor Code of the State of California. I agree not to occupy or allow occupancy of any building authorized by this permit until final building inspection has been received.

SIGNATURE OF OWNER OR AUTHORIZED AGENT
W. H. Young

PERMANENT

CASH M. O. NOTE: WHEN PROPERLY VALIDATED IN THIS SPACE, THIS FORM CONSTITUTES A BUILDING PERMIT TO DO THE WORK PRESCRIBED THEREIN

06208 NOV 13 1800

Appendix 5 Assessor's Building Records

2316-4

BUILDING DESCRIPTION BLANK

No. 1000 CORDOVA STREET St. Ave.
Assessment No. 2316-A-A Map No. 62
Description Lyman Rice & Glass Sub. As per Plat 11 P. 60 of Mass. Records of L. A. Co. & 399
LOTS 12 and 13
Abbott, Glass & Keese Sub. As per Plat 17 P. 60 of Mass. Records of L. A. Co.

LOT 19
Fire Sprinklers 2524-0 \$5200. 2-2-60
Add'n. to BSMNT. 2251-0 \$5,000. 12-23-59
PERMIT No. 9532-N Cost \$ 378000. 2-24-59
OWNER MAYELL ENTERPRISES

Basement SEE FIGURES	1	2	3	4	5	Alc
Living Room	10	9	9	2		
Bed "	15	16	17	5		
Bath "	15	16	15	4 1/2		
Kitchen	10	9	9	2		
Storage - ETC	5					
Offices PARKING	X					
Store						
Marble Floor						
Tile Floor	-	X	X	X	X	SHRS
Hardwood Floor	-	-	-	-	-	
Hardwood Fin.	-	-	-	-	-	
Cement Floor	X	X	-	-	-	CARPET 6
Unfinished PLY		X	X	X	VINYL	

CLASS	ROOF	TRIMMINGS	BUILT IN FEATURES
Single, Double	Flare-Hip	Slate & DETAIL	Slate & DETAIL
California	Gables, Dormers	ORNAMENTAL IRON	ELEVATOR
Bungalow	Cut up, Ordinary	PLASTER SOFFITS	ALUMINUM SASH
Residence	Plain, Gabled		
Flat, Apartment	Tile, Shingle	INSIDE FINISH	CONDITION
Factory	Corr. Iron, Tin	Plum & DETAIL	Good Medium Built
Garage	Composition	PLASTERED	Poor 1960
Shed, Barn	Slate, Concrete	ACC. PL. Double	Dep. Rate 2 1/2
Church	Asbestos		
School, Office	CONSTRUCTION		
Store, Storage	Good, Medium		
	Cheap		
FOUNDATION	HEATING	BUILDING VALUES	
Stone, Brick	Fire Place - None	NO. SQ. FT.	\$ 2,30
Concrete, Wood	Gas Furnace	37384	
Piers	SEE DETAILS		
EXTERIOR	PLUMBING	BLDG. COST \$	85983
Bay Windows	No. of Fixtures	BSMT. COST \$	27888
1-2-3-4-5-6-7-8-9-10-11-12-13-14-15-16-17-18-19-20-21-22-23-24-25-26-27-28-29-30-31-32-33-34-35-36-37-38-39-40-41-42-43-44-45-46-47-48-49-50-51-52-53-54-55-56-57-58-59-60-61-62-63-64-65-66-67-68-69-70-71-72-73-74-75-76-77-78-79-80-81-82-83-84-85-86-87-88-89-90-91-92-93-94-95-96-97-98-99-100	= 218 =	HEAT COST \$	326
Wall Covering:	SEE LIST ON SEP. SHEET	PLMB. COST \$ BLDG. TARR:	1923
Plaster, Met Lath	DOES NOT INCL. BRND. SYSTEM	Out-Buildings ELEVATOR:	3500
Hollow Tile	LIGHTING	Drives, Walks, etc.	37
Concrete Brick	Electrical	405-3-6-8-1-2-3-4-5-6-7-8-9-10-11-12-13-14-15-16-17-18-19-20-21-22-23-24-25-26-27-28-29-30-31-32-33-34-35-36-37-38-39-40-41-42-43-44-45-46-47-48-49-50-51-52-53-54-55-56-57-58-59-60-61-62-63-64-65-66-67-68-69-70-71-72-73-74-75-76-77-78-79-80-81-82-83-84-85-86-87-88-89-90-91-92-93-94-95-96-97-98-99-100	243
Reinforced Concrete	Good, Medium, Cheap	2-3-4-5-6-7-8-9-10-11-12-13-14-15-16-17-18-19-20-21-22-23-24-25-26-27-28-29-30-31-32-33-34-35-36-37-38-39-40-41-42-43-44-45-46-47-48-49-50-51-52-53-54-55-56-57-58-59-60-61-62-63-64-65-66-67-68-69-70-71-72-73-74-75-76-77-78-79-80-81-82-83-84-85-86-87-88-89-90-91-92-93-94-95-96-97-98-99-100	119,574 R
Shakes, T. & G.		1-2-3-4-5-6-7-8-9-10-11-12-13-14-15-16-17-18-19-20-21-22-23-24-25-26-27-28-29-30-31-32-33-34-35-36-37-38-39-40-41-42-43-44-45-46-47-48-49-50-51-52-53-54-55-56-57-58-59-60-61-62-63-64-65-66-67-68-69-70-71-72-73-74-75-76-77-78-79-80-81-82-83-84-85-86-87-88-89-90-91-92-93-94-95-96-97-98-99-100	184
Siding, B. & B.		2-3-4-5-6-7-8-9-10-11-12-13-14-15-16-17-18-19-20-21-22-23-24-25-26-27-28-29-30-31-32-33-34-35-36-37-38-39-40-41-42-43-44-45-46-47-48-49-50-51-52-53-54-55-56-57-58-59-60-61-62-63-64-65-66-67-68-69-70-71-72-73-74-75-76-77-78-79-80-81-82-83-84-85-86-87-88-89-90-91-92-93-94-95-96-97-98-99-100	179,330 R
Brick, P. or C.			668
Corr. Iron			
Steel			
Terra Cotta			

Report Dated 3-9-61 DM
2m B-1-66 BS 1960 P. 3, 200
ALL SUB. GAR. CONC. POURED

Appendix 5 Assessor's Building Records

2346-1

BUILDING DESCRIPTION BLANK

No. 1000 CORDOVA St. Ave.
 Assessment No. 2346-AA Map No. 62
 Description.....
 Lyman Rice & Son
 Lots 12 & 13
 Lot 3
 Lot 19

PERMIT No. 997-P Cost \$ 90.00 12-10-62
 OWNER C. B. CURTIS

Basement	Est.					
	1	2	3	4	5	6
Living Room						
Bed						
Bath						
Kitchen						
Storage						
Offices						
Store						
Marble Floor						
Tile Floor						
Hardwood Floor						
Hardwood Flr.						
Cement Floor						
Unfinished						

ADD
 1/2 x 10 x 16 = 80
 @ 2.25 = \$180
 ENCLOSE PATIO R

WEST POINT HAS USE

CLASS	ROOF	TRIMMINGS	BUILT IN FEATURES
Single, Double	Flat Hip	Plain	Plain
California	Gables, Dormers		
Bungalow	Cut up, Ordinary		
Residence	Plain, Gavel		
Flat, Apartment	Tile, Shingle		
Factory	Corr. Iron, Tin		
Garage	Composition		
Shed, Barn	State, Concrete		
Church	Asbestos		
School, Office	CONSTRUCTION	INSIDE FINISH	CONDITION
Store, Storage	Good, Medium	Plain	Good Medium Poor
	Cheap		Dep. Rate
FOUNDATION	HEATING	BUILDING VALUES	
Stone, Brick	Fire Place	NO. SQ. FT.	@ \$
Concrete, Wood	Gas Furnace		
Piers			
EXTERIOR	PLUMBING	BLDG. COST \$	
Bay Windows	No. of Fixtures	BSMT. COST \$	
1 sty 2 sty 3 sty		HEAT COST \$	
Wall Covering:		PLMB. COST \$	
Plaster, Met Lath		Out-Buildings	
Hollow Tile		Drives, Walks, etc.	
Concrete Brick			
Reinforced Concrete			
Shakes, T. & G.			
Sliding, B & B			
Brick, P or C			
Corr. Iron			
Steel			
Terra Cotta			
	LIGHTING		
	Electric		
	Good, Medium		
	Cheap		

Report Dated 2/25/63 SP
 Rev 5-0-41 UU

Appendix 5 **Assessor's Building Records**

NOTES:

	EAST WING			WEST WING		
	2 LAUNDRY TRAYS			1 BOILER (WTH) & 1 STRG. TANK		
PLUMBING	1ST	4 W.C. - 4 LAV. - 5 TUBS - 4 SHRS - 5 SINKS	(23)	4 W.C. - 4 LAV. - 5 TUBS - 4 SHRS - 5 SINKS	(36)	
	2ND	3 W.C. - 7 LAV. - 4 TUBS - 6 SHRS - 4 SINKS	(25)	4 W.C. - 9 LAV. - 6 TUBS - 7 SHRS - 5 SINKS	(47)	
	3RD	4 W.C. - 5 LAV. - 4 TUBS - 6 SHRS - 4 SINKS	(26)	10 W.C. - 9 LAV. - 8 TUBS - 8 SHRS - 8 SINKS	(48)	
	PENTH	3 W.C. - 4 LAV. - 1 TUB - 2 SHRS - 1 SINK	(31)	2 W.C. - 3 LAV. - 1 TUB - 2 SHRS - 1 SINK	(5)	
		= 93 =		= 122 =		

HEATING DETAILS - REPAIRS ACCORDING:

	EAST WING					WEST WING				
	3 REGS	4 REGS	5 REGS	C. CL.	W. BL.	2 REGS	4 REGS	5 REGS	C. CL.	W. BL.
1ST	1 APT	3 APTS	1 APT	5	1	NONE	1 APT	4 APTS	7	2
2ND	NONE	1 APT	3 APTS	5	2	NONE	1 APT	4 APTS	7	2
* 3RD	1 APT	1 APT	NONE	5	1	NONE	1 APT	4 APTS	7	1
+ PENTH	NONE	NONE	NONE	3	0	NONE	NONE	NONE	1	1

* - 3RD FLD: 2 APTS WITH 6 REGS 2A-A
+ PENTHOUSE - THIS APT HAS 6 REGS.

* PENTHOUSE HAS 9 REGISTERS

Page 43 of 60

Appendix 6
Photographs

PHOTOGRAPHS OF "WHISPERING W A TERS"-1000 CORDOVA STREET, PASADENA
Photographs were taken on: May 23, 2005



***"Whispering Waters" 1000 Cordova Street, Pasadena, CA 91106
Easterly end of East Building north (front) and east facades, looking southwest
May 23, 2005***



***"Whispering Waters" 1000 Cordova Street, Pasadena, CA 91106
East Building north (front) façade with East Penthouse, looking southwest
May 23, 2005***



***"Whispering Waters" 1000 Cordova Street, Pasadena, CA 91106
West Building westerly end of north (front) and west facades, looking southeast
May 23, 2005***



***"Whispering Waters" 1000 Cordova Street, Pasadena, CA 91106
West Building north (front) façade westerly penthouse unit, looking southeast
May 23, 2005***



***"Whispering Waters" 1000 Cordova Street, Pasadena, CA 91106
Center of north (front) facade, looking south
May 23, 2005***



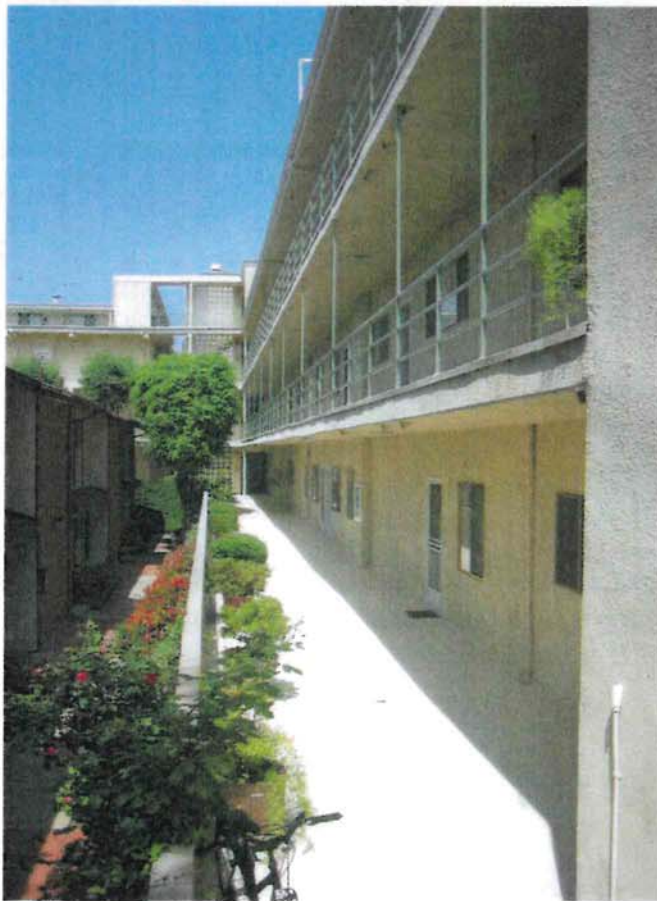
***"Whispering Waters" 1000 Cordova Street, Pasadena, CA 91106
Central Tower (detail) north (front) façade easterly view looking southeast
May 23, 2005***



*"Whispering Waters" 1000 Cordova Street, Pasadena, CA 91106
Close-up of north (front) facade, looking south
May 23, 2005*



***"Whispering Waters" 1000 Cordova Street, Pasadena, CA 91106
South (rear) façade West Building, looking northwest
May 23, 2005***



***"Whispering Waters" 1000 Cordova Street, Pasadena, CA 91106
South (rear) façade East Building, looking west
May 23, 2005***



*"Whispering Waters" 1000 Cordova Street, Pasadena, CA 91106
East elevation of West Building, looking south
May 23, 2005*



*"Whispering Waters" 1000 Cordova Street, Pasadena, CA 91106
Water feature at main entrance terrace of building with viewing bench, looking west
May 23, 2005*



*"Whispering Waters" 1000 Cordova Street, Pasadena, CA 91106
Waterfeature central section (main) with "island" landscaping and waterfalls, westerly end
looking west
May 23, 2005*



***"Whispering Waters" 1000 Cordova Street, Pasadena, CA 91106
Water feature ceremonial pedestrian entrance bridge, central section looking southeast
May 23, 2005***



***"Whispering Waters" 1000 Cordova Street, Pasadena, CA 91106
Waterfeature West Building end of building, looking east
May 23, 2005***



***"Whispering Waters" 1000 Cordova Street, Pasadena, CA 91106
Water feature East Building end of building looking east
May 23, 2005***



*"Whispering Waters" 1000 Cordova Street, Pasadena, CA 91106
Water feature West Building midpoint "island" landscaping, looking east
May 23, 2005*

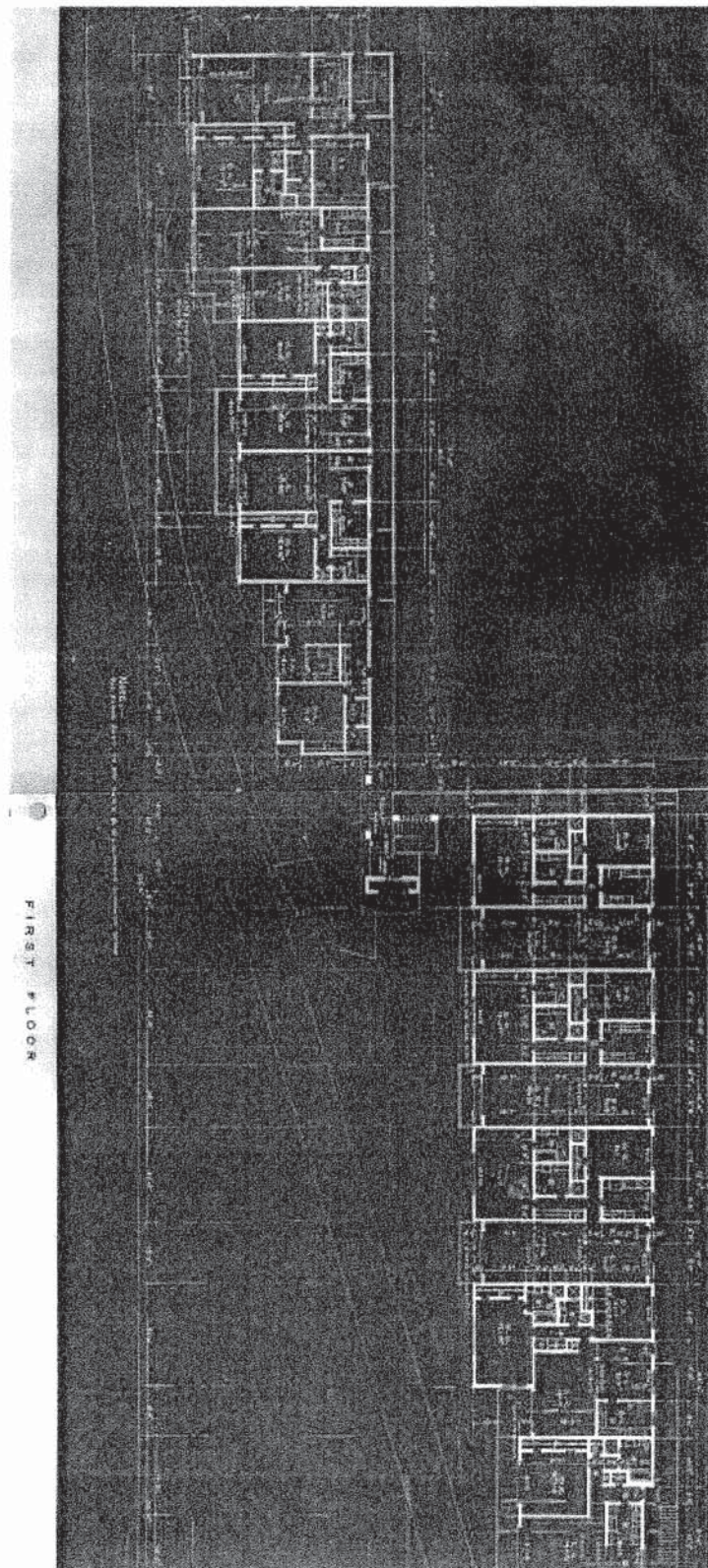


*"Whispering Waters" 1000 Cordova Street, Pasadena, CA 91106
Water feature East Building and Elevator Tower with "Island" landscaping looking east
May 23, 2005*

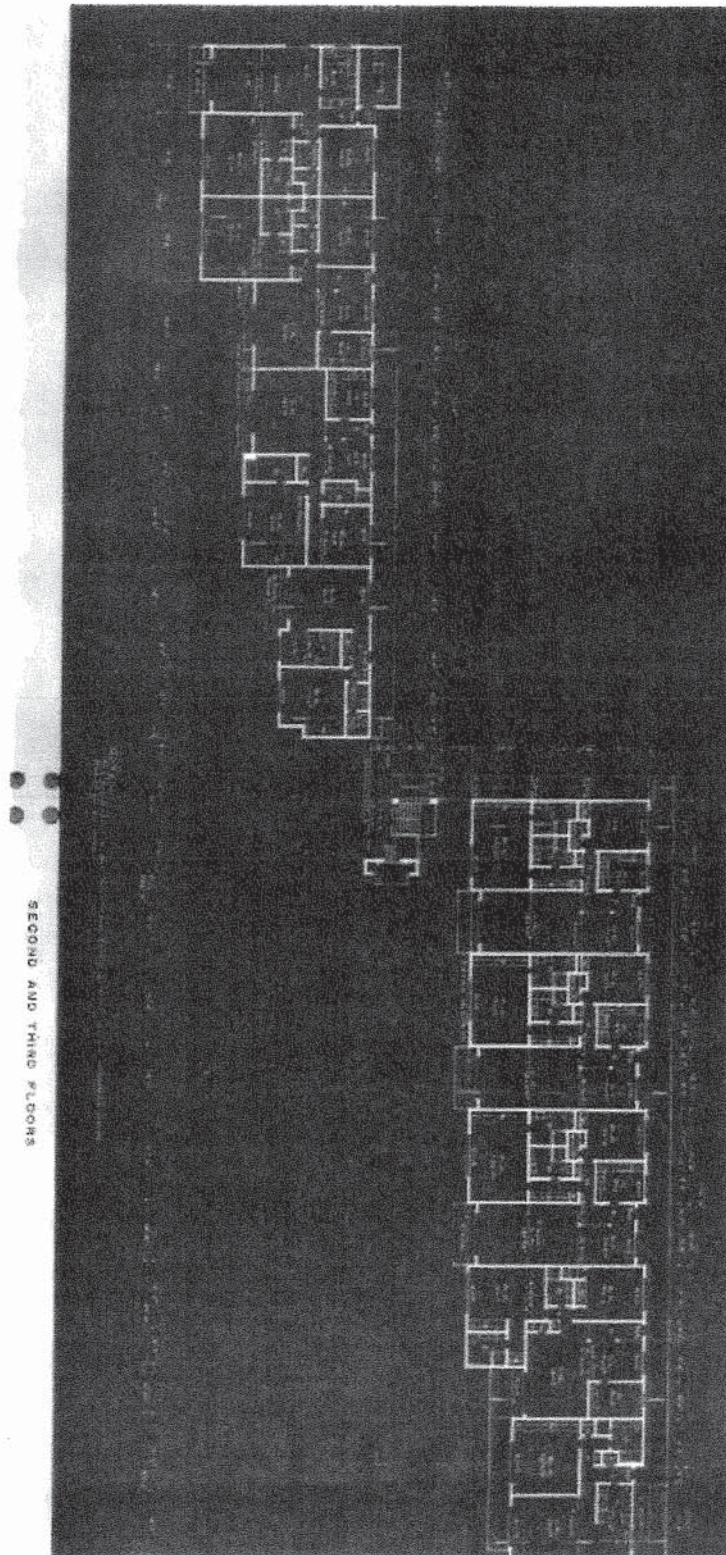


***"Whispering Waters" 1000 Cordova Street, Pasadena, CA 91106
Water feature West Building midpoint pool retaining wall looking east
May 23, 2005***

Appendix 7
Historical Construction Documentation

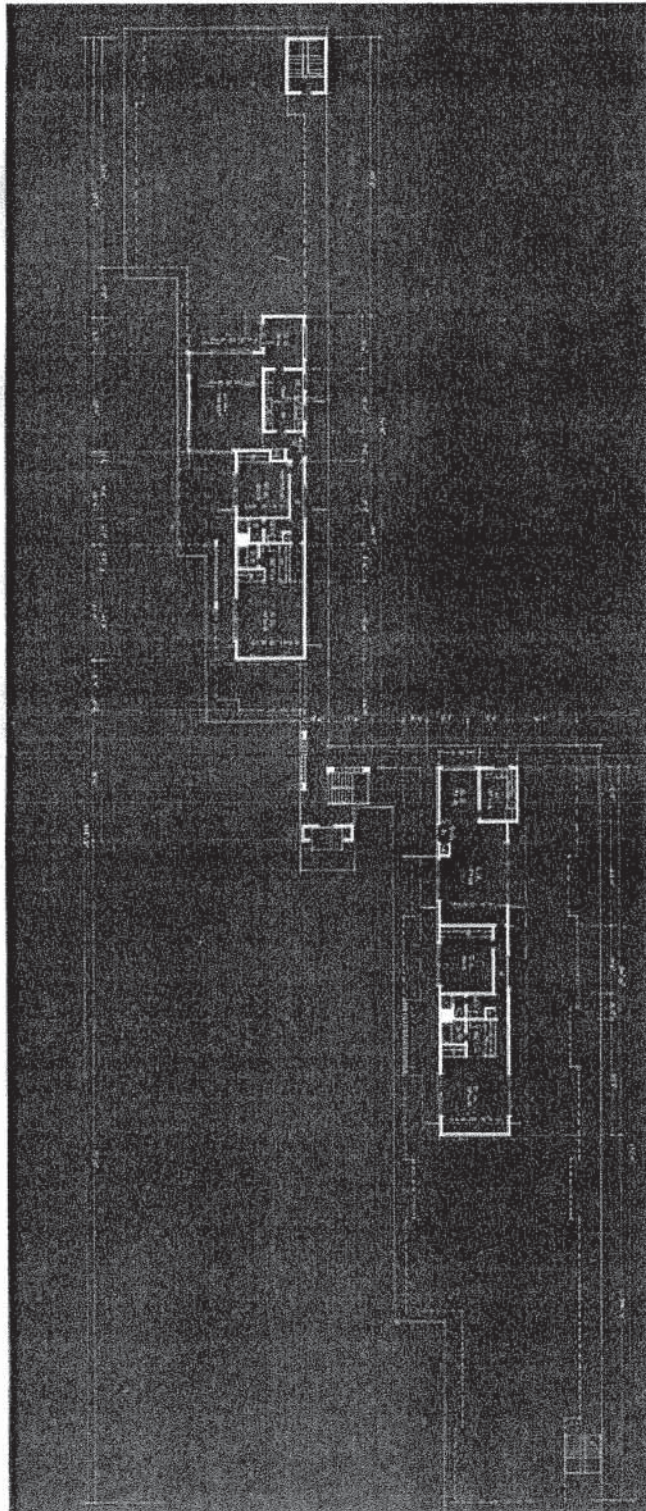


Appendix 7
Historical Construction Documentation



PART IV: BRIEF DESCRIPTION OF PROPERTY

PENTHOUSES





WHISPERING WATERS ASSOCIATION

1000 EAST CORDOVA STREET PASADENA CALIFORNIA 91106

NANCY HOLT
PRESIDENT

PHILIPPA GUTRIDGE
VICE PRESIDENT

BOARD OF DIRECTORS
JEFF TRAFICAN
TREASURER

FRIED WILSON
SECRETARY

MARION WHITE
DIRECTOR-AT-LARGE

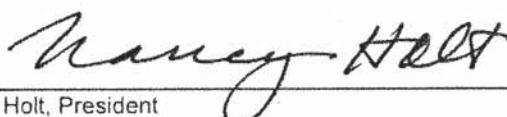
June 9, 2018

Dear City of Pasadena Historic Preservation Commission,

Whispering Waters Association (WWA) is pleased to submit our application for the designation of 1000 Cordova Street as a landmark.

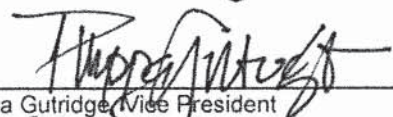
The Whispering Waters Association Board of Directors unanimously supports this application and looks forward to working with you and the Pasadena City Council to obtain landmark designation for this special and significant Pasadena building.

Sincerely,
WWA Board of Directors



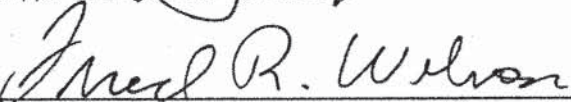
Nancy Holt, President

6/09/18
Date



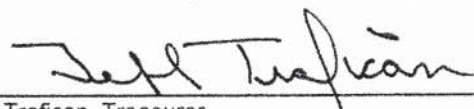
Philippa Gutridge, Vice President

6/9/18
Date



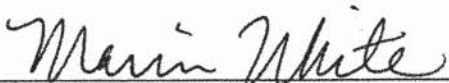
Fried Wilson, Secretary

6/9/2018
Date



Jeff Trafican, Treasurer

06/09/2018
Date



Marion White, Director at Large


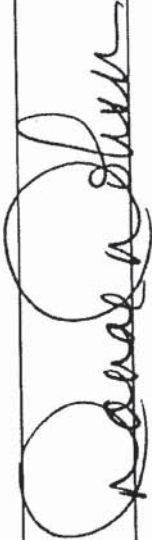

6/9/2018
Date

WHISPERING WATERS
1000 EAST CORDOVA STREET - PASADENA

We the undersigned residents of Whispering Waters support the designation of the property as a landmark. By signing this petition we are confirming that we understand the design review requirements and regulations that will protect the historic character of the property and indicate our support of this effort.

Unit & APN Number	Property Owner(s)	Signature	Date
101 5735-028-106			
102 5735-028-107	William Everson	William Everson	9/11/18
103 5735-028-108	Albert Sheen	Albert Sheen	8/14/18
104 5735-028-109			
105 5735-028-110	Joan & Marie Vegante	Joan Vegante	6/9/2018
106 5737-028-111	Lisa VanLanduyt	Lisa VanLanduyt	6/9/2018

Unit & APN Number	Property Owner(s)	Signature	Date
107 5735-028-112	Marion Kay White	Marion Kay White	6/5/18
108 5735-028-113	see addendum #1		
109 5735-028-114	Richard R. Green	Richard R. Green	6/9/18
110 5735-028-115	Patrick Abramian + Liliana Alexandrova	Patrick Abramian	6/11/18
201 5735-028-116	FRIED R. WILSON	Fried R. Wilson	6/9/18
202 5735-028-117	MATTHEW DILLHOEFER	Matthew G. Dillhoefer	6.9.18
203 5735-028-118	Ana Escobedo	Ana Escobedo	6-9-18
204 5735-028-119	Meca Lynn	Meca Lynn	6/9/2018
205 5735-028-120	see addendum #2		

Unit & APN Number	Property Owner(s)	Signature	Date
206 5735-028-121	Emmanuel Gonzalez		6/9/2018
207 5735-028-122	.		
208 5735-028-123			
209 5735-028-124			
301 5735-028-125	see addendum #4		
302 5735-028-126			
303 5735-028-127	Daniel Dobson		6/11
304 5737-028-128			
305 5737-028-129	JEFF TRAFICAN		6/9/2018

Unit & APN Number	Property Owner(s)	Signature	Date
306 5737-028-130	Nancy C. Holt Living Trust	Nancy C. Holt	6/9/18
307 5737-028-131	Susan Bloomfield	Susan Bloomfield	6/9/18
308 5737-028-132	see addendum #3		
309 5737-028-133	PHILIPPA GUTRUSE	Philippa Gutruse	6/9/18
401 5737-028-134			
402 5737-028-135	Scott Scherer	Scott Scherer	6/9/18

WHISPERING WATERS
1000 EAST CORDOVA STREET - PASADENA

We the undersigned residents of Whispering Waters support the designation of the property as a landmark. By signing this petition we are confirming that we understand the design review requirements and regulations that will protect the historic character of the property and indicate our support of this effort.

ADDENDUM # /
UNIT #108
APN NUMBER 5737-028-113

PROPERTY OWNER(S): Junle Jiang

SIGNATURE



06/07/2018

DATE

Subject: Signed addendum
Date: June 13, 2018 at 12:50 PM
To: n.c.bell@att.net

WHISPERING WATERS
1000 EAST CORDOVA STREET - PASADENA

We the undersigned residents of Whispering Waters support the designation of the property as a landmark. By signing this petition we are confirming that we understand the design review requirements and regulations that will protect the historic character of the property and indicate our support of this effort.

ADDEMDUM #2
UNIT #205
APN NUMBER 5737-028-120

PROPERTY OWNER(S):
Sonam Henderson
Juanita Aristizabal
SIGNATURE

Two handwritten signatures are present. The top signature is a stylized, cursive signature that appears to be 'Sonam Henderson'. The bottom signature is a simpler, more legible signature that appears to be 'Juanita Aristizabal'.

DATE
6/13/18

WHISPERING WATERS
1000 EAST CORDOVA STREET - PASADENA

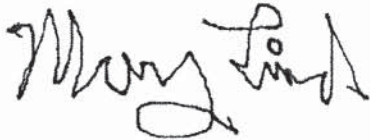
We the undersigned residents of Whispering Waters support the designation of the property as a landmark. By signing this petition we are confirming that we understand the design review requirements and regulations that will protect the historic character of the property and indicate our support of this effort.

ADDEMDUM #3
UNIT #308
APN NUMBER 5737-028-113

PROPERTY OWNER(S):

Mary and Fred Lind

SIGNATURE

A handwritten signature in black ink, appearing to read "Mary Lind". The signature is written in a cursive, flowing style.

DATE

6/6/18

WHISPERING WATERS
1000 EAST CORDOVA STREET - PASADENA

We the undersigned residents of Whispering Waters support the designation of the property as a landmark. By signing this petition we are confirming that we understand the design review requirements and regulations that will protect the historic character of the property and indicate our support of this effort.

ADDENDUM #4
UNIT #301
APN NUMBER 5735-028-125

PROPERTY OWNER(S):
MATTHEW PIRZADA

SIGNATURE



8-31-2018

DATE