



Agenda Report

October 29, 2018

TO: Honorable Mayor and City Council
FROM: Planning & Community Development Department
**SUBJECT: DESIGNATION OF A STRUCTURE AT 171 SOUTH GRAND AVENUE
AS A LANDMARK**

RECOMMENDATION:

Staff recommends that the City Council:

1. Find that the designation of a historic resource is categorically exempt from the California Environmental Quality Act (CEQA Guidelines §15308: Class 8 - Actions by Regulatory Agencies for Protection of the Environment);
2. Find that the former single-family residence at 171 S. Grand Avenue meets Criteria "B" and "C" for designation as a landmark pursuant to Pasadena Municipal Code (PMC) Section 17.62.040(C)(2)(b) and (c) because it is associated with the lives of persons who are significant in the history of the City and embodies the distinctive characteristics of a locally significant property type, architectural style and period and represents the work of an architect whose work is of significance to the City. It is a locally significant example of a single-family residential structure designed in the Italian Renaissance Revival style by local architects Sylvanus Marston and Edgar Maybury and is associated with the productive life of Josephine Pettengill Everett, locally significant as a patron of the arts;
3. Adopt the attached resolution approving a Declaration of Landmark Designation for 171 South Grand Avenue, Pasadena, California;
4. Authorize the Mayor to execute the attached Declaration of Landmark Designation for 171 South Grand Avenue, Pasadena, California; and
5. Direct the City Clerk to record the declaration with the Los Angeles County Recorder.

HISTORIC PRESERVATION COMMISSION RECOMMENDATION:

At its regular meeting of July 3, 2018, the Historic Preservation Commission recommended that the City Council approve the designation of 171 South Grand Avenue as a landmark under Criteria B and C of PMC §17.62.040.C.

EXECUTIVE SUMMARY:

The house at 171 South Grand Avenue qualifies for designation as a landmark under Criteria “B” and “C” because it is a distinctive example of Italian Renaissance Revival residential design in Pasadena designed by significant architects Sylvanus Marston & Edgar Maybury and is associated with the productive life of Josephine Pettengill Everett, locally significant as a patron of the arts.

BACKGROUND:

On April 18, 2018, Phyllis Mueller, on behalf of the owner, submitted an application for Landmark designation of the building at 171 South Grand Avenue. City staff evaluated the property according to the criteria in Title 17 of the P.M.C. and determined that the building qualifies for designation as a landmark.

Property Data

- Address: 171 South Grand Avenue, Pasadena
- Location: West side of South Grand Avenue, at the intersection of Maylin Street
- Date of Construction Completion: 1928 (source: Building Description Blank)
- Original Owner: Josephine P. Everett
- Original Architect: Sylvanus Marston & Edgar Maybury (source: Original Building Permit)
- Original Builder: W.C. Crowell (Source: Original Building Permit)
- Original / Present Use: Single-Family Residence / Clubhouse
- Property size: 40,749 square feet (source: Los Angeles County Assessor)
- Building size: 8,580 square feet (source: Los Angeles County Assessor)

The Site

The property is located on a flag-shaped lot on the west side of South Grand Avenue, opposite from its intersection with Maylin Street. The subject building is set back from the street and situated along the southerly boundary of the historic Vista Del Arroyo Hotel which was also designed by Sylvanus Marston. Between the building and the street is a paved surface parking lot. A low stucco-coated wall with a precast cap and finials at the driveway openings lines the street edge, in addition to a solid hedge. Other walls of similar design exist in various locations on the property.

Exterior Features of the Building

The form of the building is composed of a two-story rectangular mass with one-story wings projecting from each end of the south elevation to form a U-shape floor plan. The building is clad in stucco and covered by a shallow hipped roof with clay tiles. The roof eaves extend moderately with exposed, sculpted-wood rafters. The elaborate classical cast stone detailing around the door entrance and first-story window along the easterly side of the building contrast with the unadorned walls. The two-story wall plane along the north elevation is articulated by an arcade framing three door openings and a series of asymmetrically composed recessed windows on the first and second stories. The one-story west elevation is composed of a blank wall relieved by a cornice, a door opening, and a row of semi-circular windows with sculptural surrounds. The south side of the building opens out to a raised patio enclosed by the two wings of the building, a balustrade with sculptural detailing, and a fountain. A second-story loggia faces south to the patio below. Two stucco-clad chimneys project from the east and west ends of the two-story mass. Two other chimneys located at the south ends of the one-story wings extend significantly above the roof.

Documented Changes to the Property

The property has undergone minimal exterior alterations since it was originally built in 1928. In 1981, the original clay tile on the roof was removed and re-installed in order to install weather-protective felt. Photographic documentation also shows windows had wood shutters at some point in time and the chimney at the westerly wing had a decorative hood. Both features that are no longer extant. In addition, the windows, doors, and exterior walls have been painted.

Current Condition, Use, and Proposed Plans

The exterior of the building is currently in good condition and it is used as a clubhouse for member gatherings and events. No significant changes to the property are proposed at this time.

Historical Overview

Development of Pasadena

According to the Historic Context/Property Type Report entitled "Residential Period Revival Architecture and Development in Pasadena From 1915-1942" prepared by Teresa Grimes and Mary Jo Winder, beginning in the 1890s, Pasadena became a haven for wealthy industrialists, with middle class artists, educators, craftsman, and servant class workers contributing to the composition of its citizenry. By 1920 the population was 45,000; by 1930, 76,000; and by 1940, nearly 83,000. By 1930, Pasadena emerged as a major center of Mediterranean Revival design in commercial

and residential architecture. Tourism was one motivation for the emphasis in developing Mediterranean Revival style buildings.

At the turn of the century, America was seen as a world power due to the rapid growth of population and the economy. This influenced the emergence of new styles in residential architecture that elaborated on previously great classical periods. Residential development in Pasadena between 1915 and 1942 had two distinct phases. The first phase of residential development between 1915 and 1925 reflected influences of the American Colonial period. During the second phase, approximately between 1925 and 1942, European residential styles became very influential. The building at 171 S. Grand Avenue was built in 1928, by one of the most significant architects that contributed to the city's character reflecting this time period.

Influence of Arts in Pasadena

The "Art, Culture and Society in Pasadena:1890-1950" section of the Architectural/Historical Development of the City of Pasadena Historic Context Report describes the context in which arts became significant to Pasadena's culture. The report indicates that during the time this house was built, Pasadena was home to many artists "especially landscape painters, who were drawn to Pasadena's scenic and rustic beauty for inspiration." It goes on to state, "the resort economy along with the city's wealthy population provided market opportunities for artists." Performing arts and theater are also identified as being important and the many cultural institutions founded in Pasadena during this time, and the number of buildings constructed that are associated with these institutions, as outlined in the report, demonstrates the significance of the arts to the history of Pasadena.

Italian Renaissance Revival Style

The "Development of Pasadena & Key Influences" section of the Cultural Resources of the Recent Past Historic Context Report describes the context in which Period Revival Architecture and the City Beautiful Movement gained in popularity:

Following the First World War, as enthusiasm for the Arts & Crafts movement waned, Pasadenans turned to Period Revival styles for their homes and major civic buildings. The wealthy population continued to draw some of the most prominent architects of the period to work in Pasadena, ensuring that the City would continue to be a place where trends in California architecture happened. Along with Santa Barbara, Pasadena emerged as a major center of Mediterranean Revival design.

The use of architectural elements and designs indigenous to the countries surrounding the Mediterranean Sea first emerged in the late 19th century and played an important role in the search for a regional architecture for Southern California because of similarities in landscape and climate. Local residents were also attracted to the Mediterranean Revival as a way to identify with California's Spanish and Mexican past. This trend is exemplified by the 1915 San Diego Panama-California Exposition.

This resulted in a proliferation of the style by some of the period's most renowned architects, known loosely as the California school. Architects such as Gordon Kaufman, Myron Hunt, Reginald Johnson, Roland Coate, and Wallace Neff worked to capture the uniqueness of California as a place by using traditional influences in innovative ways. [Their's was] a prodigious output of graceful, picturesque structures with red tile roofs, thick walls, and plain stuccoed surfaces."

The character-defining features of early 20th Century Italian Renaissance Revival style single-family residences are:

- Asymmetrical form with rectangular U-plan
- Two stories with a shallow hip roof and clay tile
- Smooth, modulated or textured stucco walls
- Prominent, entry bay with column or pilaster surrounds and distinctive classical detailing
- Recessed, heavy front door with heavy hardware
- Arched opening at porte cocheres, side wings, loggias
- Recessed windows that are small in relation to the wall surface (often with heavy shutters)
- Stucco chimneys (plain, hooded, or with chimney pots)
- Use of quoins and other classical detailing

Character-defining features are those visual aspects and physical features or elements constructed during the property's period of significance that give the building its character. In general, a property that retains its character-defining features continues to convey its significance and therefore retains integrity as an historic resource. Removal or alteration of just one character-defining feature does not necessarily alter the integrity of an historic resource. Impacts to historic integrity can result from a single major change or from many incremental changes over time.

Sylvanus Marston (1883 - 1946)

Sylvanus Marston was a master of disparate styles and one of Pasadena's most distinguished and prolific architects. He was born in Oakland, California in 1883 and received his education at Pomona College and Cornell University. After graduating, he returned to Pasadena and began his practice designing Craftsman bungalows. One of his first commissions, St. Francis Court, was for a new form of housing which became known as the bungalow court. This housing type became popular in real estate development in Southern California for the following two decades. In 1914, Marston formed a partnership with Garret Van Pelt and designed many Spanish Colonial Revival style houses in Pasadena. Marston & Van Pelt developed many Period Revival houses. In 1923, Edgar Maybury joined the firm and in 1927 Van Pelt left it. Edgar Maybury worked as the employee in charge of Reginald D. Johnson and Gordon B. Kaufmann's new office in Phoenix, AZ, in 1920. When Maybury partnered with Marston, they continued to develop residential, public, and commercial buildings in Pasadena and Southern California until 1941. In 1942, Maybury opened his own office in Altadena, CA.

The important role that Sylvanus Marston played in the development of Southern California can be seen in the list of a few of the buildings he designed with his partners:

- Westminster Presbyterian Church (1757 N. Lake Ave.) – This church was built after Marston spent time in France during World War I, where he received inspiration from the French cathedrals. This is an unusual example of French European style cathedrals in Pasadena.
- Pasadena Post Office (281 E. Colorado Blvd.) – The original building was designed by architect Oscar Wenderoth and built prior to the Bennett Plan in 1923, and therefore was considered a contributing building to the original look of Pasadena's Civic Center District plan. The addition designed by Marston & Maybury was built in 1938.
- Padua Hills Theater (4467 Via Padova, Claremont, CA) – This was the longest running theater (closing in the 1980's) featuring Mexican-theme musicals in the United States. It operated as a non-profit business promoting intercultural understanding between European Americans and those of Mexican-descent.
- Arthur Garford House (1126 Hillcrest Ave.) – This house was built for Arthur L. Garford, a prominent industrialist and politician in 1916.
- Samuel Hinds House (880 La Loma Road) – This residence was constructed for Samuel Hinds who worked for over 32 years as a lawyer before becoming a professional actor. After he lost most of his money in the financial crisis of 1929, Hinds retired as a lawyer and joined the Pasadena Community Playhouse. He started acting in Broadway shows at age 54.

- Everett House (subject building) - This residence was designed for Josephine P. Everett following the death of her husband Henry A. Everett. Henry A. Everett was one of the leading electric street railway experts in the country in the early 1900's.

Marston was admitted to the American Institute of Architects in 1916, and in 1942 advanced to fellowship. He was also a long-time member and past president (1940-1942) of the Southern California Chapter of the AIA and officer of the California State Association of Architects, Southern California Branch. Marston's firms developed approximately 1,000 structures, primarily in the Pasadena area.

Josephine Pettengill Everett (1866 - 1937)

Mrs. Everett, born Josephine Pettengill, was born in Cleveland, Ohio in 1866. With education from the public schools of Cleveland, Mrs. Everett became specialized in music and an accomplished pianist and signer. She was married to Henry A. Everett, one of the leading electric street railway experts in the country. The Everetts visited Pasadena during winters and were regulars at the Hotel Maryland, where Mr. Everett died in 1917. Following her husband's death, Mrs. Everett continued her winter visits and commissioned 171 S. Grand Avenue to become her permanent residence.

Mrs. Everett was a patron of the arts who devoted her time and money toward the development of geniuses in America. She purchased numerous paintings from developing or struggling American artists, many of whom gained later significance. Mrs. Everett also made a personal home collection available for viewing at any time; many art pieces were donated to Pasadena Art Institute (now Norton Simon Museum) upon her death. Her significant financial contribution made possible the construction of the Hollywood Bowl. Mrs. Everett also contributed financially to music students and hosted recitals in her home auditorium at 171 S. Grand Avenue including the London Symphony Orchestra and the first of Lillian Steuber, who became one of America's leading concert pianists. Mrs. Everett served as President of the Pasadena Community Playhouse Association, made significant financial contributions to Pasadena Civic Orchestra and served on its board.

ANALYSIS:

The building at 171 South Grand Avenue is eligible for designation as a landmark under Criteria B and C, (PMC §17.62.040(C)(2)(b) and(c)), which state:

Criterion B:

[The property] is associated with the lives of persons who are significant in the history of the region, State, or nation.

Criterion C:

[The property] embodies the distinctive characteristics of a historic resource property type, period, architectural style, or method of construction, or represents the work of an architect, designer, engineer, or builder whose work is significant to the City, or to the region, or possesses artistic values of significance to the City or to the region.

Under Criterion B, the building at 171 South Grand Avenue is significant because it was built for Josephine Pettengill Everett, locally significant as a patron of the arts, who lived in the house during the most productive years of her career until her death in 1937.

Under Criterion C, the building at 171 South Grand Avenue is significant because it is a locally significant, intact example of an Italian Renaissance Revival style single-family residential building as described above, designed by locally significant architects Sylvanus Marston & Edgar Maybury. The building has a high level of architectural integrity (its ability to demonstrate why it is significant) through its location, design, setting, materials, workmanship and feeling, as follows:

- Location: The building and other site features are in their original locations.
- Design: The building retains its original form, plan, structure, and style, including its exterior stucco cladding, original fenestration, roof form, and entryway.
- Setting: The building was constructed adjacent to the historic Vista Del Arroyo Hotel, a site notable as reminder of Pasadena's tourist-oriented past.
- Materials: The building retains its original exterior materials.
- Workmanship: The building retains the majority of its exterior materials and features that reflect the craftsmanship of early-20th century single-family residential design and construction, and therefore retains integrity of workmanship.
- Feeling: The property clearly expresses the characteristics of the Italian Renaissance Revival architectural style and evokes the feeling of the early Period Revival neighborhood character based history of Pasadena.
- Association: The property is the place where Josephine Pettengill Everett lived for much of her distinguished career and, as noted above, is remarkably intact from the period of her residency.

Based on the above, the property retains sufficient integrity to qualify for designation as a Landmark under Criteria B and C. The building retains all of its original character-defining features, including a two-story configuration with a basement, simple geometric forms, shallowly pitched roof with red clay tile, exposed sculpted-wood rafters, stucco cladding, recessed wood windows, second-story loggia, enclosed patio, and elaborately detailed entryway. All alterations to the building, including exterior paint, removal of shutters, and removal of chimney hood are compatible with the original structure.

COUNCIL POLICY CONSIDERATION:

The General Plan Land Use Element – Guiding Principle 2: “Pasadena’s historic resources will be preserved. Citywide, new development will be in harmony with and enhance Pasadena’s unique character and sense of place. New construction that could affect the integrity of historic resources will be compatible with, and differentiated from, the existing resource;” and Goal 8: “Preservation and enhancement of Pasadena’s cultural and historic buildings, landscapes, streets and districts as valued assets and important representations of its past and a source of community identity, and social, ecological, and economic vitality.”

ENVIRONMENTAL ANALYSIS:

Class 8 exemptions consists of actions taken by regulatory agencies, as authorized by state or local ordinance, to assure the maintenance, restoration, enhancement, or protection of the environment where the regulatory process involves procedures for the protection of the environment.

FISCAL IMPACT:

In some instances, owners of designated historic properties may apply to the City for a Historic Property Contract (Mills Act), which allows an alternative and often lower property tax assessment. The City Council reviewed the projected loss of property tax revenue from this program in 2002 when it adopted the local Mills Act ordinance. As a result of this program, the reduced property tax amount which comes out of the City's local share amount from the State, is a small fraction of the City's overall property tax revenue.

Respectfully submitted,



DAVID M. REYES
Director of Planning & Community
Development Department

Prepared by:



Rodrigo Pelayo
Assistant Planner

Reviewed by:



Leon E. White
Principal Planner

Approved by:



STEVE MERMELL
City Manager

Attachments: (4)

- Attachment A – Application Materials
- Attachment B – Vicinity Map & Historical Documentation
- Attachment C – Photographs
- Attachment D – Effects of Landmark Designation

RESOLUTION NO. _____

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PASADENA
ADOPTING A DECLARATION OF LANDMARK DESIGNATION OF 171
SOUTH GRAND AVENUE, PASADENA, CALIFORNIA**

WHEREAS, the City Council has found that 171 South Grand Avenue meets criterion "B" and "C", as set forth in Section 17.62.040(C) of the Pasadena Municipal Code; and

WHEREAS, the property at 171 South Grand Avenue is significant because it is associated with the lives of persons who are significant in the history of the nation; is exceptional in the embodiment of the distinctive characteristics of a historic resource property type, period and architectural style and is an exceptional representation of the work of an architect whose work is significant to the nation; and

WHEREAS, the application for Landmark designation is exempt from the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines Section 15308; and

WHEREAS, Phyllis Mueller, on behalf of the property owner, The Shakespeare Club, submitted the application for landmark designation; and

WHEREAS, the City Council may designate a Landmark and evidence such approval by adopting a declaration executed by the Mayor pursuant to Subsection 17.62.050 (C) of the Pasadena Municipal Code.

NOW THEREFORE BE IT RESOLVED by the City Council of the City of Pasadena that the attached declaration of Landmark designation for 171 South Grand Avenue is hereby adopted.

Adopted at the _____ meeting of the City Council on the _____ day of _____, 2018 by the following vote:

AYES:

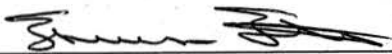
NOES:

ABSENT:

ABSTAIN:

MARK JOMSKY, CMC, City Clerk

Approved as to form:



Theresa E. Fuentes
Assistant City Attorney

DECLARATION OF LANDMARK DESIGNATION FOR:

171 SOUTH GRAND AVENUE
PASADENA, CALIFORNIA

Pursuant to the provisions of Section 17.62.050 of the Pasadena Municipal Code, the City Council of the City of Pasadena by this declaration hereby designates as a Landmark certain real property described as:

(See attached Exhibit A)

Under Pasadena Municipal Code Section 17.62.090, all work affecting designated Landmarks, except ordinary maintenance and repair, such as but not limited to new construction and additions, exterior alterations, relocation, and demolition, is subject to review by the City of Pasadena.

DATED: _____

ATTEST:

CITY OF PASADENA
A municipal corporation

Mark Jomsky, City Clerk

By: _____
Terry Tornek, Mayor

Those portions of Lots 1, 2, and 3 in Block 4 of the Tallmadge, Foote, and Burnham Tract, and a portion of Lot 2 of Division "D" of Berry and Elliott's Subdivision of the San Gabriel Orange Grove Association, as per map recorded in Book 10 Page 4 and in Book 2 Page 600, respectively, of Miscellaneous Records, in the office of the county recorder of said county, described as a whole as follows:

BEGINNING at a point in the Westerly line of Grand Avenue, distant Northerly $7\frac{1}{2}$ feet from the Northeast corner of said Lot 2 of the Tallmadge Foote and Burnham Tract; thence West along a line parallel with the North line of said lot 2, 210 feet; thence South parallel with the West line of said Grand Avenue, $7\frac{1}{2}$ feet to the North line of said Lot 2 of said Tallmadge, Foote, and Burnham Tract; thence West along the North line of said last mentioned Lot 2 and its prolongations Westerly 261.96 feet; thence South parallel with the West line of said Lot 2, $32\frac{1}{2}$ feet; thence East parallel with said prolongation and the North line of said Lot 2 of said Tallmadge, Foote, and Burnham Tract, 291.96 feet to a point in a line drawn parallel with and distant 180 feet West from the West line of Grand Avenue; thence South on said parallel line 131.27 feet; thence Easterly in a direct line to a point on the West line of Grand Avenue which is distant Southerly along said West line 173.27 feet from the point of beginning; thence Northerly along said West line 173.27 feet to the point of beginning.