



PLANNING DIVISION MASTER APPLICATION FORM

Project Address: 1031 San Pasqual Street, Pasadena, California 91106

Project Name: Bungalow Court

Project Description: (Please describe demolitions, alterations and any new construction)
Nomination of the Bungalow Court buildings, located at 1031 San Pasqual Street, to be designated as a City of Pasadena Landmark.

Zoning Designation: PSR General Plan Designation: Institutional

Valuation (Cost of Project): n/a

APPLICANT / OWNER INFORMATION

APPLICANT NAME: California Institute of Technology Telephone: [626] 395-6258
Address: 1200 East California Boulevard Fax: []
City Pasadena State: CA Zip: 91125 Email: tsierra@caltech.edu

CONTACT PERSON: Teodorico Sierra, Senior Project Manager, Design and Construction Telephone: [626] 395-6258
Address: 1200 East California Boulevard, Design & Construction, Mail Code 2-83 Fax: []
City Pasadena State: CA Zip: 91125 Email: tsierra@caltech.edu

PROPERTY OWNER NAME: California Institute of Technology Telephone: [626] 395-6258
Address: 1200 East California Boulevard Fax: []
City Pasadena State: CA Zip: 91125 Email: tsierra@caltech.edu

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

Table with 3 columns of planning review and approval options. The 'CERTIFICATE OF APPROPRIATENESS' option is marked with an 'X'.

Note: Space for signature is on reverse side

INDEMNIFICATION

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

CERTIFICATION:

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

SIGNATURE OF APPLICANT OR AGENT: ked Date: August 26, 2019

<p>For Office Use Only</p> <p>PLN # <u>2020-00015</u></p> <p>CASE # _____</p> <p>PRJ # _____</p> <p>DATE ACCEPTED: <u>1/21/20</u></p> <p>DATE SUBMITTALS RECEIVED: _____</p> <p>RECEIVED BY (INITIALS): <u>KS</u></p> <p>FEES:</p> <p>BASE FEE: \$ _____</p> <p>3% RECORDS FEE: \$ _____</p> <p>TOTAL: \$ _____</p> <p>HISTORIC ARCH. RESEARCH REQUIRED? YES <input type="checkbox"/> NO <input checked="" type="checkbox"/></p> <p>PUBLIC ART REVIEW REQUIRED? YES <input type="checkbox"/> NO <input checked="" type="checkbox"/></p> <p>TRANSPORTATION REVIEW REQUIRED? YES <input type="checkbox"/> NO <input checked="" type="checkbox"/></p> <p>INCLUSIONARY HOUSING REQUIRED? YES <input type="checkbox"/> NO <input checked="" type="checkbox"/></p>	<p>REVIEW AUTHORITY:</p> <p><input checked="" type="checkbox"/> STAFF</p> <p><input type="checkbox"/> HEARING OFFICER</p> <p><input type="checkbox"/> PLANNING COMMISSION/BZA</p> <p><input type="checkbox"/> DESIGN COMMISSION</p> <p><input checked="" type="checkbox"/> HISTORIC PRESERVATION COMMISSION</p> <p><input checked="" type="checkbox"/> CITY COUNCIL</p> <p>TAXPAYER PROTECTION</p> <p><input type="checkbox"/> DISCLOSURE REQUIRED</p> <p><input checked="" type="checkbox"/> NOT REQUIRED</p>	<p>CEQA REVIEW:</p> <p><input checked="" type="checkbox"/> EXEMPTION</p> <p><input type="checkbox"/> INITIAL STUDY</p> <p><input type="checkbox"/> EIR</p> <p>CEQA REVIEW STATUS:</p> <p><input checked="" type="checkbox"/> PENDING</p> <p><input type="checkbox"/> COMPLETED</p>	<p>Design & Historic Preservation:</p> <p>TYPE OF HISTORIC PRESERVATION REVIEW:</p> <p><input type="checkbox"/> CATEGORY 1 (DESIGNATED)</p> <p><input type="checkbox"/> CATEGORY 2 (ELIGIBLE)</p> <p>LANDMARK/HISTORIC DISTRICT NAME: _____</p> <p>TYPE OF DESIGN REVIEW:</p> <p><input type="checkbox"/> CONCEPT</p> <p><input type="checkbox"/> FINAL</p> <p><input type="checkbox"/> CONSOLIDATED</p> <p><input type="checkbox"/> PRELIMINARY CONSULTATION</p>
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Note: In addition to this application, a completed **Planning Division Master Application Form** is also required.

PROPERTY PROPOSED FOR DESIGNATION

1. Name of Property:	Bungalow Court
2. Property Address:	1031 San Pasqual Street, Pasadena, California, 91106
3. Date of Original Construction	1923 Buildings #3, 4, 5, 6 & 7; 1923 (later in same year) Buildings 1 & 2
4. Original Owner	J. H. Clutrin
5. Architect / Builder:	Builders: Whitescarver and Picton; S. Russell Johnson. Architect: Unknown

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.

The seven buildings located at 1031 San Pasqual Street - 5 buildings enclosing an open courtyard off San Pasqual and two buildings facing Catalina Avenue - are the subject of this nomination.

Please see site map and additional information, attached.

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



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

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

DESIGNATION PROCESS (INFORMATION ONLY; NO ACTION REQUIRED)
§17.62.050 Pasadena Municipal Code:

1. A preliminary evaluation by staff to determine if the nominated property meets the applicable criteria and is eligible for designation.
2. If staff determines that the nominated property is eligible for designation, the nomination is scheduled for a public hearing before the Historic Preservation Commission. If not, the applicant may appeal the determination of ineligibility to the Historic Preservation Commission or it may be called for review by the Historic Preservation Commission or City Council.
3. If the Historic Preservation Commission finds that the nominated resource qualifies for designation, it forwards a recommendation on the designation to the City Council.
4. At a noticed public hearing, the Council then determines whether to approve or disapprove the application.

DESCRIPTION OF PROPERTY

Historic Name: Wilson Court

Former Address: 294 S Wilson Ave and 1094-1100-1104 E Del Mar, Pasadena, California

Current Address: 1031 San Pasqual Street, Pasadena, California 91106

Property type: Bungalow Court

Style: Spanish Colonial Revival

Construction date: 1923

Architect: Unknown

Builder: Whitescarver and Pitcon; S. Russell Johnson

BACKGROUND

This nomination is for the Bungalow Court, originally located at 294 South Wilson Avenue and now located at 1031 San Pasqual Street, to be designated as a Pasadena Landmark.

In 2017 the property owner, California Institute of Technology (Caltech), proposed relocation of the existing seven bungalow court buildings. This relocation was proposed in order for Caltech to pursue the development of the current campus master plan, specifically the southeast corner of the intersection of East Del Mar and Wilson where the Bungalow Court buildings were originally located.

Kelly Sutherlin McLeod Architecture, Inc. (KSMA) was contracted by Caltech to provide architectural services required to relocate and rehabilitate the seven courtyard buildings. In October 2017 the City of Pasadena's Historic Preservation Commission (HPC) reviewed Caltech's proposed plan for relocation of the Bungalow Court buildings to the southwest corner of San Pasqual Street and South Catalina Avenue, and for rehabilitation of the buildings. The HPC found the proposed project to be in compliance with the Secretary of the Interior's Standards for Rehabilitation and the HPC's advisory comments were forwarded to the City's Design Commission. In December 2017, the City of Pasadena's Design Commission approved Caltech's proposed relocation and rehabilitation plan, with conditions of approval including the requirement that Caltech shall nominate the court buildings for local landmark designation upon completion of their rehabilitation.

DESCRIPTION OF BUNGALOW COURT AT CURRENT ADDRESS

The Bungalow Court buildings are designed in the Spanish Colonial Revival style with exterior plaster finish over wood framing, all rectangular in plan and on raised foundations. Six of the buildings are single story and one is two stories. Five of the buildings (originally built in 1923 by Whitescarver and Pitcon) are arranged in a U-shape, running north to south, around an open green courtyard. The two-story building (building 5) terminates the primary axis of this courtyard to the north with the south end of the courtyard open to San Pasqual Street. The two remaining buildings (built later in the same year by S. Russell Johnson) face east towards South Catalina Avenue and back up to the two buildings flanking the west side of the courtyard. The three buildings along San Pasqual contain one unit each, and the remaining three buildings contain two units each, including building 5, which contains one unit at the first level and one unit at the second level.¹

¹ The overall courtyard footprint has been rotated ninety degrees, clockwise, at the new site resulting in the primary axis that running North/South rather than East/West. As noted in KSMA's 2017 Report of Findings, the original layout appears to have been a factor of lot configuration rather than climatic concerns and was not determined to be a Character Defining Feature.

The new exterior integral color lime plaster finish at all buildings was specified, in the rehabilitation plan, to match the original in texture and color. The original horizontal bulbous plaster detail has been reconstructed at the water table line of the courtyard buildings; the horizontal recess from full plaster to parge coat has been reconstructed at the buildings facing Catalina. All buildings have flat roofs behind a continuous shaped parapet. The height of the new raised CMU foundations/stem walls, with ventilation and access openings, and finish floors of the buildings have been modified as required to accommodate drainage and grading at the current site. Wood louvered attic vents have been restored to match the original. Painted galvanized downspouts and leader boxes match the original in configuration and location. All downspouts are centrally located at the back of each building except on buildings 1 and 2 where they are centered at the front.

The parapets at the courtyard-facing buildings have a continuous red tile cap. The unit entrances facing the courtyard feature a red tile and exposed wood framed canopy roof, over concrete steps leading to concrete landings with brick banding. The rehabilitation plan specified the tile roof-to-plaster wall detail to match original, however, the roofing subcontractor installed a contemporary standard exposed flashing at these locations. Courtyard units are entered through a pair of multi-light double sash French-style wood frame doors (new made to match originals) with the restored original arched transoms above.

The Catalina-facing buildings have a continuous plaster cap detail along their parapets. Each of the three units in these buildings are entered through an open air semi-enclosed porch with a red tile shed roof. These porches are finished in plaster, matching that at the buildings, with one full height arched opening and two half-height arched openings. Concrete steps lead up to the scored concrete porch landings adjacent to new single sash multi-light French-style wood frame doors (made to match the originals).

The original fenestration pattern of all the buildings—including windows, doors and transoms and their frames, and screens—has been retained. Fixed wood sashes with single panes of glass have been installed at the back elevations of the buildings, at the utility rooms where single-lite screened sashes are believed to have originally existed. Wood windows, doors, frames and screens have been reconstructed to match the originals. All buildings have both one front and one back entrance with the exception of building 5 which has two entrances at the front (one for each of the two units) and one back entrance, located at the west side, for the first level unit. All back entrances, with the exception of building 5, have a simple concrete landing with concrete steps leading to grade.

All window sashes, frames and trims are new and located in original openings. All windows are single pane double-hung style (to match the extant windows found in some of the bedroom closets, see below) with the exception of the three units along South Catalina. Each of these units features a casement style window adjacent to the front door; existing framing conditions, found at these locations, indicate these windows were originally casement style. All door and window hardware is new, and in a period appropriate design, with the exception of the original door locksets installed at the three Catalina entrance doors.

The existing interior plan configuration of all units has been retained with the exception of the first level unit at building 5, which has been upgraded for accessibility. Numerous original single and five panel interior doors have been restored and reinstalled throughout the project. The new linoleum and tile floor finishes are representative of original floor finishes. Existing hardwood floors have been retained with the exception of floors in units 107 and 110. Each of the extant scored plaster fireplace surrounds have been protected with a removable plywood shroud, installed below the existing wood mantles for interim protection. New interior and exterior painted wood moldings, trim and casings match the original in location, pattern, dimensions and profile. An archival area of original interior sand-finish wall plaster has been left intact behind the new cabinets where it existed in many of the bedroom closets. In all units, extant original windows located between the bedroom closet and utility room remain intact, and are now concealed with new drywall installed to be reversible. New cabinets have been designed to reflect the design of original cabinetry.

Original concrete site features have been reconstructed at the new site. All of the concrete at the Bungalow Court site is new with integral color to match the original. All concrete that replicates the original paving, landings and steps, was specified in the rehabilitation plan to have a top cast finish and tooled score joints to match the original. All new concrete that did not previously exist at the Bungalow Court site was specified in the rehabilitation plan to be finished with a broom finish and cut score joints for delineation.

The courtyard features a primary concrete pathway, running north/south with a central split path in a diamond configuration; secondary concrete pathways lead to all courtyard units. Secondary concrete pathways also connect the public sidewalk with the front entrances facing Catalina Avenue, and the back entrances of buildings 6 and 7 facing the parking lot. A concrete walkway serves the back entrances of buildings 1, 2, 3 and 4 while utility yards, running east west between the buildings, have gravel pathways. The raised planter walls, located at the Catalina-facing buildings, replicate the CMU planter walls found at the original site as possible with the current grade configuration.

The brick banding at the courtyard landings has been installed to match the original pattern, spacing, mortar color and finish. The existing original bricks by *LA Brick* (bottom stamped) that could be salvaged have been reinstalled at the four southernmost entrance landings of the courtyard. Bricks installed at the remainder of the landings are procured vintage *LA Bricks* (side stamped) from a later era. These bricks have also been installed in the original pattern, delineated with the side stamp exposed at one brick at each of the landings. A new exterior wood frame stair has been installed leading to the second-floor unit at building 5. The exterior wood framed stair found at the original site was not original. The new stair has been designed to reflect the character of the open wood stair found at the original site and with safety upgrades.

The concrete landings at the building entrances facing Catalina were also specified in the rehabilitation plan to match the original in configuration, finish and scoring pattern. The score pattern is reflective of the original, however, not a match due to complications presented during installation.

A new concrete ramp provides an accessible path from parking to the entrance of the first-floor unit at building 5. The handrails installed at the front steps of the Catalina Avenue entrances match the design and black oxide-finish of the handrails found at the original site. Additional handrails are installed at steps and landings, where the new site and grading conditions require additional stair risers and

therefore trigger code requirement for handrails. These non-original handrails, including the ones installed along the new ramp, are delineated from the three original rails along Catalina with a light bronze paint and cored post installation.

The landscape design at 1031 San Pasqual strongly echoes the character and design of the original site, while increasing function and sustainability. Two Elm trees have been planted in the open green courtyard, to replace the Elm trees found at the original site.

Unforeseen existing conditions, presented by the courtyard buildings as finishes were removed at the new site, plus site conditions and other project conditions required minor design modifications to the rehabilitation plan initially approved by the City. Throughout all project phases, all rehabilitation work was reviewed by either the Design Commission (with advisory comments from the Historic Preservation Commission) or Design & Historic Preservation staff. KSMA worked closely with the City's Design & Historic Preservation (DHP) staff during the construction phase of the project. Proposed modifications were submitted for staff review and were found to remain in compliance with the Secretary of the Interior's Standards for Rehabilitation. Additionally, the project work was monitored by KSMA, and periodically inspected by DHP staff during construction.