

Agenda Report

October 1, 2012

TO: Honorable Mayor and City Council
FROM: Planning & Community Development Department
SUBJECT: DESIGNATION OF 160 S. ORANGE GROVE BOULEVARD (STILLMAN B. JAMIESON HOUSE - "TERRACE VILLA" - AMBASSADOR WEST CAMPUS) 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 Stillman B. Jamieson House at 160 S. Orange Grove Boulevard meets landmark designation criterion C in P.M.C. §17.62.040(C) because the house and portions of the original garden features are significant as an intact example of a 1920's-era Mediterranean Revival style residential architecture designed by architect Walter C. Folland; and because portions of the property contain integral features of the significant landscape design for Ambassador College designed in 1963 by Garret Eckbo of EDAW, a noted landscape architect;
3. Approve the designation of the property at 160 S. Orange Grove Boulevard as a landmark;
4. Adopt the attached resolution approving a Declaration of Landmark Designation for 160 S. Orange Grove Boulevard, Pasadena, California;
5. Authorize the Mayor to execute the attached Declaration of Landmark Designation for 160 S. Orange Grove Boulevard, Pasadena, California; and
6. Direct the City Clerk to record the declaration with the Los Angeles County Recorder.

HISTORIC PRESERVATION COMMISSION RECOMMENDATION:

On Monday, July 16, 2012, the Historic Preservation Commission recommended that the City Council approve the designation of 160 S. Orange Grove Boulevard as a landmark under criterion C of PMC §17.62.040.

EXECUTIVE SUMMARY:

The Stillman B. Jamieson House at 160 S. Orange Grove Boulevard appears to meet landmark designation criterion C in P.M.C. §17.62.040(C) because the house and portions of the original garden features are significant as an intact example of a 1920's-era Mediterranean Revival style residential architecture designed by architect Walter C. Folland; and because portions of the property contain integral features of the significant landscape design for Ambassador College designed in 1963 by Garret Eckbo of EDAW, a noted landscape architect. The house and newer landscape features retain substantial integrity since their construction.

BACKGROUND:

On April 25, 2012, City Ventures, on behalf of the property owner (Pasadena Apartments-7, LLC), submitted an application for landmark designation of the property. The single-family residence was constructed in 1924. The property was incorporated into the Ambassador West College campus in the 1960s. In 2007, the Ambassador West project was approved to allow the Jamieson House, which had previously been used as a dormitory, to be re-converted into a single-family residential use. City Ventures may sell the house for use as a private, single-family residence in the future.

Description

The Site

The site is located on the 19-acre Ambassador West property. It includes a two-story Mediterranean Revival style single-family residence and gardens and landscape features in the front, rear, and side yards. Originally, the single-family property was bounded by the former (now vacated) Terrace Drive to the east, and by an internal property line between the existing house and a separate property to the west. The house was never visible from S. Orange Grove Boulevard. Currently, the site is approximately 14,000 square feet and internally located within the Ambassador West campus.

Design and Plan of the House

The house is two stories and includes a partially exposed basement. The house is approximately 60 feet in width by 80 feet in length. The plan of the house is roughly U-shaped, with a recessed entry bay and entrance courtyard on the west elevation. It has a low-pitch hipped roof with terra cotta tiles and deep, wooden eaves with ornamental wood brackets. The roof is punctuated by several ornamental and functional chimneys. The walls are smooth stucco and the fenestration is constructed entirely of wood.

Fenestration, Architectural Styling and Details

The east and west elevations, respectively, include ground floor entrances and share similar building materials and architectural treatments. However, these elevations are distinctly different from each other.

The east elevation includes the primary, original entrance for the residence. Originally, the house was addressed on the former Terrace Drive, which is now vacated and included as part of the Great Lawn of the campus. This east elevation is almost symmetrical. It includes a wide, centered, single door flanked by side-light casement windows with decorative wrought iron grilles and cast iron lanterns. The door is highlighted with decorative pre-cast terra trim comprised of quoins, scrolls, and a central medallion with a Latin inscription. Above the door is a cantilevered, stucco balcony with arches, pre-cast corbels, and a decorative wrought iron railing. The second story casement windows are accented with wrought iron Juliette-style balconies. The ground floor windows are arched; the second story windows are rectangular. Most of the windows are deeply recessed within the wall plane and they consist of single- and multi-pane casements and fixed panes. The raised, concrete terrace and risers are enclosed by a classical balustrade with acanthus leaf motifs on the ends. These site features enhance the formality of the eastern façade's architectural composition.

The west elevation is less formal in design, yet it exhibits balanced architectural features and thoughtful detailing. The main door is narrow and short and is centered within the bowed, two-story bay. This entrance appears visually compressed by the series of long, arched ascending leaded glass windows that illuminate the stairwell and second floor inside the house. Similar to the design of the east elevation, the main door is flanked by small windows and lanterns and framed with pre-cast trim and corbels that support a small second story balcony. The fenestration includes ground floor windows and second story multi-pane rectangular casement windows of different sizes. Surface-mounted, pre-cast rosettes and garlands are roughly centered on the north and south walls of the courtyard's building walls.

The north and south elevations are narrow and less prominent than the primary elevations. The north elevation includes two original, one-story projecting bays: a square service entrance; and a bowed window with a balcony. The south elevation has a visually subordinate, recessed two-story bay on the south elevation with a large covered entry over French doors. This bay appears to have originally housed the servants quarters and probably received commercial deliveries. All the elevations share similar detailing, including a recently restored, painted, vine-like frieze; frieze vents with metal grills; round copper downspouts; smooth stucco walls; and the continuous overhanging roof with brackets and stenciled rosettes.

Original Gardens and Landscaping (1924)

Originally, the front yard on Terrace Drive was graded and landscaped with a series of terraces leading to the front entrance. The east entry terrace is intact. There are a few mature trees (two Morton Bay Fig trees) on the property that are the approximate age of the house.

Modified Landscape and Hardscape (1959-1969)

From 1959-1969, landscape architects Eckbo, Dean, Austin & Williams (EDAW) designed the Mayfair-Villa Campus Mall for Ambassador College. EDAW combined the east yards and gardens from the Jamieson property and adjacent properties and in 1969 changed Terrace Drive into a pedestrian walkway. EDAW eliminated the original driveways and walls from the sloping hillside west of Terrace Drive, and unified their appearance with curvilinear walkways and new landscape.

Two styles of garden improvements were made that remain on the remnants of the Jamieson property today: 1) new features were with traditional styling that were somewhat integrated with architecture of the original house; and 2) new features were added with modern styling that integrated the property to the rest of the newly constructed Ambassador West campus. The new, traditional style features in the west yard included a Mediterranean water garden with boulders, rocks, and a “folly” gazebo; and a series of free-standing and building-imbedded pre-cast Corinthian columns leading from the garden to the rear entrance. The contemporary style features included imbedded pebble and concrete paving; small terra cotta pavers; contemporary style park benches; a linear and brushed steel free-standing light standards.

Documented and Observed Changes to the House

In 1950, the interior of the residence was converted into five apartments. In 1963, the structure was converted into a dormitory by Ambassador College. Exterior changes to the house that have occurred over the years include the installation of non-original, single-glazed entry doors on both elevations; steel grills that cover the shafts of the partially-exposed basement; planters; and some sheet metal downspout replacements.

Historical Overview

The house was constructed for Stillman B. Jamieson of Highland Park, Illinois. He practiced law in Chicago for 25 years. At the age of 45 he retired and spent most of his time traveling the country with his wife. Beginning in 1912 the couple spent winters in Pasadena, and in 1924 decided to permanently reside in the City. That year Jamieson commissioned Pasadena architect Walter C. Folland to design a Mediterranean Revival residence “largely from the rough ideas furnished by Mr. and Mrs. Jamieson”, as documented in the Pasadena Star News.

Architect – Walter C. Folland; and Original Owner – Stillman B. Jamieson

Walter C. Folland came to Pasadena in 1922 to practice architecture. Folland designed several houses and commercial buildings in the City. His projects include the Fair Oaks Theater (ca. 1925 - 83 N. Fair Oaks Ave., remodeled/demolished); Barcelona Apartments (1925 - 85 N. Madison Ave.); Covent Garden Market (1926 – E. Colorado Bl. and Berkeley Ave.); and a Spanish Colonial Revival apartment building (1926 - 1288 N. Los Robles Ave.).

Staff has not found evidence that indicates that the architect Walter Folland or the original owner Stillman B. Jamieson had a significant role in the history of the City. Integrity of association does not apply to the building because it is not associated with a significant event or the life of a significant person. Based on the above, the property retains sufficient integrity to qualify for designation as a landmark under criterion C.

Landscape Architect - Garret Eckbo

Garrett Eckbo is recognized as an important landscape architect for both his residential and large-scale plans. He was known for thinking of the “broad landscape and society first, before focusing on the garden,” a notion that was reflected in the types of work he was commissioned for during his career. A graduate of the University of California at Berkeley, Eckbo went on to do graduate work at the Harvard School of Design. Even before his graduation, Eckbo published the first of a long line of studies and books on landscape architecture; entitled “Small Gardens,” the study focused on how creative gardens could be designed for increasingly small lots. After graduating, he went on to form numerous architecture partnerships, designing gardens and working on plans for camps and recreational facilities for the Farm Security Administration. His first office in California consisted of four rooms in Pasadena, leased in 1946. During the 1960’s, Eckbo was commissioned with the strategic open space plan for the entire state of California.

In 1964, Eckbo went on to form EDAW with Dean, Austin, and Williams. During the sixties, Eckbo, working with EDAW, designed the landscape plan for the Ambassador College in Pasadena. EDAW has become one of the foremost private planning and landscape architecture firms in the world, and is internationally involved with large-scale urban projects, ranging from the Washington DC Downtown Action Plan to the winning proposal for London’s 2012 Olympic bid.

ANALYSIS:

The Stillman B. Jamieson House—“Terrace Villa” at 160 S. Orange Grove Boulevard appears eligible for designation under Criterion C, (PMC §17.62.040(C)(2)), which states:

[The property] 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.

Under criterion C, the Stillman B. Jamieson House is significant as an intact example of a 1920's-era Mediterranean Revival style residence designed by architect Walter C. Folland.

The house retains several character-defining features of the Mediterranean Revival style, including: prominent entry bays with classical detailing; arched openings, and balconies and terraces. The majority of the materials and features are original. The prominent eastern terrace with the enclosed balustrade is a notable influence of Mediterranean design. The house still retains the Mediterranean influenced sense of physical separation between the main building and the surrounding landscape and natural features on the property.

The building has architectural integrity (its ability to demonstrate why it is significant) through its location, design, setting, materials, workmanship and feeling, as follows:

- Location: The building is in its original location.
- Design: The building retains its form, plan, space, structure, and style, as described above.
- Setting: The existing lot is smaller than the original estate. The house is no longer visible from S. Orange Grove Bl. Some of the original garden features in the front and rear yard remain.
- Materials: The building retains most of the original materials used in its construction. Features that are missing or have been changed are easily reversible and do not impact the building's ability to convey its significance.
- Workmanship: The building demonstrates the defining characteristics of a distinct architectural movement and the design quality of the architect's work.
- Feeling: The property clearly expresses the characteristics of 1920's high style Period Revival residential architecture in Pasadena.

Under criterion C, 160 S. Orange Grove Boulevard is significant as an example of Mediterranean Revival architecture. The house has a high level of architectural integrity (its ability to demonstrate why it is significant) through its design, materials, and workmanship. Features of decorative iron, and the fresco painted under the eaves in a floral motif, exhibit craftsmanship. Alterations to the house are minor, and are confined to the secondary west elevation. Also under criterion C, much of the landscape architecture surrounding the house at 160 S. Orange Grove Blvd. is also significant as exceptional work of Garrett Eckbo of EDAW. On the west side, the EDAW Garden, tempietto and water feature were found to be significant historic features in the EIR prepared for the Ambassador West development project.

These features are expected to be moved to a courtyard between the Villa Francesca and Grove Manor apartment buildings to provide a development site for condominiums. Mitigation Measure 3.4-8 governs this relocation. The two rows of cast Corinthian columns, the small reflecting pool/fountain, and the wall adjacent to the west side of the house were not mentioned as significant in the EIR, and are not integral character-defining features to the house itself. On the east side, front yards of this and two other mansions were revised in the 1960s to become an exceptional campus mall for the Ambassador College. The Ambassador West EIR identified the Mayfair Villa Campus Mall, which includes all of the subject property east of the residence, as a significant historic resource. In particular, the man-made stream, walkway and retaining wall demonstrate architectural integrity through their location, design, and setting as they create pedestrian paths and frame the Great Lawn, a part of which is also located within this property. These landscape features were denoted as significant historic resources in the EIR prepared for the new Ambassador West development project.

Current Condition and Proposed Plans

The building exterior and gardens are in good condition. City Ventures may sell the property in the future to use as a private, single-family residence. As required by the Ambassador West Project approval of 2007, all exterior modifications necessary to convert the house from its present condition to single-family residential use are required to comply with the *Secretary of the Interior's Standards*. Prior to issuance of any building permits, a Certificate of Appropriateness must be approved by the Design & Historic Preservation staff for any proposed exterior modifications. Also, any possible future alterations the circa 1959-1969 landscape improvements would be reviewed by the staff to ensure that they compatible with the existing EDAW landscape features on the campus. This application for landmark designation does not propose any exterior modifications to the building, landscape, or hardscape.

Effects of Landmark Designation

Properties with Landmark Designation are required to follow Category 1 Review Procedures for potential alteration, demolition, or relocation of a historic resource in accordance with PMC §17.62.090E.1. of the Historic Preservation Ordinance. Landmark Designation allows owners of designated properties to apply to the City for Historic Property Contract (Mills Act), which can potentially offer a lower property tax assessment. Landmark Designation may also allow a project to apply for a Variance for Historic Resource (under the Zoning Code) to facilitate adaptive reuse or relocation of the historic resource to a new site.

COUNCIL POLICY CONSIDERATION:

The General Plan – Objective 6: Promote preservation of historically and architecturally significant buildings and revitalization of traditional neighborhoods and commercial areas.

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:

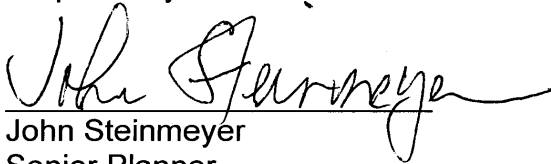
There is no fiscal impact as a result of this action and it will not have any indirect or support cost requirements. In some instances, owners of designated properties may apply to the City for Historic Property Contract, which allows an alternative and often lower property tax assessment. The City Council reviewed the projected loss of property tax revenue from this program in 2002 when it adopted a local Historic Property Contract (Mills Act) ordinance.

Respectfully submitted,



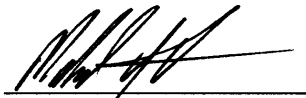
VINCENT P. BERTONI, AICP
Director
Planning & Community Development
Department

Prepared by:



John Steinmeyer
Senior Planner

Approved by:



MICHAEL J. BECK
City Manager

Attachments (2):

Attachment A – Application Materials
Attachment B – Photographs

RESOLUTION NO. _____

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PASADENA
ADOPTING A DECLARATION OF HISTORIC LANDMARK DESIGNATION OF
160 SOUTH ORANGE GROVE BOULEVARD, PASADENA, CALIFORNIA**

WHEREAS, the Historic Preservation Commission has found that 160 South Orange Grove Boulevard meets criterion "C", as set forth in Section 17.62.040(C) of the Pasadena Municipal Code; and

WHEREAS, the property at 160 South Orange Grove Boulevard is significant because it 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 that possesses high artistic values that are significant to the City or to the region; and

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

WHEREAS, City Ventures, on behalf of the property owner, Pasadena Apts-7 LLC, submitted the application for landmark designation; and

WHEREAS, the City Council may approve a recommendation from the Historic Preservation Commission to designate a Historic 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 Historic Landmark designation for 160 South Orange Grove Boulevard is hereby adopted.

Adopted at the _____ meeting of the City Council on the _____ day of _____, 2012 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 HISTORIC LANDMARK DESIGNATION FOR:

**160 SOUTH ORANGE GROVE BOULEVARD
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 Historic Landmark certain real property described as set forth in Exhibit A, attached hereto and incorporated herein.

Under Pasadena Municipal Code Section 17.62.090, all work affecting designated Historic 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: _____
Bill Bogaard, Mayor

EXHIBIT A

Legal Description of the Property

Parcel 1:

LOT 6 OF G. ROSCOE THOMAS' SUBDIVISION, IN THE CITY OF PASADENA, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA AS PER MAP RECORDED IN BOOK 15 PAGE 53 OF MISCELLANEOUS RECORDS IN THE OFFICE OF THE RECORDER OF SAID COUNTY, TOGETHER WITH A PORTION OF TERRACE DRIVE, 50 FEET WIDE, VACATED BY RESOLUTION NO. 402, A COPY OF WHICH RECORDED SEPTEMBER 23, 1969 AS INSTRUMENT NO. 2152 IN BOOK D4505, PAGE 223 OF OFFICIAL RECORDS, RECORDS OF SAID COUNTY, TITLE TO WHICH WOULD PASS WITH A LEGAL CONVEYANCE OF THE ABOVE MENTIONED LOT.

Parcel 2:

THOSE PORTIONS OF LOT 18 OF ROSS' SUBDIVISION OF PART OF LOT 1 OF DIVISION "C" OF THE BERRY AND ELLIOTT'S TRACT, IN SAID CITY AS PER MAP RECORDED IN BOOK 16 PAGE 5 OF MISCELLANEOUS RECORDS, RECORDS OF SAID COUNTY; AND A PORTION OF GROVE STREET, 60 FEET WIDE, VACATED BY RESOLUTION NO. 402, A COPY OF WHICH RECORDED SEPTEMBER 23, 1969 AS INSTRUMENT NO. 2152 IN BOOK D4505, PAGE 223 OF OFFICIAL RECORDS, RECORDS OF SAID COUNTY DESCRIBED AS A WHOLE AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTHERLY LINE OF THE LAND DESCRIBED AS PARCEL 1 IN THE GRANT DEED RECORDED MAY 17, 1965 AS INSTRUMENT NO. 2678, OFFICIAL RECORDS, RECORDS OF SAID COUNTY, DISTANT THEREON NORTH 89°37'04" EAST 394.32 FEET FROM THE EASTERLY TERMINUS OF THAT CERTAIN CURVE DESCRIBED IN SAID DEED BEING CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 15.00 FEET; THENCE NORTH 0°22'56" WEST 161.20 FEET TO THE SOUTHERLY LINE OF SAID LOT 18 AND THE TRUE POINT OF BEGINNING; THENCE ALONG SAID SOUTHERLY LINE NORTH 89°37'04" EAST 37.79 FEET; THENCE NORTH 1°00'44" WEST 47.70 FEET; THENCE NORTH 46°00'44" WEST 28.28 FEET; THENCE NORTH 1°00'44" WEST 170.39 FEET TO THE CENTERLINE OF SAID GROVE STREET; THENCE ALONG SAID CENTERLINE SOUTH 89°05'35" WEST 108.38 FEET TO THE NORTHERLY PRODUCED LINE OF THE WESTERLY LINE OF SAID LOT 18; THENCE ALONG SAID PRODUCED LINE AND SAID WESTERLY LINE SOUTH 1°00'44" EAST 236.88 FEET TO THE SOUTHERLY LINE OF SAID LOT 18; THENCE ALONG SAID LINE NORTH 89°37'04" EAST 90.60 FEET TO THE TRUE POINT OF BEGINNING.

SAID PARCEL IS SHOWN AS PROPOSED PARCEL 2 ON CERTIFICATE OF COMPLIANCE RECORDED MARCH 22, 2006 AS INSTRUMENT NO. 06-612189 OF OFFICIAL RECORDS.

Parcel 3:

A NON-EXCLUSIVE EASEMENT FOR UTILITIES AND INCIDENTAL PURPOSES (BLANKET IN NATURE) BY A DOCUMENT RECORDED MAY 14, 2004 AS INSTRUMENT NO. 04-1227591 OFFICIAL RECORDS.

Parcel 4:

A NON-EXCLUSIVE EASEMENT FOR UTILITIES AND INCIDENTAL PURPOSES OVER THOSE PORTIONS AS DESCRIBED IN THE DOCUMENT RECORDED MAY 14, 2004 AS INSTRUMENT NO. 04-1227592 OFFICIAL RECORDS.

Parcel 5:

A NON-EXCLUSIVE EASEMENT FOR ROADWAY, WALKWAY ACCESS AND INCIDENTAL PURPOSES OVER THOSE PORTIONS AS DESCRIBED IN THE DOCUMENT RECORDED MAY 14, 2004 AS INSTRUMENT NO. 04-1227593 OFFICIAL RECORDS.

Parcel 6:

NON-EXCLUSIVE EASEMENTS FOR THE PURPOSES OF VEHICULAR AND PEDESTRIAN INGRESS AND EGRESS AS SET FORTH IN DECLARATION OF DRIVEWAY EASEMENT (TERRACE VILLA PARCEL) RECORDED JULY 21, 2005, IN THE OFFICIAL RECORDS OF LOS ANGELES COUNTY, CALIFORNIA, AS INSTRUMENT NO. 05-1721781.

Parcel 7:

NON-EXCLUSIVE EASEMENTS FOR THE PURPOSES OF COMMON WALKWAYS, DRAINAGE, ENCROACHMENTS, UTILITIES AND OTHER PURPOSES AS SET FORTH IN THE MASTER DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS AND RESERVATION OF EASEMENTS FOR AMBASSADOR WEST RECORDED JULY 2, 2007, IN THE OFFICIAL RECORDS OF LOS ANGELES COUNTY, CALIFORNIA, AS INSTRUMENT NO. 20071579024.

Parcel 8:

A NON-EXCLUSIVE EASEMENT FOR DRIVEWAY AND OTHER PURPOSES AS SET FORTH IN THE DOCUMENT RECORDED MAY 13, 2009 AS INSTRUMENT NO. 20090707394 OFFICIAL RECORDS.

PORTION OF APN: 5713-013-026 and 5713-027-047

ATTACHMENT A
Application



PLANNING DIVISION MASTER APPLICATION FORM

Project Address: 160 South Orange Grove Blvd. (Ambassador West Campus)

Project Name: Terrace Villa

Project Description: (Please describe demolitions, alterations and any new construction) Landmark nomination

Zoning Designation: WGSP 1-A & 1-B

General Plan Designation: SP

Valuation (Cost of Project): _____

APPLICANT / OWNER INFORMATION

APPLICANT NAME: Pasadena Apts-7 LLC

Telephone: [310] 403-3515

Address: 1900 Quail Street

Fax: [] _____

City Newport Beach **State:** CA **Zip:** 92660

Email: ben@cityventures.com

CONTACT PERSON: Ben Besley

Telephone: [310] 403-3515

Address: 1900 Quail Street

Fax: [] _____

City Newport Beach **State:** CA **Zip:** 92660

Email: ben@cityventures.com

PROPERTY OWNER NAME: Pasadena Apts-7 LLC

Telephone: [310] 403-3515

Address: 1900 Quail Street

Fax: [] _____

City Newport Beach **State:** CA **Zip:** 92660

Email: ben@cityventures.com

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

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

Note: Space for signature is on reverse side

INDEMNIFICATION

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

CERTIFICATION:

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

SIGNATURE OF APPLICANT OR AGENT: 72y Date: 4/25/12

<u>For Office Use Only</u> PLN # <u>2012-00190</u> CASE # _____ PRJ # _____ DATE ACCEPTED: <u>5/8/12</u> DATE SUBMITTALS RECEIVED: _____ RECEIVED BY (INITIALS): <u>TS</u> 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	<u>REVIEW AUTHORITY:</u> <input type="checkbox"/> STAFF <input type="checkbox"/> HEARING OFFICER <input type="checkbox"/> PLANNING COMMISSION/BZA <input type="checkbox"/> DESIGN COMMISSION <input checked="" type="checkbox"/> HISTORIC PRESERVATION COMMISSION <input checked="" type="checkbox"/> CITY COUNCIL <u>TAXPAYER PROTECTION</u> <input type="checkbox"/> DISCLOSURE REQUIRED <input checked="" type="checkbox"/> NOT REQUIRED	<u>CEQA REVIEW:</u> <input checked="" type="checkbox"/> EXEMPTION <input type="checkbox"/> INITIAL STUDY <input type="checkbox"/> EIR <u>CEQA REVIEW STATUS:</u> <input checked="" type="checkbox"/> PENDING <input type="checkbox"/> COMPLETED	<u>Design & Historic Preservation:</u> <u>TYPE OF HISTORIC PRESERVATION REVIEW:</u> <input type="checkbox"/> CATEGORY 1 (DESIGNATED) <input type="checkbox"/> CATEGORY 2 (ELIGIBLE) LANDMARK/HISTORIC DISTRICT NAME: _____ <u>TYPE OF DESIGN REVIEW:</u> <input type="checkbox"/> CONCEPT <input type="checkbox"/> FINAL <input type="checkbox"/> CONSOLIDATED <input type="checkbox"/> PRELIMINARY CONSULTATION
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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:	Terrace Villa (Stillman B. Jamieson House)
2. Property Address:	160 S. Orange Grove Boulevard
3. Date of Original Construction	1924
4. Original Owner	Stillman B. Jamieson
5. Architect / Builder:	Walter C. Folland

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.

This two-story Mediterranean Revival villa has two grand entrances, one facing Orange Grove Boulevard and one facing the former Terrace Drive, now the Great Lawn of the Ambassador West campus. A roughly U-shaped plan, it is clad in smooth stucco and has a terra cotta tile, hip roof supported by wood scrolled brackets. The building includes many character-defining features of the Mediterranean Revival style, including prominent entry bays with classical detailing, arched openings, and balconies and terraces. Exceptionally detailed, it features a painted vine-like frieze and garland quoins. It has been identified as eligible for the California Register under Criterion 3 for the quality of its design.

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.

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 5S1

Page 1 of 7 Other Listings _____
Review Code _____ Reviewer _____ Date _____

- P1. Resource Identifier: 160 South Orange Grove Blvd.
P2. Location: a. County Los Angeles and (Address and/or UTM Coordinates. Attach Location Map as required.)
b. Address 160 South Orange Grove Blvd.
City Pasadena Zip 91105
c. UTM: USGS Quad _____ (7.5'/15') Date _____ ; Zone _____ mE/ _____ mN
d. Other Locational Data (e.g., parcel #, legal description, directions to resource, additional UTMs, etc., when appropriate):

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

P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District

P5. Photograph or Drawing (Photograph required for buildings, structures, and objects)



P6. Date Constructed/Age:
☐ Prehistoric ☒ Historic ☐ Both
1924 (House & Garden)
1963 (garden remodel)

P7. Owner and Address:

P8. Recorded by (Name, affiliation, and address): Lauren Weiss
Bricker, Ph.D. & Janet
Teannen, M.A.
Redlands, CA 92373

P9. Date Recorded: 10/9/96

P10. Type of Survey ☒ Intensive
☐ Reconnaissance ☐ Other
Describe: West Gateway/
Urban Villa Specific
Plan, City of Pasadena

P11. Report Citation (Provide full citation or enter "none"): none

Attachments: ☐ NONE ☐ Map Sheet ☒ Continuation Sheet ☒ Building, Structure, and Object Record ☐ Linear Resource Record
☐ Archaeological Record ☐ District Record ☐ Milling Station Record ☐ Rock Art Record ☐ Artifact Record ☐ Photograph Record
☐ Other (List): _____

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 7

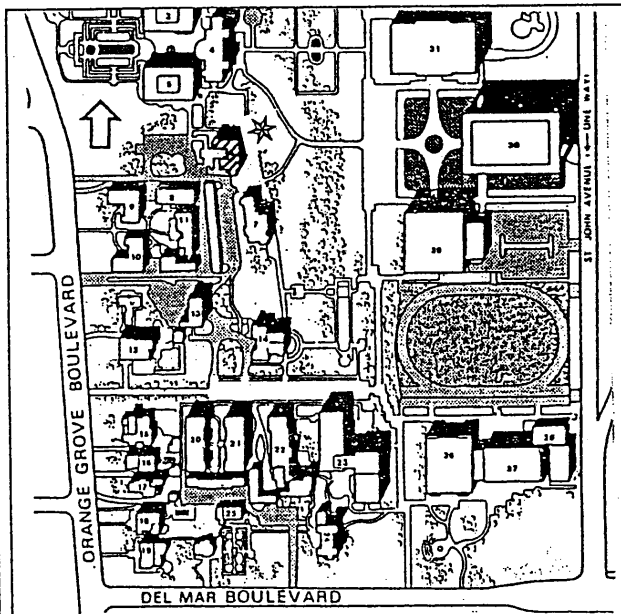
- B1. Resource Identifier: 160 South Orange Grove Blvd.
B2. Historic Name: Stillman B. Jamieson House
B3. Common Name: Terrace Villa (Ambassador College)
B4. Address: 160 South Orange Grove Blvd.
City: Pasadena County: Los Angeles Zip: 91105
B5. Zoning: _____ B6. Threats: none known
B7. Architectural Style: Mediterranean Revival
B8. Alterations and Date(s):
Interior of residence converted into 5 apartments in 1950; converted to a dormitory by Ambassador College in 1963; landscape remodeled by Eckbo, Dean, Austin & Williams (1963).
B9. Moved? ☒ No ☐ Yes ☐ Unknown Date: _____ Original Location: _____
B10. Related Features:
Garden

- B11. Architect: Walter C. Folland Builder: Stillman B. Jamieson
B12. Historic Attributes (List attributes and codes): HP2-Single Family Property
B13. Significance: Theme: Residential Architecture Area: City of Pasadena
Period of Significance: 1924; 1963 Property Type Residence Applicable Criteria N/A
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)
See Continuation Sheet

- B14. References:
See Continuation Sheet

- B15. Evaluator: Bricker/Tearnen
Date of Evaluation: 10/9/96

(This space reserved for official comments.)



CONTINUATION SHEET

Primary # _____
HRI #/Trinomial _____

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☒ Continuation ☐ Update

Resource Identifier: 160 South Orange Grove Boulevard, Pasadena

P3. Description:

This single family dwelling (currently accommodating five suites) is located between South Orange Grove Boulevard and the vacated Terrace Drive, approximately mid-block between Green Street and the now vacated Grove Street. The residence is roughly U-plan in configuration, with two prominent wings projecting to the west. A rectangular plan bay projects to the south, and a slant-sided bay projects to the north. The building is clad in stucco; its hip roof is sheathed with terra cotta tile.

The Mediterranean architectural image of the building is conveyed through its siting, surface treatment, and details. As is true for many of the houses located between South Orange Grove Boulevard and Terrace Drive, this residence has two prominent entrances. The entrance that originally was accessible from South Orange Grove Boulevard terminated a winding driveway. It is centrally located on the dwelling's west facade, within a bowed bay that extends the full height of the building. The arched glazed doorway is surrounded by a quoin-patterned door frame; a cantilevered balcony with a metal balustrade extends over the entry. The principal staircase is located, internally within the bowed bay; it is expressed externally through a series of five arched multi-pane windows that rise above the entrance door. A pair of French doors opens onto the balcony. The Terrace Drive entrance is located within the central bay of the facade. A cantilevered balcony projects over the door; it is visually supported by a pair of large single corbels. A terrace extends the width of the facade; a central staircase provides access to the Mayfair-Villa Campus Mall. Originally, the terrace was continuous, with no direct access to a pathway that stretched diagonally down the landscaped expanse that led to Terrace Drive. This sense of physical separation between the house and nature is characteristic of the Mediterranean tradition. At the same time the use of terraces and French doors opening onto balconies on the second floor and the use of large arched windows on the first floor is consistent with the historic precedent, particularly of Italy. Among the most unusual features of the house is the painted frieze located beneath the exposed roof eaves. Organic tendrils articulate the wall planes and playfully surround small surface openings.

Framing the western entrance of the residence are rows of cast concrete Corinthian order columns. This located to the west of the entrance. Lush plantings and a water element have enhanced the original garden located on the site.

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET

Primary # _____
HRI #/Trinomial _____

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☒ Continuation ☐ Update

Resource Identifier: 160 South Orange Grove Blvd., Pasadena

B13. Significance:

The Stillman B. Jamieson House is significant as a fine example of Mediterranean Revival architecture in Pasadena and the residential designs of local architect Walter C. Folland. The house is eligible for listing as a City of Pasadena Cultural Heritage Landmark.

Stillman B. Jamieson was born in Highland Park, Illinois in 1875. He practiced law in Chicago for twenty five years, eighteen of which he was a judge. At the age of 45 he retired and spent most of his time "motoring" around the country with his wife, Maurine. Beginning in 1912 the couple spent winters in Pasadena, and in 1924 decided to make the city their home. That year Jamieson commissioned Pasadena architect Walter C. Folland to design his Mediterranean Revival residence "largely drawn from rough ideas furnished by Mr. And Mrs. Jamieson." (1) A 1924 article in the Pasadena Star-News characterized the residence as of "distinctive Italian design," and described the interior as possessing:

All the characteristics of an Eastern mansion. A basement will occupy the entire area of the house and will support the upper structure on a nine-inch concrete wall. In the basement a large billiard room is being installed. The general living room is of exceptional size, and a library on the top floor is a feature of the building. The servants' kitchen opens into a distinctive little dining room, specially set apart from the domestics. (2)

The surrounding landscape features were commented upon:

The Coolidge Rare Plant Gardens firm has been operating in the grounds for the past three months with the result that the general garden outlines are already developing. A picturesque fountain waterfall is the feature of the garden which will form a center to the winding driveway entering the grounds from South Orange Grove Avenue. (3)

The latter feature formed the basis of the existing Mediterranean garden, including the existing cast stone columns. The garden was remodeled in 1963 by the landscape architects Eckbo, Dean, Austin & Williams for Ambassador College.

Walter Folland came to Pasadena to practice architecture in 1922. Although little research has been conducted on his career to date, he was apparently a significant figure in Pasadena architecture, particularly during the 1920s. Folland designed a number of homes, in addition to commercial buildings. His projects included the Fair Oaks Theatre, 83 North Fair Oaks Avenue; Barcelona Apartments (1925), 85 N. Madison Avenue; and the Covent Garden Market (1926), Colorado Boulevard and Berkeley Avenue. Among his work in Pasadena was an apartment building located at 1288 North Los Robles (1926), which was the subject of a Pasadena Star-News article. The entrance facade of the Spanish Colonial Revival building shares a number of features with the Jamieson residence, including the somewhat blocky massing and the use of deep, single corbels to support a cantilevered balcony. The article included a statement from Folland about the building, which may reflect upon his views when designing the Jamieson House:

We are striving to give this apartment building the proper architectural atmosphere adaptable to our wonderful climate. We feel that the motive used will fit harmoniously with the picturesque planting and with the gorgeous Sierras in the background. (4)

CONTINUATION SHEET

Primary # _____

HRI #/Trinomial _____

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☒ Continuation ☐ Update

Resource Identifier: 160 South Orange Grove Blvd., Pasadena

B13. Significance: (cont.)

Jamieson lived in the residence until 1941 when his wife died. He remarried within a year and moved to Altadena where he died in 1943. Arther J. Manson purchased the residence and in 1951 remodeled the interior into five apartments. Ambassador College purchased the home from Manson in 1958 for \$55,000, using it as student housing with the name "Terrace Villa." The garden west of the residence was remodeled in 1963 by landscape architects Eckbo, Dean, Austin & Williams. In 1963 the interior was further modified for use as a dormitory. The residence was remodeled into six suites in 1990 to accommodate visitors to the campus.

Although the exterior of the house is intact, the setting of the property (particularly to the east) has been significantly altered as a result of the Ambassador College campus landscape scheme.

Notes:

1. "Choice House Being Built Locally," Pasadena Star-News, 10 May 1924.
2. Ibid.
3. Ibid.
4. "Modern Spanish Design Features Apartment House Being Constructed on North Robles Avenue," Pasadena Star-News, 3 July 1926.

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET

Primary # _____
HRI #/Trinomial _____

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☒ Continuation ☐ Update

Resource Identifier: 160 South Orange Grove Blvd., Pasadena

B14. References:

Ambassador College, Building Information Files, Pasadena.

"Artistic Covent Garden Market, Erected at Total Cost of More than \$100,000, Now Ready for Occupancy by Merchants." Pasadena Star-News, 26 September 1926.

"Choice House being Built Locally." Pasadena Star-News, 10 May 1924.

"City to Get Large New Hotel." Pasadena Star-News, 5 January 1929.

"Entrance to New Motion Picture House on North Fair Oaks Avenue Attractive Design." Pasadena Star-News, n.d.

"Local Architect Wins Competition." Pasadena Star-News, 2 January 1926.

"Modern Spanish Design Features Apartment House Being Constructed on North Los Robles Avenue." Pasadena Star-News, 3 July 1926.

Pasadena, City of. Assessor's Records.

"Pasadena News Notes." Builder & Contractor, 18 April, 1924.

"Rest Home to be Erected by Local War Mothers Adjacent to Big Hospital Near San Fernando." Pasadena Star-News, 22 July, 1927

"Two Dwellings—Architect Arthur C. Folland." Southwest Builder & Contractor, 14 December 1928.

CONTINUATION SHEET

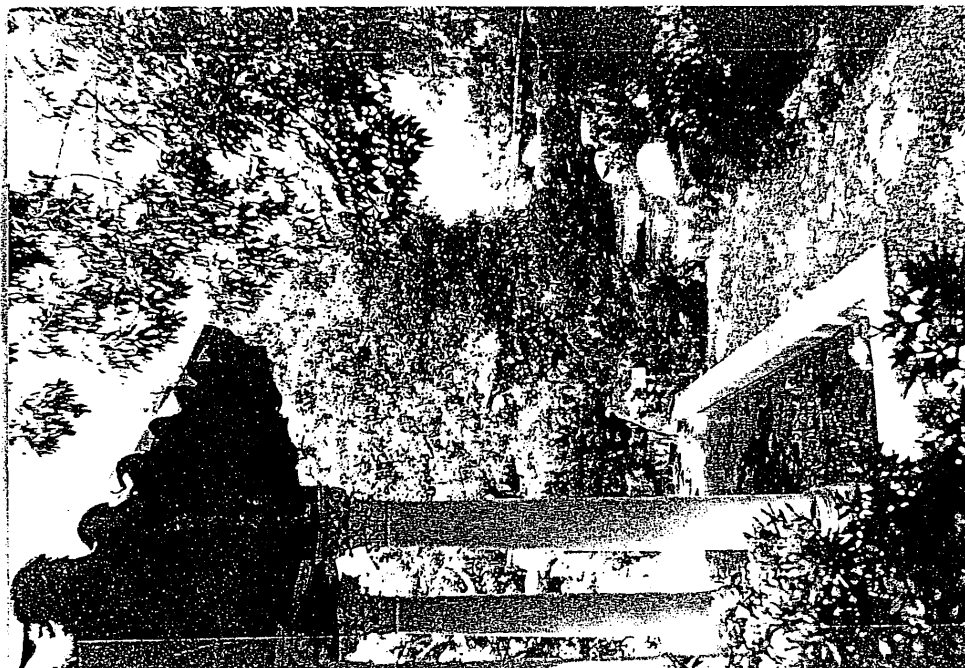
Primary # _____
HRI #/Trinomial _____

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☒ Continuation ☐ Update

Resource Identifier: 160 South Orange Grove Blvd., Pasadena

P5. Additional Photographs:



Attachment B

Photographs



East Elevation



East Elevation and
Terrace



East elevation -
entrance bay



East elevation –
side light



West elevation



West elevation –
central bay



North elevation



South elevation



East plaza



Mediterranean garden



Roof and frieze



Garden gazebo