

Application for Landmark Designation

1031 San Pasqual Street
Historic Preservation Commission
July 21, 2020





Property Details

Planning & Community Development Department

- Built in 1923 at southeast corner of Wilson Avenue & Del Mar Boulevard
- Original builders (no architect): Whitescarver and Picton (five buildings now located along San Pasqual Street and S. Russell Johnson (two buildings now facing S. Catalina Avenue)
- Originally & currently used as a multi-family residences
- Spanish Colonial Revival architectural style
- Nomination submitted by owner – Caltech
- Property Size: 24,113 square feet
- Building Size: 6,316 total square feet



Vicinity Map

Planning & Community Development Department





West and South Elevations

Planning & Community Development Department

Flat roof, articulated parapet

Stucco walls



Wood double-hung windows

Half court, unenclosed



Tile parapet coping

French doors with arched transom

Wide courtyard, enclosed



Historical Overview

Planning & Community Development Department

- Represents Context of Bungalow Courts in Pasadena
- Three main features
 - > Focal point created by a central open space, which provides access and a realm for public activity,
 - > The site plan configuration, or arrangement of dwellings, around this central space, and
 - > A service zone often providing automobile access to the rear of the units.
- Variations
 - > Wide and narrow
 - > Enclosed or unenclosed (with or without a building at the end of courtyard)
 - > Attached and detached
 - > Half-courts



Eligibility Criteria & Recommendation

Planning & Community Development Department

- **Criterion C met:**
 - > Property embodies the distinctive characteristics of a locally significant property type
 - Exhibits character-defining features of bungalow court property type (a wide, enclosed court adjoining a half unenclosed court, with both attached & detached units)
 - > Retains integrity of design, materials, workmanship & feeling
 - > Lacks integrity of location and setting – not essential for properties eligible under criterion C
 - > Integrity of association does not apply to properties eligible under criterion C



Staff Recommendation

Planning & Community Development Department

- Exempt from CEQA, Class 8
- Find that the Wilson Court at 1031 San Pasqual Street is significant under Criterion C
- Recommend that the City Council approve the designation of the property as a landmark



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