

**CORRESPONDENCE/HANDOUTS  
FROM  
AUGUST 7, 2006  
COUNCIL MEETING**

## Rodriguez, Jane

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**From:** Bogaard, Bill  
**Sent:** Monday, August 07, 2006 3:51 PM  
**To:** Rodriguez, Jane  
**Subject:** FW: Richter Lab Subdivision Issue

Jane: For Council distribution tonight? Many thanks, BILL

-----Original Message-----

From: Sue Mossman [mailto:smossman@pasadenaheritage.org]  
Sent: Monday, August 07, 2006 3:36 PM  
To: Bogaard, Bill; Streator, Joyce; Madison, Steve; Little, Paul; Tyler, Sid; Holden, Chris; Haderlein, Steve; Gordo, Victor  
Subject: Richter Lab Subdivision Issue

Dear Mayor Bogaard and Council Members:

I believe that tonight you will again consider the question of a subdivision on North San Rafael that includes the Richter Lab, a building of great interest to Pasadena Heritage and recently approved by the council as a cultural monument.

Pasadena Heritage does not object to the proposed subdivision in the southern portion of the property proposed at the previous council hearing. We also believe that this new lot could easily and appropriately share the existing driveway entrance off North San Rafael with the Richter Lab.

Please be careful to consider, however, that future subdivision of the original Richter property could occur as a "ministerial" action which would give the council (or planning commission) no opportunity to comment or condition it. I'm sure Mr. Delvac, attorney for the owner, knows that full well, though his arguments before you two weeks ago made it sound as if you would have future discretion over any additional subdivision of the land.

Pasadena Heritage's primary concern is that the Richter Lab be treated appropriately as an historic structure and that its setting be respected as part of any other future development on the site. We also support the neighbors in their concerns about safety and neighborhood integrity.

One possible resolution that would restrict future subdivision and offer a benefit to the owner would be for the property to be listed on the National Register of Historic Places (the owner or Pasadena Heritage could nominate it) and then a preservation easement could then be donated that would protect the laboratory and its remaining land. The value of such an easement, as a tax-deductible charitable gift, could be considerable. The donation must be done voluntarily and not be a requirement of any city approval, however, should the owner choose to restrict the future development of the property in this way, his donation would offset, in part, the value of any possible future subdivision.

I'm sure Mr. Delvac knows of this possibility as he has extensive experience with historic preservation tax incentives, but I just thought it might be of interest to you in your discussions tonight.

Thank you for the careful consideration you are giving this matter.

Sincerely, Sue Mossman

Susan N. Mossman  
Executive Director  
Pasadena Heritage  
651 South St. John Avenue  
Pasadena, CA 91105-2913  
626-441-6333 Ext. 14 Telephone  
626-441-2917 Fax

8/7/06  
6.B. 7:30 p.m.