

**ATTACHMENT C:
National Register of Historic Places Fact Sheet**

**OFFICE OF HISTORIC PRESERVATION
DEPARTMENT OF PARKS AND RECREATION**

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**NATIONAL REGISTER OF HISTORIC PLACES
FACT SHEET**

The National Register of Historic Places is the nation's official list of buildings, structures, objects, sites, and districts worthy of preservation. The National Register was established by the National Historic Preservation Act of 1966. The purposes of the Act are: to insure that properties significant in national, state, and local history are considered in the planning of federal undertakings; and to encourage historic preservation initiatives by state and local governments and the private sector.

The following benefits are associated with National Register listing:

1. Listed properties may use the State Historic Building Code, a more flexible alternative to the Uniform Building Code. The use of this code may save owners money when repairing or rehabilitating their properties.
2. Under the Tax Reform Act of 1986, a privately owned building that is listed in the National Register or is a contributing building in a National Register historic district may be eligible for a 20% federal income investment tax credit based on the costs of a qualified rehabilitation of the building. These credits apply only to income-producing, depreciable properties, including residential rental properties. The credits do not apply to owner-occupied residential properties. Plans for the rehabilitation are reviewed by the State Historic Preservation Office and the National Park Service, and work on the building must meet federal rehabilitation standards.
3. The Tax Treatment Extension Act of 1980 provides federal tax deductions for preservation easements that result in a decline of fair market value, when conservation restrictions are placed on the property by the owner.
4. All properties and districts listed in or eligible for listing in the National Register are considered in the planning of federal undertakings such as highway construction and Community Development Block Grant projects. "Federal undertakings" also include activities sponsored by state or local governments or private entities if they are licensed or partially funded by the federal government. "Federal undertakings" **do not** include loans made by banks insured by the FDIC or federal farm subsidies. National Register listing does not provide absolute protection from federal actions that may affect the property. It means that if a federal undertaking is in conflict with the preservation of a National Register property, the California Office of Historic Preservation will negotiate with the responsible federal agency in an effort to eliminate, minimize, or otherwise take into account the undertaking's effect on the historic property. This review procedure applies to properties that are determined eligible for the National Register in the day-to-day environmental review process, as well as those actually listed in the National Register.
5. In California, a local tax assessor may enter into contracts with property owners for property tax reductions through the Mills Act.
6. Qualification for grants when funds are available.

7. Listed properties are recognized for their architectural or historic worth, an intangible benefit that is nonetheless valuable. Listing in the Register is primarily an honor, meaning that a property has been researched and evaluated according to established procedures and determined to be worthy of preservation.
8. Properties listed in, or officially determined eligible for listing in the National Register are automatically listed in the California Register of Historical Resources.

The following may sometimes be regarded as restrictions on National Register listed properties:

1. A project receiving federal assistance such as Community Development Block Grant funds must be reviewed by the Office of Historic Preservation to determine and hopefully avoid or lessen any potentially adverse effects on National Register properties. Any work undertaken using federal funds must generally use the Secretary of the Interior's Standards for Rehabilitation Projects. Please note, however, that if a property is not listed, but is eligible for listing, the same requirements apply. In other words, actual listing does not increase the owner's responsibility under the law.
2. If a project is subject to the California Environmental Quality Act (CEQA), then the National Register designation of a property (or the determination of its eligibility) would indicate its significance and the need to take into account any effects of the project on the property. Note - this is not necessarily a drawback, depending on the point of view of the owner/local agency. Note also that significance can also be evidenced by other state or local designation, surveys, or other professional evaluation.
3. A local agency **may** tie listing in the National Register to restrictions imposed locally, such as design review. This does not come automatically with listing, however, but must come about as a result of separate local action. Check with your local government.
4. If a property is listed in the National Register, either individually or as a contributor in a National Register district, the owner may not take the 10% federal investment tax credit available for rehabilitation projects on commercial buildings constructed prior to 1936. By following the Secretary of the Interior's Standards, however, the owner may take the 20% tax credit.
5. Proposals to demolish or significantly alter a National Register property damaged in an earthquake or other natural disaster may be subject to review by the Office of Historic Preservation. (See Section 5028 of the Public Resources Code.)

There are some common misconceptions about the implications of listing:

1. It is not true that the federal, state, or local government assumes any property rights in the building as a result of listing. Owners are not required to open their homes to the public. If a project is not subject to CEQA, to local preservation ordinances, or to the other environmental regulations outlined above, owners are free to make changes to their property. It is possible that the property could be so altered, however, that it would be removed from the Register.
2. Unfortunately, it is also not true that there are large sums of money available to assist owners and local agencies in rehabilitating National Register properties. Funds are very limited, with the federal tax credits being the most generally available financial assistance.

**ATTACHMENT D:
Staff Response to RBOC**

**Pasadena Arroyo Parks and Recreation District
National Register Listing: Effects on the review of alterations to the Brookside Golf Course**

| Proposals | How Affected by National Register Listing of Arroyo Seco |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Demolition and replacement of Brookside Golf clubhouse | <p>Historic Preservation Commission review of demolition as a non-contributing principal structures (unless City Council previously approves). Clubhouse is a non-contributing (i.e., non-historic) feature. Design review of replacement facility by the Design Commission (following existing requirements in the code).</p> <p>Environmental review: Likely to occur with City Council authorization and funding for the project (before design review).</p> |
| Rerouting of flood control channel to connect the lakes/ponds | <p>No change to existing procedures; flood-control channel is a non-contributing (i.e., non-historic) feature. Design review of new landscape by the Design Commission (following existing requirements in the code).</p> <p>If there is state/federal funding, state/federal agencies may review; these reviews apply whether the Arroyo is in the National Register or not listed in the National Register.</p> <p>Environmental review: Likely to occur with City Council authorization and funding for the project (before design review).</p> |
| Major alteration or new construction: Golf course lakes and ponds, concession buildings, walls and fences | <p>Staff review (no public hearing) for Certificate of Appropriateness (historic review), if listed in the National Register. Design review by Planning Director or Design Commission following existing requirements in the code (whether or not Arroyo is in National Register).</p> <p>Environmental review: Likely to occur with City Council authorization and funding for the project (before design review).</p> |
| Alterations to building interiors, maintenance, and minor alterations to the golf course (moving tees, changing fairways, changing landscaping, irrigation, pathways, redesigning of certain golf holes like #18) | <p>No change to existing procedures; no Certificate of Appropriateness (historic review) required; no design review.</p> <p>Environmental review: Likely to be exempt except for significant tree removal.</p> |

The Brookside Golf Club is a contributing site in the NR application for the Arroyo. The buildings, with the exception of the one restroom building at the north end, are non-contributing. The Brookside courses are not significant in the history of golf course design, although they were designed by famous golf course architects. They contribute to the significance of the Arroyo District because they reflect the sports and recreation themes. They may be modified, so long as they remain golf courses.¹ Design review of changes to the golf course is primarily concerned with the effect of the changes to the district as a whole.

The Secretary of Interior's Standards for Rehabilitation defines "Rehabilitation" as "the process of returning a property to a state of utility, through repair or alteration, which makes possible an efficient contemporary use while preserving those portions and features of the property which are significant to its historic, architectural, and cultural values." It also encourages the Standards "to be applied to specific rehabilitation projects in a reasonable manner, taking into consideration economic and technical feasibility."

¹ Teresa Grimes. Correspondence to City staff dated 1/04/2008. (Teresa Grimes, an architectural historian, prepared the Arroyo nomination for Pasadena Heritage.)

ATTACHMENT E:
History of Alterations to the C.W. Koiner Course

Over the years there have been substantial changes to the 1928 C.W. Koiner (#1) Course which was designed by noted Pasadena Golf Architect, William Park Bell. The most drastic changes occurred in 1967, by architect Desmond Muirhead, in preparation of the Los Angeles Open. The following are comparisons of the 1928 course and the current course. Below are the significant changes.

| | <u>1928</u> | <u>Current</u> |
|------------------------|-------------|---------------------|
| Mens Yardage | 6374 | 7037/6732/6372/6114 |
| Mens Par | 71 | 72 |
| Womens Yardage | 6374 | 6114 |
| Womens Par | 80 | 75 |
| Fairway Bunkers | 19+ | 13 |
| Greenside Bunkers | | |
| Lakes | 0 | 4 |
| Native Areas | 30%> | 5%< |
| Barranca/Flood Control | Native | Concrete |
| Cart Paths Yardage | 0 | 10,000+ |

The routing is basically the same today as in 1928.

Hole #8 was moved approx. 50 yards west, so a new driving range could be built.

Total yardage has increased by 663 yards, basically due to accommodate new equipment technology and the ball flying farther.

Bunkers have changed from the William P. Bell classical design to oval shape. Most bunkers have shrunk in size by as much as 50%-75% from original design.

1928, only tees, fairways and greens were irrigated. All roughs were non-irrigated native species. Over 30% of the golf course was irrigated.

Today, the entire golf course is irrigated from tees through greens, including fairways and roughs. Less than 5% of the golf course is non-irrigated

ATTACHMENT F:
**Review and Comment Report by Certified Local Government on an
Application For Listing In the National Register of Historic Places**

REVIEW AND COMMENT REPORT
BY
CERTIFIED LOCAL GOVERNMENT

HISTORIC PRESERVATION COMMISSION

ON AN
APPLICATION FOR LISTING ON THE NATIONAL REGISTER OF HISTORIC PLACES

Property Name: Pasadena Arroyo Parks and Recreation District

Name of Certified Local Government: City of Pasadena

Category of Significance:

Architecture History Archeology
 Other _____

The Commission recommends the nomination of this property by listed on the National Register of Historic Places, with the following comments:

The Commission does not recommend this property for nomination to the National Register of Historic Places for the following reasons:



Signature of Chairperson of the
Historic Preservation Commission

10-15-07
Date