

Robles, Sandra

From: achameleonhome@aol.com
Sent: Sunday, October 21, 2012 12:26 PM
To: Johnson, Kevin
Subject: Hill & Washington

From: Camay Arad
Chameleon Home
1389 E. Washington Blvd.
Pasadena, CA 91104
Website: www.chameleonstyle.com
Arroyo Grande Store: (805) 481-4104

Memories of Hill & Washington

The City is considering this off-the-beaten-path corner for Historical review soon. I just want to share some thoughts and memories as my business, Chameleon Home, is one of the new tenants at 1389 E. Washington (the former Motif store).

I was born and raised in Pasadena and moved to Hill Avenue in 1956. I remember driving in our butter yellow Cadillac with my father, a stock broker with the Pasadena Corporation, to the Barber Shop and to pick up his Dry Cleaning in the quaint brick building at the corner of Hill and Washington.

Later, when I was old enough to walk by myself to Longfellow Elementary (does anyone do that anymore?), I would imagine I was in a village in Europe as I walked by the building at 1313 N. Hill. It looked like the architecture depicted in fairy tale books. I knew the Nelson building with its charming old-fashioned windows, was like the Nelson Five and Dime Store on Lake Avenue where I bought my first goldfish (when I didn't win them at the school carnival.) In 1979 I was able to give my own children the same 'goldfish experience' before Nelson's was finally torn down.

My family is Swedish and going to Noren's Hillcrest Bakery was a weekly ritual for us to pick up our orange limpa bread and cardamon knots. I remember waiting in long crowded lines but someone would always give me a donut hole for my patience. My fondest memory though is of saving my 5 cents milk money every day and stopping in to Hillcrest on my way home from school. Mrs. Guthert would always "loan" me a penny so I could buy a glazed donut. Her daughter was in my Brownie Troop and my mom was the leader so I had lots of clout!

By the time I moved to the Central Coast in 1982, the corner of Hill and Washington was not what it used to be. I established my furniture, fabric and design business in Arroyo Grande (Chameleon Home) but came back to visit my aging mother every couple of weeks. She still lives on Hill and is now 100 years old. When I saw the Motif store space vacant 2 years ago I jumped at the opportunity to establish a second store and visit my mother more frequently.

Mom walks up occasionally and gets a guacamole burger at Connal's Grinder and we lunch at the store. The other shops (though only a few) are so supportive. I'm pretty sure all of us are hanging on by a thread. Were it not for a very benevolent landlord Chameleon Home would not be able to maintain business. The surrounding neighbors (Pasadena Highlands, Bungalow Heaven) do a lot of walking and offer words and

purchases of encouragement. I am enjoying every weekend in my home town and especially in this unique building with its polished concrete floors, 9" high floor mouldings, windows with character, high ceilings with beautiful pillars.

It is my hope that some kind of arrangement can be made to insure the future of the building site and structure, give impetus to some new businesses to lease space in the buildings and that for the property owners some incentives and reasonable latitude can be provided so thoughtful and necessary repairs can be made. Perhaps a student can pursue a grant for all the structures to improve and restore signage to a look more in keeping with the period.

Thank you for giving me an opportunity to talk about "my little corner of the world". Please feel free to share this with anyone who might be interested.

Sincerely,

Camay Arad (PHS 1968)

Chameleon Home
415 E. Branch St.
Arroyo Grande, CA
(805) 481-4104
achameleonhome@aol.com

Veronica T. Boone
1283 E. Howard Street
Pasadena, CA 91104

October 19, 2012

Mayor William Bogaard
Vice Mayor Margaret McAustin
Council Members Jacque Robinson, Chris Holden, Gene Masuda, Victor Gordo, Steve Madison, Terry Tornek

Regarding 1383-1399 East Washington Boulevard & 1349 -1365 N. Hill Avenue, Pasadena

Dear Members of the City Council,

At the City Council meeting on Monday, October 22, 2012 you will be asked to make a decision regarding the landmark status of a quintessential Pasadena building located in the midst of several historic districts in North Central Pasadena. As a twenty five year resident of Pasadena and the District 2 Representative on the Historic Preservation Commission, I request your support in this effort.

As you are aware from staff's summary, the building is a classic 1920's brick commercial and residential building. It has been an anchor for residents and small businesses over the last eighty years on East Washington Boulevard and is treasured by the neighbors.

My reasons for supporting the preservation of this building relate not only to the history of this building but to the future growth of Pasadena.

The City of Pasadena is in the process of developing a new **General Plan** which encourages the use and development of **'Mixed Use' buildings**. *Mixed Use buildings incorporate commercial space at the street level with residences above – the very features which already exist in this lovely architectural building.* We have in this historic structure a perfect example of the type of building that Pasadena is seeking to incorporate in its plan for growth.

The **General Plan** also addresses the need for urban mobility with **decreased use of automobiles**. This neighborhood commercial property addresses that goal by providing the opportunity for neighbors to utilize local services. *The storefronts provide retail shopping and services to hundreds of local residents, who value the opportunity to walk to and patronize local independent merchants.* The small efficient apartments above the shops provide needed housing and are near public transit lines.

The success of Old Pasadena has clearly demonstrated the effectiveness of preserving historic structures as venues for economic development and vital growth in our community. The historic character of our treasured buildings draws people to our community, and sustains our residents. Pasadena cannot risk losing this treasured anchor for another insignificant strip mall.

I strongly encourage your support for this important piece of Pasadena's history.

Best regards,


Veronica Boone
Historic Preservation Commissioner, District 2

10/22/2012
ITEM #: 17

Robles, Sandra

From: andrea cawlina <cawlina@mindspring.com>
Sent: Friday, October 19, 2012 4:24 PM
To: Johnson, Kevin
Subject: Historic Landmark status

Mr. Johnson,

I am e-mailing you about the City Council meeting taking place on October 22, 2012 regarding the potential to protect the buildings at the corner of Washington Blvd. and Hill St.

As stated in the for sale listing add describing these properties, the first sentence states; FANTASTIC HISTORICAL BUILDINGS FOR SALE!

I would say the owners are more than correct in saying this.

Although not included in either Historic Highlands or Bungalow Heaven, they are an important cultural resource in our community and add to the historic and aesthetic value of our neighborhoods.

I realize the difficulty in voting in favor of this when the owners are opposed to it. The fact is, they do not and have never lived nearby or in Pasadena. Both reside on the west side of Los Angeles and I imagine have no understanding the potential loss of these buildings, due to development if they are not protected, might have on our charming historic neighborhoods.

I urge you to consider our concerns, just as we did when purchasing our home, as we focused not only on the house itself but the surroundings that anchor our community.

Regards,
Andrea Cawlina
1405 N. Chester Ave.
Pasadena, Ca 91104

Robles, Sandra

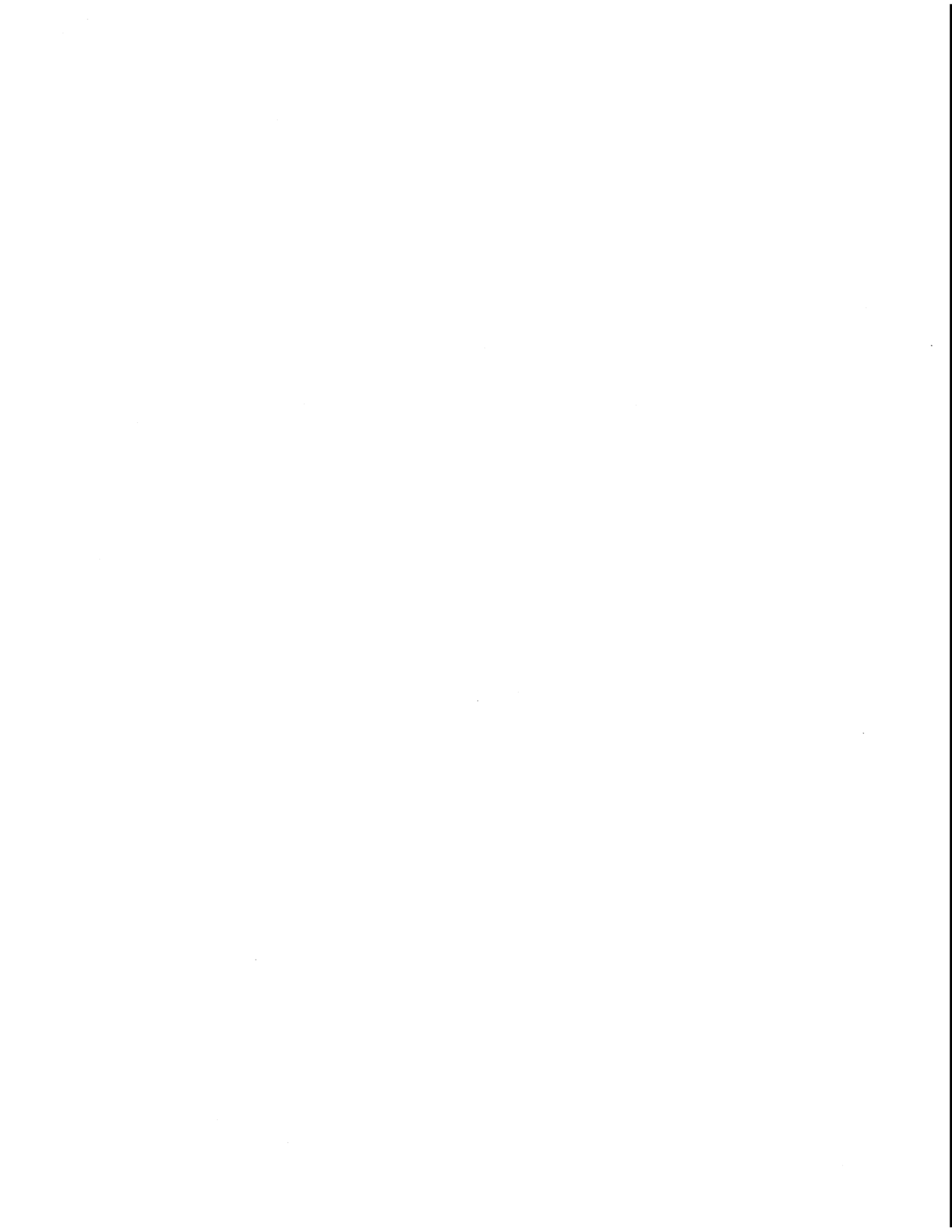
From: Barbara Gibson <9samcam99@gmail.com>
Sent: Saturday, October 20, 2012 8:51 AM
To: Johnson, Kevin
Subject: 1383 Washington building Landmark status

Dear Mr. Johnson,

Unless those who support landmark status for this property are willing to buy it at fair market value, I am opposed to its being given such.

I disagree with the concept that one person can encumber another's property without fairly compensating the owner.

Barbara Gibson
1447 N. Michigan Ave.
Pasadena



Robles, Sandra

From: dhhanson1@juno.com
Sent: Friday, October 19, 2012 7:58 PM
To: Johnson, Kevin
Subject: FOR MONDAY'S MEETING

hi kevin- darlene hanson here- home from the hospital for a few days..go back in on monday..

In regard to the meeting on monday, if it's at all possible, will you make sure the deciders read (or are read) my story of the Hill and Washington Apartments? the tandem building on the hill side looks so cute and comparatively, ours seems rather the sturdy stepsister in the photos..i just want them to understand as much as possible the significant history that ours holds..not only the personal stories, but architecturally, and as the center of the original Nelson "senior village" concept in the mid 20's.

i wish i could be there to read it to them!

thanks kevin, darlene hanson

Woman is 53 But Looks 25

Mom reveals 1 simple wrinkle trick that has angered doctors...

<http://thirdpartyoffers.juno.com/TGL3141/5082137b7b83b137b525fst04vuc>

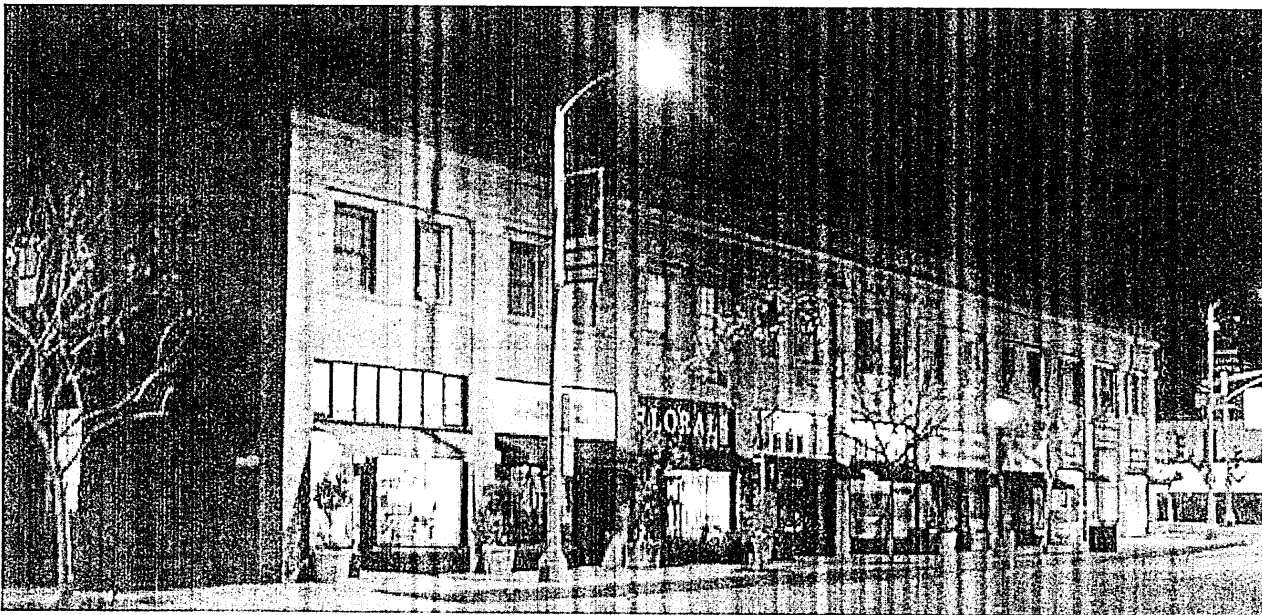
Robles, Sandra

From: dhhanson1@juno.com
Sent: Sunday, September 23, 2012 9:24 PM
To: bridgid.fennell@gmail.com; Johnson, Kevin; Diane_Grohulski@ml.com; deanoswa@me.com
Subject: "THE 86 YEAR OLD SCREEN"

KEVIN- nice to meet you the other day- a testimony per our conversation- best, darlene

A letter to my brother Dean- by Pasadena writer Darlene A. Hanson- A happy Hill & Washington resident thirty three years...dedicated to the Spencer family

"THE HILL & WASHINGTON APARTMENTS"



DEAR DEAN- IN LIGHT OF OUR UPCOMING PAINTING PROJECT, I THOUGHT YOU'D LIKE TO KNOW THE HISTORY SURROUNDING THAT OLD WINDOW FRAME....FROM YEARS OF RESEARCHING CITY RECORDS, ACCOUNTS FROM ELDERLY NEIGHBORS AND TENANTS, ONE OF WHOM LIVED ON THIS VERY BLOCK FOR ALMOST 90 YEARS AND WATCHED THIS BUILDING BEING BUILT, I PRESENT...

"THE 86 YEAR OLD SCREEN"
(I DID MY HOMEWORK)

1926--THE YEAR CALVIN COOLIGE WAS PRESIDENT AND PASADENA HAD A BUILDING BOOM.

AS THE STORY WAS TOLD TO ME, A DIME STORE HEIRESS FROM BACK EAST NAMED MRS. NELSON DECIDED TO BUILD A LITTLE VILLAGE ON THE OUTSKIRTS OF TOWN CATERING SPECIFICALLY TO RETIREES . IN EARLIER TIMES THE AREA OF HILL AVE AND WASHINGTON BLVD WERE DOTTED WITH THE WINTER HOMES OF WEALTHY EASTERNERS- A PASTORAL LANDSCAPE AMONG FRAGRANT ORANGE GROVES AND THE INDIGENOUS POPPIES THAT BLANKETED THE FOOTHILLS OF THE SAN GABRIEL



MOUNTAINS.

FOLLOWING THAT HERITAGE, MRS. NELSON BUILT HER STRUCTURES TO REFLECT HER EASTERN SENSIBILITY. SOLID AND WELL DESIGNED, THE MANY SHOPS FEATURED LARGE WINDOWS FOR DISPLAY AND SUNNY APARTMENTS ABOVE ON THE WASHINGTON BLVD SIDE. HER VILLAGE HAD EVERYTHING A RETIREE COULD NEED. A PIGGLY WIGGLY MARKET, REXALL DRUG AND SODA FOUNTAIN, A DENTIST, DRY CLEANERS, A TAILOR, MUSIC STORE, SHOE REPAIR, A TACKLE SHOP, A PROFESSIONAL LAUNDRY, BEAUTY PARLOR, GIFT SHOP, POST OFFICE AND EVENTUALLY, NORENS SWEDISH BAKERY (OH HOW I MISS THAT ORANGE LIMPA BREAD!).

RESPECTED ARCHITECTS AND GIFTED ARTESIANS TOOK ONE YEAR AND ONE MONTH TO COMPLETE THE PROJECT USING MATERIALS SHIPPED FROM BACK EAST. THE STORY GOES THAT SOME OF THE MEN LIVED IN THE BONES OF BUILDING AS THEY BUILT IT. AS IT NEARED IT'S COMPLETION, A FIVE BY SIX FOOT SIGN WENT UP ON THE FACE BETWEEN THE SHOPS AND THE APARTMENTS, THE ADVERTISMENT WAS A SHEET OF THICK TIN HAMMERED ONTO A WOODEN FRAME & SCRIPTED IN BLUE AND RED MILKPAINT. IT READ LIKE THIS:

"HILL AND WASHINGTON APARTMENTS"
RETIREMENT LIVING
1349 NORTH HILL AVENUE- PASADENA, CALIF.
AVAILABLE IN 1926
"ENJOY YOUR RETIREMENT YEARS AWAY FROM THE CITY
SURROUNDED BY ORANGE GROVES
AT THE FOOT OF THE SAN GABRIEL MOUNTAINS"

15 DOLLARS TO LET

RETAIL SPACE AVAILABLE- RING MRS. NELSON, NELSON & ASSOCIATES-
CIRCLE 9097

THE APARTMENTS AT THE HILL STREET ENTRANCE PROVIDED A CARPETED GRAND STAIRCASE WITH BRASS FINISHED POSTAL BOXES AT THE ENTRY. A REAR SET OF STAIRS HAD ACCESS TO THE AUTOMOBILE ENTRANCE AT WASHINGTON BLVD AND INCLUDED SIX TENANT GARAGES TO THE REAR . EACH NORTH FACING APARTMENT WAS LINED WITH POTTED ORANGE TREES ON THE EXTENDED ROOF WITH SWING AWAY SCREENING FOR TENANT ACCESS. SOUTH FACING APARTMENTS HAD A LOVELY

VIEW OF TREE LINED HILL AVENUE. (I MET AN ELDERLY GENTLEMAN ((A FORMER TENANT)) WHO ASKED ME "DO YOU LIVE ON THE MOUNTAIN SIDE OR THE CATALINA SIDE?" CLAIMING ON A CLEAR DAY ONE COULD SEE THE ISLAND OF CATALINA FROM THE APARTMENTS ABOVE!)

EACH BACHLORETTE APARTMENT FEATURED:

- A LIT ENRTYWAY VESTIBULE WITH COAT CLOSET
- PRIVACY DOORS ON ALL INTERIORS
- ASHWOOD TRIM THROUGHOUT
- 9 FOOT CEILINGS WITH PICTURE MOLDINGS
- THREE OR MORE FULL SIZED DOUBLE HUNG WINDOWS
- TWO WALK-IN CLOSETS WITH GENEROUS SHELVING
- A SWING AROUND MURPHY BED (ALL THE RAGE)
- BUILT IN IRONING BOARD IN KITCHEN
- BUILT IN WASH TUB SINK (CROSBY& WASHBURN WASHBOARD PROVIDED)
- DOUBLE SHELF ICE BOX
- A "FOUR DINER" FLIP DOWN KITCHEN TABLE WITH PADDED BENCHES
- OAKWOOD FLOORS
- ADJUSTABLE STEAM HEAT
- TELEPHONING AREA WITH SWING AWAY SCREEN, WINDOW AND BUILT IN DESK AND DRAWERS
- FULLY TILED WASHROOM FEATURING THE NEWEST BUILT IN 'HOLLYWOOD' BATHTUBS, SWING AWAY PRIVACY WINDOW AND --FRAMED SCREEN FOR AIRING . (THERE'S THAT 86 YEAR OLD SCREEN DEAN)
- LOCAL ICE DELIVERY TWICE A WEEK- PASADENA ICE CO. ARROYO PARKWAY
- CORRESPONDING LAUNDRY CUPBOARDS IN THE COMMON HALLWAY PROVIDED LINEN SERVICE PICKED UP AND DELIVERED IN BROWN BUTCHER PAPER TIED WITH STRING AT THE PROFESSIONAL LAUNDRY ACROSS THE STREET (INCLUDED IN RENTAL)
- 60 FOOT DOUBLE LEAD CLOTHSLINE FACING WEST IN THE LOT
- GARAGES FOR UP TO 6 AUTOMOBILES LOCATED IN THE REAR AFFIXED WITH THE LATEST 'SMOOTH GLIDE' DOORS
- RED LINE SERVICE AT THE CORNER CONVENIENT TO ALL POINTS OF TRAVEL FOR THE SENIOR SET
- EACH BACHLORETTE CAME FULLY FURNISHED WITH TABLES, CHAIRS, SOFA, RUGS, LINENS, DINING CHINA AND KITCHEN FLATWARE, A RADIO AND OSCILLATING FAN.

I HOPE YOU ENJOYED THIS LITTLE HISTORY OF THE BUILDING I LOVE SO WELL- THE PERSONAL HISTORY IS FASCINATING AS WELL- BUT THATS FOR ANOTHER DAY....WHEN I MOVED HERE FROM MICHIGAN IN 1979, THE AREA HAD FALLEN TO SOME DISREPAIR, BUT THE BUILDING'S FUNCTIONAL DESIGN HAD HELD UP WELL AND AFTER MOVING IN, I DISCOVERED ITS GOOD BONES AND THE GRACIOUS DETAILS OF ANOTHER ERA. REMEMBER AS KIDS OUR PARENTS SAID "CLASS HAS NOTHING TO DO WITH MONEY- ONE MAKES THEIR OWN GHETTO"-- SO WITH LOVE, NO MONEY, ALOT OF LATE NIGHT PARTIES, GALLONS OF PAINT, A BENEVOLENT LANDLORD AND UNSHAKABLE DETERMINATION, WE LIFTED IT AND OUR "4 CORNERS" TO WHAT IT IS TODAY.

SO NOW WE COME FULL CIRCLE- - STILL HERE AND NOW IN *OUR* SENIOR YEARS TO FIT THAT ORIGINAL PREMISE- AN AFFORDABLE, SAFE PLACE TO LIVE, WORK AND TRADE IN OUR BEAUTIFUL PASADENA.

AS WE RESTORE THAT OLD SCREEN, THIS IS TODAY'S HISTORY LESSON- LOVE AND CARE FOR OLD THINGS FOR IN TURN THEY WILL KEEP YOU, AND AS THEY DO, THE STORIES AND LESSONS UNFOLD. ALWAYS BELIEVE IN THE POWER OF PLACE.

LOVE, SISTER OXO
2012

Woman is 57 But Looks 27

Mom publishes simple facelift trick that angered doctors...

ConsumerLifestyles.org

Robles, Sandra

From: dhhanson1@juno.com
Sent: Friday, October 05, 2012 7:20 PM
To: bridgid.fennell@gmail.com; Diane_Grohulski@ml.com; Johnson, Kevin
Subject: "HILL AND WASHINGTON Apartments" History and Memories

diane, brigid and kevin- my brother typed up this short- hope you can use- d.

To Whom it May Concern,

The building on the Northwest corner of Hill Ave and Washington Boulevard is a treasure chest of memories and history, much of which is close to my heart. My sister has lived there since her big move to Pasadena from Michigan back in 1979. Since then, I have visited her from Sacramento CA every single month for 33 years. That's about 400 visits to this historic building. From my first visit, I've appreciated a certain comfort there. Each time it feels like home. I imagine the tenants from 1926 walking their laundry to the nearby cubbies built in the hallway just for that purpose or the men visiting the tackle shop below. The view from the south side has Mt. Wilson standing guard over the residents every morning. The store spaces below remind me of New York. On a personal level, this building has not only provided my sister with a place to flourish for 34 years but has truly been a welcoming home & community for her and many long time residents.

I strongly encourage the Pasadena Historical Society to officially recognize the original Hill and Washington Apartments and it's companion buildings as historic landmarks, preserving it's meaningful contribution to Pasadena's remarkable architectural representations.

Dean Hanson
Sacramento, CA

Woman is 53 But Looks 25

Mom reveals 1 simple wrinkle trick that has angered doctors...

<http://thirdpartyoffers.juno.com/TGL3141/506f958bbf91158a340bst04vuc>

Jomsky, Mark

From: Amy Miller <amyemiller@yahoo.com>
Sent: Sunday, October 21, 2012 8:39 PM
To: Johnson, Kevin
Subject: 1383 Washington Blvd

Mr. Johnson- Please accept this letter as a recommendation for consideration to issue landmark status to the building at 1383 Washington Blvd. This building is a cornerstone of the 2 neighborhoods surrounding it, Bungalow Heaven and the Historic Highlands. Both neighborhoods have received landmark district status and do not want to see another beautiful historic building be torn down and replaced with a horrible strip mall. We have enough of these types of buildings near our neighborhood and do not need another. Please consider helping to preserve this building by issuing landmark status. This is essential to keep the historic feel of our neighborhood, as it is the last historic commercial property in the neighborhood.

Thank you for your consideration.

Amy & Jason Miller
1083 Atchison St
Pasadena, CA 91104
626.345.1424

Kevin Johnson
Design & Historic Preservation Section
City of Pasadena

October 22 2012

Dear Kevin,

It has come to my attention that the buildings that border our neighborhoods "THE HISTORIC HIGHLANDS" and "BUNGALOW HEAVEN" are up for sale and the potential for these building to now be altered or destroyed is a very possible outcome that would be detrimental to our community here which thrives on it's historical designations as well as our real estate values which are tied to the preservation minded, residents whom pay a premium to live in an enchanted part of our city.

For those in this area whom live east of Lake we are proud of our village atmosphere and many will point to North Lake as an example to what can go wrong with development as the block after block, corner after corner of strip malls and gas stations creates a less desirable gateway to the area in which we live.

I fully support the effort to designate these 1920's structures that upon inspection are quintessential examples of the period in which our neighborhoods were built. I am a third generation resident of this tight knit area, my grandparents came to San Marino to work for Mr. Huntington in 1923 and my father was raised in Lacy Park in which the family home was designated by the city there as "Historical" and preserved for all to enjoy. I was born here in Pasadena in 1961 and have returned here and now call it home again. We bought our home in the "Historic Highlands" as we became aware of the designation it was about to receive and we are very happy about that. It was a GREAT decision by the city as would that same support and designation for 1383 E. Washington Blvd in the city of Pasadena.

Thank you for your consideration.

Yours,

Jeffrey Thurnher
1450 N. Michigan Avenue
Pasadena, CA. 91104

10/22/2012
ITEM #: 117

Jomsky, Mark

From: Sue Mossman <smossman@pasadenaheritage.org>
Sent: Monday, October 22, 2012 3:40 PM
To: Jomsky, Mark; Bogaard, Bill; Madison, Steve; Tornek, Terry; Holden, Chris; Masuda, Gene; Gordo, Victor; Robinson, Jacque; McAustin, Margaret
Cc: White, Leon; Johnson, Kevin
Subject: City Council Agenda Item No. 17

Dear Mayor Bogaard and Council Members:

I would like to express Pasadena Heritage's support for the landmark nomination submitted by Historic Preservation Commission representative Brigid Fennell for the Hill & Washington Apartments. We understand that you will consider this nomination at your meeting tonight, and unfortunately we are not able to attend.

The Staff Report prepared for the nomination makes clear that the building meets the criteria for designation as a Pasadena Landmark. The Historic Preservation Commission considered this matter in a Public Hearing on May 7, 2012. There was no opposition presented at that Public Hearing, and the Commission recommended that the City Council approve the designation of the property as a landmark.

Pasadena Heritage supported the nomination (our letter of support is part of your materials.) This application also has the support of the adjacent Historic Highlands Neighborhood Association and Bungalow Heaven Neighborhood Association. Clearly, the building not only meets the necessary requirements for official landmark designation, but is also highly valued by the community for its contributions to the City's historic character.

We understand that the council may have questions or concerns about this nomination since the owner very recently expressed opposition to the designation, although the owner had not previously expressed concern.. However, a "no" vote by the council would signify that the building does not meet landmark criteria which the commission, city staff, and Pasadena Heritage believe would not be true. We would also like to draw your attention to the following on Page 5 of the Staff Report that refers to the municipal code:

"Further, Section 17.62.050.0.3 of the P.M.C states, "If the Council disapproves an application for designation of a historic monument, landmark ... the interim protections shall no longer apply to those properties and a Certificate of Appropriateness shall no longer be required." When a Certificate of Appropriateness is no longer required the City has no authority to review alterations or demolition of the building, unless a discretionary action triggers CEQA."

Given this risk, we urge you to approve the nomination or postpone consideration of this item until January 2013, as recommended by Staff. We hope that circumstances may change before the council is again asked to consider landmark status for this resource.

Again, my apologies for not being able to attend your meeting.
Sincerely,

Sue

Susan N. Mossman
Executive Director
Pasadena Heritage
(626) 441-6333 x. 14
smossman@pasadenaheritage.org