

Jomsky, Mark

From: lesllou5 <lesllou5@aol.com>
Sent: Monday, April 11, 2016 8:15 AM
To: Jomsky, Mark
Subject: Pinned house

Please uphold decision on Pinney house
Don't let vulture development take hold of our unique and precious vintage and historical looking homes that add beauty to Pasadena. .

Thank you
Leslie Ladd

Sent from my Boost Samsung Galaxy S@4

Jomsky, Mark

From: Ann F. Scheid <scheid@usc.edu>
Sent: Monday, April 11, 2016 7:58 AM
To: Jomsky, Mark
Subject: 180 S. Euclid
Attachments: 180SEuclidCouncilApril10.pdf

Dear Mark,
The appeal to demolish 180 S. Euclid is on the Council agenda this evening.
Can you please distribute the attached to Council members before the meeting?

Thank you.
Ann Scheid

April 10, 2016

City Council
City of Pasadena
100 N. Garfield Avenue
Pasadena, California

Subject: 180 S. Euclid

Dear Members of the City Council

I submitted this letter to the Design Commission for their February hearing in which they denied the applicant's request for demolition. The case had been referred by the Council to the Commission which functions as a body of experts on questions of design and on questions of historic preservation in the Central District.

I have been following the deliberations regarding the property at 180 S. Euclid with interest, since I surveyed the property in the late 1970s while working for the City on Pasadena's Architectural and Historical Inventory. Half of my survey form was included in your information packet, but unfortunately the back of the form was not reproduced. I believe that I identified the building as eligible for landmark status.

The building is a highly unusual California Craftsman bungalow executed in the Mission Revival style. The principal attributes of both styles are expressed in the building. Craftsman elements include a side-facing gabled roof with broad overhanging eaves, sturdy brackets supporting the eaves in the gable, a front dormer with front-facing gable penetrating the roof, a full front porch with roof supported on heavy columns. The Mission Revival elements include a symmetrical front elevation, stucco cladding (Craftsman would be shingles), a curvilinear mission gable over an arch centered on the front elevation, curvilinear parapets over arches on the south and north ends of the front porch/porte-cochere, and columns instead of piers supporting the porch roof. To my knowledge there is no bungalow that is remotely similar in Pasadena or even in the region. Its unique character alone qualifies it for landmark status.

In addition, the bungalow is the work of C. W. Buchanan, one of Pasadena's best-known architects in the late nineteenth/early twentieth century, when Pasadena grew from a village into a city, and most of the land now within the City limits was developed. Buchanan contributed a great deal to both residential and commercial building in Pasadena. Between 1904 and 1918 records show that he designed 96 residences including two mansions in Altadena, one for W. A. Scripps and the other for a Scripps relative, F. W. Kellogg, families that owned the Scripps-Kellogg newspapers and were prominent philanthropists (Scripps College, Scripps Oceanographic Institute, Kellogg Ranch which became the campus of Cal Poly Pomona). Other mansions included one on Arlington Drive for Mrs George W. Childs, widow of Philadelphia newspaperman and philanthropist George Childs and a house on South Orange Grove for Mr. Frank Dale. Most of Buchanan's jobs in this period were smaller houses that still cost over \$5,000, about double the average cost for a good bungalow, and many were above \$10,000. Of the 96 residences in Pasadena, only 32 remain.

While Buchanan's residential work was important, he also designed major commercial buildings, including at least 4 that are contributors to the Old Pasadena National Register district. Two exhibit special design features: the Auditorium Building, NW corner of Raymond and Union, has graceful Palladian windows in the second story, and the Braley Building on South Raymond exhibits Chicago-style windows. The entrance to the Boston Building on North Raymond was remodeled in the 1930s, but it still qualified for National Register status. The front of the Union Savings Bank Building at the NE corner of Raymond and Colorado had 14 ft removed to accommodate a street widening in 1929 and a new facade designed by Bennett and Haskell was added. Despite this massive alteration, it still qualified for National Register status.

The staff report of Nov. 15, 2015 for the house at 180 N. Euclid recommended denial of the application for demolition, but did contain the caveat that a finding that the metal roof tiles were not original might change

that determination. A few clay tiles have now been found in the basement of the house, but can it be proven that those tiles were once on the roof of the house? There is plenty of evidence that metal roofing tiles were widely available at the time the house was built. Indeed, these might be rare remnants of historic metal tiles that would add significance to the building. Attached is information from the National Park Service publication, *Metals in Historic Buildings* (Washington DC, 1992). According to this publication, metal tiles made to simulate clay tiles were commonly available from 1890s through the early 1900s, which means that the metal tiles on the roof may well be original.

So far only the word of the applicant supports the claim that clay tiles were originally on the roof. And, indeed, since only close inspection reveals that the roof tiles are metal and not clay, does it matter?

The current staff report recommends approval of the application for demolition, based on the claims about the roof.

The issue of historic roofing is a complicated one. Roofing necessarily changes over time, since of all parts of the building it is the one surface that is most crucial to keep intact. If bungalows in Pasadena were required to have their original roofing in order to maintain historic status, there would be virtually no bungalows that would qualify in the Bungalow Heaven Historic District or elsewhere in the City. Original sheet roofing or Malthoid roofing has been replaced by composition shingles in all but the grandest of Greene & Greene houses. Original wood shingles on ordinary bungalows have also been replaced by composition roofing. Original Malthoid roofing has been replaced by clay tiles on the Freeman Ford house by Greene & Greene and that house still remains protected as a work of Greene & Greene, although based on the staff's recommendation for 180 South Euclid, it would not qualify.

On my own house, a City Landmark, the original roofing was shingles nailed to lathe running perpendicular to the rafters. When we replaced the roof about 20 years ago, five layers of roofing including the original shingles from 1909 were removed and plywood was laid over the rafters to receive a composition roof. Even if we had been able to afford to use wood shingles, our house is in a fire zone, where wood shingles are prohibited.

Now, when we sell our house, do we risk the reversal of landmark status because original roofing material is no longer there, if a new owner wants to demolish or drastically alter the house? And what about the front sleeping porch, which was already enclosed when we purchased the house? Will that potentially disqualify the house from landmark status?

I hope that the Council will deny the application to demolish the house at 180 South Euclid. Determining that lack of historic roofing material disqualifies a building for landmark status sets an unfortunate precedent. It is a view that sacrifices the whole because of a supposed deficiency of one of its parts. This unique Mission Revival Craftsman bungalow by Charles Buchanan makes a singular contribution to the street and to Pasadena. We must not lose it.

Sincerely,



Ann Scheid

The Mannheim Studio

500 South Arroyo Boulevard

Pasadena, CA 91105

Curator, Greene & Greene Archives

Former staff to the Pasadena Design Commission and Historic Preservation Commission

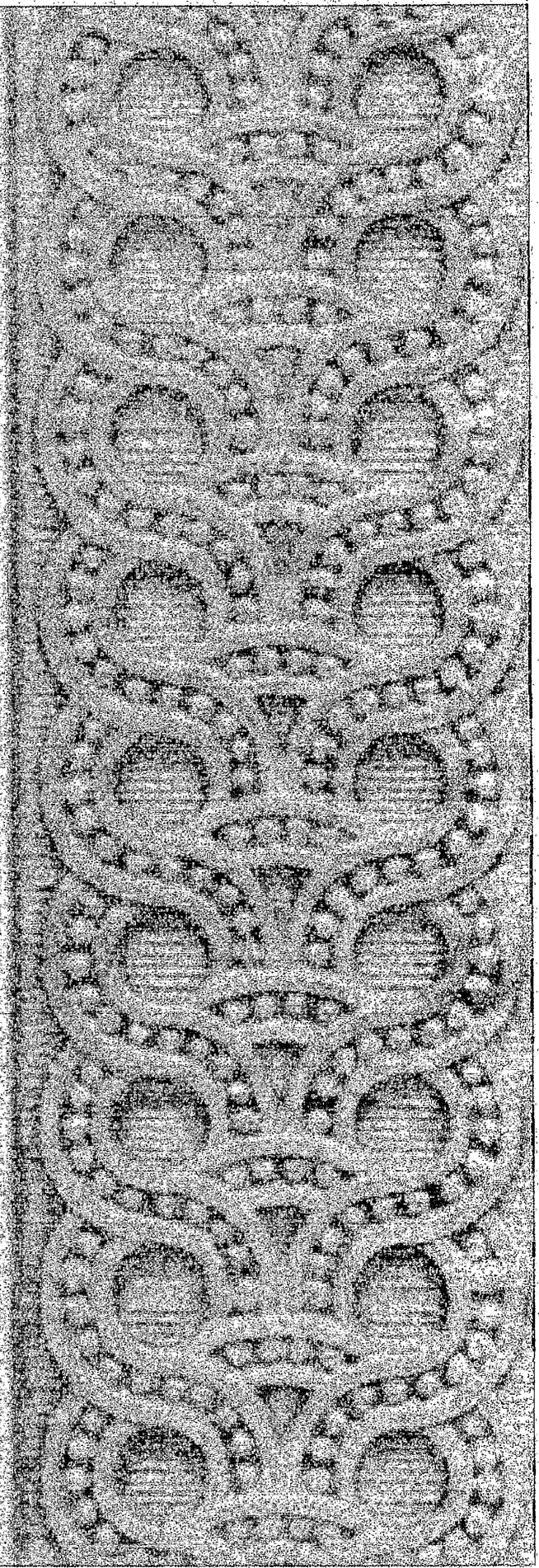
Architectural Historian, State of California, retired

Note:

For information on historic metal roofing materials, see National Park Service publication: *Metals in Historic Buildings* (online).

METALS

in America's
Historic
Buildings



Metals in America's Historic Buildings

Uses and Preservation Treatments

Part I. A Historical Survey of Metals

by Margot Gayle and David W. Look, AIA

Part II. Deterioration and Methods of Preserving Metals

by John G. Waite, AIA

U.S. Department of the Interior
National Park Service
Cultural Resources
Preservation Assistance
Washington, D.C.
1992

Lead alone does not alloy with iron, as do tin and iron to make tinfoil. Early terneplate was tinfoil hot dipped in lead. Later it was learned that lead alloys containing 7% to 25% tin would wet the surface of the sheet metal sufficiently to allow the terne to alloy with the iron or steel. The best terneplate has a 15% to 20% tin content, with the remainder lead.

Terneplate is often confused with tinfoil because they look alike, especially when painted, and because early terne was actually tinfoil dipped in molten lead. Most 19th-century catalogues referred to tinfoil as "bright tin" and to terneplate as "leaded tin." However, builders commonly referred to all roofing plates as tinplates regardless of their composition. Like tinfoil, terneplate roofs were installed with soldered flat seams on low-pitched roofs (figure 130) and standing seams for steeper roofs (see chapter 3). Metal shingles were made of terneplate (figure 7) as well as tinfoil, and from galvanized iron and steel. Terneplate was also used for flashing and gutters.

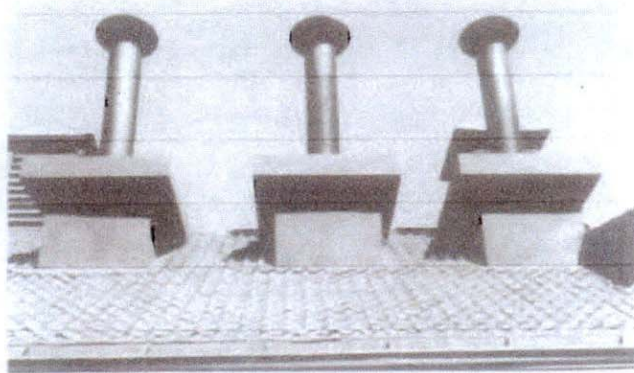


Figure 7. Terneplate Pantiles, Union Depot, foot of NW Sixth Avenue, Portland, Oregon, 1892-1894; Van Brunt and Howe, architects. The pantiles are identical to the 1893 "Spanish Tile" advertised by Merchant and Company of Philadelphia and painted a terra-cotta color to imitate a real clay tile roof. (John G. Waite)

Today terne-coated stainless steel is available. It was used to reroof the Jefferson Market Courthouse in Greenwich Village, New York City, when the building was adapted for use as a public library in the 1960s.

In the 1930s, Revere Copper and Brass Company introduced lead-coated copper. Reroofing of the main section of the Philip Schuyler Mansion in Albany, New York, in 1935 was an early application of it. Lead-coated copper combines the appearance and durability of lead with the workability and long-term economy of copper. The sheet copper is dipped twice—once in a lead-tin alloy and once in pure lead—then it is rolled. Since the copper is not exposed to the weather, it does not corrode or cause stains on other building materials. Lead-coated copper flashings and valleys are often used with slate roofs to provide extra protection against the erosive effect of broken-off slate particles. These flashings are

also used on shingle roofs where painting the flashings is impossible because the metal is mostly covered by shingles.

Window Cames

Cames, or lead rods with an H-shaped cross-section, have been used to hold small pieces of glass together for window panes since the 12th century. Since lead is soft and easily worked, it could be bent around irregularly shaped pieces of glass for domestic or church windows. The edges of the glass pieces could be fitted into the top and bottom slots of the H-shaped cames, which could then be soldered where two or more intersected. Some early buildings in colonial America had casement windows; many fragments of both diamond-shaped glass and of lead cames have been found in Virginia and New England. When sash windows were first introduced to America in the 18th century, lead served as weights to counterbalance the sash. Forty pounds was the average weight required for large single-hung windows. The weights for single- and double-hung windows were made of cast iron when it became more available.

The skillful application of lead and glass in doorway fanlights and sidelights appeared in some late Georgian and many Federal houses. Later, during the Victorian era, stained-glass windows, doors, and decorative skylights became fashionable for public buildings and residences as well as for churches. The stained-glass skylight in the Capital Hotel in Little Rock, Arkansas, is a good example of this (figure 8).

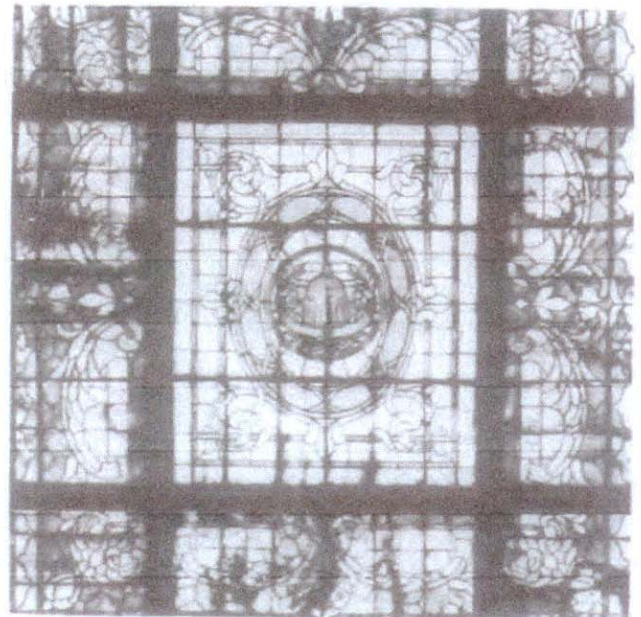


Figure 8. Leaded Glass Skylight, Capital Hotel, 117 West Markham Street, Little Rock, Arkansas, 1873. Lead has long been used to put pieces of glass into windows utilizing lead "cames," which are H-shaped sections ground to fit glass into the top and bottom channels with soldered joints. (Undesignated)

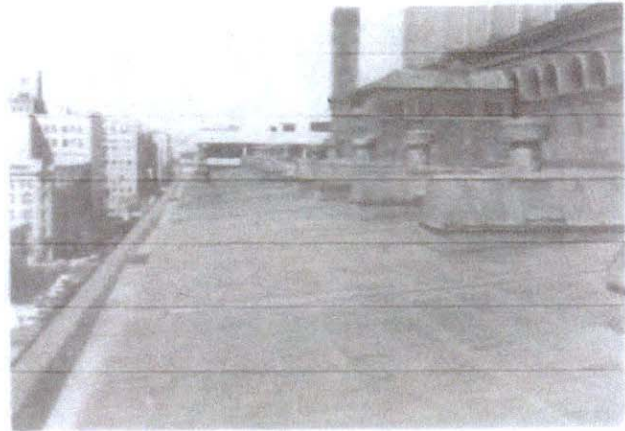
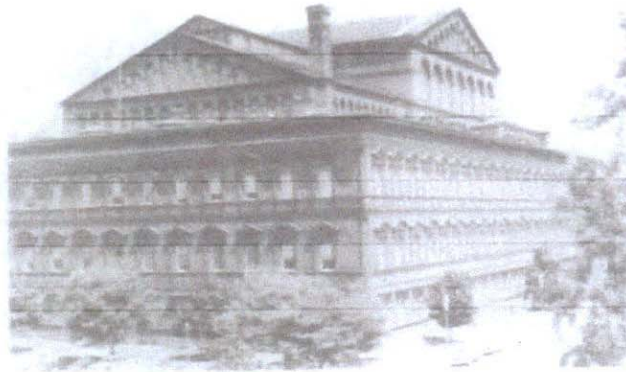
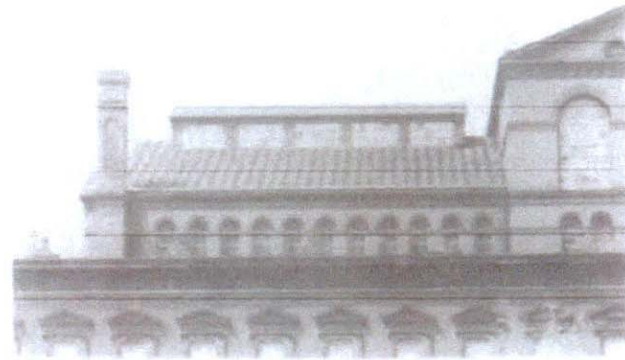


Figure 10. "Tinplate" Roofing, Old Pension Building, Fifth and C Streets, NW, Washington, DC, 1883; Montgomery C. Meigs, engineer. (a) The building consists of offices around the perimeter of a large court. The roof over the offices has a very low pitch and is covered with flat seam tinplate, while the steep-pitched roofs over the court have battened tinplate roofs. (b) Flat seam tinplate roofing was used on low-pitched roofs because the edges of the plates could be interlocked and soldered together to provide a continuous waterproof covering, stamped on each plate of the Pension Building roof: "Hobart & Co. Forge Best Roofing, 40 lbs. Mason Process License. The metal is actually terneplate. Surviving examples of true tinplate iron or steel are rare." (c) The battened tinplate roofs over the central court were typical of steep-pitched roofing of tin and other materials. They can be seen at a distance and provide a strong design element to the building. "David W. Lusk.



seams was reduced, thus decreasing labor costs and the number of potential leaks. Eventually, rolls of tin-plated iron 28 inches wide and 96 inches long were manufactured. The first commercial electrolytic tinplate roofing line went into production at United States Steel Corporation in 1937. The electroplated rolls had a thinner layer of tin than hand-dipped tinplate. Today, continuous rolls of tinplate roofing are available. Continuous tin roofing has a slightly different appearance than roofs made of numerous tin plates or strips, and extremely long sheets may become wavy because of inadequate allowance for expansion and contraction.

In addition to plates and rolled strips, machine-pressed tinplate shingles became popular in the second half of the 19th century. Shingles pressed to form raised designs, such as "Spanish Tile," "Merchant's Gothic shingles," "Diamond Tile," and "Gothic Tile" were used for Mansard and other roofs with sufficient pitch. Plates and rolled strips with flat and standing seams could be used on low-pitched roofs, but shingles depended on overlap and pitch to shed water (figure 11). Shingles were also used on vertical surfaces such as bulkheads on roofs, and as a covering for exterior walls. Tinplate was also used for flashings, valleys, ridges, hips, gutters, downspouts and dormers, as well as for fire-resistant coverings for wooden doors and shutters. Formed metal siding

was stamped to imitate pressed brick, rock-faced stone, and even ashlar quoins.

Decorative Uses

Ornamental window and door lintels, balusters, cresting, finials, and urns were also tinned. What is commonly known as the "tin ceiling" is a misnomer as these decorative sheets were never tinned; they were almost always painted sheet iron or steel (see section on sheet iron and steel).

Builders have long attempted to find corrosion-resistant metals and to make commonly available metals such as iron and steel more corrosion resistant. Tinplate, in a way, created a market for metal building components. Later, the market was partially taken over by terneplate, pure zinc architectural elements, and galvanized sheet iron and steel.

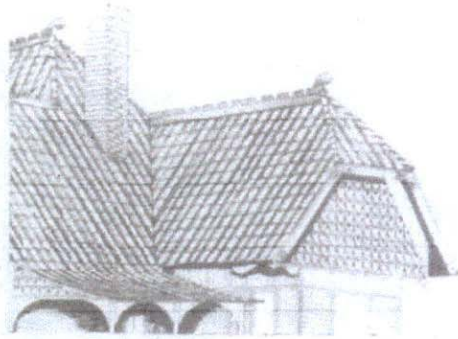
Although tinplate is still available today for roofing and flashing, it is generally considered expensive since the initial cost is more than that for common modern roofing types such as asphalt shingles or built-up roofs. However, since a well-maintained tinplate roof (maintenance consisting of inspection and periodic painting) will last several times longer than either of these types of roofing, it is more economical when the cost is prorated over the longer lifespan.

SAINT PAUL ROOFING, CORNICE AND ORNAMENT COMPANY

"SAINT PAUL" METAL TILES.

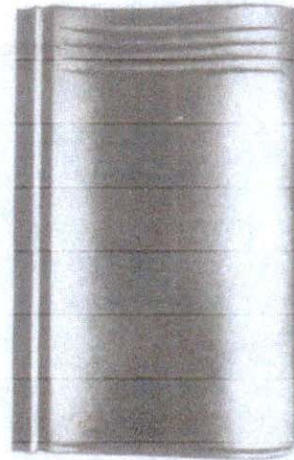
Made in U.S.A. by the Saint Paul Roofing, Cornice and Ornament Co., St. Paul, Minn.

Showing Complete Roof.



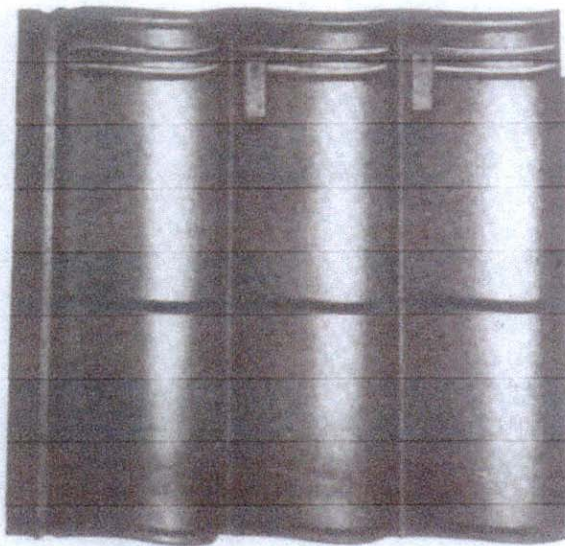
"Saint Paul" Metal tiles are suitable for any building—stone, brick or frame, where the pitch is not less than 3 inches to a foot. For a roof to be satisfactory, it must at all times be absolutely weather-proof. "Saint Paul" tiles affords perfect protection against rain, snow, hail or sleet.

Single



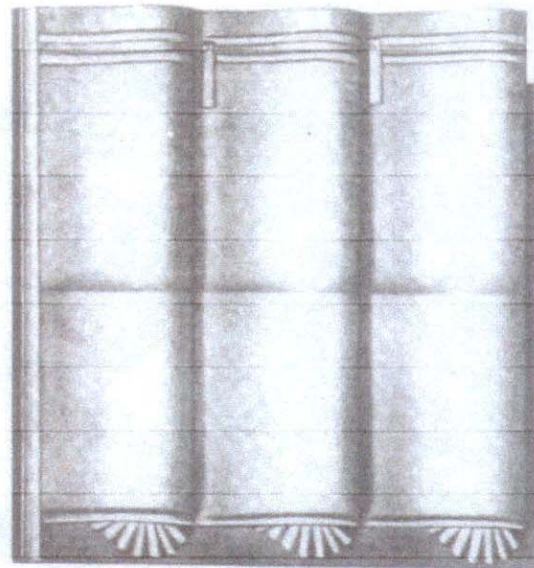
No. 1 Single—Covering size 11½x16½ inches—37 pieces to the square.

CLUSTER.



No. 6 Cluster—Covering size 17½x19 inches—11 pieces to the square.

EAVES COURSE PLATE.



No. 7—This shows our "Saint Paul" eaves course plate or starter, used along the eaves for the first course of No. 6 metal tile. When ordering style No. 6, specify how many lineal feet of No. 7 you require. Covering size 18 inches wide by 20 inches long.

Figure 12. Sheet Metal Pantiles. *These pantiles, to look like terra-cotta tiles, could be installed out at a time or in clusters of six. A roof with these pantiles needed a pitch of at least 3 inches per foot. The special eaves course plates shown here had decorated edges. The pantiles were available in 1905 in painted or galvanized steel or copper. These are similar to the pantiles on Union Depot Portland, Oregon (see figure 7). (Library of Congress)*

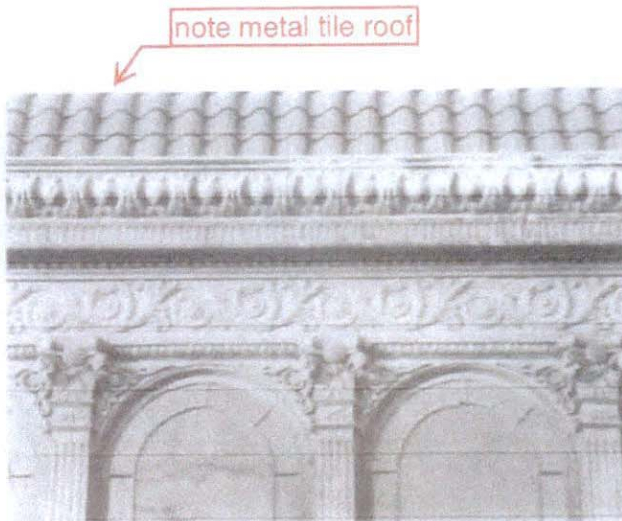


Figure 23. Pressed Copper Sheet Metal Cornice, Frieze, and Pilasters; Conservatory of the Christian Heurich Mansion, 1307 New Hampshire Avenue, NW, Washington, D.C., 1902; Appleton Clark, architect. The copper work was assembled from many pieces of sheet copper pressed with low relief designs. (Jack E. Boucher, NAER)

from 1895 until 1925 when the Garden was demolished. She was constructed of 22-ounce copper, die-struck in sections riveted together then braised to make the form smooth and waterproof. An armature centered on a 7-inch wrought-iron pipe that ran from the head through the toe and 9 feet into the tower supported the statue. With counterweights and a ball-bearing system that allowed her to rotate she weighed somewhat under 1,500 pounds. The statue can now be seen in the Philadelphia Museum of Art. An earlier 22-foot version weighing 2,200 pounds that had proved to be out of scale when placed on the Garden's tower in October 1891 was taken down and sent to the World Columbian Exposition of 1893 in Chicago to grace the dome of Agricultural Hall, which like the Garden was the work of the architectural firm of McKim, Mead, and White. The whereabouts of that statue since the close of the fair is unknown.

The color of antique copper, which is a little more orange than new bronze, was much admired in the late 19th century. Victorian cast-iron hardware was sometimes copper-plated, although brass-plated hardware was more common. Cast-iron stair railings and newel posts (figure 26) were sometimes copper plated. An excellent example is the copper-plated cast-iron staircase, designed by Louis Sullivan in 1894, that was saved from the demolished Chicago Stock Exchange and has been re-erected in the American Wing of New York's Metropolitan Museum.

Today the cost of copper prohibits its extensive decorative use, but it is still used for certain utilitarian systems because of its unique properties. Copper's high capacity for thermal and electrical conductivity accounts for its continued use in buildings in heating and air-conditioning systems, electrical systems, and telephone wiring. Also, its strength and resistance to corrosion by most types of soils and water make it appropriate for use in plumbing.

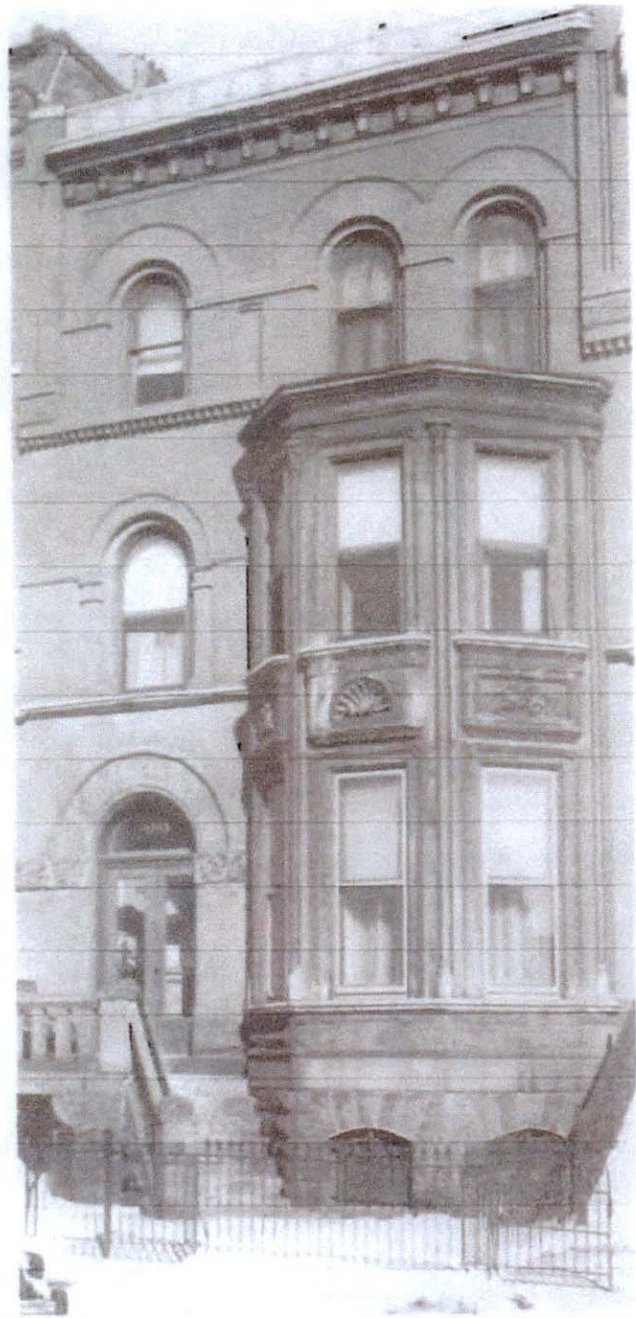


Figure 24. Copper-Clad Bay Window and Cornice, Thomas C. Whyte House, 1329 R Street, NW, Washington, D.C., 1892; George C. Johnson, architect. From the first-floor window sills to the cornice above the second floor, the bay window is sheathed entirely with pressed sheets of copper, and there are slender two-story copper pilasters flanking the windows. The spandrel between the first- and second-floor center windows has a shell design and the side spandrels have winged sea creatures. Both the cornice of the house and the cornice of the bay window have copper classical dentils and modillions. (David W. Look)

Jomsky, Mark

From: Timothy Mulvehill <tmulvehill@lbschools.net>
Sent: Monday, April 11, 2016 7:56 AM
To: Jomsky, Mark
Subject: Preserve the Historic Pinney House

Dear Mayor Tornek and Members of the City Council.

The 1906 Pinney House, designed by C.W. Buchanan in a unique Craftsman/Mission Revival style residential structure located in an enclave of historic structures on the east side of South Euclid, between Green Street and Cordova Avenue. Though determined eligible for landmark status three times in the past it is currently being threatened by development.

Please consider the importance of Pasadena's historic architectural legacy by preserving this important structure, and preventing any development plans on the site.

Best regards,

Tim Mulvehill

Jomsky, Mark

From: darrell@planningventures.com
Sent: Sunday, April 10, 2016 8:09 PM
To: Jomsky, Mark
Subject: 180 S. Euclid Avenue on April 22 City Council agenda

Dear Mayor Tornek and Members of the City Council:

I am writing you as a member of the Historic Preservation Commission. Because our commission has not reviewed this project, I am writing as an individual member of the Commission.

I am surprised this item is on your agenda for several reasons.

First, this property is as unique as one can find in Pasadena. As I told the Design Commission when they recently reviewed this matter, this is the only Mission Revival Bungalow in Pasadena that looks anything like this one. After I said that, the previous owner, Wayne Lusvardi, told the Design Commission that he had surveyed the City and found 31 other Mission Revival buildings in Pasadena. Following the meeting, I was able to obtain his list from the Planning Department. I looked at the buildings on the list and found confirmation of my original statement. While there are Mission Revival commercial buildings, Mission Revival multi-family buildings, and Mission Revival cottages, there are no other Mission Revival style houses with the Arts and Crafts plan and massing of this one. If you hear about this list on Monday night, please take it with a grain of salt. The other factor that makes this structure so unusual is that it is a very intact single-family residential building that demonstrates how much of downtown used to be residential, but is now office, commercial and multi-family.

Second, the staff brought this matter back to the Design Commission because they believe that the roof is not an original material. They believe that it is a metal roof designed to look like clay tile, whereas the original roof would have been true clay tile. When I passed by this beautiful structure, I always had thought it had a tile roof. It looks very much like a tile roof. In my 16 years as a planner for the City and a Historic Preservation Commissioner for the City, I believe this is the first time that an altered roof material was used to disqualify a building from landmark status. We never used that criteria before because roofs deteriorate. Wood roofs are replaced with asphalt shingles routinely in Pasadena. Are we now going to start penalizing owners of houses with asphalt shingle roofs? I guess so, especially if we disqualify this building whose roofing material looks every bit like the clay tiles it may have had originally.

Third, the staff report points out that this house was written up in Architect and Engineer in California magazine in 1908. This was a prestigious magazine in its time. How many other Pasadena houses were written up in this magazine in 1908? The Council should ask staff for this information before allowing the demolition of a building with such prestige in its time and in such good condition today.

Fourth, this matter is basically a CEQA controversy. It is a question of whether there would be a significant environmental impact if the building is demolished. CEQA says that whenever experts are debating whether there is an environmental impact from a project (for instance if one says there will be considerable air pollution and another says there will not be such an impact), in cases like that, the decision-maker must take the conservative approach and send the project to the next level of environmental review, which would be an Initial Study in this case. This matter is not ready for City Council consideration; it should be sent back for an Initial Study or the developer's request must be denied. Those are the only two choices the Council has in a matter of environmental controversy like this one.

Many times I am sympathetic with owners who did not realize their properties were landmark-eligible. However, in this case, the owner knew it was landmark-eligible when he purchased the property a year or two ago, and the price he paid was reasonable, given it would be difficult to demolish. Therefore by denying the demolition, the City is not depriving him of any reasonable expectation of property value.

Thanks for considering my input.

Sincerely,

Darrell Cozen
Historic Preservation Commissioner

Jomsky, Mark

From: lollyx5@aol.com
Sent: Sunday, April 10, 2016 6:40 PM
To: Jomsky, Mark
Subject: Pinney House

Dear Mayor Tornek and Pasadena City Council,

I am writing in support of the 1906 Pinney House on Euclid Avenue, asking that it be protected as an historic landmark.

Pasadena has lost many irreplaceable architectural treasures over the years and with the recent increase in high density and commercial construction, every remaining historic structure is at risk. As the Design Commission has **twice** founded in favor of the Pinney House's historical status, it would be against the long term interest of the city of Pasadena to ignore their recommendation. Losing the Pinney House to yet another development is acting against the wishes of the city's long time residents as well as squandering the remaining historical architectural resources under your care.

Please do the right thing by upholding the Design Commission's recommendation for the Pinney House.

Thank you.

Lorraine Clearman
Pasadena native and 66 year resident

04/11/2016
Item 19

Jomsky, Mark

From: Anthony Iatropoulos <a.iatropoulos@gmail.com>
Sent: Sunday, April 10, 2016 6:00 PM
To: Jomsky, Mark
Subject: 1906 Pinney House

Dear Mayor Tornek and Pasadena City Council,

I am writing in support of the 1906 Pinney House on Euclid Avenue, asking that it be protected as an historic landmark.

Pasadena has lost many irreplaceable architectural treasures over the years and with the recent increase in high density and commercial construction, every remaining historic structure is at risk. As the Design Commission has **twice** founded in favor of the Pinney House's historical status, it would be against the long term interest of the city of Pasadena to ignore their recommendation. Losing the Pinney House to yet another development is acting against the wishes of the city's long time residents as well as squandering the remaining historical architectural resources under your care.

Please do the right thing by upholding the Design Commission's recommendation for the Pinney House.

Thank you.

Anthony Iatropoulos
Pasadena Native

04/11/2016

Item 19

Jomsky, Mark

From: Sally Fee <sallypfee8@gmail.com>
Sent: Sunday, April 10, 2016 4:41 PM
To: Jomsky, Mark

To Mayor Tornek and the City Council,

We believe the Pinney house should retain its Landmark status.

Sally and Steve Fee

04/11/2016
Item 19

Jomsky, Mark

From: Kathryn Dawson <kldawson60@gmail.com>
Sent: Sunday, April 10, 2016 1:24 PM
To: Jomsky, Mark
Subject: Pinney House

Dear Mayor Tornek,

Having moved to Pasadena from northern VA a little over a year ago, I have often been struck by the beauty of the architecture of this lovely city. My husband and I are, in fact, in the process of purchasing a 1927 Spanish style house in east Pasadena and specifically chose the house because of its age and character.

When I read about the possibility of the historic Pinney House being purchased by a developer and subsequently demolished, I was very dismayed because it seems that such a unique and historic property should be cherished and preserved. I am writing to let you know that there are many people who chose to live in Pasadena because of houses like this one and I sincerely hope that the city will not allow this beautiful property to be forever lost.

I hope that you will take my comments into consideration as you move forward on this decision.

Thank you for your time and consideration.

Sincerely,

Kathryn Dawson
400 S. Los Robles Ave., #105
Pasadena, CA 91101

04/11/2016
Item 19

Jomsky, Mark

From: Jill Frazee <jillfrazee@hotmail.com>
Sent: Sunday, April 10, 2016 12:33 PM
To: Jomsky, Mark
Subject: Pinney House

Dear Mayor Tornek and City Council,

I encourage you to stand with the Design Commission regarding the landmark eligibility of the Pinney House for two reasons: 1) It adds beauty and peace to the street which a high density project would obliterate with the required extra traffic and street parking. It is nice to walk to the Paseo and see and feel the history of the unique period of Pasadena's history. Even if it is not architecturally untouched from the day it was built, it is still obviously a unique and old building and adds to the ambience of the tree lined street in a way a modern building could not. 2) In a democracy I think it is important for citizens to be involved. If the Design Commission can twice recommend a building for landmark status and the City Council would override it, what then encourages people to continue to serve on commissions if their opinions are so easily dismissed? It would truly weaken civic involvement which is vital to a democracy.

So for the sake of beauty and civic involvement, please uphold the commission's finding.

Sincerely,

Jill Frazee

Pasadena Resident

Jomsky, Mark

From: Carlos Delgado <cdelg@att.net>
Sent: Sunday, April 10, 2016 11:16 AM
To: Jomsky, Mark
Subject: Pinney House

**Dear Mayor Terry Tornek and Members of the City Council.
Please keep the Pinney House. It is truly a jewel for our city.**

Regards,

**Carlos Delgado
410 South Euclid Ave. Apt7
Pasadena ,CA 91110**

04/11/2016
Item 19

Jomsky, Mark

From: Randy Shulman <rshupas@aol.com>
Sent: Sunday, April 10, 2016 10:29 AM
To: Jomsky, Mark
Cc: jlatting@pasadenaheritage.org
Subject: Communication to Mayor Tornek and members of the City Council re: Pinney House 180 South Euclid Ave

RE: Proposed demolition of the historic Pinney House at 180 So. Euclid Ave.

Dear Mayor Tornek and members of the City Council,

I am writing to demonstrate my concern about the proposed demolition of this structure that is both historic and character defining for the neighborhood. As the governing body responsible for the health, safety, welfare, and vitality of our community, I implore you to recognize and concur with the Design Commission that acknowledges a historic resource exists on this site which is well documented and important to preserve. Nothing about this structure's value and importance would have been hidden from the recent buyers of this property. They knew what was there when they bought it and they should expect that the community would fight to preserve the character defining value and historic significance of the structure. It is well within your discretion to reject this proposal and implore you to do so!

Pasadena is a great place to live and work because it has chosen to prioritize historic preservation and the retention of important elements of its architectural and cultural past. As a 20+ year resident, I ask you to please consider rejecting this proposed development.

Randy Shulman
1907 Rose Villa St. Pasadena, CA

04/11/2016
Item 19

Jomsky, Mark

From: Peter Saale <d2cpasadena865@icloud.com>
Sent: Sunday, April 10, 2016 9:59 AM
To: Jomsky, Mark; McAustin, Margaret
Subject: 1906 Pinney House

Please uphold the Design Commision's decision for the 1906 Pinney house.

Peter Saale

04/11/2016
Item 19

Jomsky, Mark

From: Pamela Seine <pamseine@gmail.com>
Sent: Sunday, April 10, 2016 9:03 AM
To: Jomsky, Mark
Subject: 1906 Pinney house

Please, please, please help to keep Pasadena's beautiful and Historical homes. Pasadena is a special city. Please consider the homes that continue to make Pasadena special. We are already in grave danger of losing our city, becoming like every city. Pasadena MUST be protected!!!!!! I have lived here all of my life and have pride in my city. PLEASE, PLEASE, PLEASE, we have already lost so many lovely homes. some of the "THINGS" that have been and continue to be built should not have been approved. WE MUST FIGHT TO RETAIN OUR BEAUTIFUL CITY.

Thank you ,

Pamela Seine,

04/11/2016

Item 19

Jomsky, Mark

From: PAULA JOHNSON <paulajohnson@mac.com>
Sent: Saturday, April 09, 2016 7:49 PM
To: Jomsky, Mark
Subject: The Pinney House...

Mayor Terry Tornek and Members of the City Council:

I just heard that the Pinney House may be in danger of being demolished. Please don't let that happen—especially not to allow something bigger, but not better.

Thanks for your hard work and service.

Paula L. Johnson*

P.O. Box 51096 | Pasadena, CA 91115 | 626-577-5593

[Website](#) | [LinkedIn](#) | [Twitter](#) | [Facebook](#) | [Email list](#)

*Creativity without the chaos

04/11/2016

Item 19

Jomsky, Mark

From: Susan Narizny <ssnarizny@gmail.com>
Sent: Saturday, April 09, 2016 6:39 PM
To: Jomsky, Mark
Subject: house on Euclid

Please preserve the historic Pinney house on Euclid. It's important to keep significant architectural works. Thank you for your consideration.

Susan Narizny

04/11/2016
Item 19

Jomsky, Mark

From: tamppari <lesietamppari@gmail.com>
Sent: Saturday, April 09, 2016 6:35 PM
To: Jomsky, Mark
Subject: Please save historic home

To: Mayor Terry Tornek:

Please preserve (do NOT demolish) the 1906 Pinney House.

Best regards,
Leslie Tamppari
1721 E Mountain St.
Pasadena, CA 91104

04/11/2016
Item 19

Jomsky, Mark

From: John Diele <john.diele35@gmail.com>
Sent: Saturday, April 09, 2016 5:34 PM
To: Jomsky, Mark
Cc: jlattig@pasadenaheritage.org
Subject: 1906 Pinney House

Attn: Mayor Terry Tornek and Members of the City Council

Please uphold the Design Commission's Decision and dismiss the appeal.

The Design Commission has twice considered the matter and determined both times that the building retains its landmark eligibility'.

This magnificent building deserved landmark status and time is of the essence. It should have been designated a long time ago. Our heritage is irreplaceable and is intrinsic to the unique inherent quality of life of Pasadena . . . and should be protected.

The current applicant obviously has his own interests in mind . . . and not those of the City of Pasadena or of the wonderful dedicated people who live here.

I am a staunch advocate of the landmarking process and have spearheaded the landmarking of most of the Upper West Side of Manhattan which included over 1500 individual buildings. I also hold the New York City record for the shortest time ever recorded for the landmarking of a building - six weeks from nomination to designation.

With changing EPA laws for the entire State of New York in the process.

Thanking you in advance for your attention given to this matter.

With my best,

John Diele - 213-709-9335 - www.RenaissanceManRestoration.net

04/11/2016

Item 19

Jomsky, Mark

From: Peter McDonald <pmcdonald27@yahoo.com>
Sent: Saturday, April 09, 2016 4:45 PM
To: Jomsky, Mark
Subject: Fw: SAVE! The Binney House!

On Saturday, April 9, 2016 4:39 PM, Peter McDonald <pmcdonald27@yahoo.com> wrote:

As someone who's family, the McDonald's, has had long, and I hope productive roots in Pasadena, I am saddened to see the potential demolition of the 1906 Binney House, an important residence designed by C.W. Buchanan in the unusual, and rare Moorish/Craftsman-style. The important work of Pasadena Heritage, and the impressive roster of historic buildings in the some what small city of Pasadena is of international note, and has been a template for similar activities in many other areas. As a volunteer with both Pasadena Heritage and A Noise Within, the classical theatre, itself in an elegantly repurposed 1958 Edward Durrell Stone building, I can see, first hand, the cultural, educational and financial rewards and value, preservation brings to the community. Many people are drawn to Pasadena from outside, some from far away lands: BECAUSE of the history, and "living charm" of it's many historic buildings. Please SAVE The Binney House! Once a resource like this is demolished, it will be lost forever, and will exist only in memory, and possibly a few faded photographs. I would appreciate having my words read in to the public record. Thank-you for your time: Peter McDonald cell/text: 323-500-3172.

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Item 19

Jomsky, Mark

From: Mary Ann Montanez <mcmontanez@msn.com>
Sent: Saturday, April 09, 2016 4:04 PM
To: Jomsky, Mark
Subject: appeal for the Pinney House

I along with Pasadena Heritage endorse the appeal on the Historic 1906 Pinney house designed by C. W. Buchanan a unique craftsman/ mission house. It is part of a neighborhood of special homes reflective of our history.

Sincerely,
Mary Ann Chavez-Montanez

04/11/2016
Item 19

Jomsky, Mark

From: Judy Fisher <judyleefisher@gmail.com>
Sent: Saturday, April 09, 2016 4:04 PM
To: Jomsky, Mark
Subject: Protect the 1906 Pinney House

Mayor Terry Tornek and Members of the City Council,

As a long time member of Pasadena Heritage, I beg you to consider keeping another one of our historic homes. That is what makes Pasadena such an incredible place. We protect our wonderful homes of the past. They'll never make this quality again!!!

Judy Fisher

04/11/2016
Item 19

Jomsky, Mark

From: Fred Torres <myotrack@aol.com>
Sent: Saturday, April 09, 2016 2:28 PM
To: Jomsky, Mark
Subject: historic status of the 1906 Pinney House, designed by C.W. Buchanan

Attention: **Mayor Terry Tornek and Members of the City Council.**

RE: Historic status of the 1906 Pinney House.

We need to preserve historical structures and neighborhoods for future generations. Please reject the developer's appeal to overturn the Design Commission's decision regarding this important site.

Janet Torres, Concerned citizen

04/11/2016

Item 19

Jomsky, Mark

From: Lori Fertig <Fertig003@msn.com>
Sent: Saturday, April 09, 2016 1:46 PM
To: Jomsky, Mark
Subject: 1906 Pinney House

Dear Mayor Terry Tornek and Pasadena City Council,

As a former resident of Pasadena and avid Pasadena history and architecture buff, I would like to appeal to you to allow the Pinney House to remain in Pasadena and to retain its landmark status. It sits in a neighborhood where I lived during college, and has been designated a landmark. The city would lose a great piece of early architecture and history if the owner is allowed to tear it down.

Please allow it to stay in the Pasadena neighborhood as a symbol of beautiful architecture of the early 20th century! We will be eternally grateful.

Sincerely,

Lori Fertig
Cheyenne, WY

04/11/2016

Item 19

Jomsky, Mark

From: namedrobert@aol.com
Sent: Saturday, April 09, 2016 11:13 AM
To: Jomsky, Mark
Subject: UPHOLD THE DESIGN COMMISSION'S DECISION FOR the PINNY House

UPHOLD THE DESIGN COMMISSION'S DECISION!

for the

PINNY HOUSE

04/11/2016
Item 19

Jomsky, Mark

From: RZ Ullrich <rzullrich@yahoo.com>
Sent: Saturday, April 09, 2016 10:10 AM
To: Jomsky, Mark
Subject: 1906 Pinney House

1906 Pinney House, designed by C.W. Buchanan, part of an enclave of historic structures on the east side of South Euclid, between Green Street and Cordova Avenue:

As a resident of Bungalow Heaven, a volunteer for Pasadena Heritage, and a generally concerned citizen, I sincerely urge you to uphold the landmark status of this wonderful piece of Pasadena history. Pasadena is growing so fast and knocking down so much old architecture that every little bit of our past is becoming more important. PLEASE don't let that happen to this building.

Miranda Ullrich
1094 N. Michigan Ave.

04/11/2016
Item 19

Jomsky, Mark

From: Wayne Clouse <hwclouse@earthlink.net>
Sent: Saturday, April 09, 2016 10:01 AM
To: Jomsky, Mark
Subject: Historic 1906 Pinney House

Mayor Tornek and the Pasadena City Council

Please consider my plea to retain historic landmark eligibility for this building, We do not need more large, high density, architecture in Pasadena. In my opinion, there are fewer and fewer remaining significant specimens of period architecture remaining in this once culturally rich community. I was born and grew up in Pasadena and am appalled to see my city drifting into mediocrity.

Thank you for your consideration of this issue,

Wayne Clouse

hwclouse@earthlink.net

Member; Pasadena Museum of History

Member; Pasadena Heritage

Volunteer Docent; The Huntington Library & Art Collections

Volunteer Docent; The Gamble House USC

04/11/2016

Item 19

Jomsky, Mark

From: Constance haddad <constancehaddad@yahoo.com>
Sent: Saturday, April 09, 2016 9:52 AM
To: Jomsky, Mark
Subject: The Pinney House

To: MayorTerry Tornek and Members of the city Council

I hope that you will act to save the Pinney House on South Euclid. This is one of many distinctive, older homes that contribute to the charm of Pasadena. We regularly drive by the house and remark how wonderful it is that the City has acted to save many of its historic houses. We hope you won't let this one slip away.

Cordially,

Connie and Jim Haddad at 270 Arlington Drive (The Storrier Stearns Japanese Garden)

04/11/2016

Item 19

Jomsky, Mark

From: Karen Hillenburg <karen@karenhillenburg.com>
Sent: Saturday, April 09, 2016 8:31 AM
To: Jomsky, Mark
Subject: 1906 Pinney House

Dear Mayor Tornek, and members of the City Council,

I am writing to encourage you to uphold the design commission's decision and keep the landmark eligibility for the 1906 Pinney house.

thank you,

Karen Hillenburg

04/11/2016
Item 19

Jomsky, Mark

From: Fr2nSr@aol.com
Sent: Saturday, April 09, 2016 8:27 AM
To: Jomsky, Mark
Subject: pinney house

It is with great concern that I write this e-mail, it is beyond comprehension that the historic pinney house could be demolished. Pasadena is a historic city and it should be concerned about its history. Please uphold the commissions decision to protect this important building

Frank Rounds

04/11/2016
Item 19

Jomsky, Mark

From: Carla Bartlett <ckbartlett53@yahoo.com>
Sent: Saturday, April 09, 2016 8:20 AM
To: Jomsky, Mark
Subject: Pinney House

Dear Mayor Tirnek and Members of the City Council,

Please vote to retain the historic nature of the Pinney House. We do not need more density in this area of Pasadena, but we do need to retain historic structures such as this house.

Thank you,

Carla Bartlett
Resident, Pasadena

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Item 19

Jomsky, Mark

From: Xavier <xavierq@netzero.net>
Sent: Saturday, April 09, 2016 1:10 AM
To: Jomsky, Mark
Subject: Retain the 1906 Binney House its landmark eligibility

Please uphold the design commissions' decision to retain the 1906 Binney House its landmark eligibility. Architecture like this is not done these days and to destroy this would be a mistake. In California we've already seen great architectural work being destroyed continually we should preserve these buildings as long as we can. Developers have no sense of preservation to beautiful architecture like these.

Thank you,
Xavier Quinones

04/11/2016
Item 19

Jomsky, Mark

From: Janet Whaley <janet1860@charter.net>
Sent: Friday, April 08, 2016 11:10 PM
To: Jomsky, Mark
Subject: Message for Mayor Tornek and Members of the City Council1906

RE: 1906 PINNEY HOUSE – 180 S. EUCLID AVENUE

Dear Mayor Tornek and Council Members:

I would urge you to uphold the ruling of the Design Commission which has ruled twice to deny a demolition permit to the developers of the above property. This is an historic property among a collection of other historic properties in this Euclid neighborhood; and it would be a shame to lose such a treasured building in this block. It was designed by a noted Pasadena architect, and gives this downtown neighborhood much of its character.

There is already plenty of housing density in the existing developments in this neighborhood. Please make the decision to save this historic building from demolition.

Thank you for your consideration.

Sincerely,

Janet Whaley & Steven Preston
1143 N. Los Robles Avenue
Pasadena, CA 91104
(626) 345-9796

04/11/2016
Item 19

Jomsky, Mark

From: Richard Cuevas <richyrich022@hotmail.com>
Sent: Friday, April 08, 2016 10:43 PM
To: Jomsky, Mark
Subject: Save The 1906 Pinney House

Dear Mayor Tornek,

I am a frequent visitor to the City of Pasadena from the Inland Empire. I love Pasadena because of its protection of and advocacy for historic properties. Pasadena's emphasis on historic preservation is one of the great aspects that sets this city apart from other surrounding cities. Although I understand that densities must increase and new housing opportunities must be implemented to satisfy the city's general plan, I don't think it should come at the expense of losing significant historical properties such as the 1906 Pinney House. It is truly a unique, one-of-a-kind property that showcases a rare blend of craftsman/mission revival architecture. Pasadena has already lost many architectural treasures in the name of progress. Please do not let this beautiful structure suffer the same fate. I strongly support the Pasadena Design Commission's determination for landmark designation and I urge the Pasadena City Council to help protect this valuable and wonderful piece of Pasadena history.

Best regards,
historic architectural enthusiast,
Richard Cuevas Jr.

04/11/2016
Item 19

Jomsky, Mark

From: Ivy Trent <itrent@earthlink.net>
Sent: Friday, April 08, 2016 9:04 PM
To: Jomsky, Mark
Subject: 1906 Pinney House, 180 S. Euclid Ave.

Mayor Terry Tornek and the Members of the City Council.

With regard to the proposed waiver to allow demolition of the 1906 Pinney House, 180 S. Euclid Ave., Pasadena.

This building is very familiar to me as for a number of years I walked past it on my way to a charming Spanish Revival medical building nearby on a weekly basis. It was always a pleasure to see this interesting, quirky, and unique structure in the heart of Pasadena. It would be a shame to sacrifice another piece of the city's past.

Sincerely,
Ivy Trent

Sent from my iPad

04/11/2016
Item 19

Jomsky, Mark

From: T Gibson <gibsoneng@cs.com>
Sent: Friday, April 08, 2016 8:22 PM
To: Jomsky, Mark
Subject: Pasadena heritage

I read that on Monday, April 11, the City Council will hear an appeal on the historic status of the 1906 Pinney House, designed by C.W. Buchanan in a unique Craftsman/Mission Revival style. The house is part of an enclave of historic structures on the east side of South Euclid, between Green Street and Cordova Avenue. Though determined eligible for landmark status three times in the past, the current owner and developer is making a case that it is not eligible as an historic resource because he wants to demolish it and build a much higher density project on the site.

So called "high density housing" being allowed to destroy what is left of historic California is simply another developer's "rip off" of the people of Southern California. It is apparently your responsibility to preserve the last neighborhoods left where evidence of historic California exists.

I/we are not anti-progress. There is an abundance of horrible neighborhoods in Southern California that, if anything, could be improved by some new properly built housing that is being proposed. You can't allow developers to destroy these wonderful classic homes which will never be built again, simply to make more money.

Regards,

Tim Gibson
gibsoneng@cs.com
949-233-1471

04/11/2016
Item 19

Jomsky, Mark

From: Barry Mendel <barrymendel@me.com>
Sent: Friday, April 08, 2016 8:07 PM
To: Jomsky, Mark
Subject: to Mayor Terry Tornek and members of the City Council

To the Honorable Mayor and members of the City Council,

I am appalled by the City's support of the destruction of the Pinney House. Pasadena's architectural heritage is what makes Pasadena special and unique, without them, we may as well be Glendale or Burbank, no offense to those fair cities. But we all know the source of pride our architectural landmarks are, and it is disturbing to hear that we are reverting to 1970's dimness in considering allowing a developer to knock down this historically significant masterpiece of a house.

Do we exist to enable individuals to get rich? Or to serve the City as a whole? I feel very strongly about this and needed you to know my view.

Yours sincerely,
Barry Mendel
536 S. Arroyo Boulevard
Pasadena, CA 91005

04/11/2016
Item 19

Jomsky, Mark

From: Will Worthington <w.worthington@sbcglobal.net>
Sent: Friday, April 08, 2016 8:05 PM
To: Jomsky, Mark
Subject: Demolishing of important structure within city limits

Dear sirs,

Please accept my inclusion in the opposition of demolition of the structure listed in this reference. As a home owner of a historical property I'm incensed by the wanton disregard of structures dating to the beginnings of our existence.

I am opposed to this change in its designation.

William Worthington

04/11/2016
Item 19

Jomsky, Mark

From: Laurel Hampton-Hunt <ihamplau@hotmail.com>
Sent: Friday, April 08, 2016 7:32 PM
To: Jomsky, Mark
Subject: Please uphold the historic status of the 1906 Pinney House

To: Mayor Terry Tornek and Members of the City Council,

Please do not allow this historic building to be torn down to build a much higher density project. Once gone, this distinctive example of Craftsman/Mission Revival architecture by a prominent local Pasadena architect will be lost forever. Please uphold the repeated findings of the city's Design Commission over the developer's desire to destroy it for personal profit.

Sincerely,
Laurel Hampton-Hunt

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Item 19

Jomsky, Mark

From: Holly Clearman <syren123@aol.com>
Sent: Friday, April 08, 2016 6:50 PM
To: Jomsky, Mark
Subject: Attn: Mayor Terry Tornek and City Council

Dear Mayor Tornek and Pasadena City Council,

I am writing in support of the 1906 Pinney House on Euclid Avenue, asking that it be protected as an historic landmark.

Pasadena has lost many irreplaceable architectural treasures over the years and with the recent increase in high density and commercial construction, every remaining historic structure is at risk. As the Design Commission has **twice** founded in favor of the Pinney House's historical status, it would be against the long term interest of the city of Pasadena to ignore their recommendation. Losing the Pinney House to yet another development is acting against the wishes of the city's long time residents as well as squandering the remaining historical architectural resources under your care.

Please do the right thing by upholding the Design Commission's recommendation for the Pinney House.

Thank you.

Holly Clearman
Pasadena native and 56 year resident

Jomsky, Mark

From: Christine Hessler <christine@hesslermail.net>
Sent: Friday, April 08, 2016 6:30 PM
To: Jomsky, Mark
Subject: Save the Pinney House on South Euclid

Dear Mayor Tornek and Members of the City Council,

As a supporter of Pasadena Heritage and a long time resident of Pasadena, I am writing to request that you protect the Pinney House on South Euclid from demolition by denying the appeal from the owner/developer to overturn the Design Commission's determination and to approve eligibility for landmark status.

These lovely old historic homes that provide Pasadena with its unique character must be protected. Once gone, they can never be replaced.

Sincerely,

Christine Hessler
570 Bradford St.
Pasadena
91105

04/11/2016
Item 19

Jomsky, Mark

From: moneysurgn@gmail.com on behalf of John DiCiaccio <diciaccio@earthlink.net>
Sent: Friday, April 08, 2016 6:13 PM
To: Jomsky, Mark
Subject: Pinney House

Attn mayor Terry Tornek

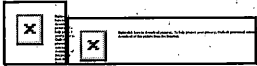
April 11, the City Council will hear an appeal on the historic status of the 1906 Pinney House, designed by C.W. Buchanan in a unique Craftsman/Mission Revival style. The house is part of an enclave of historic structures on the east side of South Euclid, between Green Street and Cordova Avenue. Though determined eligible for landmark status three times in the past, the current owner and developer is making a case that it is not eligible as an historic resource because he wants to demolish it and build a much higher density project on the site.

Please retain historic status and deny developer the right to destroy part of our history. If successful, we will lose a distinctive example of early residential architecture, designed by a prominent Pasadena architect, that also contributes to a charming collection of modest historic buildings in the heart of downtown.

Thank you,
John DiCiaccio

--

John DiCiaccio



Jomsky, Mark

From: Eric Garland <casagarland@mac.com>
Sent: Friday, April 08, 2016 5:56 PM
To: Jomsky, Mark
Subject: Please protect the 1906 Pinney House

Mayor Tornek and members of the City Council,

I am a longtime Pasadena resident. My grandparents settled here in 1941 and my mother grew up here.

I am writing with a direct plea with respect to the upcoming City Council hearing regarding the appeal of the historic status of the 1906 Pinney House.

Please protect this treasure. Our historic preservation efforts are vital to the character and identity of Pasadena. Demolition is final and there is no going back.

Eric (and Amanda) Garland
2153 Cooley Place
Pasadena, CA 91104

04/11/2016
Item 19

Jomsky, Mark

From: Larry Weisberg <ldweisberg@gmail.com>
Sent: Friday, April 08, 2016 5:52 PM
To: Jomsky, Mark
Subject: Uphold the Design Commission's Decisions re: 1906 Pinney House

Dear Mayor Terry Tornek and Members of the City Council;

Please uphold the Design Commission's Decisions and retain the historical status of the Pinney House (designed by C.W. Buchanan in a unique Craftsman/Mission Revival style. The house is part of an enclave of historic structures on the east side of South Euclid, between Green Street and Cordova Avenue).

It is important to our community to continue maintaining these type of structures. If the current owner does not respect this status, they are free to sell the structure and move on. There are plenty of other areas of this great town that could use some development.

Best Regards... *Larry Weisberg*

818-415-0632
1277 N. Raymond Ave
(a 1915 Craftsman home)
ldweisberg@gmail.com

04/11/2016
Item 19

Jomsky, Mark

From: damann@socal.rr.com
Sent: Friday, April 08, 2016 5:46 PM
To: Jomsky, Mark
Subject: 1906 Pinney House

To Mayor Terry Tornek and Members of the City Council!

Please uphold the the decision of the Design Commission that the 1906 Pinney House retains is landmark eligibility. Do not let this wonderful home be torn down! It can never be replaced and needs to be preserved for future generations! I walk past this home often during my lunch hours as I work nearby, and it is a joy to see it there!

Thank you for your consideration!

Dana Robert Amann

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Item 19

Jomsky, Mark

From: Addison Wright <addisonwright@me.com>
Sent: Friday, April 08, 2016 5:30 PM
To: Jomsky, Mark
Cc: Laurene Landon; Marla Felber
Subject: The 1906 Pinney House

To Mayor Terry Tornek and Members of the City Council:

Our names are Laurene Landon and Addison Wright. We live in the only remaining Greene & Greene home in Los Angeles. For more than 100 years, this now-historic property survived unprecedented growth of Los Angeles and avoided the wrecking ball for a more profitable, high-density housing project. Unfortunately, Harvard Heights was vandalized by apartment buildings and condominiums. These scattered, unsightly projects are a stark reminder of how greed and hubris preyed on this once quaint, quiet community. We consider it "Developer Tagging." Turning single-family enclaves into multi-unit gulags is not progress. Left unchecked, the fabric of family and community further erodes.

Preservation is an important matter. Museums and their collections often represent the last of something. Our neighborhoods are living museums. Sending the 1906 Pinney House to destruction is akin to burning a Jackson Pollock abstract, busting a Remington bronze, or bulldozing the bridge at Fair Oaks and Oaklawn. Progress is not always determined by destroying and rebuilding. Southern California is littered with too many examples of such profiteering.

You've been duly elected to preserve and protect the community. We respectfully ask that you uphold the Design Commission's decision which preserves and protects Buchanan's 1906 masterpiece, its neighborhood, and the preservation heritage and spirit which are synonymous with Pasadena.

Sincerely yours,

Laurene Landon
Addison Wright

04/11/2016
Item 19

Jomsky, Mark

From: Robert Woods <rwoods01@att.net>
Sent: Monday, April 11, 2016 9:05 AM
To: Jomsky, Mark
Subject: TO: Mayor Terry Tornek and Members of the City Council

Dear Mayor Terry Tornek and Members of the City Council,
RE: Appeal of Design Commission's Findings at 180 S. Euclid Ave.

I hope you are very circumspect about this effort to overturn the Design Commission's findings on the historic property at 180 South Euclid Avenue. I can only speak to the visitors whom I know when they comment on the house and want to know more after having spent some time at the convention center. It's such a pleasure knowing that even amid the brutal architecture of the convention center (Civic Auditorium excluded) there are roots of Pasadena on display and giving the city a reputation for stability and sensitivity.

I'm sure you have consulted with the Design Commission and fully understand the bases upon which they twice upheld the landmark status of the structure. That commission has spoken for many citizens of Pasadena.

Please sustain the determination of the Design Commission to retain the house's landmark status.

Thank you,

Robert and Audrey Woods
306 Congress Place

04/11/2016
Item 19

March 29, 2016
Missak S. Balian
Balian Investments, LLC.
127 North Madison Avenue, Suite 200
Pasadena, CA 91101

RE: Previous Integrity Assessment of 180 South Euclid Avenue, Pasadena, Los Angeles County, California

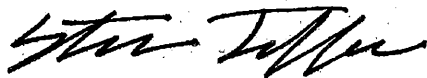
Mr. Balian:

This letter is to confirm previous findings that were presented in a previous memorandum dated September 30, 2015 regarding a property located at 180 South Euclid Avenue, Pasadena (subject property).¹ At that time, I completed a historic integrity assessment to document the subject property's construction history and determine if the building retained sufficient integrity to remain eligible for designation as a Pasadena Landmark. The assessment found that alterations, including additions to the rear, infill and creation of window openings, and application of non-original stucco, roofing materials, and tile pavers resulted in the loss of the building's integrity of design, materials, and workmanship. In addition to these alterations, substantial changes to the surrounding area have also resulted in a loss of integrity of setting, feeling, and association.

Since this time, new evidence was introduced that definitively confirmed the original clay roof tiles were exhaustively replaced with non-original metal roof tiles and staff at the Pasadena Planning and Community Development have also determined that the building no longer retains integrity. Although I have since relocated out of state, I concur with the staff recommendations and continue to find that the subject property does not retain sufficient integrity to remain eligible as a Pasadena Landmark.

Should you have any questions or comments regarding this memorandum, please do not hesitate to contact me at (626) 240-0587, extension 6610, or streffers@swca.com

Sincerely,



Steven Treffers
Architectural Historian

¹ David Greenwood and Steven Treffers, Memorandum to Missak S. Balian Regarding an Integrity Assessment of 180 South Euclid Avenue, Pasadena, Los Angeles County, California. Prepared by SWCA Environmental Consultants, Pasadena, California. September 30, 2015.

OFFICE OF HISTORIC PRESERVATION



DEPARTMENT OF PARKS AND RECREATION

O. BOX 942896
 SACRAMENTO 94296-0001
 (916) 653-6624
 FAX: (916) 653-9824

February 11, 1998

Mayor, City of Pasadena
 100 North Garfield
 Pasadena, CA 91109

FEB 98 11

RE: Chief Elected Local Official Review and Comment on
 Nomination to National Register of Historic Places

**RESIDENTIAL ARCHITECTURE OF PASADENA, CA 1895-1918:
 THE INFLUENCE OF THE ARTS AND CRAFTS MOVEMENT
 (SEE ATTACHED LIST)**

According to the Certified Local Government Agreement between this office and your governmental entity, we are providing you as the chief elected local official with a sixty-day review and comment period before the State Historical Resources Commission considers this application at its meeting on April 17, 1998, at 9:00 a.m., in the City of Los Angeles Central Library, Mark Taper Auditorium, 630 West 5th Street, Los Angeles, California. This room is accessible to people with disabilities.

Please review the enclosed information and send your comments on the enclosed "Review and Comment Report" form to this office before April 9, 1998, in order that the State Historical Resources Commission will have it available during consideration of the property. As a Certified Local Government under the National Historic Preservation Act of 1966, as amended, the chief elected local official is required to provide comments on the proposed National Register application and to submit the report of the local preservation commission. Your Commission, after reasonable opportunity for public comment, shall prepare a similar report as to whether or not such property, in its opinion, meets the criteria for the National Register. If you have questions or require further information, please contact the National Register Unit at (916) 653-6624.

Thank you for your assistance in this program.

Sincerely,

Cherilyn Widell
 for Cherilyn Widell
 State Historic Preservation Officer

Enclosures

NATIONAL REGISTER AGENDA ITEMS

FOR THE NEXT SHRC MEETING

17 APR 98 * * LOS ANGELES, CA

LOS ANGELES COUNTY

RESIDENTIAL ARCHITECTURE OF PASADENA, CA: THE 19-0249

PASADENA, CA 91109

HOUSE AT 1050 SOUTH MADISON AVE 19-0252

1050 S MADISON AVE
PASADENA, CA 91106

HOUSE AT 1011 SOUTH MADISON AVE 19-0253

1011 S MADISON AVE
PASADENA, CA 91106

HOUSE AT 1233 WENTWORTH AVE 19-0254

WENTWORTH AVE
PASADENA, CA 91106

HOUSE AT 574 BELLEFONTAINE ST 19-0255

574 BELLEFONTAINE ST
PASADENA, CA 91105

GOLDEN STATE MUTUAL LIFE INSURANCE BUILDING 19-0257

4261 S CENTRAL AVE
LOS ANGELES, CA 90011

HOUSE AT 380 WEST DEL MAR BOULEVARD 19-0258

380 W DEL MAR BLVD
PASADENA, CA 91105

SAN DIEGO COUNTY

TORREY PINES LODGE 37-0101

TORREY PINES STATE RESERVE
12201 TORREY PINES PARK RD
SAN DIEGO, CA 92037

GUY L. AND MARGARET E. FLEMING HOUSE 37-0102

TORREY P
12279 TORREY PINES PARK RD
SAN DIEGO, CA 92037

CITY OF SAN DIEGO POLICE HEADQUARTERS, JAIL & 37-0103 DISTRICT

801 W MARKET ST
SAN DIEGO, CA 92101

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

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The Residential Architecture of Pasadena,
CA, 1895-1918: The Influence of the Arts
and Crafts Movement

incorporate a porch, pergola, or porte-cochere that projects from the central volume. Eaves, cornices, and facade details also emphasize horizontal lines.

Significance:

Arts and Crafts period single-family dwellings in Pasadena dating from 1895-1918 may qualify for listing in the National Register under Criterion C, at the local level of significance, individually or as contributors to historic districts. Individual examples illustrate the high quality, range of styles, and distinctive characteristics of Pasadena's Arts and Crafts period residential architecture. They attest to the influence of the Arts and Crafts movement on the local architects, designers, builders and craftspeople working in Pasadena, which by the turn-of-the-twentieth century had become nationally known as one of the three centers of the Arts and Crafts movement. Properties which lack individual distinction may qualify as contributors to historic districts. There are a number of potential historic districts in the city which comprise neighborhoods which are visually coherent. Districts may include bungalows only or a combination of the Arts and Crafts bungalow and the two-story Arts and Crafts period house.

Registration Requirements:

Since there are many Arts and Crafts period dwellings in Pasadena, to qualify individually under Criterion C, the eligible property must exemplify the values of design, craftsmanship and materials which embody the philosophy and practice of the Arts and Crafts movement. The property should comprise the distinguishing features of the associated property type which includes the California Bungalow/California Arts and Crafts Period House, Shingle, Mission Revival, American Colonial Revival, English-influenced, Swiss Chalet, or Prairie School styles, as outlined above. They must also have a high degree of integrity of design, materials, workmanship, and setting.

Dwellings which qualify for individual listing should have minimal alterations. Original construction materials should be retained to the highest degree possible or replaced in-kind in a manner consistent with the original design and materials. This includes exterior sheathing and stone work (foundations, retaining walls, chimneys, porch piers and other decorative elements). Re-sheathing with stucco over an original wood-clad exterior is not allowed. The entrance porch should remain intact, or if altered should be compatible with its original design and materials. Where terra cotta tile roofing is an original feature, it must remain intact or be replaced in-kind. Doors and windows should be original on the exposures visible from the public right of way, or if replaced or altered, should be compatible with the original design and materials. Additions are allowable if the character defining features of the dwelling are intact, the original historic roofline is maintained, and, despite the alteration, it remains one of the best examples of the property type. Other allowable alterations include: glazed enclosure of a sleeping porch,

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The Residential Architecture of Pasadena,
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and Crafts Movement

replacement of a wood shingle roof with composition shingle, and garage door replacement which respects the historic bay dimensions or maintains the historic appearance.

To qualify as a contributor to a historic district under Criterion C, a property must be in a good state of preservation, and should comprise the distinguishing features that evoke the California Bungalow/California Arts and Crafts Period House, Shingle, Mission Revival, American Colonial Revival, English-influenced, Swiss Chalet, or Prairie School styles, as outlined above. They must also retain integrity of design, materials, workmanship.

There should be minimal alterations to the dwelling. Re-sheathing with stucco over an original wood-clad exterior is not allowed. Original construction materials should be retained to the highest degree possible or replaced in kind, consistent with the original design and materials. This includes exterior sheathing and stone work (foundations, retaining walls, chimneys, porch piers and other decorative elements). Additions are allowable if the character defining features are intact, the original historic roofline is maintained, and the dwelling remains a good example of the property type. Where terra cotta tile roofing is an original feature, it must remain intact or replaced in-kind. Alterations to doors, front porches, and windows are allowed if they respect the original design and materials, and if the majority of the building retains a good level of integrity. Other allowable alterations include: glazed enclosure of a sleeping porch, replacement of a wood shingle roof with composition shingle, garage door replacement, missing or replaced chimney, and metal security bars on windows.

In addition to the individual buildings, the district itself must convey a sense of historic environment and retain integrity of feeling, association, setting. Seventy-five percent of the contributing buildings must date from the period of historic significance. Street trees, set backs, and where present, retaining walls and piers signaling the entrance to a neighborhood should be intact.

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The Residential Architecture of Pasadena,
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and Crafts Movement

H. Summary of Identification and Evaluation Methods

The multiple property listing, "Residential Architecture in Pasadena, 1895-1918: The Influence of the Arts and Crafts Movement," was based on a number of sources since there has been no single comprehensive documentation of the city's Arts and Crafts period architecture. In identifying properties potentially eligible for listing in the National Register the project team conducted a citywide reconnaissance survey and utilized City of Pasadena survey reports and inventory forms, and National Register of Historic Places nominations previously prepared for properties located in Pasadena.

The nomination was coordinated by Mary Jo Winder, Senior Planner for the City of Pasadena, Design and Historic Preservation/Planning Department and was funded by a Certified Local Government grant, administered by the State Office of Historic Preservation. The consultant team selected to complete the nomination consisted of Lauren Weiss Bricker, Ph.D., Robert Winter, Ph.D., and Janet Tearnen, M.A. Dr. Bricker, who served as the lead consultant, has been involved with a variety of architectural and historical evaluation projects in Pasadena and has published articles on California's residential architecture. Dr. Winter is a nationally-recognized authority on the Arts and Crafts movement generally and the Arts and Crafts movement in Pasadena specifically. His publications include The California Bungalow, American Bungalow Style, and Toward a Simpler Way of Life (editor and contributor). He is the author of numerous articles on the Arts and Crafts movement and has curated several exhibitions on the subject. Dr. Winter is a long-time resident of the City of Pasadena and resides in the Ernest Batchelder house, which has been listed in the National Register of Historic Places. Janet Tearnen is an historian who has collaborated with Dr. Bricker on a number of architectural surveys for the City of Pasadena.

Beginning in December 1996, and over a period of approximately four months, the project team conducted a citywide reconnaissance survey. The purpose of the survey was to identify residences built in Pasadena during the period 1895-1918 (as specified by the City of Pasadena) which exemplify the ideals of Arts and Crafts architecture, and to develop a list of properties eligible for listing in the National Register both individually and as contributors to historic districts. During the survey process, the project team photographed approximately 200 representative properties. A database was developed to record information gathered during the survey process. The database was expanded using information from local historian John Ripley's "Research on Pasadena Homes of the Craftsman Era, 1904-1918," which provided the names of architects/builders, construction dates, original owners, and other information for many of the surveyed properties.

A number of City of Pasadena surveys were also used to identify potentially eligible properties, and were particularly useful in identifying potential districts. They include the following:

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Architectural and Historical Inventory, Survey Area Eighteen: Orange Heights, Urban Conservation Program, February 1983.

Architectural and Historical Inventory, Survey Area Twenty-One, Bungalow Heaven Neighborhood, Volume II, Urban Conservation Program, April 1987.

Historic Resources Survey, Area 29: Palm Terrace, Final Report. Leslie Heumann and Associates, 5 October 1992, rev. 10 December 1992.

Pasadena Historical/Architectural Survey: Area #26: Garfield Heights, Leslie Heumann and Associates.

Previously submitted National Register nominations were used as background information and to identify properties of the Arts and Crafts period already listed in the National Register. No properties already listed in the National Register, individually or as contributor to historic districts, were considered as part of this nomination. Previous nominations included: Orange Heights/Barnhart Tracts Historic District, Prospect National Register Historic District, South Marengo Historic District, and Bungalow Courts in Pasadena Multiple Property Listing.

Background information for the development of the historic context included a wide variety of primary and secondary source materials relating to history of Pasadena and the development of the Arts and Crafts movement within the city. On the basis of the reconnaissance survey and research, the project team organized the properties identified as potentially eligible for listing in the National Register according to one historic context: "Single-Family Residential Architecture of the Arts and Crafts Period in Pasadena, 1895-1918." There is one associated property type, "Arts and Crafts Period Single-Family Residences in Pasadena," with two subtypes: the one- or one-and-one-half-story bungalow and the two-story Arts and Crafts period house. The selected property type is based on the project team's observation of the two primary residential building types whose significance derives from their association with the historic context.

Due to the quality and quantity of Arts and Crafts residences in Pasadena, the standards for registration are high. The architectural and physical features of the city's Arts and Crafts period residences were considered in developing the outlines of the potential registration requirements. Integrity requirements were based on a knowledge of the condition of existing properties.

The four nominated properties included within this multiple property nomination were derived from a list of 20 properties identified by the project team as important individual examples of Arts and Crafts period architecture in Pasadena. The nominated properties were limited to a small selection of the inventoried properties because of budgetary and time limitations imposed by the National Register project (CLG-funded) under which this work has been performed.

Jomsky, Mark

From: Caroline B. Jones <carolinej@charter.net>
Sent: Monday, April 11, 2016 11:10 AM
To: Jomsky, Mark

Mayor Terry Tornek and Members of the City Council:

Please uphold the Design Commission's decision regarding the Pinney House. This city is losing its historic architecture, and the destruction of this house would be the loss of one more architectural treasure that IS Pasadena.

Caroline B. Jones
Pasadena resident

04/11/2016
Item 19

Jomsky, Mark

From: Janet Miller <JanetM@Deardens.com>
Sent: Monday, April 11, 2016 10:32 AM
To: Jomsky, Mark
Subject: Meeting today 04/11/16 - 1906 Pinney House

At your meeting today I request that you UPHOLD THE DESIGN COMMISSION DECISION ON THE Pinney House. Pasadena has a strong community and cannot lose any more its valuable heritage housed (buildings).

Thank you

Janet Miller
Pasadena resident (Upper Hastings Ranch)
Residence phone 626-351-9607

Jomsky, Mark

From: Judith Vogt Design Studio <vogtdesignstudio@gmail.com>
Sent: Monday, April 11, 2016 9:45 AM
To: Jomsky, Mark
Subject: Mayor Terry Tornek and Members of the City Council

Dear Mayor Terry Tornek and Members of the City Council,

Please preserve the Pinney House. We need to respect and preserve our historical treasures.

All the best,

Judith Vogt

Judith Vogt
Vogt Design Studio
626-437-2957

Jomsky, Mark

From: Alana Carson <laslaff@yahoo.com>
Sent: Monday, April 11, 2016 11:25 AM
To: Jomsky, Mark
Subject: Pinney House

I wholeheartedly urge the sitting mayor of Pasadena and the members of the City Council to stand by the Design Commission's decision that designating Pinney House as eligible for landmark status is right and proper.

Our local representations of historical architecture are fading faster than they can be saved, and once lost their beauty, elegance, and the periods they represent are aesthetically lost forever.

There are several enclaves of such remarkable examples of historical architecture, including in the city where I was born, Long Beach, whose city government unfortunately has a long tradition of letting the contemporary version of "progress" take precedence over preserving the tenuous existence of architectural treasures such as Pinney House.

As a consequence Long Beach has lost what made it the unique seaside destination it once was. The quality of life has deteriorated for its residents and the spirit, the sense of history that once permeated the very air has been replaced by concrete and plastic and the smell of race car fuel, poor and comparatively shoddy substitutes for the charm and evocative beauty with which the architectural bastions along Ocean Boulevard held forth. Please don't let this happen to Pasadena. She has long been a jewel in California's crown: She deserves to remain a bright symbol of distinction.

04/11/2016

Item 19

April 11, 2016

CITY CLERK

16 APR 11 02:15PM

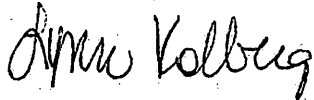
Mayor Terry Tornek
City of Pasadena

RE: Pinney House Historic Designation

Honorable Mayor and Council Members:

The new owner purchased the Pinney House well aware of its historic significance. Rather than trying to embrace that and create a project that would be sympathetic to the neighborhood and the City of Pasadena, he chose to try and arm-twist the City into accepting his inappropriate project. At what point does the City stand up to such bullying tactics, and defend its precious resources? If this applicant succeeds in obtaining a demolition permit, I fear that a dangerous precedent will be set for many future such atrocities.

Sincerely,



Lynn Kolberg
Pasadena Heritage Board Member
Pasadena Heritage Advocacy Committee Member

Cc: City Council Members

Jomsky, Mark

From: Dr. Maynard <tobyange@earthlink.net>
Sent: Monday, April 11, 2016 1:39 PM
To: Jomsky, Mark
Subject: Historic Home

Please do not let developers win on this one, also.
City Council members represent the constituents, not money mongers.
Thank you,

Angela Maynard
Pasadena Native

Jomsky, Mark

From: Paul Felix <pfelix@earthlink.net>
Sent: Monday, April 11, 2016 1:00 PM
To: Jomsky, Mark
Subject: Deny 180 S. Euclid demolition permit

Dear Mayor Tornek and Members of the City Council,

I'm writing to support the finding of the Design Commission that the Pinney House is worthy of landmark status and should be protected from demolition. Our architectural heritage should never be taken lightly--Pasadena is famous for its stewardship of its historic resources--and this is a particularly fine example of Mission Revival by one of the area's best known architects of the period. That alone makes it worthy of our protection, but consider also that it provides context and connection for the few remaining historic buildings in the neighborhood.

Please uphold the commission's two decisions on the matter and deny a demolition permit.

thank you,

Paul Felix
757 South Euclid Avenue

Jomsky, Mark

From: Robert Bond <robertbond@earthlink.net>
Sent: Monday, April 11, 2016 1:03 PM
To: Jomsky, Mark
Subject: Hearing on 1906 Pinney House

Dear Mayor Tornek and Members of the City Council,

We support the Pasadena Heritage and Design Commission's decision that the Pinney House has historical significance and should not be destroyed.

Thank you for your consideration,

Robert and Vicki Bond

Jomsky, Mark

From: Edie Burge <edieburge@yahoo.com>
Sent: Monday, April 11, 2016 3:02 PM
To: Jomsky, Mark
Subject: 1906 Pinney House

Dear Mayor Tornek and Members of the City Council,

I'm writing to express my support for the Design Commission's decision to ensure that the 1906 Pinney House on South Euclid Avenue retains its landmark eligibility. Please don't let the developers demolish this building.

Thank you,

Edith Burge
700 East Union, Unit 203
Pasadena, CA 91101

04/11/2016
Item 19

Jomsky, Mark

From: Julie Thomson <jt@valhallaent.com>
Sent: Monday, April 11, 2016 3:02 PM
To: Jomsky, Mark
Subject: 180 Euclid
Attachments: SKMBT_C20316041114410.pdf

Hello

Please see attached letter in support of the Design Commission decision not to allow demolition of 180 Euclid.

Thank you

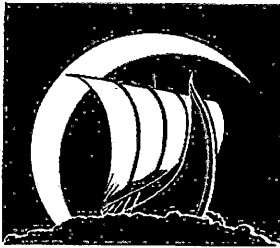
Gale Anne Hurd



Valhalla Entertainment
3201 W Cahuenga Blvd.
Los Angeles, California
90068

323 850 3040

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April 11, 2016

Mayor Terry Tornek and Members
Of the City Council
City of Pasadena
175 Garfield Ave
Pasadena, CA
91101

c/o/ mjomsky@cityofpasadena.net

Public Hearing agenda, Item # 19, Appeal of Design Commissions Decision of 180 South Euclid.

Gentlemen,

I would like to go on record stating that I support the Design Commission's determination that the historic Pinney House, designed by C.W. Buchanan, is a historical resource and that its demolition should be denied.

The house is part of an enclave of historic structures on the east side of South Euclid, between Green Street and Cordova Avenue. It has been determined eligible for landmark status three separate times in the past and the Design Commission has twice considered the matter and determined both times that the building retains landmark eligibility.

I encourage you tonight to support the Design Commission's earlier decision not to demolish the historic house at 180 Euclid.

Thank you,

A handwritten signature in black ink, which appears to read "Gale Anne Hurd". The signature is written in a cursive, flowing style.

Gale Anne Hurd

Pasadena Resident



April 11, 2016

Mayor Tornek And Members Of the Pasadena City Council
City Of Pasadena
100 N. Garfield Avenue
Pasadena, CA 91101

VIA EMAIL

180 S. Euclid Avenue / Appeal of Design Commission Decision Regarding Landmark Eligibility

Dear Honorable Mayor Tornek and Councilmembers,

On behalf of Pasadena Heritage, we are writing to express our alarm and dismay over the applicant's intent to demolish the historic residence at 180 S. Euclid Avenue. We are also concerned about inconsistencies in Staff's reassessment of the building's historic integrity and determination of the project to be exempt from CEQA analysis.

Pasadena Heritage firmly believes that the building retains its historic character and that its integrity remains sufficiently intact to qualify for Landmark designation. We respectfully and strongly urge the City Council to uphold the Design Commission's decision and deny this appeal!

We have followed this issue since it was originally presented to the Design Commission last November. Pasadena Heritage met with the applicant's representative at the site earlier this year and found it hard to overlook the opportunity this site offers a developer to embrace the block's distinctive historic atmosphere by creating a project that incorporates the existing historic structure, thereby strengthening, stabilizing, and benefiting from the immediate context of the block and that of the sub-district precinct.

Since our site visit, Staff's conclusions on the property's landmark status eligibility and associated recommendations regarding the demolition have reversed. In this reversal, we note an alarmingly inconsistent application of landmark eligibility criteria.

This is first apparent within the analysis of the property itself. For example, the February Staff Report stated, *"If it can be definitively determined that the original roof was not metal, this change could impact the integrity; however it appears that the current material is consistent with the original."* It is not known and has not been "definitively determined" what the original roofing material was; the only thing that can be discerned from the earliest known photo is that it was some curved tile, just as it remains today. Preservation Brief #4 references metal tile roofing, its period of popularity, and justifications for it having been used (why doesn't the Staff Report reference this source?). Nonetheless, as pointed out in previous historic resource evaluations, if indeed the original roofing material had been clay, there was remarkable and very deliberate effort, time, and expense invested to replicate the form, dimensions, texture, and color of clay tiles, an act we find to be in keeping with the Secretary of the Interior's *Guidelines for Rehabilitation* and the *Standards for the Treatment of Historic Structures*.

Additionally, we find it misleading for the Staff Report to use the present-day condition of any existing material as a reason to justify Landmark ineligibility, when condition is not an express criterion for eligibility status. We also note that this conflicts with previous conclusions made by other preservation consultants.

We also find it misleading to bring a discussion of the present-day interior configuration into the argument against eligibility (page 7), when interiors are not expressly a Landmark eligibility criterion; *cf* recent designation of the former United Artists Theater on East Colorado Boulevard.

It is incomprehensible to us that Staff appears to have changed their findings based on a few undated ceramic roof tiles, the origins of which have not been definitively determined. cursory examination indicated these tiles are not of the same style as each other, and could be from different eras. This is not conclusive evidence for demolition, and we ask that if this issue is of concern to the Council, that some form of independent expert analysis be provide. Additionally, should Staff believe that the roofing material "tips the scales" regarding the integrity analysis in question, we and the Design Commission disagree, and we request that Staff demonstrate how all other individual Landmark properties in the City retain the same or higher degree of integrity using the same degree of investigation being applied here. Given that complete and total demolition is at stake, a comparison is warranted; in fact, we are troubled that any reference to precedent is missing completely.

More distressing than the lack of any reference to precedent are the significant conclusions Staff has made in its report based on a inconclusive evidence and vague references. This is particularly alarming because the direct consequence of these conclusions is the irreversible loss of an historic resource. It appears that Staff's conclusions rest solely on information provided by the applicant's consultant, without reference to the City's previous evaluations. For example, throughout the Staff Report prepared for City Council, repeatedly on every page one finds statements that begin or conclude with:

- "it is not known, but is likely that"
- "may support"
- "there is some uncertainty"
- "it is unclear"
- "is compelling" (but not conclusive!)
- "it appears that"
- "is likely"
- "suggests"

It is not clear how Staff has made determinations based on information provided by the party wishing the demolition, and not by an impartial party that has nothing to lose or gain from such an investigation and associated evidence. The Staff Report fails to discuss or demonstrate why a recent eligibility analysis carried out by Galvin Preservation Associates (commissioned by the City) has suddenly been discounted, an analysis which concluded that the property "retains its ability to convey its significance," and that, "despite some material replacements and changes... it clearly expresses the character-defining features of the Mission Revival style bungalow typology... clearly illustrated through its distinctive, intact design features." To Pasadena Heritage, it appears an independent third-party expert analysis is needed; or, more importantly, that an official environmental analysis is warranted.

Regarding the need for CEQA compliance, we note multiple areas of conflict with the findings this Council is being asked to make. One example is that Council has been asked to make the finding that the demolition is exempt from environmental review pursuant to PRC Section 21080(b)(9); Administrative Code, Title 14, Chapter 1, Class 1. Section 15301, Existing Facilities based on one report that argues the property is not a historical resource. However, in order to come to this conclusion, CEQA Guidelines Section 15064.5(a)(3) states that the lead agency must consider "substantial evidence in light of the whole record" as opposed to a single report. In our opinion, Heumann's earlier evaluation and Galvin's 2013 evaluation provide a counter argument, based on expert opinion, that the property is an intact historical resource, further supported by the undeniable amount of uncertainty littered throughout Staff's integrity assessment. **If there is any uncertainty about this property's historic status, the City must prepare an Environmental Impact Report to make a final determination.**

Not only does this building retain much of its original design and character-defining features, it is one of several historic buildings along the east side of its block, that together create a charming enclave of historic resources. The loss of this house for a single, much larger project would significantly alter the existing streetscape, with irreversible consequences for all of the properties, not solely the historic building in question.

We recognize that the Council is not a panel of preservation experts but, in fact, has appointed the Design Commission – local experts knowledgeable of the material and theoretical questions at the heart of this issue. **We ask you to uphold the decisions of the Design Commission after two recent lengthy reviews.** Please rely on the thoughtful and knowledgeable assessment provided by your commissioners on the significance and integrity of this building and do not be persuaded by a developer whose agenda is a markedly different one.

In conclusion, Pasadena Heritage believes that there could be a project proposal that provides a creative, constructive, win-win solution that works for everyone, including the Community. Such an alternative could be explored and analyzed through the EIR process or could, if this appeal is denied, be explored by the interested parties in a sincere effort to find a resolution that provides a reasonable outcome for the developers needs *and* saves the building.

Thank you for your careful consideration of the matter.

Sincerely,



Susan N. Mossman
Executive Director



Jesse Lattig
Preservation Director

CC: Lucinda Over, Pasadena Heritage Board Chair
Dale Brown, Pasadena Heritage Advocacy Committee Vice Chair
Steve Madison, City of Pasadena District 6 Councilmember

barbara lamprecht, m.arch., ph.d.
more than a modern building historian

550 jackson st. pasadena ca 91104.3621
bmlamprecht@gmail.com
barbaralamprecht.com
626.264.7600

11 April 2016

Mayor Terry Tornek
Members of the City Council
City of Pasadena

Re: **Pinney House**

Dear Mayor Tornek, Council Members,

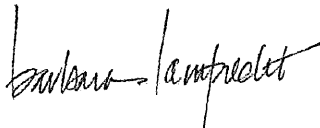
I urge you to uphold the consistent findings of the Design Commission and Pasadena Heritage, which finds the Pinney House eligible for designation as a historical landmark in the City.

The unusual, exuberant, and eclectic design of the house, blending Craftsman and Mediterranean Revival styles, adds to the richness so characteristic of Pasadena. It is precisely that depth of variety in our architecture that gives the City its unique position in Southern California.

Please act to preserve the house and Pasadena's diversity of architecture.

Sincerely,

Barbara Lamprecht, M.Arch., Ph.D.

A handwritten signature in black ink that reads "Barbara Lamprecht". The signature is written in a cursive, flowing style.

04/11/2016
Item 19



April 11, 2016

Mayor Tornek And Members Of the Pasadena City Council
City Of Pasadena
100 N. Garfield Avenue
Pasadena, CA 91101

VIA EMAIL

180 S. Euclid Avenue / Appeal of Design Commission Decision Regarding Landmark Eligibility

Dear Honorable Mayor Tornek and Councilmembers,

On behalf of Pasadena Heritage, we are writing to express our alarm and dismay over the applicant's intent to demolish the historic residence at 180 S. Euclid Avenue. We are also concerned about inconsistencies in Staff's reassessment of the building's historic integrity and determination of the project to be exempt from CEQA analysis.

Pasadena Heritage firmly believes that the building retains its historic character and that its integrity remains sufficiently intact to qualify for Landmark designation. We respectfully and strongly urge the City Council to uphold the Design Commission's decision and deny this appeal!

We have followed this issue since it was originally presented to the Design Commission last November. Pasadena Heritage met with the applicant's representative at the site earlier this year and found it hard to overlook the opportunity this site offers a developer to embrace the block's distinctive historic atmosphere by creating a project that incorporates the existing historic structure, thereby strengthening, stabilizing, and benefiting from the immediate context of the block and that of the sub-district precinct.

Since our site visit, Staff's conclusions on the property's landmark status eligibility and associated recommendations regarding the demolition have reversed. In this reversal, we note an alarmingly inconsistent application of landmark eligibility criteria.

This is first apparent within the analysis of the property itself. For example, the February Staff Report stated, *"If it can be definitively determined that the original roof was not metal, this change could impact the integrity; however it appears that the current material is consistent with the original."* It is not known and has not been "definitively determined" what the original roofing material was; the only thing that can be discerned from the earliest known photo is that it was some curved tile, just as it remains today. Preservation Brief #4 references metal tile roofing, its period of popularity, and justifications for it having been used (why doesn't the Staff Report reference this source?). Nonetheless, as pointed out in previous historic resource evaluations, if indeed the original roofing material had been clay, there was remarkable and very deliberate effort, time, and expense invested to replicate the form, dimensions, texture, and color of clay tiles, an act we find to be in keeping with the Secretary of the Interior's *Guidelines for Rehabilitation* and the *Standards for the Treatment of Historic Structures*.

Additionally, we find it misleading for the Staff Report to use the present-day condition of any existing material as a reason to justify Landmark ineligibility, when condition is not an express criterion for eligibility status. We also note that this conflicts with previous conclusions made by other preservation consultants.

We also find it misleading to bring a discussion of the present-day interior configuration into the argument against eligibility (page 7), when interiors are not expressly a Landmark eligibility criterion; *cf* recent designation of the former United Artists Theater on East Colorado Boulevard.

It is incomprehensible to us that Staff appears to have changed their findings based on a few undated ceramic roof tiles, the origins of which have not been definitively determined. cursory examination indicated these tiles are not of the same style as each other, and could be from different eras. This is not conclusive evidence for demolition, and we ask that if this issue is of concern to the Council, that some form of independent expert analysis be provide. Additionally, should Staff believe that the roofing material "tips the scales" regarding the integrity analysis in question, we and the Design Commission disagree, and we request that Staff demonstrate how all other individual Landmark properties in the City retain the same or higher degree of integrity using the same degree of investigation being applied here. Given that complete and total demolition is at stake, a comparison is warranted; in fact, we are troubled that any reference to precedent is missing completely.

More distressing than the lack of any reference to precedent are the significant conclusions Staff has made in its report based on a inconclusive evidence and vague references. This is particularly alarming because the direct consequence of these conclusions is the irreversible loss of an historic resource. It appears that Staff's conclusions rest solely on information provided by the applicant's consultant, without reference to the City's previous evaluations. For example, throughout the Staff Report prepared for City Council, repeatedly on every page one finds statements that begin or conclude with:

- "it is not known, but is likely that"
- "may support"
- "there is some uncertainty"
- "it is unclear"
- "is compelling" (but not conclusive!)
- "it appears that"
- "is likely"
- "suggests"

It is not clear how Staff has made determinations based on information provided by the party wishing the demolition, and not by an impartial party that has nothing to lose or gain from such an investigation and associated evidence. The Staff Report fails to discuss or demonstrate why a recent eligibility analysis carried out by Galvin Preservation Associates (commissioned by the City) has suddenly been discounted, an analysis which concluded that the property "retains its ability to convey its significance," and that, "despite some material replacements and changes... it clearly expresses the character-defining features of the Mission Revival style bungalow typology... clearly illustrated through its distinctive, intact design features." To Pasadena Heritage, it appears an independent third-party expert analysis is needed; or, more importantly, that an official environmental analysis is warranted.

Regarding the need for CEQA compliance, we note multiple areas of conflict with the findings this Council is being asked to make. One example is that Council has been asked to make the finding that the demolition is exempt from environmental review pursuant to PRC Section 21080(b)(9); Administrative Code, Title 14, Chapter 1, Class 1. Section 15301, Existing Facilities based on one report that argues the property is not a historical resource. However, in order to come to this conclusion, CEQA Guidelines Section 15064.5(a)(3) states that the lead agency must consider "substantial evidence in light of the whole record" as opposed to a single report. In our opinion, Heumann's earlier evaluation and Galvin's 2013 evaluation provide a counter argument, based on expert opinion, that the property is an intact historical resource, further supported by the undeniable amount of uncertainty littered throughout Staff's integrity assessment. **If there is any uncertainty about this property's historic status, the City must prepare an Environmental Impact Report to make a final determination.**

Not only does this building retain much of its original design and character-defining features, it is one of several historic buildings along the east side of its block, that together create a charming enclave of historic resources. The loss of this house for a single, much larger project would significantly alter the existing streetscape, with irreversible consequences for all of the properties, not solely the historic building in question.

We recognize that the Council is not a panel of preservation experts but, in fact, has appointed the Design Commission – local experts knowledgeable of the material and theoretical questions at the heart of this issue. **We ask you to uphold the decisions of the Design Commission after two recent lengthy reviews.** Please rely on the thoughtful and knowledgeable assessment provided by your commissioners on the significance and integrity of this building and do not be persuaded by a developer whose agenda is a markedly different one.

In conclusion, Pasadena Heritage believes that there could be a project proposal that provides a creative, constructive, win-win solution that works for everyone, including the Community. Such an alternative could be explored and analyzed through the EIR process or could, if this appeal is denied, be explored by the interested parties in a sincere effort to find a resolution that provides a reasonable outcome for the developers needs *and* saves the building.

Thank you for your careful consideration of the matter.

Sincerely,



Susan N. Mossman
Executive Director



Jesse Lattig
Preservation Director

CC: Lucinda Over, Pasadena Heritage Board Chair
Dale Brown, Pasadena Heritage Advocacy Committee Vice Chair
Steve Madison, City of Pasadena District 6 Councilmember