

Jomsky, Mark

From: M. Balian <Mbalian@msbconstructors.com>
Sent: Sunday, April 17, 2016 5:28 PM
To: Tornek, Terry; Jomsky, Mark; Madison, Steve; Suzuki, Takako
Cc: Morales, Margo; Kennedy, John; Thyret, Pam; Chong, Cheynne; Bell, Cushon; Sullivan, Noreen
Subject: Letter by Mike Balian re: 180 S Euclid appeal, Monday April 18th, 2016.

Honorable Mayor and councilmembers:

The appeal on Monday night on my property at 180 S Euclid Avenue is not about demolishing a historic asset, and is not intended to undermine our commitment for preservation and will not set precedence, I can assure you.

It is about upholding the fundamental rights of a property owner and the fair and just application of the governing rules and regulations based on the facts, merits and not emotions, feelings or personal agenda.

We all are committed to preserving our architectural heritage and history. I have restored and renovated structures of historic significance over the years and just recently purchased the Doane house at 842 N Fair Oaks Avenue, a true historical structure that it is on the national register of historic resources with the intent to preserve and restore. As many of you know I have been building quality projects throughout Pasadena over the years with great emphasis on architectural appeal and quality of workmanship and finishes.

We must preserve what truly is a historical resource in the City but not be forced to preserve what is not. 180 S Euclid is not a historic resource because of the substantial changes, additions, replacement of significant architectural features and materials and one that has totally lost its integrity. There isn't any single feature or element that is genuine or original, from the roof to the outside porch and entry tiles, windows, doors, stucco, porches, chimney and many other exterior features and materials that define its historical characteristics and significance. The interior of the house is also completely altered and has lost all of its original design and features and the building has been used as an "used car" sales office for the last 25 years. In a letter on 2/11/98, to the Mayor of Pasadena by Cherilyn Widell, State Historic Preservation Officer of California, Office of Historic Preservation of the State of California and under the Registration Requirements, we read the following:

"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 (Foundation, retaining walls, chimneys, porch piers and other decorative elements). Re-sheathing with stucco over an original wood-clad exterior is not allowed. 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..."

All of these guidelines and requirements have been violated and altered in the structure at 180 S Euclid.

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The few drive-by surveys that the City had conducted on this property in 1979 and 2000 are superfluous at this point because none of them is conclusive in scope and content. There was no actual on-site visit and in-depth investigation of the historical facts and the physical changes that the property had experienced over the past 50 years. No one walked the property both on the interior and exterior and conducted a visual and careful assessment and looked at all the materials, finishes and physical evidence.

The same is true of Teresa Grimes 2013 survey. She never inspected all of the property, nor considered the impact of so many changes to the building."

With the intent of being careful and thorough in our investigation we have hired a respectable local environmental consulting firm and a respected historian that conducted the most thorough, detailed and comprehensive report that is based on several site visits, and included visual inspections of the interior and exterior, and have presented facts and analysis that have never been studied and presented before. Example, up until recently everyone was under the assumption that the tin sheet metal roof was original and the evidence has been produced that the original roof was made of clay tiles that had been completely removed after the fire of 1963 that destroyed the front balcony and portions of the roof. Everyone assumed that the front door was the original door until the previous owner provided a sworn statement that his father had replaced it. The same applies to almost all the windows and doors and many other features that have been replaced over the years. There are also features that have been eliminated such as the porte coshere and pergola and side porch and rear courtyard. There is indeed substantial changes to its original conditions and architectural style and features not to mention some unsightly and significant additions in the rear and on the second floor roof, walkways, structure and attic. In the words of a design commissioner, this structure has been "bastardized beyond restoration".

What is more troublesome is that the staff that has exhausted considerable effort and resources in analyzing the reports, facts and merits, has concluded that the structure indeed has been grossly modified and has lost its integrity and hence a demolition and replacement with a new project is appropriate and warranted.

You will hear from a few concerned citizens about their concerns but I would question if those concerned are familiar with the facts or merits or are simply driven by feelings and emotional convictions. The area and specifically South Euclid between Green and Cordova has evolved and changed over the years as you all know with the convention center, Masonic Lodge, the Sheraton Hotel and multi-family projects along both sides. In fact the current property is unfit in the area to say the least.

In an effort to work with Pasadena Heritage and possibly preserve parts of the structure I did spend considerable effort and time in entertaining the concept of relocation and restoration but as the staff is aware, all the movers we have contacted have come to the same conclusion that it would not be possible to relocate the structure given the condition it is in and the mature trees blocking access to the street. The consensus from the professional movers is that it needs to be cut into eight or more pieces and most likely the structure would not endure a sensible relocation, notwithstanding the enormous cost of attempting to relocate.

Therefore it is unreasonable and unjust to force restoration and preservation of a structure that has undergone significant changes and that has lost its integrity, is beyond restoration and is classified as not eligible for preservation under all the guidelines, tests, surveys and applicable rules. An attempt to do that will be predicated only on emotional impressions and will defeat the entire preservation and historic renovation ideology and carelessly impeded onto the rights of the property owners in Pasadena.

I am also certain that you have heard from few about their support for the demolition application, but we should not give in to the subjective views and wishes of few but rather focus and look at the facts and merits and make a reasonable and fair judgement and uphold our rules.

After all you are the ultimate authority elected by the people of Pasadena not to represent or side with one group against another but to address all issues fairly, reasonably and justly and that is why I have referred to you tonight seeking a just resolution of the matter at hand.

Thank you.

Mike Balian



Mike Balian, President

127 N. Madison Ave., Suite 200

Pasadena, CA 91101

Tel (626) 584-0460, Ext. 104

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Jomsky, Mark

Subject:

FW: WE CITIZENS AND RESIDENTS OPPOSE DEMOLITION OF THE HOUSE AT 180 SOUTH EUCLID---the 1906 Pinney House

From: Kristin Shrader-Frechette [mailto:Kristin.Shrader-Frechette.1@nd.edu]

Sent: Friday, April 15, 2016 11:44 AM

To: Jomsky, Mark; jlattig@pasadenaheritage.org; kbaxter@pasadenaheritage.org

Subject: WE CITIZENS AND RESIDENTS OPPOSE DEMOLITION OF THE HOUSE AT 180 SOUTH EUCLID---the 1906 Pinney House

4-15-16

Dear Mayor and Members of City Council,

Thank you for your two correct decisions, last November and last February, to oppose demolition of the house at 180 South Euclid. We strongly support your decisions.

We are both PhDs, a mathematician and a university biologist. One of us working full time, and the other working pro-bono here. After renting in Los Angeles County, we chose to buy in Pasadena, less than one block from 180 South Euclid. Although the prices are higher here, near the Euclid address, we chose to live in Pasadena---and in this part of Pasadena--- because of its architectural heritage, its glorious public spaces, and its cultural attractions. We chose it because it is everything that much of Los Angeles itself is not-----charming, tree-lined, with preserved history, heritage, buildings, and public spaces. Pasadena is a community, and it is connected to its historical and architectural traditions.

We strongly oppose the demolition of the house at 180 South Euclid and any further "Los-Angelesification" of beautiful, historic Pasadena for at least 15 reasons.

1. The house at 180 Euclid is the ONLY mission Revival Style house that is also a bungalow, making it UNIQUE in Pasadena.
2. The house is beautiful, and seeing it nearby makes us happy---makes us feel we are living in old California.
3. Supporting historic Pasadena, the jewel of Los Angeles County, the Pasadena City Council has already, twice, used historical/architectural experts to establish the historical and architectural value of the 180 South Euclid property.harm.
4. We moved here because we knew of the historical-preservation laws in CA, and we made a choice for this location, knowing the recognition and enforcement of the very laws the Euclid developer/owner is challenging.
5. We walk past this historic structure daily, and we moved a half-block away from this historic structure---despite cheaper, safer housing elsewhere---because we value the historical, architectural treasures of this neighborhood, something the demotion would destroy.

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6. The unique historical and architectural features of this part of Pasadena are one reason that it is so special, the home of many prominent LA families. Requests---such as that of the developer/owner of 180 South Euclid----would help destroy the uniqueness, beauty, desirability, and livability of Pasadena.

7. The developer/owner and attorney make make misleading claims about the Euclid structure. For instance, they argue that the Euclid property is not as grandiose and magnificent an example of Mission Revival Style architecture as are other properties in the city. However, laws for historic/architectural preservation are not negated for the homes of the less wealthy. Historical preservation is not about merely preserving the homes of the rich. All people deserve historical remembrance, under the same laws, as all people are a part of our shared traditions and culture. .Smaller homes, as well as larger homes, deserve recognition if they have historical, cultural, or architectural significance.

8 The developer/owner and his attorney incorrectly argue that the Euclid property needs no preservation because there are other examples in the cite of this Mission Revival Style of architecture. However, laws for historic preservation are not negated, merely because there are some "other examples." Indeed, without multiple examples of such unique architecture, the area would not be so important, historically and architecturally.

9, It is important to have examples of traditional Pasadena and California architecture on Euclid, in and near other historically designated areas, both to enhance the traditional appeal of old town and the convention area, and to provide a destination for architectural walks.

10. The developer/owner seems to believe people have rights to make exorbitant profits by converting their small, single-family properties to small, multiple-family properties, but there is no such property right to maximize commercial value. If there were such a right to maximize commercial value, anywhere, all residential areas would be turned into a sterile, uninviting wastelands. Tradition, culture, and history would be destroyed---as it already has been in much of LA.

11. The developer/owner and his attorney also misleadingly and unfairly argue that the proposed multiple-family unit on the tiny property at 180 South Euclid would help ease the need for housing in Pasadena. However, there are a dozen new multiple-unit housing structures being built within blocks of this proposed structure at 180 South Euclid. This specific Euclid area is already over-saturated, regarding multiple-unit housing. In addition, next door to the historic Euclid structure is Euclid Villas, a 15 family units for low-income housing.. This public housing on Euclid represents 10 percent of all Pasadena public housing, and this area had already done its "fair share" to help provide homes for all our residents, especially multiple-unit housing and public housing.

12. The owner/developer/attorney also wants to reject the two earlier city council decisions----prohibiting demolition of the 180 South Euclid property----and instead is requesting that the property be " exempt from environmental review pursuant to the guidelines of the California Environmental Quality Act (CEQA)." However, exempting this property from environmental review would be am environmental and traffic disaster. Building multiple-family units on this tiny lot would provide no room for parking/car movement of all the

residents of the proposed structure, and would massively increase traffic on the tiny one-block of Euclid---that is cut off on the North by the Paseo, by Cordova on the South.

13. The one block of Euclid ,where the developer wants to put another multiple-family unit, is already within a half block of the Paseo, the Convention Center, the Ice-Skating Rink, the auditorium, and a large movie complex. The area is already very dense and can take no more density.

14. When visitors (like last week's convention of members of the international Architectural History society) come to Pasadena to spend time and money in our beautiful little city, they would prefer to see historical landmarks, like this building at 180 South Euclid, rather than yet another too-dense development for the area.

15. Razing the Euclid structure is contrary to preservation of history, culture, and tradition in the most historic part of Pasadena. Besides, the developer can build more structures elsewhere----building that would not destroy the history and culture of the area.

Please save this Euclid structure.

Thank you,

Maurice and Kristin Shrader-Frechette

330 Cordova Street, Condo 312
Pasadena, CA 91101

Jomsky, Mark

From: Jay Kavoian <jkavoian@gmail.com>
Sent: Sunday, April 17, 2016 12:50 PM
To: Jomsky, Mark
Subject: Pinney house preservation

Dear Mayor Tornek and members of the city council,

On Monday April 18, 2016, city council will discuss whether to uphold the design commission's recommendation that the Pinney House 180 S. Euclid is an historic building and should be protected.

I hereby add my voice in support of the planning commission's decision for preservation.

I think we can all agree that Pasadena is known, locally, nationally, and internationally as a city that includes a great number of buildings that are historically and architecturally of interest. As stewards of our community, we should value the Pinney house as an asset to the rich fabric of Pasadena's valuable architectural heritage. Please vote to preserve it.

Sincerely,

--

Jay Kavoian & Ellen Lascola
1795 Oakdale st.
Pasadena, CA91106

Jomsky, Mark

From: Helen Wells <helenfwells@gmail.com>
Sent: Saturday, April 16, 2016 12:21 PM
To: Jomsky, Mark
Subject: Pinney House 180 S. Euclid

To Mayor Tornek and the City Council,

I am writing in support of retaining the historic designation of the Pinney House. This is a rare surviving example of the Mission Revival style in Pasadena. The changes that are described in the staff report are not sufficient to justify its demolition due to lack of integrity. These changes do not diminish the overall architectural significance of this exceptional historic property, which retains the essential characteristics which would qualify it for National Register listing under Criterion C and for the California Register. For the thousands of visitors who pass by the Pinney House while enroute to the nearby Convention Center and El Paseo, this property is a lone example of historic Pasadena in a neighborhood that has been subject to much recent development. Pasadena values and promotes an image of a community that cares about historic preservation. This is one more opportunity to keep this image authentic.

Sincerely,

Helen Wells, PhD
Pasadena resident

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Jomsky, Mark

From: Leslie Heumann <lheumann@pacbell.net>
Sent: Friday, April 15, 2016 12:57 PM
To: Jomsky, Mark
Cc: jlattig@pasadenaheritage.org
Subject: Pinney House, 180 S. Euclid (City Council agenda 4/18/16)

Dear Mayor Tornek and Members of the City Council:

As the former Coordinator of the Pasadena Architectural and Historical Inventory (1978-1981), I urge you to uphold the Design Commission's determination that the Pinney House (180 S. Euclid Avenue) is a historic resource. It is a rare, surviving example of the Mission Revival style in Pasadena (and Southern California as a whole). For a brief period before and after the turn of the twentieth century, the Mission Revival epitomized all that was special and unique about California. Numerous city halls and public buildings, as well as churches, hotels, and homes, displayed the style, which had been inspired by the movement to preserve California's historic--and crumbling--missions. Even Pasadena had a Mission Revival city hall (it preceded the current one). Very few buildings remain to remind us of this important moment in our architectural history. The Pinney House is an extant example. Any concerns about its integrity are outweighed by the scarcity of the type, particularly since the iconic character-defining features (in particular, the roof treatment incorporating an espadana) are still evident. Please consider these arguments in making your determination.

Sincerely,
Leslie Heumann
Historic Resources Consulting Services
lheumann@pacbell.net

Sent from my iPad

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Jomsky, Mark

From: Janet Alvarez <JanetA@anvilsteel.com>
Sent: Friday, April 15, 2016 12:44 PM
To: Jomsky, Mark
Subject: 1906 Binney House

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

Gentlemen, I see that you will consider the future of the Binney House in your Monday, April 18th meeting. Briefly, I would like to just reiterate what I am sure many have stated: the historical (and 'heart') value of this property. In this age when things of 'heart' are taken not-to-heart, may you be the exception. Thank you for your consideration

Sincerely

Janet Nelson- Alvarez

134 West 168th Street

Gardena, CA 90248

p. 310.329.5811 | f. 310.329.2473 | e. JanetA@AnvilSteel.com

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Jomsky, Mark

From: Kathleen Sweet <kathysweetgrammy@gmail.com>
Sent: Friday, April 15, 2016 8:15 AM
To: Jomsky, Mark
Subject: PINNEY HOUSE

Dear Mayor Tornek and Members of the City Council,

The City of Pasadena is known worldwide for its dedication to maintaining its history, and of the architecture which represents that history. Surely, it *is* a model for communities everywhere. This is amply demonstrated by a quick visit to the Historic Preservation portion of the City's Planning and Community Development website. Kudos deserved all around for such care and effort to maintaining the charm of Pasadena.

Demolition of the Pinney House at 180 S. Euclid Avenue would certainly be a move that denies the stated goals of the City and its dedication to maintaining the character that makes Pasadena a destination of choice for millions. Do not let this become another example of historic preservation efforts gone wrong. Please do not include this on the list of what lessons should be learned or regret over lost opportunities.

Surely this is an opportunity to expand on the vision that so many have to keep Pasadena as the unique City it has been for more than 100 years.

Though I now live in Eugene, Oregon - my heart still resides in Pasadena.

Sincerely,

Kathleen Sweet
(626) 375-6516

Jomsky, Mark

From: lynn bienefeld <lynnab50@yahoo.com>
Sent: Friday, April 15, 2016 7:25 AM
To: Jomsky, Mark
Subject: Pinney House

The Pinney House is an important part of the Pasadena architectural legacy. It is of utmost importance to keep it and not allow a developer who has an 'idea' to remove it for the developer's own financial gain.

Thank you. Lynn Bienefeld

Jomsky, Mark

From: Sue Beall <suelepagebeall@yahoo.com>
Sent: Thursday, April 14, 2016 9:12 PM
To: Jomsky, Mark
Subject: Attn: Mayor Terry Tornek & Members of the City Council

I live at 330 Cordova Street so just one block from the historic building, 1906 Pinney House, located at 180 South Euclid.

I am a pro-business and progressive person but in this case I DO NOT support tearing down this house for a multi-housing building. There are many multi-housing buildings in our neighborhood, as well as some currently under construction.

An advantage of living in Pasadena is their concern for preserving historic buildings and houses. Please remember that and do not vote for demolition of this house.

Thank You,

Sue Beall
330 Cordova Street #157
Pasadena, CA 91101
626-345-5877

**Robin and Larry Radin
1981 San Pasqual Street
Pasadena, CA 91107**

April 17, 2016

Mayor Terry Tornek and members of the Pasadena City Council:

One of the defining characteristics of Pasadena is its concern for preserving its architectural legacy to be enjoyed by city residents and guests for generations to come.

As a local resident, I am writing urging you to support the decision of the Design Commission regarding the Pinney House located at 180 South Euclid.

Thank you for your consideration.

Sincerely,

Robin and Larry Radin

Jomsky, Mark

From: dale trader <dtrader_91104@yahoo.com>
Sent: Monday, April 18, 2016 5:39 PM
To: Jomsky, Mark
Cc: Johnson, Kevin
Subject: I oppose the proposed demolition of the historic 1906 Pinney House at 180 S. Euclid.

Dear Mayor and City Council,

I oppose the proposed demolition of the historic 1906 Pinney House at 180 S. Euclid.

We have very few surviving examples of the type of style of architecture, the Mission Revival Style, in Pasadena. Many years ago I attempted to save the Wegge Dodge Showroom built in the the Mission Revival Style, which was located on the NE corner of Catalina and Colorado, but I was not successful. There are very few examples of this architectural style in Pasadena, a style which was very popular with the Santa Fe railroad and their stations around 1900.

The 1906 Pinney House should be preserved for future generations.

Regards,
Dale Trader
Former City of Pasadena Historic Preservation Commissioner