



**CITY OF SOUTH PASADENA
CULTURAL HERITAGE COMMISSION
REGULAR MEETING AGENDA**

Thursday, August 20, 2020 at 6:30 p.m.

South Pasadena Cultural Heritage Commission Statement of Civility

As your appointed governing board we will treat each other, members of the public, and city employees with patience, civility and courtesy as a model of the same behavior we wish to reflect in South Pasadena for the conduct of all city business and community participation. The decisions made tonight will be for the benefit of the South Pasadena community and not for personal gain.

NOTICE ON PUBLIC PARTICIPATION & ACCESSIBILITY

Pursuant to Section 3 of Executive Order N-29-20, issued by Governor Newsom on March 17, 2020, the meeting of the Cultural Heritage Commission will be conducted remotely and held by video conference. The Meeting will be broadcast live on the City's website (https://www.spectrumstream.com/streaming/south_pasadena_chc/live.cfm) and local cable channels.

Please be advised that pursuant to the Executive Order, and to ensure the health and safety of the public by limiting human contact that could spread the COVID-19 virus, the Council Chambers will not be open for the meeting. Commission Members will be participating remotely and will not be physically present in the Council Chambers.

The Cultural Heritage Commission welcomes public input. If you would like to comment on an agenda item, members of the public may submit their comments in writing for the Cultural Heritage Commission consideration, by emailing comments or questions to PlanningComments@southpasadenaca.gov or by calling (626) 403-7720 and leaving a **3-minute** voicemail message to be played during the meeting. Public comments must be received by **12:00 p.m. on Thursday, August 20, 2020** to ensure adequate time to compile and post. Please provide: 1) your name and address; and 2) agenda item for the comments/questions. All comments/questions received will be distributed to the Commission for consideration and will also be posted on the City's website prior to the meeting.

CALL TO ORDER:

Chair Mark Gallatin

ROLL CALL:

Steven Friedman, Kristin Morrish, William Cross, Rebecca Thompson, Vice-Chair, and Mark Gallatin, Chair

COUNCIL LIAISON:

Marina Khubesrian, M.D.

STAFF PRESENT:

Kanika Kith, Planning Manager
Malinda Lim, Associate Planner

APPROVAL OF AGENDA

Majority vote of the Commission to proceed with Commission business.

DISCLOSURE OF SITE VISITS AND EX-PARTE CONTACTS

Disclosure by Commissioners of site visits and ex-parte contact for items on the agenda.

PUBLIC COMMENTS AND SUGGESTIONS

If you wish to address the Cultural Heritage Commission on items not on the agenda and within the subject-matter jurisdiction of the Cultural Heritage Commission, members of the public may submit their comments in writing to PlanningComments@southpasadenaca.gov or by calling (626) 403-7720 and leaving a **3-minute** voicemail message to be played during the meeting. Public comments must be received by **12:00 p.m. on Thursday, August 20, 2020** to ensure adequate time to compile and post. The public should be aware that the Cultural Heritage Commission may not discuss details or vote on non-agenda items. Your concerns may be referred to staff or placed on a future agenda.

PRESENTATIONS

None

PUBLIC HEARING

- 1. **822 Orange Grove Place/Project No. 2321-COA/DEL – Delisting a single-family residence from the South Pasadena Inventory of Cultural Resources.**

Recommendation

Recommend approval to the City Council for the “delisting” (removal) of the property from the South Pasadena Inventory of Cultural Resources.

- 2. **1502 Bank Street/Project No. 2328-NID/DRX – Notice of Intent to Demolish a 1,442 square-foot single-family home and 240 square-foot detached garage and Design Review of two new single-family homes.**

Recommendation

Make a determination that the property does not meet the national, state, or local criteria for historic designation and the project may proceed through the city’s application process without any further restrictions under the Cultural Heritage Ordinance.

DISCUSSION ITEMS

3. 807 Bank Street Landmark Historic Designation Request

Recommendation

Appoint a subcommittee to review the request.

4. Mills Act Work Plan Cost Estimates

Recommendation

Allow Mills Act Work Plan cost estimates be provided by a Historic Preservation Specialist.

5. Mills Act Brochure

Recommendation

Review and provide direction.

6. Rialto Theatre – Interior Renovation by Mosaic

Recommendation

Appoint a subcommittee to review the work plan.

CONSENT ITEMS

7. None

ADMINISTRATION

8. Comments from City Council Liaison

9. Comments from Cultural Heritage Commissioners

10. Comments from Subcommittees

11. Comments from South Pasadena Preservation Foundation (SPPF) Liaison

12. Comments from Staff

ADJOURNMENT

13. Adjourn to the regular Cultural Heritage Commission meeting scheduled for September 17, 2020.

PUBLIC ACCESS TO AGENDA DOCUMENTS AND BROADCASTING OF MEETINGS

Cultural Heritage Commission meeting agenda packets are available online at the City website: <https://www.southpasadenaca.gov/government/boards-commissions/cultural-heritage-commission/cultural-heritage-commission-agendas>

Agenda related documents provided to the Cultural Heritage Commission are available for public review on the City’s website. Additional documents, when presented to Cultural Heritage Commission, will also be uploaded and available on the City’s website.

The meeting will be broadcast live on the local cable channel (Spectrum Channel 19 and AT&T Channel 99) and on the City's website, and a recording of the meeting will be available within 48 hours of adjournment at the following links:

- Live Stream: https://www.spectrumstream.com/streaming/south_pasadena_chc/live.cfm
- Recorded meeting: https://www.spectrumstream.com/streaming/south_pasadena_chc/

AGENDA NOTIFICATION SUBSCRIPTION

Individuals can be placed on an email notification list to receive forthcoming agendas by emailing CityClerk@southpasadenaca.gov or calling the City Clerk’s Division at (626) 403-7230.

ACCOMMODATIONS



The City of South Pasadena wishes to make all of its public meetings accessible to the public. If special assistance is needed to participate in this meeting, please contact the City Clerk's Division at (626) 403-7230. Upon request, this agenda will be made available in appropriate alternative formats to persons with disabilities. Notification at least 48 hours prior to the meeting will assist staff in assuring that reasonable arrangements can be made to provide accessibility to the meeting (28 CFR 35.102-35.104 ADA Title II).

I declare under penalty of perjury that I posted this notice of agenda on the bulletin board in the courtyard of City Hall at 1414 Mission Street, South Pasadena, CA 91030, and on the City’s website as required by law.

8/13/20
Date

Elaine Serrano,
Administrative Secretary



Cultural Heritage Commission Agenda Report

ITEM NO. 1

DATE: August 20, 2020

TO: Chair and Members of the Cultural Heritage Commission

FROM: Joanna Hankamer, Director of Planning and Community Development
Kanika Kith, Planning Manager

PREPARED BY: Debi Howell-Ardila, MHP, Contract Preservation Planner

SUBJECT: **Project No. 2321-COA/DEL** – Delisting a single-family residence from the South Pasadena Inventory of Cultural Resources (Assessor’s Parcel Number: 5315-019-043).

Recommendation

Recommend approval to the City Council for the “delisting” (removal) of 822 Orange Grove Place from the South Pasadena Inventory of Cultural Resources.

Background/Overview

The existing historic residence is a 1,154-square-foot, single-story residence located at 822 Orange Grove Place (see **Figures 1-2**). The home displays a Craftsman-influenced style and was constructed in 1922. The home is not located in a designated or potential historic district.

During South Pasadena’s Phase II 2003 Citywide Survey, 822 Orange Grove Place was given a California Historic Resources (CHR) Status Code of “5S3.” This status code indicated that the property was not eligible for the National Register of Historic Places (NRHP), California Register of Historical Resources (CRHR), nor as a local landmark. The survey noted that the property “is reflective of a relatively common architectural style and building type in the city” and therefore was not eligible for designation, but that “as a relatively intact example of the style, the resource is eligible for special consideration in local planning.”¹ At the time, “special consideration in local planning” conferred a CHR code of “5S3.”

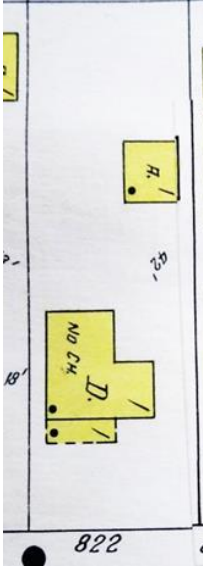
Several months after the City commissioned the Phase II Citywide Survey, all California Historic Resources Status Codes were updated and converted. As part of this change, all 5S3 codes were converted to a “6L” code, though with the same definition (“Determined ineligible for local listing or designation through local government review process; may warrant special consideration in local planning”).²

Because the South Pasadena Inventory of Cultural Resources includes “6L” properties, the residence is included in the Inventory of Cultural Resources. Property information is provided in **Table 1**.

¹ City of South Pasadena, Planning and Building Department. 11 July 2003. “Phase II 2003 Citywide Survey, Department of Parks and Recreation Form, 822 Orange Grove Place.” Prepared by Jan Ostashay and Peter Moruzzi, PCR Services Corporation, Santa Monica.

² For all code conversions and meanings, see California State Office of Historic Preservation, Department of Parks & Recreation. 2004. Technical Assistance Bulletin #8, “User’s Guide to the California Historical Resource Status Codes and Historic Resources Inventory Directory,” Sacramento, CA.

Table 1: Historic Property Information

Year Built: 1922 Residence	
Historic Name: N/A	
Architectural Style: Craftsman-influenced	
National Register Status Code: 5S3/6L*	
<p>* The original 5S3 code was updated to 6L in 2003, with the same meaning (“Determined ineligible for local listing or designation through local government review process; may warrant special consideration in local planning.”)</p>	

Project Analysis

As noted above, the subject property is included in the South Pasadena Inventory with a CHR Status Code of “6L” (not an eligible for federal, state, or local designation; not a qualifying historical resource but of may be of interest in local planning). The property is not located in an eligible or designated historic district or planning district. In accordance with the South Pasadena Cultural Heritage Ordinance, a due-diligence Historic Resources Evaluation (HRE) report was prepared by the City’s contract preservation planner to assess the subject property’s potential eligibility for the National Register of Historic Places (NRHP), California Register of Historical Resources (CRHR), as a South Pasadena Landmark, as well as its status as a “6L” property warranting special consideration in local planning.

City of South Pasadena Inventory of Cultural Resources, 1991 and 2001-2003

Completed in 1991 and 2001-2003, the Inventory of Cultural Resources was created through historic resource surveys. The goal was to ensure that cultural resources are recognized and proactively managed in the City’s planning process.

The subject property was included in the 2001-2003 survey and found ineligible for federal, state, or local listing (CHR Status Codes 1-5), but eligible for special consideration in local planning (CHR Status Code 6L). As noted in the Department of Parks and Recreation Form prepared as part of the survey:

“[A]lthough the dwelling incorporated some elements of the Craftsman style, its design and construction method, typical of Craftsman-influenced dwellings of similar vintage is South Pasadena, were neither distinctive nor representative enough to render the residence and important example of properties of its type.”³

City of South Pasadena Historic Resources Survey, 2015/2016

Completed from 2015 to 2016, the South Pasadena Historic Resources Survey provided an update to the Inventory of Cultural Resources. The project objective was applying the 2014 *South Pasadena Citywide*

³ City of South Pasadena, Planning and Building Department. Department of Parks and Recreation Series 523 Form, 822 Orange Grove Place, South Pasadena, CA. On file with Rincon Consultants, Inc.

Historic Context Statement to refine and expand on previous survey results. At the conclusion of survey work, findings were consolidated in an updated Inventory of Cultural Resources. The survey also converted and updated CHR Status Codes for all properties on the Inventory of Cultural Resources.

The vicinity and neighborhood of the subject property were included in the Citywide survey; however, the subject property was not re-evaluated in the 2015/2016 survey. The previous 2001/2003 survey finding of “6L” was carried forward, with a recommendation for a subsequent intensive-level evaluation.

The evaluative framework provided in the 2014 *South Pasadena Citywide Historic Context Statement* was used for this assessment. At the time of the original 2001-2003 historic resource surveys, the City lacked a comparative, context-driven framework for completing assessments. Two contexts and themes from the *Citywide Historic Context Statement* apply to the subject property (each context/theme, along with the eligibility standards and integrity thresholds, are described in detail in the attached HRE Report):

1. Context: 1920s Growth (1920-1929)
Theme: 1920s Residential Development (1920-1929)
2. Context: Architecture and Design
Theme: Craftsman

Based on literature review, research, and site inspections, 822 Orange Grove Place does not appear eligible for the NRHP, CRHR, or as a local landmark in the City of South Pasadena. The following section describes these findings according to the NRHP, CRHR, and local criteria of significance.

Criteria A/1/2 (Event)

822 Orange Grove Place does not appear eligible for NRHP, CRHR, or local listing under Criteria A/1/2. Research completed for this study did not reveal associations with events that have made a significant contribution to the broad patterns of local, regional, state or national history or cultural heritage. Although 822 Orange Grove Place falls within the Context/Theme of 1920s Residential Growth, the property represents a single in-fill home within an eclectic neighborhood. The property does not reflect a significant housing development or tract, nor does it represent the work of a significant home builder or designer. The property does not meet the registration requirements described in the *South Pasadena Citywide Historic Context Statement*.

Therefore, the property does not appear eligible for listing under Criteria A/1, either individually or as a contributor to a district, nor does it appear to warrant special consideration in local planning under the criteria.

Criteria B/2/3 (Person)

822 Orange Grove Place does not appear individually eligible for NRHP, CRHR, or local listing under Criteria B/2/3. No information identified to date has suggested that any of the former owners or residents of the home have a significant association with the city, region, state or nation. Research has not identified any other individual, either owner or resident, associated with the home who had this significance.

Therefore, the property does not appear eligible for listing under Criteria B/2/3, either individually or as a contributor to a historic district, nor does it appear to warrant special consideration in local planning under the criteria.

Criteria C/3/4 (Architecture/Design)

822 Orange Grove Place does not appear individually eligible for NRHP, CRHR, or local listing under Criteria C/3/4. The property is a ubiquitous example of a modest Craftsman-style home. In the context of South Pasadena's Craftsman-style architecture, the home does not qualify as a distinctive or outstanding example of its style, nor is it the work of a master architect. South Pasadena is home to dozens of designated and eligible Craftsman-style buildings and historic districts, and the subject property is representative but not distinctive. While the home reflects some of the character-defining features of its style, the property does not represent outstanding architectural design nor does it meet the criteria for eligibility described in the South Pasadena Citywide Historic Context Statement.

The property does not appear NRHP, CRHR, or locally eligible for listing under Criteria C/3/4, either individually or as a contributor to an eligible historic district. Given its late date and ubiquity of its modest Craftsman style, the home also does not merit special consideration in local planning.

The property therefore does not qualify as a historical resource under CEQA and does not meet the criteria for inclusion on the South Pasadena Inventory of Cultural Resources.

6L Status

In light of the City's current preservation planning guidance and requirements, 822 Orange Grove Place does not appear to meet the eligibility for special consideration in local planning (CHR Status Code 6L). At the time of the City's 2001-2003 historic resources survey, comparative preservation planning studies and guidance were not yet available to assess properties within the City's context. Since that time, the City has commissioned a citywide historic context statement (2014) and an updated historic resources survey.

Based on the guidance provided in these documents, the property at 822 Orange Grove Place no longer appears to meet the requirements for 6L status. Given the property's late construction date (in the overall period of significance for Craftsman architecture in the City), the ubiquity of similar, more intact Craftsman homes, and the absence of a surrounding historic district or planning district, the property at 822 Orange Grove Place represents one of several hundreds of similar properties throughout South Pasadena. It does not appear to meet the criteria for consideration in local planning, which is generally reserved for properties that might exhibit alterations but nonetheless represent a distinctive grouping of related properties, a distinctive era, architectural style, or building type in the City.

The recommended updated California Historic Resources Status Code is 6Z (ineligible for federal, state, or local listing).

Based on this finding, the property at 822 Orange Grove Place appears to qualify for removal from the Inventory of Cultural Resources.

Figure 1: Project Location, Parcel Map

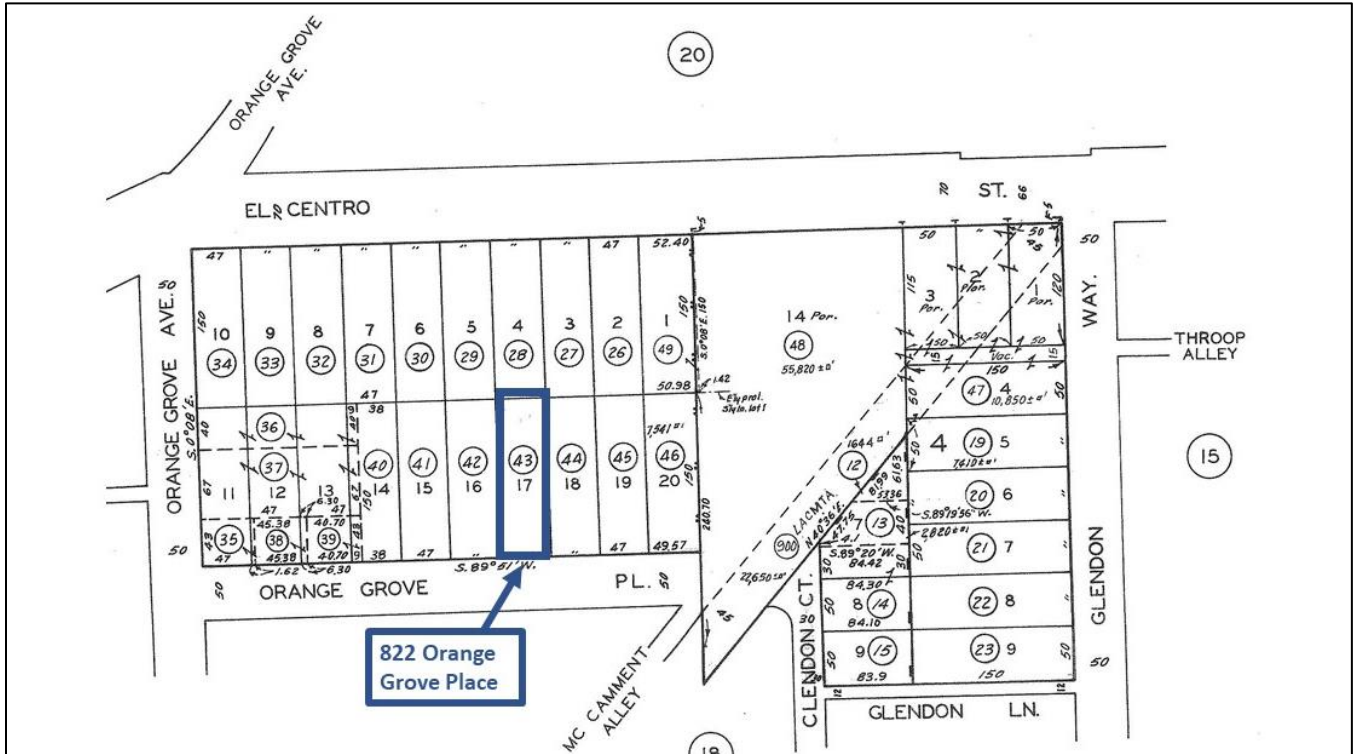


Figure 2: Façade overview



Municipal Code Requirements

Per South Pasadena Municipal Code (SPMC) Section 2.64 (“Inventory of Cultural Resources”), the Inventory includes all properties found eligible for federal, state, or local designation. The Inventory also includes properties that are not eligible for designation but eligible for special consideration in local planning (the “6L” CHR Status Code).

In accordance with SPMC 2.64(a)(4), “De-Listing Property from the Inventory,” the Commission shall find that the property meets one of the following criteria:

- (A) That the cultural resource lacks significance as defined under national, state, and local criteria for historical significance; or
- (B) That the cultural resource has lost its historic integrity due to irreversible alterations.

If the Commission finds that the property meet one of the criterial above, the Commission shall make a recommendation to the City Council that the cultural resource be de-listed from the inventory. The City Council may, in its discretion, request further information from the applicant and hold an additional public hearing.

Findings for Delisting a Property from the Inventory of Cultural Resources

Staff recommends that the Cultural Heritage Commission recommend that the City Council make the following findings pursuant to SPMC Section 2.64(a)(1)(B)(4) for removal of properties from the Inventory of Cultural Resources:

- (A) *That the cultural resource lacks significance as defined under national, state, and local criteria for historical significance, or*

822 Orange Grove Place does not meet the significance criteria for designation on the NRHP, CRHR, or as a local landmark in the City of South Pasadena. In addition, the property does not meet the eligibility for special consideration in local planning (CHR Status Code 6L). Given the property’s late construction date for Craftsman architecture in the City, the ubiquity of similar, more intact Craftsman homes, and the absence of a surrounding historic district or planning district, the property at 822 Orange Grove Place represents one of several hundreds of similar properties throughout the City. The recommended updated California Historic Resources Status Code is 6Z (ineligible for federal, state, or local listing). The CoA complies with the requirements of SPMC 2.64 for delisting or removing a property from the Inventory of Cultural Resources.

- (B) *That the cultural resource has lost its historic integrity due to irreversible alterations.*

This provision of SPMC Section 2.64 does not apply to the property at 822 Orange Grove Place.

Next Steps

The recommendation of the Commission will be presented to the City Council.

Fiscal Impact

There is no fiscal impact associated with delisting the property from the Inventory of Cultural Resources.

CHC Agenda
August 20, 2020

822 Orange Grove Place
Project No. 2321-COA

Environmental Analysis

In accordance with the California Environmental Quality Act (CEQA), the removal of 822 Orange Grove Place from the Inventory of Cultural Resources is exempt from CEQA due to the determination that the property does not qualify as a historical resource pursuant to Public Resources Code Section 5024.1 and CEQA Guidelines Section 15064.5.

Public Notification of Agenda Item

The public was made aware that this item by virtue of a public notice published in the South Pasadena Review on August 7, 2020, its inclusion on the legally publicly noticed agenda, posting of the same agenda and reports on the City's website, and individual property mailings to those within a 300-foot radius of the property.

Attachments:

1. 822 Orange Grove Place HRE Report (July 2020)
2. Department of Parks and Recreation Series 523 Form, 822 Orange Grove Place

ATTACHMENT 1
Historic Resources Evaluation Report



Historic Resources Evaluation Report 822 Orange Grove Place, South Pasadena

Administrative Draft

Prepared for:

City of South Pasadena, Planning & Building Department

Ms. Kanika Kith, Planning Manager

1414 Mission Street

South Pasadena, California 91030

Prepared by:

Rincon Consultants, Inc.

Contact: Debi Howell-Ardila, MHP

250 East 1st Street, Suite 1400

Los Angeles, California 90012

27 July 2020

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Executive Summary

This Historic Resources Evaluation (HRE) Report was prepared by Rincon Consultants at the request of the City of South Pasadena Planning and Building Department (City) for the property at 822 Orange Grove Place (Assessor's Parcel Number 5315-019-043). Located adjacent to the Orange Grove Park on El Centro and Mission Streets, the subject property consists of a one-story residence constructed in 1922 and an accessory garage. This report was completed to provide the City with the analysis and substantial evidence required to facilitate compliance with the City of South Pasadena Municipal Code and the California Environmental Quality Act (CEQA).

PROPOSED PROJECT:

The permit currently before the City involves a Certificate of Appropriateness (CoA) to "delist" (or remove) the subject property from the City's Inventory of Cultural Resources (Inventory). Per South Pasadena Municipal Code Section 2.64 ("Inventory of Cultural Resources"), the Inventory includes all properties found eligible for federal, state, or local designation. The Inventory also includes properties that are not eligible for designation but **eligible for special consideration in local planning**, the equivalent of a "6L" California Historic Resources (CHR) Status Code:

'South Pasadena Inventory of Cultural Resources' or 'Inventory' means the official list of properties that are located within the City of South Pasadena including: landmarks and historic district properties designated by the city council pursuant to SPMC 2.63, properties listed on the California Register, and properties that are identified through the survey process pursuant to SPMC 2.64 and listed as being eligible for special consideration in local planning.

In contrast, the South Pasadena Register of Landmarks and Historic Districts includes all officially designated properties and historic districts.

MUNICIPAL CODE REQUIREMENTS:

In accordance with Section 2.64(a)(4), "De-Listing Property from the Inventory,"

An owner of a property listed on the inventory of cultural resources may submit a written application to the commission requesting removal from the inventory. The application shall provide evidence and supporting documentation regarding the lack of historic significance of the cultural resource, including photographic evidence of its current condition, an evaluation by an architectural historian, and such further information as the commission may require. Written notice of such an application for de-listing and the time and place of a public hearing before the commission shall be provided to property owners within a 300-foot radius of the subject [property] not less than 10 days prior to the hearing. If the commission finds:

- (A) That the cultural resource lacks significance as defined under national, state, and local criteria for historical significance; or
- (B) That the cultural resource has lost its historic integrity due to irreversible alterations.

822 Orange Grove Place, South Pasadena, California
Historic Resource Evaluation Report

The commission shall make a recommendation to the city council that the cultural resource be de-listed from the inventory. The city council shall consider the recommendation and may, in its discretion, request further information from the applicant and hold an additional public hearing. The city council may, by resolution, determine that the cultural resource be de-listed from the inventory.

CURRENT HISTORICAL RESOURCE STATUS:

As noted above, the subject property is included in the South Pasadena Inventory with a CHR Status Code of "6L" (not an eligible for federal, state, or local designation; not a qualifying historical resource but of may be of interest in local planning). The property is not located in an eligible or designated historic district or planning district.

METHODOLOGY:

In accordance with the South Pasadena Cultural Heritage Ordinance, this HRE considered the subject property's potential eligibility for the National Register of Historic Places (NRHP), California Register of Historical Resources (CRHR), as a South Pasadena Landmark, in order to determine the historic resource status of the property pursuant to the California Environmental Quality Act (CEQA).

This report was completed by Debi Howell-Ardila, MHP, Senior Architectural Historian with Rincon Consultants, Inc. Ms. Howell-Ardila is a preservation professional with 15 years of experience; she is the former Vice Chair/Chair of the South Pasadena Cultural Heritage Commission.

Archives and collections consulted for this study included the South Pasadena Public Library and the combined collections of the historic Los Angeles Times, ProQuest Historical Newspapers, and the University of Southern California special collections. Census and voter registration records on file with Ancestry.com were also consulted. Records and previous studies on file with the South Pasadena Planning and Building Department were utilized as available. Previous studies commissioned by the City consulted for this evaluation include the 2014 *South Pasadena Citywide Historic Context Statement* and the 2015/2016 *South Pasadena Historic Resources Survey*.

FINDINGS:

Because the Inventory includes not only CHR Status Code 1-5 properties, but also 6L properties, this evaluation considered both. Based on literature review, research, and site inspections, 822 Orange Grove Place does not appear eligible for the NRHP, CRHR, or as a local landmark in the City of South Pasadena.

Research did not reveal that the property has an association with a significant pattern of development or event, or with an individual important in the history of the city, region, state, or nation. The property is not a distinguished or excellent example of its architectural style. The property has some of the character-defining features typical of a Craftsman-inspired home, but it represents a ubiquitous (and altered) example of the style. The property does not appear to be the work of a master, or an example of a rare building or construction type, or the last property type of its kind. It was constructed during one of the most prolific eras for residential expansion in South Pasadena, and therefore represents a very common house type and style.

Therefore, the subject property at 822 Orange Grove Place does not meet the eligibility criteria for the NRHP, CRHR, or as a local landmark, either individually or as part of a historic district. The property is not considered a historical resource pursuant to CEQA.

In addition, property does not appear to meet the eligibility for special consideration in local planning (CHR Status Code 6L). At the time of the City's 2001-2003 historic resources survey, comparative preservation planning studies and guidance were not yet available to assess properties within the City's context. Since that time, the City has commissioned a citywide historic context statement (2014) and an updated historic resources survey.

Based on the guidance provided in these documents, the property at 822 Orange Grove Place no longer appears to meet the requirements for 6L status. Given the property's late construction date (in the overall period of significance for Craftsman architecture in the City), the ubiquity of similar, more intact Craftsman homes, and the absence of a surrounding historic district or planning district, the property at 822 Orange Grove Place represents one of several hundreds of similar properties throughout South Pasadena. It does not appear to meet the criteria for consideration in local planning, which is generally reserved for properties that might exhibit alterations but nonetheless represent a distinctive grouping of related properties, a distinctive era, architectural style, or building type in the City.

The recommended updated California Historic Resources Status Code is 6Z (ineligible for federal, state, or local listing).

Based on this finding, the property at 822 Orange Grove Place appears to qualify for removal from the Inventory of Cultural Resources.

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1 Introduction

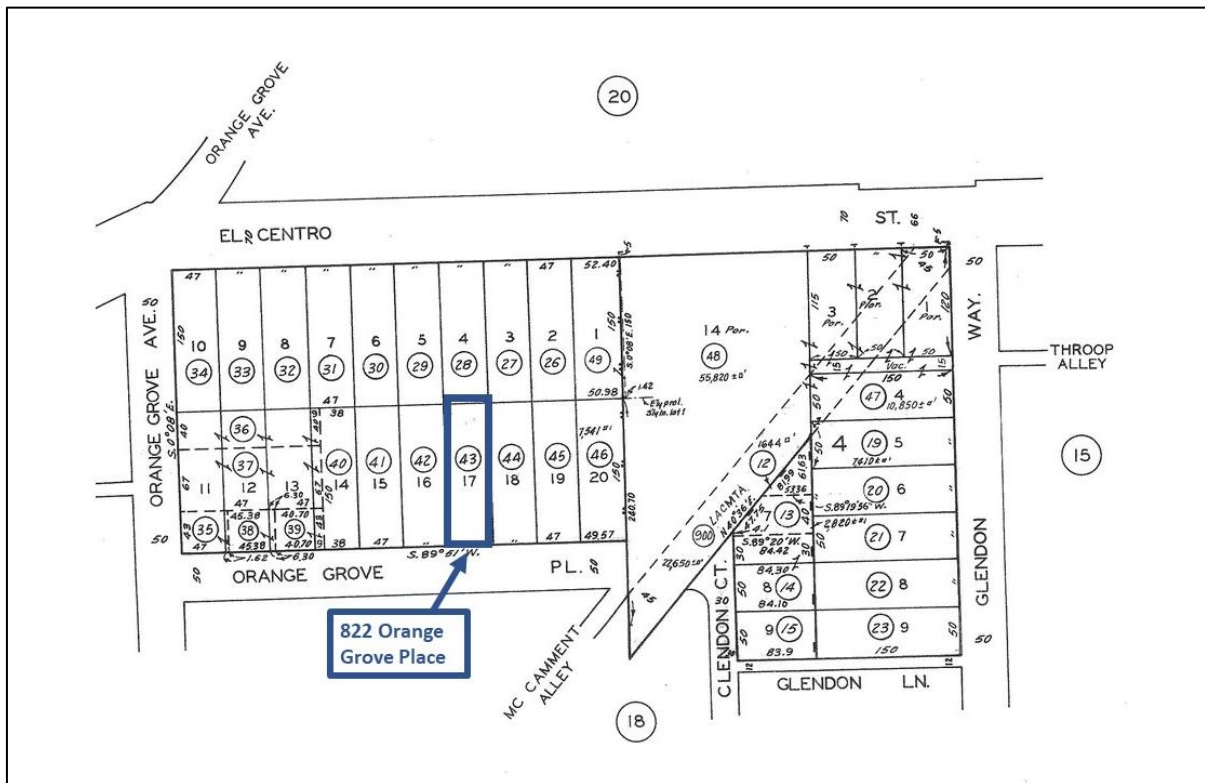
This HRER was commissioned by the City for the property located at 822 Orange Grove Place (Assessor’s Parcel Number 5315-019-043). Located adjacent to the Orange Grove Park on El Centro and Mission Streets, the subject property consists of a one-story residence constructed in 1922 along with a garage (Figure 1). The property is currently listed on the City’s Inventory of Cultural Resources (“Inventory”) with a California Historic Resources Status Code of “6L” (not eligible for federal, state, or local listing; may warrant special consideration in local planning).

The permit currently before the City involves a Certificate of Appropriateness (CoA) to “delist” (or remove) the property from the Inventory. Per South Pasadena Municipal Code Section 2.64 (“Inventory of Cultural Resources”), the Inventory includes:

landmarks and historic district properties designated by the city council pursuant to SPMC 2.63, properties listed on the California Register, and properties that are identified through the survey process pursuant to SPMC 2.64 and listed as **being eligible for special consideration in local planning**.

This evaluation provides the substantial evidence required for the City to make a determination of the historic resource status of the subject property and to facilitate compliance with the City of South Pasadena Municipal Code and the California Environmental Quality Act (CEQA).

Figure 1 Subject property location, parcel map



Source: Los Angeles County Tax Assessor Map, edited by Rincon

Previous Historic Resource Surveys and Inventories

City of South Pasadena Inventory of Cultural Resources, 1991 and 2001-2003

Completed in 1991 and 2001-2003, the South Pasadena Inventory of Cultural Resources was created to ensure that cultural resources are recognized and proactively managed in the City's planning process. The inventory includes all properties and historic districts eligible for local, state, or federal designation. It also includes properties designated on the NRHP and CRHR. The Inventory of Cultural Resources, which focused primarily on properties constructed up to 1945, was adopted by the South Pasadena City Council in 1994 and incorporated in Chapter 5, "Historic Preservation Element," of the City's General Plan. The 2001-2003 survey update was also incorporated in the Inventory and adopted by the City Council. All properties included on the Inventory of Cultural Resources qualify as historical resources pursuant to CEQA.

Rincon reviewed the City's 1991 and 2001-2003 survey results and Inventory of Cultural Resources. The vicinity and neighborhood of the subject property were included in the surveys. **The subject property was included in the 2001-2003 survey results;** it was found ineligible for federal, state, or local listing (CHR Status Codes 1-5), but eligible for special consideration in local planning (CHR Status Code 6L). As noted in the Department of Parks and Recreation Form prepared as part of the survey:

"[A]lthough the dwelling incorporated some elements of the Craftsman style, its design and construction method, typical of Craftsman-influenced dwellings of similar vintage in South Pasadena, were neither distinctive nor representative enough to render the residence an important example of properties of its type."¹

City of South Pasadena Historic Resources Survey, 2015/2016

Completed from 2015 to 2016, the South Pasadena Historic Resources Survey provided an update to the Inventory of Cultural Resources.² The project objective was applying the City's Multiple Property Documentation (MPD) format historic context statement to refine and expand on previous survey results. The 2015/2016 survey also included resources that were of-age but had never been evaluated—namely, recent past properties constructed between 1935 and 1972. Phase 1 examined the north-south corridor identified as the Area of Potential Effects for the Caltrans State Route 710 Environmental Impact Report.³ Phase 2 of the survey included properties constructed between 1935 and 1972. Phase 3 re-surveyed properties on the Inventory of Cultural Resources. At the conclusion of survey work, findings were consolidated in an updated Inventory of Cultural Resources.

The vicinity and neighborhood of the subject property were included in the Citywide survey; however, the subject property **was not re-evaluated in the 2015/2016 survey**. Preliminary survey results assigned the CHR Status Code of "6Z." In the survey results ultimately approved by the CHC, however, the previous 2001/2003 survey finding of "6L" was carried forward, with a recommendation for a subsequent intensive-level evaluation.

¹ City of South Pasadena, Planning and Building Department. Department of Parks and Recreation Series 523 Form, 822 Orange Grove Place, South Pasadena, CA. On file with Rincon Consultants, Inc.

² Historic Resources Group. 20 June 2017. *Administrative Draft Report, City of South Pasadena Historic Resources Survey*. Prepared for: City of South Pasadena Planning and Building Department.

³ State of California Department of Transportation and the Los Angeles County Metropolitan Transportation Authority, Draft Environmental Impact Report/Environmental Impact Statement, Volume I and II, March 2015. LSA Associates, Inc. and California Department of Transportation, District 7.

South Pasadena Citywide Historic Context Statement, 2014

The *South Pasadena Citywide Historic Context Statement* provides an MPD format framework for consistent and comparative evaluations. The historic context statement includes a chronology of the built environment history of the City, as well as detailed contexts and themes of significance and their associated property types. Registration requirements, including character-defining features and integrity thresholds, are used to evaluate properties and historic districts. The historic context statement includes extensive sections on themes of significance and architectural styles from the pre-World War II era in South Pasadena. These themes are applied in this evaluation in Section 5.

The subject property **is not included in the *South Pasadena Citywide Historic Context Statement*.**

2 Regulatory Framework

National Register of Historic Places

The National Register of Historic Places (NRHP) was established by the National Historic Preservation Act (NHPA) of 1966 as “an authoritative guide to be used by Federal, State, and local governments, private groups and citizens to identify the Nation’s cultural resources and to indicate what properties should be considered for protection from destruction or impairment” (CFR 36 CFR 60.2). The NRHP recognizes properties that are significant at the national, state, and local levels.

To be eligible for listing in the NRHP, a resource must be significant in American history, architecture, archaeology, engineering, or culture. A property is eligible for the NRHP if it is significant under one or more of the following criteria:

- Criterion A:** It is associated with events that have made a significant contribution to the broad patterns of our history;
- Criterion B:** It is associated with the lives of persons who are significant in our past;
- Criterion C:** It embodies the distinctive characteristics of a type, period, or method of construction, or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components may lack individual distinction; and/or
- Criterion D:** It has yielded, or may be likely to yield, information important in prehistory or history.

Integrity

Integrity is the ability of a property to convey the reasons for its significance. To be listed in the NRHP, a property must not only be shown to be significant under the National Register criteria, but it also must retain historic integrity. The NRHP criteria recognize seven aspects or qualities that, considered together, define integrity. To retain historic integrity, a property will always possess several, and usually most, of the aspects. The seven aspects of integrity are location, design, setting, materials, workmanship, feeling, and association, defined as follows:

1. Location: the place where the historic property was constructed or where the historic event occurred.
2. Design: the combination of elements that create the form, plan, space, structure, and style of a property.
3. Setting: the physical environment of a historic property.
4. Materials: the physical elements that were combined or deposited during a particular period of time and in a particular pattern or configuration to form a historic property.
5. Workmanship: the physical evidence of the crafts of a particular culture or people during any given period in history or prehistory.
6. Feeling: a property’s expression of the aesthetic or historic sense of a particular period of time.
7. Association: the direct link between an important historic event or person and a historic property.

California Register of Historical Resources

The CRHR is an inventory of significant architectural, archaeological, and historical resources in California. Resources can be listed in the CRHR through a number of methods. State Historical Landmarks and NRHP-listed properties are automatically listed in the CRHR. The CRHR criteria are closely based on those developed by the National Park Service for the NRHP. According to PRC Section 5024.1(c), a resource, either an individual property or a contributor to a historic district, may be listed in the CRHR if the State Historical Resources Commission determines that it meets one or more of the following criteria, which are modeled on NRHP criteria:

- Criterion 1:** It is associated with events that have made a significant contribution to the broad patterns of California’s history and cultural heritage.
- Criterion 2:** It is associated with the lives of persons important in our past.
- Criterion 3:** It embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of an important creative individual, or possesses high artistic values.
- Criterion 4:** It has yielded, or may be likely to yield, information important in history or prehistory.

As with resources nominated to the NRHP, CRHR-nominated resources must retain enough of their historic character or appearance to convey the reasons for their significance. Resources whose historic integrity does not meet NRHP criteria may still be eligible for listing in the CRHR.

City of South Pasadena Cultural Heritage Ordinance

Updated in 2017, the City’s Cultural Heritage Ordinance includes eligibility criteria for landmarks and historic districts. As codified in Ordinance Section 2.63B, buildings, structures, natural features, and historic districts are eligible for local designation if they meet any or all of the following:

1. Its character, interest or value as a part of the heritage of the community;
2. Its location as a site of a significant historic event;
3. Its identification with a person, persons or groups who significantly contributed to the culture and development of the city, state or United States;
4. Its exemplification of a particular architectural style of an era of history of the city;
5. Its exemplification of the best remaining architectural type in a neighborhood;
6. Its identification as the work of a person or persons whose work has influenced the heritage of the city, the state or the United States;
7. Its embodiment of elements of outstanding attention to architectural design, engineering, detail design, detail, materials or craftsmanship;
8. It is part of or related to a square, park or other distinctive area that should be developed or preserved according to a plan based on a historic cultural or architectural motif;
9. Its unique location or singular physical characteristic representing an established and familiar visual feature of a neighborhood;
10. Its potential of yielding information of archaeological interest;
11. Its significance as a distinguishable neighborhood or area whose components may lack individual distinction.

3 Property Description and Site History

This architectural description draws on a site inspection and literature review conducted by Rincon as well as a previous historic resources memo commissioned by the property owner in March 2020.

Located on the north side of Orange Grove Place, the subject property consists of a one-story single-family residence that was constructed in 1922 and expanded in stages in the late 1920s and 1940s. The home displays a modest Craftsman-influenced architectural style, with typical features including the low-pitched, nested gable roof with overhanging eaves and the use of horizontal wood siding on the exterior walls. The apexes of the roof gables are pierced with vents.

The home is roughly L-shaped in plan and capped with a low-pitched front- and side-gabled roof terminating in medium overhanging eaves trimmed with simple wood bargeboards. Centered on the principal wing of the façade, the entrance consists of a nonoriginal door, set within a simple wood frame, sheltered beneath a front-gabled patio roof. An open truss system accents the apex of the patio roof gable. Nonoriginal metal braces support the patio roof.

Flanking the entrance are a set of fixed wood-framed lights with simple wood surrounds and projecting sills. The entrance is accessed via a concrete walkway and porch. Extending east from the entrance is a nonoriginal addition, capped with a side-gable roof. The addition displays a one-over-one wood-frame window and rectangular aluminum-frame slider, both set within simple wood surrounds.

The west elevation mirrors the general design and materials of the façade; this side of the home is set close to the property line and is not visible in its entirety from the public right-of-way.

Similarly, the east elevation mirrors the design and materials seen on the façade, with wood-framed and aluminum-framed windows in a variety of configurations. A secondary entrance with a nonoriginal wood door with three-over-three lights is located on the northern portion of the east elevation. Throughout this expanse of the home, the exterior sheathing varies, with horizontal wood siding on the main (original) portion of the home, and a compatible wood shiplap siding on the rear addition. The rear elevation contains a sliding-glass door elevation on two wood steps and a one-over-one double-hung window.

Alterations include the removal and replacement of the original front-porch roof supports, the extension of the east and rear elevations, the addition of a low-wall of Hawaiian lava stone on the rear of the east elevation addition, and the removal and replacement of original windows.

The property has a shallow setback from the sidewalk, and a concrete driveway along the east portion of the site. The home is in fair condition and enhanced with mature trees and landscaping.

The following photographs document the existing conditions and setting of the subject property.

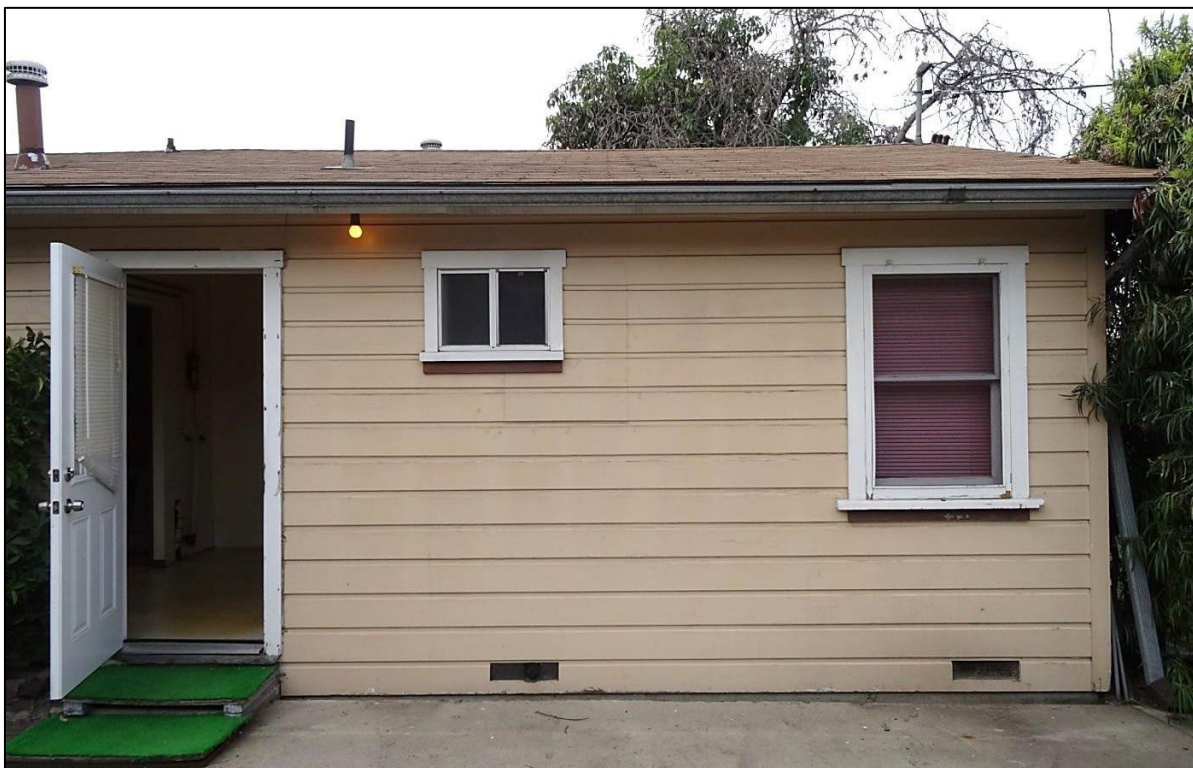
Figure 2 South (façade) elevation, from the southwest (top) and southeast (bottom) perspective, showing addition to property



Source: City of South Pasadena, Planning and Building Department, 2020

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Figure 3 Overview of side (east) elevation, southern portion (top) and northern portion (bottom)



Source: City of South Pasadena, Planning and Building Department, 2020

Figure 4 Overview of rear elevation (top) and garage, constructed in 1982 (bottom)



Source: City of South Pasadena, Planning and Building Department, 2020

Overview of Construction Chronology

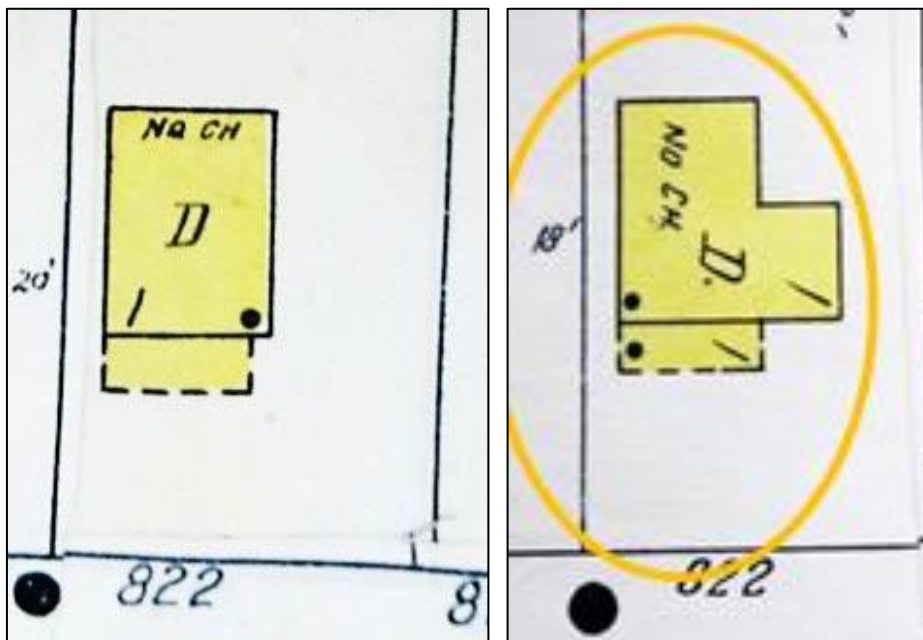
According to available building permits and other materials on file with the City, the subject property was constructed in 1922 at an estimated cost of \$1,000. In 1924, a garage was added that was subsequently demolished and replaced in 1982. In 1929, the façade was extended eastward with a one-room addition. The addition is marked by a side-gabled roof (rather than the nested front gables of the original home). In 1949, another addition was made to the home on the rear elevation. Table 1 provides an overview of the available building permits for the subject property.

Table 1 Building Permits, 822 Orange Grove Place

DATE	DESCRIPTION
1922	3-room residence constructed, \$1000
1923	Screen porch
1924	Garage constructed (14' x 18')
1925	Driveway added
1929	Addition of one room (east elevation addition)
1949	Addition of rear-elevation bedroom and bathroom
1982	Existing garage demolished, new garage built (540 sq.ft.)

Available Sanborn Fire Insurance Maps provide an overview of the home's change between 1922, when it was constructed, and circa 1930 after it was expanded eastward.

Figure 5 Sanborn Fire Insurance Map, ca. 1925 (left) and ca. 1930 (right)



Source: City of South Pasadena Planning and Building Department

Ownership History

The subject property was constructed for Albert E. Bollengier and his wife Alice. Born in France in circa 1892, Albert E. Bollengier Sr. lived in the home at 822 Orange Grove Place with his wife and their two sons, Albert Jr. and Alfred for over a decade. According to available City Directory records, Albert Sr. worked in a variety of jobs through the years – as a machinist at Minier Gas Heater (1926), a mail messenger (1928), and a mechanic at the Fix-It Shop (1930). By 1932, he had opened his own bicycle shop, Al's Bicycle and Repair Shop, on 1018 Mission Street in South Pasadena. The bike shop appears to have remained in business for only a few years; by 1936, it no longer appears in City Directories and Albert Sr. was listed as a mechanic. By the mid-1930s, the Bollengier children were still in the home, with Albert Jr. attending USC and Alfred attending South Pasadena High School.

The Bollengier family remained in the home until approximately 1937; by 1938, the home was owned and occupied by Irwin R. Cain and his wife Zora for several years. By 1940, Roy John Sutherland, a carpenter, and his wife Mildred had purchased the home. The Sutherlands owned and occupied the residence for more than two decades, until at least 1965. Throughout the years, their children James and William also resided in the home.

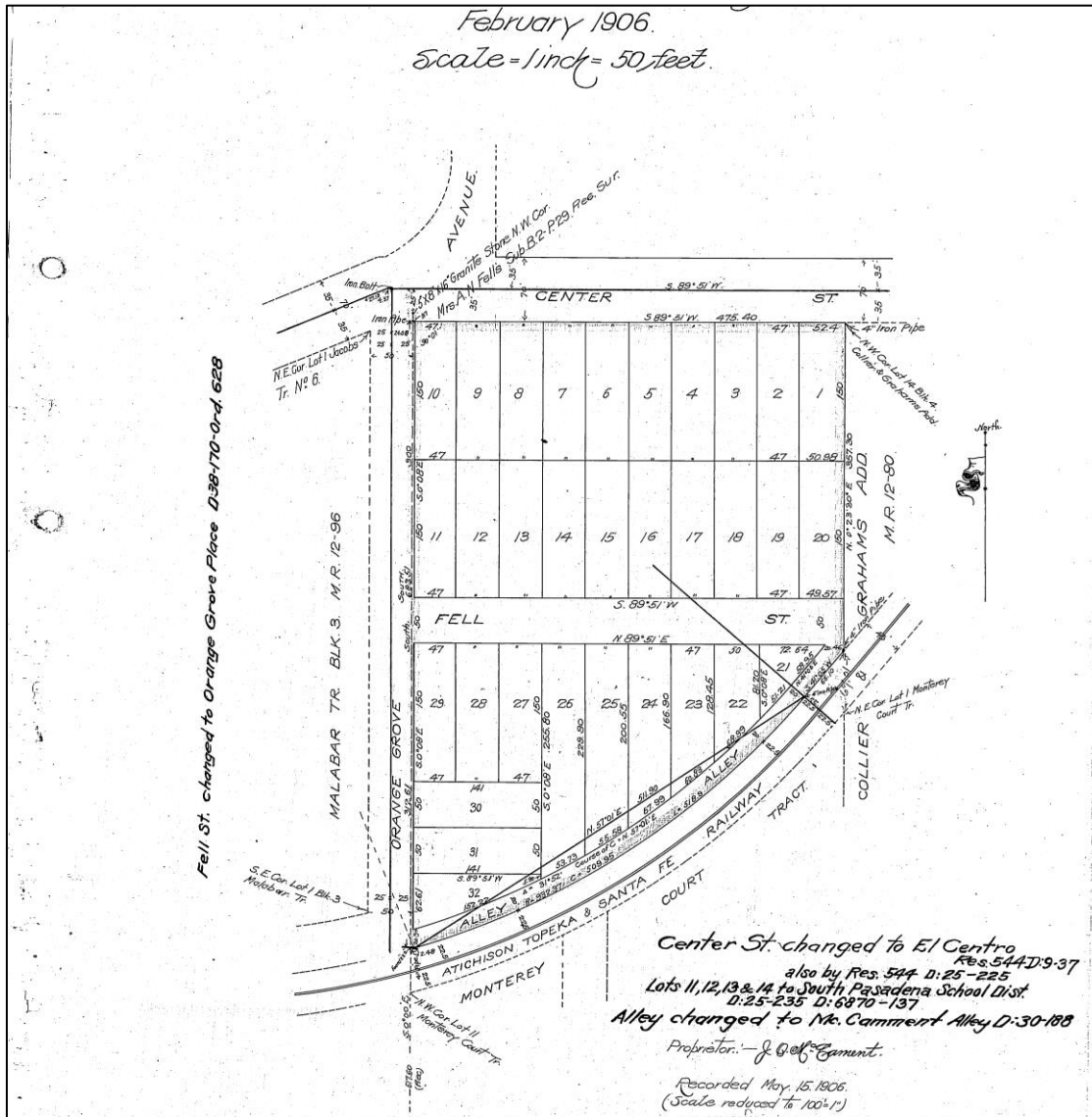
The home has since changed hands on a number of occasions.

4 Focused Neighborhood Context

The subject property is located in the McCament Tract in one of the City's earliest areas of settlement and commercial/residential construction. Subdivided in February 1906, the McCament Tract carved out roughly 30 modest-sized, rectangular parcels from the former lands of the San Gabriel Orange Growers Association and the Mrs. A.N. Fells Subdivision. At the time, present-day Orange Grove Place was named Fell Street for Mrs. Fells. Cutting a diagonal swath through the tract was the original line of the Atchison, Topeka, and Santa Fe Railway, which stopped at the nearby station located at Mission and Meridian.

This early proximity to the railway line and station, as well as South Pasadena's original commercial center and downtown, catalyzed subdivision and settlement.

Figure 6 McCament Tract map, 1906, establishing the subject property's neighborhood; "Fell Street" is now Orange Grove Place



Source: Los Angeles County Department of Engineering Tract Map Archives

Throughout downtown South Pasadena, early settlement owed much to the area's proximity to the emerging commercial corridors along Mission Street, just to the north, and the transportation corridors of Huntington Drive to the south and Fair Oaks Avenue to the west, both of which included Pacific Electric "Red Car" lines. Even so, new settlement and construction arrived gradually in the McCament Tract. With its close proximity to the railway line and South Pasadena's original commercial corridor, these lots would have been in competition with dozens of similar new tracts throughout the City, further from the railway line itself but still close to emerging amenities.

As noted above, the tract map establishing Orange Grove Place (originally Fell Street) was part of the 1906 McCament Tract; the present configuration retains a good number of the original lot sizes. At the time of the subdivision of the tract, South Pasadena was in a period of rapid growth. Between 1900 and 1910, for example, the City's population expanded more than fourfold, from 1,001 in 1900 to over 4,650 by 1910. This rate of growth made South Pasadena one of the four fastest growing cities in the state of California at the time.⁴ The 1910 Sanborn map offers a noteworthy overview of the tract's gradual in-fill with modest-sized homes (Figure 7). As of 1910, only one of the lots on present-day Orange Grove Place had been developed.

The subject property was constructed nearly two decades after establishment of the subdivision, during the boom of the 1920s. In 1922, as the home was built, the City was in the midst of a rapid expansion and population growth, which brought new residential, commercial, and institutional buildings. In the 1920s, South Pasadena's many established neighborhoods and tracts filled in with new construction, including hundreds of residences, typically in the period-revival styles that were most popular at the time. At this time, the Craftsman style was waning in popularity, to be replaced by the range of historicist styles – such as Spanish Colonial Revival, English/Tudor Revival, Mediterranean Revival, Colonial Revival, among others – that are still present in the City's many 1920s neighborhoods.

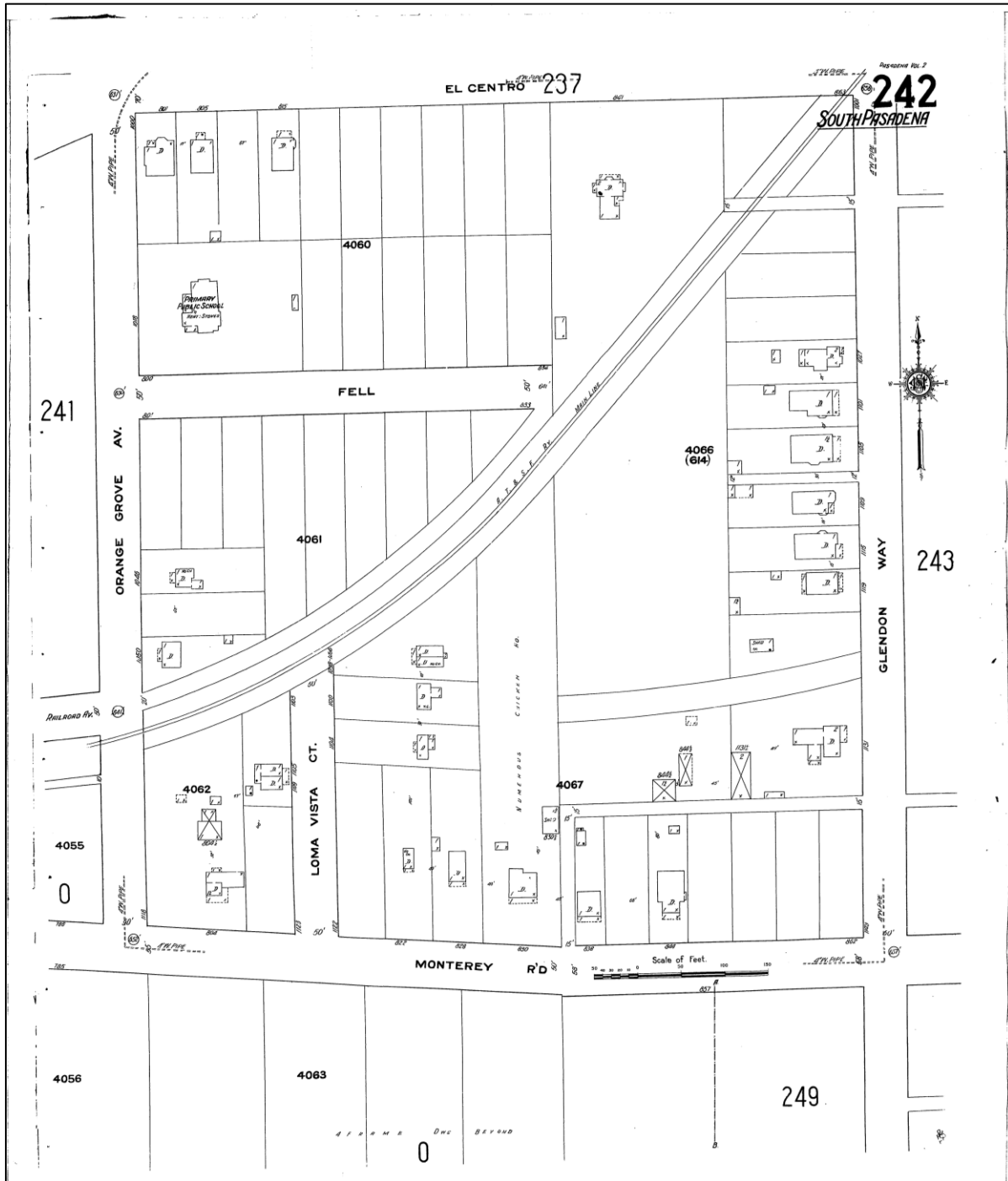
The expansion experienced during the booming 1920s transformed South Pasadena. On the level of Orange Grove Place, for example, comparing the 1910 and 1930 Sanborn Fire Insurance Maps shows how the roaring 1920s transformed this one small area. As of 1910, Orange Grove Place and the adjacent streets were relatively sparsely improved, with a small grouping of homes in varying configurations, setbacks, and stories. In contrast, as shown on the 1930 Sanborn Fire Insurance Map, new construction and settlement had expanded rapidly, with Orange Grove Place as well as adjacent areas already nearly built-out by the onset of the Great Depression (Figure 8). By 1930, South Pasadena's population stood at over 13,700 residents, a 13-fold increase in the opening quarter of the twentieth century.

In order to manage growth and accommodate the demand for housing, in 1923 the City adopted a comprehensive zoning ordinance that, among other things, allowed for the extension of commercial zoning along Fair Oaks Avenue and an increase in multifamily dwellings, including apartments, courtyard housing, and duplexes. By the postwar period, as shown on the 1950 Sanborn Fire Insurance Map, the neighborhood was largely built-out. In later years, with the continuing importance of Mission Street as a central transportation and commercial corridor, as well as the conversion of the former railway line to the Gold Line, this area of Orange Grove Place (and adjacent areas) has seen an increasing number of multifamily dwellings, including duplexes and condominiums, as well as some new construction. As of July 2020, a sizable new residential project is planned for El Centro Street, adjacent to the subject property to the north.

⁴ City of South Pasadena, Planning and Building Department. 2015. *South Pasadena Citywide Historic Context Statement*. Prepared for the City of South Pasadena by Historic Resources Group, Pasadena, CA.

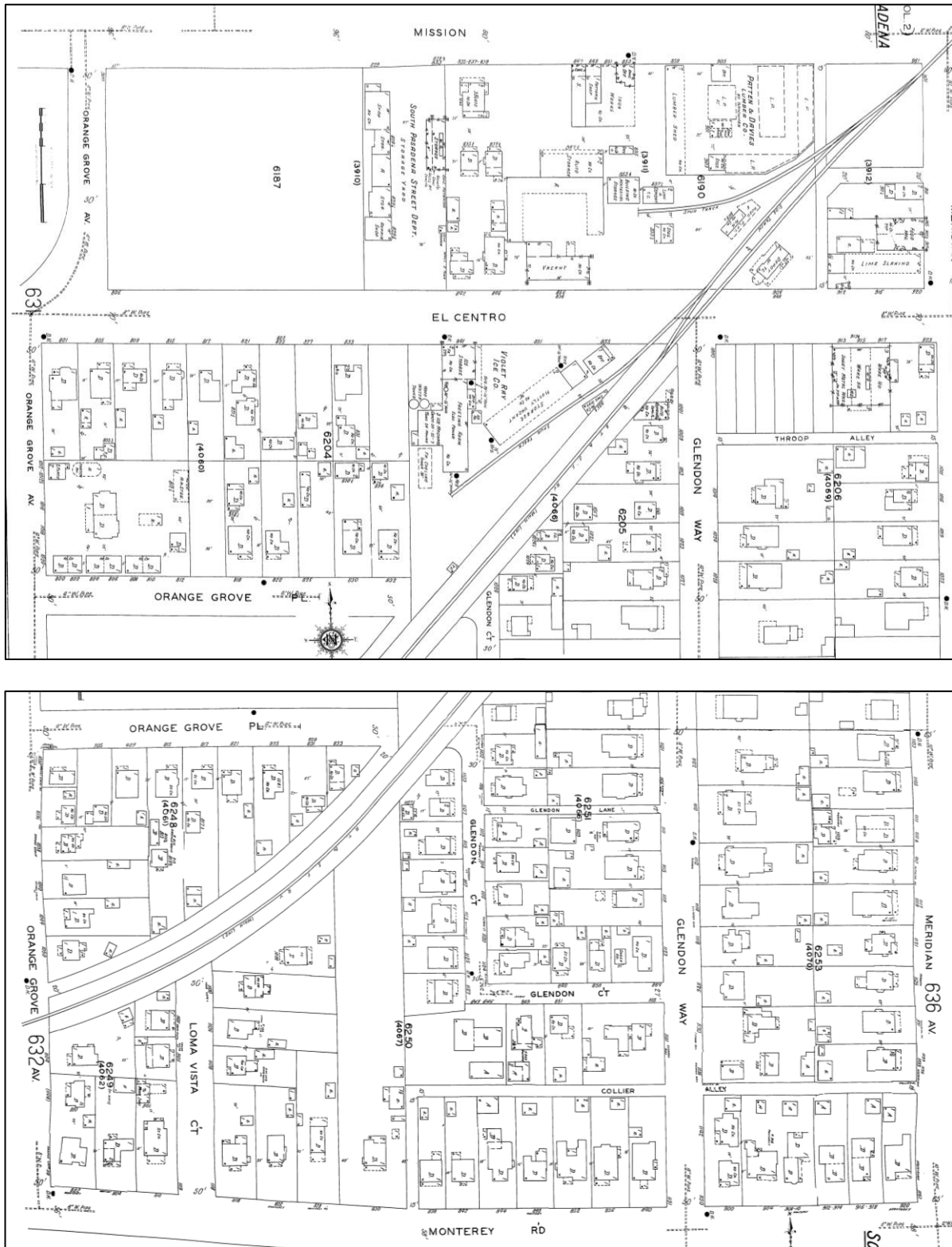
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Figure 7 1910 Sanborn; four years after its establishment, the McCament Tract remained only sparsely improved; Orange Grove Place was originally named "Fell Street"



Source: Los Angeles County Department of Engineering Tract Map Archives

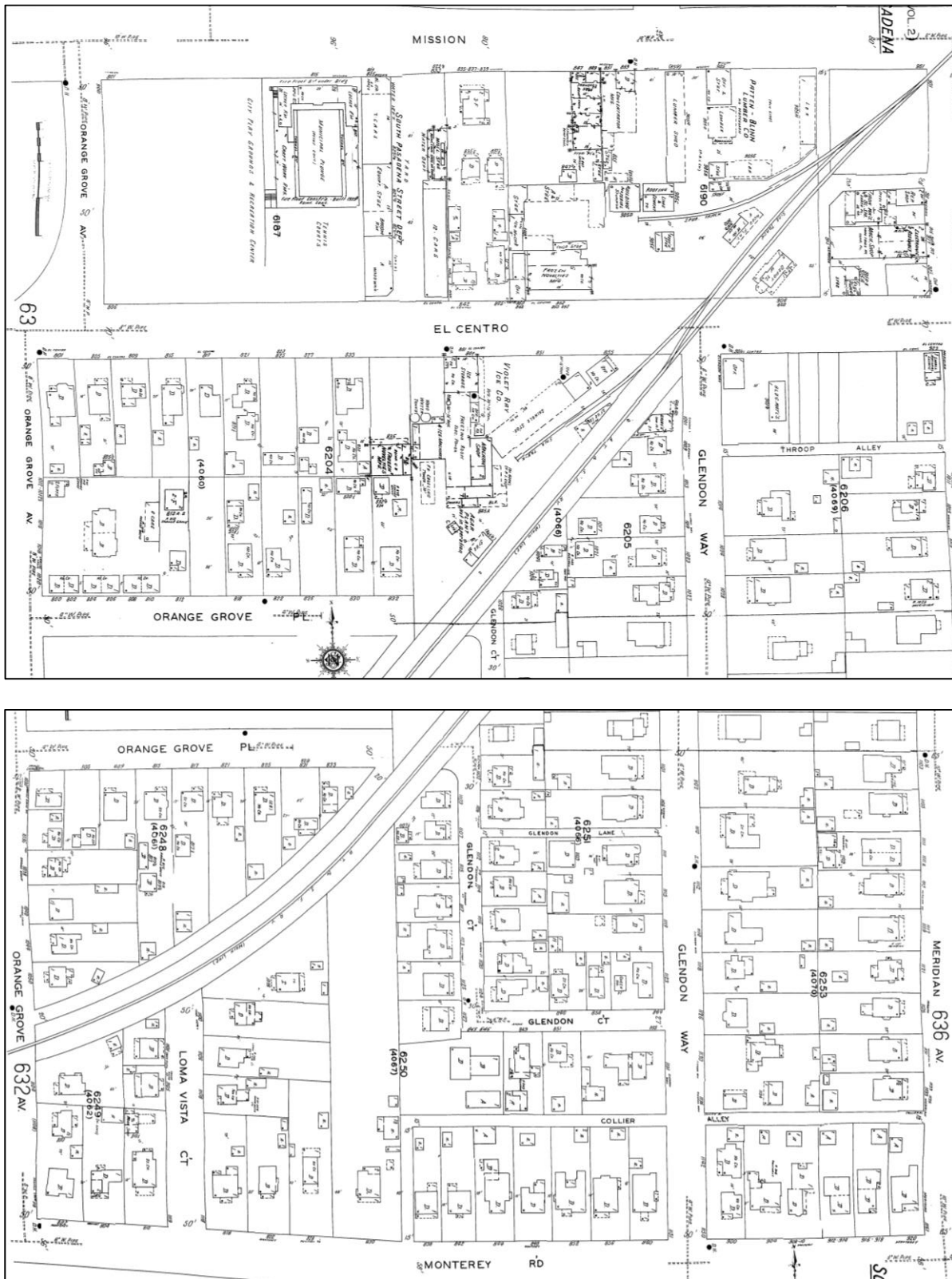
Figure 8 Sanborn Fire Insurance Maps, 1930, show the level of build-out in the neighborhood after the boom of the 1920s



Source: Los Angeles Public Library

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Figure 9 Sanborn Fire Insurance Maps, 1950



Source: Los Angeles Public Library

5 Evaluation

Framework for Evaluation: *South Pasadena Citywide Historic Context Statement* Registration Requirements

As noted previously, the 2014 *South Pasadena Citywide Historic Context Statement* provides a consistent, comparative framework for historic resource surveys and evaluations in the City. This section describes the applicable contexts/themes for the subject property as established in the *Citywide Historic Context Statement*. Based on a review of the study, the following two contexts/themes are relevant for the subject property:

1. Context: 1920s Growth (1920-1929)
 - a. Theme: 1920s Residential Development (1920-1929)
2. Context: Architecture and Design
 - a. Theme: Craftsman

The theme descriptions and registration requirements for each category follow.

Context #1: 1920s Growth | Theme: 1920s Residential Development

According to the *Citywide Historic Context Statement*, “In South Pasadena, like other parts of Southern California, the 1920s represented a period of growth and prosperity. Between the end of World War I and the onset of the Great Depression, new residential and commercial properties were constructed, municipal and civic facilities were expanded, and significant institutions were founded.”⁵ During this decade, “[r]esidential development from this period is primarily located in neighborhoods that were subdivided in earlier periods.”⁶ In terms of locations and property types qualifying under this context/theme, “Single-family and multi-family residences in period revival styles popular in the 1920s were constructed throughout the City. The residential character established in the early 20th century continued during this era, and there remains a strong collection of residential neighborhoods with examples from this period. These neighborhoods are characterized by a mixture of architectural styles designed by both prominent architectural firms and local builders.”⁷

Eligibility Standards

A residential property from this period may be significant under this context/theme if it meets the following standards:

A/1/2 (Event): As an excellent example of residential development representing a known association with the growth of the City during this period. Residences may be eligible for their association with significant tracts established during this period. Multi-family residences from this period represent an important component of the City’s development that dates to this period. The City has a collection of the bungalow court property type that

⁵ *South Pasadena Citywide Historic Context Statement*, p. 34.

⁶ *South Pasadena Citywide Historic Context Statement*, p. 148.

⁷ *South Pasadena Citywide Historic Context Statement*, p. 150.

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was introduced in the early 20th century, which is an important and threatened low density housing type.

B/2/3 (Person): For its association with a significant person. Significant persons within this theme include members of the community who may have been influential in the development of South Pasadena during this period, or who gained significance within their profession.

C/3/4 (Design): An excellent example of a particular multi-family residential property type. South Pasadena retains significant examples of multi-family property types from this period of development.

Local Criterion A (Community Character): A property that has character, interest or value as a part of the heritage of the community.

In order to meet the registration requirements under this theme, a property must:

- date from the period of significance;
- represent important patterns and trends in residential development from this period, including single-family residential growth, and significant development of multi-family residences following the 1923 zoning ordinance;
- display most of the character-defining features of the property type or style; and
- retain the essential aspects of integrity.

The following are a few examples cited in the Citywide Historic Context Statement of properties reflecting the 1920s Growth/1920s Residential Development context and theme.

Figure 1920s homes along Primrose Avenue (top left), Prospect Circle (top right), Pasadena Avenue apartments (bottom left), and Spruce Street (bottom right)



Source: Citywide Historic Context Statement, 2014

Integrity Thresholds

The following describes the essential aspects of integrity that properties would be expected to retain in order to qualify under the context/theme of 1920s Growth/1920s Residential Development:

In order to be eligible for listing at the federal, state, or local levels, a property must retain sufficient integrity to convey its historic significance under the 1920s Residential Development (1920-1929) theme. There were a large number of residential properties constructed during this period; therefore, eligible properties will have a high degree of physical integrity, with little to no alteration from their original design. South Pasadena has several intact neighborhoods from this period, which give the City a unique character.⁸

Context #2: Architecture and Design | Theme: Craftsman

As stated in the 2014 *South Pasadena Citywide Historic Context Statement*,

Craftsman architecture grew out of the late-19th century English Arts and Crafts movement. A reaction against industrialization and the excesses of the Victorian era, the movement stressed simplicity of design, hand-craftsmanship, and the relationship of the building to the climate and landscape. Craftsman architecture developed in the first decade of the 20th century as an indigenous California version of the American Arts and Crafts movement, incorporating Southern California's unique qualities. Constructed primarily of stained wood, with wide overhanging eaves, balconies, and terraces extending the living space outdoors, the style embodied the goals of the Arts and Crafts movement.

The Craftsman bungalow dates from the early 1900s through the 1920s. The bungalow's simplicity of form, informal character, direct response to site, and extensive use of natural materials, particularly wood and stone, was a regional interpretation of the reforms espoused by the Arts and Crafts movement's founder, William Morris. Craftsman bungalows generally have rectangular or irregular plans, and are one to one-and-a-half stories tall. They have wood clapboard or shingle exteriors and a pronounced horizontal emphasis, with broad front porches, often composed with stone, clinker brick, or plastered porch piers. Other character-defining features include low-pitched front-facing gable roofs, and overhanging eaves with exposed rafter tails.

As opposed to smaller developer-built or prefabricated bungalows, two-story Craftsman houses were often commissioned for wealthy residents and designed specifically with the homeowner's needs and the physical site in mind. They generally feature a low-pitched gable roof, wide overhanging eaves with exposed rafter tails, and windows grouped in horizontal bands. A high-style Craftsman house is distinguished by the quality of the materials and complexity of design and may feature elaborate, custom-designed woodwork, stained glass, and other fixtures.

By World War I, the Craftsman style declined in popularity and was replaced by Period Revival styles. The Craftsman bungalow continued to be built into the 1920s,

⁸ *Citywide Historic Context Statement*, p. 252.

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but was often painted in lighter colors, stripped of its dark wood interiors, or blended with characteristics of various revival styles.⁹

Eligibility Standards

As noted in the Citywide Historic Context Statement, an eligible Craftsman-style property would typically display the following character-defining features:

- Horizontal massing; low-pitched gable roof with rolled or composition shingle roofing
- Wide overhanging eaves with exposed rafter tails, outriggers, or knee braces
- Exterior walls clad in wood shingle, shake, or clapboard siding
- Projecting partial- or full-width, or wrap-around front porch; heavy porch piers, often of river stone or masonry
- Wood sash casement or double-hung windows, often grouped in multiples
- Wide front doors, often with a beveled light
- Wide, plain window and door surrounds, often with extended lintels
- Extensive use of natural materials (wood, brick or river stone)
- Detached garage at rear of property

In order to retain integrity and meet eligibility standards, acceptable alterations to a Craftsman-style property may include:

- Replacement of roofing material with compatible new roofing; asphalt composition shingles are generally not a compatible replacement for rolled roofing.
- Chemical removal of paint buildup on decorative wood features.
- Minor additions that ideally are not visible from the public right-of-way and do not alter the historic roofline; because of the asymmetrical character of the Craftsman style, visible additions may be acceptable if not located on the primary façade. Additions should be compatible in design with the original, and subordinate in size, scale, massing, and proportion.
- The replacement of some windows in original openings. Replacement windows where necessary should match the original in size, design, muntin pattern, profile, and material.
- Compatible additions to detached carriage house or garage.

Given the ubiquity of the style in South Pasadena, the *Citywide Historic Context Statement* includes a wide range of Craftsman-style residences that are distinctive, intact examples of the style: 1625 Bushnell Avenue, 1101 Stratford Street, 1311 Cheltenham Way, and 2046 Alpha Street. These homes are illustrated in the figures below.

⁹ *Citywide Historic Context Statement*, p. 269.

Figure 10 Examples of Craftsman-style residential design in South Pasadena



Source: Citywide Historic Context Statement, 2014

The City of South Pasadena is home to dozens of Register- and Inventory-listed Craftsman-style historic districts and landmarks. In addition, the 2015/2016 *South Pasadena Historic Resources Survey* evaluated numerous properties and historic districts eligible under this context and theme. By way of comparison, several designated and eligible examples include:

- Rollin Street Craftsman Grouping
- Ramona Craftsman District
- Spruce Craftsman Cluster
- La France Craftsman District
- Marengo School Craftsman District
- Library Neighborhood Craftsman District
- Southwest Mission Craftsman District
- 1000 Block of Avon Street

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Figure 11 Examples of Designated/Eligible Craftsman properties and districts in South Pasadena, 1000 Block of Avon Street (top) and Garfield Park District (bottom)



Source: Citywide Historic Context Statement, 2014

Evaluation of Eligibility

Criteria A/1/2 (Event)

822 Orange Grove Place **does not appear eligible for NRHP, CRHR, or local listing under Criteria A/1/2.** Research completed for this study did not reveal associations with events that have made a significant contribution to the broad patterns of local, regional, state or national history or cultural heritage.

Although 822 Orange Grove Place falls within the Context/Theme of 1920s Residential Growth, the property represents a single in-fill home within an eclectic neighborhood. The property does not reflect a significant housing development or tract, nor does it represent the work of a significant home builder or designer. The property does not meet the registration requirements described in the *South Pasadena Citywide Historic Context Statement*.

Therefore, the property does not appear eligible for listing under Criteria A/1, either individually or as a contributor to a district, nor does it appear to warrant special consideration in local planning under the criteria.

Criteria B/2/3 (Person)

822 Orange Grove Place **does not appear individually eligible for NRHP, CRHR, or local listing under Criteria B/2/3.** No information identified to date has suggested that any of the former owners or residents of the home have a significant association with the city, region, state or nation. Research has not identified any other individual, either owner or resident, associated with the home who had this significance.

Therefore, the property does not appear eligible for listing under Criteria B/2/3, either individually or as a contributor to a historic district, nor does it appear to warrant special consideration in local planning under the criteria.

Criteria C/3/4 (Architecture/Design)

822 Orange Grove Place **does not appear individually eligible for NRHP, CRHR, or local listing under Criteria C/3/4.** The property is a ubiquitous example of a modest Craftsman-style home.

In the context of South Pasadena's Craftsman-style architecture, the home does not qualify as a distinctive or outstanding example of its style, nor is it the work of a master architect. South Pasadena is home to dozens of designated and eligible Craftsman-style buildings and historic districts, and the subject property is representative but not distinctive. While the home reflects some of the character-defining features of its style, the property does not represent outstanding architectural design nor does it meet the criteria for eligibility described in the *South Pasadena Citywide Historic Context Statement*.

The property does not appear NRHP, CRHR, or locally eligible for listing under Criteria C/3/4, either individually or as a contributor to an eligible historic district.

Given its late date and ubiquity of its modest Craftsman style, the home also does not merit special consideration in local planning.

The property therefore does not qualify as a historical resource under CEQA and **does not meet the criteria for inclusion on the South Pasadena Inventory of Cultural Resources.**

6 Bibliography

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ATTACHMENT 2
Phase II Citywide Survey, 2003,
Department of Parks and Recreation Forms

PRIMARY RECORD

Item No. 1

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 3

Resource Name or #: (Assigned by recorder) 822 ORANGE GROVE PLACE

P1. Other Identifier:

P2. Location: Not for Publication Unrestricted

a. County Los Angeles

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

b. USGS 7.5' Quad _____ Date _____ T _____ ; R _____ ; 1/4 of _____ 1/4 of Sec _____ ; B.M.

c. Address: 822 ORANGE GROVE PLACE City South Pasadena Zip 91030

d. UTM: (Give more than one for large and/or linear resources) Zone _____ ; mE/ mN

e. Other Locational Data (e.g. Parcel #, directions to resource, elevation, etc., as appropriate)

Parcel No. 5315-019-043

P3 Description: (Describe resources and its major elements. Include design, materials, condition, alterations, size, and boundaries)

This one-story vernacular Craftsman-style bungalow is capped by a low-pitched front gable roof and clad in shiplap siding with corner boards. Roof elements include overhanging eaves with some exposed rafter tails and a cornice. A projecting gabled entry porch is located on the primary (south) elevation. It features an open truss in the gable end supported by simple paired posts. Within the porch area is the front entrance, which consists of a paneled door with a wood surround flanked by large square picture windows. Other fenestration is mostly one-over-one double-hung sash with wood casings.

P3b. Resource Attributes: (List attributes and codes) HP 2. Single family property

P4. Resources Present: Building Structure Object Site District Element of District Other (Isolates, etc.)



P5b Description of Photo:
(View, date, accession #)

P6. Date Constructed/Age and Sources:

Prehistoric Historic Both

1922

P7. Owner Address:

Ronald F. Schwarz
822 Orange Grove Pl
South Pasadena CA 91030

P8. Recorded by:

(Name, affiliation, and address)
Jan Ostashay, Peter Moruzzi
PCR Services Corp.
233 Wilshire Bl., Ste. 130
Santa Monica, CA 90401

P9. Date Recorded: 7/11/2003

P10. Survey Type: (Describe)
Intensive Level Survey

B10 Significance (Continued)

Item No. 1

or builder was identified with the resource. Although the dwelling incorporates some elements of the Craftsman architectural style (front-gabled roof, overhanging eaves, rafter tails, and Craftsman-like fenestration), its design and construction method, typical of Craftsman-influenced dwellings of similar vintage in South Pasadena, are neither distinctive nor representative enough to render the residence an important example of properties of its type. Therefore, the resource does not appear to be eligible for listing either in the National Register or California Register under any criteria. Further, this Craftsman-influenced dwelling is not eligible for separate listing or designation under the City of South Pasadena's Landmark ordinance because it is reflective of a relatively common architectural style and building type in the city. However, as a relatively intact example of the style, the resource is eligible for special consideration in local planning.

1-43



Cultural Heritage Commission
Agenda Report

ITEM NO. 2

DATE: August 20, 2020
TO: Chair and Members of Cultural Heritage Commission
FROM: Joanna Hankamer, Director of Planning and Community Development and
Kanika Kith, Planning Manager
VIA: Debi Howell-Ardila, MHP, Contract Preservation Planner
SUBJECT: Project No. 2328- NID/DRX- Notice of Intent to Demolish a 1,442 square-foot
single-family and 240-square-foot garage, and Design Review of two new
single-family homes (2,555 sf and 1,542) located at 1502 Bank Street (APN
No: 5319-003-016)

Recommendation

Staff recommends that the Cultural Heritage Commission make a determination that the property does not meet the national, state, or local criteria for historic designation and the project may proceed through the city’s application process without any further restrictions under the Cultural Heritage Ordinance for the demolition of a 1,442 square-foot single-family home and 1-car garage located at 1502 Bank Street.

Background

Located in central South Pasadena, between the north-south corridors of Fair Oaks and Fremont Avenues, the subject property consists of a 1908 one-story residence. The property is not listed in the City’s Inventory of Addresses or the South Pasadena Register of Cultural Resources. The property is not listed in the California Historic Resources Inventory, nor is it a federal- or state-designated landmark.

An associated Design Review Permit for development of two new single-family homes will be presented to the Design Review Board at a later date.

Discussion/Analysis

Project Description

The proposed project entails demolition of the single-family home and garage. Because the subject property is more than 45 years of age, the City prepared an intensive-level Historic Resources Evaluation Report (HRER) to facilitate compliance with South Pasadena Municipal Code (SPMC) Section 2.65(c)(3). This section of the zoning code requires preparation of an HRE report for those properties that are 45 years of age or older and slated for demolition.

The project site is located in central South Pasadena on the north side of Bank Street and surrounded by single- and multi-family homes. **Figure 1** is a parcel map showing the project site and **Figure 2** is a street view of the structure to be demolished.

Figure 1: Aerial View of Project Site

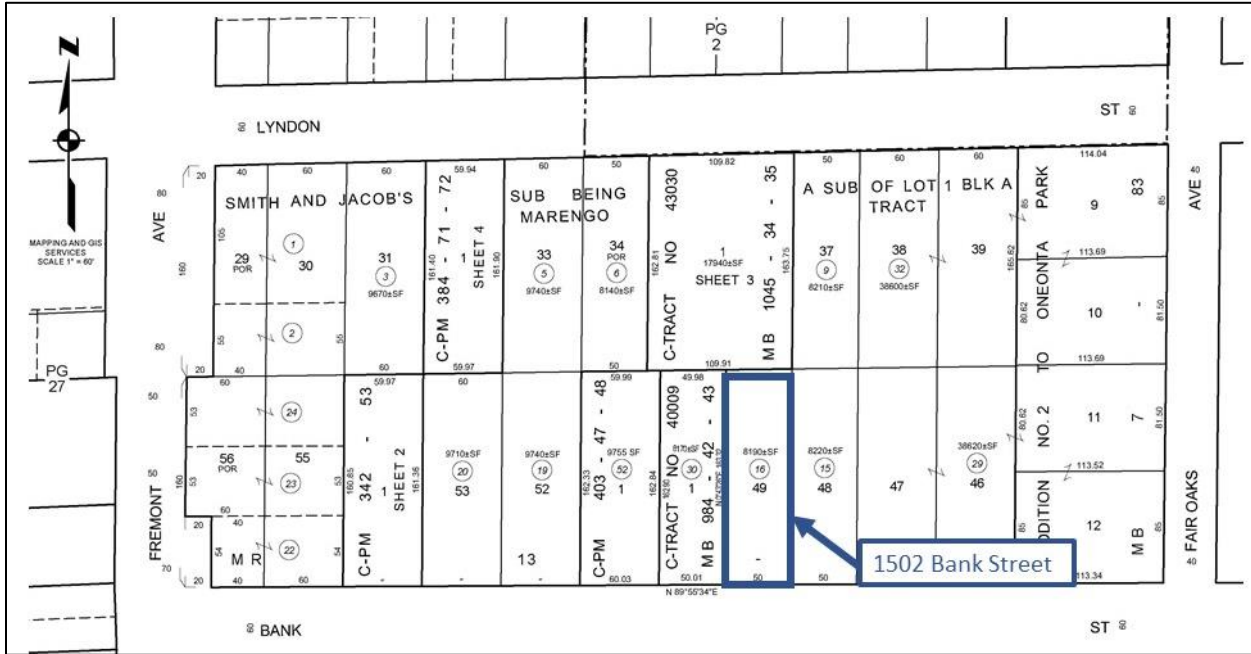


Figure 2: Single-Family Home Street View



Project Analysis

In accordance to the City's Preservation Ordinance Section 2.65(e)(3), the City's contract preservation planner prepared an intensive-level Historic Resources Evaluation (HRE) report on behalf of the property owner for their proposed demolition of a structure over 45 years old. The applicant is proposing to demolish the existing single-family home structure and 1-car garage.

The City started to survey properties in 1991 to ensure that cultural resources were recognized. In 1994, the City Council adopted the Inventory of Cultural Resources which included all properties and historic districts eligible for local, state, or federal designation. Additional surveys were conducted in 2002 and 2015-2016, to update the inventory. The subject property was not identified or included in any of those surveys.

The Historic Evaluation Report has determined that the property is ineligible as a historic resource at either the national, state, or local level. In addition, research was conducted to determine if the property was associated with any significant pattern of development or event, or with an individual important in the history of the city, region, state, or nation and if the property has an excellent example of its architectural style.

The report concluded that the property has some character-defining features typical of the Craftsman era, but overall represents a modest example of style. The property does not appear to be the work of a master, or an example of a rare building or construction type, or the last property type of its kind. The property is also not associated to an important event or with a person of significance.

Based on the report's findings, the proposed project of demolition should have no impact on Historic Resources. A HRE report is included as **Attachment 1**.

Staff is recommending the Cultural Heritage Commission (CHC) concur with the report's findings and allow the project to proceed to Design Review with any further historic review process. If the CHC determines that the property does not have any historic and cultural significance, the project may proceed to the Design Review Board for a Notice of Intent to Demolish and Design Review for construction of the two new homes.

Alternatives to Consider

If the Commission does not agree with staff's recommendation, the following options are available:

1. The Cultural Heritage Commission can Continue the project to address comments discussed; or
2. The Cultural Heritage Commission can determine that the property is potentially eligible at the federal, state, or local level, the property shall be added to the City's Inventory of Cultural Resources and proceed with procedures for a Certificate of Appropriateness for the proposed demolition.

Next Steps

1. If approved, the applicant will proceed with the Design Review Board for a Notice of Intent to Demolish and Design Review.

2. If denied, the Cultural Heritage Commission's decision can be appealed by the applicant to the City Council.

Fiscal Impact

Not Applicable.

Environmental Analysis

In accordance with the California Environmental Quality Act (CEQA), the project qualifies for a Categorical Exemption under Section 15301, Class 1 Existing Facilities and Section 15303, Class 3 New Construction or Conversion of Small Structures. Class 1 exemption includes demolition and removal of individual small structures such as a single-family residence. Class 3 exemption includes the construction of up to three single-family residences within an urbanized area.

Public Notification of Agenda Item

The public was made aware that this item was to be considered this evening by virtue of its inclusion on the legally publicly noticed agenda, posting of the same agenda and reports on the City's website, in the *South Pasadena Review* newspaper, and individual property mailings to those within 300 feet of the project site.

Attachment

1. Historic Resources Evaluation Report

ATTACHMENT 1
Historic Resources Evaluation Report,
1502 Bank Street



Historic Resources Evaluation Report 1502 Bank Street, South Pasadena

Administrative Draft

Prepared for:

City of South Pasadena, Planning & Building Department
Ms. Kanika Kith, Planning Manager
1414 Mission Street
South Pasadena, California 91030

Prepared by:

Rincon Consultants, Inc.
Contact: Debi Howell-Ardila, MHP
250 East 1st Street, Suite 1400
Los Angeles, California 90012

23 July 2020

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Executive Summary

This evaluation was prepared by Rincon Consultants for the City of South Pasadena Planning and Building Department (City) for the residence at 1502 Bank Street (APN 5319-003-016). Located in central South Pasadena, between the north-south corridors of Fair Oaks and Fremont Avenues, the subject property consists of a 1908 one- and one-half story residence. The subject property is not listed in the City's Inventory of Addresses (which includes eligible properties identified through survey and evaluation) or the South Pasadena Register of Cultural Resources (which includes designated landmarks and historic districts). The property is not listed in the California Historic Resources Inventory, nor is it a federal- or state-designated landmark.

The proposed project entails demolition of the single-family home. Because the subject property is more than 45 years of age, this intensive-level Historic Resources Evaluation Report (HRER) was prepared to facilitate compliance with South Pasadena Municipal Code Section 2.65(c)(3). This section of the zoning code requires preparation of an HRER for those properties that are 45 years of age or older and slated for demolition.

In accordance with the South Pasadena Cultural Heritage Ordinance, this HRER considered the subject property's potential eligibility for the National Register of Historic Places (NRHP), California Register of Historical Resources (CRHR), as a South Pasadena Landmark, in order to determine the historic resource status of the property pursuant to the California Environmental Quality Act (CEQA).

This report was completed by Debi Howell-Ardila, MHP, Senior Architectural Historian with Rincon Consultants, Inc. Rincon Principal and Architectural History Program Manager Shannon Carmack provided strategic oversight and review. Ms. Howell-Ardila is a preservation professional with 15 years of experience; she is the former Vice Chair/Chair of the South Pasadena Cultural Heritage Commission.

Archives and collections consulted for this study included the online collections of the South Pasadena Public Library, Ancestry.com, the historic Los Angeles Times, ProQuest Historical Newspapers, and the University of Southern California special collections. Available Sanborn Fire Insurance Maps and historical aerial imagery were reviewed. Records and previous studies on file with the South Pasadena Planning and Building Department were also consulted, as noted in footnotes and in Section 6, Bibliography. Previous studies commissioned by the City consulted for this evaluation include the 2014 *South Pasadena Citywide Historic Context Statement* and the 2015/2016 *South Pasadena Historic Resources Survey*.

Based on literature review, research, and site inspections, 1502 Bank Street **does not appear eligible for the NRHP, CRHR, or as a local landmark in the City of South Pasadena**. Research did not reveal that the property has an association with a significant pattern of development or event, or with an individual important in the history of the city, region, state, or nation. The property is not a distinguished or excellent example of its architectural style. The property has a number of the typical character-defining features of the Craftsman style, but it represents a ubiquitous, as well as highly altered example of the style. The property does not appear to be the work of a master, or an example of a rare building or construction type, or the last property type of its kind.

Therefore, the subject property at 1502 Bank Street does not meet the eligibility criteria for the NRHP, CRHR, or as a local landmark, either individually or as part of a historic district. The property is not considered a historical resource pursuant to CEQA.

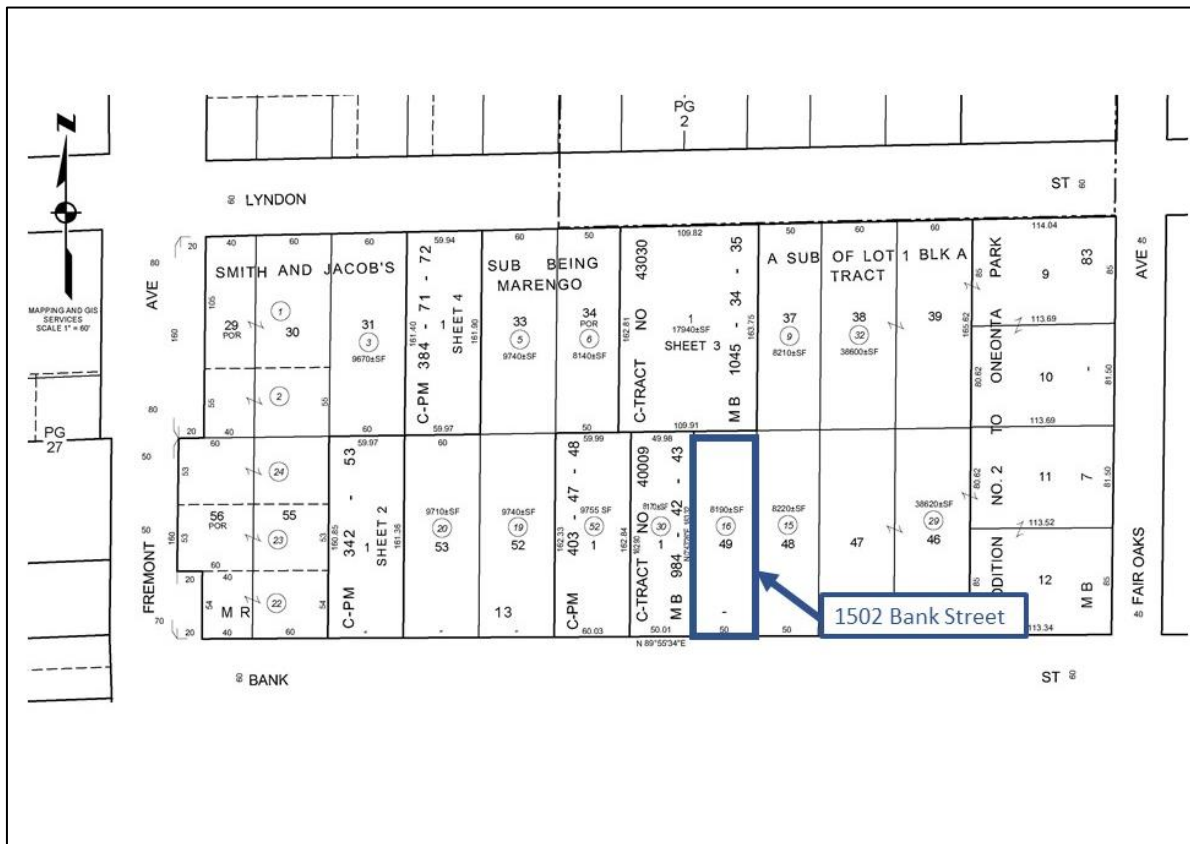
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1 Introduction

This HRER was commissioned by the City for the single-family residence located at 1502 Bank Street in central South Pasadena (Assessor’s Parcel Number 5319-003-016). Located between the north-south corridors of Fair Oaks and Fremont Avenues in central South Pasadena, the subject property is a 1908 Craftsman-style home. The property occupies one rectangular parcel roughly bounded by Lyndon Street to the north, Fair Oaks Avenue to the east, Bank Street to the south, and Fremont Drive to the west (Figure 1).

The proposed project entails demolition of the single-family home. Because the subject property is more than 45 years of age, this intensive-level HRER was prepared to facilitate compliance with South Pasadena Municipal Code Section 2.65(c)(3). This section of the zoning code requires preparation of an HRER for those properties that are 45 years of age or older and slated for demolition. This evaluation provides the substantial evidence required for the City to make a determination of the historic resource status of the subject property.

Figure 1 Subject property location, parcel map



Source: Los Angeles County Tax Assessor Map, edited by Rincon

Previous Historic Resource Surveys and Inventories

City of South Pasadena Inventory of Cultural Resources, 1991 and 2002

Completed in 1991 and 2002, the South Pasadena Inventory of Cultural Resources was created to ensure that cultural resources are recognized and proactively managed in the City's planning process. The inventory includes all properties and historic districts eligible for local, state, or federal designation. It also includes properties designated on the NRHP and CRHR. The Inventory of Cultural Resources, which focused primarily on properties constructed up to 1945, was adopted by the South Pasadena City Council in 1994 and incorporated in Chapter 5, "Historic Preservation Element," of the City's General Plan. The 2002 survey update was also incorporated in the Inventory and adopted by the City Council. All properties included on the Inventory of Cultural Resources qualify as historical resources pursuant to CEQA.

Rincon reviewed the City's 1991 and 2002 survey results and Inventory of Cultural Resources. The vicinity and neighborhood of the subject property were included in the surveys. **The subject property is not included or mentioned in the Inventory of Cultural Resources.**

City of South Pasadena Historic Resources Survey, 2015/2016

Completed from 2015 to 2016, the South Pasadena Historic Resources Survey provided an update to the Inventory of Cultural Resources.¹ The project objective was applying the City's Multiple Property Documentation (MPD) format historic context statement to refine and expand on previous survey results. The 2015/2016 survey also included resources that were of-age but had never been evaluated—namely, recent past properties constructed between 1935 and 1972. Phase 1 examined the north-south corridor identified as the Area of Potential Effects for the Caltrans State Route 710 Environmental Impact Report.² Phase 2 of the survey included properties constructed between 1935 and 1972. Phase 3 re-surveyed properties on the Inventory of Cultural Resources. At the conclusion of survey work, findings were consolidated in an updated Inventory of Cultural Resources.

The vicinity and neighborhood of the subject property were included in the Citywide survey; however, the subject property **was not identified or included in the 2015/2016 survey as an eligible historic resource.**

South Pasadena Citywide Historic Context Statement, 2014

The *South Pasadena Citywide Historic Context Statement* provides an MPD format framework for consistent and comparative evaluations. The historic context statement includes a chronology of the built environment history of the City, as well as detailed contexts and themes of significance and their associated property types. Registration requirements, including character-defining features and integrity thresholds, are used to evaluate properties and historic districts. The historic context statement includes extensive sections on themes of significance and architectural styles from the pre-World War II era in South Pasadena. These themes are applied in this evaluation in Section 5.

The subject property **is not included in the *South Pasadena Citywide Historic Context Statement*.**

¹ Historic Resources Group. 20 June 2017. *Administrative Draft Report, City of South Pasadena Historic Resources Survey*. Prepared for: City of South Pasadena Planning and Building Department.

² State of California Department of Transportation and the Los Angeles County Metropolitan Transportation Authority, Draft Environmental Impact Report/Environmental Impact Statement, Volume I and II, March 2015. LSA Associates, Inc. and California Department of Transportation, District 7.

2 Regulatory Framework

National Register of Historic Places

The National Register of Historic Places (NRHP) was established by the National Historic Preservation Act (NHPA) of 1966 as “an authoritative guide to be used by Federal, State, and local governments, private groups and citizens to identify the Nation’s cultural resources and to indicate what properties should be considered for protection from destruction or impairment” (CFR 36 CFR 60.2). The NRHP recognizes properties that are significant at the national, state, and local levels.

To be eligible for listing in the NRHP, a resource must be significant in American history, architecture, archaeology, engineering, or culture. A property is eligible for the NRHP if it is significant under one or more of the following criteria:

- Criterion A:** It is associated with events that have made a significant contribution to the broad patterns of our history;
- Criterion B:** It is associated with the lives of persons who are significant in our past;
- Criterion C:** It embodies the distinctive characteristics of a type, period, or method of construction, or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components may lack individual distinction; and/or
- Criterion D:** It has yielded, or may be likely to yield, information important in prehistory or history.

Integrity

Integrity is the ability of a property to convey the reasons for its significance. To be listed in the NRHP, a property must not only be shown to be significant under the National Register criteria, but it also must retain historic integrity. The NRHP criteria recognize seven aspects or qualities that, considered together, define integrity. To retain historic integrity, a property will always possess several, and usually most, of the aspects. The seven aspects of integrity are location, design, setting, materials, workmanship, feeling, and association, defined as follows:

1. **Location:** the place where the historic property was constructed or where the historic event occurred.
2. **Design:** the combination of elements that create the form, plan, space, structure, and style of a property.
3. **Setting:** the physical environment of a historic property.
4. **Materials:** the physical elements that were combined or deposited during a particular period of time and in a particular pattern or configuration to form a historic property.
5. **Workmanship:** the physical evidence of the crafts of a particular culture or people during any given period in history or prehistory.
6. **Feeling:** a property’s expression of the aesthetic or historic sense of a particular period of time.
7. **Association:** the direct link between an important historic event or person and a historic property.

California Register of Historical Resources

The CRHR is an inventory of significant architectural, archaeological, and historical resources in California. Resources can be listed in the CRHR through a number of methods. State Historical Landmarks and NRHP-listed properties are automatically listed in the CRHR. The CRHR criteria are closely based on those developed by the National Park Service for the NRHP. According to PRC Section 5024.1(c), a resource, either an individual property or a contributor to a historic district, may be listed in the CRHR if the State Historical Resources Commission determines that it meets one or more of the following criteria, which are modeled on NRHP criteria:

- Criterion 1:** It is associated with events that have made a significant contribution to the broad patterns of California's history and cultural heritage.
- Criterion 2:** It is associated with the lives of persons important in our past.
- Criterion 3:** It embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of an important creative individual, or possesses high artistic values.
- Criterion 4:** It has yielded, or may be likely to yield, information important in history or prehistory.

As with resources nominated to the NRHP, CRHR-nominated resources must retain enough of their historic character or appearance to convey the reasons for their significance. Resources whose historic integrity does not meet NRHP criteria may still be eligible for listing in the CRHR.

City of South Pasadena Cultural Heritage Ordinance

Updated in 2017, the City's Cultural Heritage Ordinance includes eligibility criteria for landmarks and historic districts. As codified in Ordinance Section 2.63B, buildings, structures, natural features, and historic districts are eligible for local designation if they meet any or all of the following:

1. Its character, interest or value as a part of the heritage of the community;
2. Its location as a site of a significant historic event;
3. Its identification with a person, persons or groups who significantly contributed to the culture and development of the city, state or United States;
4. Its exemplification of a particular architectural style of an era of history of the city;
5. Its exemplification of the best remaining architectural type in a neighborhood;
6. Its identification as the work of a person or persons whose work has influenced the heritage of the city, the state or the United States;
7. Its embodiment of elements of outstanding attention to architectural design, engineering, detail design, detail, materials or craftsmanship;
8. It is part of or related to a square, park or other distinctive area that should be developed or preserved according to a plan based on a historic cultural or architectural motif;
9. Its unique location or singular physical characteristic representing an established and familiar visual feature of a neighborhood;
10. Its potential of yielding information of archaeological interest;
11. Its significance as a distinguishable neighborhood or area whose components may lack individual distinction.

3 Property Description and Site History

Located in central South Pasadena, 1502 Bank Street consists of a one- and one-half story, Craftsman-style residence. Constructed in 1908, the property is roughly rectangular in plan and sheathed in nonoriginal asbestos shingles.

The façade (south elevation) displays a symmetrical design composition and a prominent, steeply-pitched side- and front-gabled roof line. Sheathed in composition asphalt shingles, the roof terminates in medium overhanging eaves faced with vertical wood planks.

Centered on the façade, the front-gabled wing projects to shelter the primary entrance to the home. On this front-gabled wing, a small rectangular opening with a simple wood-frame awning casement window marks the gable apex.

The main front gable of the residence is punctuated with a centered shed-roof dormer; the dormer is faced with asbestos shingles and two rectangular steel-frame windows. While the shed-roof dormer appears original (according to the 1910 Sanborn Fire Insurance Map, the residence was 1 ½ stories as of 1910), the current materials and configuration of the dormer windows appear nonoriginal.

The roofline throughout the home is characterized by simple wood bargeboards, accented with triangular knee braces and exposed rafter tails. Battered porch supports resting on concrete posts support the concrete entrance patio. The door is set within a simple wood frame. Access to the door is provided on four concrete steps framed by a stream-rock retaining wall and low patio wall on the front; another set of concrete steps is located on the east elevation.

The west elevation displays a bay window with wood-framed windows, capped with a shallow segmental shed-roof.

Fenestration generally consists of wood-framed fixed and one-over-one lights as well as some nonoriginal steel-frame windows. Flanking the entrance is a set of wood-framed windows with a diamond-shaped muntin pattern.

On the west elevation, long, thin aluminum-frame slider windows mark the location of the upper-story room. These windows are nonoriginal. The shed-roof dormer is mirrored on the rear elevation, which also displays a first-story addition.

Alterations to the home include the addition of the shed-roof dormer, the removal of the original sheathing material and replacement with asbestos shingles, the addition of aluminum-framed windows, and two additions in the rear elevation. The additions in the rear elevation are capped with a low-pitched, sloped roof that extends the roofline of the original house. The rear elevation addition displays a rectangular dormer, capped with a simple flat roof trimmed with wood.

The property has a deep setback from the sidewalk, and a concrete driveway along the east portion of the site. The home is in fair condition and enhanced with mature trees and landscaping.

The following photographs document the existing conditions and setting of the subject property.

1502 Bank Street, South Pasadena, California
Historic Resource Evaluation Report

Figure 2 South (façade) elevation, from the southwest (top) and southeast (bottom) perspectives



Source: Rincon Consultants, Inc., 2020

Figure 3 Overview of side (west) elevation, southwest perspective (top) and detail of façade and dormer and windows, south perspective (bottom)



Source: Rincon Consultants, Inc., 2020

1502 Bank Street, South Pasadena, California
Historic Resource Evaluation Report

Figure 4 Detail of rear-elevation additions, from north (top) and northeast (bottom)



Source: City of South Pasadena, Planning and Building Department

Figure 5 Detail of side (west) elevation and bay window, northwest perspective



Source: City of South Pasadena, Planning and Building Department

1502 Bank Street, South Pasadena, California
Historic Resource Evaluation Report

Figure 6 Neighborhood Context, 1500 Bank Street, properties adjacent to subject property to the west (top) and south (bottom)



Source: Rincon Consultants, Inc., 2020

Construction Chronology and Ownership History

The subject property was constructed in 1908, on Lot 49 of the Smith & Jacobs Subdivision. The original building permit does not appear on file with the City of South Pasadena; therefore, the original owner and architect/contractor were not identified.

The original exterior sheathing of the residence was removed and replaced with nonoriginal asbestos shingles at an unknown date.

Between 1910 and 1930, based on Sanborn Fire Insurance Maps, a small addition on the rear of the home was extended to what appears to be its current configuration. Other alterations for which no building records appear available include alterations to the dormer windows and window openings, which are currently elongated aluminum sliders.

Table 1 provides a list of all available building permits for the property.

Table 1 Building Permits, 1502 Bank Street

DATE	PERMIT #	OWNER	DESIGN PROFESSIONAL/ CONTRACTOR	DESCRIPTION
7/11/1952	27592	Ray Blessum	Durham and Brown	Reroof residence
1/10/1956	34593; 34589; 34581	Blessum	Illegible	One partition in bath – add 1 door
11/29/1957	38605	Mr. R.B. Blessum	John W. Lytle	Re-roof residence
5/29/1963	52055	J.I. Nordhof	Hammond Roofing Company	Reroof small flat pitch area at back of house
10/1/1998	001893	Christina Pham	N/A	Reroof residence

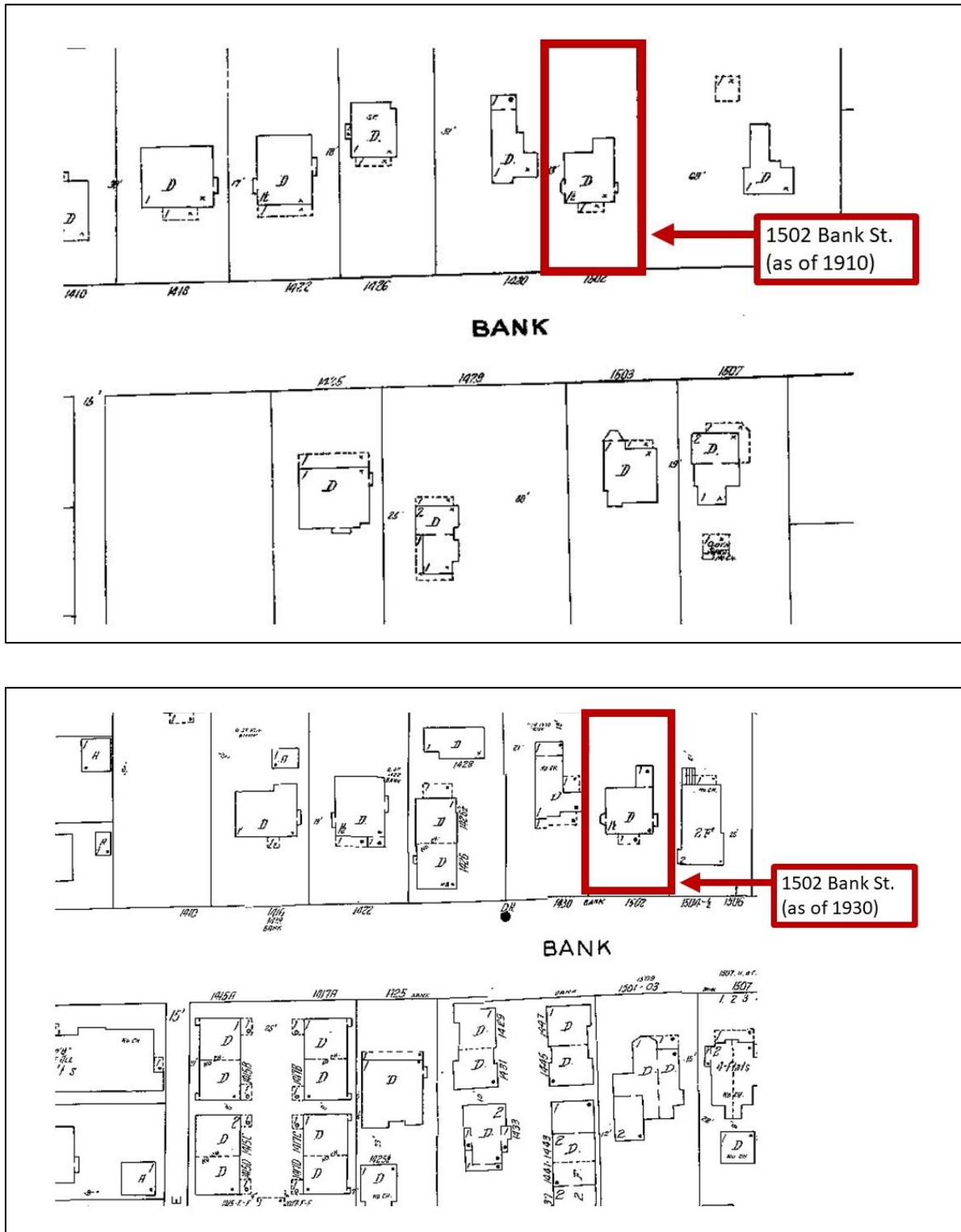
According to available City Directory records, the first appearance of the home in the phone directories was in 1926; at that time, the home was listed as vacant. From the 1920s through World War II, the home appears to have changed hands on numerous occasions. In 1928, the owner of the residence was Herbert S. Hall and his wife Carrie; according to the 1928 South Pasadena City Directory, Hall was employed in the manufacturing extract business. The Halls resided in the home until approximately 1930; by 1931, the City Directory showed the property as vacant again.

By 1932, Eugene H. Briggs and his wife Katherine owned and occupied the property; Briggs worked in the insurance business. After sitting vacant again in 1936, the home was owned by occupied by Forrest C. Allen, a barber, and his wife Hilda as of 1937, and by Charles F. Fay, a service station operator, and his wife Wilma as of 1938. Wilma appears to have remained in the property through at least 1940; at that point, she worked as a seamstress.

In 1940, the second unit was opened on the property, listed in the City Directory as 1502 ½ Bank Street. It was occupied by residents Robert and Sanford Blakely, for whom no occupation was listed in the City Directory. As of 1952, the home was occupied Ray B. Blessum, a traffic engineer, and his wife Moynelle. The Blessums appear to have remained in the house through most of the 1950s. The home has since changed hands on a number of occasions.

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Figure 7 Sanborn Maps from 1910 (top) and 1930 (right) show the expansion of a rear-elevation addition



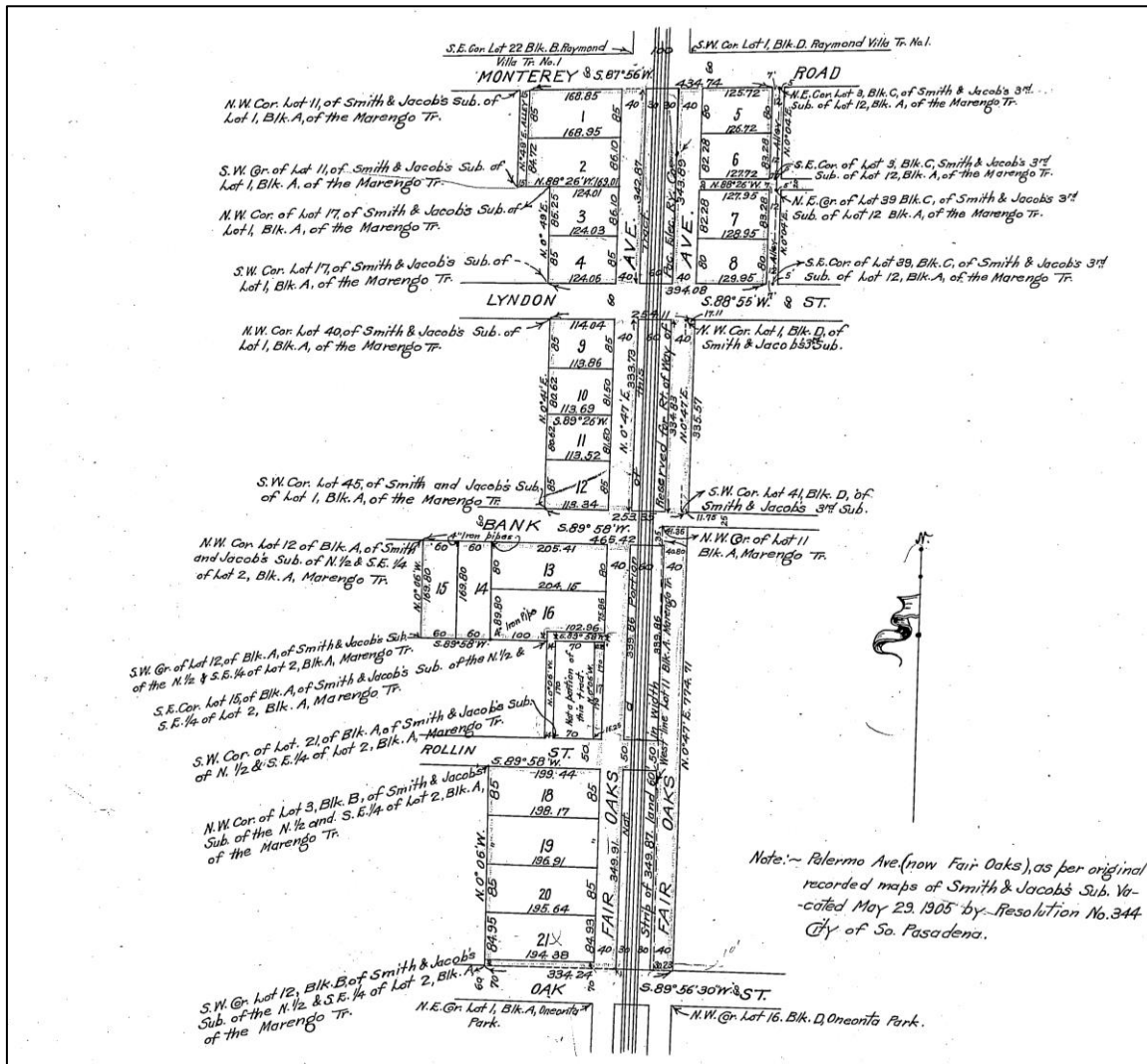
Source: Environmental Data Resources, 2020

4 Focused Neighborhood Context

The subject property is located in central South Pasadena, in and around some of the City’s oldest areas of residential and commercial settlement. The residential block is flanked by the historic commercial, institutional, and transportation corridors of Fair Oaks Avenue to the immediate east, and Fremont Avenue to the west. The tract map establishing the Fair Oaks Avenue corridor and its adjacent residential arteries (including Bank Street) was filed in January 1904 out of the original Smith & Jacob’s Tract. Oriented to Fair Oaks Avenue, the new tract created deep, street-facing lots along Fair Oaks Avenue. This configuration also influenced the size of residential parcels through Bank Street and other adjacent residential streets, which offered deep lots that proved ideal for multifamily housing and courtyard bungalows.

The Fair Oaks Avenue corridor served as the north-south route for the Pacific Electric Red Car, which catalyzed settlement and construction through this area of South Pasadena in its early years.

Figure 8 January 1904 tract map establishing the Fair Oaks Avenue corridor from the original Smith & Jacob’s Tract



Source: Los Angeles County Department of Engineering Tract Map Archives

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Throughout central South Pasadena, early settlement owed much to the area's proximity to neighborhood schools, including Marengo Elementary, the commercial areas along Mission Street and Fair Oaks Avenue, and the transportation corridors of Huntington Drive to the south and Fair Oaks Avenue to the west, both of which included Pacific Electric "Red Car" lines.

As noted above, the tract map establishing the 1500 block of Bank Street was part of the original Smith & Jacobs Tract; the present configuration retains a few of the original lot sizes, but a number of lots on the block have been joined to form larger, more recent condominium projects. At the time of the 1908 construction of 1502 Bank Street, South Pasadena was in a period of rapid growth. Between 1900 and 1910, for example, the City's population expanded more than fourfold, from 1,001 in 1900 to over 4,650 by 1910. This rate of growth made South Pasadena one of the four fastest growing cities in the state of California at the time.³

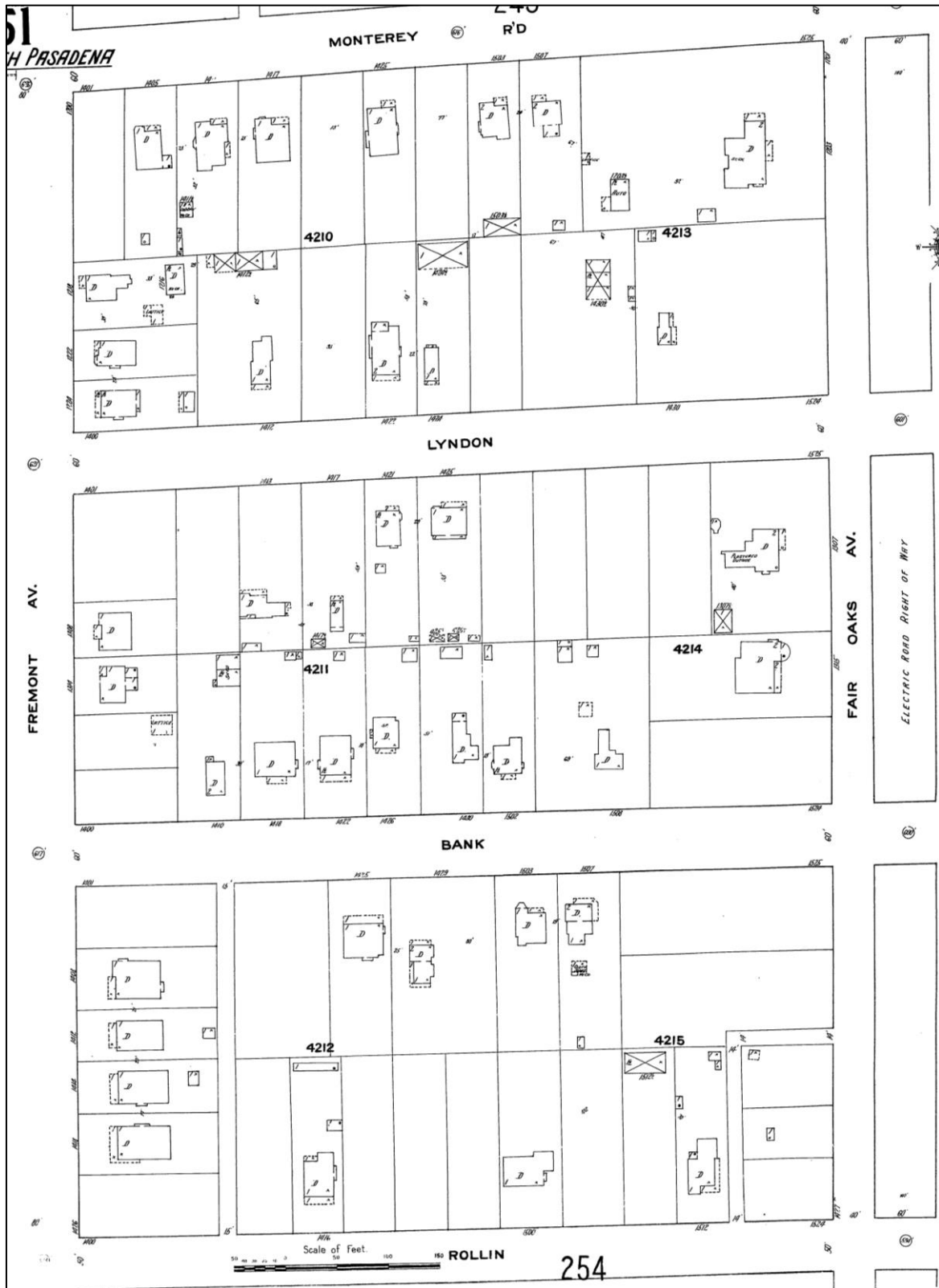
As shown on the Sanborn Fire Insurance Map, as of 1910, the 1500 block of Bank Street was sparsely improved in the opening years of the twentieth century, with a small grouping of homes in varying configurations, setbacks, and stories. In contrast, as shown on the 1930 Sanborn Fire Insurance Map, new construction and settlement expanded rapidly in the 1930s, with the 1500 block of Bank as well as adjacent areas already nearly built-out by the onset of the Great Depression. By 1930, South Pasadena's population stood at over 13,700 residents, a 13-fold increase in the opening quarter of the twentieth century.

In order to manage growth and accommodate the demand for housing, in 1923 the City adopted a comprehensive zoning ordinance that, among other things, allowed for the extension of commercial zoning along Fair Oaks Avenue. The subsequent rapid commercial development along the corridor is illustrated in the Sanborn Maps below (and still reflected in the extant urban environment). In addition, the 1923 zoning code change allowed for an increase in multifamily dwellings, including apartments, courtyard housing, and duplexes. As a result, this area between Fremont and Fair Oaks Avenues saw a dramatic increase in the addition of multifamily dwellings.

In later years, with the continuing importance of the Fair Oaks and Fremont Avenue corridors, this block of Bank Street (and adjacent areas as well) saw an increasing number of multifamily dwellings, including apartment complexes and condominiums. Some of the parcels in the 1500 block of Bank Street were joined to accommodate larger, multistory condominiums. With the degree of built-out, new construction usually replaced earlier buildings. As of 2020, Bank Street's overall eclectic, residential character, including some surviving courtyard housing complexes alongside recent condominiums, is highly characteristic of this area of central South Pasadena between the Fair Oaks and Fremont Avenue corridors.

³ City of South Pasadena, Planning and Building Department. 2015. *South Pasadena Citywide Historic Context Statement*. Prepared for the City of South Pasadena by Historic Resources Group, Pasadena, CA.

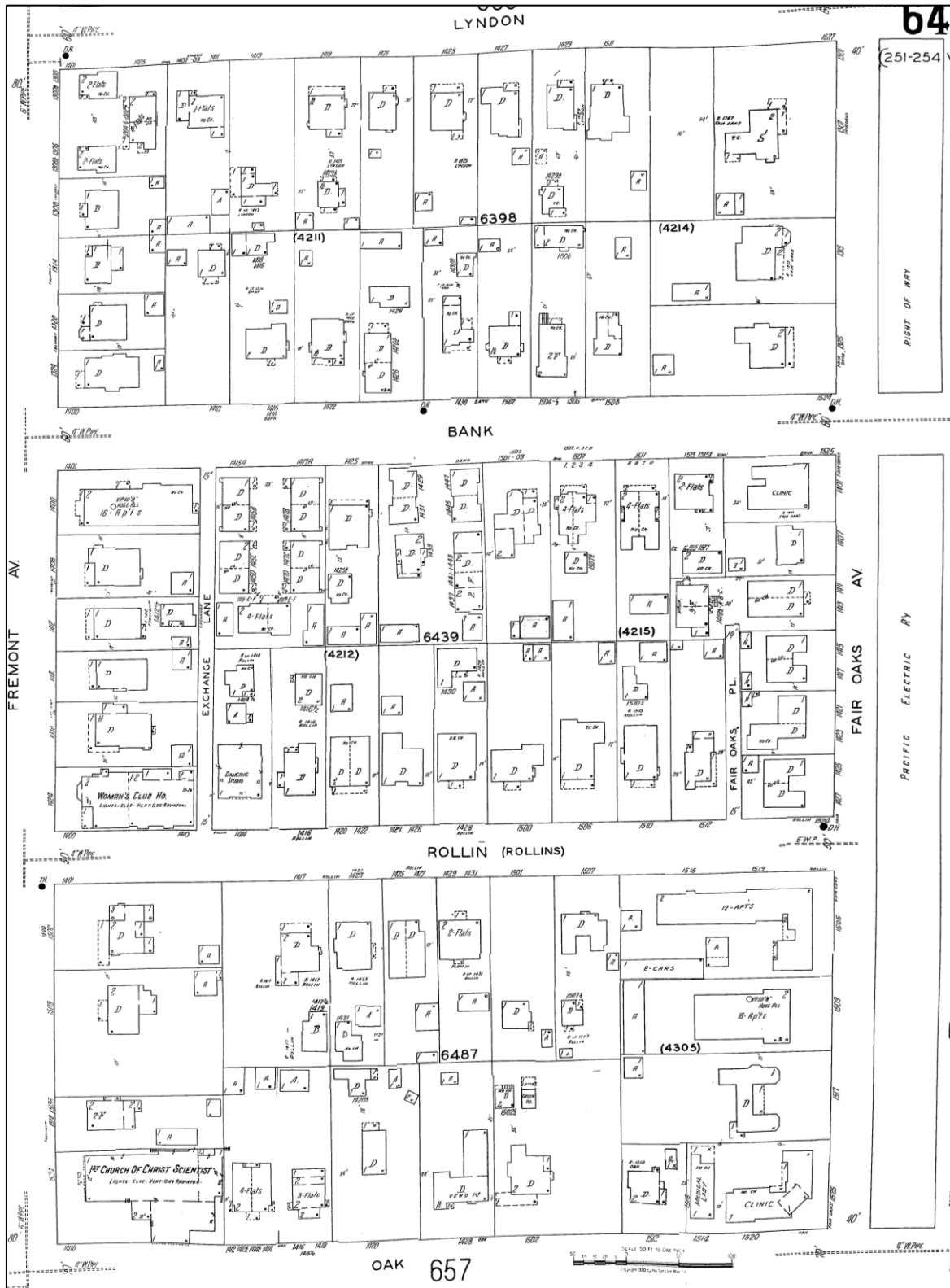
Figure 9 Sanborn Fire Insurance Map, 1910, when the area surrounding the subject property began to fill in



Source: Los Angeles Public Library

1502 Bank Street, South Pasadena, California
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Figure 10 Sanborn Fire Insurance Map, 1930, shows rapid, extensive build-up between 1910 and 1930, including courtyard housing complexes on the south side of Bank Street



Source: Los Angeles Public Library

Aerial photographs from 1928 and 1948 show the degree of build-out as early as 1928 throughout central South Pasadena (Figure 11 and Figure 12). Construction between 1928 and the postwar period was limited to in-fill on the few empty lots that were still available. The red line marks the location of Bank Street and the subject property's immediate block.

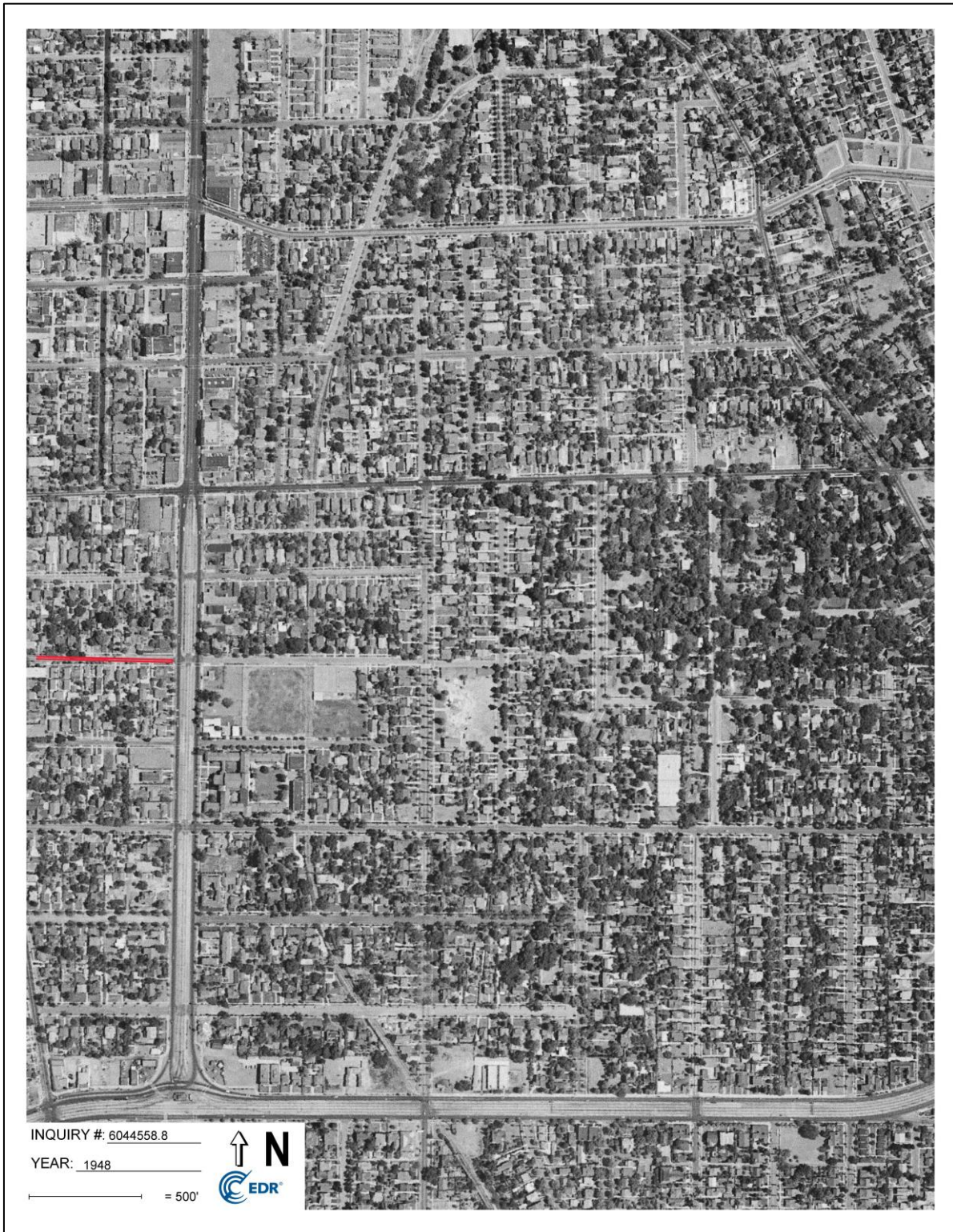
Figure 11 1928 aerial photograph; the vertical swath of Fair Oaks appears just to the left, the horizontal swath of Huntington Drive appears along the bottom



Source: Sanborn Fire Insurance Map, Environmental Data Resources, 2020

1502 Bank Street, South Pasadena, California
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Figure 12 1948 aerial photograph, showing more density but little overall change in the character of central South Pasadena



Source: Sanborn Fire Insurance Map, Environmental Data Resources, 2020

5 Evaluation

Framework for Evaluation: *South Pasadena Citywide Historic Context Statement* Registration Requirements

As noted previously, the 2014 *South Pasadena Citywide Historic Context Statement* provides a consistent, comparative framework for historic resource surveys and evaluations in the City. This section describes the applicable contexts/themes for the subject property as established in the *Citywide Historic Context Statement*. Based on a review of the study, the following two contexts/themes are relevant for the subject property:

1. Context: Early 20th Century Development (1900-1919)
 - a. Theme: Early 20th Century Residential Development (1900-1919)
2. Context: Architecture and Design
 - a. Theme: Craftsman

The theme descriptions and registration requirements for each category follow.

Context #1: Early 20th Century Development (1900-1919) | Theme: Early Residential Development (1900-1919)

According to the *Citywide Historic Context Statement*, “The early 20th century represents a significant period of growth in South Pasadena. The City has a particularly strong collection of residential neighborhoods that developed during this period, and it was during this period that the City’s residential character was largely established. Early 20th century neighborhoods reflect the influence of the Arts and Crafts movement that was prevalent in South Pasadena until World War I. Original tract features, including parks such as Oaklawn Park (now Memorial Park) that were originally established as part of residential developments may also be eligible under this theme. A property that is an excellent or rare example of a particular architectural style or method of construction, or the work of a master or noted architect may also be significant under the Architecture and Design Context.”⁴

Eligibility Standards

Based on the eligibility criteria, a residential property from this period may be significant under this theme:

A/1/2 (Event): As an excellent example of residential development representing a known association with the growth of the City during this period. The overall character of the City was established during this period, and these properties represent the residential patterns that would influence development in ensuing decades. Residences may be eligible for their association with significant tracts established during this period.

Many neighborhoods developed adjacent to the streetcar, reflecting advances in transportation that was an important settlement pattern in Southern California. Some of the earliest multi-family residential development in South Pasadena dates to this period.

⁴ *South Pasadena Citywide Historic Context Statement*, p. 117.

The bungalow court property type was introduced in the early 20th century, which is an important and threatened low density housing type.

Significant tract features may be eligible for their association with residential development during this period. The most prominent examples are the features associated with the Oaklawn tract, including the Oaklawn Bridge, the entrance portals, and the waiting station (all of which are designated). Other examples may include extant retaining walls, street lamps, street trees, and other tract features established during this period. These tract features contribute to the overall character of the City, and reflect important development patterns during this period.

B/2/3 (Person): For its association with a significant person. Significant persons within this theme include members of the community who may have been influential in the development of South Pasadena during this period, or who gained significance within their profession. A number of prominent citizens settled in South Pasadena in the early 20th century whose residences would be eligible under this theme. Note that a property is not eligible under this criterion if its only justification for significance is that it was owned or used by a person of importance. Properties eligible under this criterion are those associated with a person's productive life, reflecting the time period when he or she achieved significance.

C/3/4 (Design): An excellent example of a particular multi-family residential property type. South Pasadena retains significant examples of multi-family property types from this period of development.

Local Criterion A (Community Character): A property that has character, interest or value as a part of the heritage of the community.

According to the 2014 *Citywide Historic Context Statement*, to be eligible under the Early 20th Century Residential Development theme, a property must:

- date from the period of significance;
- reflect important development patterns from this period, including streetcar-related residential;
- development; an association with an important tract or subdivision; or an important multi-family property type;
- display most of the character-defining features of the property type or style; and retain the essential aspects of integrity.

Integrity Thresholds

The following describes the essential aspects of integrity that properties would be expected to retain in order to qualify under the Context/Theme of Early 20th Century Residential Development (1900-1919):

In order to be eligible for listing at the federal, state, or local levels, a property must retain sufficient integrity to convey its historic significance under the Early 20th Century Residential Development theme. During this era, South Pasadena experienced significant growth, particularly in single-family residential development.

There were a large number of residential properties constructed during this period; therefore, eligible properties will have a high degree of physical integrity, with little to no

alteration from their original design. South Pasadena has numerous intact neighborhoods from this period which give the City a unique character.⁵

The following describes the required aspects of integrity according to eligibility criteria:

A/1/B (Event): A residential property from this period eligible under Criteria A/1/B (Event) should retain integrity of location, design, workmanship, materials, feeling, and association, at a minimum, in order to reflect the important association with the City's residential development during this period.

The historic setting should also be relatively unaltered. A property that has lost some historic materials or details can be eligible if it retains the majority of the features that illustrate its style in terms of the massing, spatial relationships, proportion, pattern of windows and doors, texture of materials, and ornamentation.

The property is not eligible, however, if it retains some basic features conveying massing but has lost the majority of the features that once characterized its style. Secondary features such as carriage houses or garages, retaining walls, and landscape features also contribute to the character of a residential property from this period.

B/2/C (Person): A property that is significant for its historic association with a person is eligible if it retains the essential physical features that made up its character or appearance during the period of its association with the important person(s).

A residential property significant under this criterion should retain integrity of location, design, feeling, and association, at a minimum, in order to convey the historic association with a significant person.⁶

As part of the City's 2015 citywide historic resources survey, dozens of individual properties and historic districts were identified and/or confirmed as eligible under this Context and Theme. As noted previously, the subject property was not included among these properties.

Context #2: Architecture and Design | Theme: Craftsman

As stated in the 2014 *South Pasadena Citywide Historic Context Statement*,

Craftsman architecture grew out of the late-19th century English Arts and Crafts movement. A reaction against industrialization and the excesses of the Victorian era, the movement stressed simplicity of design, hand-craftsmanship, and the relationship of the building to the climate and landscape. Craftsman architecture developed in the first decade of the 20th century as an indigenous California version of the American Arts and Crafts movement, incorporating Southern California's unique qualities. Constructed primarily of stained wood, with wide overhanging eaves, balconies, and terraces extending the living space outdoors, the style embodied the goals of the Arts and Crafts movement.

The Craftsman bungalow dates from the early 1900s through the 1920s. The bungalow's simplicity of form, informal character, direct response to site, and extensive use of natural materials, particularly wood and stone, was a regional interpretation of the reforms espoused by the Arts and Crafts movement's founder, William Morris. Craftsman bungalows generally have rectangular or irregular plans,

⁵ *Citywide Historic Context Statement*, p. 119.

⁶ *Citywide Historic Context Statement*, p. 119.

and are one to one-and-a-half stories tall. They have wood clapboard or shingle exteriors and a pronounced horizontal emphasis, with broad front porches, often composed with stone, clinker brick, or plastered porch piers. Other character-defining features include low-pitched front-facing gable roofs, and overhanging eaves with exposed rafter tails.

As opposed to smaller developer-built or prefabricated bungalows, two-story Craftsman houses were often commissioned for wealthy residents and designed specifically with the homeowner's needs and the physical site in mind. They generally feature a low-pitched gable roof, wide overhanging eaves with exposed rafter tails, and windows grouped in horizontal bands. A high-style Craftsman house is distinguished by the quality of the materials and complexity of design and may feature elaborate, custom-designed woodwork, stained glass, and other fixtures.

By World War I, the Craftsman style declined in popularity and was replaced by Period Revival styles. The Craftsman bungalow continued to be built into the 1920s, but was often painted in lighter colors, stripped of its dark wood interiors, or blended with characteristics of various revival styles. (p. 269)

Eligibility Standards

As noted in the Citywide Historic Context Statement, an eligible Craftsman-style property would typically display the following character-defining features:

- Horizontal massing; low-pitched gable roof with rolled or composition shingle roofing
- Wide overhanging eaves with exposed rafter tails, outriggers, or knee braces
- Exterior walls clad in wood shingle, shake, or clapboard siding
- Projecting partial- or full-width, or wrap-around front porch; heavy porch piers, often of river stone or masonry
- Wood sash casement or double-hung windows, often grouped in multiples
- Wide front doors, often with a beveled light
- Wide, plain window and door surrounds, often with extended lintels
- Extensive use of natural materials (wood, brick or river stone)
- Detached garage at rear of property

In order to retain integrity and meet eligibility standards, acceptable alterations to a Craftsman-style property may include:

- Replacement of roofing material with compatible new roofing; asphalt composition shingles are generally not a compatible replacement for rolled roofing.
- Chemical removal of paint buildup on decorative wood features.
- Minor additions that ideally are not visible from the public right-of-way and do not alter the historic roofline; because of the asymmetrical character of the Craftsman style, visible additions may be acceptable if not located on the primary façade. Additions should be compatible in design with the original, and subordinate in size, scale, massing, and proportion.
- The replacement of some windows in original openings. Replacement windows where necessary should match the original in size, design, muntin pattern, profile, and material.
- Compatible additions to detached carriage house or garage.

Given the ubiquity of the style in South Pasadena, the *Citywide Historic Context Statement* includes a wide range of Craftsman-style residences that are distinctive, intact examples of the style: 1625 Bushnell Avenue, 1101 Stratford Street, 1311 Chelten Way, and 2046 Alpha Street. These homes are illustrated in the figures below.

Figure 13 Examples of Craftsman-style residential design in South Pasadena



Source: Citywide Historic Context Statement, 2014

The City of South Pasadena is home to dozens of Register- and Inventory-listed Craftsman-style historic districts and landmarks. In addition, the 2015/2016 *South Pasadena Historic Resources Survey* evaluated numerous properties and historic districts eligible under this context and theme. By way of comparison, several designated and eligible examples include:

- Rollin Street Craftsman Grouping
- Ramona Craftsman District
- Spruce Craftsman Cluster
- La France Craftsman District
- Marengo School Craftsman District
- Library Neighborhood Craftsman District
- Southwest Mission Craftsman District
- 1000 Block of Avon Street

1502 Bank Street, South Pasadena, California
Historic Resource Evaluation Report

Figure 14 Examples of Designated/Eligible Craftsman properties and districts in South Pasadena, 1000 Block of Avon Street (top) and Garfield Park District (bottom)



Source: Citywide Historic Context Statement, 2014

Evaluation of Eligibility

Criteria A/1/2 (Event)

1502 Bank Street **does not appear eligible for NRHP, CRHR, or local listing under Criteria A/1/2.** Research completed for this study did not reveal associations with events that have made a significant contribution to the broad patterns of local, regional, state or national history or cultural heritage.

Although 1502 Bank Street falls within the Context/Theme of Early Twentieth Century residential growth, the property represents a single in-fill home within an eclectic neighborhood. The property does not reflect a significant housing development or tract, nor does it represent the work of a significant home builder or designer. The property does not meet the registration requirements described in the *South Pasadena Citywide Historic Context Statement*.

Therefore, the property does not appear eligible for listing under Criteria A/1, either individually or as a contributor to a district.

Criteria B/2/3 (Person)

1502 Bank Street **does not appear individually eligible for NRHP, CRHR, or local listing under Criteria B/2/3.** No information identified to date has suggested that any of the former owners or residents of the home have a significant association with the city, region, state or nation. Research has not identified any other individual, either owner or resident, associated with the home who had this significance.

Therefore, the property does not appear eligible for listing under Criteria B/2/3, either individually or as a contributor to a historic district.

Criteria C/3/4 (Architecture/Design)

1502 Bank Street **does not appear individually eligible for NRHP, CRHR, or local listing under Criteria C/3/4.** The property is a ubiquitous example of a modest Craftsman-style home.

In the context of South Pasadena's Craftsman-style architecture, the home does not qualify as a distinctive or outstanding example of its style, nor is it the work of a master architect. South Pasadena is home to dozens of designated and eligible Craftsman-style buildings and historic districts, and the subject property is representative but not distinctive. While the home reflects some of the character-defining features of its style, the property does not represent outstanding architectural design nor does it meet the criteria for eligibility described in the *South Pasadena Citywide Historic Context Statement*.

The property does not appear NRHP, CRHR, or locally eligible for listing under Criteria C/3/4, either individually or as a contributor to an eligible historic district.

The property therefore does not qualify as a historical resource under CEQA.

6 Bibliography

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Cultural Heritage Commission Agenda Report

ITEM NO. 3

DATE: August 20, 2020

TO: Chair and Members of the Cultural Heritage Commission.

FROM: Joanna Hankamer, Director of Planning and Community Development
Kanika Kith, Planning Manager

PREPARED BY: Aneli Gonzalez, Management/Planning Intern

SUBJECT: **807 Bank Street – Landmark Historic Designation Request**

Recommendation

It is recommended that the Cultural Heritage Commission appoint a subcommittee to review a request for a Landmark Historic Designation.

Discussion/Analysis

On June 11, 2020, the property owner of 807 Bank Street, Lisa Padilla, submitted a request to designate her home as a historic landmark property. A history of the property, prepared by Greg Hise, was provided with the request and included as **Attachment 1**.

As stated in the report prepared by Mr. Hise, the home, “Sowards House,” was built in 1959 and is considered a modern ranch home. The home’s plan is a rotated “L” and faces to the south and west. The front of the home is dominantly designed with vertical boards and battens, horizontal windows, two on each face which recede from view under extended eaves. The main entry has laid out brick in semi-circles to be used as a landing with decorative brick pedestals. Other elevations are finished with stucco and defining features include a deep roof overhang, wood deck, and full height window wall.

According to the report, the Sowards home was designed by Theodore Pletsch, whose career spanned more than 50 years. In 1958 alone, Mr. Pletsch completed 11 new homes, mainly in Pasadena and South Pasadena. The Sowards House is a surviving example of Pletsch’s work in South Pasadena.

Staff recommends that the Commission appoint a subcommittee to review this request in further detail.

Next Steps

Planning staff will arrange a virtual site visit with the homeowner and the subcommittee to inspect and discuss the property in question for landmark designation.

The appointed subcommittee will review the submitted materials and prepare a report to the Cultural Heritage Commission to make a recommendation to City Council.

Cultural Heritage Commission
August 20, 2020

807 Bank Street
Landmark Designation Request

Fiscal Impact

If the house is designated as a Landmark the applicant has the opportunity to apply for a Mills Act Contract. A Mills Act contract allows a tax reduction for a property owner who agrees to perform certain restoration and maintenance tasks over a 10-year period. Although the City will see a reduction in property tax revenue (between approximately 40% - 60% per Mills Act contracted property), the benefits of the program include economic benefits of conserving resources and reinvestment as well as the important role historic preservation can play in revitalizing older areas, creating cultural tourism, building civic pride, and retaining the sense of place and continuity with the community's past.

Environmental Analysis

The Mills Act Contract qualifies for an exemption under the California Environmental Quality Act (CEQA) Guidelines Section 15308, Class 8: Actions taken by regulatory agencies, as authorized by state or local ordinance, to assure the maintenance, restoration, enhancement, or protection of the environment where the regulatory process involves procedures for protection of the environment.

Public Notification of Agenda Item

The public is made aware of this item by virtue of its inclusion on the legally publicly noticed agenda, posting of the same agenda and reports on the City's website.

Attachment:

1. History of the Property

ATTACHMENT 1
History of the Property

Historic Resource Application

DRAFT

3-4

Sowards House
807 Bank Street
South Pasadena, CA 91030

Prepared by
Greg Hise, Historian
807 Bank St
Pasadena, CA 91030

Greg Hise trained for and practiced architecture before obtaining a doctoral degree in architectural history at UC Berkeley in 1992. Hise has authored, co-authored, or co-edited six books and more than twenty-five articles examining the built and natural environments of cities. His studies of metropolitan Los Angeles have received multiple prizes and have appeared in journals and anthologies in the U.S. and Europe. Hise is Emeritus Professor of History, University of Nevada - Las Vegas (UNLV) where he taught for a decade following fifteen years as a member of the faculties of Planning, Geography, and American Studies & Ethnicity at the University of Southern California (USC). Presently he is a scholar-in-residence at the Huntington Library.

1. INTRODUCTION

The Sowards House (1959) is a modern residence designed by Theodore Pletsch in the South Pasadena High School neighborhood. This application follows the Planning Department’s recommended outline for Due Diligence Evaluations for a Historic Resource Evaluation Report (HRER).



Vicinity map

Location

807 Bank St
Cross street: Meridian Av.
Neighborhood: South Pasadena High School area

Assessors Parcel & Lot Size

Assessors Parcel Number:
5314-019-021
Lot Size: 12,659 SF (.31 acres)

Current Historic Status

Currently, the Sowards House is without historic designation. It receives mention in historic surveys commissioned by the City of South Pasadena.

In the 2001 Historic Survey (Historic Resources Group) the Sowards House was identified as having “potential historic significance”.

In 2003 a reference to Appendix B specifies 807 Bank St as “eligible for special consideration in local planning”.

In 2007 Item 563 from Technical Assistance Bulletin (p. 5) states 807 Bank St “appears to be individually eligible for local history or designation through survey evaluation”.

In 2017 a South Pasadena Historic Survey context statement (Historic Resources Group) noted 1935-1970 as a period of significance and estimated 2,567 properties in the City Inventory of Addresses could be recommended for historic status.

2. BUILDING + PROPERTY DESCRIPTION

a. Exterior Architectural Description

West & South “Public” Elevations

Visitors who approach the Sowards House ascend a private drive from a cul-de-sac at the terminus of Bank St. In plan the residence is a rotated “L”. The facades facing south and west are intentionally unassuming, notable for the ratio of solid wall (high) to fenestration (low) intended to instill a sense of privacy. The entry sequence begins in the motor court on the southwest quadrant of the site. Horizontal windows, two on each face, recede from view under extended eaves and within the dominant motif of vertical boards and battens. The 1x12 (true dimension) redwood siding was run to the eave. Attic ventilation is delivered via a slot where the fascia meets the board roof sheathing (a screen vent would interrupt the visual uniformity). Approaching the front door a window in the kitchen leads the eye through that room, past the rear patio, to a far view of Mt. Baldy and the San Gabriel Mountains. One appreciates immediately Pletsch’s attention to topography, to sunlight and shade, the control of solar heat gain, and composed views.

The primary design element of the public facades is the main entry, located at the crux where the west and south elevations meet. Used red brick laid in a semi-circle forms a step to a landing with decorative pedestals of the same material. A four-panel side light of antique seedy glass draws the eye in but suggests more than it reveals.

The architect specified used brick for planter walls that demarcate the motor court. A two-car garage (a standard amenity for post-WWII houses) is sited at the south end of the west elevation.

4



East “Private” Elevation

The east elevation, opposite the motor court, is both the least accessible to view (it can be glimpsed from but a few locations on Meridian Ave.) and the most open in terms of fenestration (floor to ceiling sheets of glass) and views (encompassing a majority of the San Gabriel Valley from Pasadena and La Canada-Flintridge to the north, to Whittier to the south, and east to the San Geronio and San Jacinto peaks). Mid-range views -- of Mission Street and Metro’s Gold Line to the north, Fair Oaks Avenue and Pasadena High School to the east, and Huntington Drive to the south -- fix the house in its South Pasadena context.

Windows in the kitchen and hobby room (originally a screened porch) are punched openings in the stucco east façade. Another feature of this elevation is a deep roof overhang, designed to shade the house from morning sun to reduce glare and heat gain. An aluminum sliding glass door (Marshall Aluminum Products, Los Angeles) original to the house provides access to a private patio, laid in used brick, and a parterre garden. At the south end of the east elevation doors open to the hobby room, a garden and tool storage area, and the garage.



North "Private" Elevation

The façade facing north is notable principally for a wood deck constructed on posts. From the deck you can view South Pasadena's iconic water tower, La Canada-Flintridge, Pasadena, Altadena, and the San Gabriel foothills. From there the site drops off to a driveway that provides access to 809 Bank. A mature oak provides a sense of residing in a hillside grove.

The distinctive design element of the north elevation is the full height window wall at the living room and an aluminum sliding door with two fixed panels of floor to ceiling glass at the second bedroom. The stucco finish ties this elevation visually with the east and south facades. A master bedroom wing, also faced with stucco, has a ribbon of sliding aluminum windows that overlook a micro-patio made private by a landscape fence.

South "Private" Elevation

The south elevation encloses the garage and overlooks the rear of properties, undevelopable, that front on Rollin Street. The hillside is an informal open space and a habitat for animals ranging from coyote to gopher as well as an assortment of birdlife from finches to hawks, owls, and ravens. This elevation is finished in stucco and has a window placed to light the garage while controlling for heat gain.

- 6 Overall the house exterior is mostly intact per the architect's drawings with the exceptions of a screen porch converted into a "bonus room" and the relocation of storage sheds from the south façade of the garage to its east wall.

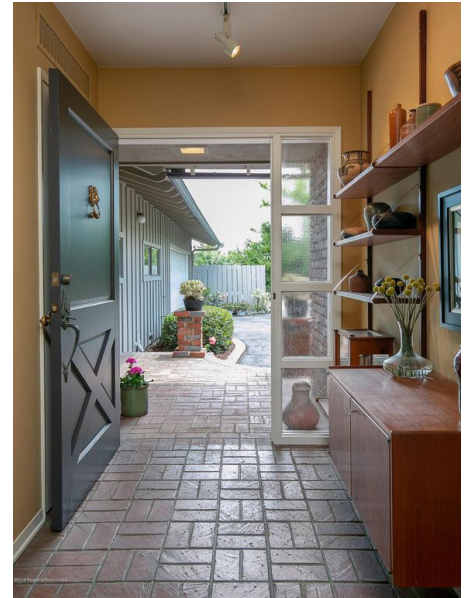


3. INTERIOR DESCRIPTION

b. Interior Architecture Description

The interior architecture is tied with the exterior in a seamless manner. The used brick employed for the landing and door surround in the recessed entry was continued into the vestibule as interior flooring.

Wood paneled walls of vertical 1x12 "V" beaded ash boards with a pickle finish repeats the board and batten siding of the entry facades. The major view rooms, living-dining and "Bedroom #2 (as per construction documents), are linked spatially and formally by a cabinet-fireplace-storage wall of ash (boards and finish-grade plywood veneer) and used brick. The masonry fireplace surround is flanked by built-in shelves above cabinets with doors that open to the living room and the bedroom designed as an entertainment hub for television and stereo equipment. Cove lighting in the living-dining zone washes the ceiling with a uniform, ambient glow.





8

An ash half-height wall and kitchen pass through define activity zones in the otherwise open plan public wing. The kitchen and adjoining service kitchen have casework of ash veneer plywood and period stainless steel appliances, including stacked ovens. A row of cubbies for spices and kitchen tools with sliding doors (of Formica on Masonite) is an efficient use of the space between the countertop and the pass through. Two three-quarter bathrooms, both en suite, and the master bedroom complete the plan.

Folding wood shutters were used for adjustable privacy screens between the living room/dining room, dining room/kitchen, and entry/Bedroom 2. Pocket doors permit long open views across the floor plan. A wide interior hall doubles as a dressing area.





10





11



Low voltage relay wiring (an electrical system popular in the 1950s and 1960s, prized for its economy and ease of installation) is still functional and utilizes small push-button switches. A central lighting control panel remains in the Master Bedroom. Cove lighting illuminates the living and dining room at night.

Modest changes over the last sixty years such as enclosing the "Screened Porch", relocating exterior storage sheds, a bathroom upgrade -- all retain the original house footprint, period style, materials, and systems.



12

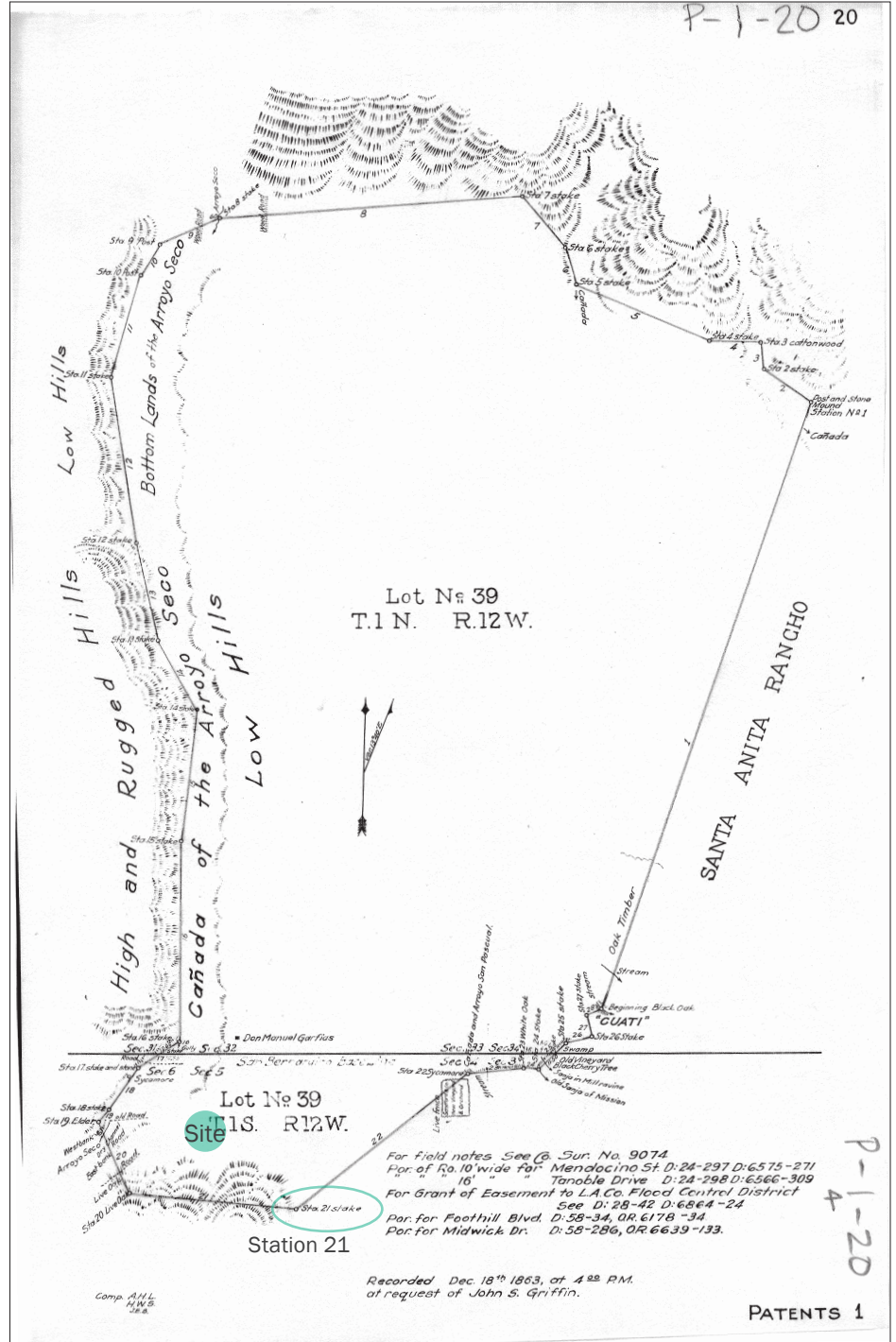
The construction documents for 807 Bank St. do not include a landscape plan or a plant list. The signature elements of the planted site are an olive tree (which an arborist estimated could be a remnant from a grove that predates the house), two California live oaks, and an undated parterre garden that extends the east facing outdoor room from the brick patio to a line where the site recedes to the south and east.¹



4. SITE HISTORY

The Neighborhood

In 1858 cartographer Henry Hancock filed a map of the San Pascual Rancho with the U.S. Surveyor General's office in San Francisco. Hancock delineated "low hills" along the east bank of the Arroyo Seco, a geological feature on which the Mary E. Sowards House would be constructed a century later. On the patent document Hancock recorded that fifteen years after the Mexican government's 1843 grant of 13,693 acres to Lieutenant Manuel Garfias his title to the land had "finally [been] confirmed."² As he walked the rancho boundary Hancock noted the location of a wooden stake at the southeast of Garfias' property. That marker, Station 21, is the datum point Civil Engineer J. Norton fixed as he surveyed the Hunt Tract three decades later. The south line of that tract followed the rancho boundary. An "Amended Map of the Hunt Tract" dated 1887 delineates eight blocks, labeled A to G, bounded by Diamond Ave. (east), Monterey (north), the rancho boundary (south), and the west line of lots fronting present day Rollin St. (then Colina St.).³



San Pascual Rancho Survey, 1858 (Recorded 1863)

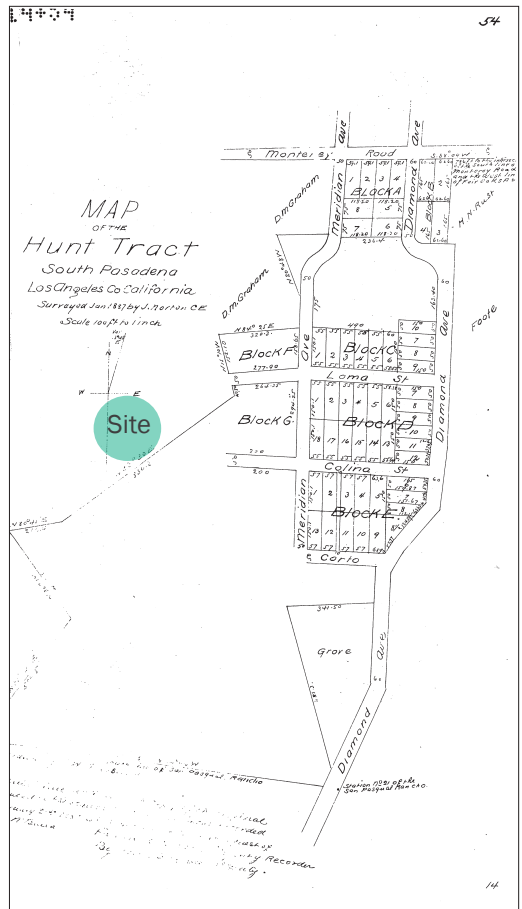
14

Attorney Robert N. Bella, President of the Pasadena Chamber of Commerce, had divided the Hunt Tract as town lots, presumably for sale. The 1887 map identifies D.M. Graham as owner of land west of the Hunt Tract, a portion of which he had improved with a residence, Wynyate, and landscaped grounds. In 1888 he would serve as South Pasadena's first mayor following municipal incorporation. The Mayor resided on Lyndon St. until he died three years later. His wife, author Margaret Graham, and his family retained the house and land. It likely was Margaret who transferred a portion of the Graham family property holdings to a new owner and that a transaction such as that was the genesis for a survey and map. The county recorded Map No. 1529 in February 1912. That map, the work of City of South Pasadena Engineer Ben Dupuy, delineates 14.7 acres west of Block G (Amended Hunt Tract) as Parcel 4, the ground on which Bank St. (then Loma St.) west of Meridian and the Sowards house would be constructed.⁴



Map of Pasadena Area, Pasadena Museum of History, 1858 (left). Map of Hunt Tract, 1887 (below).

15



In July 1947 engineer Leonard H. Goudy recorded Map No. 14526, Book 306 pages 5 and 6, which delineates the subdivision that continued Bank St. to the cul-de-sac. Nine owners of record -- Elizabeth McNitt, Helen Wishart, four members of the Church family, and three Fletchers -- signed the legal instrument. The first signatory, Clyde M. Church, had made a career in finance, as President of South Pasadena Savings Bank (incorporated 1904), in business as a real estate developer and owner of the Rialto Theater (South Pasadena) and the Highland Theater (Highland Park), and as a Municipal Court judge for the City of Pasadena. A sister, his spouse Isabelle, and their daughter Evelyn signed as co-owners. The family resided on Milan Ave. Relatives of attorney Louis Fletcher and spouse Gertrude were among the Indiana Settlers. Through inheritance Louis and Gertrude owned nearly two hundred acres of land between Columbia and Mission streets. In 1941 and again in 1953 they were recorded as residing on Stratford along with Elizabeth McNitt and her attorney husband. Helen C. Wishart, a widow, resided on Lyndon St., a block north and parallel to Bank St.

16



Aerial of South Pasadena, detail of neighborhood before Bank Street was constructed, 1927, UCSB Library Collection

The Client

Mary E. Sowards (1908-1989), a teacher who specialized in biology during a long tenure at South Pasadena High School, was the client for 807 Bank St. Students who eulogized Sowards for an alumni publication credited her with prescience regarding the significance of ecological theory for science and for instilling in them a passion for wilderness.⁵ City directories from the 1950s record Sowards residing at 1460 Garfield (at the border of South Pasadena and San Marino) and then at 1615 Camden Parkway (in South Pasadena). She affixed the latter address to the building permit the city issued when it approved construction of a single-family residence at the Bank St. site. (See aerial photo) Archival sources are silent regarding the process by which Sowards came to employ an architect, the nature of her collaboration with Theodore Pletsch, either party's assessment of the project, and additional facts of history. That said, it is likely location, the proximity of the parcel to Sowards's workplace, would have been a strong factor. It is also likely Pletsch's reputation and the portfolio of residences he had designed in South Pasadena and its surrounds would have recommended the architect to this client. Sowards's public persona as a memorable teacher invites conjecture she may have had first hand knowledge of the architect's residential projects. Less speculative is Sowards's assessment; she resided in the house until retirement c1971; longevity suggests the house suited her. Pletsch offered his client good design for a budget a teacher could afford.



Mary E. Sowards, South Pasadena High School Alumni Association



Theodore L. Pletsch, San Marino Heritage

The Architect

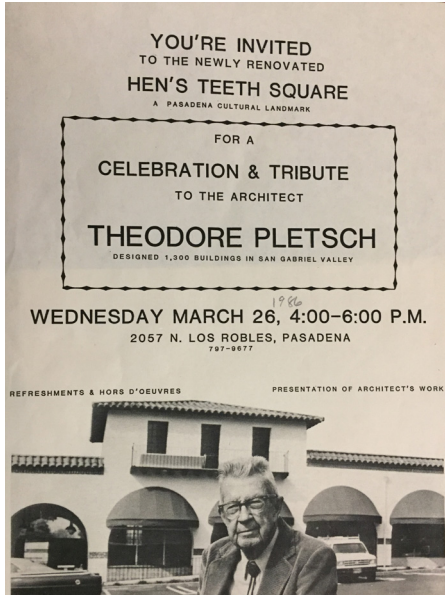
Theodore Pletsch (1901-1994) designed the "modern ranch" residence at 807 Bank St. in 1958. That year he completed eleven houses, the majority in Pasadena and South Pasadena, as well as an office building and a Memory Garden in South Pasadena and Brea respectively. Given the resources of time and energy an architect practicing as a sole proprietor expends on securing clients, developing a program, articulating the design, consulting with technical experts and tradespeople, acting as an owner's representative, Pletsch's house-a-month plus pace warrants a note. During a career that spanned more than fifty years Pletsch impressed clients and professional peers with the number of projects undertaken (he claimed to have completed more than 1,000 commissions from 1927 to 1981) and his stylistic proficiency (which he attributed to an ability to ascertain clients' preferences and to deliver a design they aspired to).⁶ Purists question the veracity of that approach and label Pletsch and his ilk "revivalists," designers who crib from the past. In fact, designing in the manner of past idioms and doing so well requires considerable knowledge and skill. More challenging still is the ability to take a known style and meld that with contemporary living. Pletsch's colleagues and clients believed he achieved both.

His reputation then was that of a regionally significant practitioner. Style setters included Pletsch among the most revered and sought after architects in southern California, a cohort of "masters" such as Wallace Neff, Cliff May, Richard Neutra, Smith & Williams, Howard Zook, John Lautner, and Donald Hensman. Houses he designed were featured regularly in the real estate sections of newspapers and magazines and on house tours in company with H. Roy Kelley, Howard Bissner, Kenneth Gordon, Donald McMurray and other designers whose approach to architecture was inclusive in terms of style. Pletsch's contributions to the built landscape of southern California are comparable to these architects.⁷

Over the course of a decades long career Pletsch collaborated with landscape architects including acknowledged masters Florence Yoch and Ruth Shelhorn. Photographers who documented Pletsch-designed houses for publication and publicity included Max Tatch, J. H. Maddocks, and Harry H. Baskerville, jr. who published in high-end shelter magazines and were in the tier of commercial photographers just below Julius Shulman (a tier of one).

An interest in residential architecture from the decades following World War II has revived his reputation. The reputational trajectory of his peers suggests Pletsch's legacy will be brought into focus via research, publications, and the market for houses from the mid-twentieth century. In sum, Theodore Pletsch is poised to return to the stature he enjoyed formerly as a mainstay in the firmament of architectural design in Southern California during the twentieth century.

18

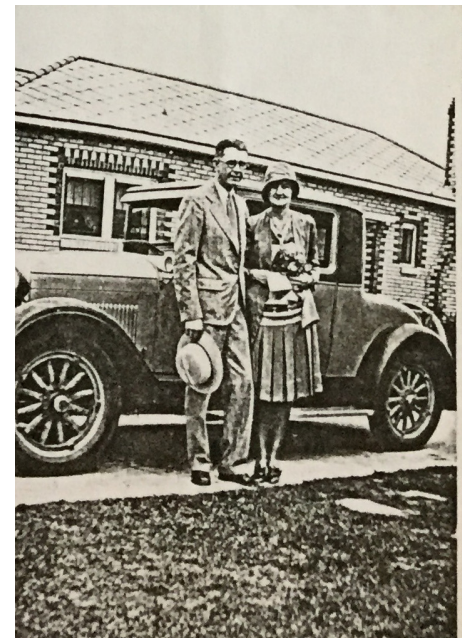
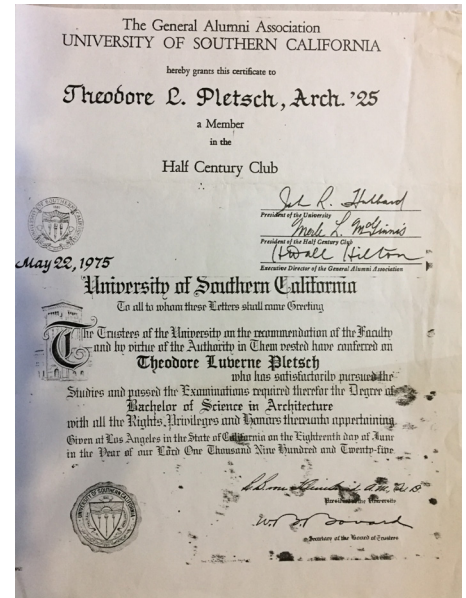


In March 1986 the Pasadena Landmarks Commission organized a "Celebration and Tribute" to the designer of "1,300 buildings in the San Gabriel Valley," Theodore Pletsch. The Commission held the event at Hen's Teeth Square, 2057 N. Los Robles, recently refurbished and an early example of a drive-in market. At the time of completion, in July 1930, newspaper accounts praised the design as the "last word in superservice stations." Pasadena Historical Society.

His Practice

Pletsch was born November 29, 1901 in Iowa Falls, IA. In 1912 the family moved to Pasadena where he attended high school (graduating in 1920) and then entered Caltech (where he studied chemistry). For an oral history conducted in 1981 (and updated four years later) Pletsch recalled a summer of construction work as the impetus for leaving Caltech and pursuing a career as a designer.⁸ Receipt of an undergraduate degree from USC's School of Architecture in 1925 opened the office doors of Wallace Neff, Bennett & Haskell, and Marston, Van Pelt, and Maybury and to experience as a draftsman for commercial and residential design.⁹ During a brief tenure with Bennett and Haskell, Pletsch worked on the reconstruction of facades along Colorado Blvd. between Fair Oaks and Marengo in Pasadena (which the city had removed to widen the roadway) and a set of period revival storefronts – Spanish Colonial, Monterey Colonial, and New England rowhouse – on Green. The latter have been designated Structures of Merit.¹⁰ Pletsch has been credited with the design of 609 E. Green, a two-story building for retailer Alice Newcomb with a shop below and a residence above, notable for its black tile façade.¹¹ In 1927 Pletsch designed a two-story commercial building on East Colorado Blvd. (a project credited to the firm Pletsch & Price) which served as his office. In April 1930 the State of California issued architectural license C 27 to this fledgling practitioner.¹²

In the interim Pletsch had moved his office to 170 East California Blvd. adjacent to his former employer Wallace Neff. Finding work was the next order of business. It would defy logic to identify a less auspicious time to secure commissions; the boom economy of the 1920s, which had encouraged speculation in finance and real estate, peaked mid-decade. The frantic sell off of stocks in 1929 came four years in to a collapse of the building industry that would last until the onset of WWII when the demand for war armaments made the construction of housing for defense workers a national duty.



19

USC "Half Century Club" recognition, 1975 (above); Theodore Pletsch and wife Amy, 1929 (below); 1341 East Colorado Avenue office building, Pletsch & Price Architects (left), San Marino Heritage.



In the midst of the Great Depression municipal officials and chambers of commerce encouraged those who had the resources to do their civic duty and stimulate local economies by building. Public displays of up-to-date houses, constructed in civic centers often adjacent to city halls, drew visitors eager to fulfill a dream of ownership in single-family houses with modern appliances and services. In 1935 the Better Housing Bureau of Pasadena enlisted architect Cyril Bennett, partner in the firm Bennett and Haskell, to judge entries submitted for a competition to design a prototypical home of tomorrow. Bennett chose the plan his former employee Pletsch submitted, which meant the latter's proposal would be constructed at Garfield Ave. and Holly St. facing the primary entrance to City Hall.

The *Star-News* reported 39,000 persons paid ten cents for admission and a chance to own the house via a lottery. Once inside visitors previewed innovations in floor plan, mechanical and construction systems, appliances, materials, and finishes Pletsch and colleagues, working in conjunction with the Federal Housing Administration (FHA), would make standard for small house architecture in the post WWII decades: an entry foyer that separated public from private space, rear yard family-centered leisure, unobstructed visual and physical connection between interior and exterior, engineered materials, electric appliances, cove lighting, built-in storage and niches for sewing, ironing, and other household tasks.¹³

In concert with other architects Pletsch sought to make better housing available to the many. In 1933 brick manufacturer Walter Simons engaged Pletsch to design a a 557 square foot single-family detached dwelling Simons intended to make available widely for less than \$1,000. In 1936 *Federal Savings and Loan Topics*,

Model House News article (below left) and Pletsch Model House Plan, 1935, Pasadena Museum of History.

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March, 1935

PASADENA'S BETTER HOUSING PROGRAM

THE Pasadena Better Housing Bureau represents the local tie-in with the Better Housing Program of the Federal Housing Administration. The Pasadena Bureau was created by appointment of an Executive Committee by the Pasadena Chamber of Commerce at the request of the Federal Administrator. This committee is composed of: Cyril Bennett, Chairman, E. A. Lockett, Stanley Van Dyke, A. J. Hay, George S. Campbell, George L. Throop, Harlan G. Loud, Lathrop K. Leishman, William Alworth, Robert Ainsworth and William Dunkerley, Secretary.

The first activity of the committee was to make a survey of the City of Pasadena to determine what repairs, alterations and new homes might be required. This survey was taken as an SERA project and upon its completion, the Bureau was formed and an office established at 41 North Garfield Avenue, space kindly loaned by Postmaster Harold B. Byron. The survey developed a large number of projects for contractors in all of the building construction industries. These have been turned over to them as rapidly as possible.

In order to further stimulate interest in building construction, an Exhibit of Building Materials was established in the same quarters and thirty-four exhibitors are now showing their products in one of the best organized and most attractive exhibits Pasadena has ever seen. This is open daily to the public from ten to four o'clock. At the same time, construction was begun on a Model 5-room House, illustrated in this Bulletin. In this project, the committee has had the full co-operation of the Pasadena banks, material dealers, contractors and sub-contractors.

The House is truly representative of a community spirit guided in the interest of better business and employment. Already it has stimulated great interest on the part of our citizens. The first two days, over 1,100 people visited the Exhibit. In the Exhibit will be found a room devoted to drawings and sketches of various types of modern homes. This is the contribution of the Pasadena architects, all of whom have shown a willingness to respond and contribute to the general program.

Furniture Co., pine paneled room furnished in Early American; Crown City Mfg. Co., California Ponderosa Pine executed in vertical Boarding, millwork, built-in fixtures and Celotex tile board; Batchelder Tile Co., Batchelder Tiles, a fired clay product, Patina Glaze; Bathroom tiles, Vacuumed quarry floors, hand-made Paver floors; George L. Throop Co., displaying Anti-Hydro Water Proofing for basements, fish ponds, and swimming pools. Fade proof cement colors. Insulate walls; Payne Furnace & Supply Co., warm air heating and air conditioning base metal furnaces, floor furnaces, Duplex register units, console heaters; Truscon Steel Co., steel windows, doors and metal screens; E. Lockett & Son, showing U. S. G. Sound - proof fire-proof and crack-proof metal lath plaster base and kindred products, cast stone; Monarch Roofing Co., specializing wood shingles and shakes, tile, composition shingles, asbestos shingles and built-up roofs; Rubens Caroselli Co., designed and manufactured the lighting fixtures in lobby and main office; E. O. May Co., exhibiting American Radiator Company hot water home heating equipment; Sears, Roebuck & Co., showing all steel sink and cabinet, Super Six Cold Spot refrigerator and Hercules water heater; Pasadena Lumber Co., showing Nu-Wood, a processed wood-clean wood, separated into individual fibres interlaced to form a multiple purpose board; Orban Lumber Co., presenting a miniature lumber yard and various building materials; Red Cedar Shingle Bureau, "Certified Shingles" to build a lifetime roof; The Woods Maytag Shop, featuring Norge Refrigerators and Ranges, Maytag, A.B.C., Hotpoint and General Electric products; Crane Co., showing a modern household water softener, a

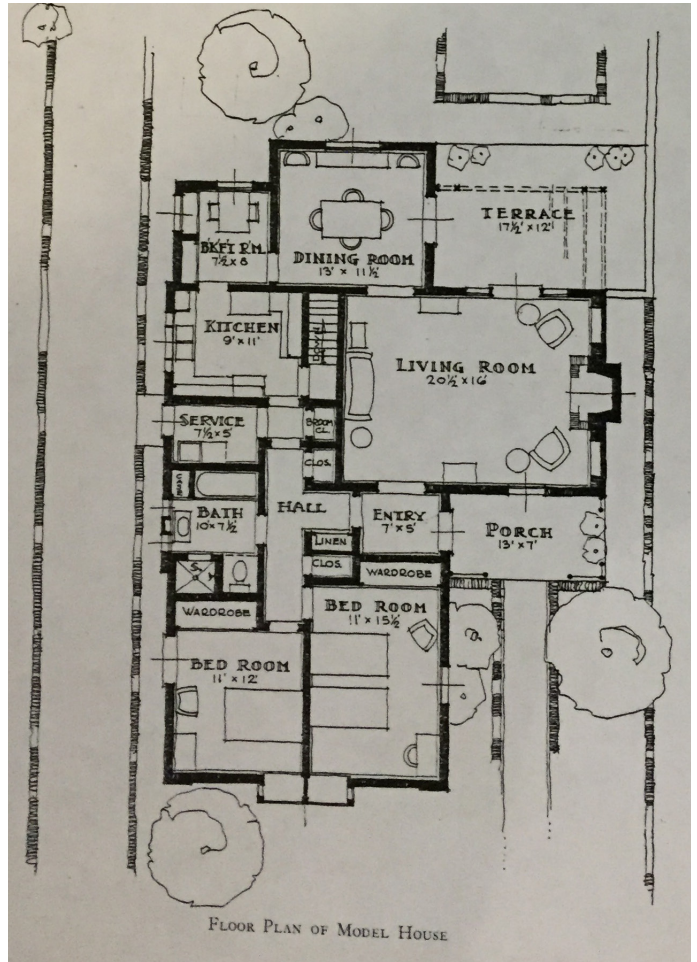


PASADENA'S MODEL HOUSE

The expense of carrying on this program is borne by fees charged to the Exhibitors for service rendered and the cost of constructing the model house will be borne by contributions to the Bureau in the form of memberships at fifty cents each. All money contributed in excess of this cost, will be used in helping the building industry in general through the continuation of the Housing Bureau.

After the House has served its purpose over a period of a few months and is no longer needed for advertising purposes, it will be given to one of the subscribers to the Better Housing Bureau Fund.

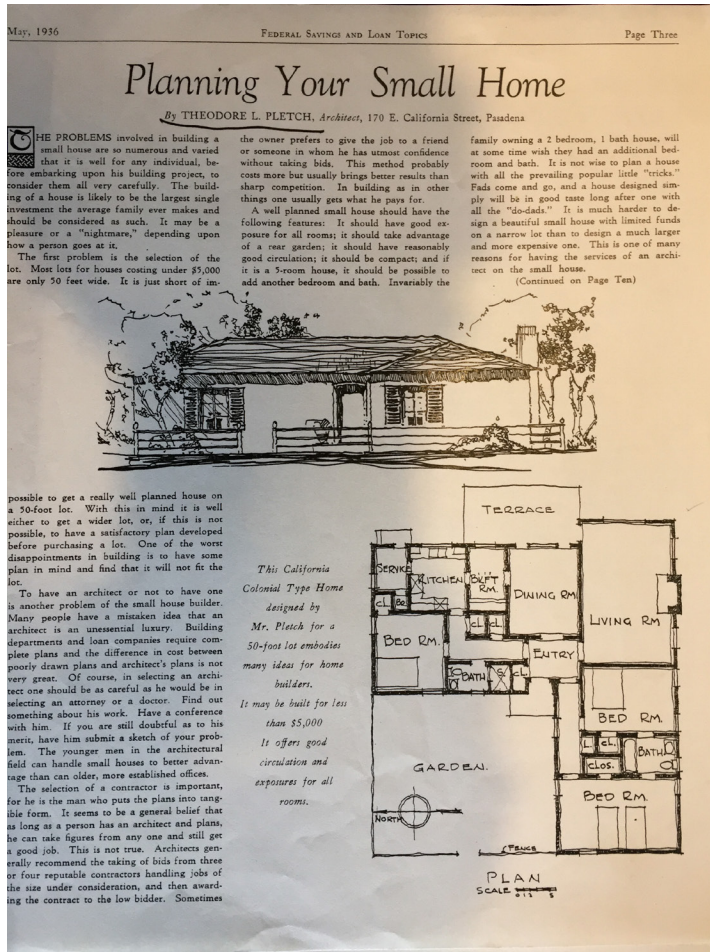
The variety of materials and equipment embraced in the Building Exhibit is evidenced by the following list of exhibitors and products shown: Floyd S. Lee, showing brick, flue lining, terracotta and "Heatulator"; J. H. Biggar



an FHA bulletin, published Pletsch's essay "Planning Your Small Home" a "how to" (and "what not to do") primer for an "average family" embarking on a house project. The author emphasized functionality more than form or style. He advised those contemplating to build to employ technical experts, regardless of house size and budget. Pletsch asserts that the challenges of constructing a compact house are comparable to those encountered when building a large residence. In fact "it is harder to design a beautiful small house on a narrow lot than to design a larger and more expensive one." The key variables were to control sun exposure via siting, to devote a minimum area to interior circulation, to make the most of a rear garden, and to provide for future expansion.¹⁴ In the same year, 1936, with commissions still scarce, Pletsch designed a modest residence for his family to be built on a standard lot at 2140 Roosevelt Avenue in Altadena.

The Pletsch archive at the Pasadena Museum of History (PMH) documents the paucity of construction during the 1930s; the index lists six projects between 1927 and 1941, the initial decade and a half that Pletsch practiced. Beginning with the homefront defense emergency and accelerating after the armistice opportunities in architecture went from fewer than one commission a year to eight or more. The latter number is conservative, it is a count of projects listed in the index and represented by a job folder in the PMH's holdings. Pletsch referred frequently to the 1,300 structures he had designed, the building permits received in more than 100 municipalities, a majority in San Marino and Pasadena (purportedly twenty in Linda Vista alone), and fifteen in South Pasadena. Pletsch estimated he had deposited drawings for 800 projects at Pasadena Heritage (PH). Office records archived at PMH document 288 single-family residences, eight multi-family structures, and twenty-eight commercial or institutional projects.¹⁵

FHA Bulletin "Planning Your Small Home" by Theodore Pletsch, 1936 and The Oaks sales pamphlet, 1941 Pasadena Museum of History.



Sample page from Pletsch Collection finding aid (Box 27 contains Mary E. Sowards House materials), Pasadena Museum of History

THW THEODORE L. PLETSCH COLLECTION

BOX VIII Cont'd.)

<u>Folder</u>	<u>Name</u>	<u>Location</u>
25	Snaer, Dr. & Mrs. Wm. R. (Alterations to Residence)	1440 Bellwood Rd., San Marino, CA (1968)
26	Sorge, M/M Bart W.	Oaklawn Rd., Arcadia, CA (1955)
27	Sowards, Mary E.	Bank St., S. Pasadena, CA (1958)
28	Stein, Jr., A.E. (Warehouse)	Gladys & Del Rio, San Gabriel, CA (1946)
29	Stewart, M/M James (Alterations to Residence)	Chapea Rd., Chapman Woods, CA (1945)
30	Stewart, M/M James	Yale Ave., Claremont, CA (1948-1951-1954)
31	Stimson, Nancy & Charles (Four Residences)	Grand at Lockehaven, Pasadena, CA (1979)
32	Struve, M/M J.W.	Volante Dr., Arcadia, CA (1945)
33	Taecker, M/M Roy	1899 Starvale Dr., Glendale, CA (1961)
34	Tennison, DR. & Mrs. Wm. J.	Singing Wood Dr., Arcadia, CA (1947-1948)
35	Thomas, M/M A. Randall	1140 S. Oak Knoll Ave., Pasadena, CA (1964)
36	Thompson, M/M McKee	Virginia Rd., San Marino, CA (1950)
37	Titner, M/M Theo. H.	Alta Crest, Altadena, CA (1949)
38	Tuerk, Mrs. Jean R.	Woodstock Rd., San Marino, CA (1957)
39	Tuthill, M/M Arch	485 Columbia Circle, Pasadena, CA (1964)

BOX IX

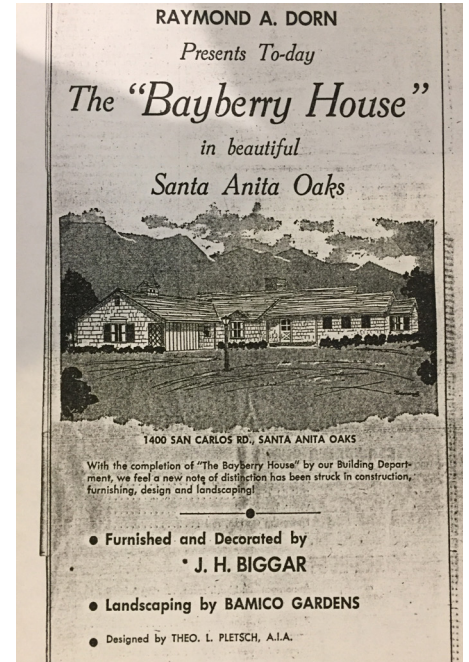
Folder

1	Valentine, M/M Henry (Alteration to Residence)	301 Hermosa St., S.Pasadena, CA (1966)
2	Van Nuys, M/M J.B. (Alterations to Residence)	1395 Ridge Way, Pasadena, CA (1961)
3	Van Nuys, M/M J.B. (Alteration to Residence)	1395 Ridge Way, Pasadena, CA (1962)
4	Vico Products (proposed office layout)	1808 Potrero, S. El Monte, CA (1979)

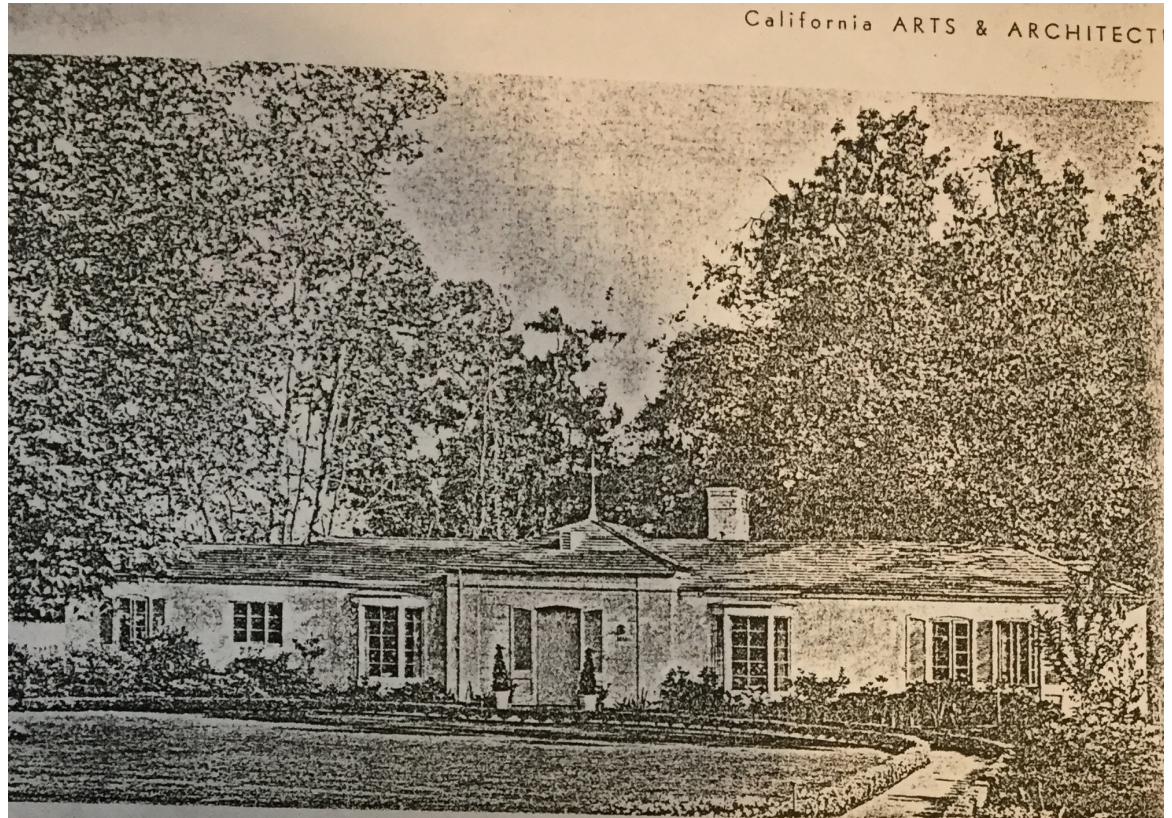
22

There is discrepancy in the accounting but the sum is unambiguous: clients valued Pletsch's expertise. He was a model for putting the customer first. Repeat business indicates satisfaction with services provided. The job files document twenty-eight instances of clients hiring Pletsch multiple times – for example a house in Pasadena followed by another in Glendale, or a second residence in Florida; or a private house then apartments, a retail or an income property. Over forty-two years three members of the Wilcox family – Franklin, Richard, and Toby – contracted with Pletsch for eleven projects, first in Pasadena then at various points south to Balboa Island.

In addition to his work with individual clients commissioning one-off houses Pletsch collaborated frequently with realtor-developers Raymond Dorn and Walter (aka Tim) Leimert, Jr. Dorn controlled a tract in east Pasadena and Arcadia that had been hived from former mission and rancho land. Following subdivision Pletsch assumed a role akin to that of an in-house architect designing demonstration houses to attract potential buyers -- who could replicate these plans on a parcel of their choice -- as well as houses for those with the means to afford custom design and construction. Dorn was the developer-builder and realtor of record for Santa Anita Village, a 200-acre tract of "low-priced houses along Huntington Drive on the famous Rancho Santa Anita." Articles in the *Star-News* and the *Los Angeles Times* highlighted Pletsch designs for defense workers and their families such as a "French Norman" priced at \$4,500.¹⁶ A 1939 publication "Real Estate and Industry," included renderings for custom houses in a variety of styles including a two-story Georgian attributed to Paul R. Williams. Buyers at both price points capitalized on the FHA loan program to secure financing.¹⁷



Newspaper advertisement, Los Angeles Times.



California ARTS & ARCHITECT

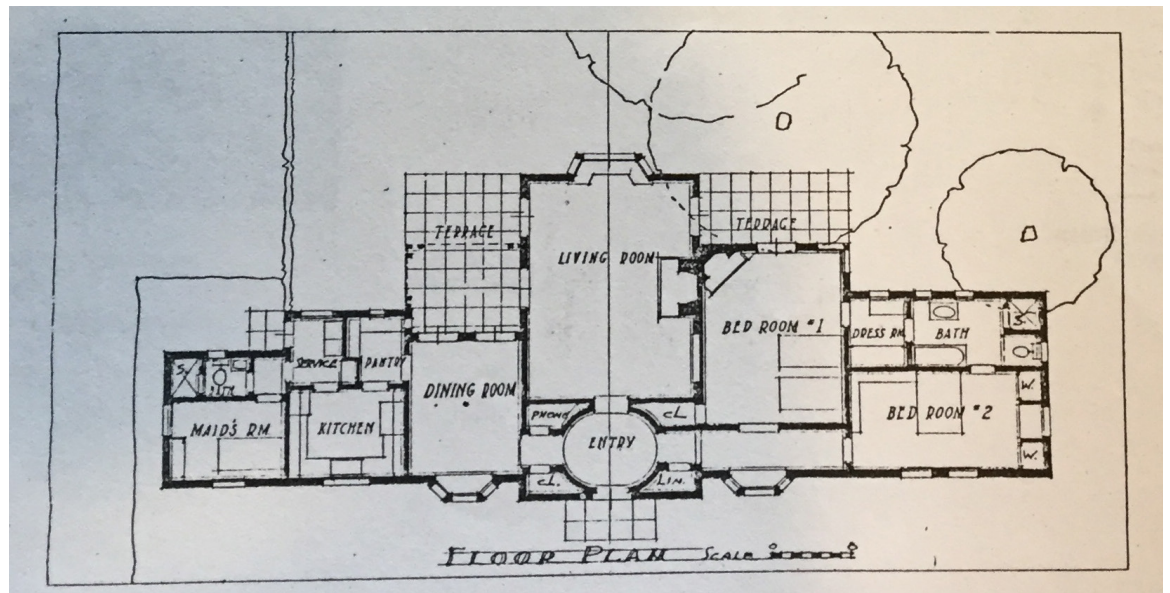
Photographs by George

THE RESIDENCE OF MR. AND MRS. FRANKLIN K. WILCOX
 in Chapman Woods, Pasadena, California

THEODORE L. PLETSCH, ARCHITECT

INTERIORS BY J. W. ROBINSON CO.

RICHARD K. WILCOX, LANDSCAPE ARCHITECT



At the upper register of financial resources, *California Arts & Architecture* published a floor plan and rendering of the front elevation for a Chapman Woods residence, the initial Pletsch design for client Franklin Wilcox. The formal plan included a circular entry foyer, a grand living room for entertaining, multiple terraces, and a service wing with a maid’s room and pantry. A June 1954 article “The outdoor room must fit your climate,” used a 1950 Pletsch “V” plan designed for McKee Thompson to illustrate an “outdoor room in a traditional manner.” The author offered advice to mitigate conditions that might keep residents from enjoying their outdoor rooms “seven months of the year.”¹⁸

In the second oral history (1985) Pletsch singled out community builder Tim Leimert as a significant client; they had collaborated on thirty projects including shopping centers, office buildings, and residences. Leimert was a second generation developer who assumed the business his father, Walter Leimert, had established in northern California and then in Los Angeles where he developed Belvedere Gardens and the eponymous Leimert Park.¹⁹ Pletsch designed houses in adjacent View Park for the Los Angeles Investment Co. a real estate development firm with a long history of facilitating large construction projects.²⁰

Design Elements

Whether sited on a lot small or large, whether the lot was in a tract developed to house wage-earner families or elites, Pletsch employed a repertoire of elements that became signatures for his designs. He preferred “L,” “T,” and “V” floor plans and would site these with the ridge of the primary roof parallel to a street, hence his calls for land subdivision in lots wider than fifty feet. Regardless of the dimension, the plan type ensured walls of the built structure would function as two sides of an exterior room. Whether framing a terrace, patio, or garden Pletsch sized outdoor rooms comparably with an interior public space. Walls constructed and planted provided privacy which the architect sought to pair with framed views.²¹ He favored wood shake shingles or clay tiles for the texture these added to low-sloped pitched roofs. Where appropriate, deep eaves accentuate the horizontal roof plane so his small houses appear larger than they are. Vertical board-and-batten siding provides a visual tension with low slung roofs.

25



The Outdoor Room, Sunset Magazine, June 1954

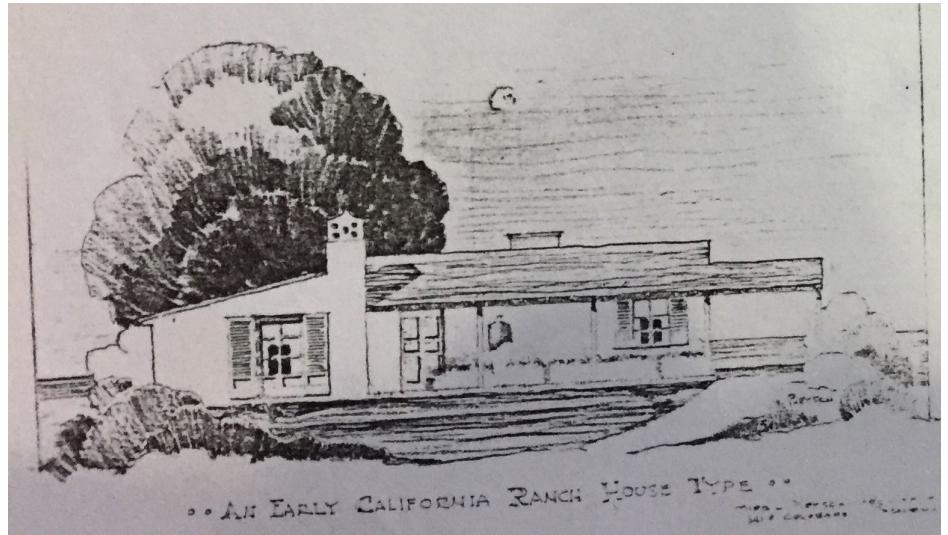
Design Context for Sowards House

Pletsch's design for Mary Sowards is a type designers and architectural historians refer to as a "modern ranch." The house is modern in plan – for example the public area is a single, unencumbered space with half-height walls that suggest rather than define where one might relax or dine. It is modern also in the use of fixed glass spanning from floor to ceiling and aluminum sliding doors in the living-dining zone and Bedroom 2. It is ranch like in its functional informality; in the use of textured materials and tactile finishes (board and batten siding; wood paneling and built-in shelving; used brick foyer floor, fireplace hearth and surround); in the casual inter-relation between interior and exterior rooms; and in the sophisticated play of asymmetries.

The modern ranch is a regionally specific house type, intended to invoke a mythic Spanish past in Southern California. It is associated most with Cliff May, who worked almost exclusively in the idiom, and with architects such as William Wurster, H. Roy Kelley, Donald McMurray, and others for whom it was one in a suite of styles to be employed when site, client preference, budget, and related factors called for it.

The Sowards House is richly indicative of that context and of Theodore Pletsch's contributions.

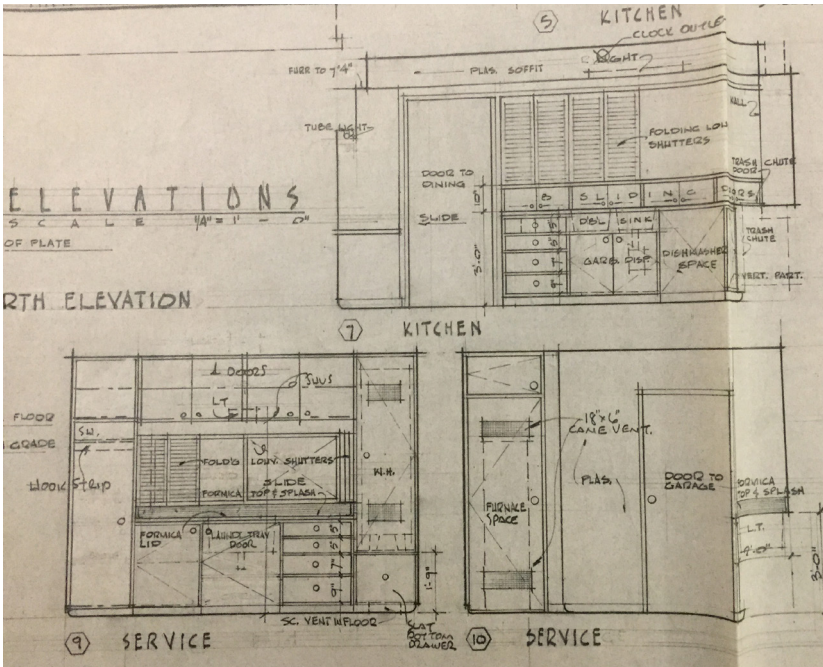
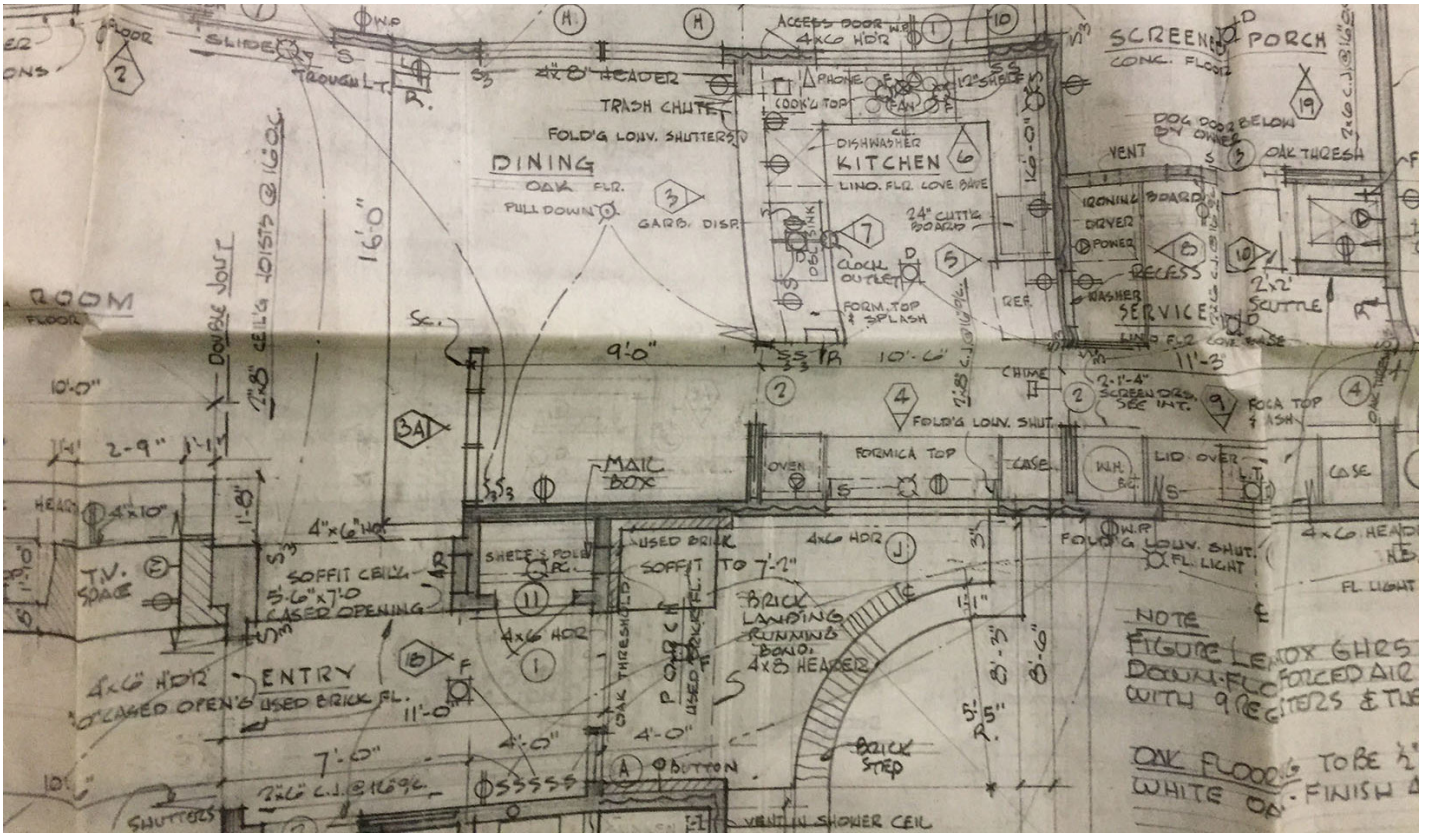
26



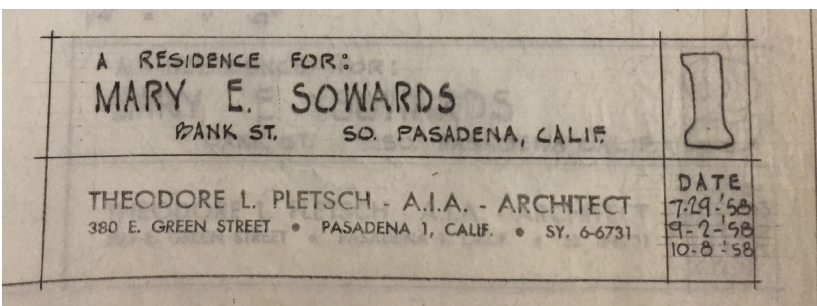
California Ranch House sketch by Pletsch, San Marino Historical Society



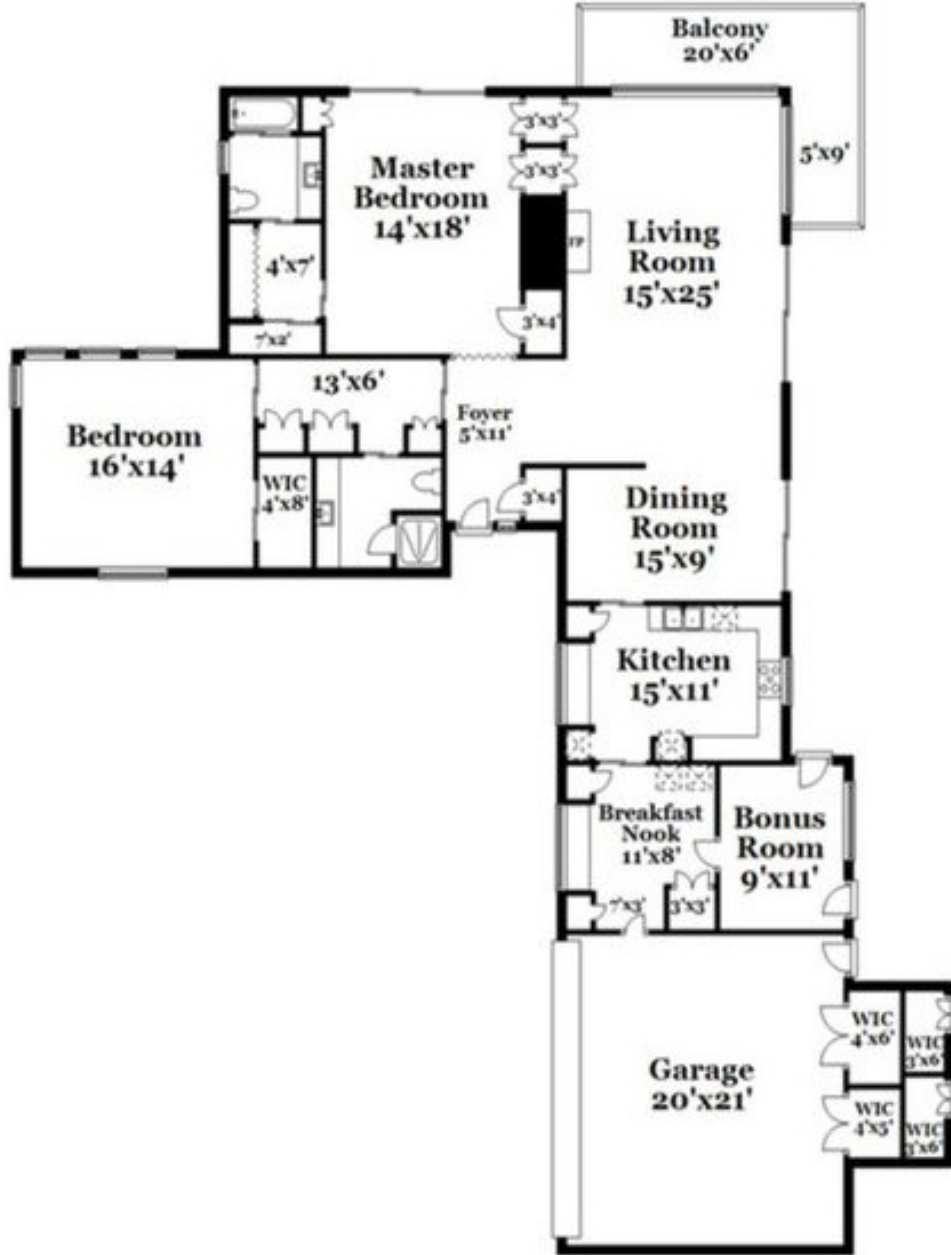
Aerial with Sowards House site work, 1958, UCSB Library Collection



27



Soward House sample of original drawings (Pasadena Museum History, Pletsch archive)



28

All measurements are approximate and not guaranteed. This illustration is provided for marketing and convenience only. All information should be verified independently. © PlanOmatic

Archival Repositories

Huntington Library
 Pasadena Heritage
 Pasadena Museum of History
 San Marino Historical Society
 South Pasadena Public Library
 UC Santa Barbara, Special Research Collections (aerial photography)

Newspapers

California Digital Newspaper Collection (UC Riverside)
Desert Sun
Los Angeles Herald
Los Angeles Times (LAT)
Pasadena Star News

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Public Records

City Directories (Pasadena, South Pasadena, San Marino)
 Los Angeles County Public Works, Land Records Information
 Solano-Reeve Collection (Huntington Library)

Select Bibliography

“Architect’s Works Were Built to Last – So Was He,” *LAT* 24 April 1986
 “Elegant Theodore Pletsch-designed home in Pasadena asks \$2.595 million,” *Curbed Los Angeles* (Aug. 14, 2016) <https://la.curbed.com/2016/8/14/12473860/theodore-pletsch-pasadena-classical-modern-home>
 Historic Resources Group. “Cultural Resources of the Recent Past: Historic Context Report,” (October 2007)
 Lambrecht, Barbara. “Pletsch in Pasadena,” <https://www.usmodernist.org/AFS/AFS-2017-spring.pdf>
 “Second Historic Report Finds 1470 Virginia Rd. Historically Significant,” *San Marino Tribune* (Jan. 9, 2017)
 “Unique Small Home Designed: Pletsch Plan Provides Charm for \$995 Price,” *LAT* 23 April 1933

End Notes

1 Estimated to be c100 years old based on circumference and height; see www.bigolivetree.com purveyors of mature species who date trees twelve feet in height at twenty years.

2 Garfias possessed the patent less than a year; the debt he incurred constructing a relatively large and well-appointed adobe residence forced him to sell the rancho and the family house to B.D. Wilson.

3 Book 14, Page 54 Miscellaneous Records, Los Angeles County.

4 "Tract No. 1529" Recorded Feb. 29, 1912, Book 12, Page 96 Miscellaneous Records, Los Angeles County.

5 South Pasadena High School Alumni Association webpage (http://www.sphsaa.org/class_profile.cfm?member_id=1430634). In retirement Sowards resided in Palm Springs where she served on the city's Commission on Aging and lived in a house designed for the entertainer Liberace.

6 In the course of two oral history sessions Pletsch offered similar quantitative accountings of his output. These range from 1,300 total buildings he credited to his firm (500 of which were residences and permits pulled in 100 municipalities). The documentary evidence, consisting principally of job files housed at Pasadena Museum of History (PMH), confirms 324 projects. There are five projects dated before 1941 at which time Pletsch had been in private practice eleven years. During the war he assisted Myron Hunt in planning Camp Pendleton and took work with Paramount and Warner Bros. as a set designer. Thus the great bulk of structures enumerated are 1946 and later. Additional attributed structures may be identified, confirmed, and added to the list of projects as the architect and his work become known more widely. The assessment this report presents is based on the project records in the Pletsch collection at PMH.

7 See for example "Radcliffe tour a blending of house : design," *LAT* 26 April 1959; "Radcliffe Home Tour Scheduled April 17," *LAT* 3 April 1966.

8 A photocopy of an annotated photograph in the Pletsch archive documents a summer position in 1924 as an "office boy" with the firm Marston Van Pelt. It is likely that experience contributed to a shift from science to architecture.

9 Nancy Impastato and Anja Wendel, "Pasadena Oral History Project: Interviews with Theodore Pletsch" Pasadena Heritage (1981 and 1985).

10 "Some Information to be used for city and county tributes to Theodore Pletsch on March 26, 1986" in Pletsch Oral History.

11 "Notable buildings huddle unnoticed on Green St." clipping in Pletsch Oral History.

12 A business card attached to the photograph of 1341 East Colorado Blvd. is the sole evidence Pletsch had a professional partner. An annotated clipping in the San Marino Historical Society collection identifies “Mr. Pletsch’s first office” with an arrow pointing to a structure, since demolished, adjacent to a building recognizable as 171 East California Blvd. at Pichler Alley. If the office on California was the “first office” for Pletsch’s proprietary firm it would resolve the seeming discrepancy.

13 See also “Here’s Floor Plan for \$4,600 Model House,” *Journal of Electrical Workers and Operators*, April 1935: 169. The Better Housing Bureau transported the demonstration house to a lot at 1010 North Holliston St.

14 “Unique Small Home Designed – Pletsch Plan Provides Charm for \$995 Price,” *LAT* 23 April 1933; Pletsch, “Planning Your Small Home,” *Federal Savings and Loan Topics*, May 1936: 3, 10.

15 “Theodore L. Pletsch Collection” Box VIII, Folder 27: Mary E. Sowards.

16 See “These Homes Emphasize Southland’s Lure,” *LAT* 14 Jan. 1940. In response to a prompt from the researcher conducting his oral history Pletsch attributed 100 plus houses in Santa Anita Oaks to his portfolio.

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17 “Three-Bedroom Home Starts at Santa Anita Village” *Pasadena Star-News* 13 April 1940; “Home of Unique Charm Invites Inspection: Throngs to View Home at Santa Anita Village,” *LAT* 21 April 1940; “Santa Anita House Lures 10,000,” *LAT* 21 Sept. 1941; Pletsch provided plans for a demonstration “House in the Oaks.” Dorn illustrated advertisements for Santa Anita Oaks with a Pletsch design, the “Bayberry House,” an L plan ranch.

18 *California Arts & Architecture* (c1940) clipping in folder of Pletsch material at Pasadena Heritage collection (dated according to job list); “The outdoor room must fit your climate,” (June 1954) clipping in Pletsch folder Pasadena Heritage.

19 There are eight job folders for Leimert in the Pletsch archive; these include an office building at 606 N. Larchmont (1966) for the Leimert Co.

20 “View Park Historic District” report, National Register application https://ohp.parks.ca.gov/pages/1067/files/ca_los%20angeles_view%20park%20historic%20district%20nr%20draft.pdf.

21 Pletsch referred to the intended result as “privacy with a view.”

Photographs

Courtesy Sotheby’s website unless noted otherwise



Cultural Heritage Commission Agenda Report

ITEM NO. 4

DATE: August 20, 2020

TO: Chair and Members of the Cultural Heritage Commission

FROM: Joanna Hankamer, Director of Planning and Community Development
Kanika Kith, Planning Manager

PREPARED BY: Aneli Gonzalez, Management/Planning Intern

SUBJECT: Mills Act Work Plan Cost Estimates

Recommendation

It is recommended that the Cultural Heritage Commission allow Mills Act Work Plan cost estimates to be provided by a Historic Preservation Specialist.

Discussion/Analysis

Currently, the City is reviewing four properties for Mills Act contracts. In considering the merits of a proposed Mills Act contract, one of the criteria the Commission use in making a recommendation to the City Council is a Work Plan for maintenance of the historic property that includes cost estimates from contractors for the proposed work.

Deborah Howell-Ardila submitted a request to the Commission requesting waiver of providing cost estimates from the contractors and proposed that the cost estimates be provided by the Historic Preservation consultant preparing the Work Plan. A letter from Ms. Howell-Ardila included as **Attachment 1**.

During this pandemic, staff is exploring ideas to create flexibility to keep projects moving forward. Staff finds that the request from Ms. Howell-Ardila is appropriate considering the time constraint the Commission and Council have for review of the Mills Act applications during this pandemic. Staff finds that Ms. Howell-Ardila's proposal will save time and money for the property owners who are trying to maintain historic resources in our City.

Staff plans to have a summary of other cities requirements for the Commission to consider at the meeting.

Attachment:

1. Letter from Ms. Howell-Ardila

ATTACHMENT 1
Letter from Ms. Howell-Ardila

Debi Howell-Ardila, MHP

Historic Preservation Consulting Services

5 August 2020

Ms. Kanika Kith
Planning Manager
Department of Planning and Building
City of South Pasadena

VIA EMAIL

Re: Question regarding Contractor Cost Estimates for 2020 Mills Act Applications

Dear Ms. Kith:

I am currently assisting two property owners with their 2020 Mills Act applications (704 Meridian Avenue and 335 Monterey Road).

As we discussed recently, because of the current health crisis, I would like to request that the cost estimates for the Mills Act workplan items for these applications be provided by me, based on my 15 years of experience in historic preservation, my Masters in Historic Preservation from USC, and the numerous similar Mills Act workplans and applications I have prepared over the years.

As you know, cost estimates provided for Mills Act applications are typically conceptual, order-of-magnitude calculations. They are not binding scopes; rather, they are based on a general understanding of project needs and a projection of the required costs that factors in a long, up to ten-year window for project completion. Once it is time for the property owner to complete the workplan item, new cost estimates and itemized, accurate scopes are then requested from the contractors who will complete the work. In this way, the Mills Act cost estimates are intended as a general benchmark.

Because of this, and because contractors increasingly charge for these cost estimates, many cities do not require contractor-generated cost estimates. The City of Pasadena, for example, has no such requirement; property owners provide an informed estimate of the project cost, and the City staff and Commission use their discretion as they evaluate the applications, financial analysis and workplan.

At a moment when it is safer to minimize all unnecessary trips and contact, we would like to utilize our understanding of the project needs and previous experience in preparing Mills Act workplans and cost estimates. It seems like a sound alternative that will still meet all the City's code requirements for the Mills Act.

Thank you for considering this request. We would be glad to answer any questions you or the Cultural Heritage Commission might have on this issue.

Sincerely,



Debi Howell-Ardila, MHP
Historic Preservation Specialist



Cultural Heritage Commission Agenda Report

ITEM NO. 5

DATE: August 20, 2020

TO: Chair and Members of the Cultural Heritage Commission

FROM: Joanna Hankamer, Director of Planning and Community Development

PREPARED BY: Kanika Kith, Planning Manager

SUBJECT: Mills Act Brochure

Recommendation

Review and provide direction.

Discussion

Preparation of a Mills Act brochure is one of the tasks in the work plan for the Commission to complete in 2020. Staff has prepared a draft Mills Act brochure, included at **Attachment 1**, that is intended to be available on the City website, planning counter, and for distribution at an event or other venues. Staff request for the Commission provide feedback and direction for modification of the brochure. Staff and the subcommittee will work on the brochure.

Attachment:

1. Mills Act Brochure

ATTACHMENT 1
Draft Mills Act Brochure

Additional Mills Act Information

Online at
<https://www.southpasadenaca.gov/home/showdocument?id=7141>

Email askplanning@southpasadenaca.gov or call
(626) 403-7### Monday through Thursday, from
8:00 AM to 6:00 PM

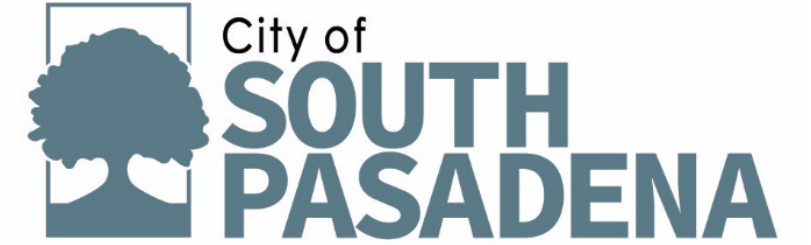
California State Historic Preservation Office
(www.ohp.parks.ca.gov) is a good source for Mills
Act information and other preservation incentives.

More About Historic Preservation:

National Register of Historic Places www.nps.gov/nr/
Secretary of Interior’s Standards for the Treatment of
Historic Properties www.nps.gov/tps/standards.htm



City of South Pasadena
Planning and Building Department
1414 Mission Street, CA 91030



Mills Act

**Tax Incentives for
Preserving &
Rehabilitating
Historic Properties in
South Pasadena**

DRAFT

What is the Mills Act?

The Mills Act is a California State economic incentive program that allows the City of South Pasadena to enter into a 10-year contract with owners of designated historic landmark properties or historic properties in a designated historic district. The contract provides a method of reducing county assessed property taxes in exchange for the continued preservation of an historic property. Participants can realize a substantial property tax savings between 40% to 60% annually.

The contract transfers to new owner(s) when a Mills Act property is sold.

Once the initial 10-year Mills Act term is complete, the contract automatically renews itself annually, unless there is a notice of non-renewal from either party. The effect of non-renewal is to terminate the agreement at the end of the 10-year term. The owner may also petition the City to cancel the Mills Act Agreement during the 10-year term and a penalty equal to 12.5% of the assessed value will be imposed.



Property tax savings for local Mills Act recipients far outweighs the expenses.

Why Mills Act?

The City of South Pasadena recognizes the economic benefits of conserving historical resources, as well as the important role historic preservation plays in revitalizing our city, building civic pride, retaining a sense of place and continuity with a community's past, and enhancing cultural history for future generations.



Benefits to Property Owners

- **Potential property tax saving of 40% to 60% on annually.** All Mills Act assessed values are subject to annual review, reflecting annual fluctuations in market rent, expenses and interest rates. All calculations are performed by the County Assessor **after** the contracts are signed.
- **Benefit new property owners.** Owners who have purchased their properties within the last 10 years at current market-rate prices are most likely to benefit from the Mills Act Program.
- **Property Maintenances qualify for tax saving.** All proud property owners of historic properties maintain their properties. Most, if not all exterior maintenances of historic homes, qualify for tax saving under the Mills Act Program. These maintenances include replacing/restoring wood siding, roof, windows, and structural reinforcement to preserve the historic homes.
- Interested in more benefits, contact the Planning Division at askplanning@southpasadenaca.gov.

Where do I start?

Does your home meet one of the criteria below? If so, apply!

1. Listed on or eligible for listing on the National Register of Historic Places
2. Listed on the California Register of Historical Resources
3. A designated City of South Pasadena Landmark;
4. A contributor to a designated Historic District (refer to the Cultural Heritage Ordinance).

How do I Apply?

The Mills Act application requires a review by the Cultural Heritage Commission and final action by the City Council.

Step 1: Submit a "Letter of Intent" to file a Mills Act Application with photographs of the exterior and interior the home. The letter must include the type of work to be included for the Mills Act contract.

The Letter of Intent will be reviewed by the Cultural Heritage Commission and a subcommittee will be created to evaluate whether your property should proceed for the Mills Act contract.

Step 2: Apply for the Mills Act Contract. The following information is required:

- Mills Act application signed by property owner.
- Copy of the deed or title report showing the legal description of the property.
- A Preservation, restoration and or rehabilitation program that must include a schedule for doing routine maintenance tasks, a time frame for the accomplishment of priority restoration and rehabilitation tasks, and a reporting system to City staff. This program must be prepared/reviewed by a City-approved Preservation Architect.
- A Cost Estimate for the proposed restoration/rehabilitation and a Financial Analysis from City-approved Preservation Architect.
- Filing fee as listed in the Master Fee schedule on the City Website.



Cultural Heritage Commission Agenda Report

ITEM NO. 6

DATE: August 20, 2020

TO: Chair and Members of the Cultural Heritage Commission

FROM: Joanna Hankamer, Director of Planning and Community Development

PREPARED BY: Kanika Kith, Planning Manager

SUBJECT: Rialto Theatre – Interior Renovation by Mosaic

Recommendation

It is recommended that the Cultural Heritage Commission appoint a subcommittee to review the work plan for interior renovation to ensure consistency with the Historic Structure Report.

Discussion

At the Cultural Heritage Commission meeting on June 18, 2020, the Commission expressed concerns for some work conducted in the Rialto building without approval from the Commission. Staff had reached out to Mosaic requesting for details of the interior work completed and directed Mosaic to provide a work plan. Mosaic informed staff that they have a team of qualified professionals working on the project and will provide a work plan to the Commission for review.

A presentation from Mosaic is included as Attachment 1.

Staff is requesting the Commission to appoint a subcommittee to review and approve the work plan when submitted. The subcommittee will review the work plan for consistency with the Historic Structure Report prepared for the Rialto and previously approved by the Commission.

Attachment:

1. Presentation with audio ([click here](#))

ATTACHMENT 1
Presentation from Mosaic
With Audio ([Click Here](#))

MOSAIC

RIALTO THEATRE REHABILITATION
PHASE ONE - INTERIOR CONCEPT



THE HISTORY

THE RIALTO THEATRE IN SOUTH PASADENA WAS CONSTRUCTED IN 1925 FOR FOX WEST COAST THEATRES AND C.L. LANGLEY, INC. RENOWNED THEATER ARCHITECT L.A. SMITH DESIGNED THE PROPERTY TO REFLECT A MIXTURE OF REVIVAL STYLES, COMBINING A SPANISH BAROQUE EXTERIOR WITH A VARIETY OF 'EXOTIC' REVIVAL DECORATION IN THE AUDITORIUM. UPON ITS COMPLETION, THE RIALTO THEATRE BECAME THE PREMIERE MOVIE AND VAUDEVILLE HOUSE FOR THE SAN GABRIEL VALLEY.

THE VISION



TO REHABILITATE THE HISTORIC
BEAUTY OF THIS ICONIC PIECE OF
SOUTHERN CALIFORNIA ARCHITECTURE.

TO CREATE A SPACE FOR OUR
COMMUNITY TO SERVE THE CITY
WITH FAITH, HOPE, AND LOVE.

REHABILITATION

MOSAIC IS EXCITED TO EMBARK ON THE FIRST PHASE OF REHABILITATION FOR THE RIALTO THEATRE, A PROJECT THAT WILL BRING LIFE AND ACCESSIBILITY BACK TO THE HISTORIC LANDMARK. THIS NEW REHABILITATION FOR THE RIALTO THEATRE IS THE FIRST LARGE SCALE UNDERTAKING TO RESTORE THE THEATRE TO ITS FORMER GLORY SINCE THE 1930'S.

THE TEAM

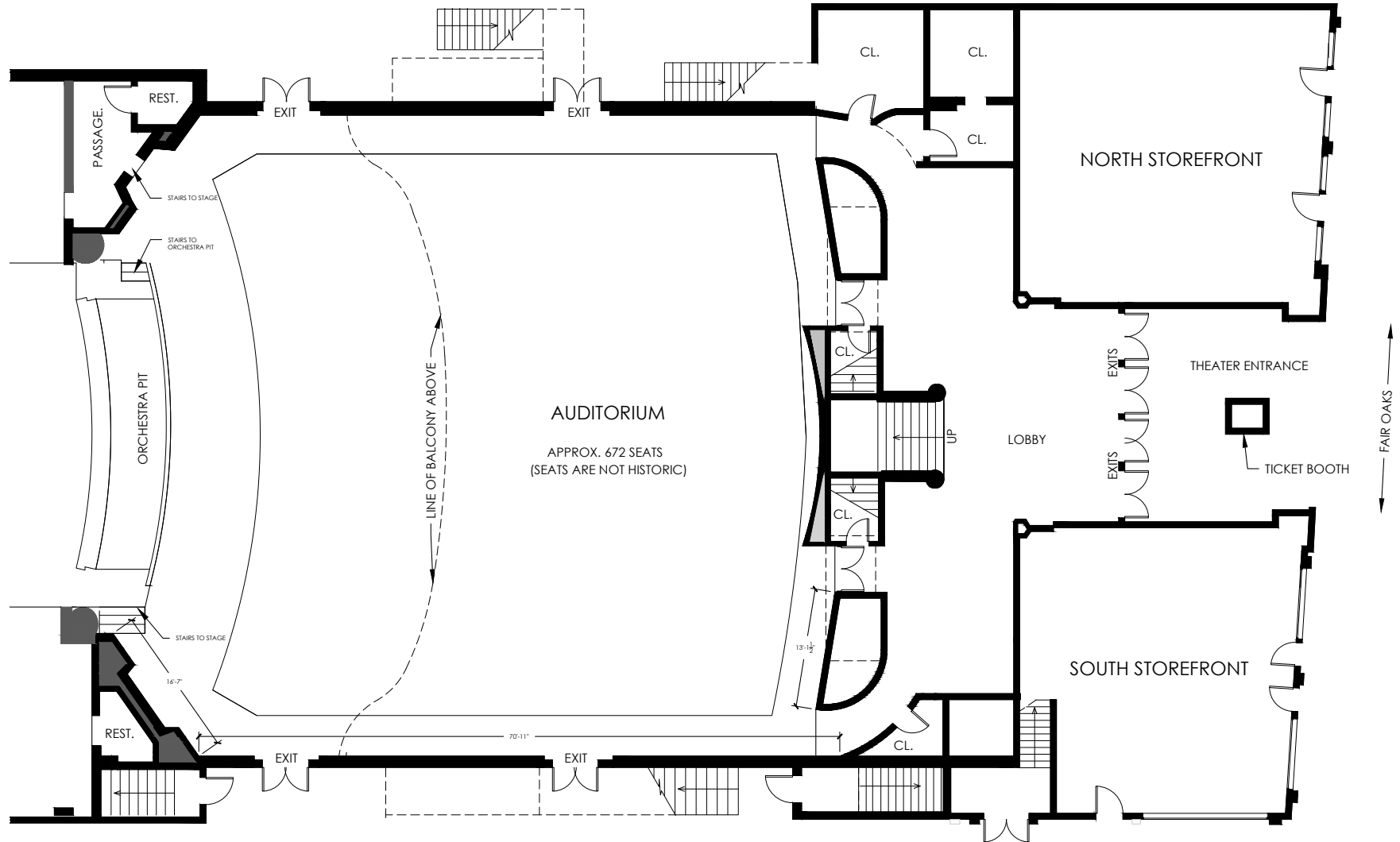
MOSAIC CONTRACTED A TEAM OF CONSULTANTS TO CONDUCT AN EXTENSIVE DOCUMENTATION OF THE THEATRE'S HISTORY AND NECESSARY REPAIRS IN A HISTORICAL STRUCTURE REPORT (2017). MOSAIC HAS WORKED DILIGENTLY WITH LOCAL ARCHITECTURAL FIRM DAHL ARCHITECTS, INC. AND A TEAM OF CONCEPT DESIGNERS TO RESPECT AND PRESERVE THE BUILDING'S HISTORY WHILE MOVING IT INTO THE 21ST CENTURY.

ADA ACCESSIBILITY

CONSTRUCTION TO BRING ADA ACCESSIBILITY TO THE BUILDING BEGAN IN SPRING OF 2020 WITH TWO LOBBY BATHROOMS, ALMOST COMPLETED. DRAWINGS FOR THE AUDITORIUM FLOOR INCLUDE MULTIPLE RAMPS AND AN ELECTRIC WHEELCHAIR LIFT.

AUDITORIUM

EXISTING CONDITION

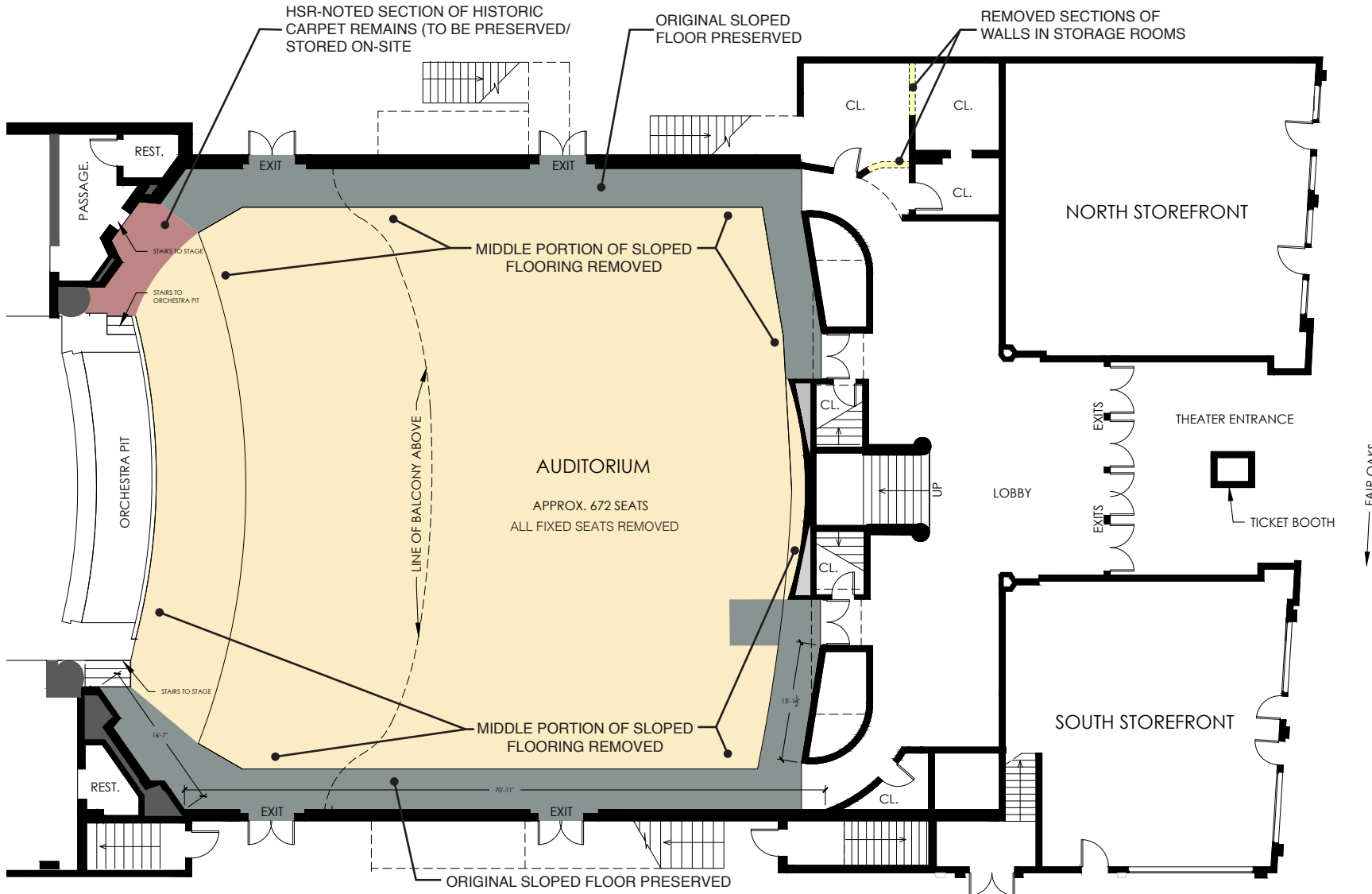


AUDITORIUM

DEMOLITION & PRESERVATION

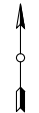
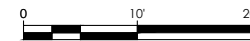
Item No. 6

- ORIGINAL FLOOR PRESERVED
- ORIGINAL FLOOR + ORIGINAL CARPET PRESERVED
- REMOVED SECTION OF FLOOR + WALLS



MOSAIC SOUTH PASADENA

MOSAIC
6-8

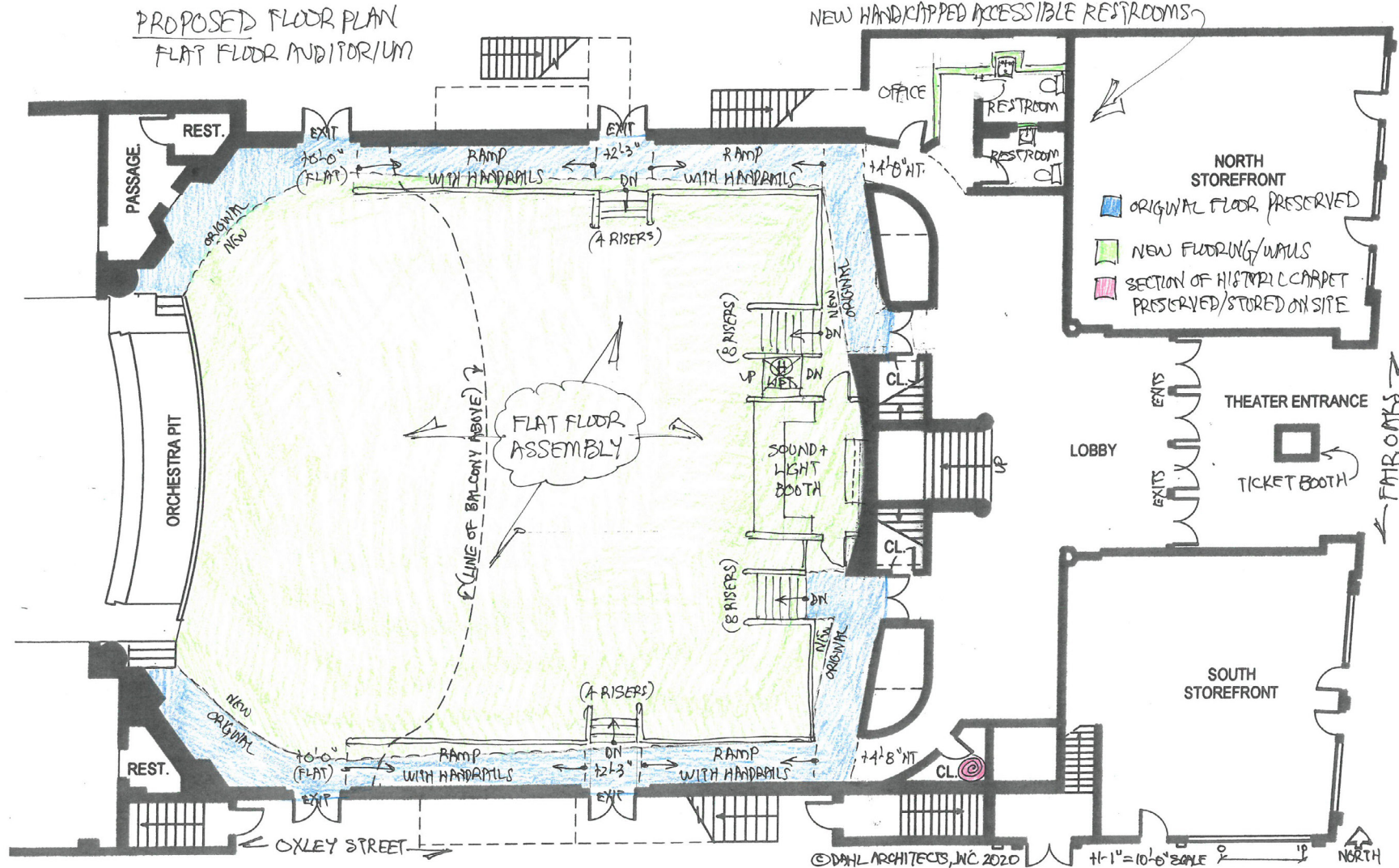


AUGUST 2020

AUDITORIUM

PROPOSED FLOOR PLAN

ROUGH CONCEPT FROM DAHL ARCHITECTS, INC. SIDE SLOPE OF AUDITORIUM AND RAMPS WILL BE PRESERVED, FLANKING A FLAT FLOOR TO ACCOMMODATE ANY GROUP SIZE WITH APPROPRIATE SOCIAL DISTANCE.



ADA RESTROOMS

